



Crime Prevention Through Environmental Design (CPTED)

The Argument For Codification in Seattle

About the Presenter

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- **34+ year Crime Prevention Coordinator, Seattle Police**
- **25+ year CPTED Practitioner**
- **10+ Year CPTED Instructor**
- **Current President, Washington State Crime Prevention Association (WSCPA)**
 - **Primary CPTED Instructor for WSCPA**
 - **CPTED Certified over 150 individuals from multiple agencies**

Overview

CPTED Defined

Elements of CPTED

Application Examples

Where & How Codified

How it Would Work in Seattle



Crime Triangle



Crime Triangle: Problem Oriented Policing Model

CPTED Defined

“The proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.”



CPTED Defined

- **Multi-disciplinary approach that seeks to deter crime through the design of the environment.**
- Goal: reduce opportunities for crime that may be inherent in the design of the built environment
 - Accomplished through the involvement of CPTED practitioners in the planning, development and design review of projects
- The arrangement and design of buildings and open spaces can encourage or discourage undesirable behavior and criminal activity
- Uses various tools to evaluate environmental conditions and utilize intervention methods to control human/criminal behavior, reduce fear of crime, and increase community cohesion

The 3 D's of CPTED

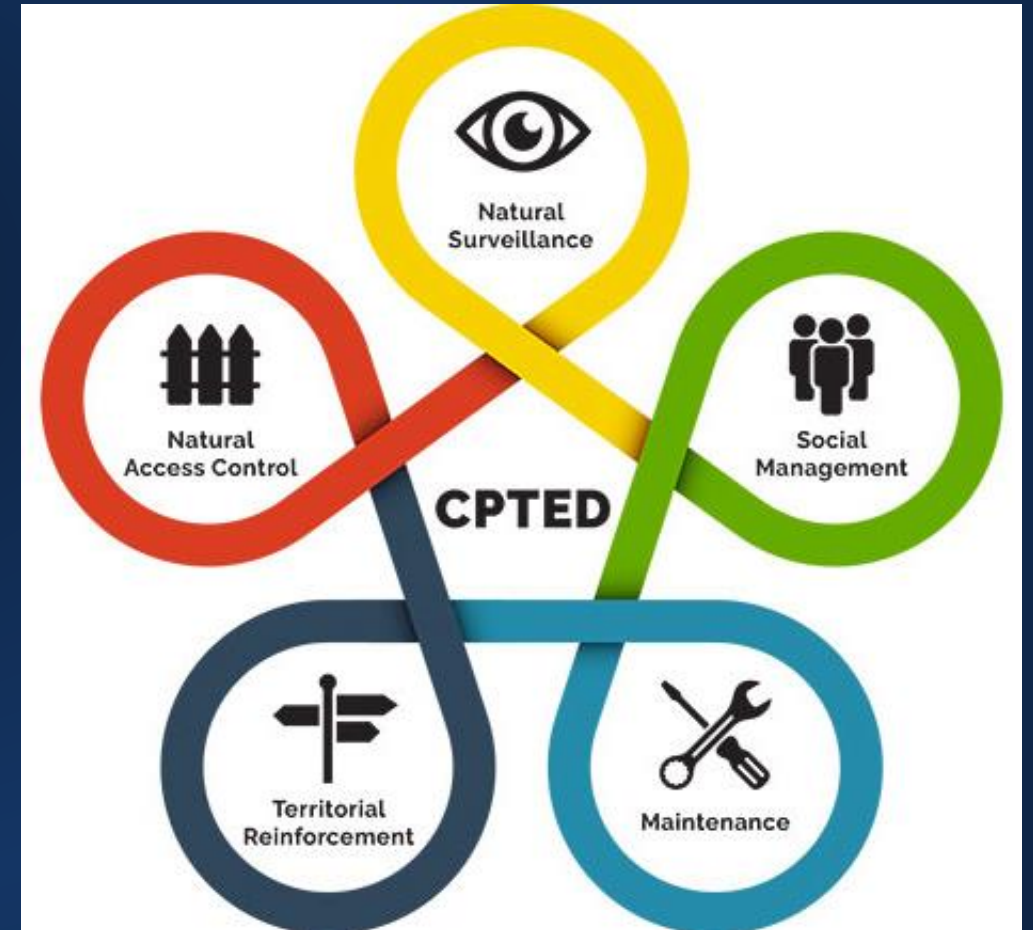
Designation, Definition, Design

- All human space has some designated purpose
- All human space has social, cultural, legal or physical definitions that prescribe the desired and acceptable behaviors
- All human space is designed to support and control the desired behaviors

CPTED Concepts

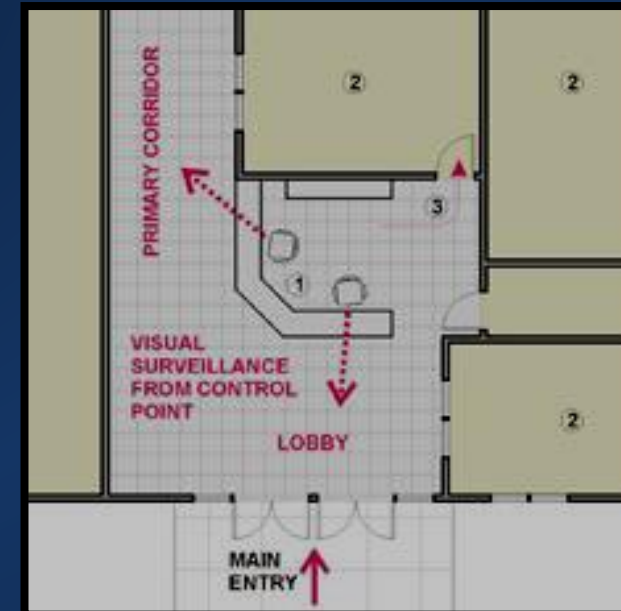
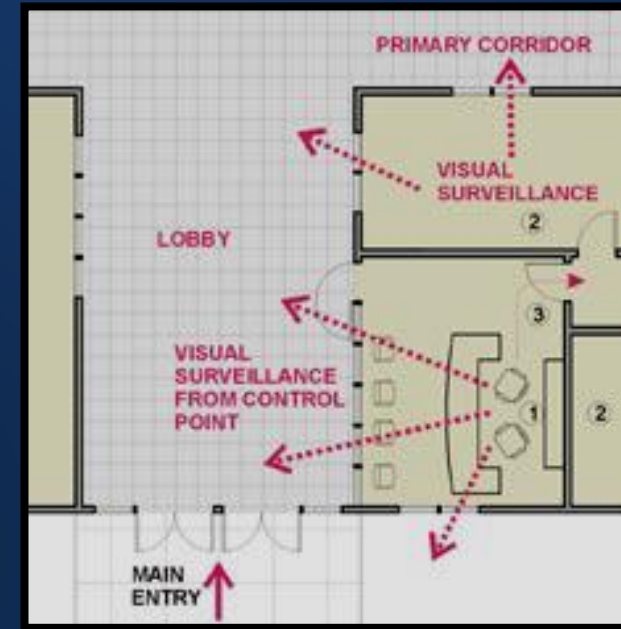
CPTED is based on these key overlapping concepts

- 1) Natural Surveillance
- 2) Natural Access Control
- 3) Territorial Reinforcement
- 4) Image & Maintenance
- 5) Social Management



Natural Surveillance

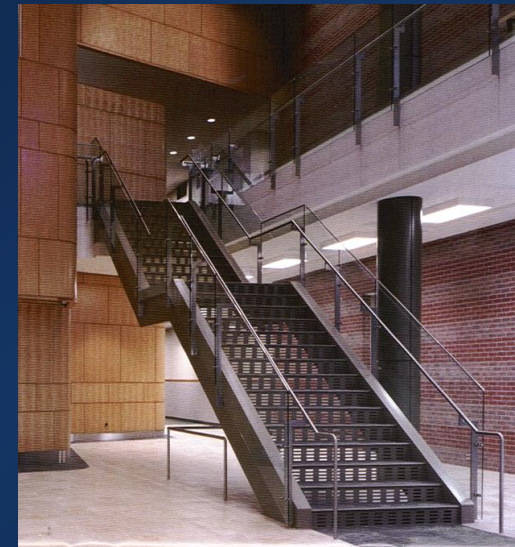
- Increases perception that people can be seen through the placement of physical features, activities, and people in a way that maximizes visibility
- Increases the risk of committing a crime by improving the visibility of potential offenders
 - Less likely to commit a crime if they can be seen and identified



Natural Surveillance

Design Strategies for Natural Surveillance

- Avoid lighting that creates glare or shadows
- Avoid the creation of entrapment areas and ambush points
- Designing landscapes that allow clear, unobstructed views of surrounding areas



Natural Surveillance

Design Strategies for Natural Surveillance

- Place windows overlooking sidewalks and parking lots
- Use the shortest, least sight-limiting fence appropriate for the situation



Natural Access Control

- People physically guided through a space by the strategic design of streets, sidewalks, building entrances, and landscaping
- Clearly defined entryways
- Controlling other access points
- Highlighting main entrance
- Clearly marked public walkways and paths
- Comprehensive wayfinding system
- 3 different forms of access control: organized, mechanical and natural.

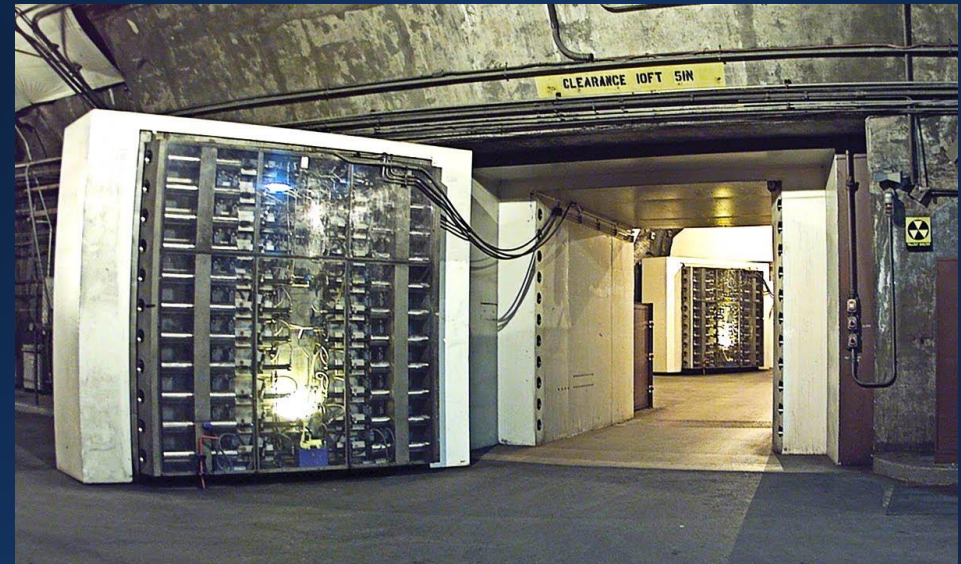


Examples of Access Control



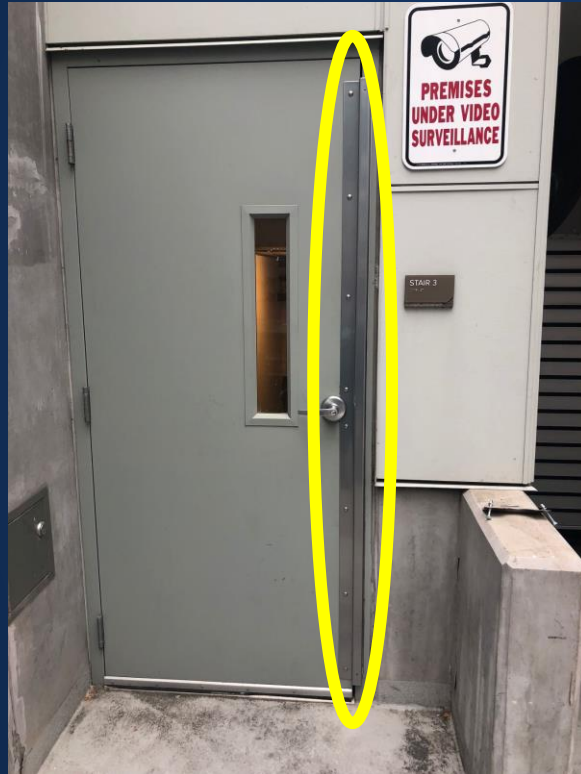
Target Hardening

- Focuses on prohibiting entry or access
- Excessive target hardening may create “fortressing” effect, appear unsafe or unwelcoming
 - Bars on windows



Target Hardening

Physical Security Measures Examples



Full-Length Astragal



Decorative Grillwork



Security Film

Territorial Reinforcement

- Refers to the development of areas or places where the users feel a strong sense of ownership
- It is the use of physical attributes that express ownership such as
 - Use of fencing
 - Use of pavement treatments
 - Use of signage
 - Design elements
- Delineate between Public, Semi-Public, Semi-Private, Private Space



Territorial Reinforcement

- Other Examples
 - Use of lighting
 - Use of fencing
 - Use of bollards, planter boxes



Territorial Reinforcement/ Access Control



Planter Boxes Example



Bollards & Planter Boxes
Examples



Ecology Block

Territorial Reinforcement/ Access Control

Clutch Cannabis, April 23, 2022



Photo Courtesy of KIRO7.com

Territorial Reinforcement/ Access Control



Seattle Cannabis, April 26, 2025

Territorial Reinforcement/ Access Control



Seattle Cannabis Co., May 14, 2024

Territorial Reinforcement/ Access Control



Seattle Cannabis Co., April 22, 2025

Maintenance

- Well maintained spaces send the message that someone cares for the space
 - Serves as an additional expression of ownership
- Allows for the continued use of a space for its intended purpose
- Safety: prevents reduction of visibility from landscaping overgrowth and obstructed or inoperative lighting
- Landscaping: 2'/6', 2'/8' Rule



Examples of Maintenance/ Landscaping



Before CPTED
Improvements

After CPTED
Improvements



Maintenance - Good



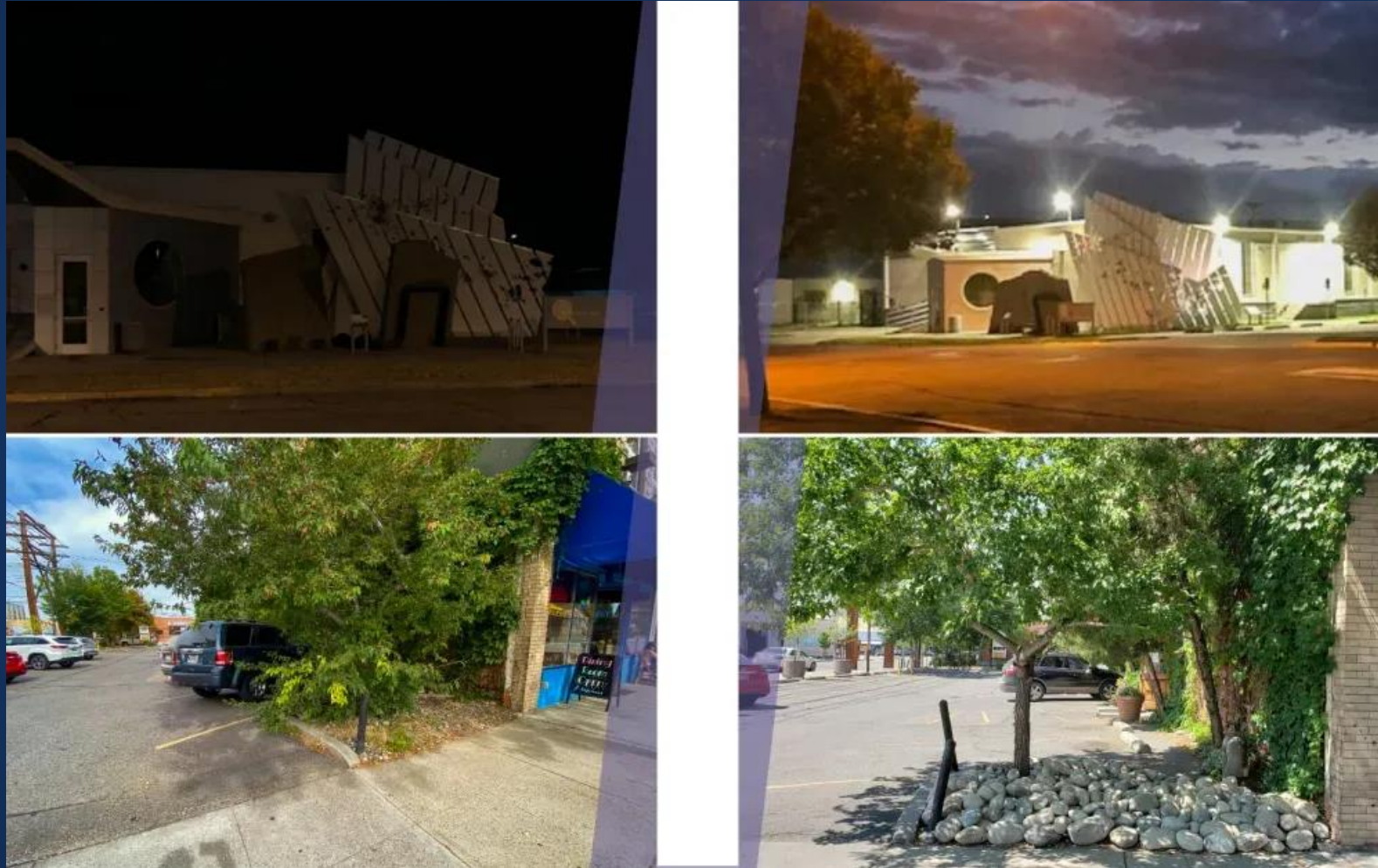
Maintenance – Not So Good



No surveillance



Maintenance – Before and After



Example from Billings, MT

Social Management

- First four strategies focus on physical environment
- Social management/community activation recognizes that involvement and support of people who use and have connections to the place is essential to creating and maintaining safe spaces



Social Management

- Create Opportunities for Social Interaction
- Public Art Installations
- Customer Service: Greet People, Engage
- Team Building Days, Activities, Space Activation
 - Othello Park Example



Othello International Festival
August 2023

CPTED Applied Principles



Large windows promote casual supervision of sidewalk.

Porches and sidewalk encourage interaction between neighbors.

Paving and architectural treatments define public and private zones.

Good pedestrian-scaled lighting on street.

Low landscaping and fences define property lines without creating hiding places.

CPTED: Major Benefits

- Reduction in crime
- Reduction in potential for crime
- Perceived greater safety and security
- Improvement and beautification of the physical environment
- Improved quality of life
- Revitalization and preservation of neighborhoods
- Increased business activity – people feel safer

CPTED: Major Benefits

- Lower design and building costs – minimize number of doors
- Less electronic security systems (20-25%)
- Lower maintenance costs – less equipment to repair
- Lower utility costs – lighting in stairwells
- Lower operating costs – security officers

Obstacles to Adopting CPTED

- Lack of knowledge of CPTED by architects, developers, community planners, property owners and managers
- Most existing buildings were not designed with CPTED in mind
- Perception that CPTED claims to be a panacea for crime
- Resistance to change

Projects With CPTED Review

- Community Centers
- Parks/open spaces
- Houses of Worship
- Schools
- Stadiums
- Shopping/Retail
- Parking Lots/Structures
- Light Rail Stations
- Private Residences
- Multifamily Residential

4100 S Willow ST, Seattle



4100 S Willow ST, Seattle

8 stories

191 residential units

Retail space

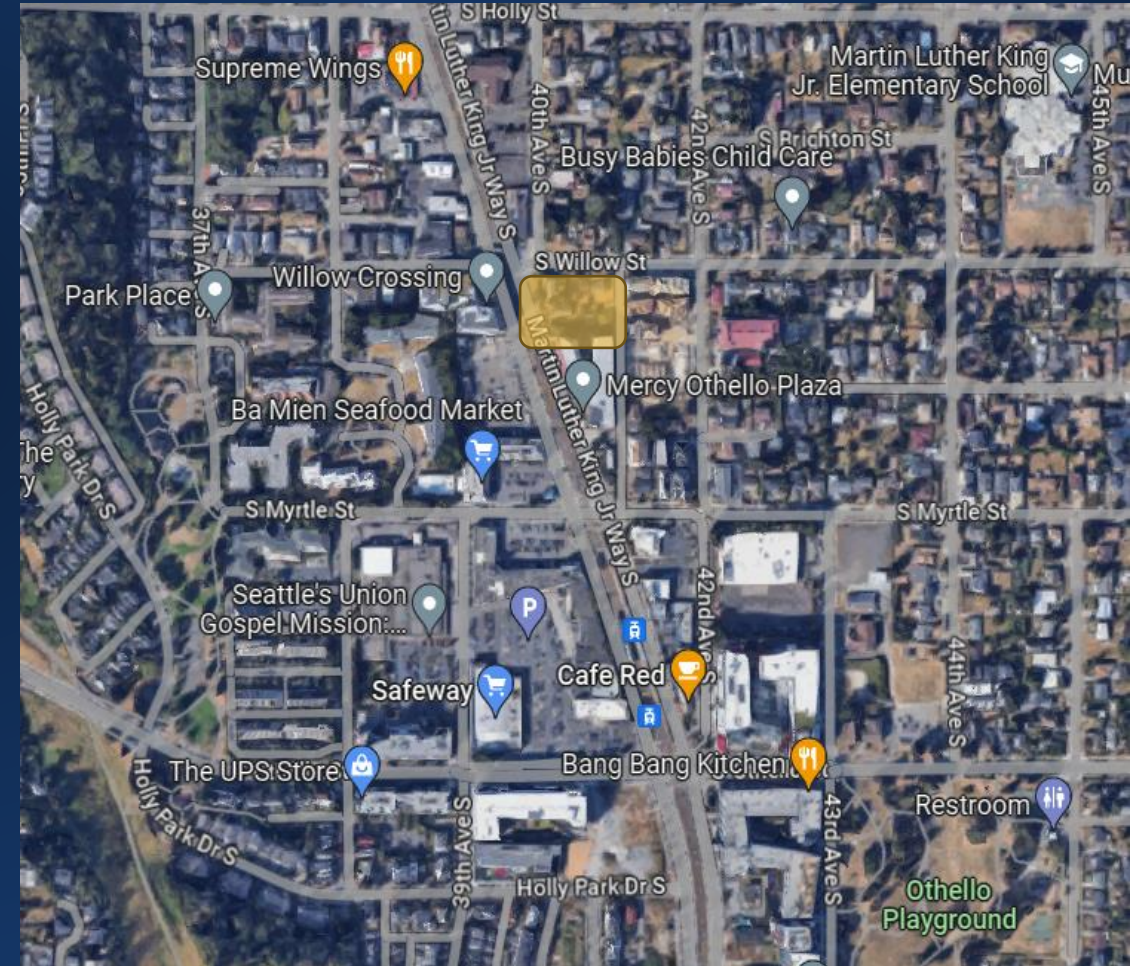
12 parking stalls



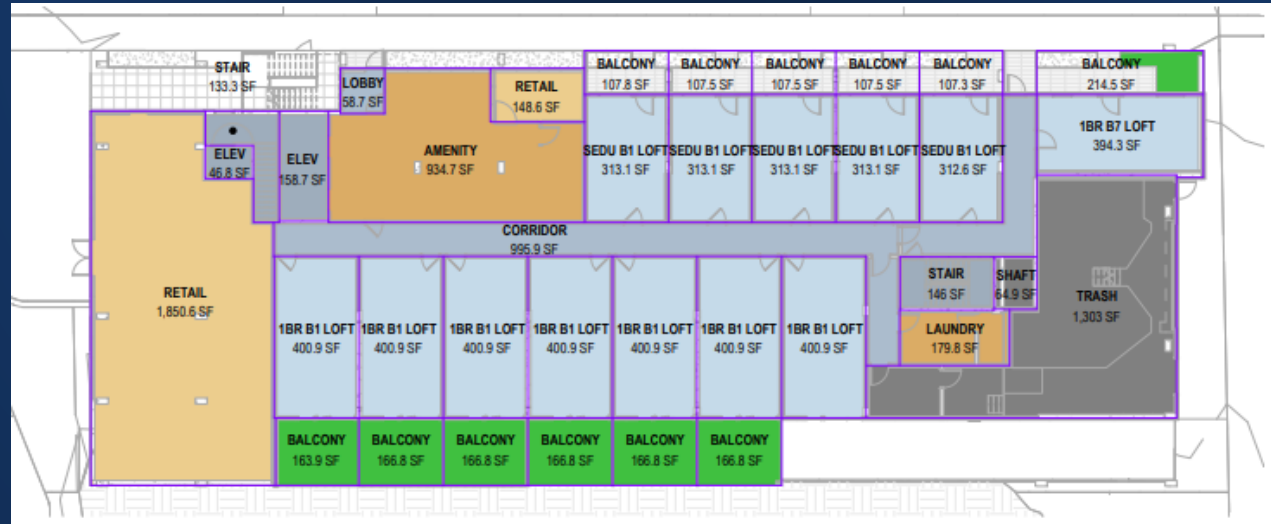
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What's in the area

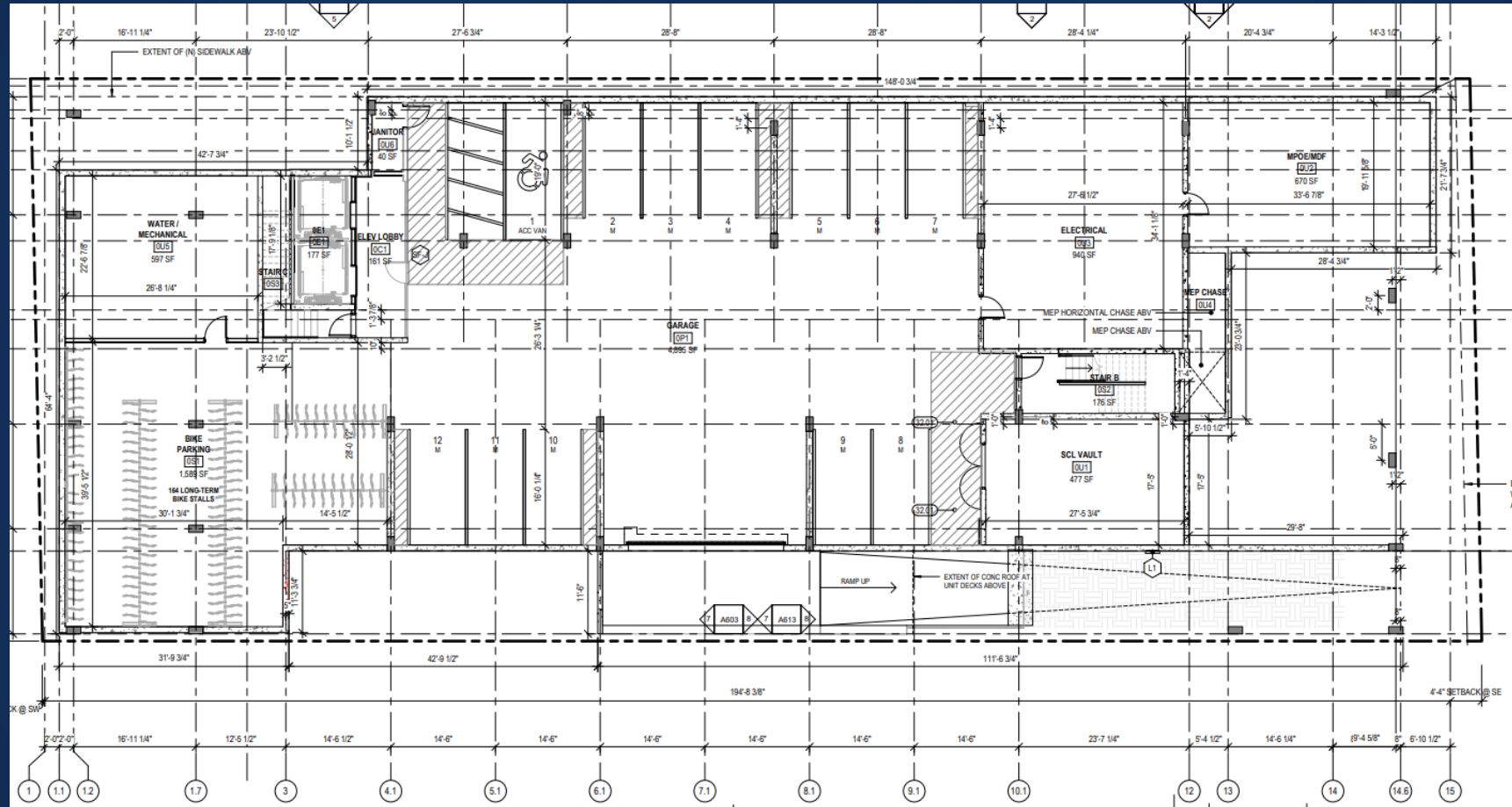
- Shopping & restaurants
- Commercial, Dental & Medical
- Single family residential
- Low income/tax credit apartments
- Market rate apartments
- Housing Authority Community
- Supportive housing
- Temples, churches
- Light Rail Station
- Parks



4100 S Willow ST, Seattle

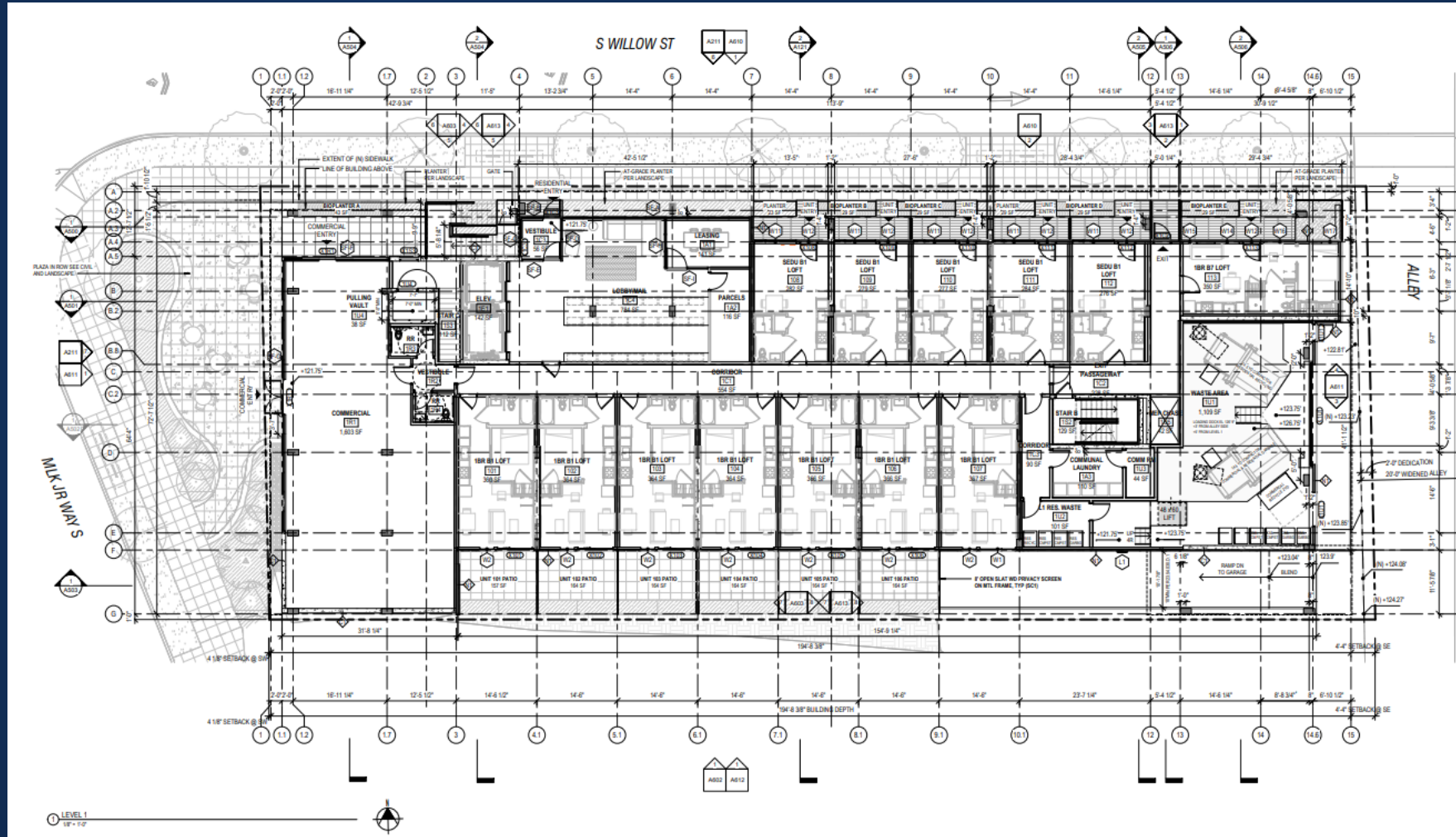


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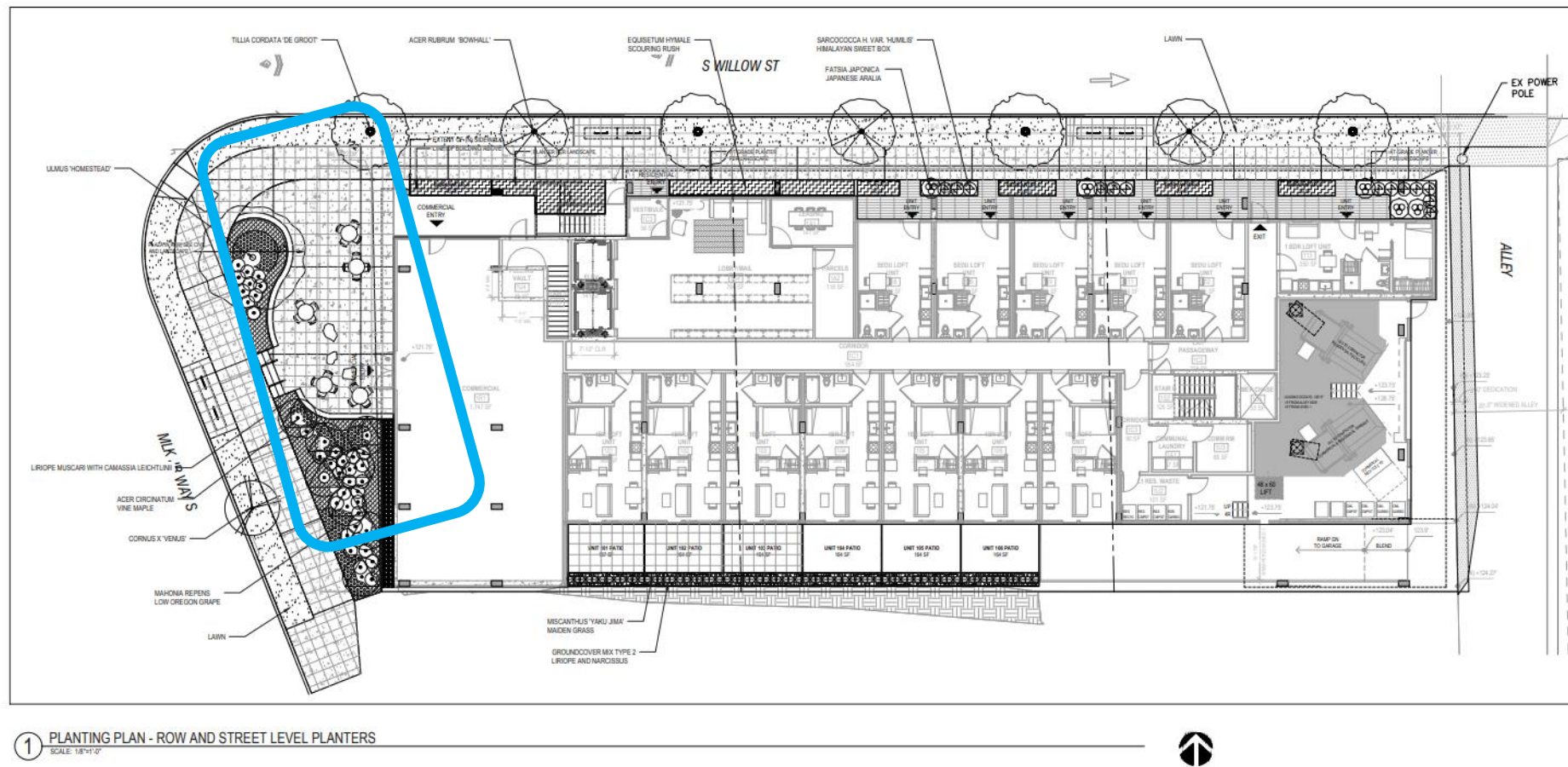
Parking Level/Bike Storage

4100 S Willow ST, Seattle



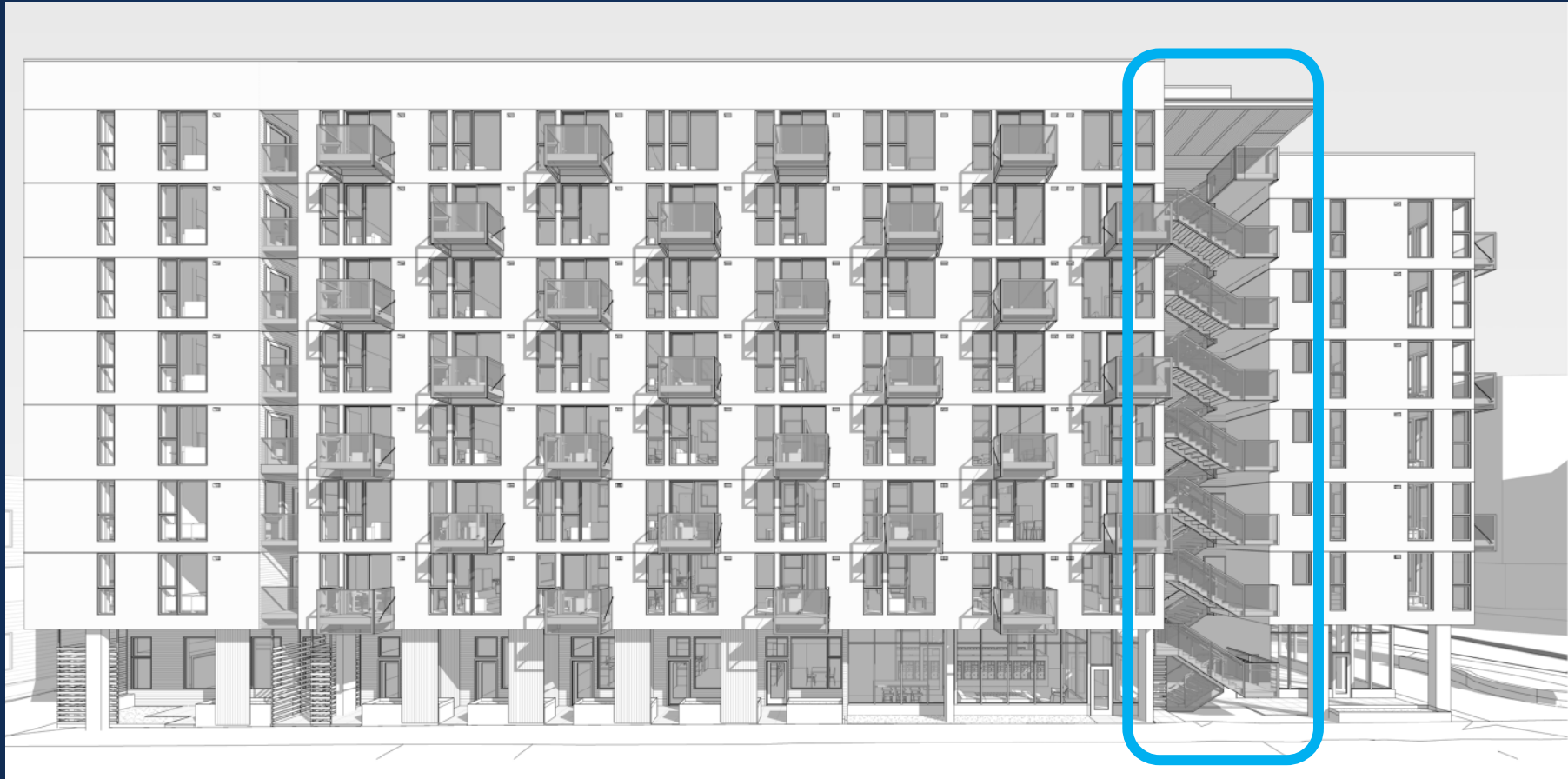
Ground Floor

4100 S Willow ST, Seattle



Exterior Courtyard

4100 S Willow ST, Seattle



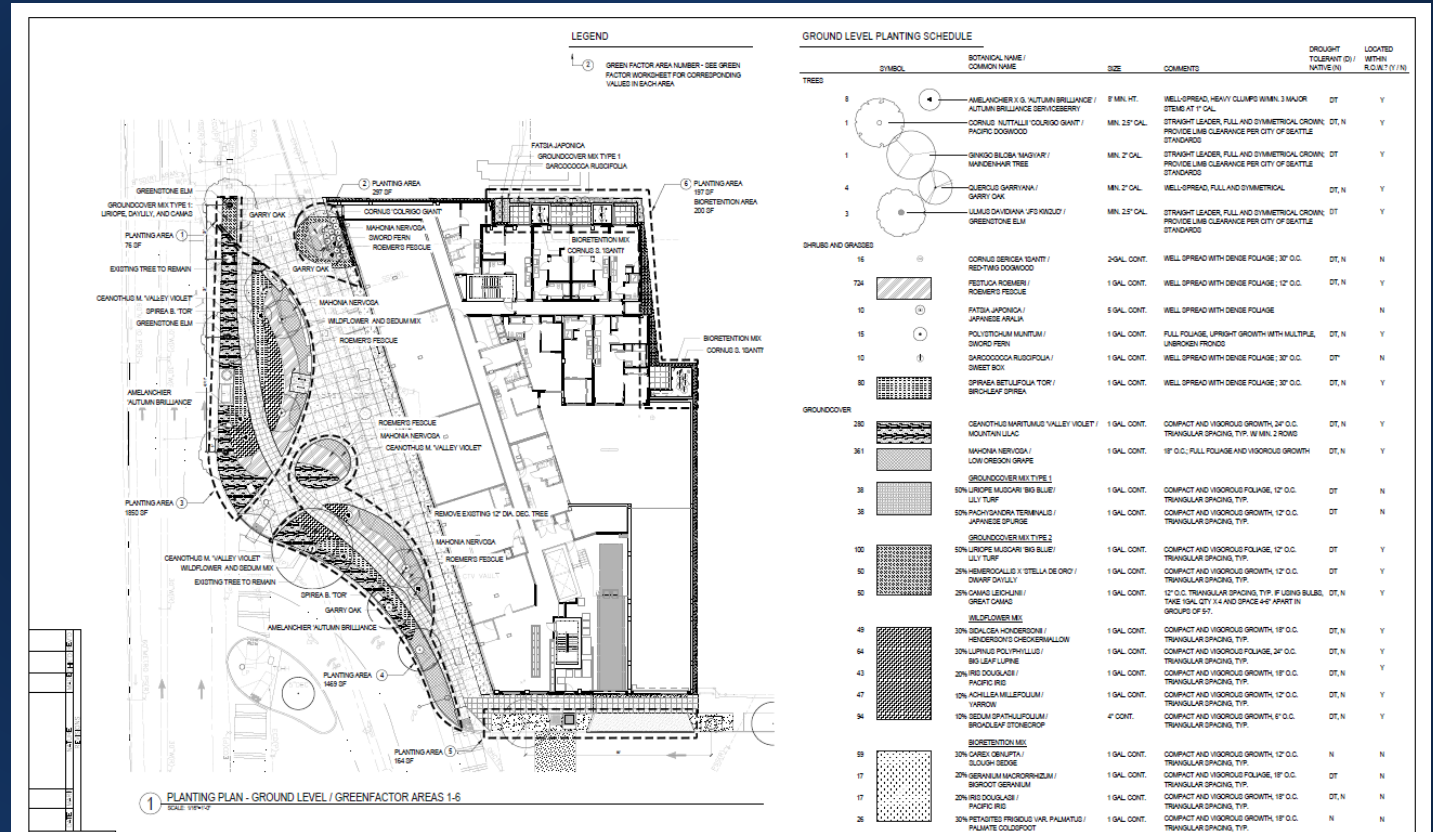
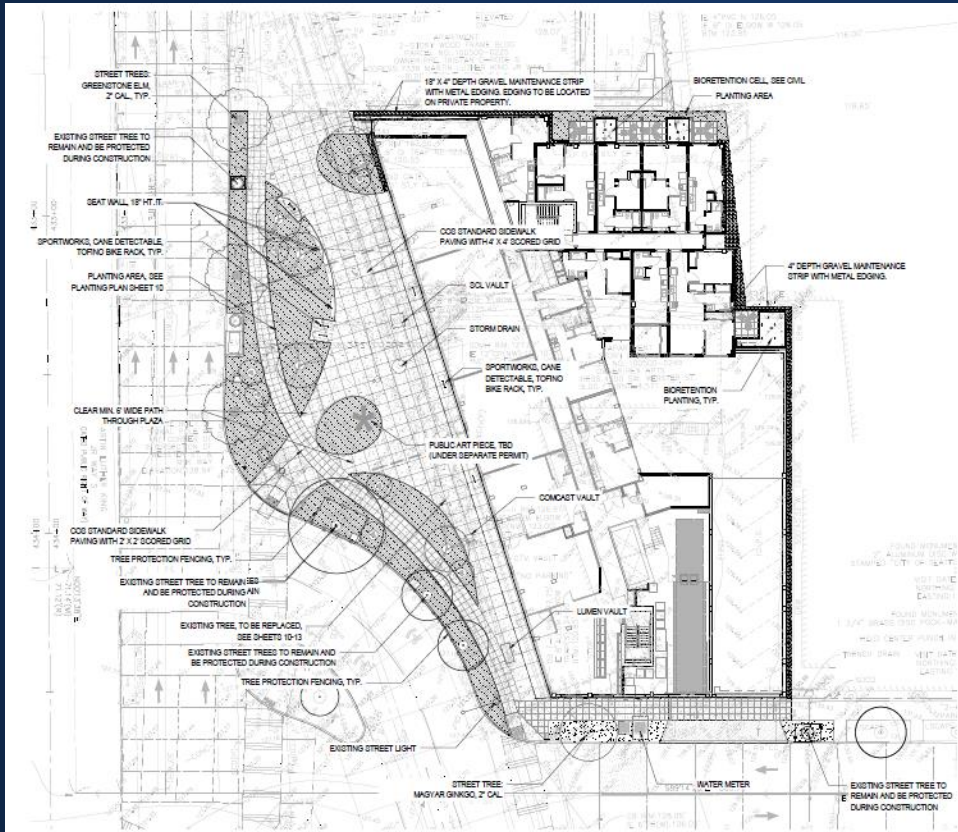
Exterior Stairway

4200 S Webster ST

- 6 stories, ground floor commercial, 203 apartment units
- Unit types, average size
 - SEDU – 2 (323 sf); 1 BR – 180 (442 sf); 2 BR – 21 (678 sf)



4200 S Webster ST



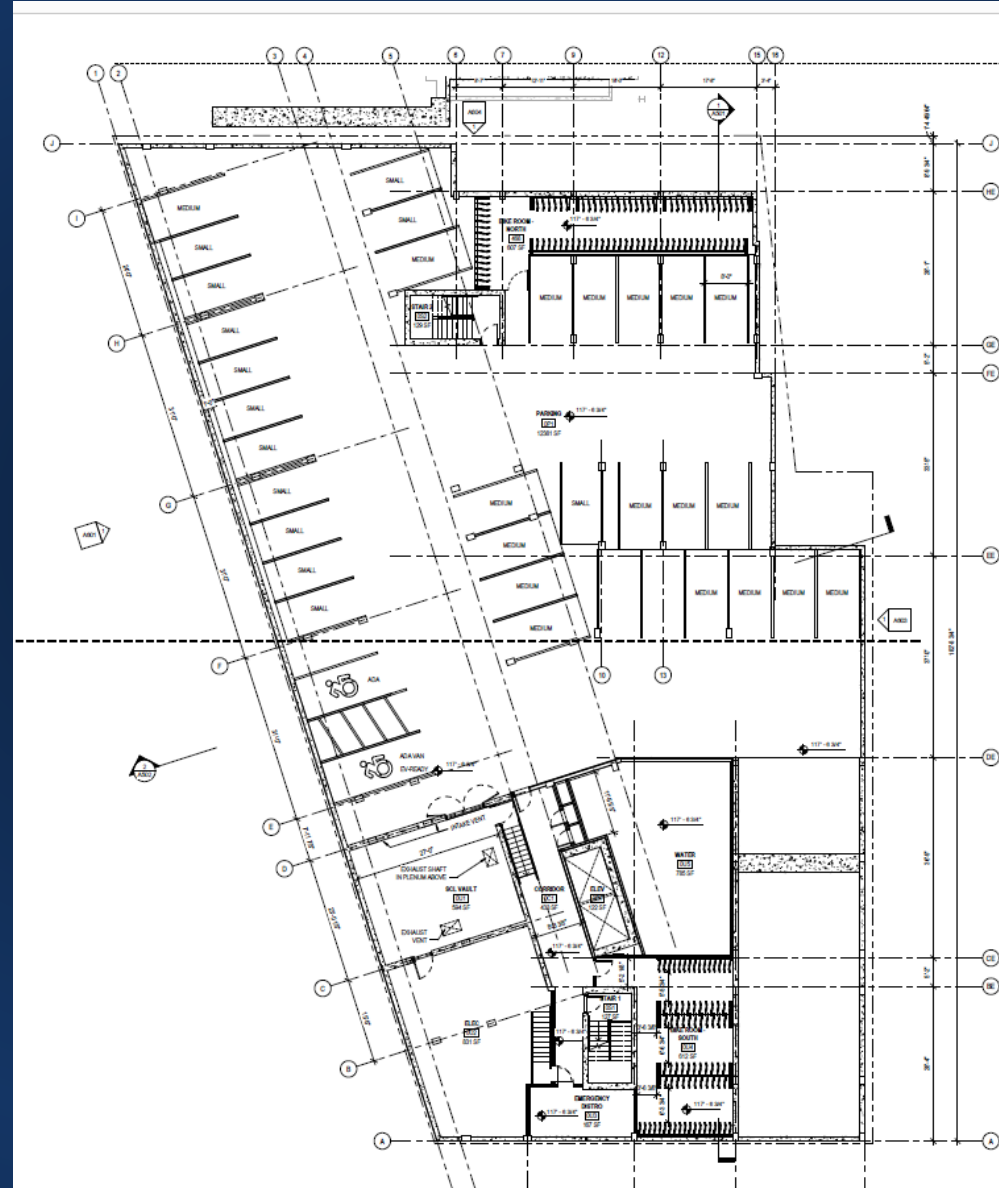
Ground Level Planting schedule/Vegetation Plan

Where's the Lighting Plan?

4200 S Webster ST

Parking Level

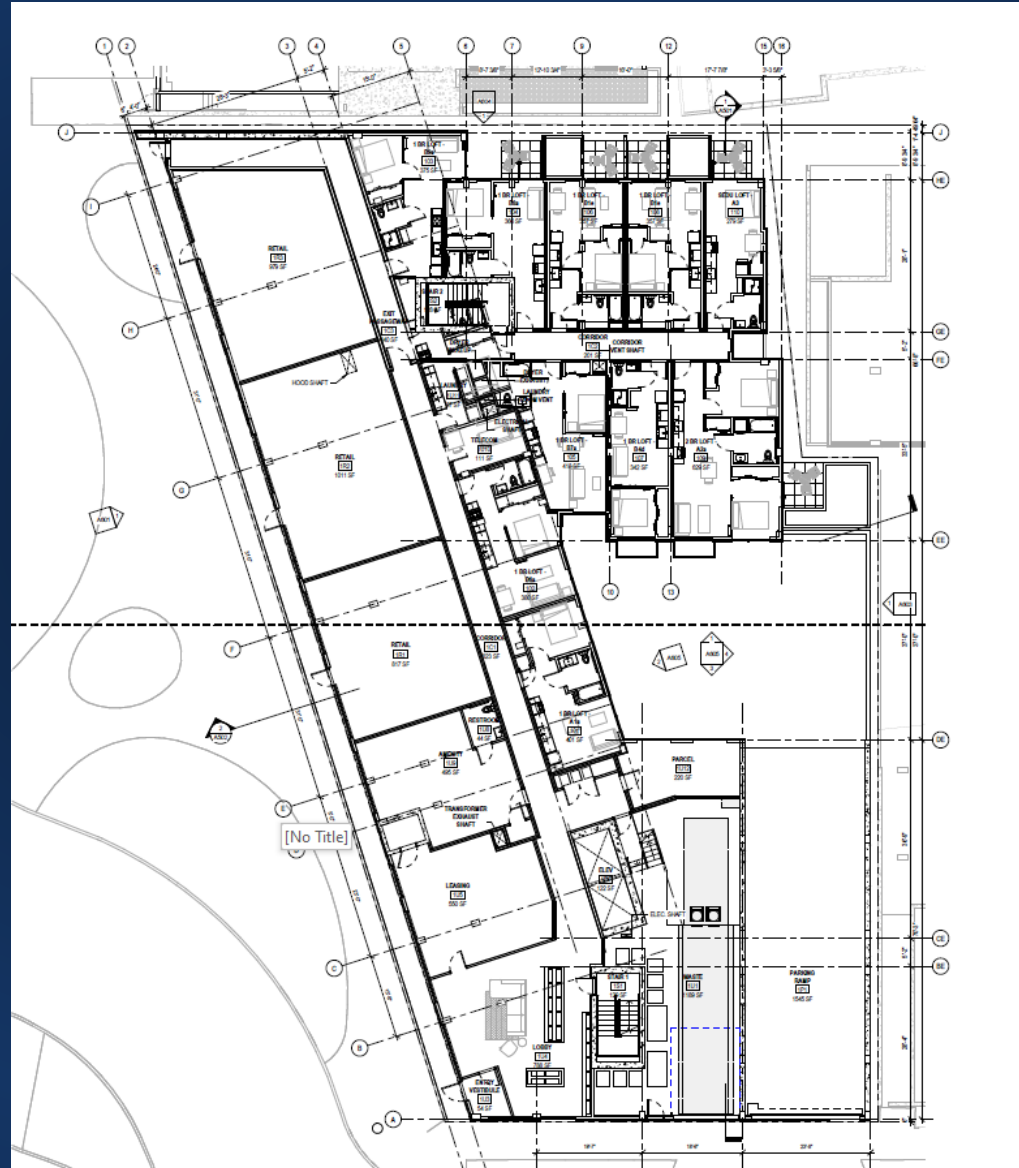
- Observations
- Recommendations



4200 S Webster ST

Ground Level

- Observations
- Recommendations



Rainier Beach Community Center

RAINIER BEACH COMMUNITY CENTER REDEVELOPMENT
CONSTRUCTION DOCUMENT SET - PW #2011-005



PERSPECTIVE VIEW FROM SOUTHWEST CORNER OF RAINIER AVENUE SOUTH

PROJECT DESCRIPTION

[illegible]

VICINITY MAP



DESIGN TEAM

[illegible]

DRAWING LIST

[illegible]

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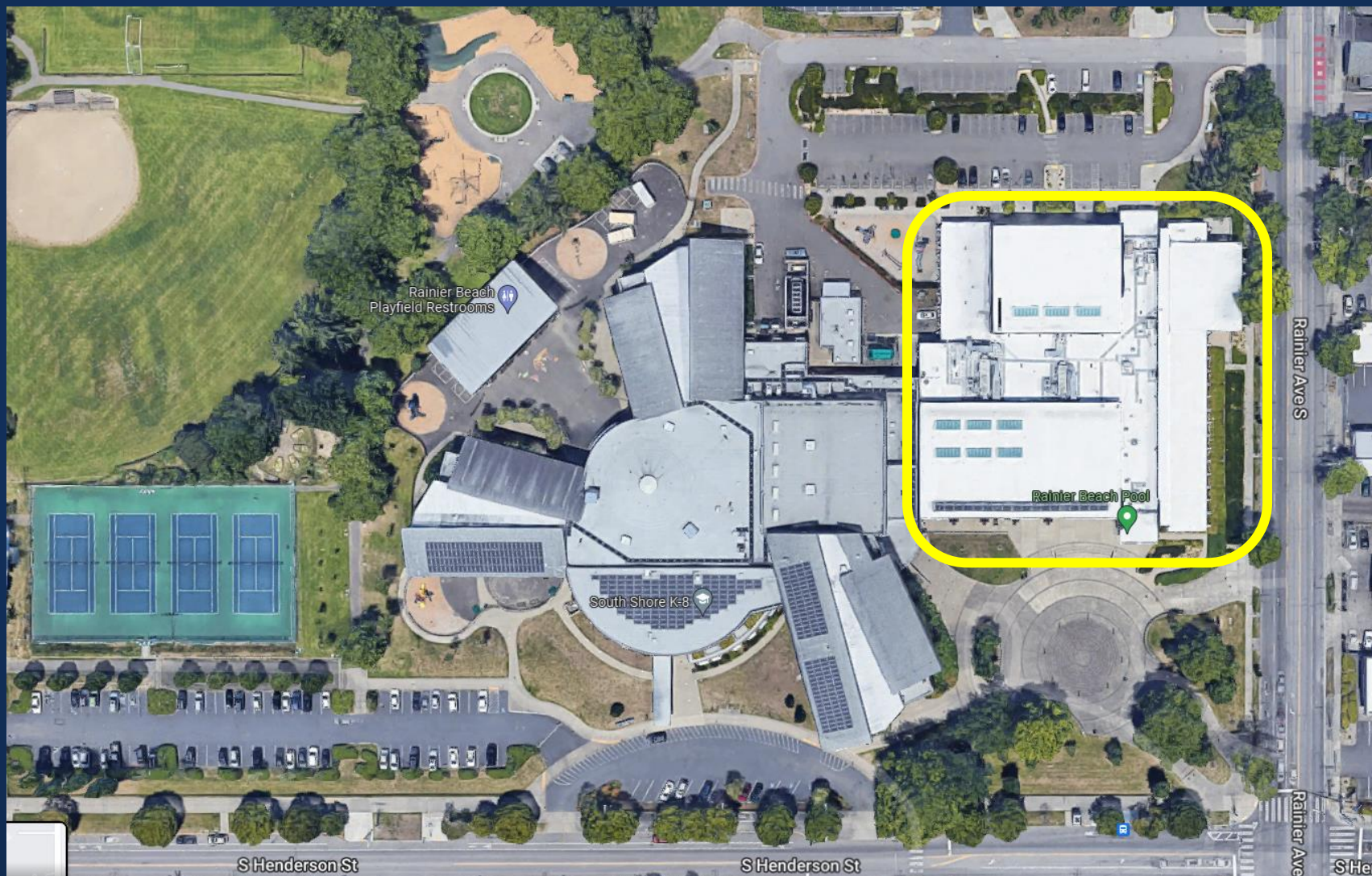
all work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above.



GENERAL PROJECT

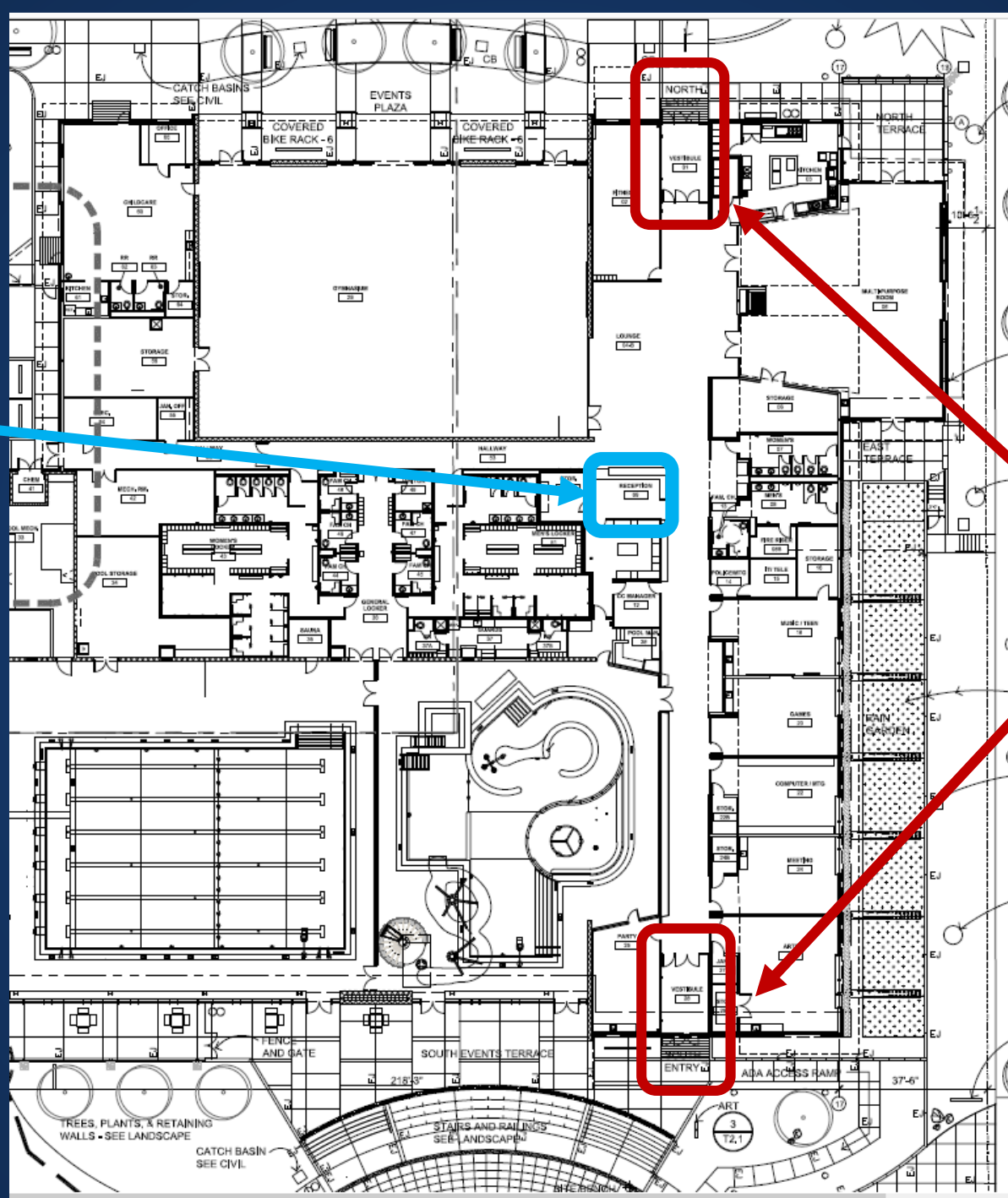
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Rainier Beach Community Center



Front Desk

Entrances



CPTED & Design Guidelines

City of Tampa, FL



Chapter 27 – Zoning and Land Development

Sec. 27-241. - West Tampa Overlay District Development Design Standards.

Purpose and intent. The purpose of the overlay district is to ensure that all types of new in fill development and major additions thereto are compatible in building and structural orientation, design elements, height, lot dimensional requirements, ***public safety***, and other site spacial relationships precedent within the area.

The City of Tampa supports a ***Crime Prevention Through Environmental Design (CPTED)*** philosophy as a way ***to reduce crime***, improve neighborhood and business environments and improve the quality of life of its citizens and ***has incorporated CPTED principles throughout the regulatory review process.***

CPTED & Design Guidelines

City of Tampa



Chapter 27 – Zoning and Land Development

Sec. 27-238. - Westshore Overlay District Development Standards.

The Overlay District will also continue to protect and preserve the existing lower density residential development in the Westshore District from adverse impacts. This section will regulate the use and development of land through the application of specific regulations to a distinct geographic area and provide for regulations which encourage and allow creativity and flexibility in the design and use of land. The Overlay District shall further the principles of ***"Crime Prevention Through Environmental Design" (CPTED)*** through incorporation of the principles of ***Natural Surveillance, Natural Access Control, and Territorial Reinforcement.***

CPTED & Design Guidelines

Jupiter, FL

Section 27-1858

Article XL Supplementary District Regulations



Division 11 – ***Crime Prevention Through Environmental Design (CPTED)*** Criteria
Sec. 27-2188 – General regulations.

Purpose and intent. The purpose and intent of this division is to require criteria to achieve a safer built environment.

The CPTED standards shall be incorporated into all new development in the district through the follow methods.

Specifically calls out Natural Surveillance, Natural Access control, and
“Incorporation of artwork, such as murals and / or sculpture, in public places along blank walls and facades which are visible to the public and creates a public attractions.”

CPTED & Design Guidelines

Grand Rapids, MI



City of Grand Rapids

Chapter 175 - CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) ORDINANCE

ARTICLE 1. - TITLE, PURPOSE, AND SCOPE

Sec. 9.929. - Title.

These regulations shall be known as the "***CPTED***" ***Ordinance***" of the City of Grand Rapids, Michigan.

Sec. 9.930. - Purpose and Intent.

Crime Prevention through Environmental Design, known as CPTED (pronounced "sep-ted"), is a philosophy of crime prevention that utilizes a multidisciplinary approach to the built environment that is intended to deter criminal behavior, foster improved quality of life, assist in achieving community-policing goals, and facilitate self-policing by the community. CPTED draws on passive strategies incorporated into the normal planning, design, and management of the built environment. This Chapter focuses on goals that relate to the physical built environment and generally addresses the following key elements of CPTED philosophy;

CPTED & Design Guidelines

State of Virginia



VA HB1738 | 2019 | Regular Session Bill 1738

Summary

School buildings; plans to be reviewed by an individual or entity experienced in ***Crime Prevention Through Environmental Design***. Requires the plans and specifications for new or remodeled public-school building construction to be reviewed by an individual or entity with professional expertise in ***Crime Prevention Through Environmental Design (CPTED)***. All comments by such reviewer shall be submitted to the Superintendent of Public Instruction along with the final plans and specifications.

CPTED & Design Guidelines



City of SeaTac

Title 17, CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

17.08.010 Purpose

The purpose of this title shall be to ***create standards*** that address ***Crime Prevention Through Environmental Design (CPTED)***. The purpose of CPTED is the proper design and effective use of the built environment in order to reduce the fear and incidence of crime and to improve the quality of life. (Ord. 03-1033 § 11)

17.08.020 Application

A. Land Use Categories. ***This title shall apply to all land use categories.*** Land uses pertaining to single-family residential shall be exempt from this title except for Chapter 17.16 SMC, Security Provisions. To reduce the potential for crime, it is recommended that all CPTED standards are followed for single-family residential uses to the greatest extent possible. If the standards contained in this title conflict with any other provisions of the SeaTac Municipal Code, the stricter interpretation shall apply.

B. New Construction. ***This title shall only apply to all new construction, including buildings and site improvements.***

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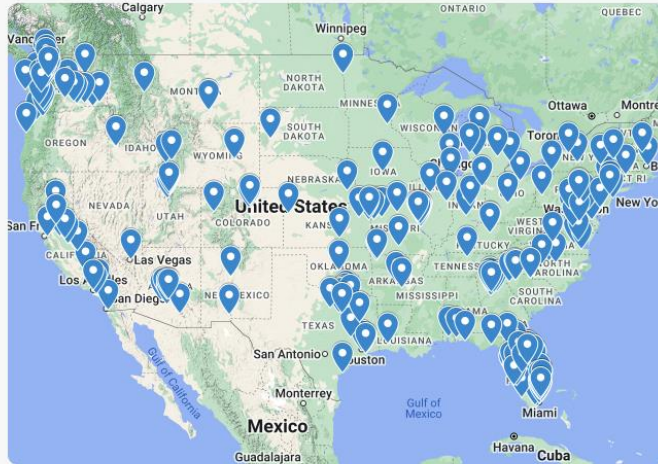
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Explore CPTED Municipal Codes and Ordinances Across the United States

Discover a comprehensive collection of municipal codes, ordinances, and standards from cities and states across the country, curated by the US CPTED Association. These codes serve as vital resources for understanding local regulations that impact community design, safety, and crime prevention. Use this database to explore guidelines on urban planning, environmental design, and other policies that shape safer, more sustainable communities.

US CPTED Association CPTED Municipal Codes and Ordinances Across the United States

Federal Way's CPTED Code

19.115.010 Purpose.

The purpose of this chapter is to:

(1) Implement community design guidelines by:

(a) Adopting design guidelines in accordance with land use and development policies established in the Federal Way comprehensive plan and in accordance with crime prevention through environmental design (CPTED) guidelines.

(2) Implement crime prevention through environmental design (CPTED) principles by:

(a) Requiring minimum standards for design review to reduce the rate of crime associated with persons and property, thus providing for the highest standards of public safety.

(b) CPTED principles are functionally grouped into the following three categories:

(i) ***Natural surveillance***. This focuses on strategies to design the built environment in a manner that promotes visibility of public spaces and areas.

(ii) ***Access control***. This category focuses on the techniques that prevent and/or deter unauthorized and/or inappropriate access.

(iii) ***Ownership***. This category focuses on strategies to reduce the perception of areas as “ownerless” and, therefore, available for undesirable uses.

Federal Way's CPTED Code

19.115.010 Purpose (Continued)

(c) ***CPTED principles, design guidelines, and performance standards will be used during project development review to identify and incorporate design features that reduce opportunities for criminal activity to occur.*** The effectiveness of CPTED is based on the fact that criminals make rational choices about their targets. In general:

- (i) The greater the risk of being seen, challenged, or caught, the less likely they are to commit a crime.
- (ii) The greater the effort required, the less likely they are to commit a crime.
- (iii) The lesser the actual or perceived rewards, the less likely they are to commit a crime.

(d) Through the use of CPTED principles, the built environment can be designed and managed to ensure:

- (i) There is more chance of being seen, challenged, or caught;
- (ii) Greater effort is required;
- (iii) The actual or perceived rewards are less; and
- (iv) Opportunities for criminal activity are minimized.

Federal Way's CPTED Code

19.115.020 Administration. *Applications subject to community design guidelines and crime prevention through environmental design (CPTED) shall be processed as a component of the governing land use process, and the director shall have the authority to approve, modify, or deny proposals under that process.* Unlike development standards in the zoning code, *this chapter contains guidelines that are written as performance objectives for achieving siting and design solutions for each development on each unique site.*

Federal Way's CPTED Code

19.115.030 Applicability. This chapter shall apply to all development applications except single-family residential, or those uses exempted in specific sections, subject to this title, Zoning and Development Code. **Project proponents shall demonstrate how each CPTED principle is met by the proposal, or why it is not relevant, by either a written explanation or by responding to a checklist prepared by the city.** Subject applications for remodeling or expansion of existing developments shall meet only those provisions of this chapter that are determined by the director to be reasonably related and applicable to the area of expansion or remodeling. This chapter in no way should be construed to supersede or modify any other city codes, ordinances, or policies that apply to the proposal.

Federal Way's CPTED Checklist



DEPARTMENT OF COMMUNITY DEVELOPMENT
33325 8th Avenue South
Federal Way, WA 98003
253-835-2607; Fax 253-835-2609
www.cityoffederalway.com

Crime Prevention Through Environmental Design (CPTED) Checklist

Directions

Please fill out the checklist to indicate which strategies have been used to implement CPTED principles in your proposed project. Please check all strategies that are applicable to your project for each of the numbered guidelines. You may check more than one strategy for each guideline.

Your responses will be evaluated by city staff, and will be integrated into the site plan and/or building permit review process.

Section and Performance Standard	✓	Functional Area Performance Standard Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
Section 1.0 Natural Surveillance			
1.1		Blind Corners <i>Avoid blind corners in pathways and parking lots.</i> <hr/> <input type="checkbox"/> Pathways should be direct. All barriers along pathways should be permeable (see through) including landscaping, fencing etc. ■ <input type="checkbox"/> Consider the installation of mirrors to allow users to see ahead of them and around corners. ⊖ Other strategy used: _____ <input type="checkbox"/> _____ _____ _____	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:
1.2		Site and Building Layout <i>Allow natural observation from the street to the use, from the use to the street, and between uses</i>	<input type="checkbox"/> Conforms <input type="checkbox"/> Revise <input type="checkbox"/> NA Comments:

Draft Seattle CPTED Checklist



Crime Prevention Through Environmental Design (CPTED) Checklist

Directions

Please fill out the checklist to indicate which strategies have been used to implement CPTED principles in your proposed project. Please check all strategies that are applicable to your project for each of the numbered guidelines.

You may check more than one strategy for each guideline.

If the strategy or item does not apply to your project, please indicate so by checking the N/A box.

Your responses will be evaluated by city staff and will be integrated into the site plan and/or building permit review process.

These requirements do not apply to single-family primary residential projects.

Section 1.0 The Project Itself

Type of Development/Project
(government building, school, commercial building, retail, manufacturing, office building, restaurant/eatery, community center, open space/park, other)

If multi-family, please provide the following information

Number of units

Size and type of units

Target population (tax credit, work force, market rate)

Will there be commercial tenants	Yes	No	N/A
----------------------------------	-----	----	-----

Type of commercial tenants desired

Will the commercial tenants be responsible for all their own tenant improvements or are some spaces already built out

Common/Community space or amenity (yes)	Yes	No	N/A
---	-----	----	-----

Intended users of Common/Community space or amenity (yes)

Proposed Seattle CPTED Code

1. Adopt Language, Similar to Tampa (Chapter 27 – Zoning and Land Development) that Expresses Support for CPTED
 - *The City of Seattle supports a Crime Prevention Through Environmental Design (CPTED) philosophy as a way to reduce crime, improve neighborhood and business environments and improve the quality of life of its citizens and has incorporated CPTED principles throughout the regulatory review process.*
2. Adopt Language, similar to the State of Virginia (State of Virginia (VA HB1738 | 2019), specifying that building plans will be reviewed by a CPTED Trained professional
 - *plans to be reviewed by an individual or entity experienced in **Crime Prevention Through Environmental Design**. Requires the plans and specifications for new or remodeled public-school building construction to be reviewed by an individual or entity with professional expertise in **Crime Prevention Through Environmental Design (CPTED)**.*

Proposed Seattle CPTED Code

3. Provide Guidelines, Similar to Federal Way (19.115) that requires CPTED principles to be considered in the development of a project
 - *CPTED principles, design guidelines, and performance standards will be used during project development review to identify and incorporate design features that reduce opportunities for criminal activity to occur.*
4. Provide a fillable checklist, similar for Federal Way (19.115.030) that provides guidance for developers in addressing CPTED Principles for their Project
 - *Project proponents shall demonstrate how each CPTED principle is met by the proposal, or why it is not relevant, by either a written explanation or by responding to a checklist prepared by the city.*

Proposed Seattle CPTED Code

5. For multifamily secured entry buildings, ensure law enforcement can enter the building independent of having to be let in, when they are responding to emergency calls, such as domestic violence or assaultive person, or conducting welfare checks, or responding to person in crisis
 - *Police cannot use Fire's Knox Box*
 - *Issuing individual keys to individual Officers is impractical*
 - *More practical: Key-coded lock box with multiple universal fobs. Code to the box can be married to the address in CAD system*

THE #1 SIGN OF A TRUE



WASHINGTONIAN

Questions?