

# How you can make your business less appealing to criminals?

Properties become targets of crime for a variety of reasons. The four key CPTED concepts in this brochure discourage people from committing opportunity-related crimes.

## Security Cameras

Cameras can deter criminals from your property & capture criminal activity if it occurs.



## THESE CPTED CONCEPTS CAN REDUCE CRIME

- 1 NATURAL SURVEILLANCE
- 2 NATURAL ACCESS CONTROL
- 3 TERRITORIAL REINFORCEMENT
- 4 MAINTENANCE

Evaluate these CPTED concepts for your property by answering the following questions

### Natural Surveillance

- Does landscaping or fencing obscure the view to my property from neighboring properties?
- Are there any areas around my doors or windows where a person could hide?
- Are there areas of contrast or shadow around my property where intruders can loiter without being seen?
- Are windows clear of obstructions to allow visibility in and out of the business?

### Natural Access Control

- Do people routinely trespass on my property and/or fence line?
- Can people trespass on my property without being seen?
- Do people access my property in ways other than I intended?
- Are entrances to business monitored so that anyone who enters can be seen?

### Territorial Reinforcement

- Does signage and upkeep of your property/business clearly define who owns it or that it is well managed?
- Is my property being used as a short cut?
- Does my property have an unlive-in or unkempt appearance?

If you answered yes to any of these questions, please consider applying some CPTED strategies outlined in this brochure or contact Renton Police for a free security survey.

The concepts listed here are from Crime Prevention Through Environmental Design (CPTED) ideology. CPTED focuses on preventing crime by designing your physical environment to positively influence human behavior. These are only recommendations based on the CPTED philosophy and if implemented cannot guarantee that your business is impervious to crime. Through proper lighting, well maintained landscaping, proper locks, and barriers, you are creating an environment that is less desirable to criminal activity.

## BUSINESS

# CPTED

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Crime Prevention Safety Starts With You



For more information about CPTED, or our Business Watch Program, contact Sandra Havlik, Communications & Community Engagement Coordinator, at [shavlik@rentonwa.gov](mailto:shavlik@rentonwa.gov) or 425-430-7520

Renton Police Department  
1055 S Grady Way  
Renton, WA 98057

[rentonwa.gov/police](http://rentonwa.gov/police)



RENTON  
POLICE



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## NATURAL SURVEILLANCE

Keep intruders under observation

The primary goal of a surveillance strategy is the placement of physical features, activities and people in such a way as to maximize visibility.

**Light it up!**  
Keep in mind motion-sensing lights are great for startling a subject.



### Parking Garage

- Open stairwell allows opportunity for surveillance.
- Open sides on each parking platform allow maximum visibility and brings in natural light.



### Parking Lot Lighting and Maintenance

- Maintained landscaping allows for natural surveillance and visibility.
- Bright and consistent lighting provides a sense of safety and security.
- Maintenance shows that someone is paying attention to the property.



### Layout Surveillance Opportunities

- Place cashier areas with clear view of the front entrance.
- Low shelving allows surveillance.
- Avoid placing signs in windows that obstruct view.

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## NATURAL ACCESS CONTROL

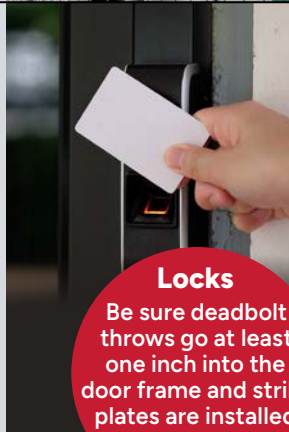
Decrease crime opportunity

The primary goal of an access control strategy is the physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping and lighting.



### Fencing and Landscaping Material

- Designates public and private space.
- Allows surveillance, reinforces territoriality, and controls access.



**Locks**  
Be sure deadbolt throws go at least one inch into the door frame and strike plates are installed with 3-inch screws.

### Building Access

- Utilize key-cards to control access. Access can be granted/removed immediately.
- Add security film to glass business doors and windows.
- Protect locks with metal guard plates or protective rings on both sides of door.



### Bollards

- Designates public and private space.
- Prevents vehicles from entering restricted area but still allows for pedestrian travel.

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## TERRITORIAL REINFORCEMENT

Take responsibility for a space

The primary strategy of territorial reinforcement is in the use of physical attributes that express ownership, such as fences, signage, landscaping, lighting, etc.



### Planters/Pavers

- Designates public and semi-public space.
- Planters become "bollards" keeping vehicles out.



### Signage, Landscaping and Street Treatments

- Celebrates entrance (expresses ownership).
- Pavers and roundabouts control vehicle and pedestrian access.
- Sends message property is well managed and watched.



### Signage/Check-in

- Designates ownership and private space.
- Controls access.
- Entrance "check-in" provides additional sense of security and "eyes" on property.

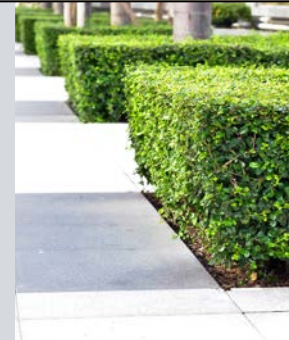
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## MAINTENANCE

Allow for the continued use of a space for its intended purpose

Maintenance of a space also serves as an additional expression of ownership.

**Trimmed Trees & Shrubs**  
Make it difficult for thieves to conceal themselves or stolen property.



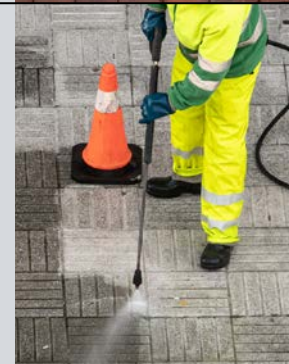
### Landscaping

- To open up visibility, trim bushes to 2-3 feet, and tree canopies to 6-8 feet.
- Well maintained/trimmed landscaping prevents concealment and offers sense of safety.



### Broken Window Theory

- Broken windows and graffiti left unattended beget more broken windows and graffiti.
- Delaying repairs implies to criminals that the owner does not care about the property.



### Maintenance

- Good maintenance lets everyone know you are looking after your property.
- Allows for continued use of space for intended purpose.