



Crime Prevention Through Environmental Design



**Your Guide to
Creating a Safe
Environment**

City of Orlando



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I. Introduction

We live with crime every day. It has become, unfortunately, a fact of life. Discussions on the subject have traditionally focused much less on prevention and more on arrest and punishment, measures that cannot be taken until after a crime has been committed.

Only in the last 20 years have designers and architects begun to see the need to plan and build with more than just the traditional threats of nature—fire, earthquakes, and hurricanes—in mind. They are now considering the threat of crime.

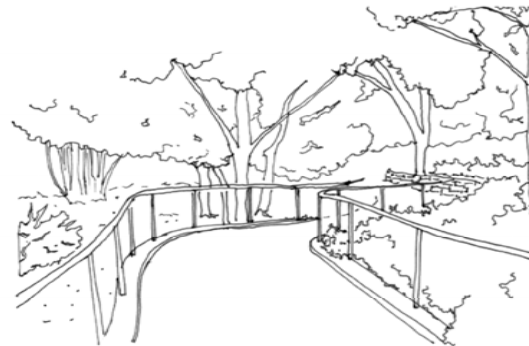
Enter a new approach to crime prevention: Crime Prevention Through Environmental Design, or CPTED. Much more far-reaching than deadbolts on doors and locks on windows, CPTED principles can be applied easily and inexpensively to building or remodeling, and have been implemented in communities across the nation.

What is the secret to CPTED?

Design that eliminates or reduces criminal behavior and at the same time encourages people to “keep an eye out” for each other. These are just a few of the ingredients that go into creating an effective CPTED environment...that is, a safer, more livable community.

“The proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life.”

-CPTED, as defined by the National Crime Prevention Institute



II. CPTED Strategies

Crime Prevention Through Environmental Design

There are four overlapping CPTED strategies.

1. Natural Surveillance

A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas, and building entrances: doors and windows that look onto streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; and adequate nighttime lighting.

2. Territorial Reinforcement

Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and "CPTED" fences.

3. Natural Access Control

A design concept directed primarily at decreasing crime opportunities by denying access to crime targets and creating a perception of risk to offenders. Gained by designing streets, sidewalks, building entrances, and neighborhood gateways to clearly indicate public routes and discourage access to private areas with structural elements.

4. Target Hardening

Accomplished by features that prohibit entry or access: window locks, deadbolts for doors, and interior door hinges.

Presented along with each of these CPTED strategies are the guidelines which, as a homeowner, builder, or remodeler, you can apply to reduce the fear and incidence of crime and improve the quality of life. Many of these strategies can be applied to various land uses.

III. CPTED Techniques For Various Land Uses

Single Family Homes

Residential areas are the heart of a city. Our homes are the center of our lives, where we should feel most safe. And while we may have multiple choices when it comes to walking through a certain part of town or using public transportation, we have few choices when it comes to the streets where we live.

The guiding principle here is “know thy neighbor.” Streets and homes should be designed to encourage interaction between neighbors. Good examples of these design elements are the front porch and property lines that are defined simply by low shrubbery instead of high fences.

CPTED Guidelines

Natural Access Control

- ✓Walkways and landscaping direct visitors to the proper entrance and away from private areas

Natural Surveillance

- ✓All doorways that open to the outside should be well lit
- ✓The front door should be at least partially visible from the street
- ✓Windows on all sides of the house should provide full visibility of the property
- ✓The driveway should be visible from either the front or back door and at least one window
- ✓Properly maintained landscaping provides maximum viewing to and from the house

Territorial Reinforcement

- ✓Front porches or stoops create a transitional area between the street and the home
- ✓Property lines and private areas should be defined by plantings, pavement treatments, or fences
- ✓The street address should be clearly visible from the street with numbers a minimum of five inches high made of non-reflective material

Target Hardening

- ✓Interior doors that connect a garage to a building should have a single cylinder deadbolt
- ✓Door locks should be located a minimum of 40 inches from adjacent windows
- ✓Exterior doors should be hinged on the inside and should have a single cylinder deadbolt lock with a minimum one-inch throw

- ✓New houses should not have jalousie, casement, or awning-style windows
- ✓All windows should have locks
- ✓Sliding glass doors should have one permanent door on the outside; the inside moving door should have a locking device and a pin



Subdivisions

Often the safety measures taken in subdivision communities, such as high fences and video monitored gates, can have a negative effect, rather than a positive effect, on residents. CPTED guidelines, when applied to subdivisions, can create a safe environment without the use of the more common, conspicuous methods.

For instance, streets designed with gateway treatments, roundabouts, speed tables, and other “traffic calming” devices discourage speeding. By keeping public areas observable, you are telling potential offenders that they had better think twice before committing a crime.

These measures are simple, inexpensive to implement, and will have a much more positive effect on residents than gates and bars.

Natural Access Control

- ✓ Access should be limited (without completely disconnecting the subdivision from other adjacent subdivisions)
- ✓ Streets should be designed to discourage cut-through traffic
- ✓ Paving treatments, plantings, and architectural design features such as a columned gateway can guide visitors away from private areas
- ✓ Walkways should be located in such a way as to direct pedestrian traffic and should be kept unobstructed





Natural Surveillance

- ✓ Landscaping should not create blind spots or hiding places
- ✓ Open green spaces and recreational areas should be located so that they can be observed from nearby homes
- ✓ Pedestrian-scale street lighting should be used in high-pedestrian traffic areas

Territorial Reinforcement

- ✓ Lots, streets, and houses should be designed to encourage interaction between neighbors
- ✓ Entrances should be accentuated with different paving materials, changes in street elevation, and architectural and landscape design
- ✓ Residences should be clearly identified by street address numbers that are a minimum of five inches high, and be lit at night
- ✓ Property lines should be defined with post and pillar fencing, gates, and plantings to direct pedestrian traffic

Multi-Family Homes

Single and Multiple Buildings

Multiple buildings pose the same problems as single buildings, although these problems can be compounded by the number of dwellings and residents. Here, we have a much greater number of public areas to consider: shared interior walkways, elevators, laundry rooms, and parking areas.

But multiple dwelling units do not necessarily mean multiple problems. There is a certain amount of truth to the saying “there is safety in numbers,” and with neighbors who take responsibility for each other, there is no reason why a multiple dwelling building cannot be a safe place to live.

CPTED Guidelines

Natural Access Control

- ✓Balcony railings should never be a solid opaque material or more than 42 inches high
- ✓Entrances into parking lots should be defined by landscaping,

architectural design, or monitored by a guard

- ✓Hallways should be well lit
- ✓Dead-end spaces should be blocked by a fence or gate
- ✓Common building entrances should have locks that automatically lock when the door closes
- ✓No more than four apartments should share the same entrance
- ✓Elevators and stairwells should be centrally located
- ✓Access to the building should be limited to no more than two locations

Natural Surveillance

- ✓Exterior doors should be visible from the street or by neighbors
- ✓All doors that open to the outside should be well lit
- ✓All four facades should have windows
- ✓Parking spaces should be assigned to each unit, located adjacent to that unit, and not marked by unit numbers
- ✓Visitor parking should be designated
- ✓Parking areas should be visible from windows and doors

- ✓ Parking areas and pedestrian walkways should be well lit
- ✓ Dumpsters should not create blind spots or hiding areas
- ✓ Recreation areas should be visible from a multitude of windows and doors
- ✓ Elevators and stairwells should be clearly visible from windows and doors
- ✓ Shrubbery should be no more than 30 inches high for clear visibility
- ✓ Buildings should be oriented so that the windows and doors of one unit are visible from another
- ✓ Stairwells should be designed with exterior windows or openings

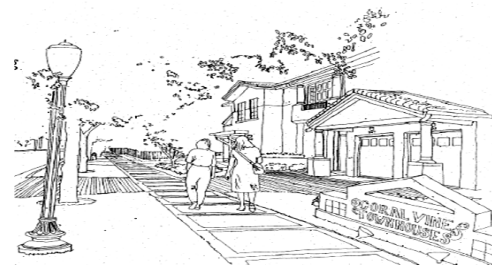
Territorial Reinforcement

- ✓ Property lines should be defined by landscaping or post and pillar fencing
- ✓ Low shrubbery and fences should allow visibility from the street
- ✓ Door knobs should be 40 inches from window panes

- ✓ All buildings and residential units should be clearly identified by street address numbers that are a minimum of five inches high, and well lit at night
- ✓ Building entrances should be accentuated by architectural elements, lighting, and/or landscaping
- ✓ Common doorways should have windows and be key-controlled by residents

Target Hardening

- ✓ Single cylinder deadbolt locks should be installed on all exterior doors
- ✓ Door hinges should be located on the interior side of the door
- ✓ Sliding glass doors should have one permanent door on the outside, and the inside moving door should have a locking device and a pin



High-Rise Buildings

Residential or Commercial

Over the next decade, the US population is expected to grow by 30 million people. Meanwhile, our buildable land supply continues to shrink, especially in urban areas. High-rise buildings solve many issues for planners and developers.

What is it that appeals to those who convert to living or working in the sky? The primary incentive appears to be time: daily commuting is reduced, less dependency on cars, little or no “house” maintenance, and accessibility to urban amenities. CPTED, in high-rises, can enhance and protect lives.

CPTED Guidelines

Natural Access Control

- ✓Entrances into parking garages should be defined by landscaping, architectural design, or monitored by a guard
- ✓Residents or office workers should have access cards that give them access to their building, floor, parking, common amenities, elevators and stairwells

- ✓Visitors and/or clients should be screened in the lobby, “buzzed in” to private areas, and provided secured parking
- ✓Common building entrances should have locks that automatically lock when the door closes
- ✓Elevators and stairwells should be centrally located and visible from the lobby
- ✓Public entrances should be clearly defined through signage or walkways
- ✓Decorative elements such as flag poles, fountains, pools, gardens, etc., should be located to slow movement or restrict access to private areas

Natural Surveillance

- ✓Security or receptionist should have unobstructed views of approaching people
- ✓Lobbies should encourage resting and visiting while discourage loitering
- ✓All four facades should have windows
- ✓Parking areas and pedestrian walkways should be well lit

- ✓Landscaping (interior or exterior) should not hinder visibility
- ✓Elevators and stairwells should be clearly visible from the lobby

Territorial Reinforcement

- ✓Building entrances should be accentuated by architectural elements, lighting, and/or landscaping
- ✓Interior entrances to residences or offices should be inset with an alcove to create a buffer between “public” space (hallways) and private space
- ✓Use decals to identify vehicles belonging to residents or office workers

Target Hardening

- ✓Protect loading docks and other remote areas with monitored CCTV
- ✓Develop and implement emergency evacuation plans



Mixed-Use

Urban Centers

Mixed-use urban village centers are areas where residential, commercial and public uses are totally integrated. A well-designed center invites legitimate activities during the day from offices and businesses and during the evening from community residents. Because of this level of activity, there are numerous opportunities for surveillance, making it more difficult for offenders to commit crimes.

CPTED guidelines applied in urban centers help protect residents and visitors alike.

CPTED Guidelines

Natural Access Control

- ✓Balcony railings should never be a solid opaque material or more than 42 inches high
- ✓Streets and sidewalks should be designed to protect pedestrians and cyclists, yet encourage outdoor activity

- ✓Residents or businesses should have keycards that give them access to their building and that building's amenities, including parking

- ✓Residents and businesses should "buzz in" visitors

- ✓Common building entrances should have locks that automatically lock when the door closes

- ✓Building entrances should be accentuated through architectural elements, lighting, landscaping and/or paving stones

Natural Surveillance

- ✓Parks, lakefronts or other amenities should have unobstructed sightlines from nearby streets and buildings

- ✓Buildings should be oriented to the street, with doors and windows not obstructed by landscaping

- ✓Residential buildings should be at least three feet above the street level

- ✓Public restrooms should be visible from the street

- ✓Parking areas and pedestrian walkways should be well lit

✓Seating should be provided for people to rest and observe activities but designed to discourage illegitimate users

✓Lighting should allow residents and visitors to comfortably move around the village center after dark

Territorial Reinforcement

✓Boundaries should be defined between public, semi-public/private and private areas by landscaping, pavement treatments, guard houses or post and pillar fencing

✓All buildings should be clearly identified by street address numbers

Target Hardening

✓Public uses such as restrooms and parks should be locked or closed off when businesses are closed or community events are over

✓Sliding glass doors should have one permanent door on the outside and the inside moving door should have a locking device and a pin



Commercial

Storefronts

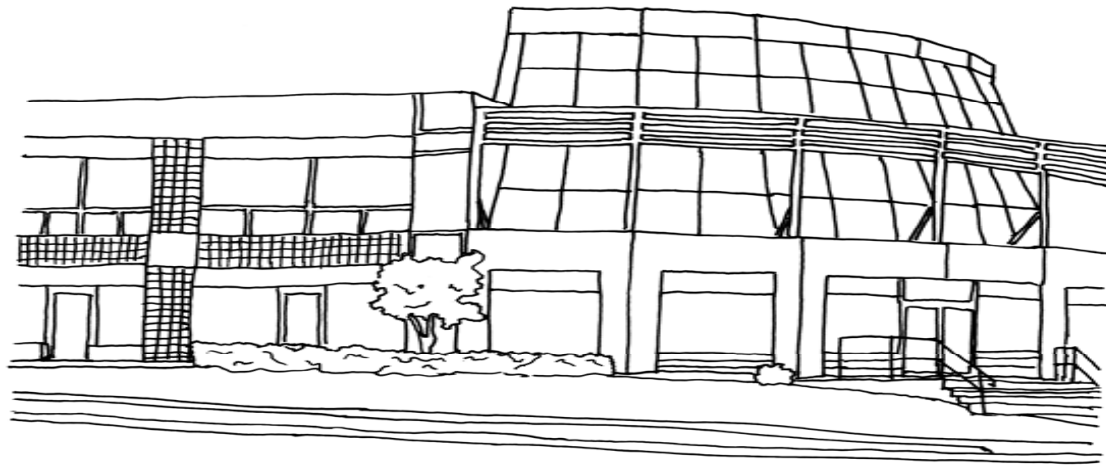
For a neighborhood to remain healthy, its local businesses must flourish; and for businesses to do well, they must be safe places to visit.

CPTED plays a major role in business and commercial crime prevention. Its principles can help designers and managers create retail spaces that discourage crime and enhance customers' and employees' safety.

CPTED Guidelines

Natural Access Control

- ✓Cash registers should be located at the front of the store, near main entrance
- ✓Public paths should be clearly marked
- ✓Signs should direct patrons to parking and entrances
- ✓There should be no easy access to the roof
- ✓Rear access to shops should be provided from parking lots





Natural Surveillance

- ✓Windows should face rear parking lots for increased visibility
- ✓Window signs should cover no more than 15% of the windows
- ✓Interior shelving and displays should be no higher than five feet for increased visibility
- ✓Exterior of building should be well lit
- ✓Loading areas should not enable hiding places
- ✓Clear visibility should be maintained from the store to the street, sidewalk, parking areas, and passing vehicles
- ✓Retention area should be visible from the building or street—it should be a visual entity, not hedged or fenced off
- ✓All entrances should be under visual surveillance or monitored
- ✓Locate ATMs facing main roads or as a drive-through in the drive-in teller lanes
- ✓Put ordering station for a restaurant within sight of interior

Territorial Reinforcement

- ✓Property boundaries, where possible, should be marked with hedges, low fences, or gates
- ✓Private areas should be easily distinguishable from public areas
- ✓Shops should be identified by wall signs for those parking in the rear
- ✓Awnings should be installed over rear doors and windows
- ✓Parking area should be clearly visible from the building or street

Management

- ✓Operating hours should coincide with those of other neighboring businesses
- ✓Pay phones should be call-out only and under surveillance at all times

Commercial

Shopping Centers

Shopping centers often provide much of the public space in suburban communities and, as such, can be a mixed blessing. On one hand, they perform the important function of a town center, serving as a gathering place for the community. On the other hand, a shopping center can serve as a haven for abnormal uses, and the site of a number of parking lot crimes.

It is now more important than ever that designers and remodelers implement CPTED principles.

CPTED Guidelines

Natural Access Control

- ✓ Signs should clearly mark public entrances
- ✓ Sidewalks and public areas should be open, clear and accentuated
- ✓ Parking garages should not provide exterior access to adjacent rooftops
- ✓ Loading zones with designated delivery hours should be separate from public parking areas

Natural Surveillance

- ✓ Restroom doors should be visible from main pedestrian areas and away from outside exits
- ✓ Parking areas should be well-lit
- ✓ Loading areas should not create dead end alleys or blind spots
- ✓ All levels of the parking garage should be visible from the street or ground floor and well-lit to minimize hiding places

Territorial Reinforcement

- ✓ Property perimeters should be defined by landscaping, post and pillar fencing, or gates
- ✓ Signs should clearly identify interior businesses

Management

- ✓ Close-in parking should be available to nighttime employees
- ✓ Business associations should work together to promote shopper and business safety
- ✓ Restrooms should not be lockable from the inside



Offices

As structures grow in size and pedestrian and vehicle traffic increases, safety becomes an extremely important issue. Office workers typically show photo identification upon entering the office. Metal grills with letter-sized slits usually cover mail slots. Garage and loading areas are either secured by steel barricades or fences or monitored by CCTV.

Regardless of the size of the building, CPTED strategies can provide increased security for workers and clients without the building feeling like a fortress.

CPTED Guidelines

Natural Access Control

- ✓Public entrances should be clearly defined by walkways and signage
- ✓Building entrances should be accentuated through architectural elements, lighting, landscaping, and/or paving stones
- ✓Public entrances should be limited so that each one is observable by security, receptionists or passing traffic

Natural Surveillance

- ✓Restrooms utilizing a maze design should be observable from nearby offices
- ✓All exterior doors should be well lit
- ✓Hallways should be well lit
- ✓Dumpsters should not create blind spots or hiding areas
- ✓Windows and exterior doors should be visible from the street
- ✓All four facades should have windows
- ✓Parking spaces should be designated for employees and visitors
- ✓Parking areas should be visible from windows; side parking areas should be visible from the street
- ✓Parking and entrances should be observable by as many people as possible
- ✓Parking area and walkways should be well lit
- ✓Shrubbery should be kept under 30 inches in height for visibility
- ✓The lower branches of existing trees should be kept at least six feet off the ground

- ✓Windows should not be obstructed with signs
- ✓Interior doors should have views into hallways

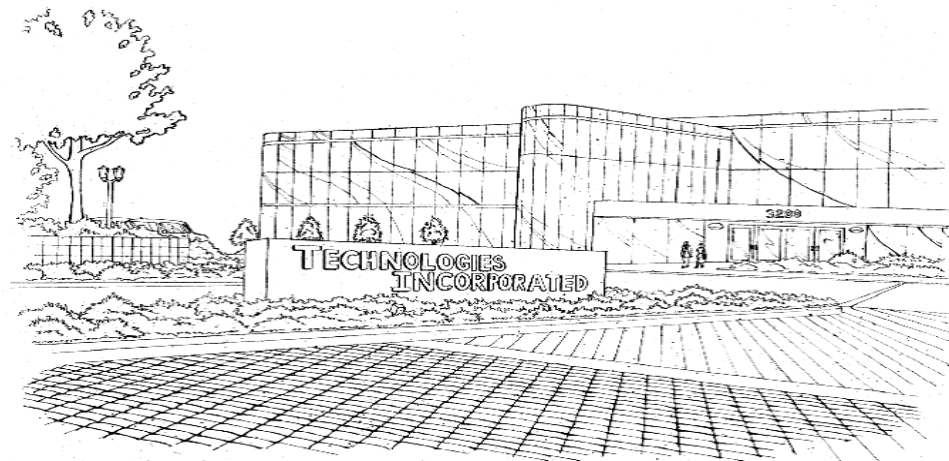
Territorial Reinforcement

- ✓Perimeters should be defined by landscaping or fencing
- ✓Fences should be designed to maintain visibility from the street
- ✓Exterior private areas should be easily distinguishable from public areas

- ✓Security and/or reception areas should be positioned to screen all entrances

Target Hardening

- ✓Exterior door knobs should be a minimum of 40 inches from adjacent windows
- ✓Case-hardened deadbolt locks should be installed on all exterior doors with a minimum of a one-inch throw
- ✓Door hinges should be installed on the interior side of the door or tamper-proof hinges should be used



Industrial

In most industrial area design, the most important issue is the safety of those who will be working in or travelling to these areas. After typical work hours, industrial areas are, for the most part, poorly illuminated, seldom under any type of surveillance, and virtually deserted, which, in itself, can be problem enough. Add to this isolation the industrial danger areas—loading docks, service entrances, blind alleys, and expansive parking areas—and you have the potential for an extremely unsafe environment.

CPTED Guidelines

Natural Access Control

- ✓Dead ends should be avoided
- ✓Site entrances should be easily securable
- ✓Entrances to employee parking areas should be controlled by fence, gate, or attendant
- ✓Visitor parking should be physically separated from employee parking
- ✓Parking should be assigned by shifts and planned to favor late workers with close-in spaces

- ✓Storage yards should be planned for vehicular access by patrol car
- ✓Pedestrian and vehicular direct access to railroad tracks should be restricted
- ✓Access to roofs via Dumpster, loading docks, poles, stacked items, etc., should be restricted
- ✓Building entrances should be kept to a minimum
- ✓Delivery entrances should be separate, well-marked and monitored
- ✓Employee entrance should be close to employee parking and work areas
- ✓Access to one area of a building should not allow access to others
- ✓Access should be provided to both front and back so that the building can be patrolled

Natural Surveillance

- ✓All entrances should be well lit, well-defined, and visible to public and patrol vehicles
- ✓Parking area should be visible to patrol cars, pedestrians, parking attendants, and/or building personnel

- ✓Walls should be used only where necessary and be high enough to prevent circumvention
- ✓Windows are desirable in all facades
- ✓Parking attendant should be positioned for maximum visibility of property
- ✓Reception areas should have a view of parking areas
- ✓Blind alleys, storage yards, etc., should not enable hiding places

Target Hardening

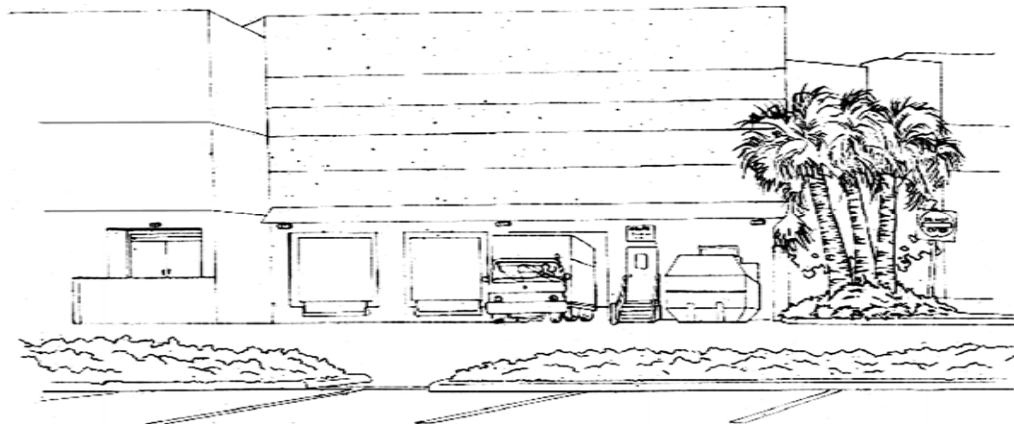
- ✓Delivery bays should be secured with locks

Territorial Reinforcement

- ✓Gateway effect or formal entrance should be created with plantings, fences, gates, etc.
- ✓Vehicle entrances should be defined by different paving materials and signage

Management

- ✓Delivery hours should be limited to daytime hours
- ✓Operating hours should be the same as those of neighboring businesses



Parking Structures

Studies show that in both urban and suburban environments, parking structures are the most problematic. These structures tend to isolate people. Most garages are not only poorly designed, with many blind spots and hiding areas, but they are poorly maintained, as well.

CPTED guidelines can do much in the way of improving parking structure safety without tremendous costs. For example, with the simple addition of high intensity lighting, a garage can quickly become a much safer place.

CPTED Guidelines

Natural Access Control

- ✓Garages should be attended or monitored openly with cameras and sound monitors indicated with signs
- ✓All pedestrian entrances should be adjacent to vehicle entrances
- ✓Stairwells should be visible, without solid walls

- ✓Access should be limited to no more than two designated, monitored entrances

- ✓Elevators should be close to the main entrance with the entire interior of the elevator in view when the doors are open

- ✓There should not be any permanent stop buttons installed in elevators

- ✓Ground floor should be designed to provide a view of the garage using wire mesh or stretch cable

Natural Surveillance

- ✓All elevators should be monitored by cameras and sound or utilize clear material for the entire car

- ✓Retaining walls should be replaced with stretched cable railings for maximum visibility

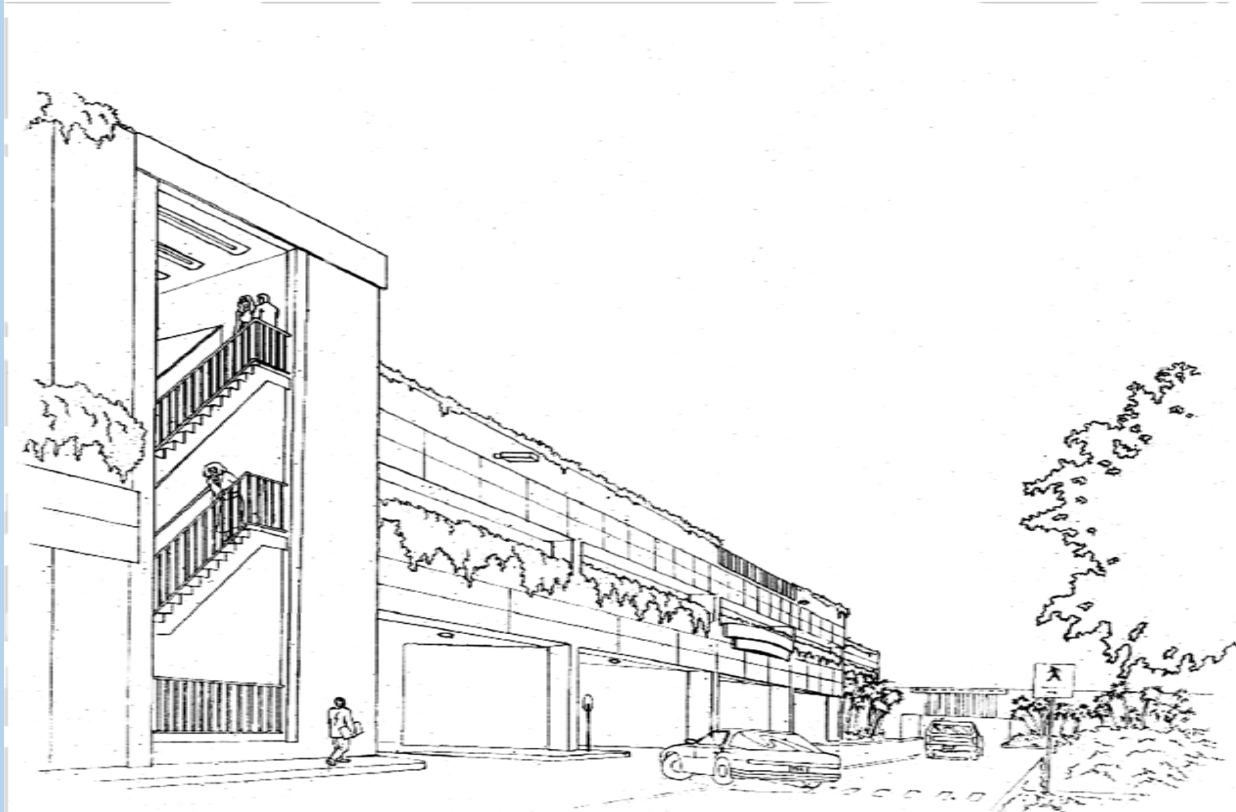
- ✓Parking areas and driving lanes should be well lit

- ✓Interior walls should be painted grey or buff to allow for better color rendition and lighting conditions for identification

Management

- ✓There should be no free access to adjacent buildings without direct monitoring
- ✓Public and private parking spaces should be designated

- ✓Hours of use should reflect those of local businesses, with secure closing during non-use hours



For All Land Uses Lighting

An estimated 90% of crimes occur at night. As everyone knows, good lighting deters crime. However, there are many types of lighting and choosing the right type of light is important. Parking lot lighting is especially important. A disproportionate number of crimes occur in poorly lit parking lots, and appropriate lighting can mitigate that greatly.

Orlando supports a dark-sky initiative to preserve the beauty and wonder of the night sky for everyone while providing lighting to promote a safe environment. These goals are not contradictory and to achieve both goals, “cutoff” fixtures, which direct light away from the sky and onto the areas desired, are recommended. In addition, energy conservation should also be considered when designing a lighting plan.

Lighting Coverage

Adequate night lighting will provide

uniformity across a site. Glare and spill onto adjacent properties (a.k.a. “light trespass”) are discouraged as a courtesy to others. The City of Orlando requires that all new non-residential developments adhere to Orange County Ordinance #2003-08 for exterior lighting.

Color Rendition

What we think of as natural lighting is that provided by the sun. It establishes the common definition of colors in our minds. Night lighting, of course, is not natural lighting. It is artificial and can yield color renditions very different from those created by natural lighting.

Differing color renditions lead to different interpretations and descriptions by witnesses to criminal activity. For example, low-pressure sodium lighting creates a yellow color rendition that makes interpretation by a casual viewer inaccurate. General color renditions yielded by artificial lighting are given on the following page along with advantages and disadvantages for each type of light.

Type of Lighting	Color Rendition	Advantages	Disadvantages
Metal Halide	Excellent	<ul style="list-style-type: none"> - Sparkling white light - Energy-efficient - Long life - Good optical control 	<ul style="list-style-type: none"> - Long restart time - High initial cost - High life-cycle cost
Halogen & Quartz Halogen	Good	<ul style="list-style-type: none"> - 25% more efficient than incandescent - Good optical control - Capability for dimming - Instant-on response 	<ul style="list-style-type: none"> - Overall energy-inefficiency - High heat output
Fluorescent	Good	<ul style="list-style-type: none"> - Low initial cost - Energy-efficient - Long life - Instant-on response - Diffuses light from source 	<ul style="list-style-type: none"> - Poor optical control - Adversely affected by cold - Contains mercury
Incandescent	Good	<ul style="list-style-type: none"> - Instant-on response - Low initial cost - Capability for dimming - Compact lamp size 	<ul style="list-style-type: none"> - Energy-inefficient - Short lamp life - High heat output
Mercury Vapor	Good	<ul style="list-style-type: none"> - Long life - Low initial cost 	<ul style="list-style-type: none"> - Energy-inefficient - Light output drops over 2 to 3 years - Slow restart time - Contains mercury
High Pressure Sodium	Fair	<ul style="list-style-type: none"> - Very energy-efficient - Long life - Lowest life-cycle cost - Good optical control 	<ul style="list-style-type: none"> - High initial cost - Slow restart time
Low Pressure Sodium	Poor	<ul style="list-style-type: none"> - Long life - Instant-on restart 	<ul style="list-style-type: none"> - Poor optical control

Landscaping

The Central Florida landscape is known for its lushness and is blessed in that it supports both temperate and tropical plants. The warm, wet climate and long growing season, however, are conducive to overgrown landscapes that present opportunities for crime.

While most of us desire privacy, landscaping should not create hiding places especially near building entrances. Entrances can be highlighted with landscaping through the use of trees, accent plants, and groundcovers without blocking views.

The casual observations of motorists deter crime, so plantings should be designed and maintained so that motorists can clearly see across a parking area to the building.

CPTED Guidelines

Natural Access Control

✓All types of well-maintained landscaping are effective in visually taking areas from private to semi-private to public

Natural Surveillance

✓Shrubs should be kept trimmed to no higher than 30 inches

✓Tree branches should be kept trimmed to no lower than six feet from the ground

✓Branches should be kept away from roofs

✓Landscaping should not prevent building occupants from viewing the front entrance or sidewalk, nor should landscaping cover windows

✓Avoid conflicts between landscaping and lighting, especially lighting adjacent to canopy trees

Territorial Reinforcement

- ✓ Utilize trees and mid-sized shrubs as a buffer or barrier to separate conflicting uses
- ✓ A walkway with a well-maintained bed of flowers sends a subtle message about ownership

Target Hardening

- ✓ Place hostile plantings below windows and along a fence as an additional barrier
- ✓ Consider plants such as Chinese holly, dwarf rotunda holly, natal plum, crown-of-thorns, leatherleaf mahonia, roses, bougainvillea, and saw palmetto which strongly deter persons from passing through them



IV. Conclusion

Crime Prevention Through Environmental Design guidelines can go a long way toward making an environment safe. So much of CPTED is common sense that you'll probably say, "Now why didn't I think of that!"

CPTED can eliminate problem areas: the poorly lit parking lot, the blind alleyway, and the public telephone stuffed into a dark corner. Hopefully, along with the feelings of safety and security that CPTED brings will come a feeling of responsibility for our neighbor. This is the greatest crime prevention technique of all.

"CPTED is not the total answer to community problems, but it does provide the community with the means to eliminate or reduce environmental obstacles to social, cultural, or managerial control."

—Timothy D. Crowe
Criminologist & CPTED Practitioner





CITY OF ORLANDO
ECONOMIC DEVELOPMENT DEPARTMENT



2008