



Safe by Design

Leaving CPTED Behind

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What's wrong with CPTED?

- historical baggage
- limited use of research in criminology
- shift in emphasis from design to security
- Superhero syndrome
- narrow definition of “design”

PROBLEM #1: Historical Baggage

CPTED isn't CPTED isn't CPTED

Jeffery's CPTED Model



Contingency Engineering

Rewards/disincentives for behavior, including enforcement. Potential offender adapts to non-criminal behavior.

Built Environment Engineering

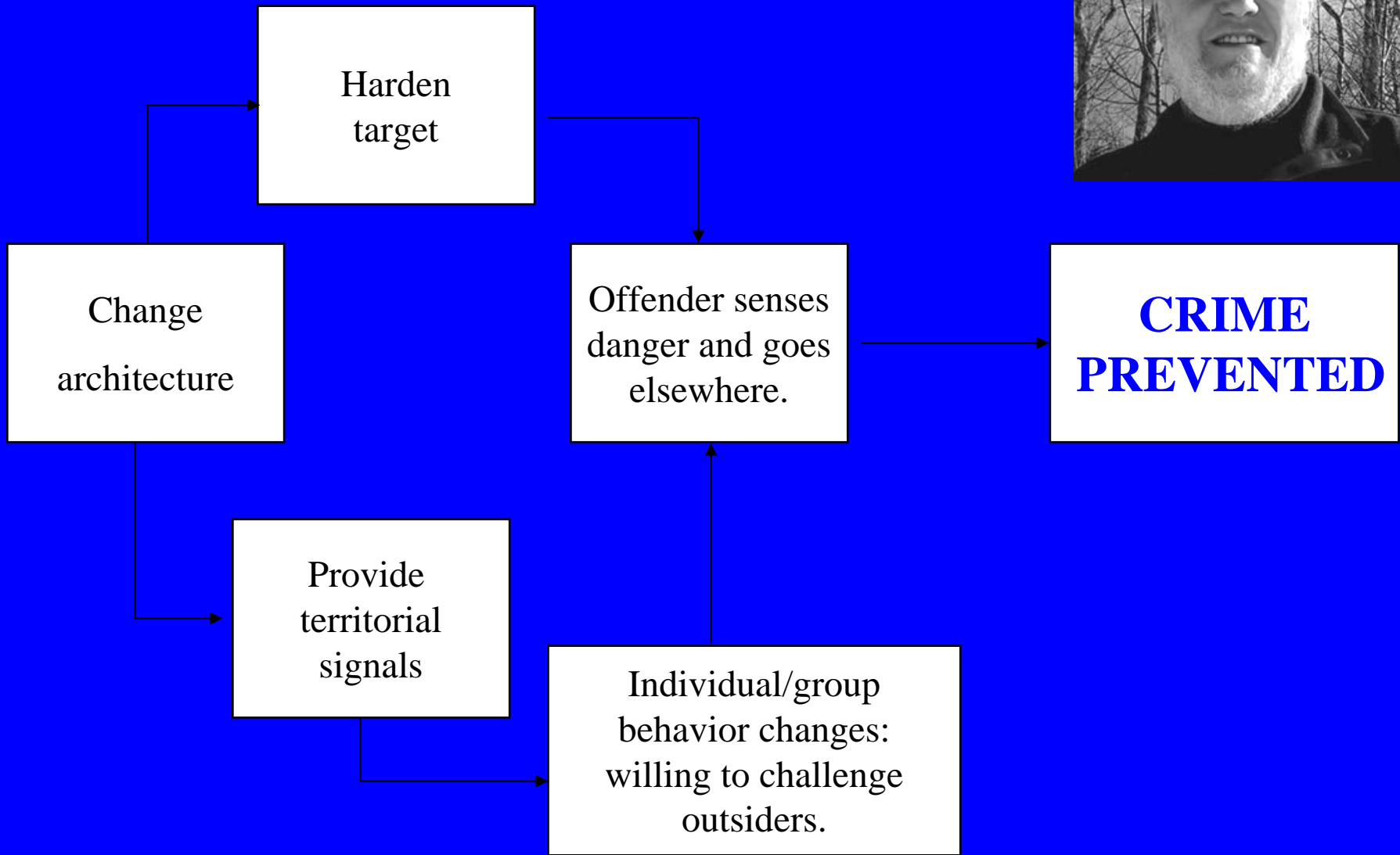
Land use, physical design make crime risky. Access is controlled and travel is under surveillance. Potential offender adapts to non-criminal behavior.

Social Environmental Engineering

People know how to protect themselves and act together to prevent crime. Laws respected. Potential offenders educated and busy in lawful employment.

CRIME PREVENTED

Newman's Defensible Space Model



PROBLEM #2:
Limited Use
of Research in Criminology

Neo, there is no spoon . . .

Evolution of Crime Prevention Theory and Practice

U of Chicago
 "The Chicago School"
 1920's

Jane Jacobs
 The Death and Life of Great American Cities
 1961

C. Ray Jeffery
 Crime Prevention
 Through *Environmental Design*
 1971, 1977

Oscar Newman
 Defensible Space:
 Crime Prevention Through *Urban Design*
 1972

Paul & Pat Brantingham
 Geometry of Crime
 1978

Home Office tests

DOJ/HUD
 demonstration projects
 1970's

Felson & Cohen
 Routine Activities Theory
 1979

Ron Clarke
 Situational Prevention
 1980

National Crime Prevention Institute/**Crowe**
 Crime Prevention Through Environmental Design
 1991

Paul & Pat Brantingham
 Pattern Theory
 1993

Cornish & Clarke
 Rational Choice Theory
 1986

State and local CPTED programs

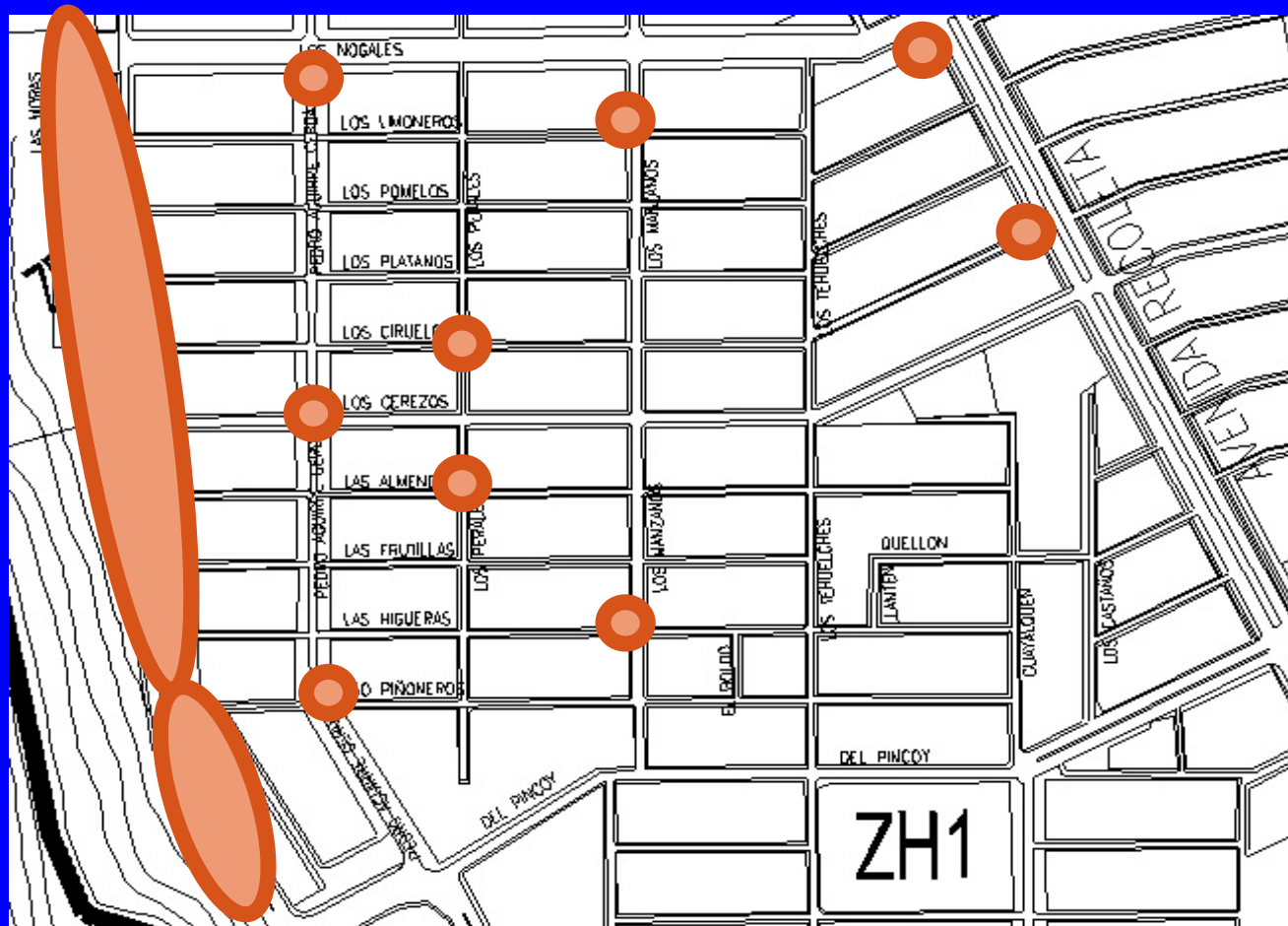
NIJ/HUD
 CPTED programs
 1990's

Environmental Criminology

CPTED

CPTED in Chile

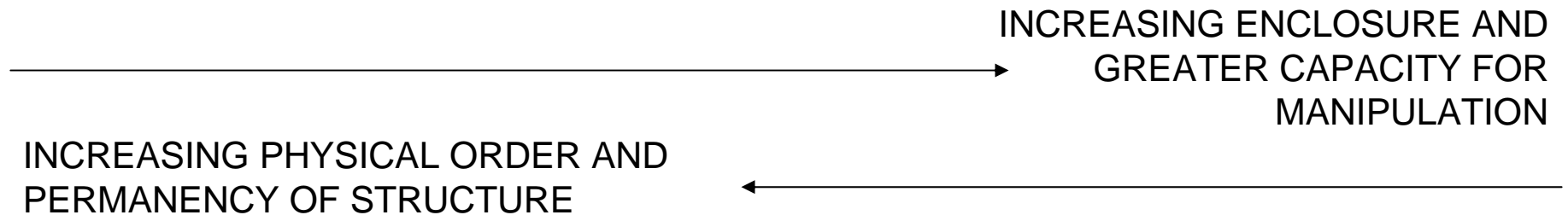
Prevención del Crimen Mediante el Diseño Ambiental



↑
Puntos
frecuentes
de asaltos y
trafico de
drogas

PROBLEM #3:
Shift in Emphasis
from Design to Security
(and the loss of public space)

PUBLIC SPACE	vs.	PRIVATE PROPERTY
open and accessible to all diversity of activity and users tolerant of differences in opinion, class	QUASI-PUBLIC SPACE	hidden from public observation, access and use narrowly defined highly organized, design support
unplanned encounters sociability among strangers		limited and controlled interactions strangers not invited
community or collective use shared experience common ground (fosters democracy)		exclusive access and use by the individual select family or group members invited territorial attachment and defense
owned and controlled by the state freedom of action, but civility through codes and conventions (supported by law)		owner control and individual choice valued by and exchanged in the market, and regulated by law, policy, rule and regulation



based on Weintraub, *The Theory and Politics of the Public/Private Distinction*, in Weintraub and Kumar (Eds), *Public and Private in Thought and Practice: Perspectives on a Grand Dichotomy*. U of Chicago Press, 1997, pp. 1-42; Madanipour, *Public and Private Spaces of the City*. Routledge, 2003; Habraken, *The Structure of the Ordinary: Form and Control in the Built Environment*. MIT Press, 1998.

REPLACING PUBLIC SPACE WITH QUASI-PUBLIC SPACE

Applies the three basic CPTED Principles:

Access Control

Surveillance

Territorial Reinforcement

While at the same time . . .

Limiting variety or diversity

Giving the owner the authority to invite or exclude

Narrowly defining acceptable behavior(s)

PRIVATIZING PUBLIC SPACE

Applies the three basic CPTED Principles:

Access Control

Surveillance

Territorial Reinforcement

But access control is in the form of licenses and fees and gives ownership where there otherwise would not be, allowing one person to define acceptable behavior(s).

INTERDICTORY SPACE

STEALTHY SPACE



SLIPPERY SPACE

CRUSTY SPACE



(or a security zone or “urban barricade perch”)



JITTERY SPACE

We become accustomed to, complacent about, and even welcoming of the “forting up” process and resulting security.

Access control and surveillance become so pervasive that we don't notice them anymore.

OR

We know the surveillance is there, and we know it is intrusive, but we find it reassuring and unthreatening.

OR

Access control and surveillance serve our purposes, even if our intent is to exclude and not just deter.

According to Jane Jacobs, streets are safety assets if they have:

- ✓ a clear demarcation between public space and private space
- ✓ eyes upon the street
- ✓ 24-hour use, 7 days a week
- ✓ adequate density with a mix of land uses and activities
- ✓ residents and shopkeepers who watch over the street and its users
- ✓ good lighting

The alternative is to:

- ✓ let danger hold sway
- ✓ take refuge in vehicles
- ✓ cultivate the institution of TURF

“Public” space has been completely privatized:

- infrastructure (streets, sidewalks, utilities, recreation facilities) is constructed by the developer, with costs passed on to property owners
- property owners in the complex create a private government in the form of a homeowners’ association
- the association is responsible for common areas and shared amenities, and this includes maintaining facilities
- covenants, contracts, and deed restrictions (CC&Rs) define the rights and responsibilities of property owners; enforced by the homeowners’ association
- the locality saves money because previously “public” services are now administered and paid for by private property owners
- the “public” loses because the amenities created by and for a few property owners are not available to a broader audience, and it is also possible for the government not to invest in similar amenities due to a reduction in demand

THE ELITE/LIFESTYLE COMMUNITY

Applies the three basic CPTED Principles:

Access Control

Surveillance

Territorial Reinforcement

But there is no evidence to show that the walls, the gates and the guards actually create a safer environment.

And exclusion and segregation are critical to the lifestyle.

Privatization conceals, displaces, and regulates. It creates areas where a few people are shielded from the behaviors of others. The safe environment excludes all those who are considered dangerous, but it has the drawback of diminishing collective responsibility for the safety of society as a whole.

adapted from Setha Low's Behind the Gates

PROBLEM #4:
Superhero Syndrome

To the Batmobile, Robin!

CPTED in Chile

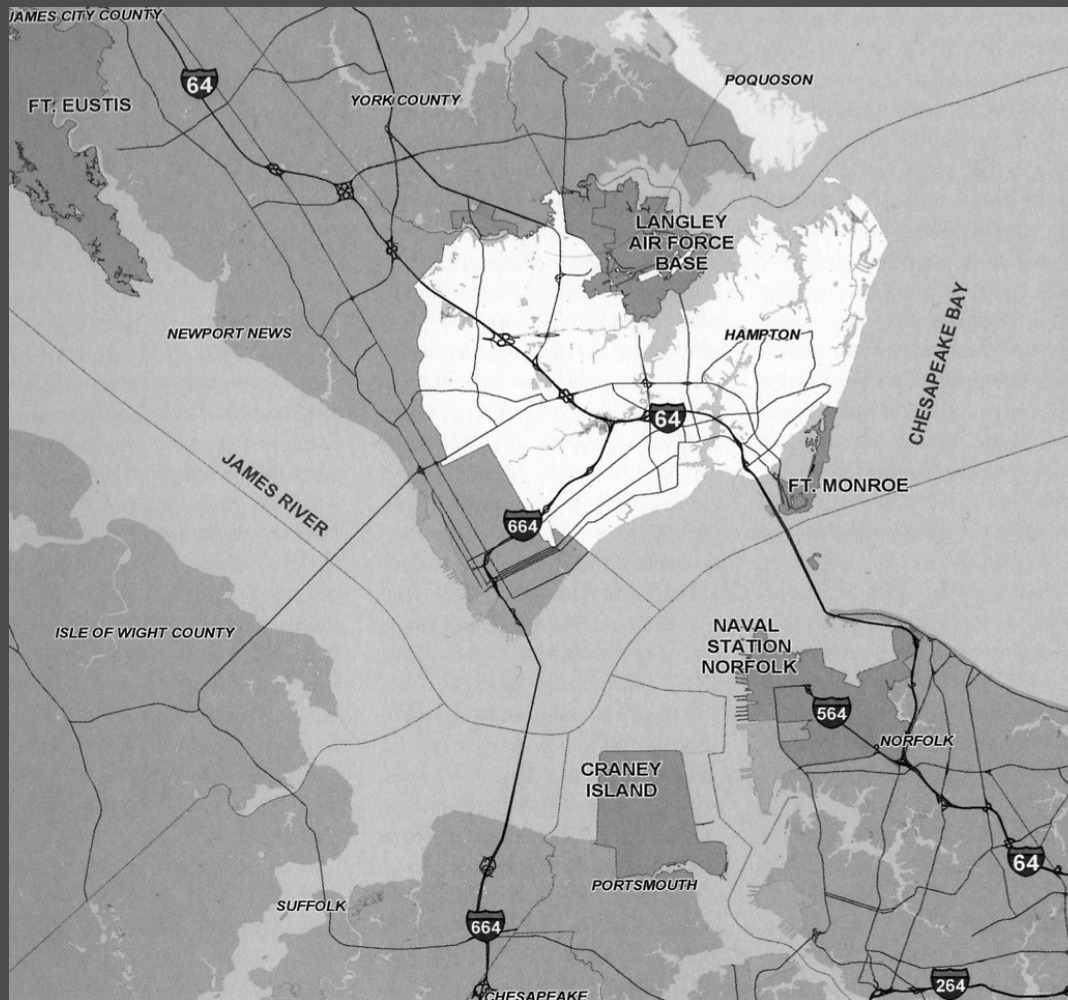
Prevención del Crimen Mediante el Diseño Ambiental



Participación en el diseño de niños, jóvenes y adultos...

Olde Wythe Neighborhood Plan for Crime Prevention and Neighborhood Improvement through Environmental Design

www.hampton.gov



Olde Wythe Neighborhood



Olde Wythe Planning Team

- ✓ one representative and one alternate from each of nine (9) neighborhood districts
- ✓ one representative from the Olde Wythe neighborhood association and each of the adjacent associations (plus alternates)
- ✓ two representatives from the Greater Wythe planning team
- ✓ one local business representative and alternate
- ✓ city department representatives -- assistant city manager, police, traffic, planning and neighborhoods, schools (plus alternates)
- ✓ CPTED consultant

The Planning Process

1. project scoping and intro to CPTED
2. data presentations
3. ID/evaluation of approaches (choice-making)
4. district and neighborhood checkpoint meetings
5. plan development
6. district and neighborhood checkpoint meetings
7. plan approval and adoption
8. implementation summit (transition from planning team to implementation team)

GROUP WORK PART I: Getting Oriented

Step #1: Use the neighborhood map to identify the various physical/environmental features in Olde Wythe

Step #2/3: Mark safe and unsafe areas

Step #4: Examine land use, housing, traffic, etc., in the safe/unsafe areas for any patterns

Step #5: Compare responses with the crime incident map

GROUP WORK PART II: Community Safety Strategy Analysis

Territoriality: What clues are there in your neighborhood that say to visitors, “You have entered Olde Wythe, a place that is cared for, and where we are in control of our territory.”?

Natural Surveillance: What opportunities are there for residents to observe streets, sidewalks and other public areas, so that outsiders know they are being observed?

Circulation and Community Access Control: Does the neighborhood provide opportunities for strangers to come into contact with local residents?

Three Choices for the Future of Olde Wythe

*CHOICE #1: KEEP OLDE WYTHE OPEN AND
ACCESSIBLE TO ALL*

*CHOICE #2: INVITE VISITORS TO OLDE WYTHE,
BUT PROMOTE SAFE AND "NEIGHBORLY"
TRAVEL IN, AROUND AND THROUGH THE
NEIGHBORHOOD*

*CHOICE #3: GIVE OLDE WYTHE BACK TO OLDE
WYTHE*

Three Choices for the Future of Olde Wythe

Some people will think this is a good choice because:

Other people will oppose this choice because:

We should choose this option even if it means:

The Plan

Olde Wythe Crime Prevention Program

- neighborhood watch
- crime prevention education
- community lighting program

Olde Wythe Neighborhood Redesign

- neighborhood ID system
- traffic calming/redesigned street patterns
- maintenance program for common areas

The Plan

Priorities by Geographic Area

Districts 1-2-3

- traffic calming
- community lighting program
- neighborhood ID system
- redesigned street patterns

Districts 4-5-6

- traffic calming and redesigned street patterns
- community lighting program
- crime prevention education
- maintenance for common areas

Districts 7-8-9

- traffic calming and redesigned street patterns
- neighborhood ID and crime prevention education
- community lighting program

The Plan

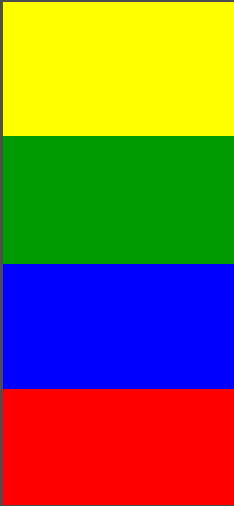
Community support for change

- implementation team decides whether strategy implementation requires a "test" and what approval rating is required for that test
- impacted residents vote to test
- test is implemented
- impacted residents vote for permanent change -- 66% must approve of the installation

The Plan Approval Process

1. Communicate the plan to the Olde Wythe community
2. Get community approval of the plan
3. Report to Neighborhood Commission for plan approval and recommendation to the Planning Commission
4. Brief the Planning Commission for recommendation to City Council
5. Present plan to City Council for adoption

The Lighting Audit



- What is your impression of the lighting?
- Is the lighting even?
- How many lights are installed at this location?
- How many lights are lit?
- How well does the lighting illuminate sidewalks or other walkways?
- Can you identify color(s) from 50 paces away? (Note which colors you can identify, if you can't make out all of them)
- Which lines can you read when the font test sheet is lying at your feet?
- Is the lighting obscured by trees or bushes?
- Would “modest” trimming improve the lighting at this location?
- Are there any places a person could be hiding in darkness?

PROBLEM #5:
Narrow Definition of “Design”

place and product
and their role in crime prevention

What's Next for CPTED?