

(1) Crime Prevention Through Environmental Design (CPTED)

Guideline:

- (1) Site design shall consider crime prevention and resident safety.
- (2) Landscaping shall not obscure visual surveillance of common open space, parking areas or dwelling entry ways.

Standards:

- (a) Fences, walls and plant materials located between a street-facing dwelling unit and a public or private street shall not obstruct visibility from the dwelling unit's entry from the street. Obstructed visibility shall mean the entry is not in view from the street along one-half or more of the unit's frontage.
- (b) For safety and security, lighting shall illuminate all exterior dwelling unit entrances, pedestrian walkways and parking areas within the project site
- (c) The project developer shall file an "Enhanced Safety Assessment Report for Multi-Family Construction" at the time of the building pre-application conference. This assessment form is available through the City's Permit Application Center (PAC) and/or the Police Department. Compliance with the provisions of the assessment are advisable but not mandatory; however, the filing of the report is required..

Concept

Crime Prevention Through Environmental Design

Crime prevention through environmental design is a concept that has been used to enhance the safety of residents and address the crime problem that afflicts many communities. Crime prevention through environmental design has been successfully used in such communities as Eugene, Oregon, Ft. Lauderdale, Florida and Sarasota, Florida.

English criminologist Barry Poyner found that real estate development and management is a largely unexplored way to control crime. Research has shown that both population characteristics and location factors influence the distribution of crime in a particular area.