

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

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.

1. MAXIMUM ALLOWABLE TREE SPACING TO MINIMIZE VISUAL OBSTRUCTIONS
2. ALL GROUND COVER SUCH AS HEDGES, BUSHES, LOW PLANTS, ETC. WILL BE MAINTAINED AT A HEIGHT OF BETWEEN 2' AND 2.5'.
3. EXTERIOR LIGHT POLES AND REAR BUILDING LIGHTS TO AVOID DARK OR BLACK SPOTS.
4. MOTION-SENSOR SECURITY ALERT LIGHTING INSTALLED OVER ALL EXTERIOR DOORS. ADDITIONALLY, DOORS WILL HAVE 180 DEGREE PEEPHOLE VIEWERS OR SECURITY WINDOWS.

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.

1. PERIMETER LANDSCAPING WITH TREES AND A CONTINUOUS HEDGE DIRECT THE LOCATIONS INTENDED FOR PUBLIC ACCESS
2. FREESTANDING SIGNAGE WILL CLEARLY IDENTIFY THE NEIGHBORHOOD AND ASSIST IN DEFINING THE ENTRANCE LOCATION INTO THE DEVELOPMENT. BSO TRESPASS PROGRAM SIGNAGE WILL BE PROVIDED AT ACCESS POINTS ON THE NORTH, SOUTH, EAST AND WEST SIDES OF THE PROPERTY.
3. PRE-WIRED ALARMS, LOCKS AND DOOR KNOBS, PEEPHOLES, AND SECURE WINDOWS WITH LOCKS IN HOMES

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.

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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.

1. ROUTINE MAINTENANCE OF LANDSCAPING, LIGHTING & TRASH PICK-UP AT EACH PROPERTY.
2. ALL GROUND COVER SUCH AS HEDGES, BUSHES, LOW PLANTS, ETC. WILL BE MAINTAINED AT A HEIGHT OF BETWEEN 2' AND 2.5'.

PRINCIPLE #5 - ACTIVITY

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.

1. INCREASE PUBLIC PRESENCE COMPARED TO EXISTING CONDITIONS.

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