

CPTED

(pronounced Sep-Ted)

The proper design and effective use of the built environment can lead to a reduction in crime, the fear of crime, and an improvement in the quality of life.

The secret to CPTED is to design to eliminate or reduce criminal behavior while encouraging people to look out for each other.

Important CPTED Pioneers: Oscar Newman; Defensible Space, C. Ray Jeffrey; Criminologist that coined the term, & James Q. Wilson & George Kelling; Broken Windows Theory.

4 key concepts:

Natural Surveillance: is the placement of physical features, activities and people in a way to maximize visibility. *The goal is to create a risk of detection for intruders and offenders, and a perception of safety for legitimate users.*

Examples: Front porches, unobstructed windows, and activity support.

Natural Access Control: is the physical guidance of people coming and going from a space by the placement of entrances, exits, fencing, landscaping and lighting. *The goal is to create a perception of risk to offenders and deny them access to targets.*

Examples: Having a checkpoint which visitors must pass and be recognized, thorny plants under window, and signage.

Territorial Reinforcement; is the use of physical attributes that express ownership, such as fencing, signage, landscaping and pavement treatments. *The goal is to express ownership, pride and control of the environment.*

Examples: Giving residents control of a garden area in front of their unit, creating a culture in which intruders are easily identifiable and will stand out.

Maintenance: care and maintenance allow the continued use of a space for its intended purposes. Deterioration and blight indicate less concern and control and indicate a greater tolerance for disorder.

Without ongoing and continued maintenance, the goals will be harder to achieve.

. **Target Hardening:** Making your home the hard target can help deter a burglar.

When Crime Prevention Through Environmental Design (CPTED) strategies and recommendations are properly applied and maintained they should help reduce the probability of crime and can go a long way in making a community safer.