

CPTED PRINCIPLES

Natural Surveillance

Natural Surveillance is the placement of physical features, activities, and people in a way that maximizes visibility. This design concept is directed towards keeping intruders under observation, and therefore less likely to commit criminal acts. This will have a reverse affect where most people feel safer when they can see and be seen. Natural Surveillance utilizes design features to increase the visibility of a property or a building. Features that maximize the visibility of people, parking areas and building entrances include unobstructed windows and doors, pedestrian-friendly sidewalks and streets, front porches and appropriate nighttime lighting.

Sample Design Strategies:

- Use open railings and risers whenever possible.
- Design buildings so the exterior doors are visible to the street and neighbors.
- Illuminate using white light for parking areas, and walkways.
- Avoid unassigned spaces; every space has a clear purpose and consequently someone to monitor it.
- Provide landscape and fencing that does not create hiding places for criminals.
- Elevate tree canopies to a height that provides adequate Natural Surveillance.

Natural Access Management

Natural Access Management is the physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping, and lighting. This design concept is directed primarily at decreasing the opportunity for criminal activity by 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 gateways. Design elements are often useful tools to clearly indicate public routes and discourage access to private areas. Natural access management also utilizes physical and mechanical means of controlling access through locks, alarm systems, signs, etc.

Sample Design Strategies:

- Define entrances with landscaping, and architectural features.
- Use automatically locking devices on common entrances.
- No more than 4 units to share the same entrance (individual entrances are recommended).
- Install shrubbery to control access to a private area. Fences may also be used to control access, but allow for surveillance opportunities as the type of fence is considered.
- Keep balcony railings and patio enclosures less than 42 inches high.

Territorial Reinforcement

Territorial Reinforcement is the use of physical attributes that express ownership such as fences, signage, landscaping, lighting, pavement designs, etc. This design concept also creates

or extends a sphere of influence. People take more interest in something they own or when they feel intrinsically involved. Therefore, the environment should be designed to clearly delineate private spaces. Users are encouraged to develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. This concept includes features that define property lines and distinguish between private and public spaces. This can be accomplished by such measures as landscape plantings, pavement designs, gateway treatments, appropriate signage, and “open” fences.

Sample Design Strategies:

- Define property lines: consider perennials, shrubs, decorative fencing, elevation changes, etc.
- Place signs marking public entry points.
- Each unit provided an individual entrance with overhang, porch, or entry stoop to promote ownership.
- Main entrance of single-entry building easily identifiable and includes plenty of usable glass.
- Change pavement for public versus private areas.
- Use appropriate signage and pavement markings to clearly identify where you are and to direct customers, guests, residents, deliveries, etc. to get to appropriate location or businesses.
- Define every space with a clear purpose enabling someone to inherently exercise control over it.
- Design lots, streets and homes to encourage interaction between neighbors.

Maintenance

Care and maintenance enables continued use of a space for its intended purpose. It also serves as an additional expression of ownership. Deterioration and blight indicate less concern and less control by the intended users of a site and can be a sign of a greater tolerance for disorder. Proper maintenance protects the public health, safety and welfare in all existing structures, residential and non-residential, and establishes minimum requirements and acceptable standards.

Sample Design Strategies:

- Pick up trash and empty trash receptacles frequently.
- Keep windows clean and clear.
- Remove faded or outdated posters and broken signs.
- Keep building repaired and painted; keep walkways clean.
- Keep grass cut and eliminate weeds.
- Maintain lighting and surveillance equipment; consider timers, dawn to dusk sensors, and “long life” bulbs.
- Maintain parking areas to a high standard without potholes or trash.
- Remove graffiti immediately; consider vines or planted wall coverings to deter graffiti; avoid blank spaces, which are an invitation to graffiti vandals.

- Choose low-maintenance plants and plants that will naturally grow to the desired form or height to reduce maintenance, etc.

Activity Support

Activity support encourages interaction by putting activities in public spaces that are intended for use by residents or customers and other legitimate users and, therefore, discourages criminal acts. This is more effective when activities are planned for times when the use of a space is minimal.

Sample Design Strategies:

- Provide playgrounds, game courts, and open spaces in a central location promoting usage and visibility.
- Create opportunities for neighbors, tenants to meet.
- Choose exterior furnishings that do not encourage unwanted loitering or gathering in hidden areas.
- Avoid shifts and situations where only one employee is present.
- Locate ATMs and other self-serve uses in very visible areas of the site.
- Parking should be available close to the stores for employees who work in the evening hours.
- Business associations should work together to promote client and employee safety.
- Encourage programs, like the morning walkers, to provide additional natural surveillance before and after store hours.
- Coordinate, whenever possible, operating hours to coincide with those of neighboring businesses.