

Where Can CPTED Be Used?

~ Single Family Homes

Areas where many single family homes make up the neighborhood

~ Multi-Family Properties

Condos and Apartment Communities

~ Mixed Use Neighborhoods

Areas made up of single family homes, condos and/or apartment communities

~ Business Districts

Stand alone businesses, town centers, offices, hotels, small strip malls and large malls

~ Educational Institutions

K-12 Schools and Colleges

~ Industrial Areas

~ Parking Garages and Bus Stops

~ Parks, Playgrounds, and Trails

~ Entire Communities

Just About Anywhere!

Mesa Police Department Crime Prevention

**Working toward making
your community a safer
and more desirable place
to live and work!**



How Can an Existing Business Apply CPTED?

Existing Businesses can easily apply many CPTED principles. By doing this, they are preventing some of the common crimes that can occur in any business such as shoplifting, internal theft, robbery, burglary and more. CPTED can make the business safer and more inviting for customers too.

- ~ Make sure both interior and exterior areas have adequate lighting
- ~ Make sure all lighting is even and consistent
- ~ Keep walkways well lit and free of obstacles
- ~ Install a monitored digital video surveillance system that includes pan, tilt, and zoom capabilities
- ~ Use public monitors and signage to announce them
- ~ Keep cameras and monitors clean for best results
- ~ Use corner mirrors to reduce hidden areas
- ~ Keep windows and doors free of signage and clutter for clear sight lines from cashier areas to exterior
- ~ Keep windows, doors, and counter tops clean to show pride of ownership and provide ease of evidence transfer if needed
- ~ Raise cashier area to provide better natural surveillance of business
- ~ Keep displays low and easy to see from cashier area to reduce concealment and entrapment areas
- ~ Use cabinets, gates, etc. to define cashier areas as 'private space'
- ~ Use signage, display design, etc. to separate the 'employee only' areas from 'public use' areas
- ~ Use anti-sweep hardware on displays
- ~ Use locks to prevent shoplifting of high dollar or popular items (Target Hardening)
- ~ Keep landscaping trimmed using the '3 foot, 7 foot' rule to increase natural surveillance
- ~ Use crushed rock or gravel in place of larger river rocks in landscaping areas

For more information, you can contact:

**Mesa Police Department
Crime Prevention Officers
130 N. Robson ~ Mesa, AZ 85201
(480) 644-2300**

CPTED

CRIME

PREVENTION

THROUGH

ENVIRONMENTAL

DESIGN



What is CPTED?

CPTED (Pronounced 'sep-ted') is the acronym for Crime Prevention Through Environmental Design.

“CPTED is the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.”

National Crime Prevention Institute

Applying this philosophy during the design phase, before the building or neighborhood is actually built, is the best time, however this can also be successfully applied later. After the building phase is completed, CPTED can be somewhat limited.

The Four Strategies of CPTED

1. **Natural Surveillance**—Allows people maximum visibility to easily see entrances, parking areas, streets and sidewalks with clear sight lines and adequate nighttime lighting. This limits the opportunity for crime, but also increases the opportunity for positive social interaction for residents.
2. **Territorial Reinforcement**—Defines property lines to distinguish private spaces from public spaces using landscaping, pavement designs, art, gate areas, and “CPTED” recommended fences. This promotes a sense of ownership for residents.
3. **Natural Access Control**—A design concept using streets, sidewalks, building entrances, gate areas, etc. to clearly show public routes and discourage access to private areas. Creates a risk perception in criminals by denying access to their targets, limiting their crime opportunity.
4. **Maintenance & Management**—Once the proper image is created, it must be kept up in order to show a pride in ownership. The more pride in ownership that is projected, the less likely the area is to attract criminal activities and vandalism. If not kept up, those activities appear to be acceptable there.

How is CPTED Applied?

CPTED is applied through the use of the 3-D approach which assesses the space for design and use.

1. **Designation**—What was the space originally intended for and what is its designated purpose now? Can it support its current or intended use?
2. **Definition**—How is the space defined and does it clearly show who owns it and where the borders are? Are there any signs? Are there any legal, social, or cultural definitions as to its use?
3. **Design**—Does the physical design support the intended function of the space as well as the desired behaviors? Is there any conflict of the use of the space and intended human activity because of the physical design?

What are Design Features of CPTED?

1. **Clear Sight Lines**—Reduce isolated areas, hidden spaces and blind corners. Keep trees trimmed up to 7' from the ground and bushes no taller than 3' high and far enough away from doors to reduce hiding areas. Keep business windows clear of signage around cashier area.
2. **Adequate Lighting**—Use of adequate lighting for areas to be used at night and less lighting to discourage use of certain areas.
3. **Minimize Concealed Routes, Isolation, & Areas of Entrapment**—Offer alternative routes to use during nighttime or less favorable use times of the day when there is less pedestrian traffic. Place windows in strategic places such as bank lobbies used at night. Avoid entrapment areas such as recessed doors and travel routes shielded on three sides by bushes or walls.
4. **Activity Generators**—Adding a restaurant into an office building or increasing activities at a park.

Just to name a few!

CPTED has many more design features!

Can CPTED Be Applied After a Structure is Built?

Definitely! CPTED principles can also be applied to a business, home, or neighborhood that is already in existence. Sometimes at a very low cost. Just by trimming landscaping or adding additional lighting fixtures such as porch lights and yard lights or moving them to more strategic locations, you are applying CPTED. Additional ideas include:

- ~ Adding a timer to your porch and yard lights.
- ~ Trimming trees up to 7' above the ground level.
- ~ Pruning bushes down to 3' tall.
- ~ Adding short thorny bushes under windows.
- ~ Keeping sidewalks clear, defined, and well lit.
- ~ Keeping landscaping well maintained.
- ~ Working with neighbors to keep common areas clean, litter and graffiti free, and well maintained.

It's never too late to apply CPTED!

How Does CPTED Benefit You?

Remember the old saying, “An ounce of prevention is worth a pound of cure,” that you heard as a child? CPTED is that ounce of prevention used in the design phase of a project to avoid needing a pound of cure after crime hits.

Most people name their number one priority as their family and keeping them safe and out of harms way. When you go home at night, you want to relax and not have to worry about any of them becoming a victim. In addition, you invest a lot of time and hard earned money in your homes, businesses and communities and want them to be in safe areas. CPTED can create that sense of security by planning or transforming entire communities into being crime resistant. More importantly, it allows you to become involved in reducing the presence of criminals and therefore criminal behavior in your own businesses, neighborhoods and communities.