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

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| For Non-Single Family Development | ✓ | Orient the main entrance towards the street or both streets on corners. ■ | |
| | ✓ | Position habitable rooms with windows at the front of the dwelling. ■ | |
| | | Access to dwellings or other uses above commercial/ retail development should not be from the rear of the building. ■ | |
| | ✓ | Offset windows, doorways and balconies to allow for natural observation while protecting privacy. ■ | |
| For Commercial/ Retail/ Industrial and Community Facilities | ✓ | Locate main entrances/exits at the front of the site and in view of the street. ■ | |
| | ☐ | If employee entrances must be separated from the main entrance, they should maximize opportunities for natural surveillance from the street. ■ | |
| | ☐ | In industrial developments, administration/offices should be located at the front of the building. ■ | |
| For Surface Parking and Parking Structures | ✓ | Avoid large expanses of parking. Where large expanses of parking are proposed, provide surveillance such as security cameras. ■ | |
| | ✓ | Access to elevators, stairwells and pedestrian pathways should be clearly visible from an adjacent parking area. ■ | |
| | ✓ | Avoid hidden recesses. ■ | |
| | ✓ | Locate parking areas in locations that can be observed by adjoining uses. ■ | |
| For Common/ Open Space Areas | ✓ | Open spaces shall be clearly designated and situated at locations that are easily observed by people. Parks, plazas, common areas, and playgrounds should be placed in the front of buildings. Shopping centers and other similar uses should face streets. ■ | |
| | ☐ | Other strategy used:_____<br>_____<br>_____<br>_____ | |

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| **1.3** | | **Common/Open Space Areas and Public On-Site Open Space**<br>*Provide natural surveillance for common/open space areas.* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ✓ | Position active uses or habitable rooms with windows adjacent to main common/open space areas, e.g. playgrounds, swimming pools, etc., and public on-site open space. ■ | |
| | ✓ | Design and locate dumpster enclosures in a manner which screens refuse containers but avoids providing opportunities to hide. ■ | |
| | ☐ | Locate waiting areas and external entries to elevators/stairwells close to areas of active uses to make them visible from the building entry. ⊖ | |
| | ☐ | Locate seating in areas of active uses. ⊖ | |
| | ☐ | Other strategy used:_____<br>_____<br>_____<br>_____ | |
| **1.4** | | **Entrances**<br>Provide entries that are clearly visible. | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ✓ | Design entrances to allow users to see into them before entering. ■ | |
| | ☐ | Entrances should be clearly identified (Signs must conform to FWRC 19.140.060. Exempt Signs. *(Applicable during <u>Certificate of Occupancy Inspection</u>).* | |
| | ☐ | Other strategy used: _____<br>_____<br>_____<br>_____<br>_____ | |
| **1.5** | | **Fencing**<br>*Fence design should maximize natural surveillance from the street to the building and from the building to the street, and minimize opportunities for intruders to hide.* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |

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| | ☐ | Front fences should be predominantly open in design, e.g. pickets or wrought iron, or low in height. ⊖ | |
| | ☐ | Design high solid front fences in a manner that incorporates open elements to allow visibility above the height of five feet. ⊖ | |
| | ☐ | If noise insulation is required, install double-glazing at the front of the building rather than solid fences higher than five feet. ⊖ | |
| | ☐ | Other strategy used:_____ _____ _____ | |
| **1.6** | | **Landscaping**<br>*Avoid landscaping which obstructs natural surveillance and allows intruders to hide.* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ✔ | Trees with dense low growth foliage should be spaced or their crown should be raised to avoid a continuous barrier. ■ | |
| | ✔ | Use low groundcover, shrubs a minimum of 24 inches in height, or high-canopied trees (clean trimmed to a height of eight feet) around children's play areas, parking areas, and along pedestrian pathways. ■ | |
| | ✔ | Avoid vegetation that conceals the building entrance from the street. ■ | |
| | ☐ | Other strategy used: _____ _____ _____ | |
| **1.7** | | **Exterior Lighting**<br>*Provide exterior lighting that enhances natural surveillance.* (Refer to FWRC 19.115.050(7)(a) for specific lighting requirements.) | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ✔ | Prepare a lighting plan in accordance with Illuminating Engineering Society of America (IESA) Standards, which addresses project lighting in a comprehensive manner. Select a lighting approach that is consistent with local conditions and crime problems. ■ | |

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| | ✔ | Locate elevated light fixtures (poles, light standards, etc.) in a coordinated manner that provides the desired coverage. The useful ground coverage of an elevated light fixture is roughly twice its height. ■ | |
| | ☐ | For areas intended to be used at night, ensure that lighting supports visibility. Where lighting is placed at a lower height to support visibility for pedestrians, ensure that it is vandal-resistant. ⊖ | |
| | ☐ | Ensure inset or modulated spaces on a building facade, access/egress routes, and signage is well lit. ⊖ | |
| | ☐ | In areas used by pedestrians, ensure that lighting shines on pedestrian pathways and possible entrapment spaces. ⊖ | |
| | ☐ | Place lighting to take into account vegetation, in its current and mature form, as well as any other element that may have the potential for blocking light. ⊖ | |
| | ☐ | Avoid lighting of areas not intended for nighttime use to avoid giving a false impression of use or safety. If danger spots are usually vacant at night, avoid lighting them and close them off to pedestrians. ⊖ | |
| | ✔ | Select and light "safe routes" so that these become the focus of legitimate pedestrian activity after dark. ■ | |
| | ☐ | Avoid climbing opportunities by locating light standards and electrical equipment away from walls or low buildings. ⊖ | |
| | ☐ | Use photoelectric rather than time switches for exterior lighting. ⊖ | |
| | ☐ | In projects that will be used primarily by older people (retirement homes, congregate care facilities, senior and/ or community centers, etc.) provide higher levels of brightness in public/common areas. ⊖ | |
| | ☐ | Other strategy used:_____<br>_____<br>_____ | |
| **1.8** | | **Mix of Uses**<br>In mixed use buildings increase opportunities for natural surveillance, while protecting privacy. | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |

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| | ✓ | Where allowed by city code, locate shops and businesses on lower floors and residences on upper floors. In this way, residents can observe the businesses after hours while the residences can be observed by the businesses during business hours. ■ | |
| | ☐ | Include food kiosks, restaurants, etc. within parks and parking structures. ■ | |
| | ☐ | Other strategy: used_____<br>_____<br>_____<br>_____<br>_____ | |
| 1.9 | | **Security Bars, Shutters, and Doors**<br>*When used and permitted by building and fire codes, security bars, shutters, and doors should allow observation of the street and be consistent with the architectural style of the building.* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ☐ | Security bars and security doors should be visually permeable (see-through). ⊖ | |
| | ☐ | Other strategy used:_____<br>_____<br>_____ | |

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| **Section 2.0** | | **Access Control** | |
| 2.1 | | **Building Identification**<br>*Ensure buildings are clearly identified by street number to prevent unintended access and to assist persons trying to find the building. Identification signs must conform to FWRC 19.140.060. Exempt Signs.* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ☐ | Street numbers should be plainly visible and legible from the street or road fronting the property. ⊖ | |

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| | ☐ | In residential uses, each individual unit should be clearly numbered. In multiple building complexes, each building entry should clearly state the unit numbers accessed from than entry. In addition, unit numbers should be provided on each level or floor. ⊖ | |
| | ☐ | Street numbers should be made of durable materials, preferably reflective or luminous, and unobstructed (e.g. by foliage). ⊖ | |
| | ☐ | For larger projects, provide location maps (fixed plaque format) and directional signage at public entry points and along internal public routes of travel. ⊖ | |
| | ☐ | Other strategy used:_____<br>_____<br>_____<br>_____ | |
| **2.2** | | **Entrances**<br>*Avoid confusion in locating building entrances.* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ✔ | Entrances should be easily recognizable through design features and directional signage. (Signs must conform to FWRC 19.140.060. Exempt Signs. ■ | |
| | ✔ | Minimize the number of entry points. ■ | |
| | ☐ | Other strategy used:_____<br>_____<br>_____<br>_____ | |
| **2.3** | | **Landscaping**<br>*Use vegetation as barriers to deter unauthorized access.* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ☐ | Consider using thorny plants as an effective barrier. ⊖ | |
| | ☐ | Other strategy used:_____<br>_____<br>_____ | |
| **2.4** | | **Landscaping Location**<br>*Avoid placement of vegetation that would enable access to a building or to neighboring buildings.* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |

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| | ✔ | Avoid placement of large trees, garages, utility structures, fences, and gutters next to second story windows or balconies that could provide a means of access. ■ | |
| | ☐ | Other strategy used:_____<br>_____<br>_____<br>_____ | |
| **2.5** | | **Security**<br>*Reduce opportunities for unauthorized access*<br><br>_____ | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ☐ | Consider the use of security hardware and/or human measures to reduce opportunities for unauthorized access. *(Applicable during Certificate of Occupancy Inspection).* | |
| | ☐ | Other strategy used:_____<br>_____<br>_____<br>_____ | |
| **2.6**<br><br><br><br><br>For Surface Parking and Parking Structures | | **Signage**<br>*Insure that signage is clearly visible, easy to read and simple to understand [Signs must conform to FWRC 19.140.060. Exempt Signs].* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ☐ | Use strong colors, standard symbols, and simple graphics for informational signs. ⊖ | |
| | ☐ | Upon entering the parking area, provide both pedestrians and drivers with a clear understanding of the direction to stairs, elevators, and exits. ⊖ | |
| | ☐ | In multi-level parking areas, use creative signage to distinguish between floors to enable users to easily locate their cars. ⊖ | |
| | ☐ | Advise users of security measures that are in place and where to find them, i.e. security phone or intercom system. ⊖ | |
| | ☐ | Provide signage in the parking area advising users to lock their cars. ⊖ | |

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| | ☐ | Where exits are closed after hours, ensure this information is indicated at the parking area entrance. ⊖<br><br>Other strategy used:_____ | |
| | ☐ | _____<br>_____ | |
| **Section 3.0** | | **Ownership** | |
| **3.1** | | **Maintenance**<br>*Create a "cared for" image* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ✓ | Ensure that landscaping is well maintained, as per FWRC 19.125.090, in order to give an impression of ownership, care, and security. *(Ongoing).* | |
| | ☐ | Where possible, design multi-unit residential uses such that no more than six to eight units share a common building entrance. ■ | |
| | ☐ | Other strategy used:_____<br>_____<br>_____ | |
| **3.2** | | **Materials**<br>*Use materials, which reduce the opportunity for vandalism.* | ☐ Conforms<br>☐ Revise<br>☐ NA<br>Comments: |
| | ☐ | Consider using strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints, and clear over sprays to reduce opportunities for vandalism. Avoid flat or porous finishes in areas where graffiti is likely to be a problem. ⊖ | |
| | ☐ | Where large walls are unavoidable, refer to FWRC 19.125.040(21) regarding the use of vegetative screens. ⊖ | |
| | ☐ | Common area and/or street furniture shall be made of long wearing vandal resistant materials and secured by sturdy anchor points, or removed after hours. ⊖ | |
| | ☐ | Other strategy used: _____<br>_____<br>_____ | |