Crime Prevention Through Environmental Design (CPTED) is a proactive crime fighting technique in which the proper design and effective use of the built environment can lead to a reduction in the fear of and incidents of crime and an improvement in quality of life. It is very important to realize CPTED principals reduce the opportunity for crime; however crime prevention / social programs should be implemented to tackle the underlying cause of crime. These steps work in conjunction to create a safe environment to work live or play.

CPTED ASSESSMENT - COVER PAGE

	INFORMATION	NOTES
Date Received:		
Date Completed:		
Date Returned:		
Report Number:		
CPTED Assessor(s):		
	INFORMATION	NOTES
Address / Location:		
Contact Person:		
Phone:		
Email:		
	INFORMATION	NOTES
Reason for CPTED Assessment:	Assault, Auto Theft, Robbery, Burglaries, Larceny, Theft, Vandalism, Weapons, Disorderly Conduct, Arson, Drugs, Sex Crimes, Other	
History of Area:	Crime Data, Word of Mouth, Other	

Access control means controlling access to the site. People are physically guided through a space by the strategic design. Properly located entrances, exits, fencing, landscaping and lighting can direct both foot and motor vehicle traffic in ways that discourage crime.

CPTED ASSESSMENT - ACCESS CONTROL

Main entrance is highlighted	DESCRIPTION / NOTES	YES	NO	N/A
		☐	☐	☐
Public walkways and paths are clearly defined	DESCRIPTION / NOTES	YES	NO	N/A
		☐	☐	☐
Wayfinding system?	DESCRIPTION / NOTES	YES	NO	N/A
		☐	☐	☐

Generally, criminals do not want to be seen. Placing physical features, activities and people in ways that minimize the ability to see what is going on discourages crime. Landscaping and lighting are two methods used to provide natural surveillance.

The three types of surveillance are:

1. **Natural -** *The placement of physical features, activities, and people in a way that maximizes visibility*

2. **Organized -** *Security, Neighborhood Watch, Patrols, etc*

3. **Mechanical -** *Alarms, Cameras, Fences, etc*

CPTED ASSESSMENT - SURVEILLANCE

Natural Surveillance Type	NOTES
Physical Features	
Activities	
People	
Other	
Physical Features	
Organized Surveillance Type	**NOTES**
Security Officer	
Law Enforcement	
Community Watch	
Other	
Security Officer	
Mechanical Surveillance Type	**NOTES**
Alarms	
Cameras	
Fencing	
Other	
Alarms	

Territorial Reinforcement or Behavior refers to people's sense of ownership. In CPTED it refers to the development of areas or places where the users feel a strong sense of ownership. It is an umbrella concept embodying all Natural Surveillance, and Access Control principles.

The use of physical attributes that express ownership such as fencing, signage, pavement treatments, and landscaping are examples of Territorial Reinforcement.

CPTED ASSESSMENT - TERRITORIAL REINFORCEMENT

Territorial Reinforcement Description	DESCRIPTION / NOTES
Fencing	
Signage	
Pavement Treatment	
Landscaping	
Other	
Other	
Other	

Allows for the continued use of a space for its intended purpose. Serves as an additional expression of ownership. Prevents visibility from landscaping overgrowth and obstructed or inoperative lighting.

The presence of a "broken window" will encourage a lack of care for a space which can attract crime and other negative activities.

CPTED ASSESSMENT - MAINTENANCE

Maintenance Issue	DESCRIPTION / NOTES
Door	
Window	
Landscaping	
Lighting	
Recreation	
Seating	
Signage	
Surveillance	
Pathways	
Parking	
Other Building Related	
Other	

Visibility:

- Lighting helps an individual observe their surroundings and respond to a potential threat.

- Pathways or pedestrian connectors must be illuminated to the point where faces of pedestrians can be observed

- Poor lighting, whether too bright or not bright enough can diminish safety.

- The quality of the lighting is as important as the amount of lighting.

The Three "D"s of Lighting are:

- Deter/Discourage/Prevent

- Disable (Physical & Psychological)

- Detect (Eliminate Concealment)

Lighting Terms & Definitions:

- Luminance - brightness

- Uniformity - Luminance over an area

- Light Trespass - Unwanted lighting crossing property lines

CPTED ASSESSMENT - LIGHTING

Lighting Description	NOTES	Achieves the 3 D's of Lighting?		
		YES	NO	N/A
Parking Lot		☐	☐	☐
Street		☐	☐	☐
Building		☐	☐	☐
Landscaping		☐	☐	☐
Motion		☐	☐	☐
Other		☐	☐	☐
Parking Lot		☐	☐	☐

Environmental Cues:

- Assist criminals by helping them locate targets in time and space

- Can be associated with "safe", "good" targets or "unsafe" or "bad" targets.

- Teach criminals to recognize potentially "good" and "bad" crime sites and situations.

CPTED ASSESSMENT - ENVIRONMENTAL CUES

Environmental Cue Description	NOTES

CPTED ASSESSMENT - SOCIAL MANAGEMENT

Social Management Issue or Proposal	DESCRIPTION / NOTES
Positive Activity	
Negatie Activity	
Other	

CPTED ASSESSMENT - EXTERIOR (GENERAL AREA)

HEDGES/BUSHES	DESCRIPTION / NOTES	YES	NO	N/A
+4' Height?		☐	☐	☐
Close to windows?		☐	☐	☐
Entrapment areas?		☐	☐	☐
near windows or doors?		☐	☐	☐
TREES	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Blocking view of bldg. from road?		☐	☐	☐
Entrapment areas?		☐	☐	☐
FENCES	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
+4' Height?		☐	☐	☐
Private/Semi-private?		☐	☐	☐
Chain Link?		☐	☐	☐
Landscaping around fences?		☐	☐	☐
Lock on gates?		☐	☐	☐
LOT LIGHTING	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Motion detectors?		☐	☐	☐
Fluorescent lighting?		☐	☐	☐
High Pressure Sodium?		☐	☐	☐
Low Pressure Sodium?		☐	☐	☐
Metal Halide?		☐	☐	☐
LED?		☐	☐	☐
STORAGE SHEDS	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Secure lock on door?		☐	☐	☐

		YES	NO	N/A
Visible from business?		☐	☐	☐
PARKING	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Close to main doors?		☐	☐	☐
Lighter parking lot?		☐	☐	☐
GARBAGE	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Close to door?		☐	☐	☐
Causing entrapment zones?		☐	☐	☐
A/C	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Window Mounted?		☐	☐	☐
Roof mounted?		☐	☐	☐
VENTILATION GRATES	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Secured or locked		☐	☐	☐
Access gained into building from grate?		☐	☐	☐

CPTED ASSESSMENT - SECURITY

ALARM SYSTEM	DESCRIPTION / NOTES	YES	NO	N/A
Installed?		☐	☐	☐
Monitored with key holders?		☐	☐	☐
Motion detectors?		☐	☐	☐
All doors alarmed?		☐	☐	☐
Stickers on windows and doors?		☐	☐	☐

CPTED ASSESSMENT - EXTERIOR (BUILDING)

MAIN DOOR	DESCRIPTION / NOTES	YES	NO	N/A
Solid door?		☐	☐	☐
Glass door w/ metal frame?		☐	☐	☐
Reinforced frame for deadbolt?		☐	☐	☐
Multiple locking devices on door?		☐	☐	☐
Lighted area?		☐	☐	☐
Alarm system on door?		☐	☐	☐
Unobstructed view into business?		☐	☐	☐
REAR DOOR	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Solid door?		☐	☐	☐
Glass door w/ metal frame?		☐	☐	☐
Reinforced frame for deadbolt?		☐	☐	☐
Multiple locking devices on door?		☐	☐	☐
Lighted area?		☐	☐	☐
Alarm system on door?		☐	☐	☐
Entrapment zones / obstructions near door?		☐	☐	☐
OTHER DOOR #1	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Location?		☐	☐	☐
Solid door?		☐	☐	☐
Glass door w/ metal frame?		☐	☐	☐

	DESCRIPTION / NOTES	YES	NO	N/A
Reinforced frame for deadbolt?		☐	☐	☐
Multiple locking devices on door?		☐	☐	☐
Lighted area?		☐	☐	☐
Alarm system on door?		☐	☐	☐
Entrapment zones / obstructions near door?		☐	☐	☐
OTHER DOOR #2	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Location?		☐	☐	☐
Solid door?		☐	☐	☐
Glass door w/ metal frame?		☐	☐	☐
Reinforced frame for deadbolt?		☐	☐	☐
Multiple locking devices on door?		☐	☐	☐
Lighted area?		☐	☐	☐
Alarm system on door?		☐	☐	☐
Entrapment zones / obstructions near door?		☐	☐	☐
Secure lock on door?		☐	☐	☐
Visible from business?		☐	☐	☐
OTHER DOOR #3	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Location?		☐	☐	☐
Solid door?		☐	☐	☐
Glass door w/ metal frame?		☐	☐	☐
Reinforced frame for deadbolt?		☐	☐	☐

	DESCRIPTION / NOTES	YES	NO	N/A
Multiple locking devices on door?		☐	☐	☐
Lighted area?		☐	☐	☐
Alarm system on door?		☐	☐	☐
Entrapment zones / obstructions near door?		☐	☐	☐
WINDOWS	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Illuminated areas?		☐	☐	☐
Steal frames on windows?		☐	☐	☐
Do windows open?		☐	☐	☐
If yes, equipped with locks?		☐	☐	☐
Obstructions on ground away from windows?		☐	☐	☐
Alarm system on windows?		☐	☐	☐
If yes, clear from obstructions?		☐	☐	☐
Bars on all windows / metal grating?		☐	☐	☐

CPTED ASSESSMENT - SITE SCAN

SITE LINES / SURVEILLANCE	DESCRIPTION / NOTES	YES	NO	N/A
Obstructions?		☐	☐	☐
Design Problems?		☐	☐	☐
Other?		☐	☐	☐
ENTRAPMENT ZONES	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Alley Ways?		☐	☐	☐
Entrance Ways?		☐	☐	☐
Other?		☐	☐	☐
MOVEMENT PREDICTORS	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Desired lines?		☐	☐	☐
Existing pathways?		☐	☐	☐
Bridges?		☐	☐	☐
Tunnels?		☐	☐	☐
Other?		☐	☐	☐
ACTIVITY GENERATORS	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Parking lots?		☐	☐	☐
Corner stores?		☐	☐	☐
Parks?		☐	☐	☐
Benches?		☐	☐	☐
Bus stops?		☐	☐	☐
Other?		☐	☐	☐
COMMUNITY IMPACT	**DESCRIPTION / NOTES**	**YES**	**NO**	**N/A**
Type of buildings around the site		☐	☐	☐
Existing land use		☐	☐	☐
Other?		☐	☐	☐

CPTED ASSESSMENT - RECOMMENDATIONS

EXTERIOR (GENERAL AREA)	DESCRIPTION / NOTES

SECURITY	DESCRIPTION / NOTES

EXTERIOR (BUILDING)	DESCRIPTION / NOTES

SITE SCAN	DESCRIPTION / NOTES