

CPTED Strategies

Provide clear border definition of controlled space (e.g., fences, hedges, paving patterns and low walls). Avoid unassigned space. As much as possible, all space should become the clear responsibility of someone.

Provide clearly marked transitional zones that indicate movement from public to semiprivate to private space. For example, the sidewalk represents public space and the main path into a residential development is semiprivate, and a path that branches to an individual unit becomes semiprivate and the interior of the unit becomes private space.

Relocate gathering areas to locations that provide natural surveillance and access control, as opposed to locations away from the view of would-be offenders. For example, all play areas should be located within the central common area of the building with as many units as possible able to glance or actively watch children at play.

Place activities in locations where the natural surveillance of these activities will increase the perception of safety for legitimate users and risk for offenders. For example, well used common areas (safe) may overlook a parking area (unsafe) to provide additional security for the parking area.

Place activities in locations to overcome vulnerability of these activities with natural surveillance and access control of the safe area. For instance, common toilet facilities and laundry rooms should not be located in a remote corner of the site or at the end of a long nameless hallway. Locate these facilities (unsafe) adjacent to the entry or location where there is normally high foot traffic (safe).

Redesign or revamp space to increase the perception or reality of natural surveillance.

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The CPTED information included in this brochure was compiled from information obtained by the Pleasanton Police Department's Crime Prevention Unit. Experience strongly suggests that application of CPTED in combination with other Department crime prevention programs will help reduce crime and fear of crime in the community.

Pleasanton Police Department

CPTED

Crime Prevention Through Environmental Design

*...the proper design and effective use
of the built environment.*



A simple way to create risk for criminals and reduce their opportunities to commit crime by changing various features of the built environment.



Traditionally, most people think of crime prevention in terms of target hardening or fortification: the use of devices to block unauthorized access or entry. There are other options.

Enter a new approach to crime prevention: **Crime Prevention Through Environmental Design** – or CPTED. What is the secret to CPTED? It is the use of design to eliminate or reduce criminal behavior while at the same time encouraging people to “keep an eye out” for each other.

CPTED Principles

1. Natural Surveillance - A design concept based upon keeping intruders easily observable. Features maximize visibility of people, parking areas and building entrances: doors and windows look out on to streets and parking areas as; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.

2. Territorial Reinforcement - Physical features that clearly distinguish public areas from private ones. Creates a sense of territorial control while potential offenders, perceiving this control, are discouraged. Uses landscape plantings, pavement designs, gateway treatments, and see-through fences.

3. Natural Access Control - A design concept aimed at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly guide people and vehicles to and from the proper entrances.

DESIGN RECOMMENDATIONS

Provide an opportunity for people engaged in normal everyday activity to observe the space around them. Place activities where individuals engage in those activities so they become part of the natural surveillance system without interruption to their activity.

Provide a good “visual connection” between residential and/or commercial units and public environments such as streets, common areas, parks, sidewalks, parking areas and alleys. Place actively used rooms such as kitchens, living/family room and lobbies to allow for good viewing of parking, streets and/or common areas. Managers, attendants and security personnel should have extensive views of these areas.

Provide for the ability to see into a room or space prior to entering.

Take advantage of mixed use if it exists and provide good “visual connection” between uses. This may enable natural surveillance during the day and evening, (i.e., a commercial zone that becomes vacant in the evening or a residential zone that is uninhabited during the day).

MAINTENANCE IS KEY

Care and maintenance allow for the continued use of a space for its intended purpose. CPTED and the “Broken Window Theory” suggests that one “broken window” or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity.

Guide to burglar-proofing home with plants

Here are a few simple landscaping ideas to help make your home safer:

