parks and other areas where people
gather. It is important that the CPTED
principles be introduced when
designing or remodeling public places.
Implementing CPTED strategies may
reduce crime where the community
gathers.

CPTED in Commercial
Settings

CPTED can be applied in commercial
and institutional settings such as
offices, stores, warehouses, schools
and churches. The following are
recommendations for these sites:

- Design and maintain the site to
  maximize visibility day and night.
- Clearly define entrances and exits.
- Delineate between public space and
  privately controlled space such as
  parking lots.
- Keep the property well maintained
  at all times. Immediately remove or
  paint over graffiti. Do not allow
  trash or debris to accumulate.

Houston Police Department
Public Affairs
1200 Travis, 21st floor
Houston, TX 77002
Crime Prevention Through Environmental Design (CPTED)

CPTED—is based on the premise that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, and an improvement in the quality of life.

CPTED Key Concepts

Natural Surveillance
Natural Access Control
Territorial Reinforcement
Maintenance

Natural Surveillance—The placement of physical features, activities and people in a way that maximizes visibility.

Natural Access Control—The physical guidance of people coming and going from a space by the strategic placement of entrances, exits, fencing, landscaping, and lighting.

Territorial Reinforcement—The use of physical attributes that express ownership, such as fences, pavement treatments, art, signage, and lighting.

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

CPTED Assessments

The Houston Police Department provides CPTED assessments at no charge to citizens within the city of Houston. CPTED techniques are used in addition to traditional crime prevention methods, such as locks and alarm systems. Together these crime prevention measures can help to improve the quality of life by reducing the fear of crime.

CPTED for Multi-Family Housing

Multi-family properties such as apartments, condominiums, and townhomes present different opportunities for CPTED applications. The surrounding area plays an integral part in the overall security picture. The following are some common examples of recommendations for multi-family sites:

- Create or modify designs so that visibility is maximized. Modifications may include lighting, landscaping and placement of windows and common areas.
- Limit the number of access points and when appropriate, install gates to further restrict passage.
- Provide occupants with the opportunity to personalize their units and thereby display a sense of ownership.
- Maintain all properties to the highest standards, particularly common areas. Quickly address any signs of blight or decay. Avoid using barbed wire.
- Provide easily monitored and highly visible play areas for children.

CPTED for Public Places

Public places include shopping malls,