

Crime Prevention Through Environmental Design (CPTED) Recommendations

All property owners are encouraged to incorporate some basic CPTED principles into the footprint of their facility and their day-to-day operations. Incorporating CPTED principles helps keep tenants safe and creates a safer environment for those working on behalf of the property owner and the rest of the community. Whether separate or combined, the application of these principles in conjunction with other practices provides several benefits including but not limited to: creating a welcoming environment, fostering physical and social order within the community, creating a sense of ownership for tenants and employees, minimizing opportunities for crime and disorder, managing access to space.

Single Family Homes

Natural Access Control

- The utilization of pathways and landscaping to direct tenants and visitors to
- the appropriate entrances and keep them away from unauthorized or private areas.
- Ensure access points to spaces that are off limits to tenants are clearly marked and secured (roofs, electrical closets, HVAC Systems, attics etc.)
- Windows/sliding glass doors are secured with a locking device.

Natural Surveillance

- All doorways on the perimeter of the building are illuminated.
- Front Door is visible from the street
- Sidewalks, pathways, and areas of the yard are illuminated.
- Driveway is visible from the front or back door and has at least one window.
- Landscaping does not obstruct views of lower-level doors and windows from the street and other properties.

Territorial Reinforcement

- Property line is defined through the utilization of landscaping, pavement treatments, fences, and signage.
- Address is clearly visible from the street and alley. Numbers should be a minimum of five inches high and easy to read during the day and at night.

Maintenance/Security

- Shrubs and Trees are trimmed back from windows, doors, and walkways. Plants growing from the ground should be no higher than 2ft. Tree canopies should be below 6ft.
- Automatic exterior lights that activate at dusk are kept in working order.
- Yard is free of litter and trash.
- Home is kept in good repair.
- Graffiti found on the interior and exterior is removed within three days of being reported/observed.
- Establish and strictly enforce rules related to the presence of junk vehicles, furniture, and outdoor storage.

- A policy and schedule are in place for when locks are changed. Management has protocols to ensure previous tenants are not able to enter the home/apartment.

Multi-Family Homes and Apartments

Natural Access Control

- Entrances to the site are well defined using signage, landscaping, and architectural barriers.
- Dead end spaces are blocked off with fences or gates.
- Posted signage for visitors and enforce occupancy provisions of leases.
- Devices that automatically lock upon closing at common entrances to the facility.
- Lighting in hallways is present and maintained.
- Perimeter entrances, elevators, and stairwells are centrally located and covered via CCTV Systems.
- Access to the facility is limited to only one or two "main" entrances.
- Ensure access points to spaces that are off limits to tenants are clearly marked and secured (roofs, electrical closets, HVAC Systems, attics etc.)
- Windows/sliding glass doors are secured with a locking device.

Natural Surveillance

- Main entrances are visible from the street or by neighbors who live on the property or adjacent to the property.
- Windows at entrances are not covered with posters and notices that obstruct natural surveillance.
- All doorways on the perimeter of the building are illuminated.
- Signage that outlines parking policies and procedures.
- Designated visitor parking.
- Parking areas are visible from building windows.
- Exterior Recreational spaces or common areas visible from building windows.
- Interior recreational spaces or common areas are covered via CCTV Systems.
- Parking areas and pedestrian pathways are well illuminated.
- Spaces is defined and designated for dumpsters. Avoid creating blind spots or areas for concealment.

Territorial Reinforcement

- Property line is well defined with fencing or maintained landscaping.
- All buildings or units with private entrances are clearly identifiable. Numbers a minimum of three inches wide and entrances are well lit.
- Mail is stored in a locked and secured space.

Maintenance/Security

- High standards related to cleanliness and maintenance are set for entrances, hallways, vestibules, and common spaces.
- Shrubs and Trees are trimmed back from windows, doors, and walkways. Plants growing from the ground should be no higher than 2ft. Tree canopies should be below 6ft.
- Automatic exterior lights that activate at dusk are kept in working order.
- Yard is free of litter and trash.
- Graffiti found on the interior and exterior is removed within three days of being reported/observed.
- Establish and strictly enforce rules related to the presence of junk vehicles, furniture, and outdoor storage.
- A policy and schedule are in place for when locks are changed. Management has protocols to ensure previous tenants are not able to enter the home/apartment.
- CCTV system is installed, and all cameras are working. CCTV system is serviced at least once per year.
- Interior recreational spaces or common areas are covered via CCTV Systems.
- Access control and intercom system are utilized at the main entrances. Residents and staff are provided with their own individual credentials to enter the building.
- Space is provided with immovable anchorage points to lock and secure motorcycles and bikes.