

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Introduction

Crime Prevention Through Environmental Design, CPTED, is based on the idea 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. In other words, if a site is laid out well, the likelihood of it being targeted for a crime may be reduced.

Crime Prevention is defined as the anticipation, recognition and appraisal of a crime risk and the initiation of some action to remove or reduce it. CPTED takes crime prevention one step further by studying the site design and working with the development community and public development agencies in an attempt to create safer designs in new and existing developments.

Guidelines were prepared by the City of Bristol Virginia's CPTED Committee to be used as a tool for planners and design professionals to build a "Quality Physical Environment" with the idea of reducing opportunity for crime to occur.

"The proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime, and improvement of the quality of life." – CPTED, as defined by the National Crime Prevention Institute

Understanding CPTED

CPTED design strategies have evolved over time. While many of the actual techniques have been in use for hundred of years, it has only been in the last few decades that urban experts such as Jane Jacobs and Oscar Newman have explored the relationship between the built environment and criminal behavior.

Each of the CPTED strategies offer guidelines which, as a property owner, builder, or remodeler, you can apply to reduce the fear and incidence of crime and improve the quality of life.

These design guidelines are intended to stimulate design professionals to address urban security problems. Project teams are encouraged to be innovative in developing solutions which limit the exposure of urban communities to incidences of crime.

Purpose Of Design Guidelines

- To make members of the Development Community and City Staff aware of Crime Prevention Through Environmental Design and implement creative solutions whenever possible.

- To inform developers, design professionals and the public of the possible reduction of criminal opportunity when CPTED principles are used during the initial planning stages of a development.
- To describe design alternative which could have an adverse affect on opportunity for criminal activity.

Effective participation depends upon understanding the design and planning process. These include the individual planning activities and their sequence, the timing of various decisions, who makes the decisions, and how to incorporate these CPTED principles into the process. The ability to incorporate these principles depends also on the information available to communicate roles, and authorities that influence the design and construction of new development. The guide is intended to share information on terminology and the process with partners from other agencies, indentify steps in the development process where CPTED concepts can be introduced, and help clarify how agencies and outside groups can work together during the review of projects.

RESOLUTION

IN SUPPORT OF

CPTED PROGRAM

(CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN PROGRAM)

WHEREAS, proper design and effective use of the build environment can lead to a reduction in the incidence and fear of crime; and

WHEREAS, the Bristol Virginia Planning Commission desires a safe and well-planned community; and

WHEREAS, implementation of a Crime Prevention through Environmental Design program as part of the City's Community Development and Planning Department Bristol will assist the City in creating a cohesive team that fosters partnerships between crime prevention practitioners, community planners, architects and public safety/health agencies; and

WHEREAS, implementation of a Crime Prevention through Environmental Design program will encourage teams to serve as a crime prevention tool in the City to eliminate factors which attract crime and violence such as improper zoning, zoning violations, and other code violations.

BE IT THEREFORE RESOLVED that the Bristol Virginia Planning Commission does hereby support the City's Community Development and Planning Department's efforts to add a Crime Prevention through Environmental Design element to the existing program.

This 16th day of April 2001.

*Terry Smith, Chairman
Bristol Virginia Planning Commission*