

What is CPTED (Crime Prevention Through Environmental Design)?

A crime prevention philosophy based on the theory that proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, as well as an improvement in the quality of life.

The Tree Ds of CPTED

1. *Designated* Purpose
2. *Definition* of acceptable behaviors
3. *Design* to support and control desired behaviors

CPTED Emphasizes

1. Physical Environment
2. Behavior of People
3. Productive Use of Space
4. Crime/Lose Prevention Needs

CPTED Strategies focus on the Behavior and Perception of:

1. Normal Users – Persons that the space is designed to serve
2. Abnormal Users – Persons that abuse the space
3. Observers – Persons required to be in the space to observe the human function

CPTEDs Four Key Overlapping Concepts

1. *Natural Surveillance* – The placement of physical features, activities, and people in a way that maximizes visibility.
2. *Territorial Reinforcement* – The use of physical attributes that express ownership.
3. *Access Control* – People are physically guided through a space by the strategic design of streets, sidewalks, building entrances, and landscaping.
4. *Maintenance* – Allows for the continued use of a space for its intended purpose.

Major Benefits of CPTED

1. Public perception of safety and security
2. Minimizes opportunity for future crime and negative activity
3. An improved business environment
4. Revitalization and preservation of neighborhoods
5. Improvement and beautification of the physical environment
6. City departments working together toward a common goal
7. Increased communication and interaction between the city government and the public