

Crime Prevention through Environmental Design

- ♦ It is possible to reduce opportunities for crime and disorderly behavior by changing the physical environment
- ♦ Good design increase perceptions of safety and creates an environment for positive social interaction

Definition:

The proper design, effective use and maintenance of the physical environment, in order to reduce the incidence and fear of crime and improve the quality of life in your community.

Crime prevention through environmental design (CPTED) is a multi-disciplinary approach to deterring [criminal](#) behavior (6 elements)

1. Physical Maintenance

- The repair and replacement of vandalized, worn or damaged features
- Programs and procedures for regular landscaping, lighting, grounds, and building maintenance
- Clean up days where merchants and community participate in trash and litter removal and plantings

2. Territorial Reinforcement - suggests that people have the desire to care for and protect spaces for which they are responsible. A well-maintained space that appears to be "owned" will tend to encourage acceptable behavior while discouraging illegitimate or disruptive users.

- The use of art, signage, landscaping, fencing, pavement treatments that denote pride and ownership
- The placement of exterior features in a manner that defines an area of influence
- Awnings or signs installed over store entrances

3. Order Maintenance – "Target Hardening"

- ☑ Use of graffiti resistant materials &/or control measures in areas subject to frequent tagging
- ☑ Reporting all crime
- ☑ Operating hours should coincide with those of other neighboring businesses
- ☑ Organized patrols, to assist with monitoring activities
- ☑ Developing an appropriate response system that provides access to an authority figure or to assistance
- ☑ Use of graffiti resistant materials &/or control measures in areas subject to frequent tagging

4. Natural Surveillance

- ◆ Design and placement of physical features in such a way as to maximize visibility. "See and be Seen"
- ◆ Maximize visibility of people, parking areas and building entrances:
 - Doors and windows that look out on to streets and parking areas
 - Pedestrian-friendly sidewalks and streets
 - Lighting entrances, exits, walkways, and other common spaces; adequate nighttime lighting
- Window signs should cover no more than 15% of windows
- Interior shelving and displays should be no higher than five feet for increased visibility
- Exterior and interior of buildings should be well lit
- Loading areas should not create hiding places
- Clear visibility should be maintained from the store to the street, sidewalk, parking areas and passing vehicles
- All entrances should be under visual surveillance or monitored electronically

5. Natural Access Management

- ◆ Denying access to crime targets and creating a perception of risk for offenders.
 - ◆ People are physically guided through a space by the strategic design of streets, sidewalks, building entrances, landscaping, and neighborhood gateways.
 - ◆ Placement of signage, entrances, exits, fencing, landscaping and lighting to guide users to and from a facility
-
- Cash register should be located in front of store near main entrance
 - Public paths should be clearly marked
 - Signs should direct patrons to parking and entrances
 - There should be no easy access to the roof

6. Activity Support

- ◆ The planning and placement of activities to enhance casual natural surveillance, access management, and territoriality.
- ◆ The provision for facilities and space to accommodate programs, gatherings and events.

The Critical Signs that Shape Perception in Your Commercial District:

- Gateway Signage
- Business Signage
- Banners, Flags & Logos
- Condition of Curbs & Sidewalks
- Landscaping- Trees and Planters
- Trash and Trash Receptacles
- Graffiti and Scraffiti
- Public Transit Stops
- Vacant Storefronts and trash filled lots
- Condition and Placement of Street furniture
- Street Life
- A Corridor Maintenance Program