



## **CPTED SAFETY PLAN**

1. SIGHT TRIANGLES AT ALL CORNERS FOR VISIBILITY
2. SHRUBS AND HEDGES AT THE FRONT OF THE HOMES TO BE MAINTAINED AT 30" HIGH FOR CLEAR VISIBILITY
3. STREET TREES TO HAVE A CLEAR TRUNK OF 8' FOR VISIBILITY UNDERNEATH
4. FENCING SHALL BE DESIGNED TO ALLOW FOR INCREASED VISIBILITY
5. THE PROPERTY WILL BE MAINTAINED REGULARLY TO EMPTY WASTE RECEPTICLES AND TO PRESERVE COMMON AREAS
6. CENTRALLY LOCATED POST OFFICE MAIL KIOSKS REQUIRE RESIDENTS TO TRAVERSE THE NEIGHBORHOOD TO PICK UP MAIL, THEREFORE PROVIDING DAILY SURVEILLANCE
7. HOUSES FACING EACH OTHER FOR SURVEILLANCE
8. VIDEO DOORBELLS STANDARD ON EACH HOME
9. WIRELESS SECURITY SYSTEMS STANDARD ON EACH HOME
10. PEEPHOLES INSTALLED ON FRONT DOORS OF EACH HOME
11. LIGHTED BOLLARDS AT PEDESTRIAN PATHWAYS
12. HOMES INCLUDE FRONT AND REAR EXTERIOR LIGHTING

### **(1.) (2.) (3.) (7.) (8.) (10.) (11.) CPTED Principle #1 - Natural Surveillance**

"See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

### **(3.) (4.) (6.) (8.) (9.) (10.) (11.) (12.) CPTED Principle #2 - Natural Access Control**

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage, and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

### **(4.) (5.) (7.) (8.) (9.) (10.) (12.) CPTED Principle #3 - Territorial Reinforcement**

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

### **(2.) (3.) (5.) CPTED Principle #4 - Maintenance**

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

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**(6.) (8.) (9.) (11.) CPTED Principle #5 – Activity Support**

**Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.**

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