

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

P.O. Andy Hamil
CPD/CIO

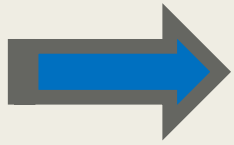


P.O. Holly Sticken
CPD/CIO

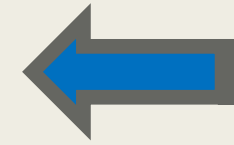
WHAT IS CRIME?

“An act or commission of an act that is forbidden or the omission of a duty that is commanded by a public law and that makes the offender liable to punishment by that law.”





Response to Crime



Urban Crime and Disorder Problems

Old Approach

Police Only

Repressive Police Action

Isolated Approach

New Approach

Integrated Action by Police,
Government, Business,
Institutions, Residents

Preventive & Repressive
Technical, CPTED, &
Informational Solutions

Partnership Approach

Fear of Crime

- “Public perception is that crime of all kind is rising and that public safety faces a greater and greater threat.”



Types of Crime

- Reported Crimes
- Unreported Crimes
- Unacknowledged-shrinkage
- Undetected Crimes



Crime Prevention

- Crime Prevention is the anticipation, recognition and appraisal of a crime risk and the initiation of some action to remove or reduce the risk.

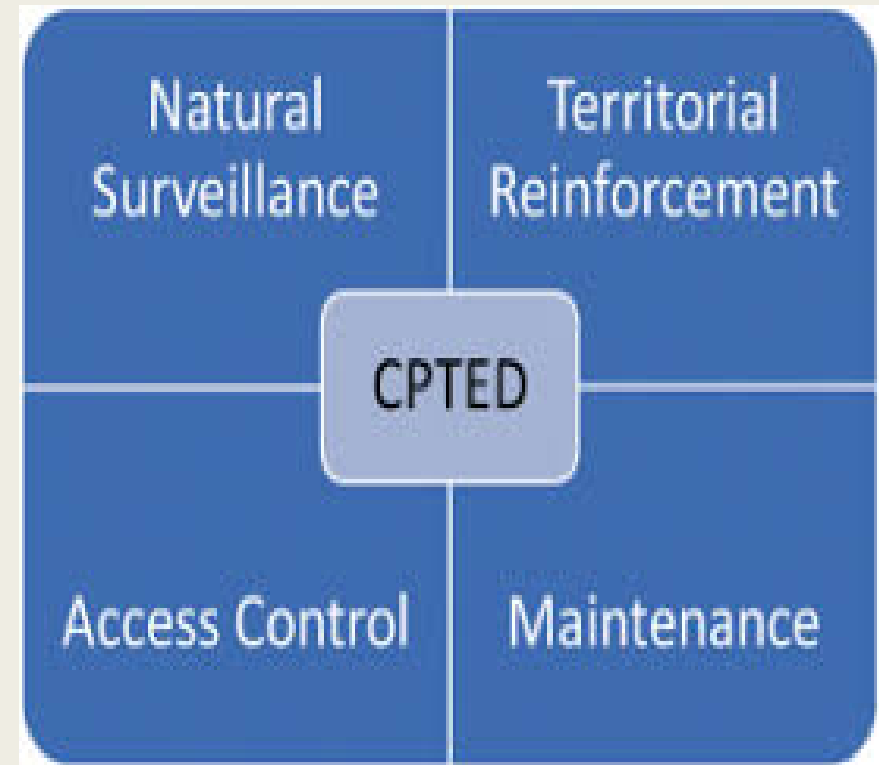


Target Hardening

- One of the most obvious and prevalent means to prevent crime.
- Tries to make crime targets physically difficult to penetrate.
- Includes locks, reinforced walls, fortified doors, bars, laminated glass.
- Related to urban fortress model. Makes no attempt to deal with street crime.

CPTED

- **C**rime
- **P**revention
- **T**hrough
- **E**nvironmental
- **D**esign



Crime Prevention Through Environmental Design

- CPTED uses various tools to evaluate environmental conditions and utilize intervention methods to control human / criminal behavior and reduce the fear of crime.

Crime Prevention Through Environmental Design

- Law Enforcement officers, planners, and architects who are specially trained in CPTED are now working together to ensure the proper design of structures, schools, and neighborhoods.

Crime Prevention Through Environmental Design

- CPTED is defined as “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.”
- Examples: Ground cover no higher than 2 feet
Tree limbs hang no lower than 6 feet off the ground

Design Defined

- Includes *physical, social management, and law enforcement directives* that seek to affect positively human behavior as people interact with their environment.



Environment Defined

Includes the people and their *physical* and *social* surroundings.



Environmental Cues

- Assists criminals to help them locate targets in time and space.
- Individual cues can be associated with “safe” or “good” target or “unsafe” or “bad” targets.
- Criminals learn to recognize potentially “good” and “bad” crime sites and situations.

Design Defined

- **Normal Users:** Persons you desire to be in a certain place.
- **Abnormal Users:** Persons you do not desire in that space.
- **Observers:** Persons who have to be in that space to observe the human function.

CPTED Emphasis

- Physical environment
- Behavior of people
- Productive use of space
- Crime / loss prevention

Architecture

- Architecture impacts the safety and security of a building in many different features including:

Stairs and ramp design

Interior and exterior lighting

Parking lot designs

Architecture

- Elevators
- Doors and Windows
- Blind spots or ambush points
- Restrooms/Comfort Stations
- Building circulation patterns

STAIRWELL



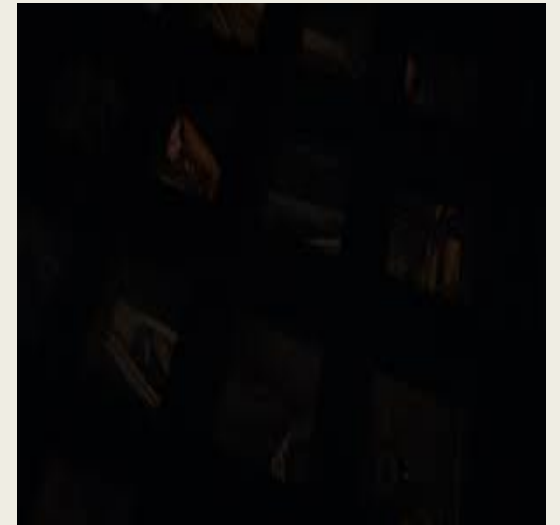
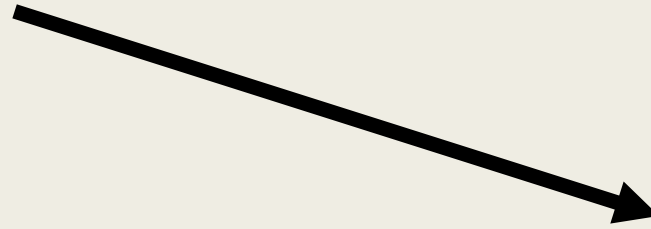
VS



INTERIOR AND EXTERIOR LIGHTING



Good Lighting



Bad Lighting



Social Management

- The real power and effectiveness of a CPTED program lies in the fact that all the parties involved in the development process can benefit. This includes the city, the property owner, the developer, and the public. CPTED is about people and quality of life.



Natural Surveillance

The placement of physical features, activities, and people in a way that maximizes visibility. Such areas can be created by:

- Designing landscapes that allow clear, unobstructed views of surrounding areas.
- Improving visibility with lighting or transparent building materials.
- Avoid lighting that creates glare or shadows.
- Avoid the creation of building entrapment areas.

Natural Surveillance

Natural Surveillance increase the threat of apprehension by taking steps to increase the perception that people can be seen.



Natural Access Control

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

Natural Access Control (Cont.)

It can be achieved by:

- Ensuring that entrances are visible, well lit, and overlooked by windows.
- Clearly defining entryways and by controlling other points of access to a site.
- Highlighting main entrance.
- Clearly mark public walkways and paths.
- Comprehensive wayfinding system.

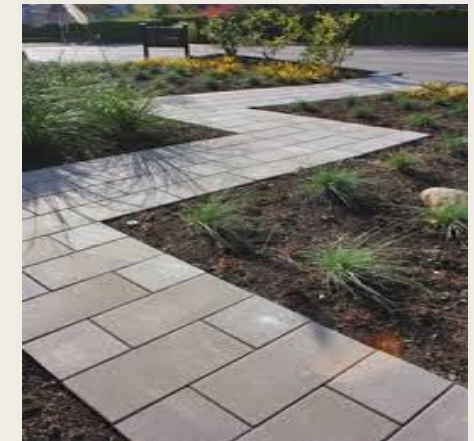
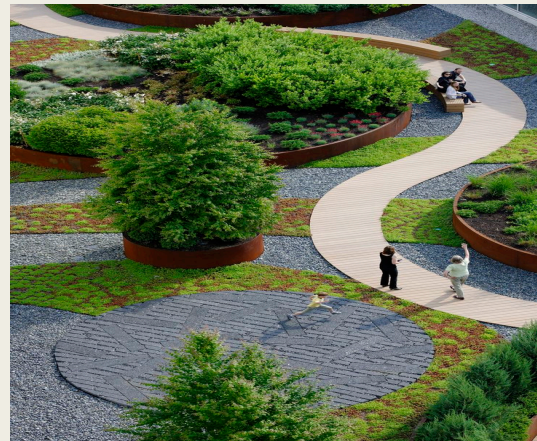
Natural Access Control (Cont.)

- Examples of entryways:



Natural Access Control (Cont.)

- Public walkways and paths.



Territorial Reinforcement

(Refers to people's sense of ownership)

- In CPTED it refers to the development of areas or places where the users feel a strong sense of ownership. It is an umbrella concept, embodying all natural surveillance and access control principles.
- Territorial reinforcement is the use of physical attributes that express ownership such as fencing, pavement treatments, signage, and landscaping.

Maintenance

- Allows for the continued use of a space for its intended purpose.
- Serves as an additional expression of ownership.
- Prevents reduction of visibility from landscaping overgrowth and obstructed or inoperative lighting.

Maintenance

- *Broken Window Theory*

- The presence of a broken window will entice vandals to break more windows in the vicinity:
 - Vandalism/graffiti encourages more vandalism/graffiti

Security Strategies

- Organized – Security Guards, Caring Partners, etc
- Mechanical – Alarms, Cameras, Fences, etc
- Natural – Spatial definition, Location of windows and Seating, etc

Three – D's of CPTED

- All human space has some designated purpose.
- All human space has social, cultural, legal, or physical definitions that prescribe the desired and acceptable behaviors.
- All human space is designed to support and control the desired behaviors.

Designation

- What is the designated purpose of this space?
- For what purpose was it originally intended?
- How well does the space support its current use or its intended use?
- Is there conflict?

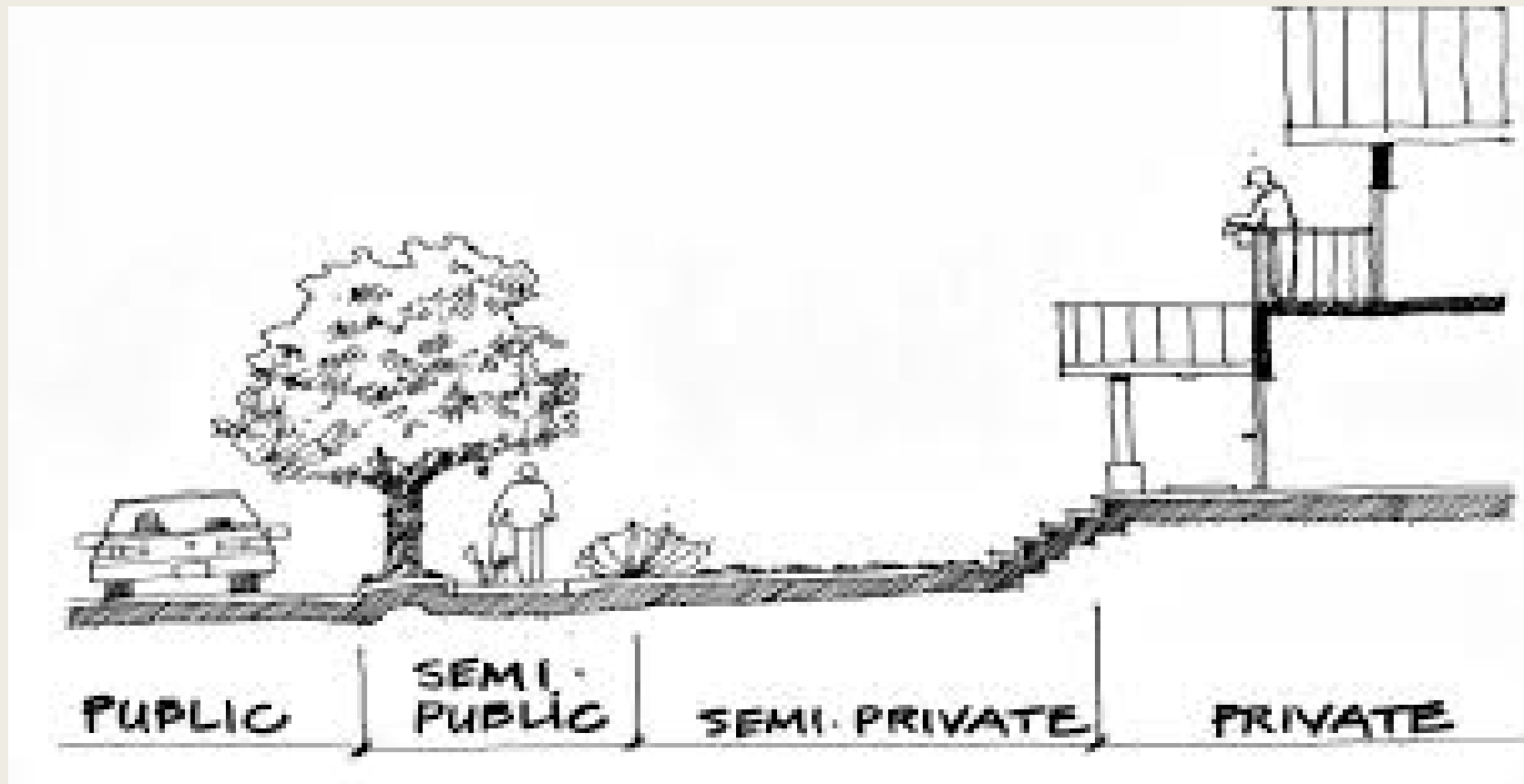
Definition

- How is the space defined?
- Is it clear who owns it?
- Where are its borders?
- Are there social or cultural definitions that affect how space is used?
- Are the legal or administrative rules clearly set out and reinforced in policy?
- Are there signs?

CPTED Strategies

- Provide clear border definition of controlled space.
- Provide clearly marked *transitional zones* that indicated movement from public to semipublic to private space.

Transition Zones



CPTED Strategies

- Redesign or revamp space to increase the perception or reality of natural surveillance.
- Overcome distance and isolation through improved communication and design efficiencies.

Major Benefits of CPTED

- Reduction in crime.
- Reduction in potential for crime.
- Perceived greater safety and security.
- Improvement and beautification of the physical environment.
- Improved quality of life.
- Revitalization and preservation of neighborhoods.
- Increased business activity.

CPTED

- "CPTED is not the total answer to community problems, but it does provide the community with the means to eliminate or reduce environmental obstacles to social, cultural or managerial control.

Timothy D. Crowe

Criminologist & CPTED Practitioner

Thank you!

Questions/Answers