

CRIME PREVENTION

Salt Lake City Police
Department



EMERGENCY

911

Police Non-Emergency
801-799-3000

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CPTED CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN



Did you ever wonder how you could make your home or business less appealing to criminals? Properties become targets of crime for a variety of reasons. By practicing the strategies outlined in this pamphlet, you can reduce the risk of being victimized.

Crime Prevention Through Environmental Design or CPTED (pronounced Sep-ted) holds some of the answers to these questions. CPTED provides a common-sense way to improve the safety of your living environment.

CPTED is a crime prevention approach based on a theory that the built environment influences the behavior of people. The proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, thereby improving the quality of life.

CPTED involves the design of the physical space relative to:

- the needs of the users
- the normal use of the space
- the predictable behavior of the users of the space

Crime decreases if the opportunity to commit the crime is reduced or eliminated. CPTED works by eliminating criminal opportunities in and around your property. This can result in your property being a less appealing target.

What can I do to protect my property?

CPTED does not have to be expensive or difficult to apply. It simply involves taking full advantage of your property's natural surveillance, access control and territorial reinforcement potential.

CPTED CONCEPTS

Natural Surveillance – is a design concept directed primarily at keeping intruders under observation. The primary goal of a surveillance strategy is to facilitate observation; it may also help to create an increased perception of risk to the offender.



Take an objective look at your property. If you answer yes to any of these questions, your property's natural surveillance needs to be improved.

- Does landscaping or fencing obscure the view to my property from neighboring properties?
- Are there any areas around my doors or windows where a person could hide?

- Are there areas of contrast or shadow around my property where intruders can loiter without being seen?

To address any of the above concerns, consider adding motion sensitive lights, reducing or pruning trees and shrubs, or altering fencing so intruders can be seen.

Natural Access Control – is a design concept directed primarily at decreasing crime opportunity. The primary goal of an access control strategy is to deny access to a crime target and to create a perception of risk to the offender.



Take a look at your property. If you answer yes to any of these questions, your property's access control needs to be improved.

- Do people routinely trespass on my property and/or fence line?
- Can people trespass on my property without being seen by others?
- Do people access my property in ways other than I intended?

- Do any existing access routes lack natural surveillance?

To address any of the above concerns, consider better control of undesired movements onto and within your property. Install landscaping, fencing or barriers to increase the chances of an intruder being seen when entering or exiting your property.

When selecting fencing or landscaping materials, consider the maintenance requirements and the impact that full-grown landscaping would have on your ability to see intruders trespassing on your property.

Keep furniture and equipment away from inaccessible windows and doors.

Territorial Reinforcement – is that sense of ownership that a design creates for the space. Encouraging or promoting activity that instills a sense of ownership and expanding the sphere of influence over that space.



Take a look at your property's territoriality. If you answer yes to any of these questions, your property's territoriality needs to be improved.

- Do strangers regularly trespass on my property?
- Is my property being used as a short cut?
- Does my property ever have an unlive-in or unkempt appearance?
- Are there seldom-used sections of my property where people loiter or hang out?

To address any of the above concerns, incorporate design elements that help distinguish between public and private property.

For businesses and residences, this can be done through well placed markers, flowerbeds, low fences, walls, hedges, signage and regular maintenance.

Create an "illusion of occupancy" at home. This is extremely important in deterring thieves. This can be accomplished by making sure your lawn is maintained, your driveway is shoveled and your newspapers and mail is picked up. Use timers to control your lights and have someone check on your property.



CPTED STRATEGIES:

- Provide clear border definition of controlled space
- Provide clearly marked transitional zones which indicate movement from public to semi-private to private space
- Create gathering areas at locations with natural surveillance and access control
- Re-designate the use of space to provide natural barriers to conflicting activities
- Improve scheduling of space to allow for effective use (parking for nightshift workers closest to the building)
- Redesign or revamp space to increase the perception or reality of natural surveillance
- Overcome distance and isolation through improved communications
- Place safe activities in vulnerable areas, e.g. community garden in vacant land
- Place vulnerable activities in a safe place, e.g. kindergarten play area in school courtyard
- Increase the perception of natural surveillance (especially around access control points)