

## Crime Prevention Through Environmental Design (CPTED)

Special Districts Association of Oregon represents over 900 special districts and 34 special district types. To assist with protecting staff and property, we have put together this quick handout and checklist to address different areas of concern when it comes to the environment of your district.

**Crime prevention through environmental design (CPTED)** is an agenda for manipulating the built environment to create safer neighborhoods. The concepts for CPTED originated in the 1960s when urban renewal strategies were felt to be destroying the social framework needed for self-policing. The CPTED concept was defined as “defensible space” and some of the concepts came from prisoners reporting how they accessed buildings. The following concepts will provide an overview of creating a “defensible space” in your district.

### STANDARD DESIGN CONCEPTS

#### Natural Surveillance

1. The physical ability to see what’s going on in and around your building(s) both inside and outside.
2. You need to be able to see and be seen.
3. A person is less likely to commit a crime if they think someone will see them do it.
4. Lighting and landscape play an important role.



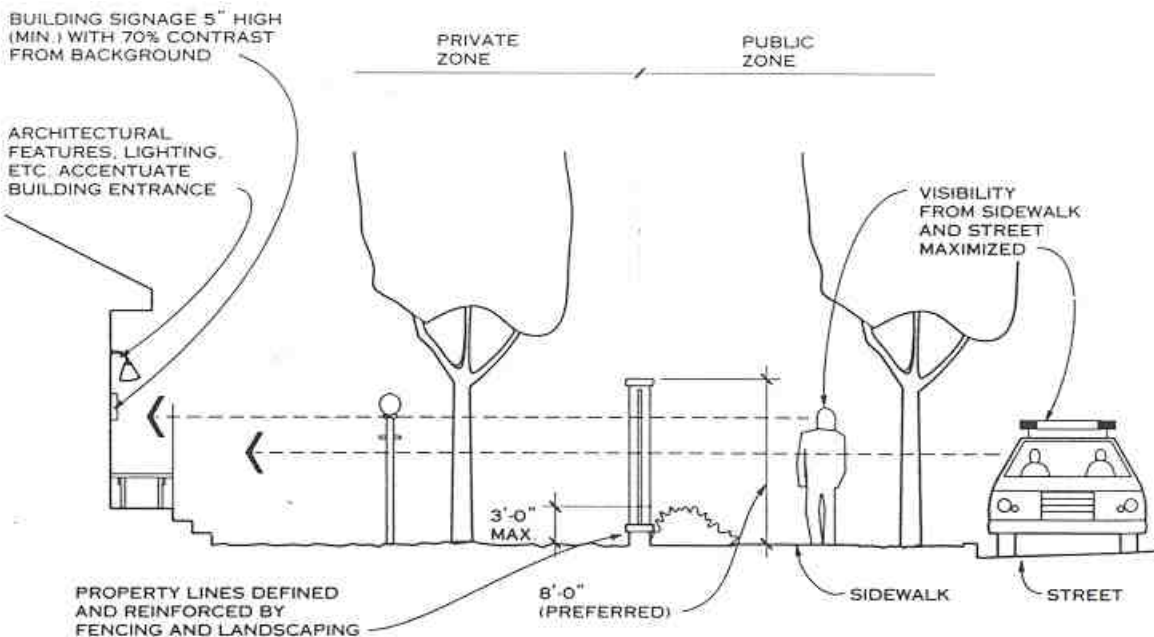
## Access Control

1. The ability to decide who gets in and out of your building and where those entries/exits are located.
2. Utilizes the use of walkways, fences, lighting, signage and landscape to guide people and vehicles to and from the proper entrances.
3. Direct the flow of people while decreasing the opportunity for crime.
4. Target hardening.



## Territoriality and Maintenance

1. How do you define the property you own? Does the maintenance of the property reflect ownership?
2. You use this for creating or extending a "sphere of influence".
3. Are public areas clearly distinguished from private ones using signage or locked doors?
4. This discourages a potential trespasser.



## Order Maintenance

1. Involves attending to minor unacceptable acts and providing measures that clearly state acceptable behavior.
2. The one “broken window” or nuisance, if allowed to exist, will lead to others.
3. Neglected and poorly maintained properties are breeding grounds for criminal activity.
4. The area is open and it’s easy to view all around.



## How to Initiate CPTED

Conduct a site survey to:

- Determine community safety factors which increase actual and perceived vulnerability for users.
- To determine measures and design applications which will enhance the safety of a site for users.
- To identify measures and design application.

Site Assessments help identify locations of vulnerable areas or property uses:

- Community facilities and cultural centers
- Parking lots
- Bus stops
- Open space
- School and tertiary institutions
- Key pedestrian routes
- Public toilets

Conduct a Safety Audit

- Negative and positive for safety
- Different times of day and night
- Building/grounds use
- Lighting
- Attractors
- Streets and transit

## CPTED Audit Checklists

	Present?	
	Yes	No
<b>Natural Surveillance</b>		
Windows should face rear parking lots for increased visibility.		
Window signs should cover no more than 10% of window space.		
Interior shelving and displays should be no higher than five feet for increased visibility.		
Exterior and parking lots should be well lit.		
Loading areas should not create hiding places.		
Clear visibility should be maintained from inside the business to the street, sidewalk and parking areas.		
All entrances should be under visual surveillance by employees.		
Non-working or unattended surveillance cameras should not be used.		
Exterior parking lot lighting should be free-standing and not mounted to a building.		

	Present?	
	Yes	No
<b>Territorial Reinforcement</b>		
Property lines and private areas should be defined with plantings, pavement treatments, short walls, or fences.		
Businesses should be identified by wall signs for those parking in the rear.		
Reception and cash register area should be positioned to screen all people entering.		
Parking areas should be clearly marked and separated from pedestrian walkways.		

	Present?	
	Yes	No
<b>Access Control</b>		
Walkways and landscaping should direct visitors to the proper entrance and away from private areas.		
Cash register should be located in front of store.		
No easy access to the roof.		
Exterior doors should be hinged on the inside and should have a single cylinder dead bolt lock with a minimum one-inch throw.		
All windows should have locks.		
Detached storage sheds or other buildings should be equipped with lockable windows and doors.		

	Present?	
	Yes	No
<b>Maintenance</b>		
Keep structure painted and in good repair.		
Keep weeds abated. Trim bushes to 36" high and trees up 7' from the ground.		
Keep all lighting fixtures in good operating condition.		