

# Crime Prevention Through Environmental Design (CPTED)

## *A comprehensive approach to crime prevention*

CPTED is part of a comprehensive approach to crime prevention. By emphasizing modifications to the physical environment, it complements community-based policing, Neighbourhood Watch, and social programs that address some of the root causes of criminal behaviour.

The application of CPTED tactics can make it more difficult to carry out inappropriate activities and can often be quite simple. CPTED focuses on the use of design to eliminate or reduce criminal behaviour while at the same time encouraging people to keep an eye out for one another.

CPTED can be applied to identify and remove potential problems in proposed developments, or to correct existing design problems that may invite crime.

## *Key principles of CPTED*

**Natural Surveillance** – this involves placing physical features, activities, and people in ways that maximize visibility and optimize the potential to spot suspicious persons or activities. This design concept is directed primarily at discouraging criminal activity by ensuring that public spaces are easy to observe.

**Territorial Reinforcement** – physical design can create a sphere of territorial influence. Users then develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. Defined property lines and clear distinctions between private and public spaces are examples of the application of territorial reinforcement. Territorial reinforcement can be achieved using landscaping, pavement designs, gateway treatments, signs, and fences, which create boundaries without compromising natural surveillance.

**Natural Access Control** – this design concept is directed primarily at decreasing crime opportunities by discouraging access to potential crime targets and creating a perception of risk to offenders. This is a logical extension of the idea of territorial reinforcement. It is gained by designing streets, sidewalks, building entrances, and neighbourhood gateways to clearly indicate public routes, and by discouraging access to private areas with the use of structural elements such as physical barriers, security devices, and tamper-resistant materials.

**Maintenance** – care and maintenance of property encourages continued use of a space for its intended purpose. Deterioration indicates less concern for and control of an area and indicates a greater tolerance of disorder. Proper maintenance prevents reduced visibility due to plant overgrowth and obstructed or inoperative lighting. Ensure that a building or area is clean, well-maintained, and graffiti-free.

**Activity Support** – encouraging community interaction, activities and the intended use of public space by residents and other legitimate users discourages criminal acts. Natural surveillance by the intended users is casual and occurs spontaneously as a result of the increase in legitimate activity.

## Crime Prevention Through Environmental Design Incentive Funding Pilot Project

### Eligibility and Guidelines

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#### **Guidelines:**

- In January 2008, Red Deer City Council approved \$50,000 in funding for a crime prevention incentive program for downtown business owners.
- The Crime Prevention Through Environmental Design (CPTED, pronounced sep-ted) Incentive Fund will provide funding assistance for CPTED related upgrades to their property or business.
- With this program, The City will pay half of the expenses (before GST) for any successful applicant's crime prevention upgrades to a maximum of \$2500.
- Funding will be received by the applicant after the project is complete and a bill or invoice has been received and verified by the City of Red Deer.
- Additional CPTED information can be found in this package.

#### **Eligibility:**

- The fund is available to all downtown commercial businesses or social agencies falling within the designation of the included map.
- If the applicant is a tenant they must include signed approval from the property owner before funding can be approved for the project. This approval can be mailed or faxed if the property owner does not reside in Red Deer, and will be verified when received by The City.
- The applicant must not be in receipt of other funding from The City for preventative services or capital building improvements.
- The upgrade project must be reviewed and approved before funding is allocated. There will be no funds provided for a project that is completed or in progress at the time of application.
- Upgrades must relate to CPTED principles and practices.
- This funding will be distributed on a first come / first serve basis, until the budget is exhausted. There is no application deadline.