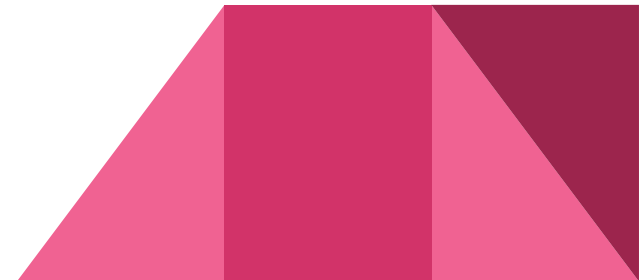


# Crime Prevention Through Environmental Design

James Stegall  
CPP, CPD  
Director of Security  
University of Oregon Police Dept.

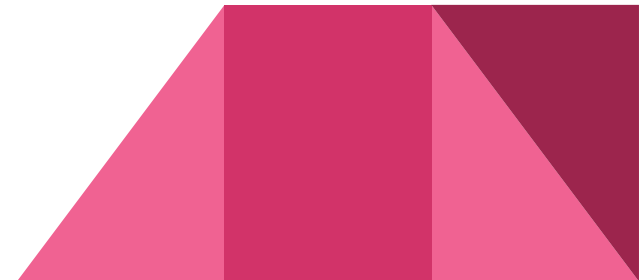
# What is CPTED?

- The proper design and effective use of the built environment can lead to the reduction in incidence and the fear of crime and thereby improve the quality of life.



# What is CPTED?

- The goal of CPTED is to **reduce opportunities for crime** that may be inherent in the design of structures or neighborhoods.
- Reduce target hardening, involve partners, **build community**.



## Builds & Supports the Local Economy

- Small-scale entrepreneurship
- More quality goods available
- Higher real estate values
- Local ownership, local value
- More desirable jobs
- Increased currency velocity
- Greater tax revenue
- Less need for municipal services

## Nurtures & Defines Community Identity

- Greater community organization
- Sense of pride and volunteerism
- Perpetuation of integrity and values
- "Mutual coercion,  
mutually agreed upon"
- Less need for municipal control
- Self-managing

## Fosters Frequent & Meaningful Contact

- Improves sociability
- More cultural exposure, interaction
- Exchanges and preserves information,  
wisdom, values
- Supports barter system
- Reduces race and class barriers
- Feeling of interconnection

# Place

## Creates Improved Accessibility

- More walkable
- Safe for pedestrians
- Compatible with public transit
- Reduces need for cars and parking
- More efficient use of time and money
- Greater connections between uses

## Promotes Sense of Comfort

- Visually pleasing
- Generally stimulating
- Sense of belonging
- Greater security
- Better environmental quality
- Feeling of freedom

## Draws a Diverse Population

- More women, elderly, and children
- Greater ethnic and cultural pluralism
- Encourages a range  
of activities and uses
- New service, retail,  
and customer niches
- Variation and character  
in built environment
- Encourages community creativity

© 2003

# The Benefits of Place

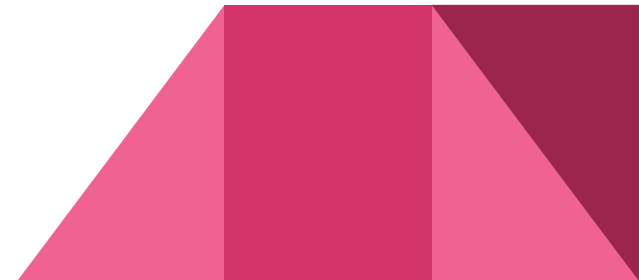
# Partners

CPTED is a multi-disciplinary approach to deterring criminal behavior. CPTED incorporates principles from:

- Police
  - Land Development
  - Urban Planning
  - Public Art Dept.
  - Dept. of Transportation
  - Parks Dept.
  - Neighborhood Development
  - Economic Development
  - Housing
  - Neighborhoods and Businesses
  - Public Health
  - Community / Political Leadership
- 

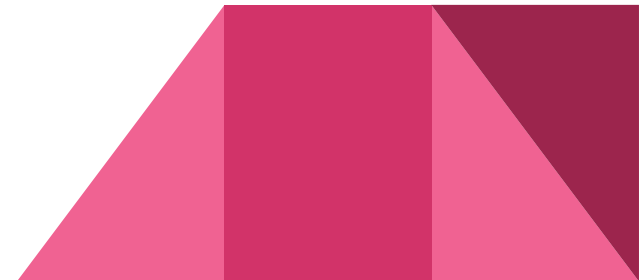
# CPTED at UO

- Thousands of cities across the world require CPTED Assessment in their code approval.
- The Campus Physical Security Policy incorporates CPTED in the design process.
- UOPD works with the Campus Planning Committee, project user groups, and Design and Construction to include crime prevention in the design process.



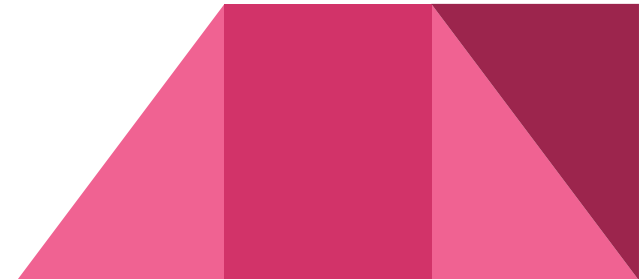
# Security Strategies

- **Organized:** Security Officers, Police, etc
- **Mechanical:** Alarms, Cameras, Fences, “target hardening.”
- **Natural:** Spatial definition, location of windows, landscaping, wayfinding, use of spaces



# CPTED Strategies

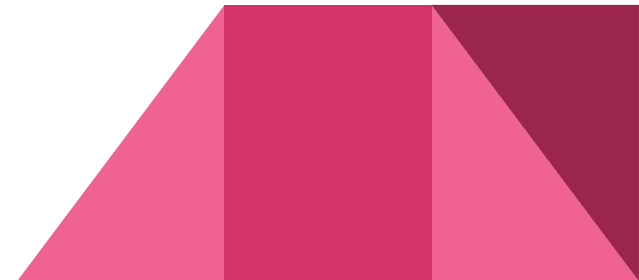
- Natural Surveillance
- Territorial Reinforcement
- Natural Access Control
- Maintenance





# Strategies – Natural Surveillance

- Design the space to allow visibility by legitimate users and keep possible intruders under observation
- Make the offender's behavior more easily noticeable
- Examples:
  - Windowed Stairwells
  - 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.



# Strategies – Natural Surveillance

- Eyes on the Street
- The open design of the stairs and guardrail allows the parking to be under constant surveillance by anyone leaving or looking out of their apartment



# Strategies – Natural Surveillance

- Windows allow patrons to observe activity on the street around the business





# Strategies – Natural Surveillance

- Properly selected, installed and maintained landscaping allows for unobstructed views of otherwise vulnerable doors and windows



# Strategies – Territorial Reinforcement

- Territorial reinforcement is marking territorial control of a space while discouraging potential offenders who perceive this control and avoid it



# Strategies – Territorial Reinforcement

- Territorial reinforcement employs such design elements as sidewalks, landscaping, and porches to help distinguish between public and private areas and helps users exhibit signs of “ownership” that send “hands off” messages to would-be offenders
- People take more interest in something they own or when they feel intrinsically involved





# Strategies – Territorial Reinforcement

- Celebrate the Entrance: Accentuate building entrances with architectural elements guide visitors and announce the transition from public space to private space



# Strategies – Territorial Reinforcement

- Use front porches and stoops between the street/sidewalk and residences to indicate transitions






# Strategies – Territorial Reinforcement

- Identify shops with wall signs and address numbers at the rear if parking is provided at the rear

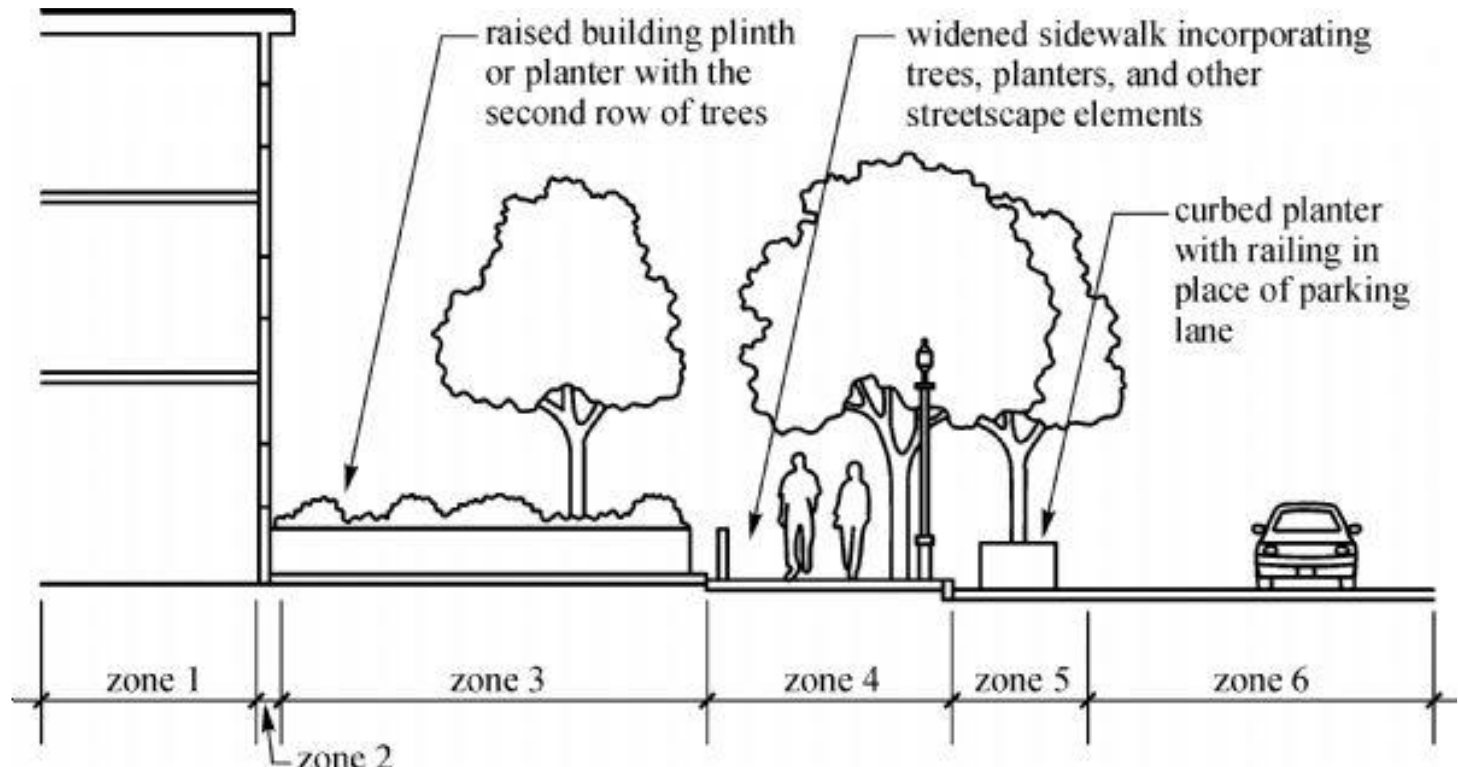


# Natural Access Control

- Natural access control employs elements like doors, shrubs, fences, and gates to deny admission to a crime target and to create a perception among offenders that there is a risk in selecting the target.
  - The primary thrust of an access control strategy is to deny access to a crime target
- 

# Natural Access Control

- Transition Zones re-enforce territorial behavior, encourage wayfinding and increase a sense of place



# Natural Access Control

- Use fences, walkways and landscaping to direct visitors to the proper entrance and away from private areas.





# Natural Access Control

- Install plantings and architectural design features such as columned gateway to guide visitors to desired entrances



# Natural Access Control

- Use signs to direct visitors to appropriate buildings, entrances and parking



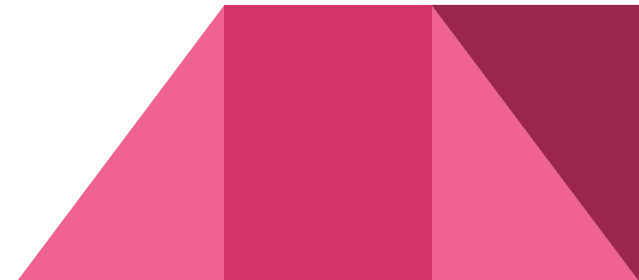
# Natural Access Control

- Limit access without completely disconnecting the neighborhood from adjacent neighborhoods



# Maintenance

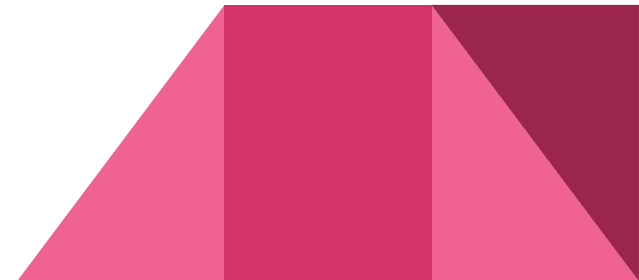
- Maintenance has the greatest impact on the public's sense of safety.
- Maintenance, including cleaning, repairing and landscaping, needs to be performed routinely to encourage use of the space for the intended purpose and discourage abnormal and criminal use.





# Maintenance

- Maintenance sends a clear signal that someone cares about the space and is likely to defend it against intruders or vandals.
- Landscape maintenance plans must be included in any CPTED assessment.



# Maintenance

- Keep all structures, including fencing and walkways, clean and in good repair



# Maintenance

- Keep all litter and trash picked up at all times



# Maintenance

- Keep trees and shrubs trimmed back from windows, doors and walkways.
- Keep shrubs trimmed to 2 feet and prune lower branches of trees up to 6 feet





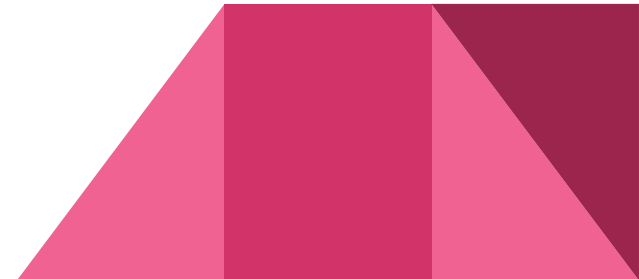
# Maintenance



- Eliminate hiding places and ambush points.

# Lighting

- Primary use of lighting in CPTED is the illumination of human activity.
- Lighting is an important element in any site design. Whether a single house or a shopping mall, appropriate lighting techniques should be used.
- **Good lighting increases feelings of safety.**
- It should provide clear paths for movement and highlight entryways without creating harsh effects or shadowy hiding places.



# Lighting

- Pedestrian Scale: Design lighting system for pedestrians that enables people to better see one another and reduce the potential risks of nighttime walks
- Reduce light pollution: Keep pedestrian lighting out of trees
- White light is the best type of light for the illumination of human activity.





# Landscaping

- Planting of landscape material should allow for an open line of sight between area frequented by residents and potential crime targets, limiting hiding places where criminal activity can occur





# Landscaping

- Provide see-through decorative fencing that is durable and does not create hiding places for criminals
- Use of “hostile” landscaping as barriers



# Public Art

- Public art by local artists increases community involvement and discourages abnormal use.
- Art can help activate “hot spots” attracting unwanted behavior.



# Public Art

- Human faces and human form in public art can increase the sense of observation.





# Other CPTED areas of focus

- Community building
- Social Outreach
- Traffic Calming/Control
- Economic Development
- Police involvement in community
- Budget Realities
- School Design
- Anti-terrorism
- Event Planning



# CPTED in the Office

Public vs Professional Space

Visibility

Signage

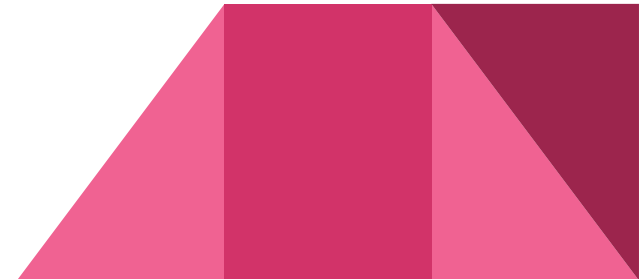
Hours

Guidelines

Communication

Furniture Placement

Available Dangerous Items





Questions?