

Crime Prevention through Environmental Design ("CPTED") is a set of design principles used to reduce the incidence and fear of crime. When CPTED principles are put into practice, the resulting environment, including the building and its surroundings, will decrease a criminal's ability to commit a crime and increase the chance that someone will see and report a crime as it occurs.



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## CRIME PREVENTION THROUGH **ENVIRONMENTAL DESIGN (CPTED)**

*Going beyond traditional security  
methods to prevent crime*



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## NATURAL SURVEILLANCE

Criminals do not like to be seen or recognized, so they will choose situations where they can hide and easily escape. Some ways to incorporate natural surveillance are:

- Keep areas well lit. Every outside door should have a bright, working light, and install timers and motion detectors so your home looks occupied even when you are not there.
- Trim bushes and trees. Bushes should be kept below 3 feet and tree branches to at least 7 feet off the ground to increase visibility and to eliminate hiding spots.
- Leave window coverings open on a few front-facing windows. This creates the perception that you are watching and will witness any crime that occurs there.



## TERRITORIAL REINFORCEMENT

People naturally protect a territory that they feel is their own, and have a certain respect for the territory of others. Creating clear boundaries between public and private areas by using physical elements such as fences, pavement treatment, and landscaping are ways to express ownership. It also makes it harder for intruders to blend in. Here are some ways to implement territorial reinforcement:

- Plant grass, flowers, and other shrubbery. This helps separate your property and public property.
- Create an “illusion of occupancy” even when on vacation. Make arrangements to have your lawn mowed, driveway shoveled, and mail picked up.
- Install easily readable house numbers. This makes it easier for emergency services to locate your home in a hurry.

## MAINTENANCE AND MANAGEMENT

A well-maintained area sends the message that people notice and care about what happens in an area. The more dilapidated an area, the more likely it is to attract unwanted activities.

- Replace burnt out or broken light fixtures.
- Keep bushes and trees trimmed.
- Don't park multiple vehicles on your property for long periods of time. It presents a target for potential car thieves and vehicle burglars.

## CPTED TIPS TO ENHANCE SECURITY:

### Homes

- Keep shrubs and trees trimmed from windows and doors to improve visibility.
- Use lighting over entrances.
- Use prominent address numbers that are at least 4 inches high.



### Apartments

- Ensure hallways and parking areas are well lit.
- Install good quality deadbolts and 180 degree eye view on unit doors.
- Provide common spaces in central locations to encourage tenant interactions.

### Businesses

- Use walkways and landscaping to direct visitors to the main entrance and away from private areas.
- Place checkout counters near the front of the store, clearly visible from outside.
- Use shelving and displays no higher than five feet to help see who is in the store.
- Install lighting in parking lots.



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