

# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Andrew Luttrell, ASP, OHST, CPD





# INTRODUCTION

# WHAT IS CPTED?

- ***Proper Design, Effective Use of the built environment- reduced fear and incidents***
- What is “proper design”?
- The main emphasis of CPTED that helps reduce crime and create safer spaces by focusing on:
  - Physical environment
  - Behavior of people
  - Productive use of space



The goal of CPTED is to reduce opportunities for crime that may be inherent in the design of the structures or in the design of the neighborhoods.



How is this goal accomplished?

THE GOAL,  
THOUGH NOT  
ABSOLUTE

## **Electronic**

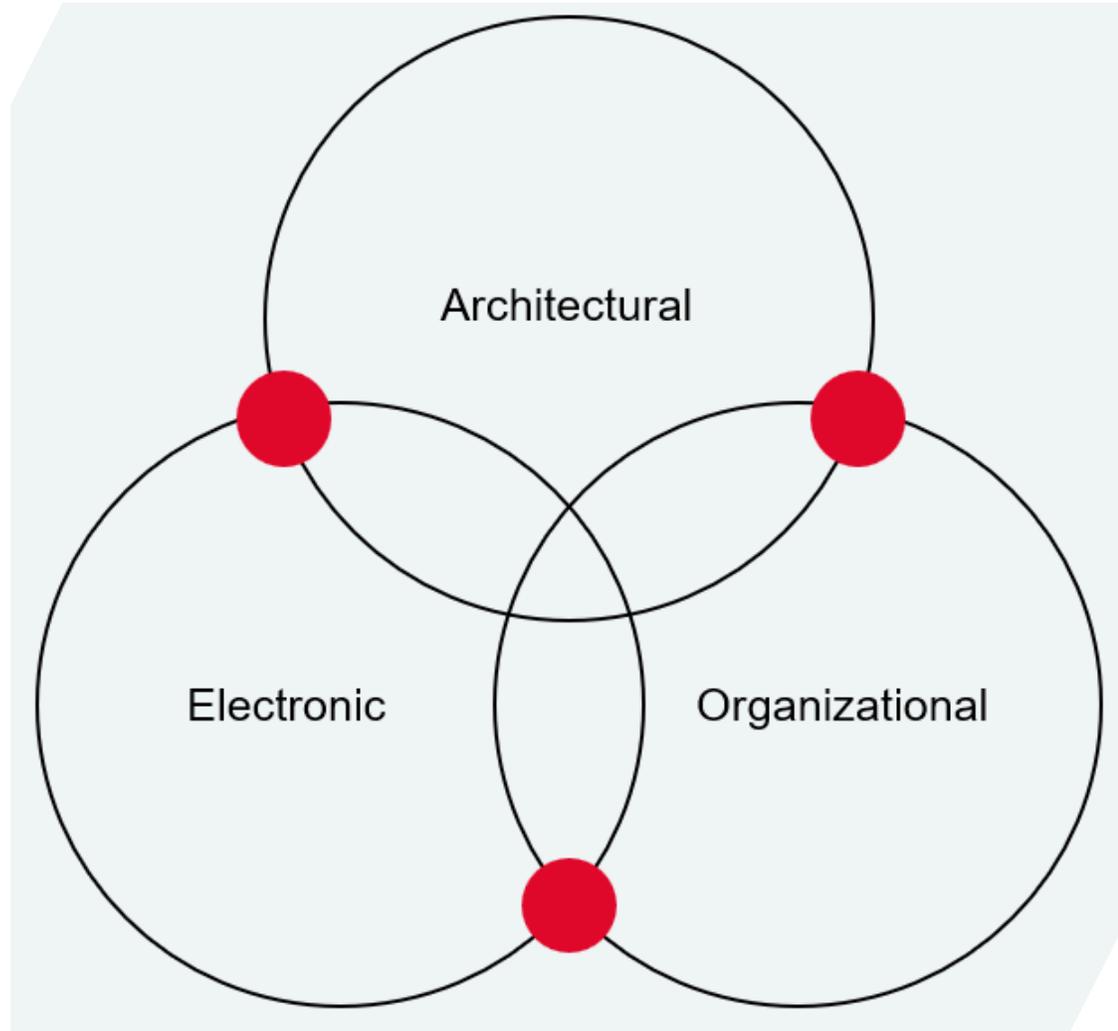
Often referred to as mechanical: consists of alarms, cameras, fencing, etc.

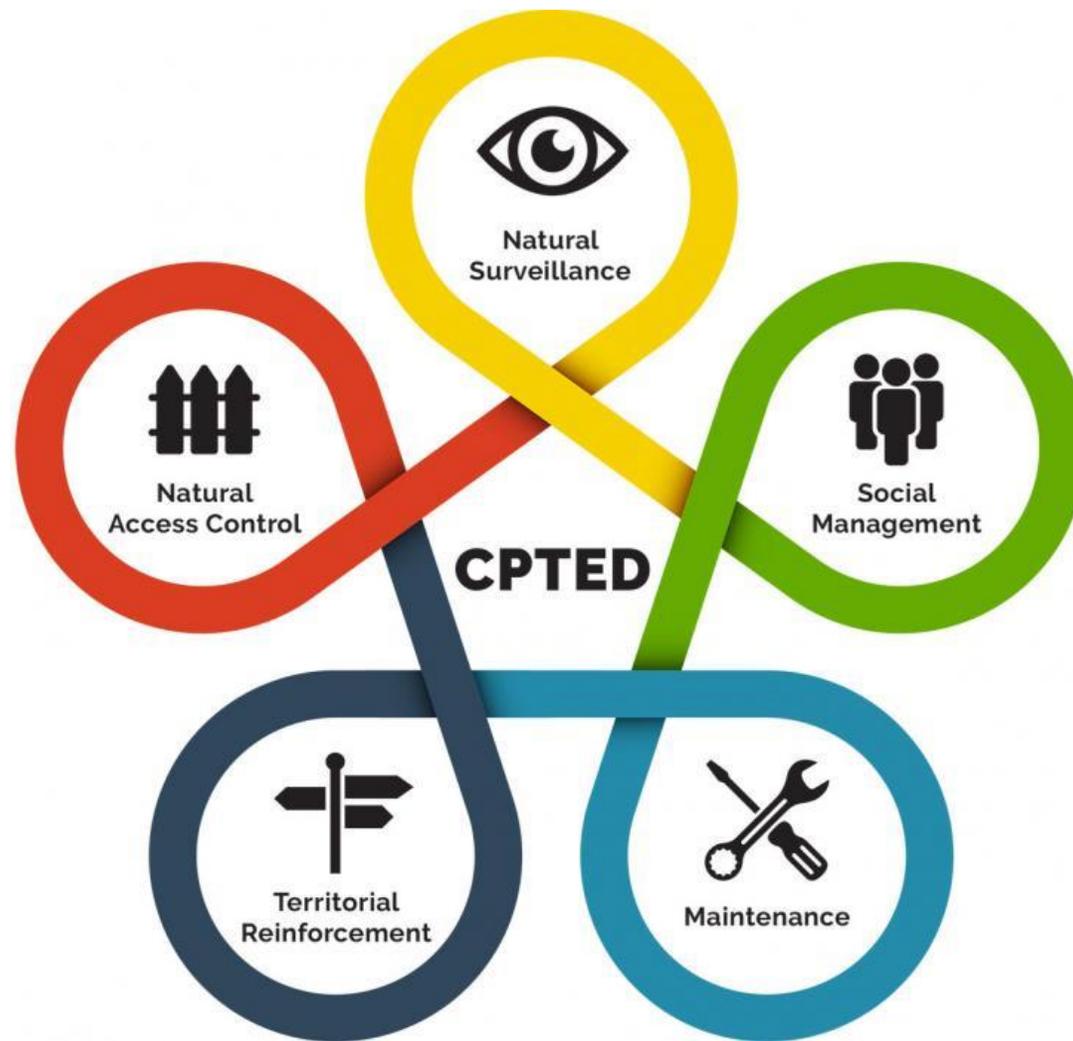
## **Organizational**

Best known as security officers but can be simplified to people.

## **Architectural**

Known as “natural security, which is the greatest emphasis in CPTED.





# NATURAL SURVEILLANCE

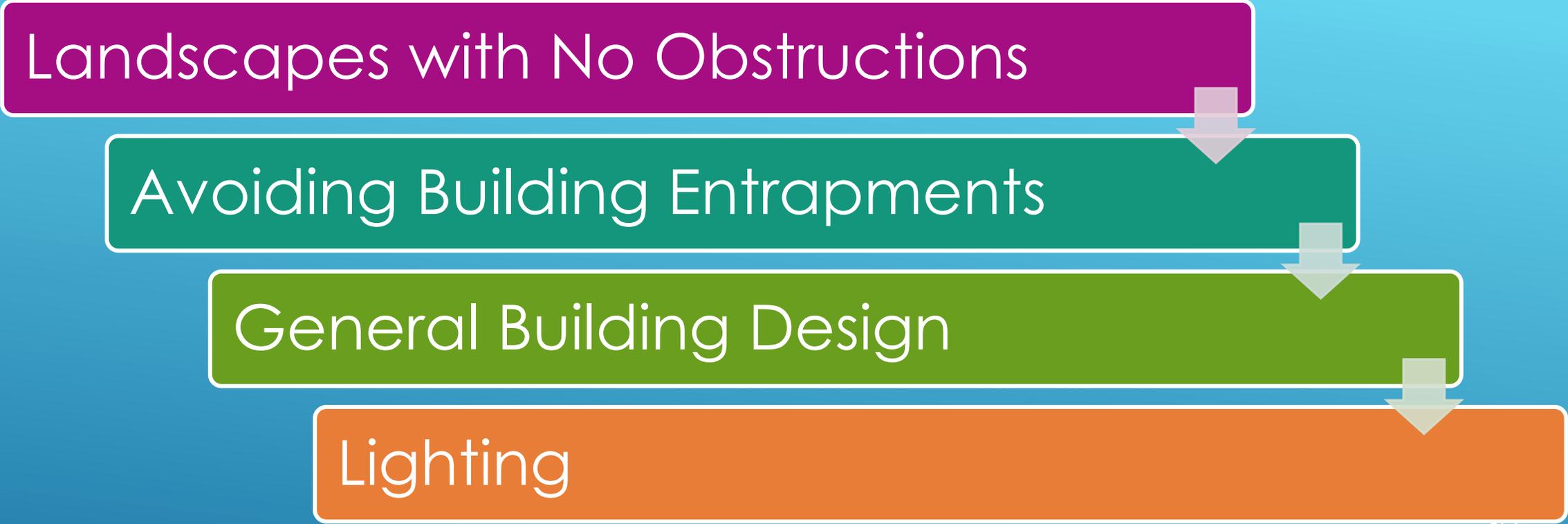


NS increases criminal apprehension by taking steps to increase the perception that people can be seen.

Emphasis on strategic placement of people, activities, and features.

EYES ON THE STREET

Landscapes with No Obstructions



```
graph TD; A[Landscapes with No Obstructions] --> B[Avoiding Building Entrapments]; B --> C[General Building Design]; C --> D[Lighting]
```

Avoiding Building Entrapments

General Building Design

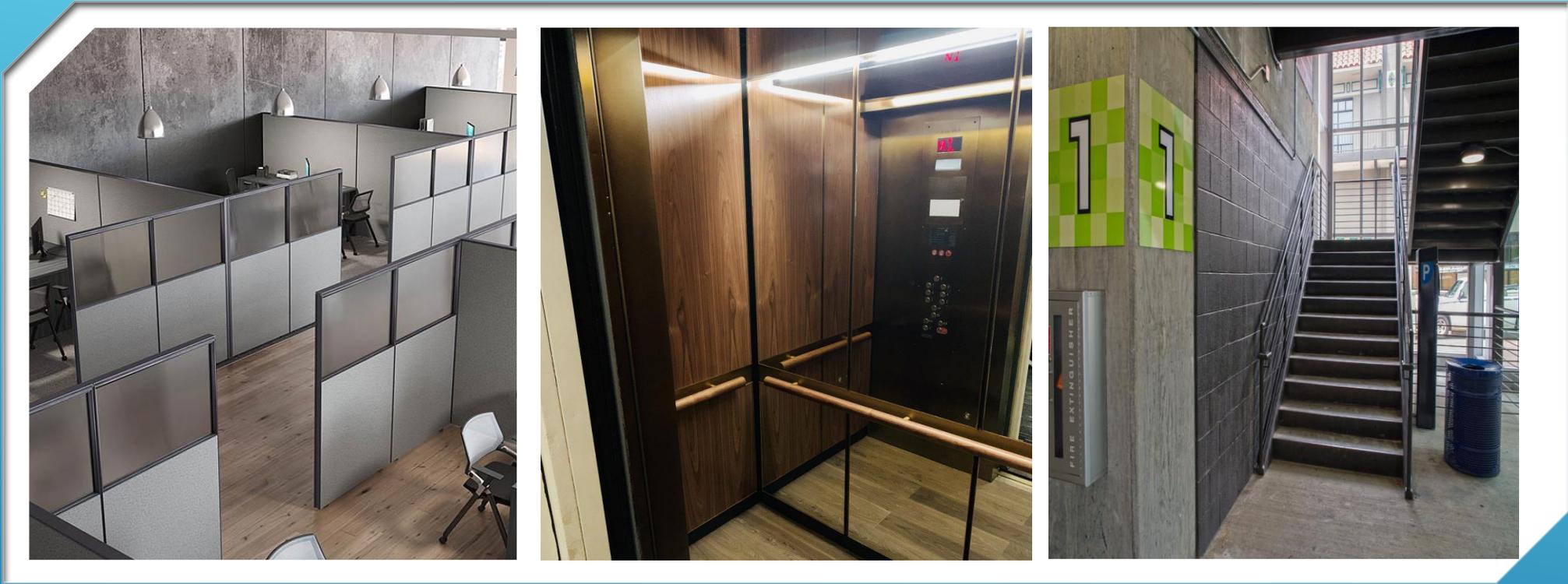
Lighting

NATURAL SURVEILLANCE

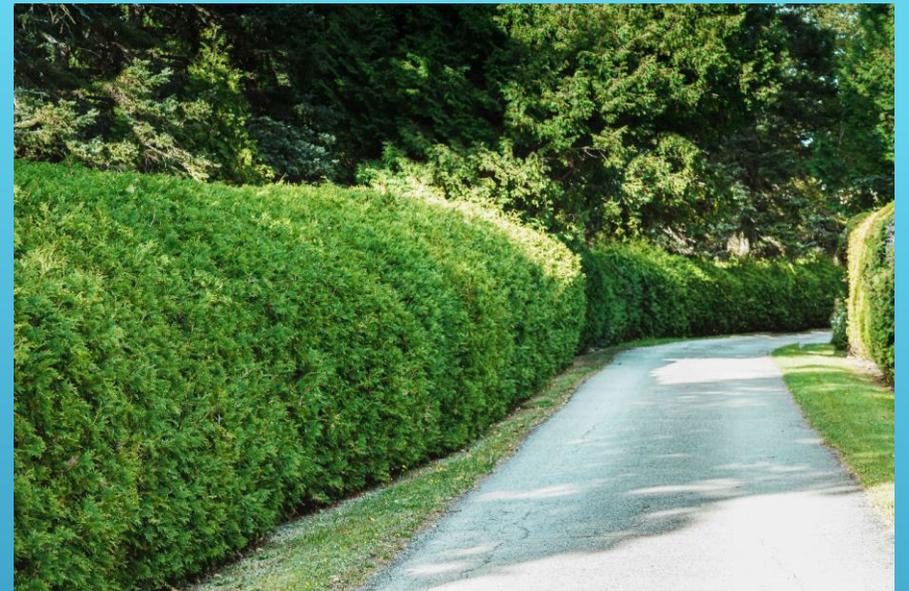


# LANDSCAPING

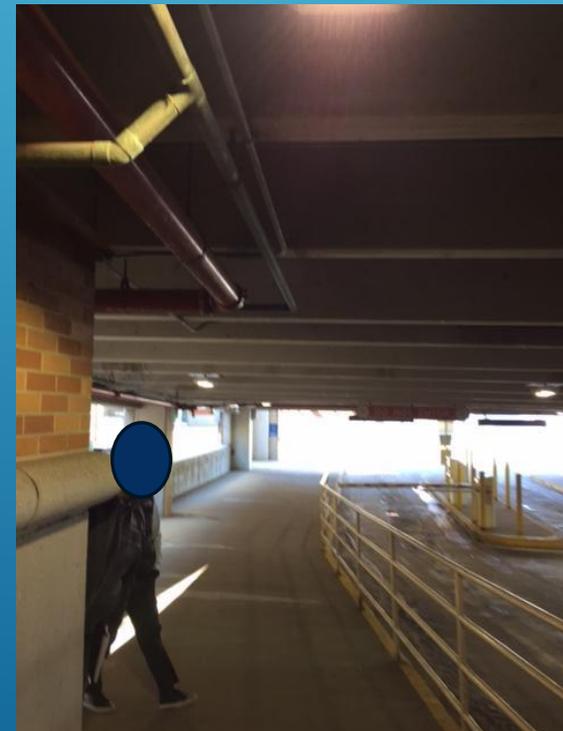




# INTERIOR BUILDING ENTRAPMENTS

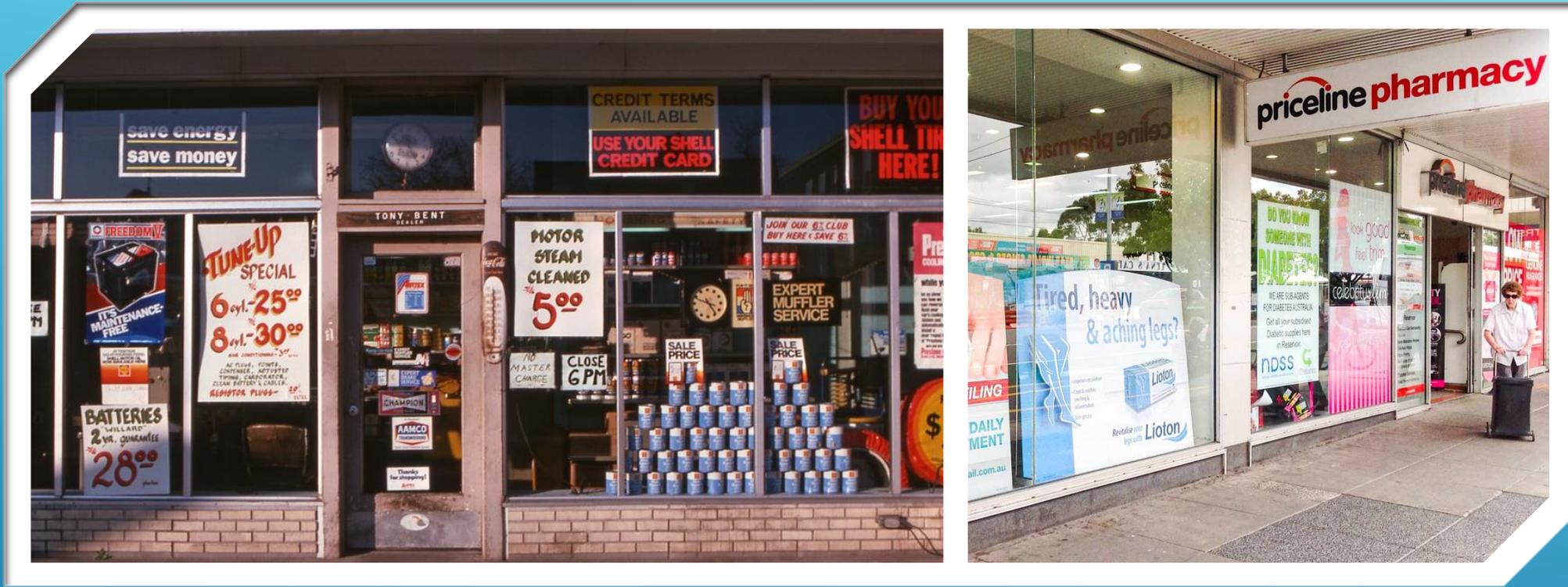


# EXTERIOR BUILDING ENTRAPMENTS





# GENERAL DESIGN: SPACE ACTIVATION & CASUAL SURVEILLANCE



# EXAMPLES OF POOR DESIGN

# LIGHTING

Negligent  
security  
claims

Case law  
examples





UNIFORMITY



BRIGHTNESS

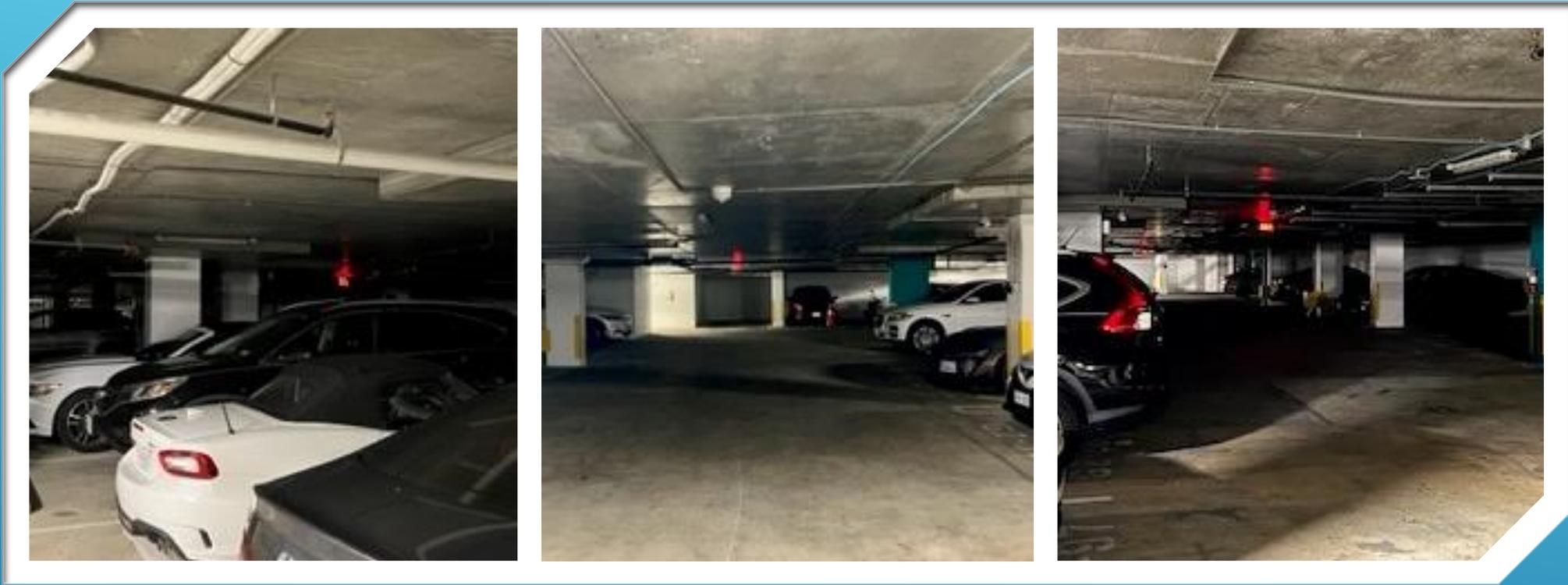


GLARE



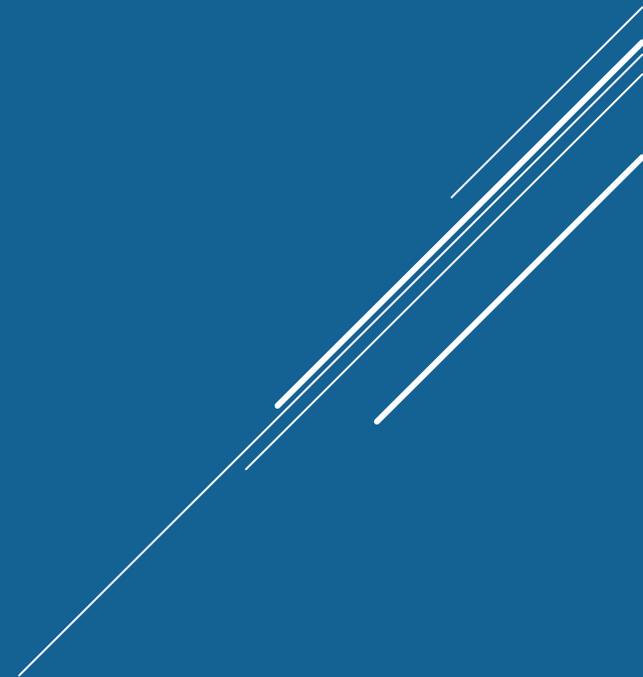
ADAPTATION

# LIGHTING CONSIDERATIONS



# CLIENT GARAGE PICTURES

# NATURAL ACCESS CONTROL



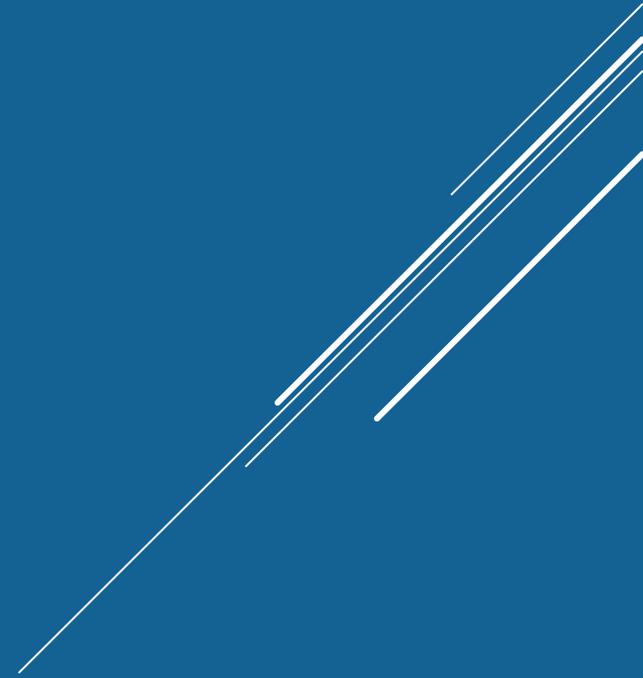


- Make entrances obvious
- Control access by design
- Clear wayfinding



# WAYFINDING

# TERRITORIAL REINFORCEMENT





WHICH HOUSE LOOKS  
LIKE IT IS CARED FOR?

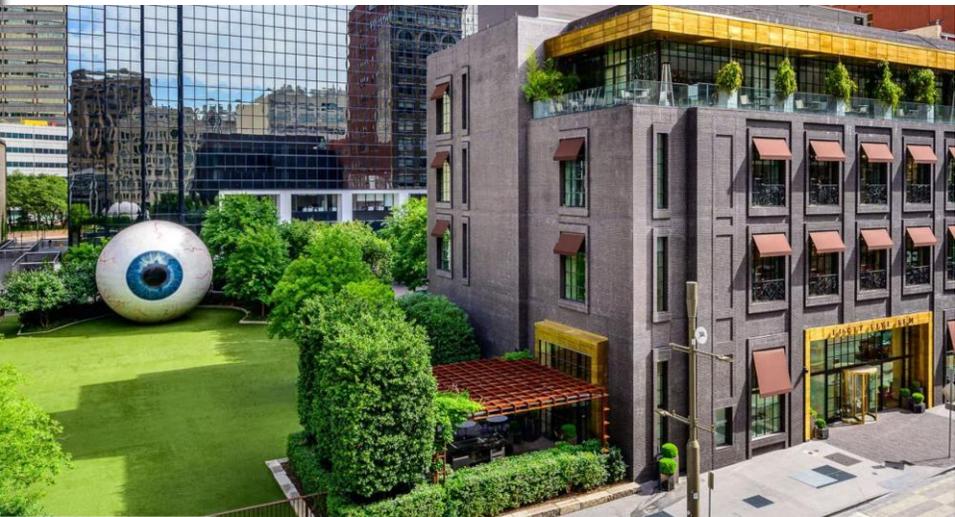
- WHICH HAS NICER THINGS?
- WHICH IS A MORE DESIRED TARGET?



USE HEDGES/SHRUBS, SIGNAGE, AND FENCING TO REINFORCE THE MESSAGE THAT THE PROPERTY IS PRIVATE



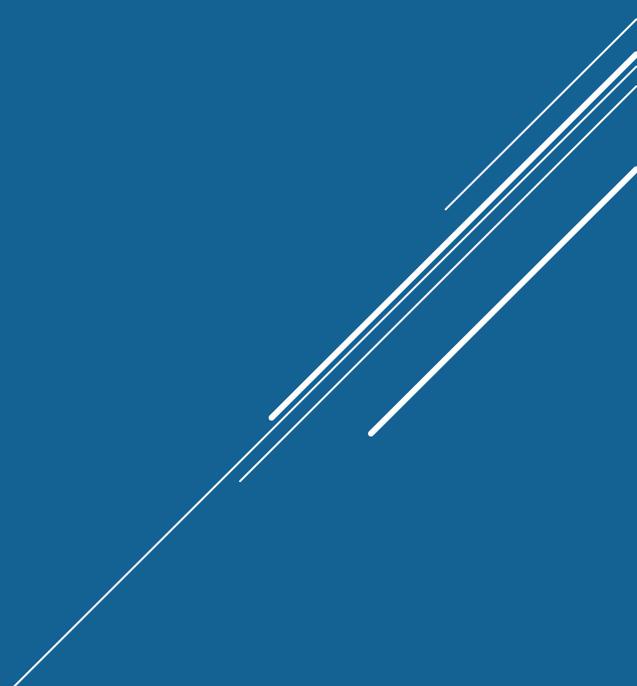
# THE DALLAS EYE





# HOSTILE ARCHITECTURE

# MAINTENANCE

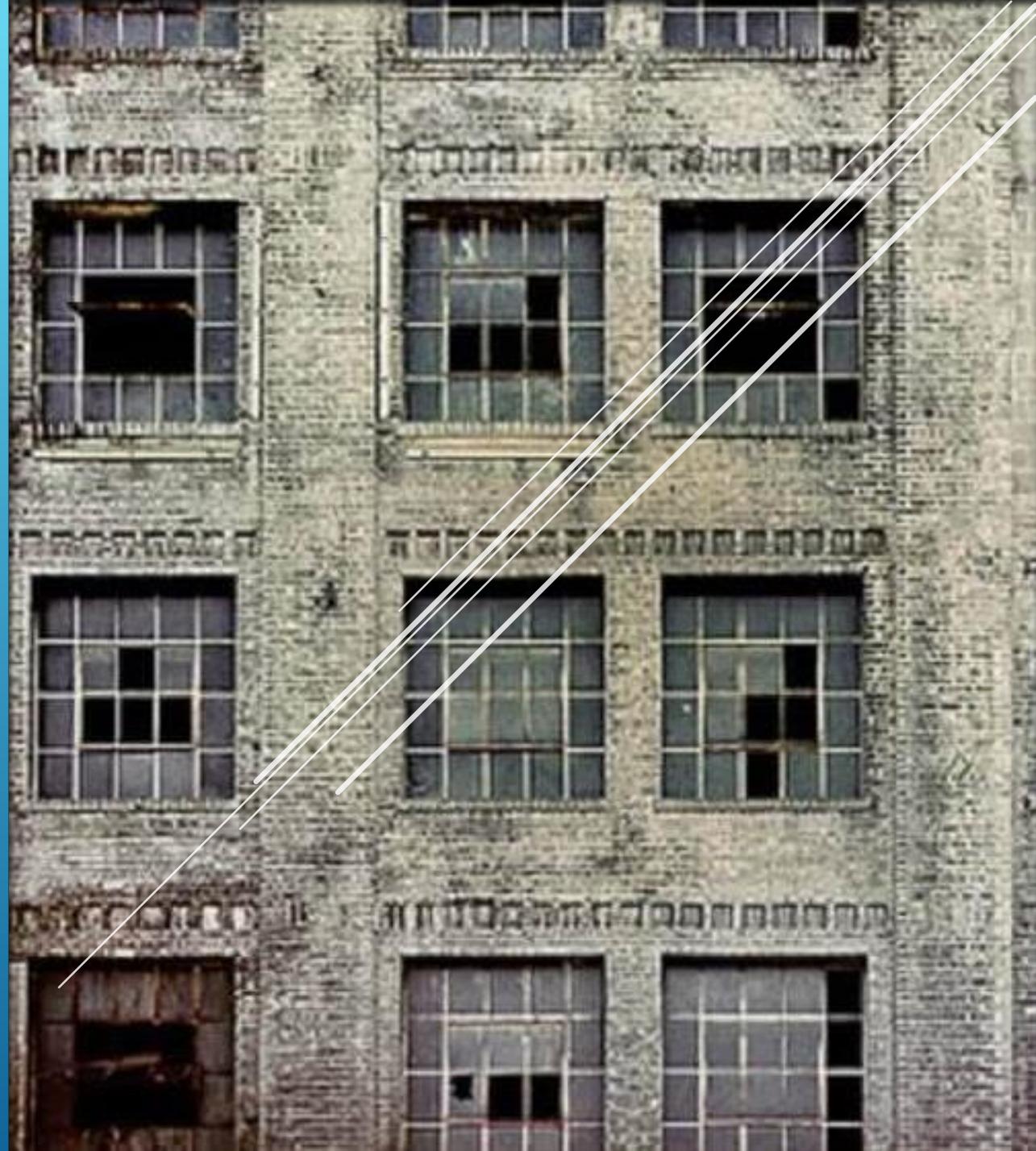


# THE BROKEN WINDOW THEORY

JAMES WILSON- POLITICAL SCIENTIST AND PROFESSOR AT UCLA AND HARVARD.

GEORGE KELLING- CRIMINAL JUSTICE PROFESSOR AT RUTGERS-NEWARK.

CAN YOU THINK OF EXAMPLES OF THE BROKEN WINDOW THEORY?





# GRAFFITI- ART OR VANDALISM?

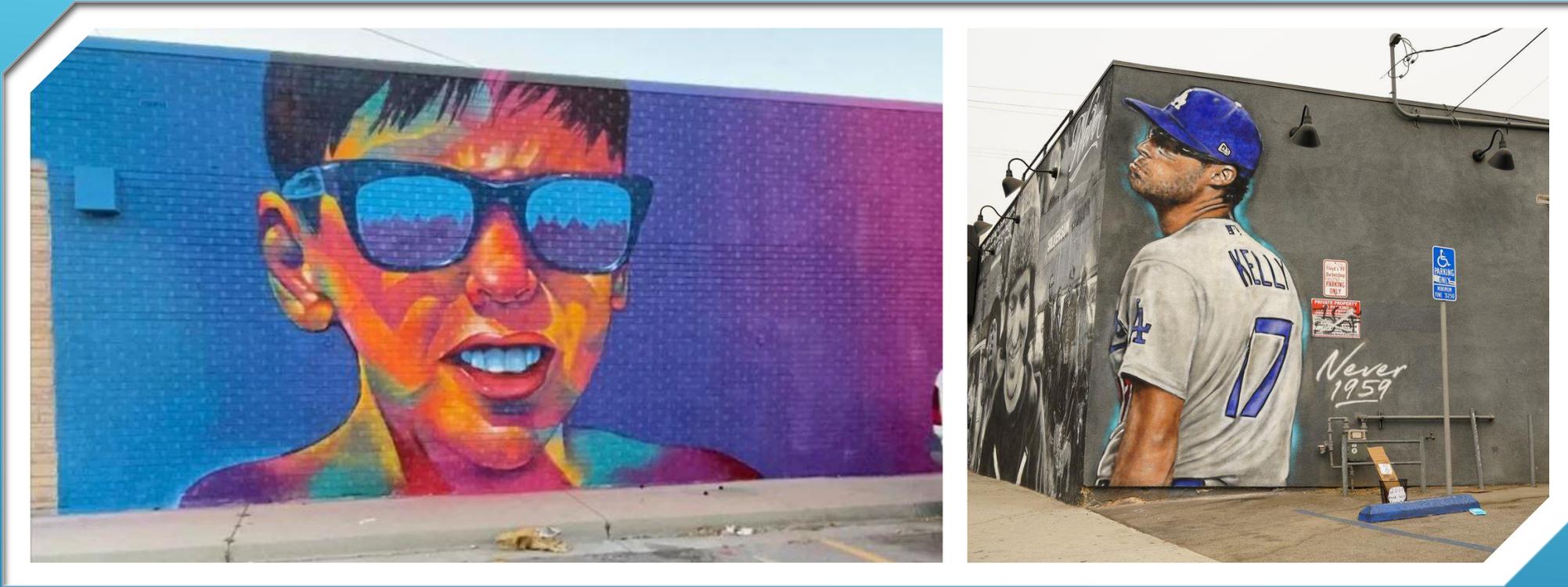
- STUDY BY ARIZONA STATE UNIVERSITY SHOWS \$12B PER YEAR SPENT CLEANING GRAFFITI.
- MANY CASES OF GRAFFITI ARE NOT REPORTED AS PEOPLE DON'T SEE IT AS A REAL CRIME.

# TAKING CARE OF BUSINESS



# SOCIAL MANAGEMENT AND ACTIVITY SUPPORT





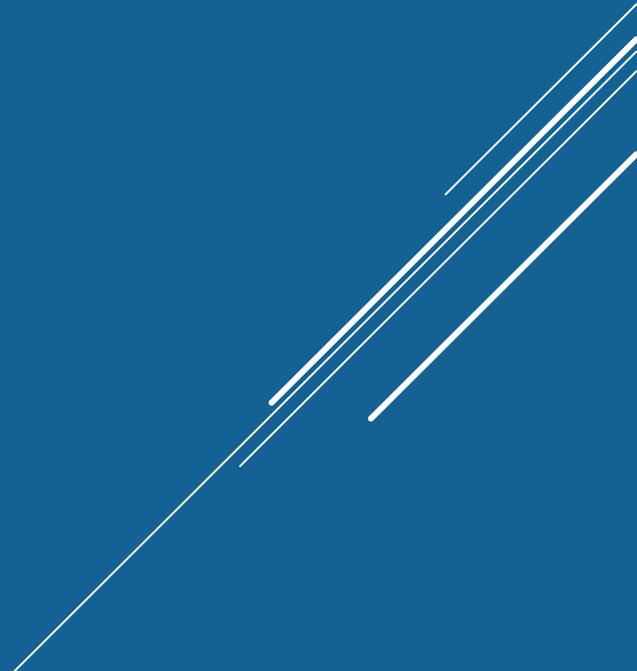
# EXAMPLES AND RELEVANCE



# ADDITIONAL EXAMPLES



WHERE CPTED IS  
BEING UTILIZED  
CURRENTLY





- CHANDLER, ARIZONA POLICE DEPARTMENT- 62-PAGE CPTED GUIDE ONLINE
- HARRIS COUNTY, TX- \$50 MILLION FOR TREES, LIGHTS, SIDEWALKS DROPPED CRIME 8% IN 2022 AND ANOTHER 12% IN 2023
- CHARLOTTE-MECKLENBURG SCHOOL DISTRICT: \$3 BILLION FOR SCHOOL IMPROVEMENTS- CAMERAS, PROTECTED ENTRANCES, INCREASED SECURITY BY DESIGN
- TOMMY'S BAR AND GRILL- SYRACUSE, NY

# FINAL THOUGHTS AND QUESTIONS

THANK YOU!

[ALUTTRELL@SOMPO-INTL.COM](mailto:ALUTTRELL@SOMPO-INTL.COM)