

RESIDENTIAL

CPTED

CRIME PREVENTION THROUGH
ENVIRONMENTAL DESIGN

Crime
Prevention
Safety Starts
With You



RENTON
POLICE





1 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.

Windows & Balconies

- Large and unobscured windows promote casual supervision of sidewalk.
- Porches, balconies and sidewalks encourage interaction between neighbors.
- Parking, recreation, and children's play areas should be visible from residential and/or condominium and apartment windows.
- Install peepholes on doors with 180-degree views or more.

Landscaping/Fencing

- Low landscaping and fences define property lines without creating hiding places.
- Trim hedges, trees and shrubs—make it difficult for anyone to conceal themselves or hide criminal activity.
- Maintained landscaping allows for natural surveillance and visibility by neighbors and passersby.

Lighting & Cameras

- Cameras today can provide 24/7 surveillance but need to be supported by good lighting, otherwise surveillance is useless.
- Signage that states your property is under surveillance can be a deterrent to crime.
- Bright and consistent lighting around your residence provides a sense of safety and security.
- Exterior lighting fixtures should be damage resistant and photosensitive, switching on automatically during hours of darkness.
- Proper lighting will make a suspect(s) uncomfortable and will make them feel exposed, motivating them to go elsewhere.
- Use pedestrian scale street lighting in high pedestrian traffic areas to help people recognize potential threats at night.



Encourage a Neighborhood Watch program in your community. Neighborhood Watch groups typically focus on observation and awareness as a means of preventing crime and employ strategies that range from simply promoting social interaction and “watching out for each other” to active patrols by groups of residents.



2

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, exit, fencing, landscaping and lighting.

Locks, Doors & Windows

- Secure doors with deadbolt locks and latch guards.
- Deadbolt throws should go at least one inch into the door frame and strike plate installed with at least three-inch wood screws to penetrate the stud of the door frame.
- Sliding glass doors and windows should be fitted with track locks and/or wooden rods (dowels) that fit securely in the bottom track.
- Air conditioners placed in windows can become a point of access for burglars—install window locks to secure and prevent unauthorized access.
- Multi-housing properties should secure all common areas of the property (pools, gyms, laundry rooms) with a code or key-card access system to prevent access by non-residents.

Fencing & Landscaping

- Designates public and private space.
- Allows surveillance, reinforces territoriality, and controls access to people entering or exiting your property.
- Where fencing is needed use transparent or semi-transparent materials to increase visibility into an area.
- Thorny or prickly vegetation can be planted to discourage loitering on certain areas of a property.

Lighting

- Entrances to the property should be accentuated with architectural elements, lighting and/or landscaping that define where pedestrian and vehicle traffic go.
- Parking areas should be well lit and walkways should be aligned with pedestrian scale lighting.



Parking garages for multi-housing properties, such as apartments or condominiums, should be access controlled with a code or badge system, well lit, and incorporate formal surveillance, such as security patrols and camera surveillance systems.



3 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.

Signage

- Signage should be placed at the entrance to a property to designate ownership.
- Display signage that represents community ownership or surveillance, such as neighborhood watch signs
- Signage can be used to state property rules, such as park hours in a community, parking and no-parking zones, emergency numbers, and designate private and public spaces.

Landscaping & Street Treatments

- Clearly define property lines. There should be clear transitions between public, semi-public and private property. This can be achieved through changes in pavement textures, landscaping, gates, and fencing.
- Streets designed with treatments, roundabouts, speed bumps, and other “traffic calming” devices establish territories and discourage speeding and cut-through traffic.

Residential Addresses

- Street address numbers and apartment numbers should be clearly visible and illuminated at night. This will assist first responders when responding to an emergency.
- If there are multiple buildings, such as in an apartment or condominium complex, building numbers, as well as unit numbers, should be posted at the front and back of each building.

* * *

Take a look from the outside of your home or community. What do you see? Does it look owned and cared for? Or does it look abandoned, unkept, and ignored? One will give criminals pause, while the other will attract them. You want by-passers to see instantly that someone is present in the space, looks after it, and cares what happens to it.

* * *



4

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.

- Well maintained communities send a message that the property is well managed and watched.
- Property owners should actively care for their surroundings; neglecting maintenance can undermine other CPTED strategies.
- Garbage/illegal dumping should be cleaned up immediately, or within 24 hours.
- Well-maintained outdoor lighting enhances safety; burnt-out light bulbs should be replaced promptly.
- Graffiti should be reported and cleaned within 24 hours.
- Inoperable vehicles should not be allowed to remain on property and any unauthorized vehicle(s) should be tagged with a warning and impounded.
- Maintain all common areas to very high standards, including entrances, greenways and recreational areas, and right-of-ways.
- Trim tree branches six to eight feet off the ground to allow for visibility.
- Bushes should be pruned to three feet or less from the ground to prevent hiding spaces.
- Avoid dense shrubs that could hide intruders.
- Consider low-maintenance plants that enhance visibility.
- Regularly inspect and repair fences, lighting, landscaping, and other elements to prevent deterioration.

Proper maintenance produces a sense of pride for not just the owner, but the community as a whole. It creates an image of a vibrant space that people love and respect. And everyone will defend that against all intruders.



Multihousing Notes / Special Considerations

- Encourage residents to engage in activities in the common or outdoor areas, such as cook outs, gardening, or children play areas.
 - Seating, lights, and landscaping should be arranged so as to encourage use of the common areas.
 - Start a resident neighborhood watch program and provide training on how to identify and report suspicious activity.
 - Encourage residents to get acquainted with each other through events and networking opportunities.
 - Neighbors who know each other look out for each other.
 - Exterior doors, alcoves, hallways, stairwells, pedestrian walkways, parking lots, and any recessed areas should be illuminated.
 - All exterior lighting should be illuminated from dusk until dawn, unless otherwise designated.
 - Residents should be instructed not to hold doors open for anyone they don't know.
 - Use devices that automatically lock upon closing on all common building entrances.
 - Residents should be instructed to purchase and use strong locks on their individual garages or storage units.
 - Designate resident and visitor parking.
 - Make parking areas visible from windows and doors.
 - Screen or conceal dumpsters but avoid creating blind spots and hiding places.
 - Surveillance cameras, or other security measures such as security patrols, are perhaps the strongest cues that a territory is owned, cared for, and well-defended.
 - Signs throughout a property can quickly and easily designate territory (no entry, no trespassing, no loitering) and acceptable usage (no parking, hours of operation, residents only.)
- Additional Tips To Deter Crime:***
- Do not leave garage door openers inside your vehicle.
 - Do not hide keys outside a home—these are often located.
 - Keep valuables in a safe deposit box or a safe bolted to the floor.
 - Use a locking mailbox and check mail daily.
 - Never open your door to someone you don't know; talk through thru door (they can hear you).
 - While on vacation place lights, television, or a radio on timers.
 - Have packages delivered to a lockbox or secured location, not your front porch.

Evaluate Your Property

Use these CPTED concepts to evaluate 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 multi-housing building entrances and exits visible from parking areas and pedestrian paths?

Natural Access Control

- Do people routinely trespass on my property?
- Can people trespass on my property without being seen?
- Do people access my property in ways other than I intended?
- Do any existing access routes lack natural surveillance?
- Are there any windows or doors that are not secured that would allow for someone to easily gain access to my home? (unlocked/open windows on second-floor, air-conditioning units in windows)

Territorial Reinforcement & Maintenance

- Do strangers regularly trespass or loiter on my property?
- Is my property being used as a short cut?
- Does my property have an unlivable or unkempt appearance?
- Is the property well-maintained and free from graffiti or vandalism?
- Are tree branches trimmed up to six to eight feet off the ground and bushes pruned to three feet or less to allow for maximum visibility?

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

KNOW AND PRACTICE THE 9 P.M. ROUTINE

- ✓ LOCK DOORS
- ✓ SECURE YOUR VEHICLES
- ✓ TURN ON OUTSIDE LIGHTS

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 residence 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.

For more information about CPTED, contact a
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