

# 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**

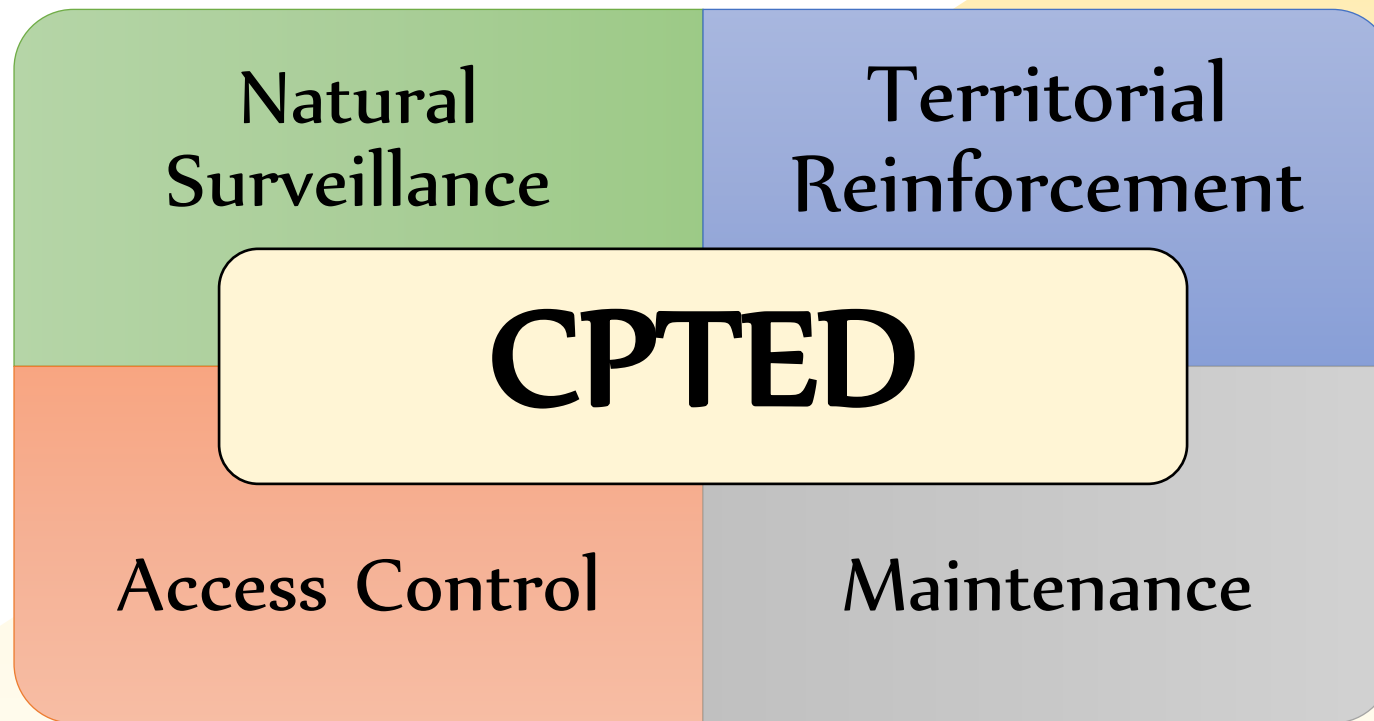
**Offender:** An individual with the propensity to commit a crime, under the right circumstances

**Victim:** An attractive target for an offender

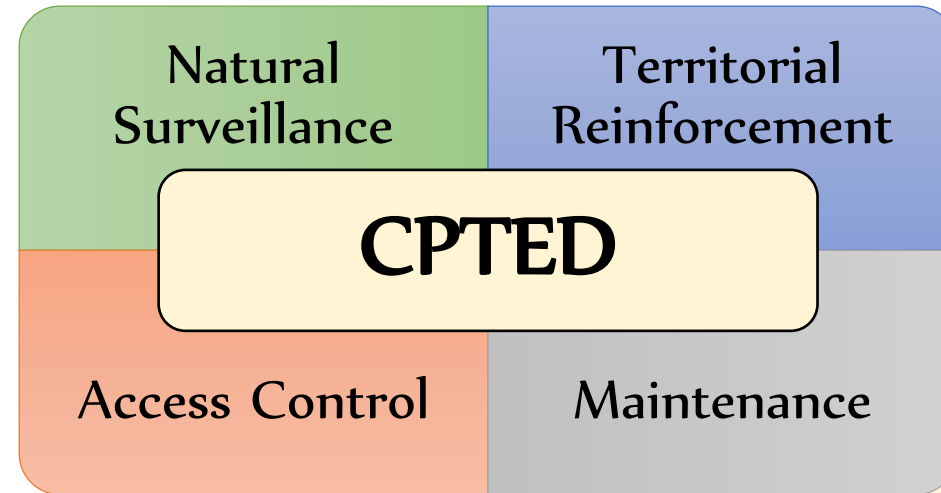
**Guardian:** Actual or perceived “eyes on the street”

# Crime Prevention Through Environmental Design (CPTED)

## Four Primary Strategies



# 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:

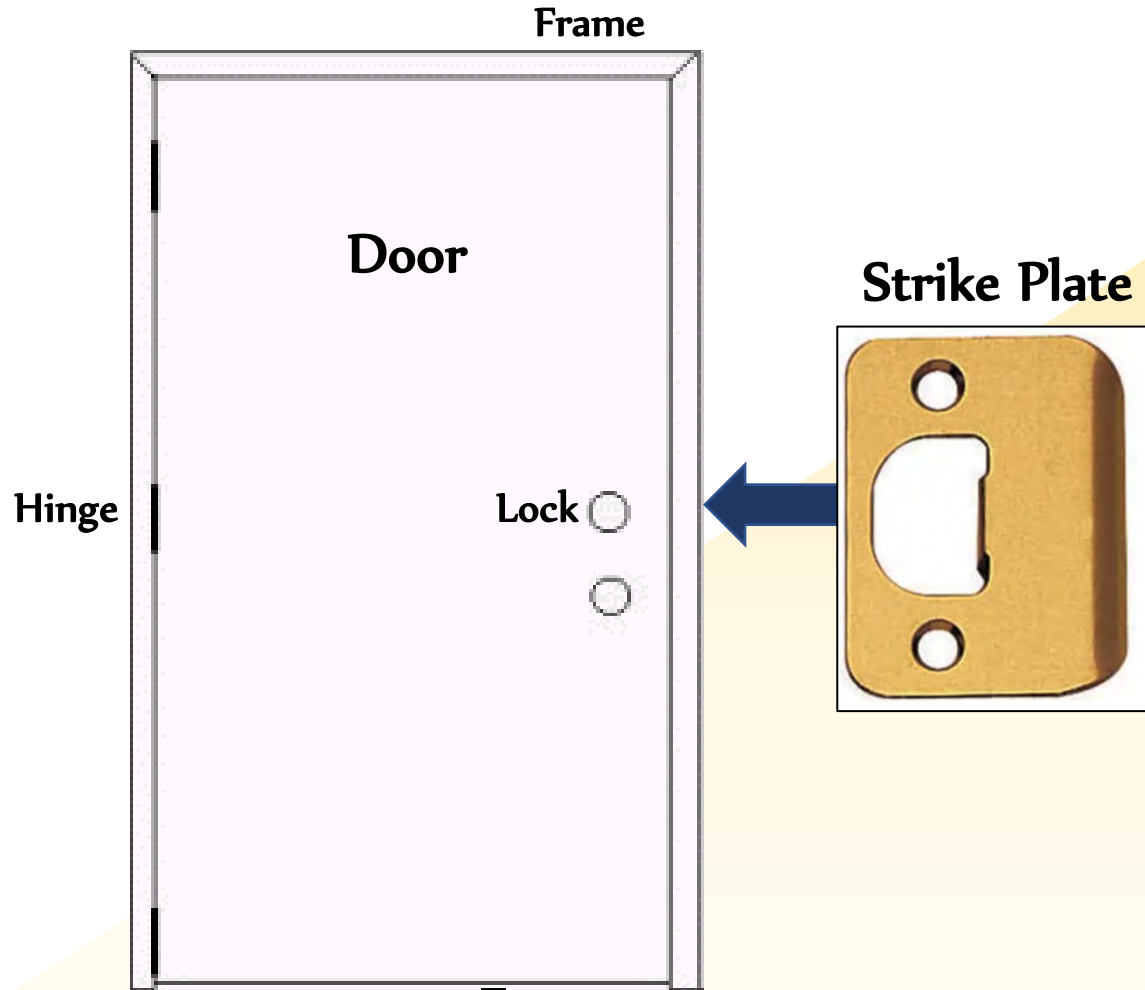
Too much can send the wrong message



Nice house...Shame about the neighborhood

## Target Hardening:

# Installing proper screws on strike



- 3" minimum screws
- Attach to wall stud
- Excludes metal door frames

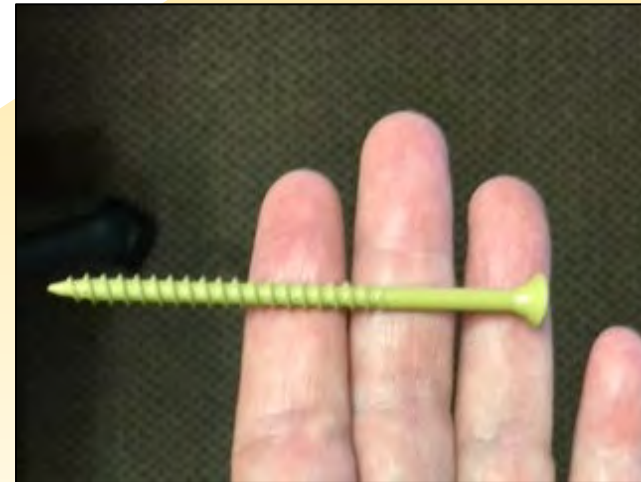


Target Hardening:

# Installing proper screws on strike



Typical 3/8" screw supplied  
with a doorknob kit



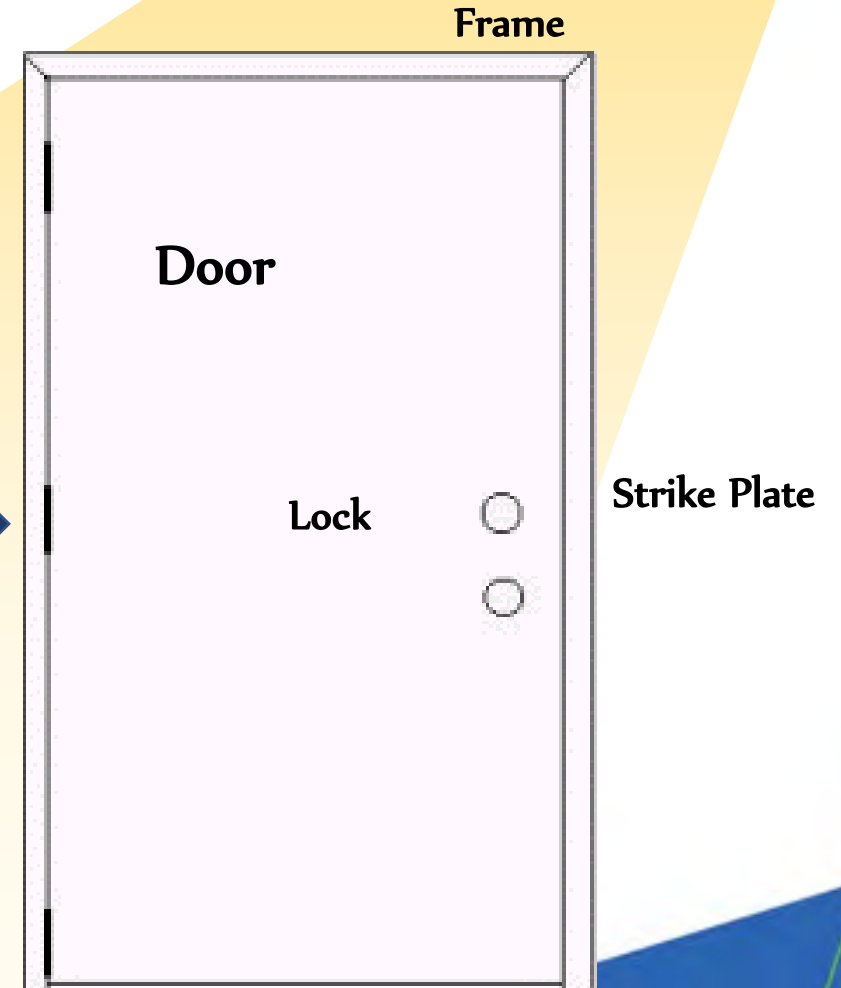
3" bugle-head screw

# Target Hardening: Installing proper screws on strike

Use set screws  
prevent hinges from  
being removed



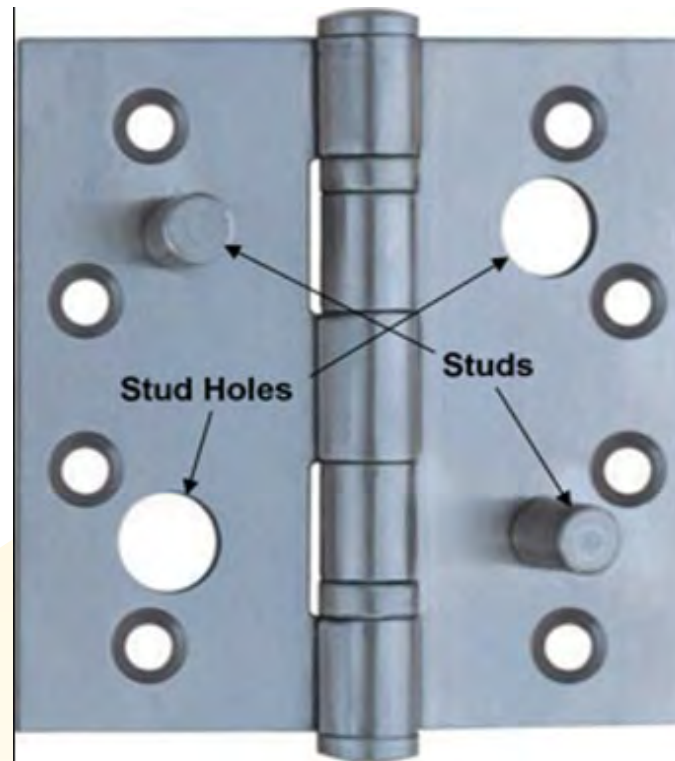
Hinge  
➔



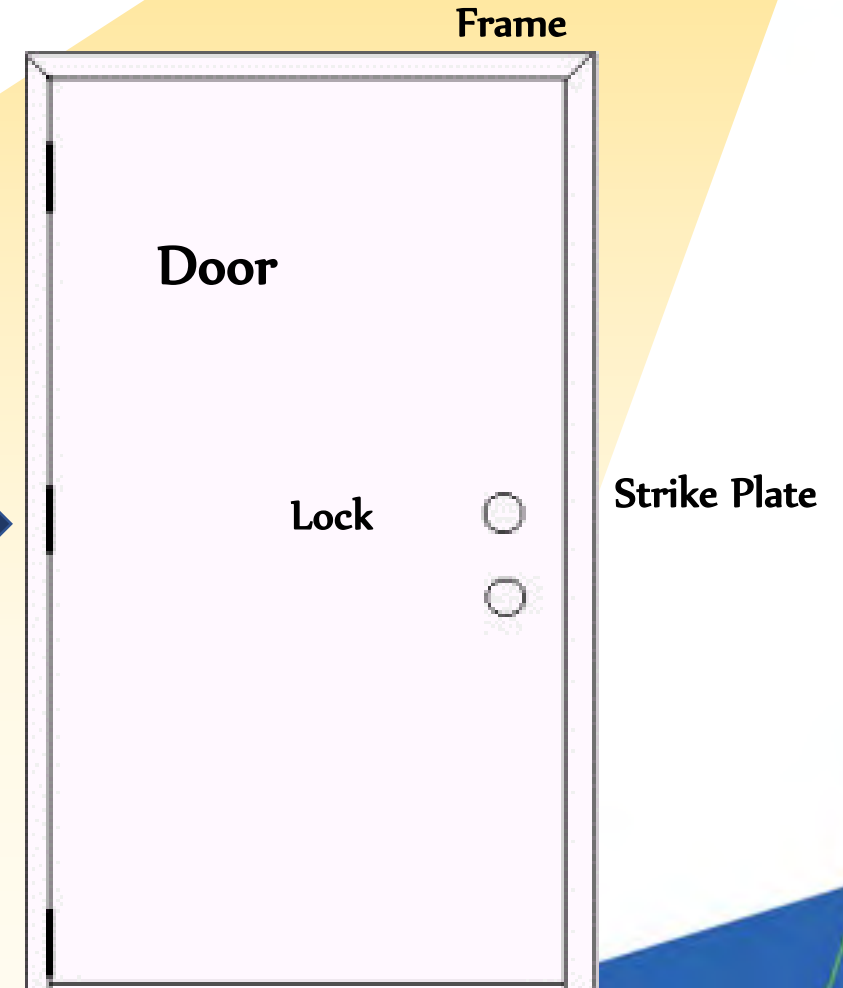
## Target Hardening:

# Installing proper screws on strike

Hinge studs prevent removal of the door by removing hinge pins



Hinge



## Target Hardening: Deadbolts

- Minimum 1" throw
- Must be fully "received"





## CPTED Primary Strategy #1:

Natural  
Surveillance:

Perceived  
surveillance  
effects how  
criminals behave





Natural Surveillance:

## Cameras – Real and Fake

- Not as effective as other CPTED strategies



CPTED solutions are:

- Cheaper
- More Effective
- Immediate
- Permanent

**Consider  
CPTED  
First**

## Natural Surveillance: Lack of “Guardians”

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



Brown, B. (University of Utah), Altman, B. (University of Utah). 1983. Territoriality, defensible space and residential burglary: an environmental analysis, *Journal of Environmental Psychology*, 3(3), 203-20.



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



Natural Surveillance:

## Clear Sight Lines – Parking Areas

Blocking “guardians” allows for many types of criminal and antisocial activities

- Auto Theft
- Drug use & distribution
- Ambush hazards





## Natural Surveillance:

# Clear Sight Lines – Common Areas

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



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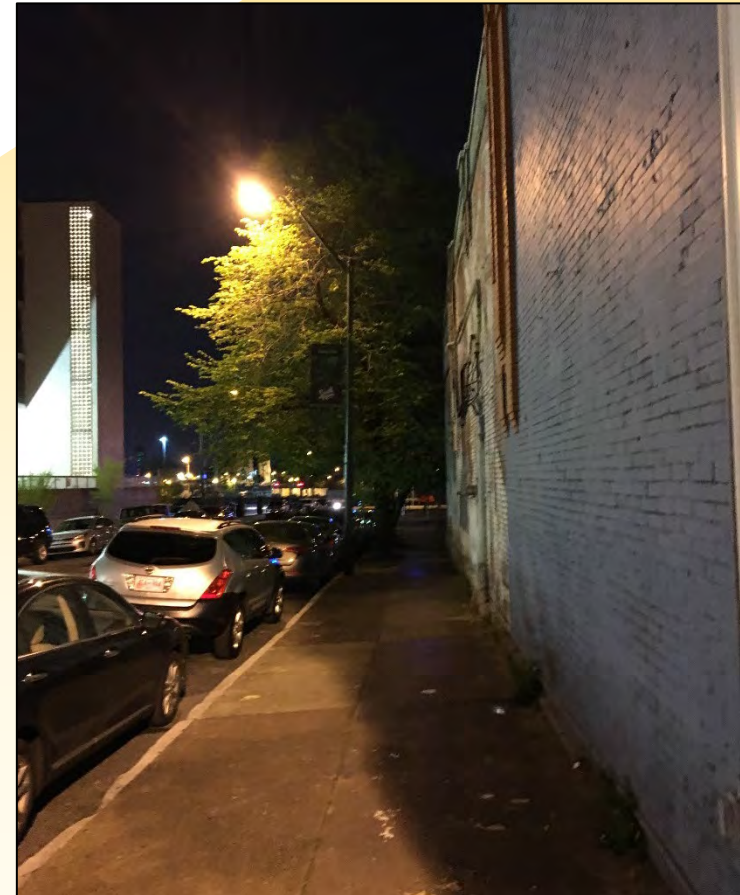


Natural Surveillance:

## 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?



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## 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

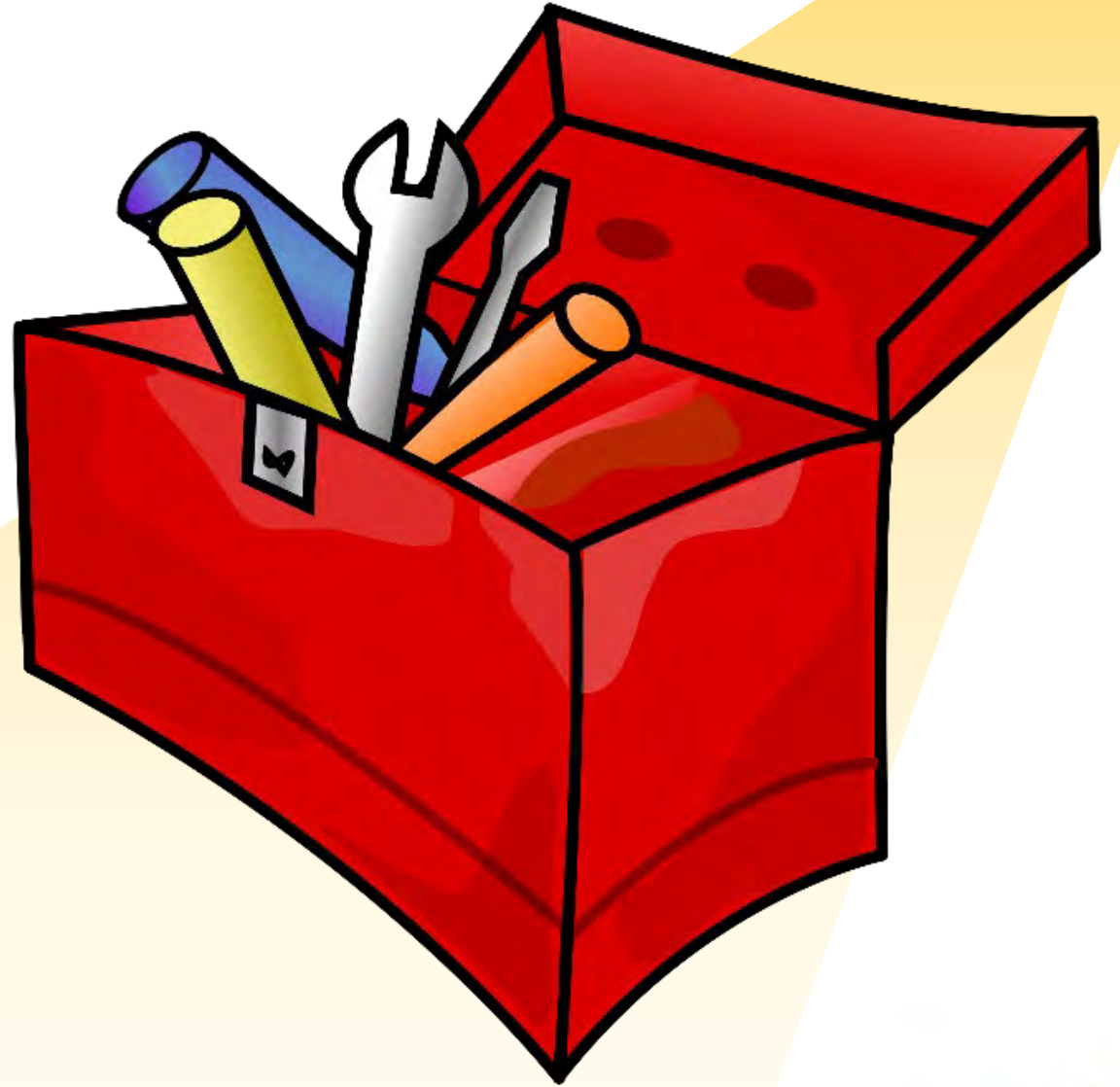
Boundaries between public and private space:

- 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



Maintenance:

## Evidence of guardianship – Graffiti



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!**

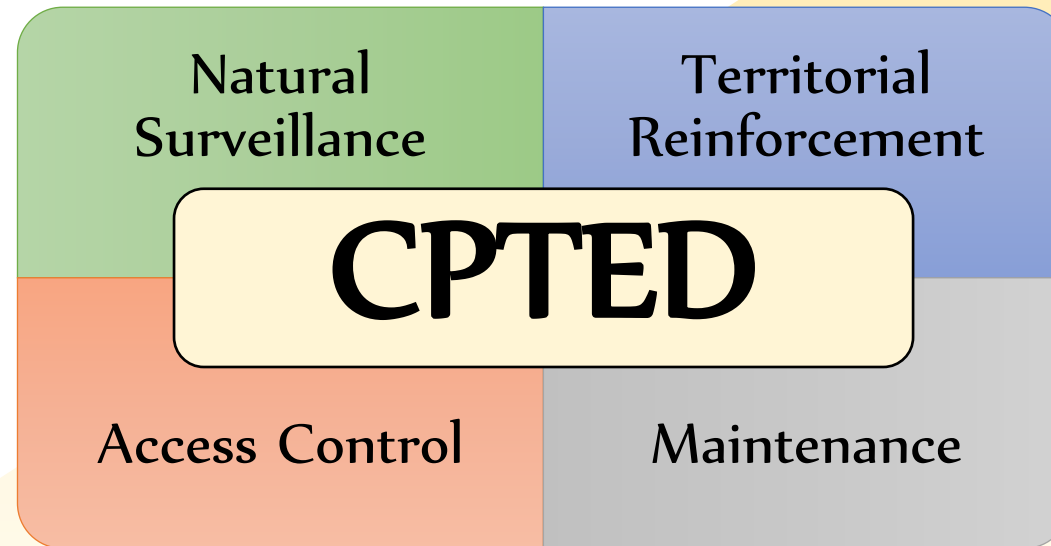
- Vendors must be responsible and act as guardians
- Includes landscapers, cable technicians, painters, pool maintenance, construction crews, etc.



# 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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