



PHOENIX POLICE DEPARTMENT

# CRIME PREVENTION THROUGH ENVIROMENTAL DESIGN

**C.P.T.E.D.**

**(Pronounced sep-ted)**

**By Brian Kornegay**



Crime Prevention Through  
Environmental design



## The CPTED premise

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

National Crime Prevention Institute



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## CPTED

- CPTED is
  - A way of thinking about the relationship between criminal activity and property design.
  - A way of designing a property to be less attractive to criminals.
- People who use CPTED-designed areas perceive them as safe and would-be criminals see them as highly risky places to commit crimes.





## Basic Principals of CPTED

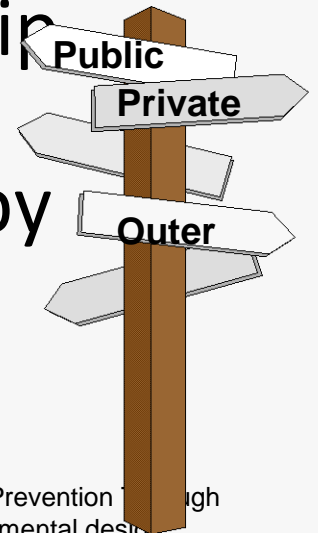
- Territoriality
- Access Control
- Natural Surveillance
- Activity Support
- Maintenance





## Territoriality

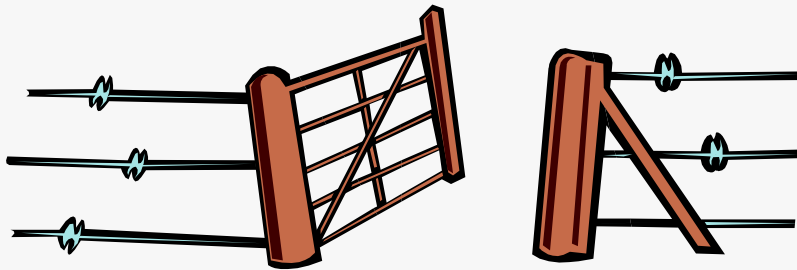
- Refers to defining of space as public, semi-public, semi-private or private
- Is the expression of pride and ownership
- Prevents unauthorized use of space by unintended users

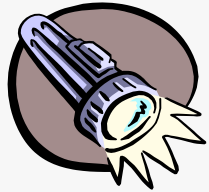




## Access Control

- A method of guiding people to and from a space by effective use of entry & exit points to minimize uncontrolled movement





## Natural Surveillance

- The ability of the intended property users to observe their surroundings
- Can be created by designing buildings, activity locations, and landscaping features that provide maximum visibility
- A concept based on the belief that criminals do not want to be observed committing crimes.



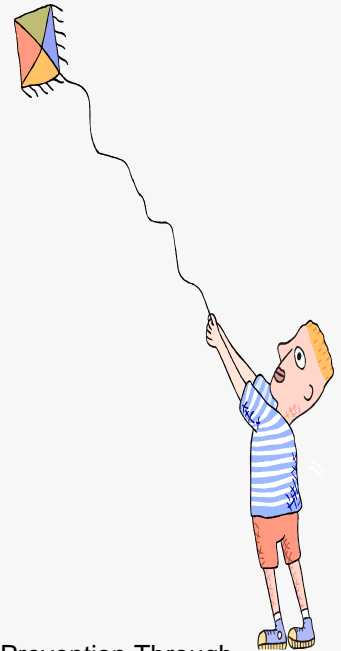


## Activity Support



Placing activity where the individuals become part of the “natural surveillance”

- When the activity can be enjoyed safely, crime is deterred
- A “risk” for the potential offender increases

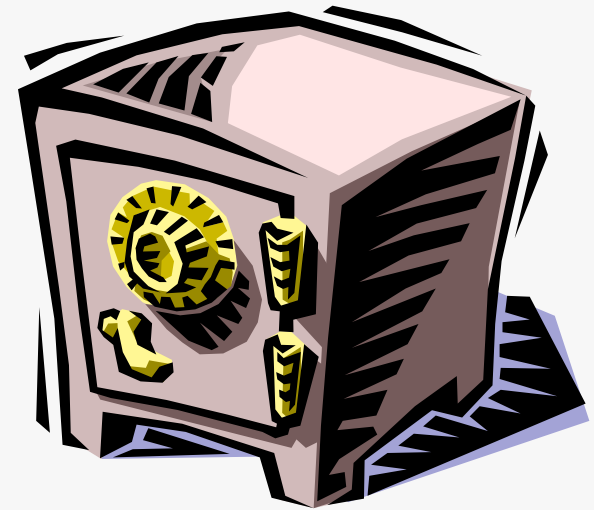






## Target Hardening

- Security measures to make entry or removal of property more difficult





## Risk vs Reward

- Is it worth the risk
- How much can I get
- Too risky?





## Police Interview Burglars

- All in prison convicted of Residential Burglary
- What did we learn
  - Time of day for Home Burglary
  - How they choose a location
  - What they avoid
  - Preferred methods of entry





## Time of Day

- After people leave for day and before they get home
- 6am to 6pm?
  - **8am to 11am**
    - They assume everyone is at work by now and kids are not back from school yet





## Choosing a Location

- Concealment
- Easy Access
- Escape
- Valuables in sight





## The Big Three

- Although not every burglar listed these in the same order, these were always in their list
  - **Dogs**
  - **Alarms**
  - **Nosey Neighbors**  
(watchful eyes and Block Watch)





## Entry Methods

- Open Window
  - One burglar interviewed said almost every house has one unsecured window
- Unlocked door
- Door Kick/Force
  - Fast but noisy





# Home Security Checklist







## **Disclaimer:**

- **The following suggestions are made as a public service, for the purpose of reducing the likelihood of criminal activity with the understanding that there is no way to predict or prevent all crime risks.**





## Fire Escape Warning

- The fire department recommends crawling out of burning buildings
- Mount any device low so it can be reached while crawling!

- **Life is more valuable than any possession**





# Security Survey

Take out the form

This form was designed to be positive, any item checked “No” is an area to improve or change





## Start Across the Street



**The address is easily visible and readable from a distance in a contrasting color from background? Illuminated after dark?**



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Both of these photos were from a neighborhood with a “rash of window entry” burglaries



**The front windows and doors are visible to neighbors and passers-by?**



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The landscaping is properly maintained to allow open sightlines and eliminate hiding places?



## Landscaping Guidelines

- Tree branches 6 –7 feet from the ground
  - Opens up view increasing natural surveillance
- Bushes kept shorter than 36”
  - If near a window kept below windowsill level
    - Prevents concealment during entry





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There are no areas of easy concealment



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- Consider planting thorny plants under windows and around fences

- Cactus
- Roses
- Bougainvillea
- Pyracantha



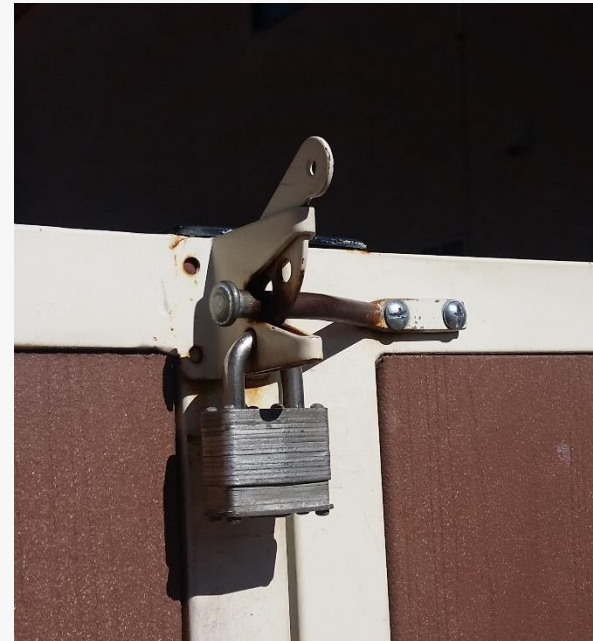
Barrier plants are used in vulnerable places to prevent or limit access.



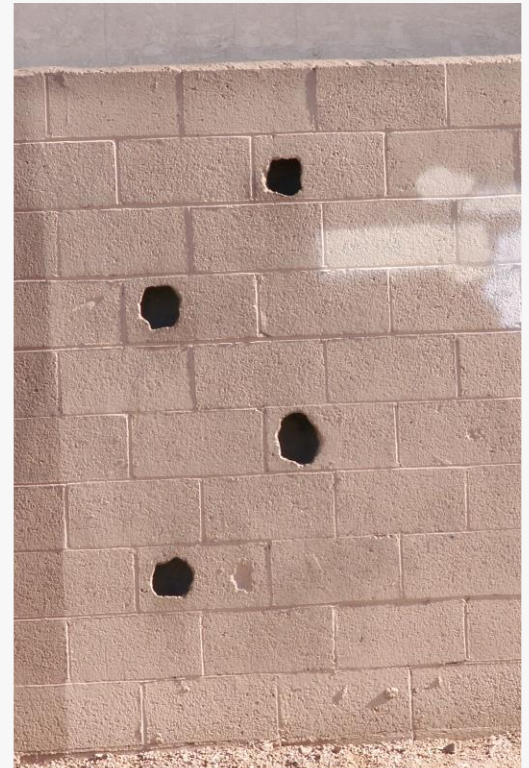


## The Gate is Kept Locked

- **Criminals like a clear escape**
  - Fences slow them down
  - Prevents removal of heavy items
- **We do not recommend placing glass, tar or carpet tack strips on top of fence**
  - Police and fire often have to climb fences



# No objects to climb fence





## The house is maintained and appears occupied



# Outdoor lighting at night even when not at home



- Porch and garage lights left on all day signal you are away
- Use photocells





## All Doors Are Kept Locked

- At night
- Or when away
  - Even for just a few minutes





## Spare keys are secured or with trusted friend

- Not
  - Under mat
  - In planter
  - In mailbox
- Lock box





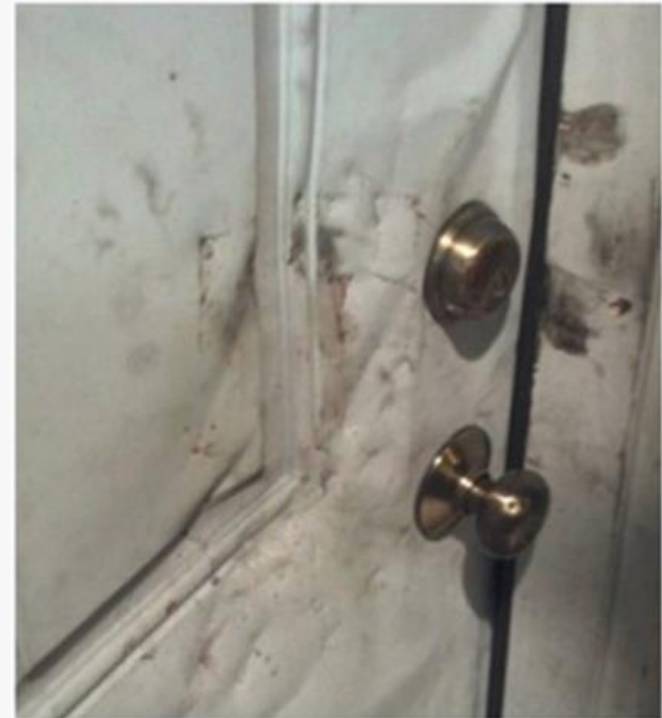
## No objects are available to force entry into the house







## Doors are Solid Wood or Metal Clad





## Front door has a wide-angle Eye Viewer

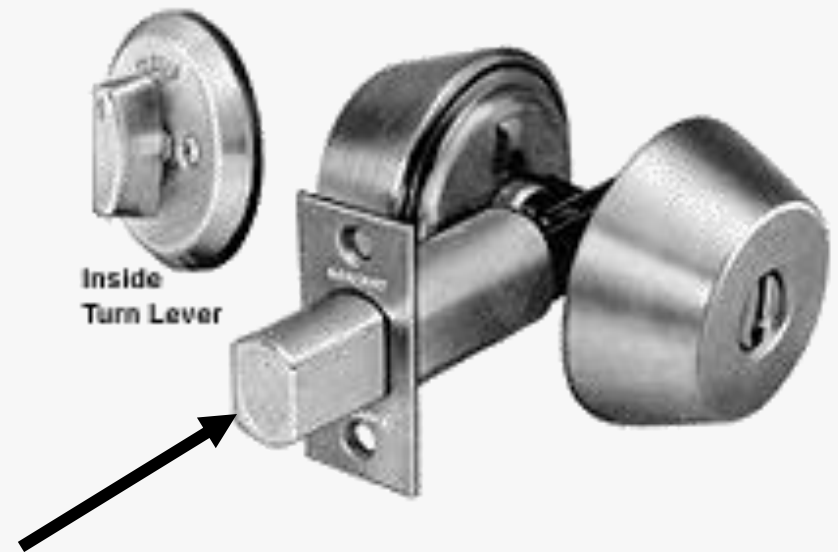
- AKA peep holes
- Minimum of 180 degree





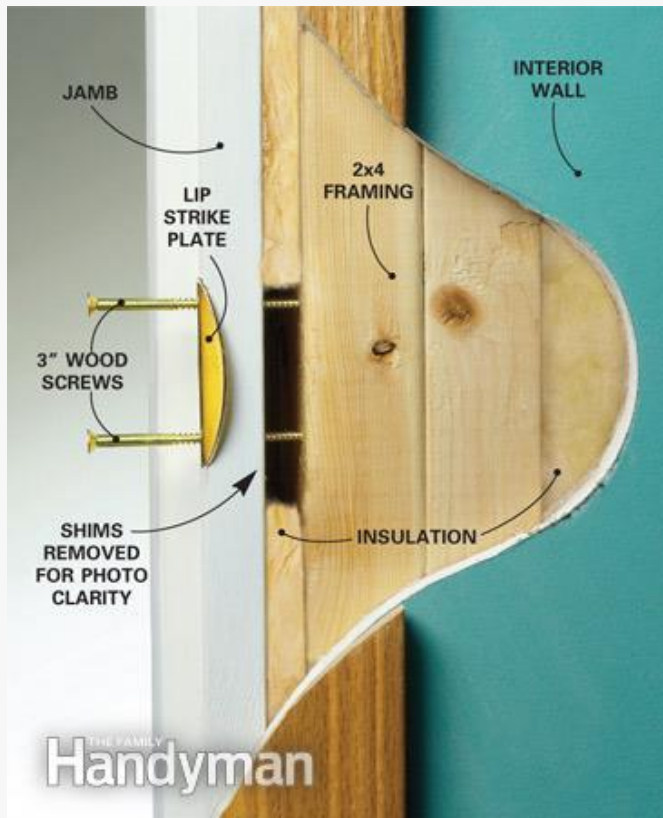
## Properly Installed deadbolt lock

- **Deadbolt**
  - **Good choice if**
    - Installed properly
    - Quality lock is used
  - **Bolt is dead**  
(cannot be pushed in)





## Strike Plates Have 2-3 inch Screws



- Screws need to go into the framework of the wall
- The bolt engages far enough to “click”





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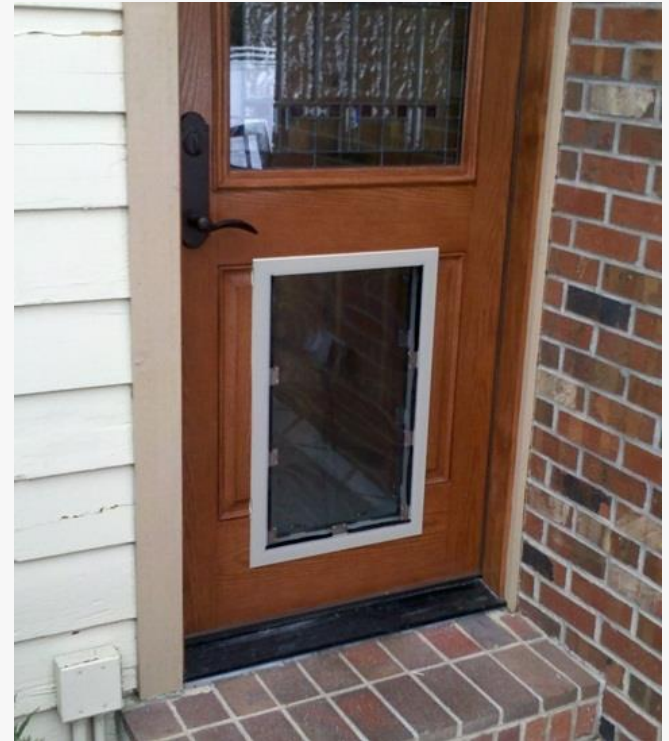
**The keys have been changed  
since you moved in**



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## No mail slots or openings within 40 inches of the lock





## **Additional security measures have been added for locks within 40 inches of a window.**

- Double cylinder deadbolt locks
- Break resistance glass
- Burglary resistant window film



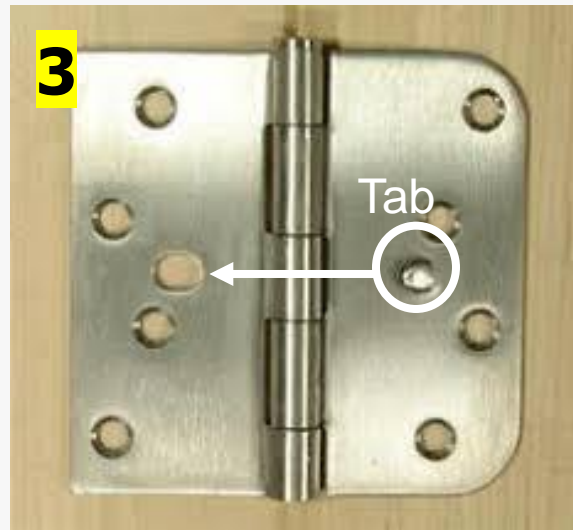
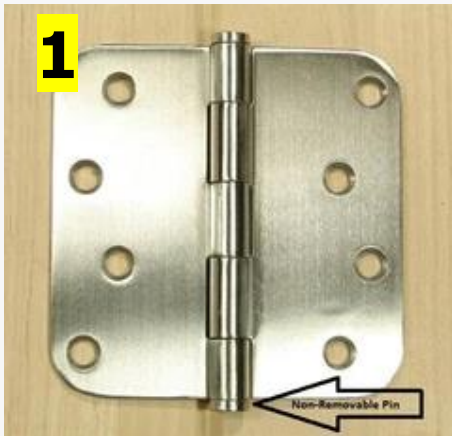
## Burglary Resistant Window Film Demonstration





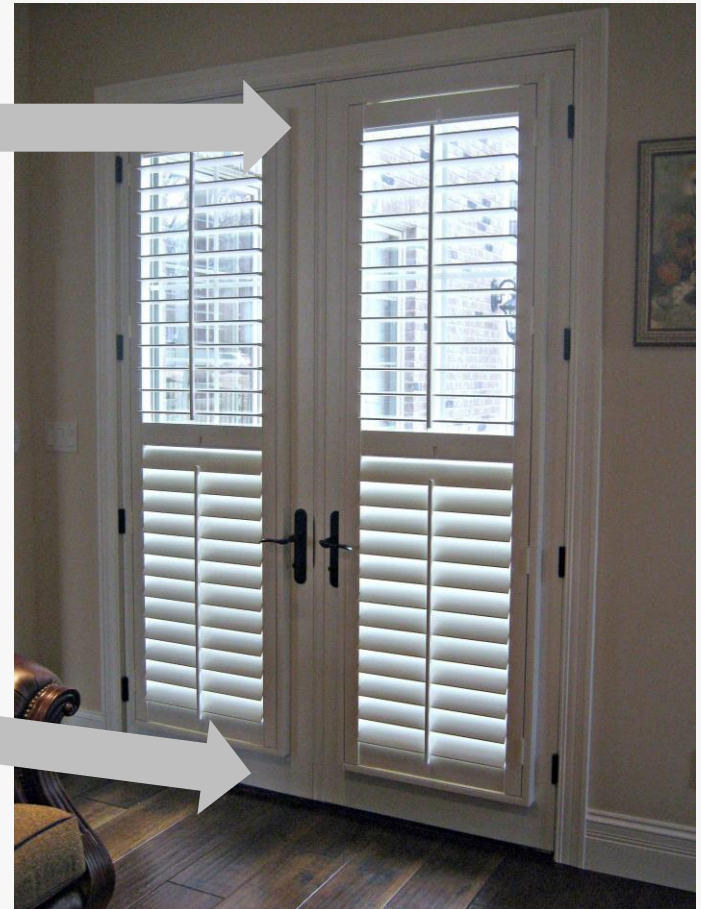
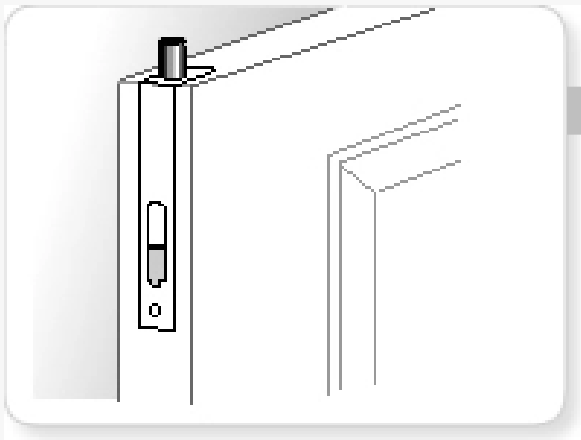
# Out-swinging Doors

- Proper hinges





## Double Doors have slide bolts top and bottom





## Sliding / Arcadia Doors

- Cannot be lifted from track





## Sliding / Arcadia Doors

- Manufacturer's lock/latch works & secondary lock/latch is in place
- "Charlie bar"
- Pin or slide bolt
- Dowell / stick

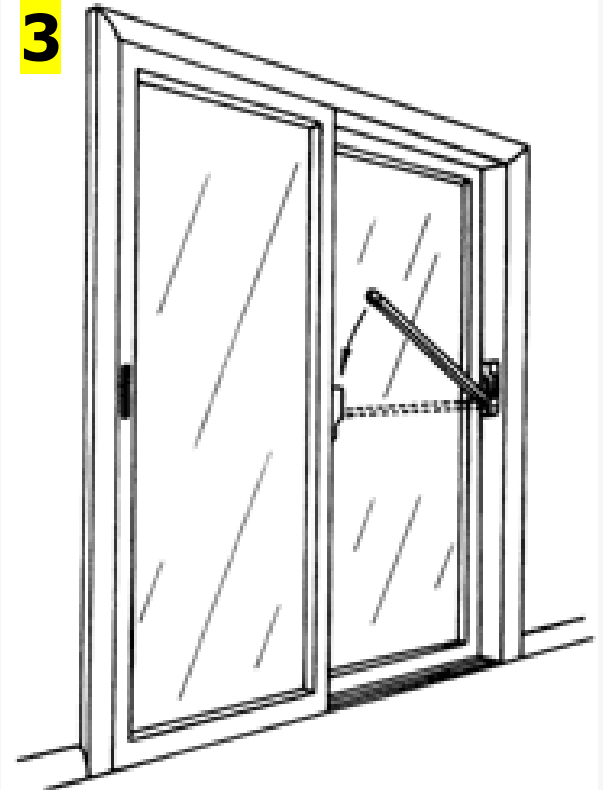
**1**



**2**

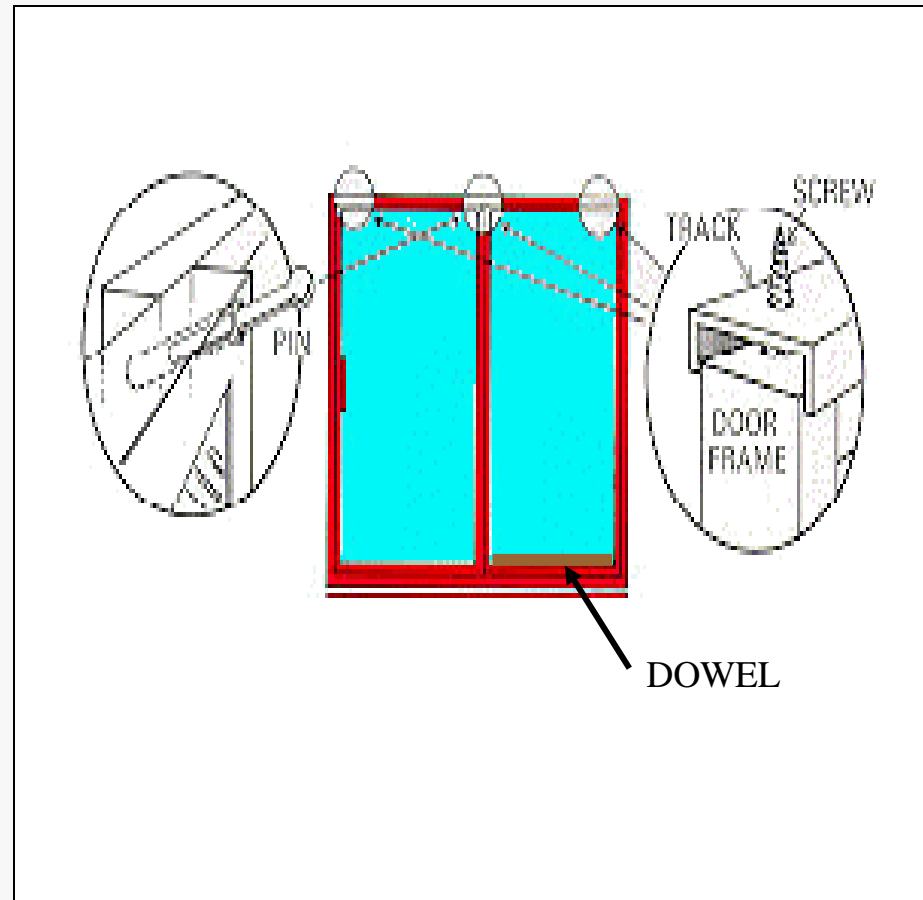
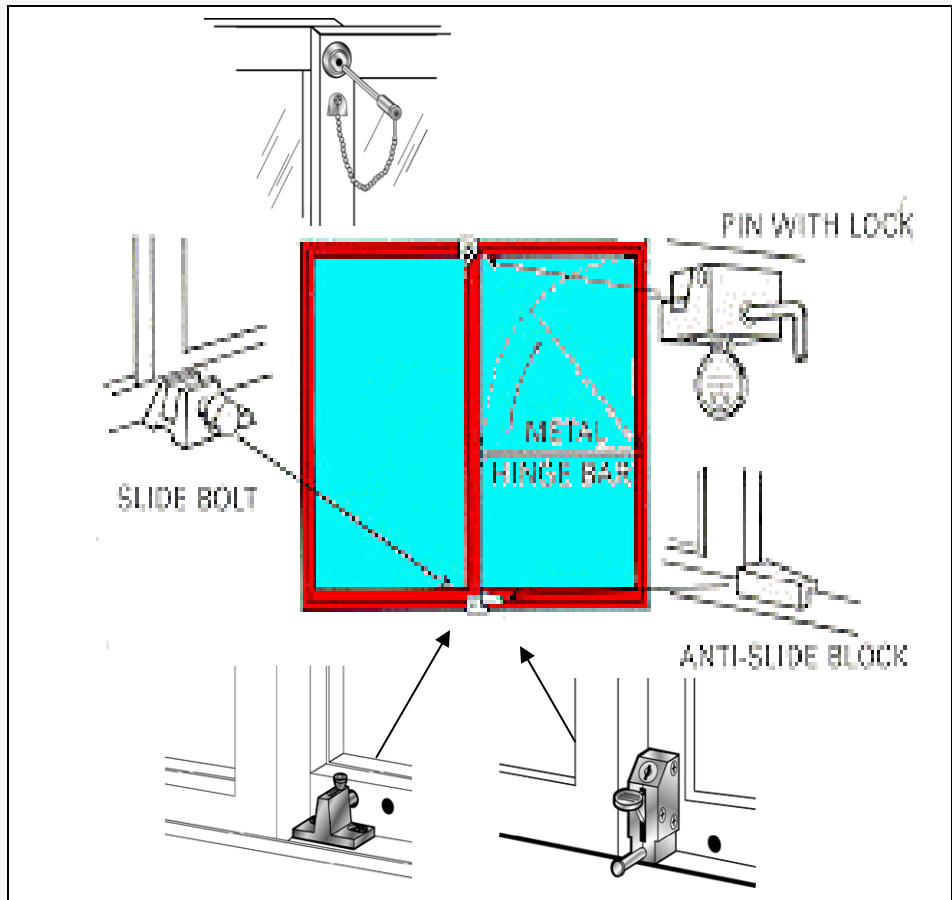


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## Windows



- Windows are left unlocked more often than are doors
- Many ways to secure windows depending on the type of window





# **The manufacture's lock works properly, and window has a secondary lock/latch in place**

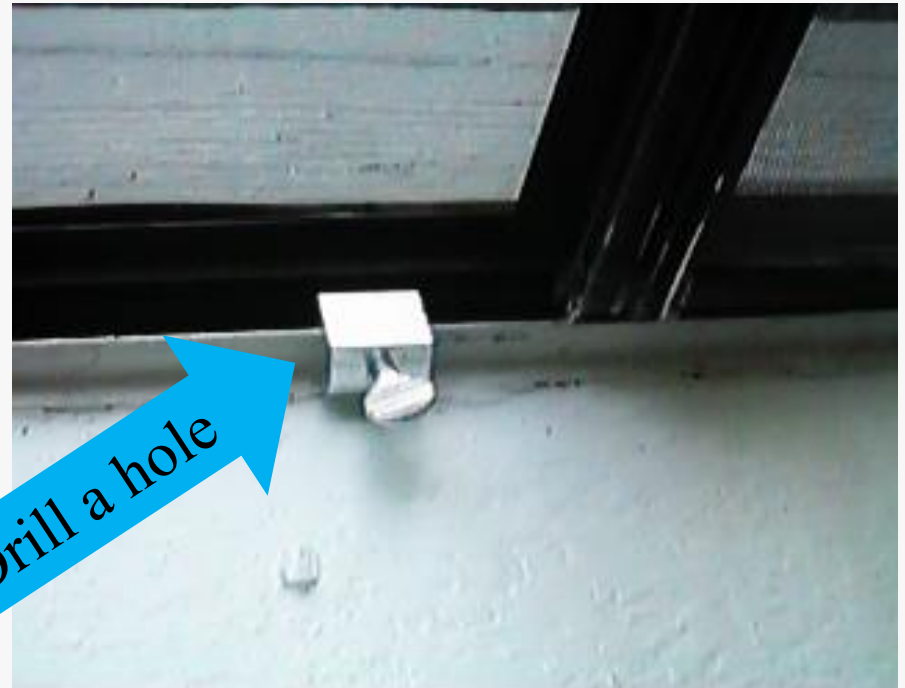
- Window cannot be lifted from track in the closed position





## Sliding Windows

- Very common
- Many Secondary locks on the market
- Thumbscrew locks can be placed on the track







## Lift prevention



- Above door when closed
- Screw driven in part way
- Depth depends on the window or door





## Casement Windows

- Aka “Crank Open”
- Does lever “catch”





## Garages and Carports

- Door between house and garage
  - Secured just like exterior door
  - Not left unlock when away





## Garage Door is Closed When Unattended





## **Carport is not used to store valuables**



## **Carport attic entrance is locked**





## Backyard

- Tools ladders, bicycles, and equipment are locked up
- Shed
- All gates are locked





## Alley

- Consider adding address to your fence
- Helps PD and Fire Response
- No objects can be used to climb fence





## Pet Doors

- No large pet doors that allow access to the house

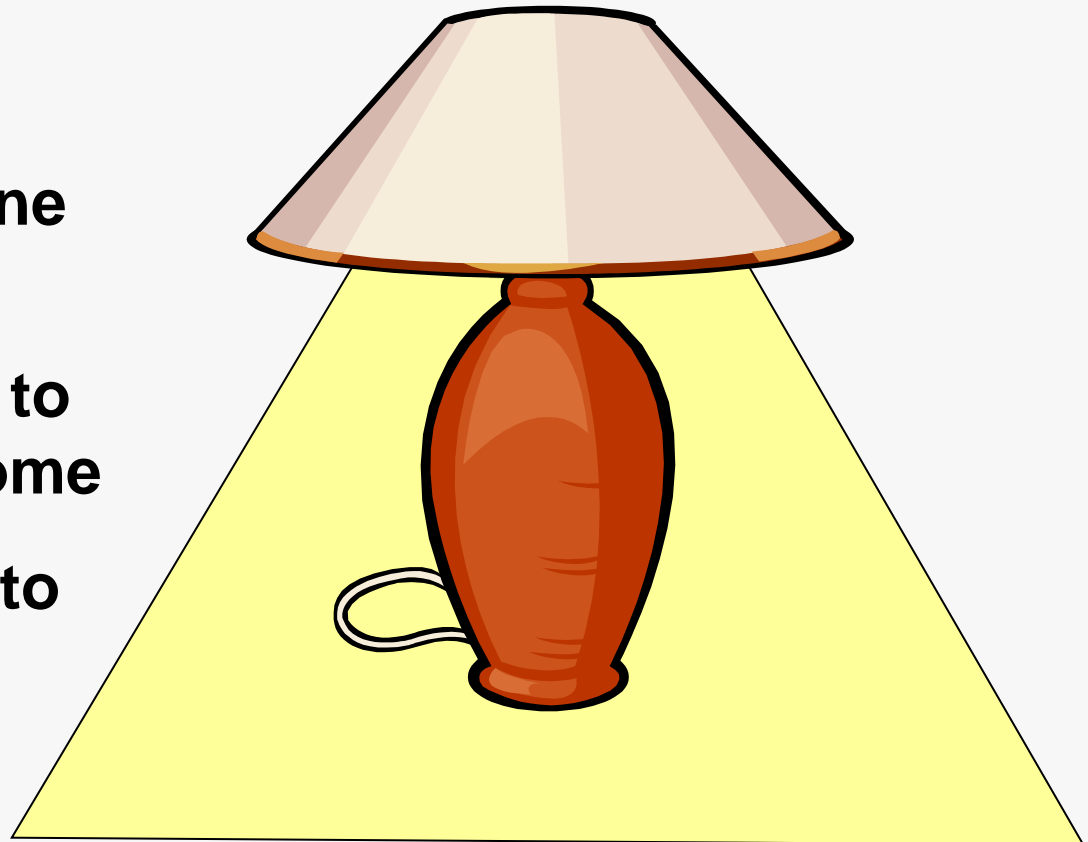






## Timer or Photos Cells On Interior Lights

- Interior Lighting
  - Looks like someone is home
  - More comfortable to not enter a dark home
  - Use timers or photo sensors
  - Radios too





## Keep An Inventory List

- Serial numbers / photos
  - Regularly updated
- Operation Identification
  - Engraving Drivers License on valuables
- New Technology
  - Micro dots
  - Barcodes





## Alarm Systems

- Audible / Monitored
- Maintained and tested
- Proper operation
  - Everyone



# Camera Systems

- Doorbell
- Direct to your phone
- Recorded on Cloud





## Important Documents and High Value Items

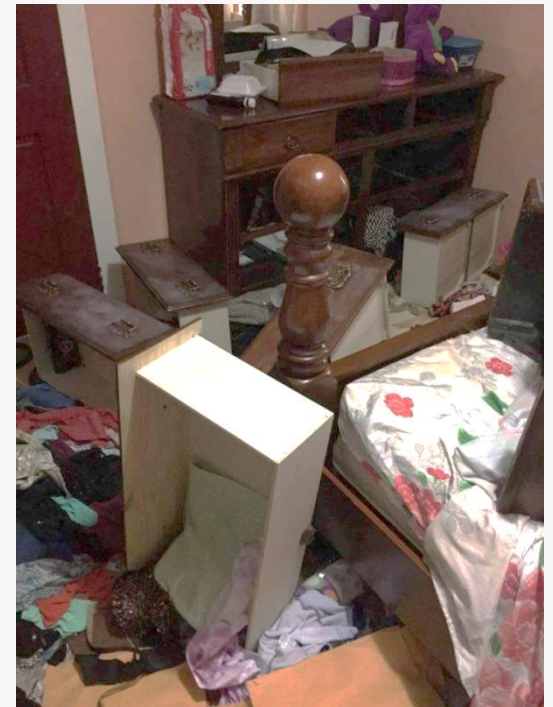
- Secured in a good safe
  - Fire Safe vs Burglar Safe
  - Secured in place
- Safe deposit box





## Hiding of Valuables

- Obvious places
  - Criminals have no boundaries
    - Dresser drawers
    - Hamper
    - Kids room
    - Toilet tank



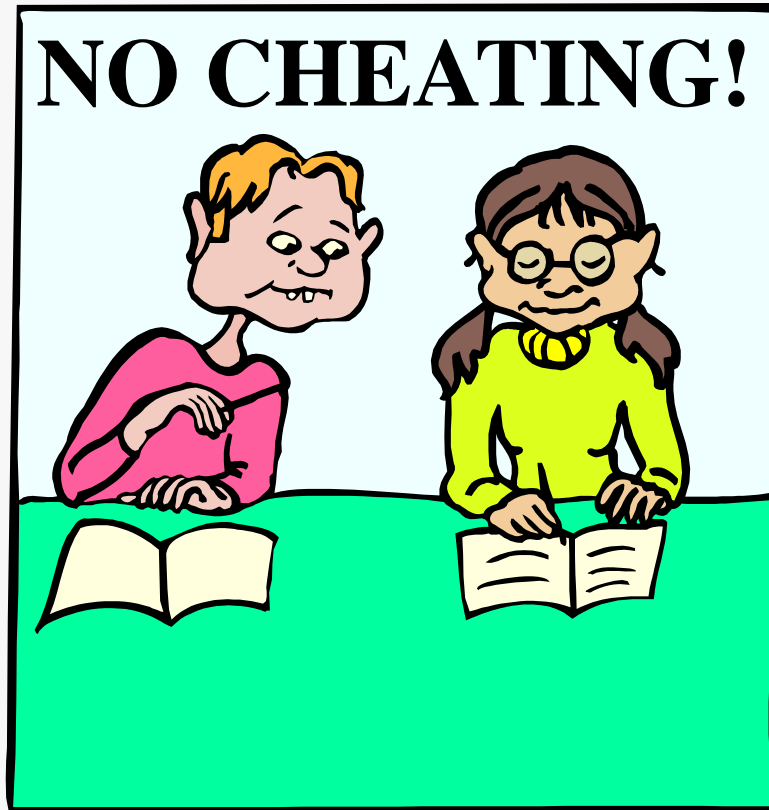
# Don't Advertise Your Valuables

This photo was outside a business that was burglarized “everytime” they got new computers. How did the criminals know?





## THE TEST

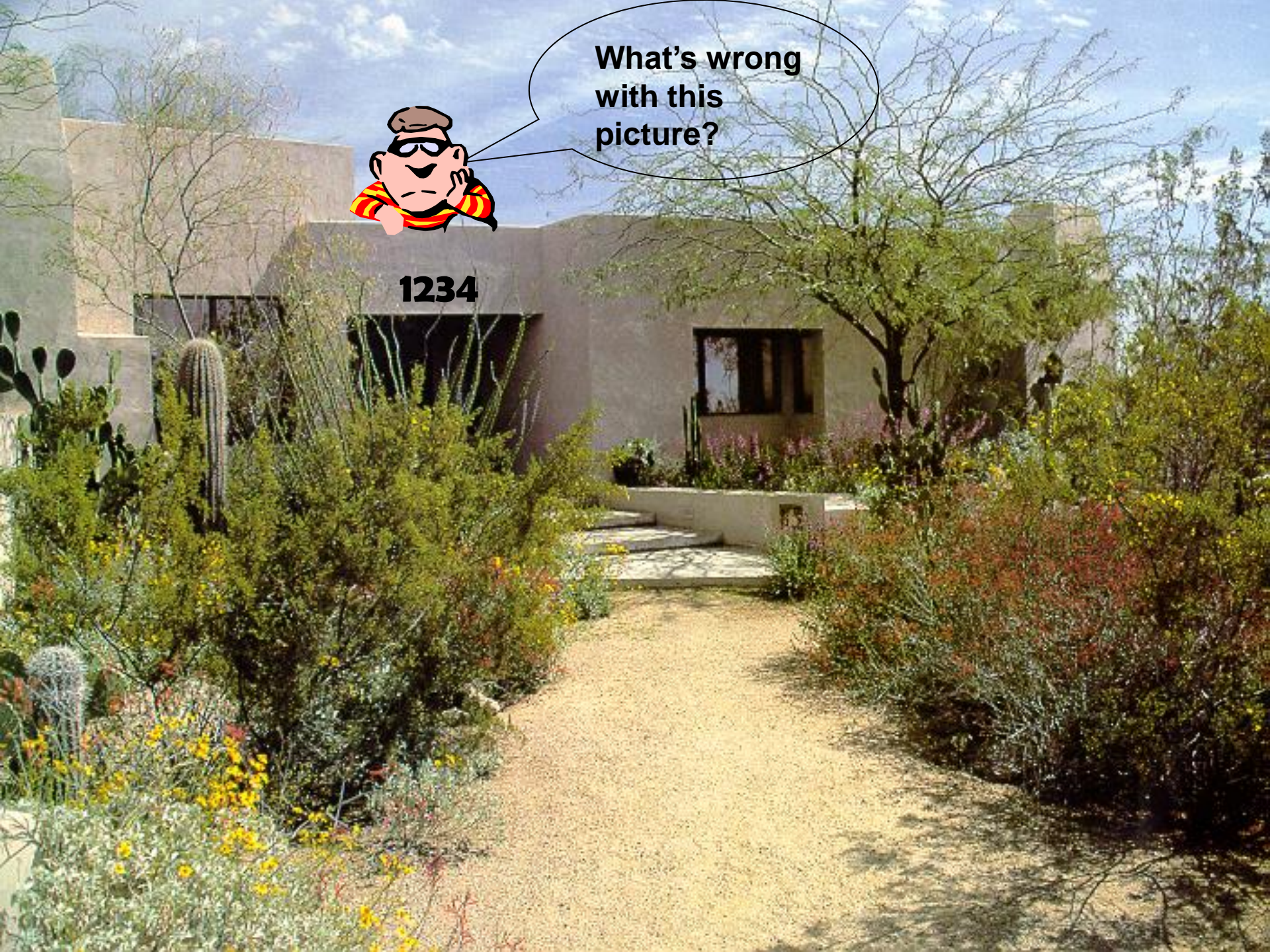




What's wrong with this picture?



1234





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**ANY QUESTIONS?**



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