

Crime Prevention Through Environmental Design

Multi-Family Homes: Single Buildings and Complexes

Natural Surveillance

- Design buildings so that the exterior doors are visible to the street or neighbors.
- Use good lighting at all doors that open to the outside.
- Install windows on all four facades of buildings to allow for good visibility.
- Assign parking spaces to residents. Locate the spaces next to the residents' units but do not mark with the specific unit number.
- Designate visitor parking.
- Make parking areas visible from windows and doors.
- Adequately illuminate parking areas and pedestrian walkways.
- Position recreation areas to be visible from many of the units' windows and doors.
- Screen or conceal dumpsters, but avoid creating blind spots and hiding places.
- Build elevators and stairwells in locations that are clearly visible from doors and windows.
- Allow shrubbery to be no more than 3 feet high for clear visibility in vulnerable areas.
- Locate buildings so that the windows and doors of one unit are visible from another.
- Construct elevators and stairwells to be open and well lit, not enclosed behind solid walls.
- Centrally locate playgrounds where they are clearly visible from units, but not directly next to parking lots or streets.*****

Natural Access Control

- Keep balcony railings and patio enclosures less than 42 inches high and avoid using opaque materials.
- Define entrances to the site and each parking lot with landscaping, architectural design, or symbolic gateways.
- Block off dead-end spaces with fences or gates.
- Discourage loitering by nonresidents and enforce occupancy provisions.
- Use devices that automatically lock upon closing on common building entrances.
- Provide good illumination in hallways.
- Allow no more than four apartments to share the same entrance (individual entrances are recommended).
- Centrally locate elevators and stairwells where many users may observe them.
- Limit access to the building to only one or two points.

Territorial Reinforcement

- Define property lines with low landscaping or decorative fencing.
- Accentuate building entrances with architectural elements, lighting and landscaping.
- Clearly identify all buildings and residential units using street numbers that are a minimum of 3 inches high and well-lighted at night.
- Where possible, locate individually locking mailboxes next to the appropriate units.
- Choose exterior furnishings that do not encourage unwanted loitering or gathering in hidden areas.

Maintenance

- Maintain all common areas to very high standards, including entrances, esplanades and rights of way.
- Prune trees and shrubs away from windows, doors, and walkways.
- Use and maintain exterior lighting.
- Strictly enforce rules regarding junk vehicles and inappropriat outdoor storage. Ignoring these issues will make a site appear uncared for and less secure.

Activity Support

- Provide playgrounds, game courts, open space in a central location promoting usage and visibility.
- Create opportunities for neighbors to meet.
- Provide desirable outdoor picnic areas
- Avoid locating incompatible activities next to each other.
- In parking garages and large lots that are less active, consider cooperative relationships with other businesses that will utilize the upper decks and bring more legitimate users to the facility.
- Place signs such as Caution Children Playing in streets and around playgrounds
- Advertise events with signage at entrance points to the complex

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