

Safe Neighborhoods by Design

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Crime Prevention Through Environmental Design Assessment Tools

Crime Prevention Through Environmental Design (CPTED)

is a proactive technique in which the proper design and effective use of the built environment can lead to a reduction in the fear of and incidents of crime and an improvement in the quality of life.

CPTED PRINCIPLE	WHAT TO LOOK FOR?
<p>Natural Surveillance</p> <p>Seeing into and out of a place is fundamental to safety. Natural surveillance allows site users the ability to see and be seen. The ability to see well should be a feature of the normal, everyday use of a space.</p>	<ul style="list-style-type: none"> • Is the front entrance visible from the street and driveway? • Are there windows on all sides of the building to allow for full view of the property? • Is landscaping maintained to allow for visibility to the street? • Are there blind corners or recessed areas with limited visibility? • Is there natural surveillance of gathering areas and youth hang out spaces? • Do fence and gate design allow for visibility? • Are indoor activity and congregation areas oriented to allow for visibility to the outdoors? • Are there clear views of street parking, driveways, and garages?
<p>Natural Access Control</p> <p>Strategies that guide people to and through a site and clarify which parts of the site they are encouraged to use. Access control must match the designation for the space. For example, a park will have less access control than a private residence.</p>	<ul style="list-style-type: none"> • Do walkways, porches, and other features direct visitors to entrances and away from private areas? • Do trees, trashcans, and other features allow for easy access to the 2nd story via windows or balconies? If so, what changes can be made to prevent access? • Do entrances have at least at 180 view, including through the peep hole? • Are door locks located a minimum of 40 inches from adjacent windows? • Do all doors, windows, and garages have appropriate locks?
<p>Territorial Reinforcement</p> <p>A site should clearly announce what it is designed to do. Defining a space through recognizable patterns and features that reflect the encouraged use helps to reveal unwanted or abnormal activity.</p>	<ul style="list-style-type: none"> • Are property boundaries clearly marked with hedges, low or see-through gates or fences, and/or signage? • Are transitional zones between public, semi-public, and private areas clearly defined? • Are there conflicting uses of the space? • Is the property address visible from the street, non-reflective material, and clearly lit at night? • Is the mailbox or delivery area clearly marked and as close as possible to the front of the building and visible from adjacent buildings?

<p style="text-align: center;">Image</p> <p>Seeing into and out of a place is fundamental to safety. Natural surveillance allows site users the ability to see and be seen. The ability to see well should be a feature of the normal, everyday use of a space.</p>	<ul style="list-style-type: none"> • Are buildings painted and in good condition? • Is there evidence of graffiti or vandalism and in what locations? • Is there visible litter or dumping around? Are there signs indicating who to report this to? • Is landscaping maintained to no higher than 3 ft. in height and tree canopies no lower than 7 ft.? • Are there old and non-working automobiles, boats, trailers, or other vehicles on the street or in the front yard? • Are landscaping species appropriate for the site? • Does the site feel cared for? Does it convey a sense of active ownership?
<p style="text-align: center;">Lighting</p> <p>Lighting is an important element in any place. Good lighting will help people feel more comfortable with their surroundings. It should provide clear paths for movement and highlight entryways without creating harsh effects or shadowy hiding places.</p>	<ul style="list-style-type: none"> • Is lighting on only when it is needed? • Are lighting fixtures appropriately designed, placed, and oriented towards vulnerable areas and activity spaces? • Are lighting fixtures shielded and directed downwards? • Is lighting uniform, does it evenly illuminate the desired area without causing glare? • Is there light pollution, is there too much light for the given space or purpose of the site? • Are lighting fixtures protected from vandalism? • Are there any broken lights and are there signs indicating who to report them to? • Do trees or signage block lighting? • Are pedestrian areas illuminated? • Are you able to accurately identify an approaching individual? • Does lighting illuminate signage, address markings, and gathering areas?
<p style="text-align: center;">Incompatible Uses</p> <p>Land and site use types, diversity, and adjacencies have the ability to influence opportunities for crime. Incompatible land uses should be identified and efforts should be taken to mitigate any negative impacts when possible.</p>	<ul style="list-style-type: none"> • Are there incompatible activities located next to one another? • Are there signs of competing uses and users and signs conflict between them? For example, a common incompatible land use example is the presence of liquor stores in residential neighborhoods or near schools. • Is street furniture- trashcans, benches, bike parking, newsstands, lighting-appropriately placed so as not to block pedestrian access?
<p style="text-align: center;">Movement Predictors</p> <p>Many elements or design features in our communities influence the direction or route that pedestrians and cyclists commonly use when traveling. In some cases, such as an alley or pedestrian tunnel, these routes physically define the path and do not provide alternative routes. In other cases, the direction is defined more loosely using signage or other wayfinding elements.</p>	<ul style="list-style-type: none"> • Does the area feel isolated? • How far away is the nearest person to ask for help? • Is it easy to predict when people will be around and where they will come from? • Is it easy to predict the intended pedestrian route? • Are there signs of makeshift or informal routes? • How easy is it to exit the area undetected? • Can you predict what is at the end of the route, walkway, path? • Do you feel safe waiting in the area for public transportation or other activities?
<p style="text-align: center;">Capacity</p> <p>All neighborhoods and communities have a threshold for supporting particular uses or activities. Once a use exceeds that threshold, it can result in negative activities. For example, a single bar or liquor store may function within a neighborhood without any issues. But several bars or liquor stores may begin to have negative impact.</p>	<ul style="list-style-type: none"> • Is there a mix of land uses? • Who are the current users of the site? • Are there signs of conflicting activities? • Are activities appropriately distributed throughout the site? • Are spaces and sites appropriately sized for encouraged activities? • What are the main and dominant uses of the site? Are they intended uses? • Is there spillover of activities from one space to another and what is the result?

<p style="text-align: center;">Activity Support</p> <p>It takes an active and engaged community to achieve safe places. Connecting people to each other, to the place, and developing positive norms helps to increase safety. Underutilized locations can be inviting to negative activity.</p>	<ul style="list-style-type: none"> • How much and what type of activity is in the area, during the day and night? • Do activity levels provide for passive surveillance? Especially of vulnerable users or areas such as children and tot lots? • Are land uses and activities reflective of community needs and priorities? • Are there new and creative opportunities to engage community members and encourage pedestrian activity?
<p style="text-align: center;">Social Cohesion</p> <p>Supportive relationships and interactions between all users of a place will maintain a sense of community and safety. Urban design can enhance the opportunity for positive social cohesion by providing well-designed and carefully located spaces where this can occur such as comfortable and inviting streets, community gardens, bus stops and community centers</p>	<ul style="list-style-type: none"> • How do users of the site interact? Does this convey a sense of safety? • Are there natural opportunities for positive social interaction? • Are there well-designed and carefully located spaces for social interaction-benches, gazebos, walking paths, community spaces? • Are there formal and informal social programs and is the community aware of them? • Are there community gathering spaces such as parks, plazas, parklets, walking paths, multi-use buildings and areas, and cultural, music, art, and sporting event spaces designed to bring community members together?
<p style="text-align: center;">Community Connectivity</p> <p>Neighborhoods and corridors should be both socially and physically connected to the greater community. Any given place should not exist in isolation from its surroundings but should instead mesh with the rest of the city.</p>	<ul style="list-style-type: none"> • Are there places in the community you want to access but cannot access by walking, biking, or transit? • Are there opportunities for physical connections between land uses, neighborhoods, and buildings through roadways, pedestrian bridges and paths, bike facilities, and other infrastructure? • How might these physical connections impact safety and crime? • Are adjacent land uses connected or do they exist in isolation, for example a school community with residential area? • Are there opportunities for share-use spaces and programs?
<p style="text-align: center;">Community Culture</p> <p>The cultural expression of a place instills a sense of pride and ownership in the community. This may include the arts, music, sports or other local cultural events designed to bring people together and enhance social cohesion.</p>	<ul style="list-style-type: none"> • Are there safe and accessible community gathering spaces, i.e. multi-purpose spaces, sports facilities, art and music spaces, memorials, murals, parks, plazas, parklets? • How are they being used? Do activities represent the community? • Do physical features express a “sense of place”? • Is there a clear branding theme throughout the site through colors, physical features, lighting, landscaping? • Do community memorials, public murals, posters, colors, and the design of buildings, signage, street furniture, and lighting work together to convene a community identity and culture?

