

## What is CPTED ?

- Commonly known as CPTED, (pronounced “sep- ted”) it is a pro-active crime prevention strategy utilized by law enforcement agencies, planners, architects, security professionals and everyday citizens.
- CPTED operates on the belief that the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.

- The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of structures or in the design of neighborhoods.
- Applying CPTED starts by asking what are the designated purposes of the space, how is the space defined and how well does the physical design support the intended function? Only then, can effective design or problem solving begin.
- CPTED is common sense.

There are four underlying CPTED concepts:

1. Natural Surveillance
2. Natural Access Control
3. Territorial Reinforcement
4. Maintenance



### 1. Natural Surveillance

Natural surveillance is a design strategy that is directed at keeping intruders under observation. Designing for natural surveillance involves providing ample opportunity for legitimate users, engaged in their normal activities to observe the space around them. Natural surveillance is the placement of physical features and/or activities, and people that maximizes natural visibility or observation.

Glazing and proper placement, selection, and maintenance of plant materials should be considered to maximize natural surveillance opportunities.

### 2. Natural Access Control

Natural access control is a design strategy that is directed at decreasing crime opportunity. The primary goal of an access control strategy is to deny access to a crime target and to create a perception of risk to the offender. It does this by using design features to deny offenders access to targets, reduce escape opportunities and guide legitimate users through the environment.

### 3. Territorial Reinforcement

Territorial reinforcement is a design strategy that realizes that physical design can create or extend a sphere of influence over a property. Territoriality is a concept intended to clearly delineate a space as public, semi-public, or private space and to create appropriate ownership of that space.

This sense of ownership, fosters a behavior that challenges any abuse or unwanted acts that may occur in that space. It further creates an environment where strangers or intruders stand out and are more easily identified.

Territoriality often embodies natural surveillance and natural access control strategies.

Maintenance is an important part of territoriality.



## 4. Maintenance

Maintenance allows for the continued use of a space for its intended purpose. It also serves as an additional expression of ownership. A well maintained home, building or community creates a sense of ownership, which helps to deter criminals.



## Lighting

Good lighting is one of the most effective crime deterrents. When used properly, light discourages criminal activity, enhances natural surveillance opportunities, and reduces fear.

The type and quantity of light required will vary from application to application. To the degree possible, a constant level of light providing reasonably good visibility should be maintained at night.

The object is to light up the criminal without spotlighting the victim.

Lighting also has the ability to influence an individual's feelings about his environment from an aesthetic as well as a safety standpoint.



## Where to Start

CPTED or "Security Surveys" are a service that the St. Petersburg Police Department's Crime Prevention Unit provides for residential and commercial properties.

At your request, a certified crime prevention practitioner will conduct an assessment and complete a formal written security survey.

For further information or to request an assessment, please contact:

**St. Petersburg Police Department  
Crime Prevention Unit  
1300 First Avenue North  
St. Petersburg, FL 33705  
727-893-7128**

*Crime Prevention Through Environmental Design (CPTED) assessments of properties and neighborhoods are not intended to make the sites crime-proof. However, the probability of crime should be reduced if CPTED strategies are properly applied and maintained. CPTED recommendations are seldom in conflict with traditional forms of crime prevention, such as security systems, neighborhood crime watch groups and target-hardening techniques.*



# Crime Prevention Through Environmental Design



Improving the Quality of Life



St. Petersburg Police Department  
[www.stpete.org/police](http://www.stpete.org/police)