

Crime Prevention Through Environmental Design (CPTED) Study

Intent

To achieve the creation and re-creation of a safe, attractive and economically viable physical environment, and that the proper design and effective use of the physical environment would lead to a reduction in the incidence and fear of crime and an increase in the quality of life.

Objectives

- I. Provision of natural surveillance
 - A. The placement and design of physical features to maximize visibility.
 - B. The placement of persons and/or activities to maximize surveillance possibilities.
 - C. Lighting that provides for nighttime illumination of parking lots, walkways, entrances and exits.
- II. Provision for natural access control
 - A. Sidewalks, pavement, lighting, landscaping and signage should clearly guide the public to and from entrances and exits.
- III. Provision of territorial reinforcement
 - A. Pavement treatments, landscaping, art, signage, screening and fences should define and outline ownership of property.
- IV. Maintenance
 - A. When possible, low-maintenance landscaping and lighting treatments should be used to facilitate the principles of natural surveillance, natural access control and territorial reinforcement

Stakeholders:

HCSO, public works, zoning, transportation, BSD, citizens, industry, others.

Timeline:

March 20 – internal meeting with management

March 27 – distribution of initial draft language

April 21 – peer review meeting with internal stakeholders, i.e., HCSO, PGMD, & PW

May 7 – 1st stakeholders meeting (internal and external)

May 21 – 2nd stakeholders meeting (internal and external), if necessary

May 28 – LDC Round 2 application deadline

Crime Prevention Through Environmental Design (CPTED)
Internal Stakeholders Meeting
April 21, 2008

AGENDA

CPTED involves the proper design and effective use of the physical environment which may lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life.

I. Four (4) Strategies of CPTED

A. Natural Surveillance

1. A design concept directed primarily at keeping intruders easily observable.

B. Natural Access Control

1. A design concept to clearly guide people and vehicles to and from proper entrances and exits while decreasing the opportunity for crime.

C. Territorial Reinforcement

1. A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk.
2. Physical design can create or extend a “sphere of influence” that enables users of an area to define and outline ownership of property.

D. Maintenance

1. Proper maintenance can facilitate the principles of CPTED.
2. Neglected and poorly maintained properties serve as breeding grounds for criminal activity.

II. CPTED Peer Review

A. Other Jurisdictions (City of Tampa, Palm Beach County, etc.)

B. Recommended Approach

II. Relationship of CPTED to the LDC and the Comprehensive Plan

III. Proposed amendment to the LDC – 2008 Round 2 Cycle

PART 6.03.00
SITE DEVELOPMENT PLAN DESIGN STANDARDS

Sec. 6.03.10. Crime Prevention Through Environmental Design (CPTED)

A. Intent.

The intent of Crime Prevention Through Environmental Design (CPTED) is to achieve the creation and re-creation of a safe, attractive and economically viable physical environment, and that the proper design and effective use of the physical environment would lead to a reduction in the incidence and fear of crime and an improvement in the quality of life.

B. Applicability.

The provisions of Section 6.03.10 shall be incorporated into the site design of all newly developed and redeveloped properties with non-residential or multi-family uses. For expansions to existing developments meeting the above criteria, these regulations shall apply only to the area of expansion. If the application of CPTED principles conflict with other sections of this Code, the most restrictive shall apply.

C. Requirements.

A minimum of one CPTED principle from each of the designations of Natural Surveillance, Natural Access Control and Territorial Reinforcement shall be incorporated into the site design for all applicable development.

1. Natural Surveillance (Reduce Opportunities)

Criminal opportunities can be reduced by creating an atmosphere that does not encourage or invite unlawful activity. Strategies include:

- a. well lit public outdoor areas and pedestrian walkways;*
- b. well lit parking areas;*
- c. direction to general public access from all parking areas;*
- d. signs directing general public to entrances for general public;*
- e. easily identifiable store entrances;*
- f. elimination of design features that provide access to roofs or upper levels;*

- g. *elevators and stairs in parking garages located on the perimeter to permit natural surveillance from exterior public areas via glass-back elevators and glass at stairs and elevator lobbies; and*
- h. *parking areas designed in a way to accommodate the immediate or future installation of emergency communications.*

2. *Natural Access Control (Increase Visibility)*

Visibility in and around the business and residential areas will help to reduce crime. Methods include:

- a. *store windows facing all parking areas;*
- b. *interior shelves and displays not exceeding five feet in height;*
- c. *well lit interior/exterior spaces; SIMILAR TO NATURAL SURVEILLANCE (LEAVE AS PARTIAL)*
- d. *building-mounted lighting installed on all exterior walls, especially at delivery/service and entrances for general public;*
- e. *clear visibility maintained from the store to the street, parking areas, pedestrian walkways, and passing vehicles;*
- f. *all entrances and exits under visual or electronic surveillance; and*
- g. *landscaping, buildings, walls and fences which do not create hiding places or hinder visibility.*

3. *Territorial Reinforcement*

Physical features can be used to distinguish private areas from public spaces. Residential areas should be designed to indicate they are off-limits to the general public. Methods to differentiate private areas from public spaces include:

- a. *landscaping, special pavement, and low fences;*
- b. *security system signage displayed at access points;*
- c. *public spaces identified by welcome, directional, marque, or similar signs; and*
- d. *wrought iron, aluminum picket or similar non-opaque decorative gates used to identify entrances into private residential areas.*

4. *Maintenance and Management*

Maintenance and management shall be considered at the sight design phase, as the selection of materials and finishes impact the types of maintenance methods that can be sustained over time. Proper maintenance prevents reduced visibility due to, for example, plant overgrowth, and obstructed or inoperative lighting. Strategies include:

- a. *low-maintenance landscaping and lighting treatments;*
- b. *location of light fixtures at suitable heights for easy maintenance and replacement; and*
- c. *posting information indicating who to call when maintenance is required, such as light bulb burnout, plant overgrowth, etc.*

PART 12.01.00

DEFINITIONS

Crime Prevention Through Environmental Design (CPTED): *Specialized site design accomplished through the creation, re-creation and effective use of the physical environment leading to the reduction in the incidence and fear of crime.*

PART 6.06.00

LANDSCAPING, IRRIGATION AND BUFFERING REQUIREMENTS*

Sec. 6.06.02. Applicability and Exemptions

- C. *Where applicable, the provisions of Sec. 6.03.10 pertaining to Crime Prevention Through Environmental Design shall apply.*

PART 6.10.00

EXTERIOR LIGHTING

Sec. 6.10.01. Generally

B. **Applicability**

Except as provided below, the provisions of this Part shall apply to all properties developed or to be developed with non-residential or multi-family uses. For expansions to existing developments meeting the above criteria, these regulations

shall apply only to the area of expansion. Additionally, when 50 percent or more of any component (e.g., luminaries, poles) of the exterior lighting system is upgraded, changed, or replaced (not including regular maintenance), such component for the remainder of the exterior lighting shall be brought into compliance with the requirements of this Part. Outdoor recreational facilities (public or private), such as, but not limited to football fields, soccer fields, baseball fields, softball fields, tennis courts, auto race-tracks, horse race-tracks or show arenas shall be subject only to the provisions of Section 6.10.01.D and 6.10.03.G below. Parking areas within outdoor recreational facilities shall be subject to all provisions of this Part. Lighting within a community plan area or overlay district with development standards shall comply with any specified requirements found in Article III for that community plan area or overlay district in addition to the regulations of this Part. Where in any provision of this Part is in conflict with the regulations of a community plan area or overlay district, the more restrictive shall prevail. *Where applicable, the provisions of Sec. 6.03.10 pertaining to Crime Prevention Through Environmental Design shall apply.*