

Joe Gurley,
Director of Operations



SafeWays is a 501(c)(3) nonprofit organization.

Mission: Improve safety and quality of life in Memphis and Shelby County apartment communities.



BRIEF HISTORY

SafeWays began in 2011 as a collaboration between:

University of Memphis

Dr. Phyllis Betts, Center for Community Building & Neighborhood Action

Dr. Richard Janikowski, Center for Community Criminology & Research

Local Government

- Memphis Police Department
- Shelby County District Attorney General's Office

Local Property Mgmt Companies

- ALCO Management
- LEDIC Management (Envolve)
- Makowsky, Ringel, Greenberg



BRIEF HISTORY

SAFEWAYS STATUS – June 1, 2025		Number of Properties	Number of Units	% of Memphis 100+ Unit Apartment Properties	% of Shelby County 100+ unit Apartment Properties (including Memphis)
ACTIVE	Certified	24	3,846	8%	5%
	Certified Select	6	375	2%	0%
	In Certification Process	3	75	1%	0%
	Monitored Safety Plan	11	2,435	4%	3%
	Quarterly Monitoring	7	1,917	2%	2%
	Semi-Annual Monitoring	0	0	0%	0%
	TOTAL ACTIVE SHELBY COUNTY APARTMENTS	51	8,648	17%	11%

SafeWays formally launched as an independent nonprofit corporation in 2013 with 13 SafeWays-certified properties

Today we actively serve 51 apartment properties with over 8,648 units and over 15,000 residents



Crime Prevention/Reduction Methods

- Information/Data Analysis
- Engagement
- Crime Prevention Through Environmental Design (CPTED)



INFORMATION

SafeWays client properties receive timely, specific information concerning crimes that have occurred on their properties.

Bi-Weekly

- Calls for service: Date, time, location, reason for call (Police/Fire Calls)

Weekly

- Police Reports taken: Date, time, location, reason for report
- Arrests Made: Date, time, location, mug shot, details from arrest affidavit

Monthly

Statistical Reporting

Domestic Violence Assaults - Violent Crimes - Major Properties Crimes
(Year-over-Year Comparison)



SafeWays client properties are encouraged to:

- Participate in Apartment Manager Meetings at their precinct (SafeWays attends all meetings)
- Participate in Neighborhood Watch
- Conduct Community Meetings



- CPTED is an internationally-recognized crime prevention/reduction practice
- CPTED uses the environment to influence and manage human behavior
- CPTED has been proven to reduce both **INCIDENCE** and **FEAR** of crime
- SafeWays' field staff are certified in the application of Crime Prevention through Environmental Design



Special Projects

In 2017 SafeWays began conducting Pedestrian Safety & Lighting Projects.

- The first 3 projects was with the Downtown Memphis Commission providing a comprehensive pedestrian and lighting assessment of Downtown :
 1. Fall 2017: Bounded by Beale, Wagner Place, Tennessee, Crump, and BB King.
 2. Spring 2018: Assessment of the Poplar Corridor on the south, Interstate 240 to the East, Front street on the West, Interstate 40 on the north.
 3. Fall 2018: Assessment of the Poplar Corridor on the north, S 4th street west, Linden South, I-240 East.



- The Fourth project was with the Edge- Medical District Fall of 2018, SafeWays conducted a comprehensive pedestrian and lighting assessment bounded by Poplar Ave, I-240, Fourth St., and Dr. MLK Jr. Ave



- The Fifth project was with the Community Redevelopment Agency covering 4 communities. In Spring and fall of 2019, SafeWays conducted a comprehensive Pedestrian and lighting assessments of Smokey City, New Chicago, Uptown and Bickford Communities.



- The Sixth project was with the Klondike Community Land Trust. In Fall of 2022, SafeWAYS conducted a comprehensive Pedestrian and lighting assessment of Klondike area. On the North by Chelsea Ave, West by the Dr. MLK, Jr. Expressway, South by Jackson Ave, East by N. Watkins St.



- The Seventh project was with the Soulsville Foundation. Fall of 2023, SafeWays conducted a comprehensive Pedestrian and lighting assessment of Soulsville area. On the north and northwest by EH Crump Blvd, northeast by Lamar Ave, the east by S. Bellevue Blvd, the south by E. Trigg Ave, and the west by S Lauderdale St.



- The Eighth project was with the Community Redevelopment Agency. Fall of 2024, SafeWays conducted a comprehensive Pedestrian and lighting assessment of Binghampton Area. On the north Summer Ave, east Holmes Road, the south Poplar Ave, and the west East Parkway.



- SafeWays Proposal
- Pedestrian Safety & Lighting Project for The Glenview Neighborhood
- Proposed Timeline: September-December

A stylized city skyline in shades of blue and purple. A yellow spotlight beam shines from the left, illuminating the word 'SAFETY' in large, bold, dark blue letters. The word 'WAYS' is in a smaller, lighter blue font. To the right of the skyline, the text 'Glenview Proposal' is written in white.

SAFETYWAYS

Glenview Proposal

- **Objective:** Conduct a comprehensive Pedestrian Safety & Lighting Project assessment for the Glenview neighborhood, including Glenview Park.
- **Focus Areas:**
 - Lighting measurements (vertical and horizontal).
 - Infrastructure issues (sidewalks, streetlights, utility poles, crosswalks, etc.).
 - Community safety concerns (graffiti, vacant structures, code violations, etc.)
 - Mapping Skycop and private security cameras.

A stylized city skyline in shades of blue and purple. A yellow spotlight beam originates from the left and points towards the word 'SAFETYWAYS'.

SAFETYWAYS

Project Deliverables

- **Lighting Map:** Prepared in ArcMap, showing lighting levels across the neighborhood.
- **CPTED Notes Map:** "Crime Prevention through Environmental Design" (CPTED) data mapped with latitude and longitude.
- **CPTED Notes Table:** Excel table with detailed notes, topics, sub-topics, and locations.
- **Photos:** Documentation of observations (may include informal or unclear photos).



Lighting Map



Lighting Readings

Binghamton Final lighting data.csv															
File Home Insert Draw Page Layout Formulas Data Review View Automate Developer Help Data Streamer Acrobat Power BI															
Default Keep Exit New Options Normal Page Break Preview Layout Custom Views Navigation Ruler Gridlines Formula Bar Focus Cell Show Zoom 100% Zoom to Selection New Window															
K8 -89.9513193															
	A	B	C	D	E	F	G	H	I	J	K	L	M		
1	Unique Record	Record	Meter	Date	Time	Horizontal	HFC	Vertical	VFC	Latitude	Longitude	GPS_ELEV	Detail		
500	45552-1-0498	498	1	9/17/2024	19:55:00	7.11E-05	0.01	0	0	35.1446318	-89.9572567	77.4	Sidewalks		
501	45552-1-0499	499	1	9/17/2024	19:55:04	3.21E-04	0.03	4.47E-04	0.04	35.1446326	-89.9572083	77.1	Sidewalks		
502	45552-1-0500	500	1	9/17/2024	19:55:07	1.14E-04	0.01	3.23E-04	0.03	35.1446315	-89.9571716	77.9	Sidewalks		
503	45552-1-0501	501	1	9/17/2024	19:55:11	4.69E-04	0.04	1.31E-04	0.01	35.1446317	-89.9571238	78.4	Sidewalks		
504	45552-1-0502	502	1	9/17/2024	19:55:14	5.19E-05	0	1.38E-04	0.01	35.1446303	-89.9570764	78.3	Sidewalks		
505	45552-1-0503	503	1	9/17/2024	19:55:18	0.0011527	0.11	2.72E-04	0.03	35.1446285	-89.9570322	78.4	Sidewalks		
506	45552-1-0504	504	1	9/17/2024	19:55:21	0.0042172	0.39	7.52E-04	0.07	35.1446294	-89.9569935	78.1	Sidewalks		
507	45552-1-0505	505	1	9/17/2024	19:55:25	3.08E-04	0.03	0.0071055	0.66	35.1446288	-89.9569492	76.9	Sidewalks		
508	45552-1-0506	506	1	9/17/2024	19:55:28	0.002839	0.26	0.0015495	0.14	35.144629	-89.9569131	76.6	Sidewalks		
509	45552-1-0507	507	1	9/17/2024	19:55:40	8.05E-04	0.07	0.0096653	0.9	35.1446144	-89.9568117	70.3	Neighborhood Intersection		
510	45552-1-0508	508	1	9/17/2024	19:55:43	8.02E-04	0.07	0.0046679	0.43	35.1446147	-89.9567657	69.2	Neighborhood Intersection		
511	45552-1-0509	509	1	9/17/2024	19:55:47	0	0	0.0012307	0.11	35.1446142	-89.9567287	67.4	Neighborhood Intersection		
512	45552-1-0510	510	1	9/17/2024	19:55:50	0	0	7.69E-05	0.01	35.1446149	-89.9566894	68.1	Sidewalks		
513	45552-1-0511	511	1	9/17/2024	19:55:54	1.17E-04	0.01	3.39E-04	0.03	35.1446163	-89.9566451	67.6	Sidewalks		
514	45552-1-0512	512	1	9/17/2024	19:55:57	5.64E-06	0	0	0	35.1446159	-89.9566011	70.6	Sidewalks		
515	45552-1-0513	513	1	9/17/2024	19:56:00	0	0	0	0	35.1446169	-89.9565481	68.4	Sidewalks		
516	45552-1-0514	514	1	9/17/2024	19:56:04	0	0	0	0	35.1446154	-89.9565058	67.9	Sidewalks		
517	45552-1-0515	515	1	9/17/2024	19:56:07	2.20E-04	0.02	3.18E-04	0.03	35.1446144	-89.9564649	68.5	Sidewalks		
518	45552-1-0516	516	1	9/17/2024	19:56:11	0	0	0	0	35.1446156	-89.9564283	69.5	Sidewalks		
519	45552-1-0517	517	1	9/17/2024	19:56:14	2.10E-04	0.02	5.28E-05	0	35.1446125	-89.956384	70	Sidewalks		
520	45552-1-0518	518	1	9/17/2024	19:56:18	4.60E-04	0.04	4.69E-04	0.04	35.1446135	-89.9563441	70.2	Sidewalks		
521	45552-1-0519	519	1	9/17/2024	19:56:21	0.0011228	0.1	2.32E-04	0.02	35.1446142	-89.9563038	70.1	Sidewalks		
522	45552-1-0520	520	1	9/17/2024	19:56:25	0.0018952	0.18	5.95E-04	0.06	35.1446136	-89.9562126	70.5	Sidewalks		
523	45552-1-0521	521	1	9/17/2024	19:56:41	5.48E-05	0.01	7.46E-04	0.07	35.1446145	-89.9562617	76.5	Sidewalks		
524	45552-1-0522	522	1	9/17/2024	19:57:13	0.0026214	0.24	0.0013318	0.12	35.1446148	-89.9561551	76.5	Sidewalks		
525	45552-1-0523	523	1	9/17/2024	19:57:17	0.0035055	0.33	0.0031376	0.29	35.1446135	-89.9561099	76.9	Sidewalks		
526	45552-1-0524	524	1	9/17/2024	19:57:20	0.002005	0.19	0.0065623	0.61	35.1446114	-89.9560649	75.8	Sidewalks		
527	45552-1-0525	525	1	9/17/2024	19:57:24	1.38E-04	0.01	0.005683	0.53	35.1446089	-89.9560145	75.3	Sidewalks		
528	45552-1-0526	526	1	9/17/2024	19:57:36	3.75E-04	0.03	0.0030846	0.29	35.1446077	-89.9559509	74.4	Sidewalks		
529	45552-1-0527	527	1	9/17/2024	19:57:43	5.26E-04	0.05	0.0025684	0.24	35.144609	-89.9558865	77.6	Sidewalks		
530	45552-1-0528	528	1	9/17/2024	19:57:47	4.45E-04	0.04	0.0010872	0.1	35.1446056	-89.9558271	79.1	Sidewalks		
531	45552-1-0529	529	1	9/17/2024	19:57:50	1.34E-04	0.01	0	0	35.1446031	-89.9557733	78.2	Sidewalks		
532	45552-1-0530	530	1	9/17/2024	19:57:53	4.10E-04	0.04	3.06E-04	0.03	35.1446049	-89.9557273	79.3	Sidewalks		
533	45552-1-0531	531	1	9/17/2024	19:57:57	3.90E-04	0.04	2.88E-04	0.03	35.144604	-89.9556767	79.5	Sidewalks		
534	45552-1-0532	532	1	9/17/2024	19:58:00	2.96E-04	0.03	0	0	35.1446002	-89.9556266	78.9	Sidewalks		
535	45552-1-0533	533	1	9/17/2024	19:58:03	1.22E-04	0.01	1.52E-04	0.01	35.1446018	-89.9555707	78.5	Sidewalks		



Examples of photos taken during the project



SafeWAYS

Project Deliverables

Examples of photos taken during the project



SAFETYWAYS

Project Deliverables

Photo Location Map Arc GIS





CPTED Notes

D6 ✕ ✓ fx CURB ISSUES							
	A	B	C	D	E	F	G
1	Notes	CATEGORY	SUBCATEGORY	DETAILS	FURTHER DETAILS	latitude	longitude
2	20240917_200414.jpg	ANTISOCIAL	DRUG ACTIVITY	BLUNT	BLUNT WRAPPER PACKAGE IN GUTTER	35.14904	-89.951523
3	20240917_200422.jpg	SIDEWALK	TRIP HAZARD	BROKEN UNEVEN PAVEMENT		35.149014	-89.95153
4	20240917_200620.jpg	INFRASTRUCTURE	ROADWAY	CURB ISSUES	TRIP HAZARD	35.149139	-89.951538
5	20240917_200624.jpg	ANTISOCIAL	DRUG ACTIVITY	BLUNT	BLUNT WRAPPER PACKAGE IN GUTTER	35.149139	-89.951538
6	20240917_200629.jpg	INFRASTRUCTURE	ROADWAY	CURB ISSUES	TRIP HAZARD	35.149139	-89.951538
7	20240917_200643.jpg	SIDEWALK	TRIP HAZARD	BROKEN UNEVEN PAVEMENT		35.148968	-89.95153
8	20240917_200648.jpg	SIDEWALK	TRIP HAZARD	CRACKED UNEVEN PAVEMENT WITH WEEDS GROWING IN		35.148968	-89.95153
9	20240917_200651.jpg	WAYFINDING	DAMAGED SIGN	POST LEANING		35.148968	-89.95153
10	20240917_200704.jpg	SIDEWALK	TRIP HAZARD	CRACKED UNEVEN PAVEMENT WITH WEEDS GROWING IN		35.148968	-89.95153
11	20240917_200713.jpg	SIDEWALK	TRIP HAZARD	CRACKED UNEVEN PAVEMENT WITH WEEDS GROWING IN		35.148743	-89.951523
12	20240917_200721.jpg	SIDEWALK	TRIP HAZARD	CRACKED UNEVEN PAVEMENT WITH WEEDS GROWING IN		35.148743	-89.951523
13	20240917_200725.jpg	INFRASTRUCTURE	STORM DRAIN	BLOCKAGE	TRASH PARTIAL BLOCK STORM DRAIN	35.148743	-89.951523
14	20240917_200729.jpg	SIDEWALK	TRIP HAZARD	CRACKED UNEVEN PAVEMENT WITH WEEDS GROWING IN		35.148743	-89.951523
15	20240917_200756.jpg	INFRASTRUCTURE	ROADWAY	GRASS GROWS IN ROADWAY SURFACE		35.148483	-89.951645
16	20240917_200801.jpg	INFRASTRUCTURE	ROADWAY	GRASS GROWS IN ROADWAY SURFACE		35.148483	-89.951645
17	20240917_200803.jpg	ANTISOCIAL	GRAFFITI	ON WALL		35.148483	-89.951645
18	20240917_200806.jpg	BLIGHT	WEEDS	4 FEET		35.148483	-89.951645
19	20240917_200818.jpg	HAZARD	INJURY	FENCE POSTBLOCKING SIDEWALK	GRASS AND DEBRIS COVER SIDEWALK	35.148411	-89.951614
20	20240917_200828.jpg	SIDEWALK	TRIP HAZARD	CRACKED UNEVEN PAVEMENT WITH WEEDS GROWING IN		35.148411	-89.951614
21	20240917_200846.jpg	HAZARD	INJURY	FENCE POST BLOCKING SIDEWALK	GRASS AND DEBRIS COVER SIDEWALK	35.148129	-89.951752
22	20240917_200854.jpg	SIDEWALK	OBSTRUCTION	DEBRIS ON SIDEWALK	FENCE LEANING OVER SIDEWALK	35.148129	-89.951752
23	20240917_200902.jpg	SIDEWALK	OBSTRUCTION	SIDEWALK OBSTRUCTION BY OVERGROWTH		35.148129	-89.951752
24	20240917_200950.jpg	SIDEWALK	OBSTRUCTION	SIDEWALK OBSTRUCTION BY OVERGROWTH		35.147907	-89.951569
25	20240917_201024.jpg	SIDEWALK	OBSTRUCTION	SIDEWALK OBSTRUCTION BY ROAD SIGN		35.147774	-89.951981
26	20240917_201045.jpg	ANTISOCIAL	DRINKING	EMPTY BEER CAN ON SIDEWALK		35.147774	-89.951981



f SAFETYWAYS

Project Stages

- **Stage One: Preparation**
 - Night drive to identify streetlight outages.
 - Report outages to MLGW and track repairs.
 - Conduct risk assessment for walking study.
 - Estimated Cost: \$1,470.



Project Stages

- **Stage Two: Walking Night Study**
 - Conduct 5-6 "sorties" (15 hours of fieldwork).
 - Measure lighting and document safety issues.
 - Finalize maps, CPTED notes, and data within 5 weeks.
 - Estimated Cost: \$20,540.



Project Cost Breakdown

- **Project Rates:**
 - Field Work (5 staff + 2 security guards): \$575/hour.
 - Office Work (1 staff): \$140/hour.
 - Mapping/Analysis Work (1 staff): \$240/hour.
 - Mileage: \$0.67/mile.
 - Field Expenses: Actual cost.



Project Cost Breakdown

Estimated Maximum Costs:

Stage One: \$1,470.

Stage Two: \$20,540.

Total: \$22,000.



SafeWays

Why SafeWays?

- **Expertise:** Proven track record of completing similar projects efficiently.
- **Comprehensive Approach:** Combines lighting assessment, infrastructure review, and community safety evaluation.
- **Actionable Insights:** Deliverables designed to support community improvement strategies.



Thank you!

Questions?

Contact me: (901) 831-8502

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