



CPTED for Single Family Housing



Crime **P**revention **T**hrough **E**nvironmental **D**esign

This form may be used by your City of Portland Crime Prevention Coordinator to assess your property.

It can also be used for your own do-it-yourself CPTED assessment.

Date _____

Location and neighborhood: _____

Property owner/representative: _____

Contact information: _____

Crime Prevention Coordinator: _____

Crime Prevention Through Environmental Design

Crime Prevention Through Environmental Design – or CPTED, is the proper design, maintenance, and use of the built environment in order to enhance the quality of life and to reduce both the incidence and the fear of crime.

This form provides an easy-to-follow outline of CPTED strategies that will help make your location more resistant to crime, and increase the overall feeling of safety. Use this form now as well as in the future as you maintain the changes you make.

CPTED Principles

Natural Surveillance:

- Design and maintenance that allows & encourages people engaged in their normal activity to observe the space around them.
- Eliminates hiding places for people engaged in criminal activity.
- Creates a sense of risk for people contemplating criminal activity.

Access Control:

- Decreases criminal accessibility, especially to vulnerable spaces.

Territoriality:

- Defines property lines and distinguishes private spaces.
- Communicates to people expectations of the appropriate use of the space.
- Builds a sense of community responsibility by intended users.

CPTED Categories

Natural/Passive

Things that are designed in, not requiring any active effort on the part of the responsible user.

Organized/Active

Planned activities or routines.

Mechanical

Installing or using equipment to achieve the principle.

More information about CPTED strategies and principles and other CPTED forms can be found in the Crime Prevention Through Environmental Design handout. CPTED handouts and forms can be obtained on the Crime Prevention website at www.portlandonline.com/oni/cp under the category of Crime Prevention Resources or by contacting your Crime Prevention Program Coordinator at 503-823-4064.

NATURAL SURVEILLANCE

A. Natural/Passive

1. Is landscaping selected and trimmed so entrances and ground floor windows are visible from the street and/or from neighbors' houses?
2. Is landscaping selected and trimmed to prevent places of concealment for unauthorized users?
3. Are windows free of obstructions, such as bushes, trees, and walls, so that there are clear views from inside of the house?
4. Is the fence designed to be at least partially see-through, so that an adult could not hide behind it?

Notes:

B. Organized/Active

1. Are neighbors acquainted with one another and active in gardening or other activities on the street? This communicates to visitors that residents are invested and likely to be aware of what's happening in the neighborhood.
2. Are neighbors organized into a Neighborhood Watch? Do they know how to identify and report suspicious activity?
3. Do you spend time on the front porch and in the front yard?

Notes:

C. Mechanical

1. Are there wide-angle viewers (peep holes) on all entrances or a window in the door or immediately adjacent to it?
2. Does outside lighting provide a soft, even light around the house, without deep shadows or bright glare? Are lights left on at night, or on photosensitive timers so they go on at dusk and off at dawn?

3. Are there motion-sensing or photosensitive lights over the garage door?
4. Is there a City-registered alarm system in use? Alarms don't deter all burglars, but they can be helpful.

Notes:

ACCESS CONTROL

A. Natural/Passive

1. Are there clear pathways to designate entryways and places on the property where people are allowed to walk?
2. Has prickly or thorny vegetation been planted to prevent easy access to first-floor windows?

Notes:

B. Organized/Active

1. Are all windows and doors, including the garage, shut and locked whenever they are not in active use?
2. When hiring contractors, including landscapers and house cleaners, are references checked and is the business verified with the Better Business Bureau, where applicable?
3. Are valuables, including mail, stored out of view of main windows or entrances? Are garage windows covered?

Notes:

C. Mechanical

1. Are exterior doors of heavy-duty, solid-core construction?
2. Are exterior doors fitted with a deadbolt with at least a 1 inch throw?
3. Are door strike plates secured with 3" long screws/bolts that penetrate into the studs of the doorframe?
4. Are hinges for exterior doors installed so that doors open inward?
5. Are sliding glass doors kept locked and fitted with track locks and/or wooden rods that fit securely in the bottom track?
6. Are all windows secured by pins or locks?
7. Are window air conditioners secured to a window frame?
8. Are basement doors and windows locked and secured?
9. Are ladders or other climbing aids secured so they cannot be used to access higher windows?
10. Are bicycles, tools, and maintenance equipment stored in a locked garage or shed?
11. Have locks been changed after a former occupant moved out?
12. Are garage doors secured with a bar lock, padlock or hasp?
13. Are gates secured with locks?
14. Are important papers and valuables secured inside the house in a locking file cabinet or a safe? Are sensitive documents shredded when they are no longer needed?
15. Are all fire and emergency exits designed for quick exit, without the need for a key or other tool in order to get out?

Notes:

TERRITORIALITY

A. Natural/Passive

1. Is there a clear transition between the sidewalk or public property and your property, which may be achieved by fencing, pavement textures, and/or landscaping?

Notes:

B. Organized/Active

1. When residents are absent on weekends or vacations, is an appearance of occupancy created by setting exterior and interior lighting on timers, stopping the mail and newspapers, etc?
2. Do residents organize litter patrols or other activities to maintain the look and feel of the neighborhood?

Notes:

C. Mechanical

1. Are street address numbers visible from the street and illuminated at night?
2. Are property identification lists created that list serial numbers and descriptions of valuable equipment such as televisions, speakers to help identify property in case of a burglary? Two copies should be maintained with one stored in a fire-proof place.
3. Are pictures taken of jewelry for records and identification?
4. Are identification numbers engraved on equipment? Never use a Social Security Number to engrave your valuables. Instead, use (state)(drivers license number)(DL for drivers license), e.g. OR1234567DL.

Notes:

MAINTENANCE PLAN:

Are lighting, landscaping, and structural aspects of the property maintained so that others know that someone cares about the residence and the neighborhood? Consider putting reminders to yourself on your calendar to check on maintenance for your property.