

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Prevention Through Environmental Design (CPTED)

THE BASIS OF CPTED

The proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life. The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures or in the design of neighborhoods.

CORE STRATEGIES

- Natural Surveillance (Visibility)
- Natural Access Control
- Territorial Reinforcement
- Maintenance

DID YOU KNOW?

Most architects and designers build aesthetically pleasing structures that unintentionally create unsafe spaces.
For example: ambush points and/or sleeping areas

Knowing what to look for in your environment is essential in crime prevention and/or becoming a victim of crime.

KNOW YOUR ENVIRONMENT

NATURAL SURVEILLANCE

Design the space to allow visibility by legitimate users and keep possible intruders under observation. Provide a good visual connection between residential and/or commercial units and public environments such as streets, common areas, parks, sidewalks, parking areas, and alleys.

USER TIP

DO NOT take the road less traveled.

Stick to a highly populated area and try to stay in front of buildings with windows; the more windows the better. Properly placed windows can create the appearance that an area can possibly be watched by someone.

NATURAL ACCESS CONTROL

Natural Access Control means of controlling access to a site. People are physically guided through a space by the strategic design of streets, sidewalks, and building entrances.

USER TIP

AVOID shortcuts like an alley or back entrance of a building. Ambush points and/or sleeping areas are often out of sight.

LIGHTING

Lighting is an important element in any site design. Whether a single house or a shopping mall, appropriate lighting techniques should be used.

Myth: The brighter the light, the better.

- Cast light against vertical surfaces, such as walls. If a wall is adequately light in color, it will reflect light into the adjacent spaces.
- Emphasize key features such as celebrated doors and walkways.
- Avoid abrupt transition between the brighter emphasized areas and relatively darker less emphasized areas.
- Use deflectors, reflectors, and fogged lenses to avoid showing a bright naked bulb which causes glare.
- Remember to illuminate the rear wall of an important space such as a lobby.

TERRITORIAL REINFORCEMENT

Territorial Reinforcement is the use of physical attributes that expresses ownership such as fencing, pavement treatments, signage, and landscaping.



MAINTENANCE

Cleaning, repairing, and landscaping needs to be performed routinely to encourage use of the space for the intended purpose and discourage abnormal and criminal use.

USER TIP

Bushes are not to be higher than **2 feet**.
Tree canopies are not to be lower than **6 feet**.



EDUCATING YOUR EYES TO HELP PREVENT CRIME

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YES



FOR RESIDENTIAL / BUSINESSES

LIGHTING

Illuminate areas with cut off fixtures to focus the light onto the ground.

NOTE It takes 20 minutes for your eyes to adjust from light to darkness.

FENCING / WALLS

Allow transparency for surveillance **not** to be used to create exclusiveness.

BARRIERS / LANDSCAPING

Create ownership, define territory, and control access to your property.

Additional security such as hostile landscaping plants like the Flying Dragon Tree or Chinese Bitter Orange Tree can be a deterrent.

TRANSITION ZONES

Choose a foundation that indicates the transition between
public > semi-public > semi-private > private

BUSINESSES

CELEBRATED ENTRYWAY

Create a focal point of entry to demonstrate ownership.

If your property blends into the environment you're likely to attract loiters.

OUTDOOR SEATING (BENCHES)

Opt for a bench with a low arm rest in the middle to prevent sleeping on the bench.

EYES ON THE STREET

Arrange seating near windows facing the street to allow people to be your eyes.

USE MIRRORS

Use 90 degree mirrors to help people see corners and other potential blind spots.

NO



KNOW YOUR ENVIRONMENT

DO NOT

Let anyone tailgate you into your residence or workplace via door or garage.

YOU'RE NOT BEING RUDE by letting individuals use their own key for entry.

DO NOT

Park or walk near overgrown bushes/shrubs that provide concealment opportunities.
Remember the **2 foot 6 foot rule** for bushes and tree canopies provided on the first page.

DO NOT

Go into a store that has more than 10% of their windows covered by advertisements.
Advertisements can provide concealment opportunities to offenders.

AVOID

Shortcuts like an alley or back entrance of a building; look for the celebrated entryway.

AVOID

Areas with no see-through decorative fencing that allow potential offenders to hide.

AVOID

Parking in parking garages that don't allow pedestrians to see into structure.

When parking please **PARK SMART** (Take ALL of your valuables with you.)



FOR MORE INFORMATION PLEASE CONTACT

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