Crime Prevention Through Environmental Design

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CPTED is a form of **PSYCHOLOGICAL WARFARE**

against opportunistic criminals

Goals Include:

1. Make criminals **uncomfortable**

2. Help residents **FEEL** safer

3. Help residents **ACT** safer

4. Help residents **BE** safer
CPTED Foundational Principle:

Opportunity Theory of Crime

According to Opportunity Theory, crime cannot occur unless an offender encounters a victim in the absence of guardians

Offender: An individual with the propensity to commit a crime, under the right circumstances

Victim: An attractive target for an offender

Guardian: Actual or perceived “eyes on the street”
Crime Prevention Through Environmental Design (CPTED)

Four Primary Strategies

- Natural Surveillance
- Territorial Reinforcement
- Access Control
- Maintenance

CPTED
Crime Prevention Through Environmental Design (CPTED)

To achieve maximum benefits, CPTED must be combined with:
• Community engagement
• Good place management policies and procedures
Target Hardening
Target Hardening:
Too much can send the wrong message

Nice house...Shame about the neighborhood
Target Hardening:
Installing proper screws on strike

- 3” minimum screws
- Attach to wall stud
- Excludes metal door frames
Target Hardening:
Installing proper screws on strike

Typical 3/8” screw supplied with a doorknob kit

3” bugle-head screw
Target Hardening:
Installing proper screws on strike

Use set screws prevent hinges from being removed
Target Hardening:
Installing proper screws on strike

Hinge studs prevent removal of the door by removing hinge pins
Target Hardening: Deadbolts

- Minimum 1” throw
- Must be fully “received”
CPTED Primary Strategy #1:

Natural Surveillance:

Perceived surveillance effects how criminals behave
CPTED solutions are:
• Cheaper
• More Effective
• Immediate
• Permanent

Natural Surveillance:
Cameras – Real and Fake

• Not as effective as other CPTED strategies
Natural Surveillance:
Lack of “Guardians”

“burglarized houses had less visual access to immediately neighboring houses than did non-burglarized houses”


Simple landscape maintenance can improve security
Natural Surveillance:
Offenders don’t want to get caught

CPTED Strategies to increase surveillance:

1. Allow for clear sight lines (3-foot, 7-foot rule)
2. Provide adequate, uniform lighting
3. Minimize concealed and isolated routes
4. Avoid entrapment
5. Add organized surveillance
6. Add mechanical surveillance
Natural Surveillance:
Clear Sight Lines - Landscaping

3 foot - 7 foot Rule

• Shrubs should be trimmed down to a height less than 3 feet

• Trees should be trimmed to have branches no lower than 7 feet from the ground
Natural Surveillance:
Clear Sight Lines – Landscaping

You don’t have to sacrifice looks to improve safety

Before CPTED

After CPTED
Natural Surveillance:

Clear Sight Lines – Landscaping

You don’t have to sacrifice looks to improve safety

Before CPTED

After CPTED
Natural Surveillance:
Clear Sight Lines - Doorways

Blocked or hidden doorways can create dangerous situations

Drugs & Stolen Property found in this doorway

Shrub provides a great place to hide in wait
Blocking “guardians” allows for many types of criminal and antisocial activities

- Auto Theft
- Drug use & distribution
- Ambush hazards
Areas where residents frequent must have clear sight lines

- Frequently trafficked area
- Well-hidden
- Potential for profit – credit cards, personal information
- VERY attractive target
Natural Surveillance:
Lighting

• Very important aspect of natural surveillance

• Simple maintenance can have a HUGE impact on crime prevention at your property
Natural Surveillance:

Lighting

• Provide adequate lighting in where you expect or need to detect human activity at night
• Use a white light source if at possible
• Sufficient to recognize facial features at a distance of 30 feet
• Level should be uniform in all areas
• High crime areas lit to Illumination Engineering Society minimum standards
Natural Surveillance:
Lighting – Trees Block Illumination

A typical pressurized sodium utility-leased parking lot light is shown in each of these pictures.

The overgrown tree canopy is blocking most of the light from pathways and parking.
Natural Surveillance:

Lighting – Trees Block Illumination

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Natural Surveillance:
Lighting – Trees Block Illumination

Dark spots + no clear sight lines =
greater ambush hazard

Can you see how an ambush hazard
is made even worse by the lack of
lighting?
Natural Surveillance:
Lighting – Trees Block Illumination

Dark spots + no clear sight lines = greater ambush hazard

Can you see how an ambush hazard is made even worse by the lack of lighting?
Natural Surveillance:
Lighting – Solutions

Newer lighting fixtures
• White light source
• Materials designed to last longer
• Excellent levels
• Better light quality
• Tamper resistant
Territorial Reinforcement:
Establishing the presence of “Guardians”

How does a perception of guardians help?
• Establishes ownership
• Announces transitions from public to private space
• Broadcasts your control of the site

Effective methods:
• Architectural features
• Signs
• Landscaping
Territorial Reinforcement:
Architectural Boundaries

Boundaries between public and private space:

• Someone is watching

• Someone cares about the property
CPTED Primary Strategy #4:

Maintenance
Maintenance:

Evidence of guardianship

• Maintenance includes
  • Keeping property clean
  • Completing repairs
  • Routine landscaping

• Encourages using spaces as intended

• Discourages abnormal or criminal use
Maintenance:
Evidence of guardianship

There are lots of ways to show ownership

Graffiti, just like CPTED measures, tells offenders who is in charge
What to do when you find graffiti:

• Photograph it and note the location
• Remove graffiti the day you find it
• Contact your precinct or the gang unit.
• Cover or remove it immediately if/when it comes back.
Maintenance:
Evidence of guardianship – Graffiti

Graffiti near your property also has an effect

Ask your neighbors to remove graffiti

Maybe even offer to help!
Maintenance:

Evidence of guardianship - Vendors

Don’t let your cable guy get away with this!

- Vendors must be responsible and act as guardians
- Includes landscapers, cable technicians, painters, pool maintenance, construction crews, etc.
In Summary..

CPTED can make a huge difference at your property

Reduce the number of victims of crimes committed on site

Increase the sense of place and community
CONTACT US for a free CPTED Evaluation of your UD Property

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