

# Crime Prevention Through Environmental Design (CPTED)

Ottawa County  
May 23<sup>rd</sup>, 2023

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**CRIME PREVENTION THROUGH  
ENVIRONMENTAL DESIGN**



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**mail:**  
U.S. Department of Agriculture  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410; or

**fax:**  
(833) 256-1665 or (202) 690-7442;

**email:**  
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**correo postal:**  
U.S. Department of Agriculture  
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Washington, D.C. 20250-9410; o

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**correo electrónico:**  
[program.intake@usda.gov](mailto:program.intake@usda.gov).

Esta institución ofrece igualdad de oportunidades.

## Author

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- Extension Educator
- Government & Community Vitality Team
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## What We Will Cover

1. CPTED, Behavior & Design
2. Implementing CPTED
3. Case Study: Adrian, MI



## Where are we starting?

Have you heard  
of CPTED before?

What are some things you  
know about CPTED now?

Why did you sign up  
for this program?



## The Basics of CPTED, Behavior & Design



# Definitions

CPTED is a crime prevention **philosophy** based on **proper design** and effective use of the built environment leading to a **reduction** in the **incidence** and **fear of crime**, as well as an **improvement** in **quality of life**.

Emphasis on **prevention** and not apprehension and punishment



It is a set of design principles used to discourage crime. The concept is simple: **Buildings and properties** are designed to prevent damage from the force of the elements and natural disasters; they should also be designed to prevent crime.





**Territorial Reinforcement.** Sense of ownership

**Access Management.** How do we attract people/vehicles to where they should be and restrict others

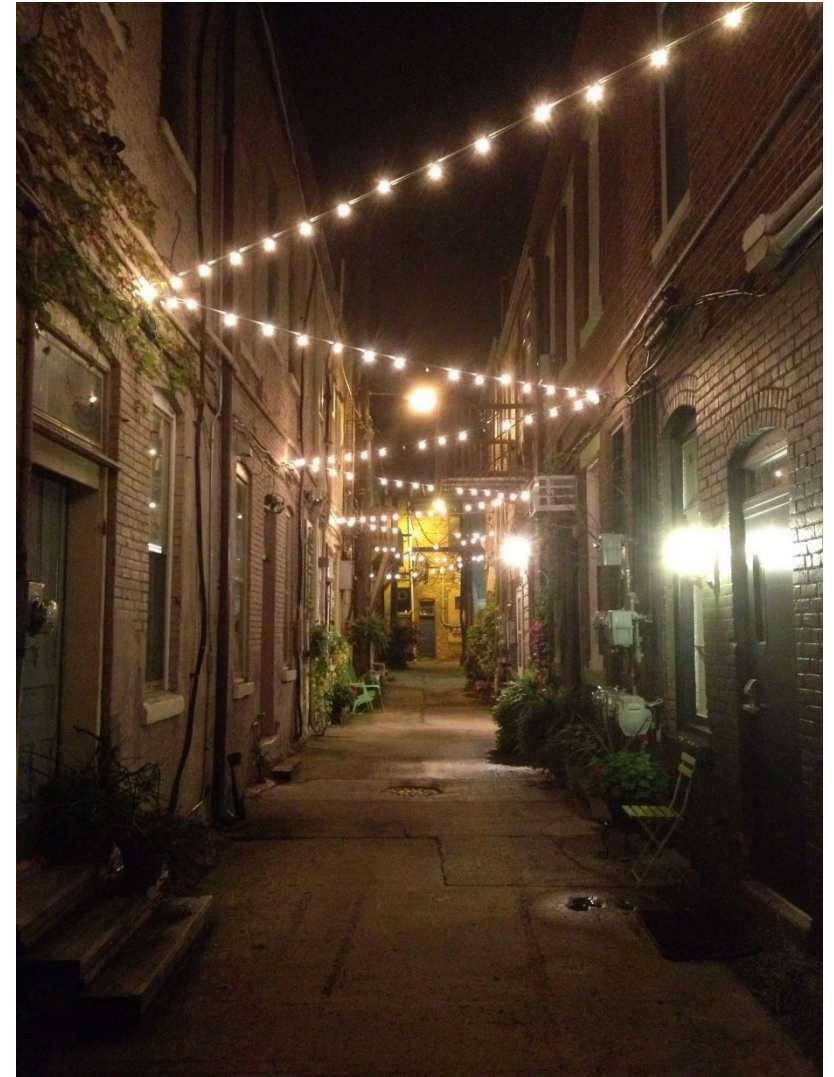
**Surveillance.** Are people there to detect suspicious activities? Do they have good lines of sight?

**Quality Environments.** Well maintained places

# CPTED Principles



## Behavior



## Burglars Do Not Like:

A front door that's  
visible from the road



Surveillability



## Burglars Do Not Like:

$\frac{3}{4}$  of a house visible  
from the road



Surveillability



## Burglars Do Not Like:

A solid front door with no glass



Surveillability



Actual barrier



## Burglars Do Not Like:

A back yard separated from the front by actual barriers (fence)



Actual barrier



## Burglars Do Not Like:

Like:

A back yard was separated from the front by actual barriers



Actual barrier



# Surveillability

## Burglars Like:

Areas that aid their concealment; isolated from neighbors; bad lines of sight.





## Burglars Like:

Areas that have  
multiple routes of  
escape



# Target Hardening

A term used by police officers, those working in security, and the military referring to the strengthening of the security of a building or area in order to protect it in the event of attack or to reduce the risk of crime.



# Target Hardening



According to burglars, security cues had less weight due to a lack of vigilance in locking up buildings/homes

However, target hardening and visibility improvements, have been found to have a deterrent effect

“A residential unit with complete surveillability has little value if those who witness the crime have no communal spirit to report it”

- Dr. Nubani



# Principle 1: Territoriality

Territorial Reinforcement. Sense of ownership



# Principle 1: Territoriality



# Principle 1: Territoriality



## PRINCIPLE 2: ACCESS CONTROL

**Access Management.** How do we attract people/vehicles to where they should be and restrict others





# Accessibility

Do not underestimate **symbolic, low decorative fences** that clearly define the boundaries between public and private space. Such **territorial markers**, convey a message of deterrence to strangers



## PRINCIPLE 2: ACCESS CONTROL

**Access Control denies access and creates a perception of risk**



# PRINCIPLE 2: ACCESS CONTROL

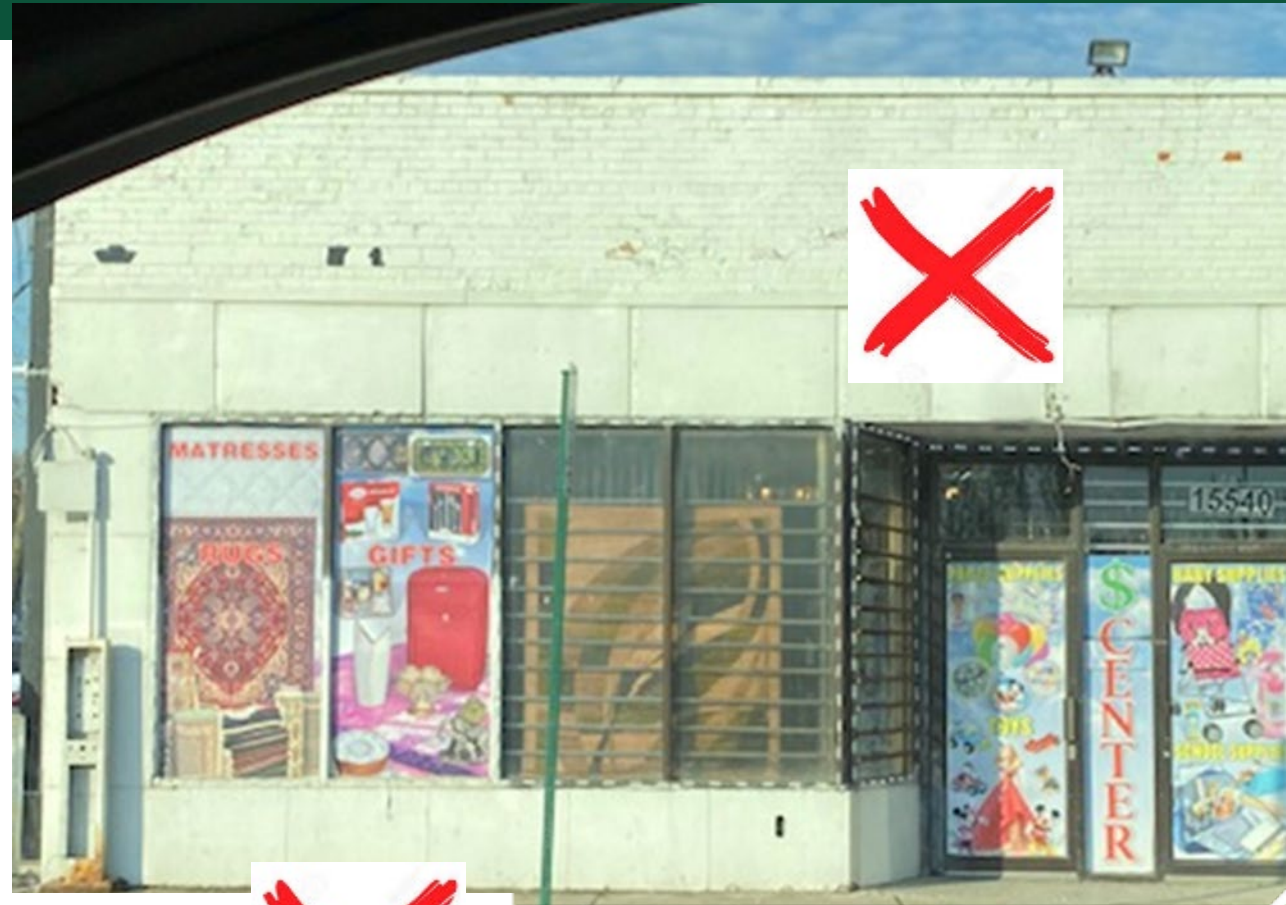


# Principle 2: Access Control



# PRINCIPLE 3: SURVEILLANCE

Surveillance. Are people there to detect suspicious activities? Do they have good lines of sight?



Multiple exit points

Very clear sightline

**Human Scale Light**

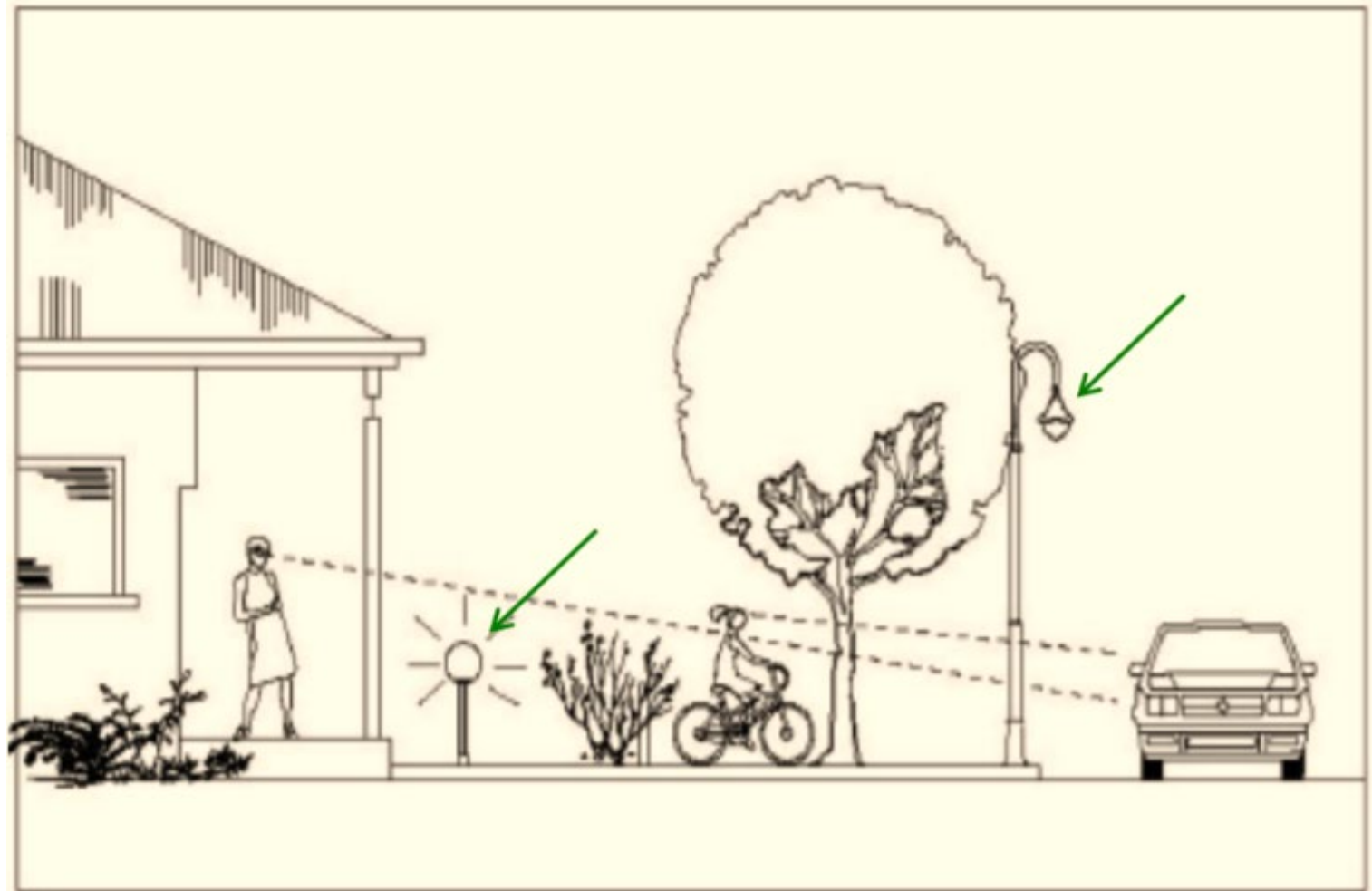
Clear path – change in material



©Linda Nubani

## PRINCIPLE 3: SURVEILLANCE

- No Shrubs taller than 2 ft above ground
- No tree canopy lower than 6 ft from ground



# PRINCIPLE 3: SURVEILLANCE



Before



After





## PRINCIPLE 3: SURVEILLANCE

- Cameras can help facilitate observation and are becoming more common
- Even nonfunctional cameras give the perception of observation



# PRINCIPLE 3: SURVEILLANCE





# Principle 4: Quality Environment

Quality Environments. Well maintained places



MML



# Principle 4: Quality Environment



Coldwater; Harry Burkholder



Pure Michigan



James Ribbron



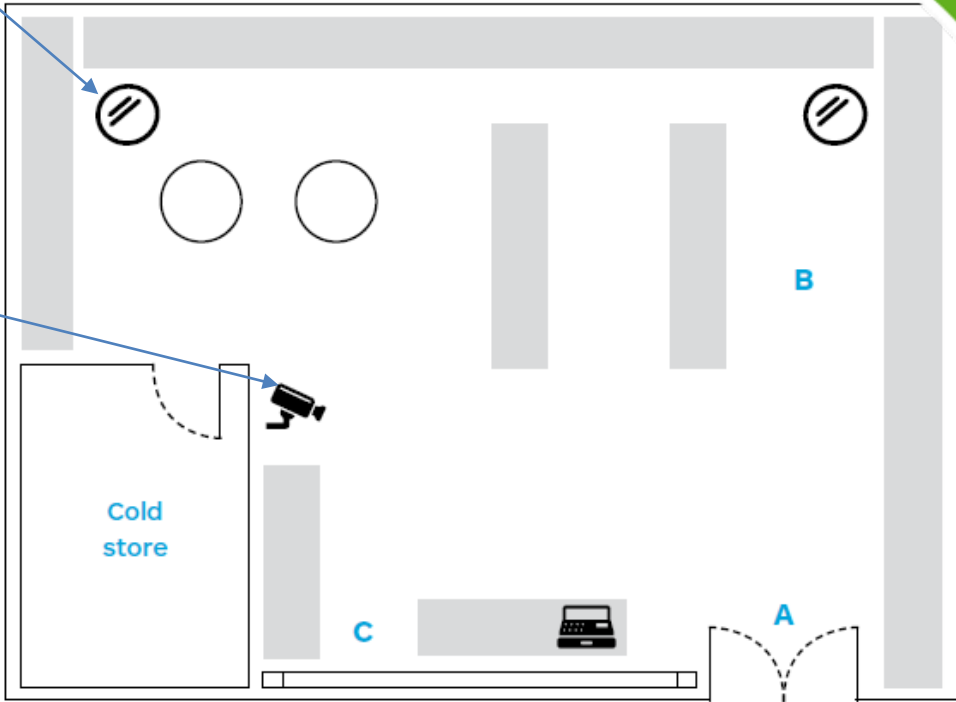
# Implementing CPTED



# In Commercial Properties – interior layout

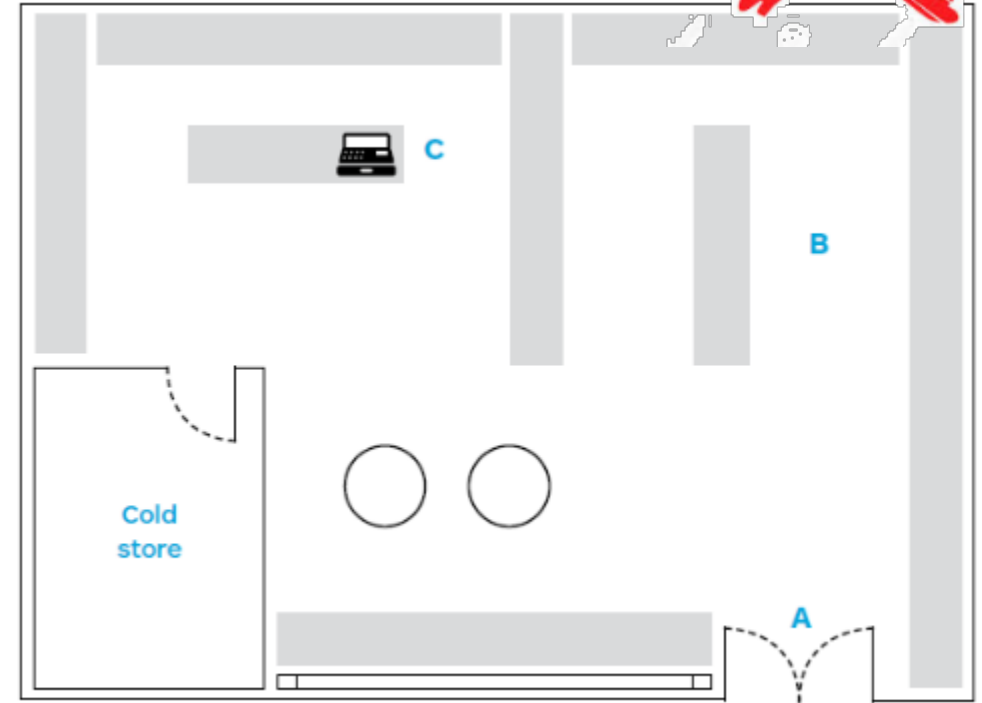
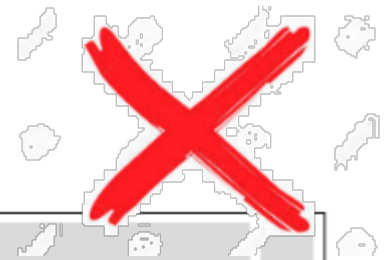
Mirror

CCTV



Window

Line of Sight



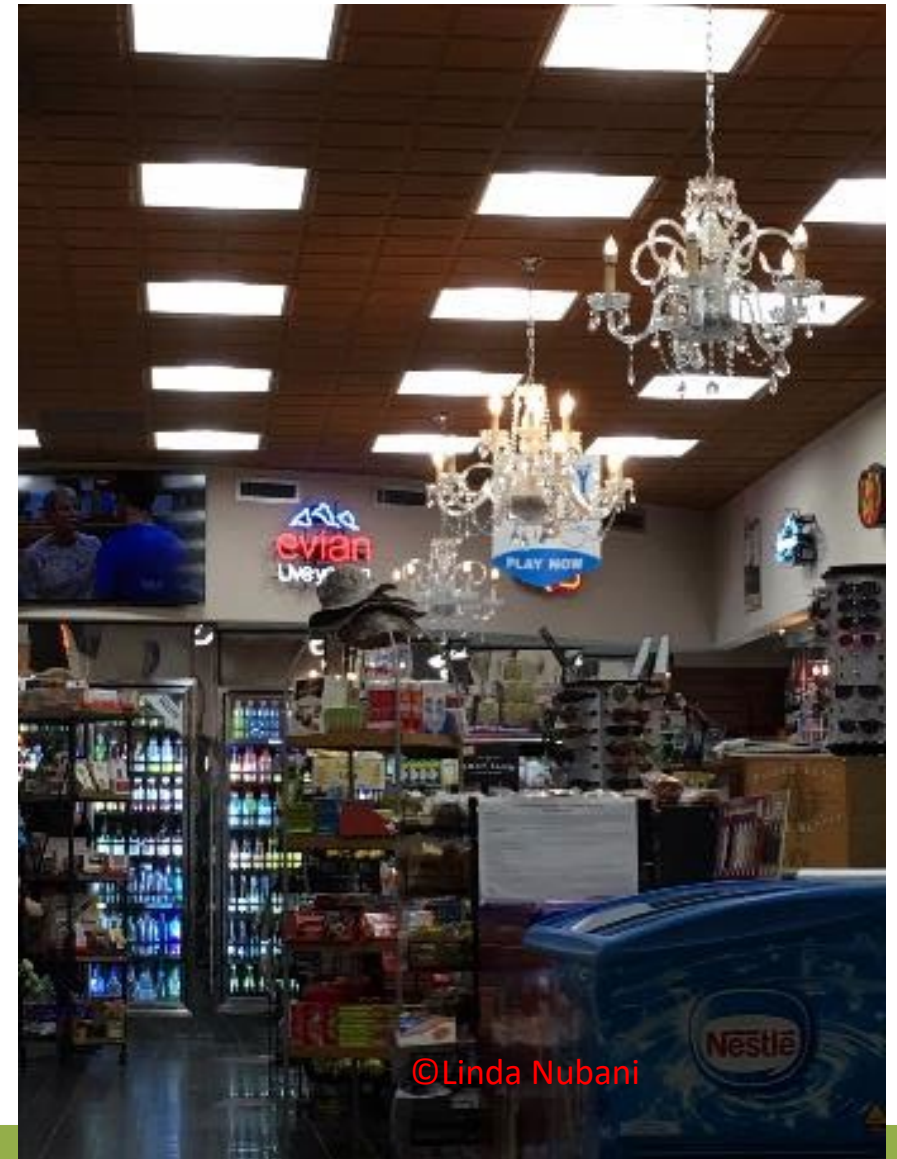
Window



# Gas Station Example



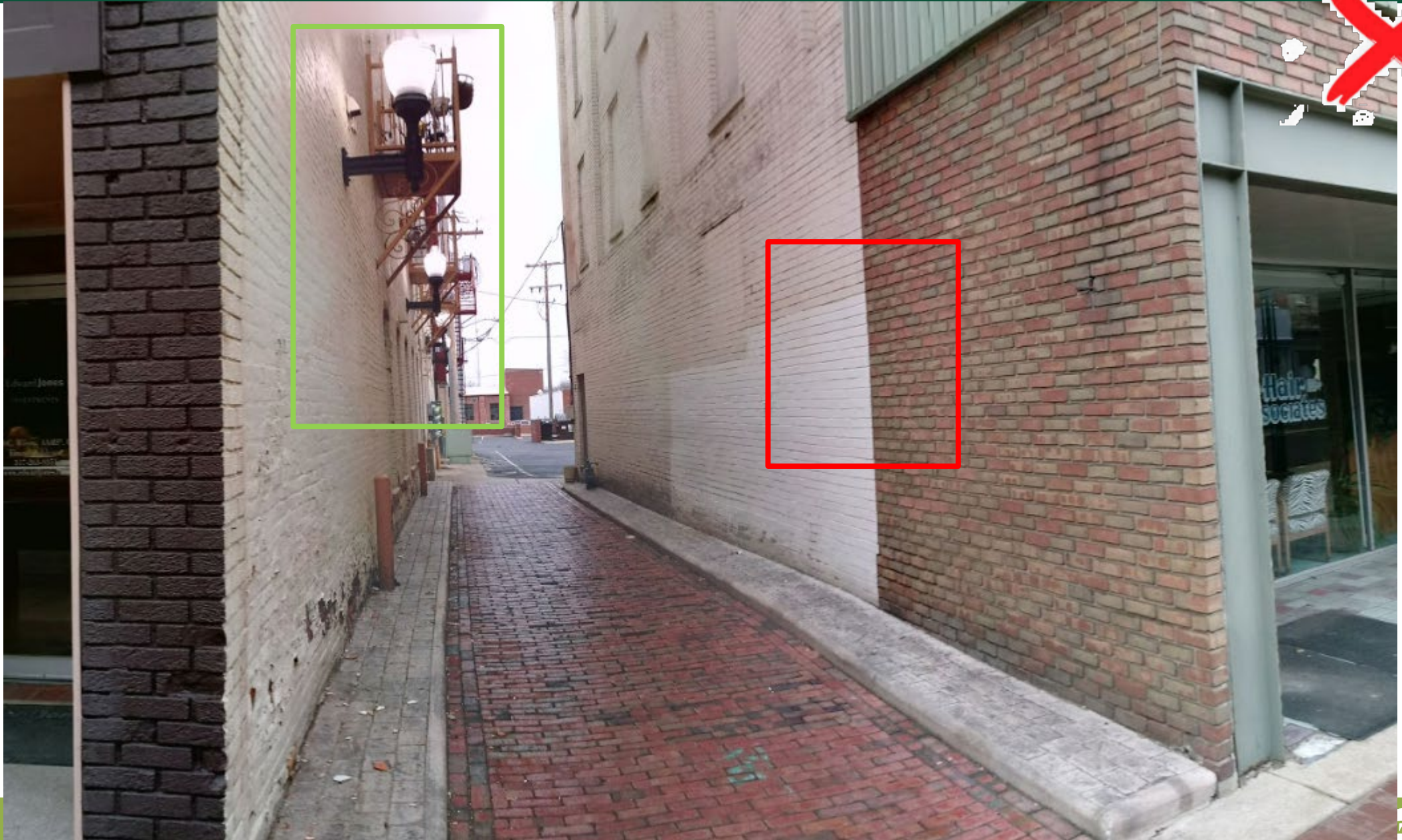
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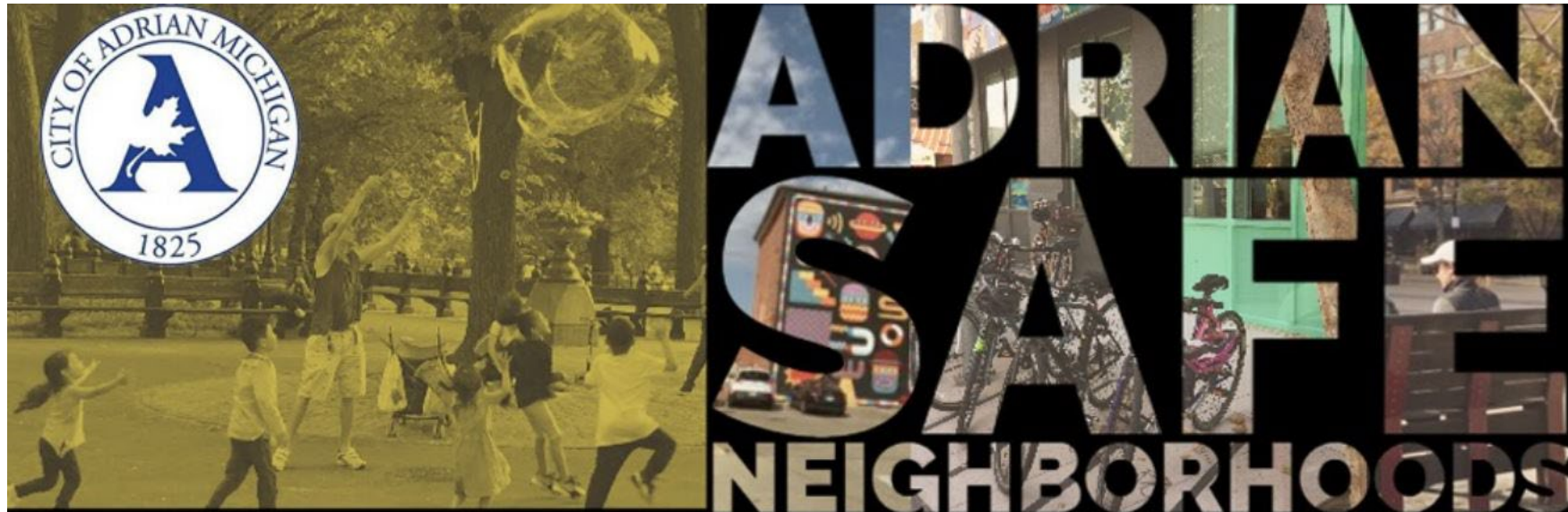








## CPTED Case Study: Adrian, MI

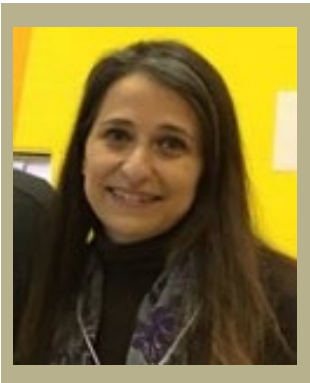


# The Roadmap

- Steering Committee
- Kickoff Meeting
- Data Analysis/Mapping
- Survey and Photovoice Engagement
- Website and Social Media
- Leadership Roundtables
- Final Report

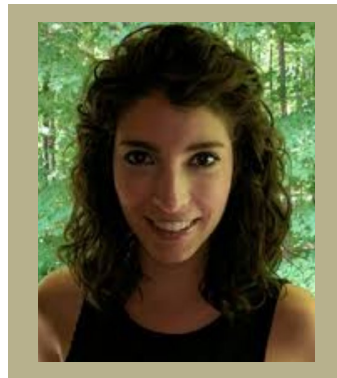


## The MSU/MSU Extension Team



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[gmazelh@msu.edu](mailto:gmazelh@msu.edu)



## Thank you to our Steering Committee!



Dusty Steele- DDA Chair

Chief Vince Emrick–Adrian Police

Greg Elliott- Interim City Administrator and Director, Community Development

Michelle Dewey- City Executive Assistant

*To everyone who has helped or participated in this project since this winter!*

To the Michigan Applied Public Policy Research Program @ MSU  
(\$25,000 for planning in 3 communities 2019-2020)

To the Lenawee County Board of Commissioners for supporting MSU Extension's Work Across District 12!

# Kickoff Meeting

## Educational Presentation

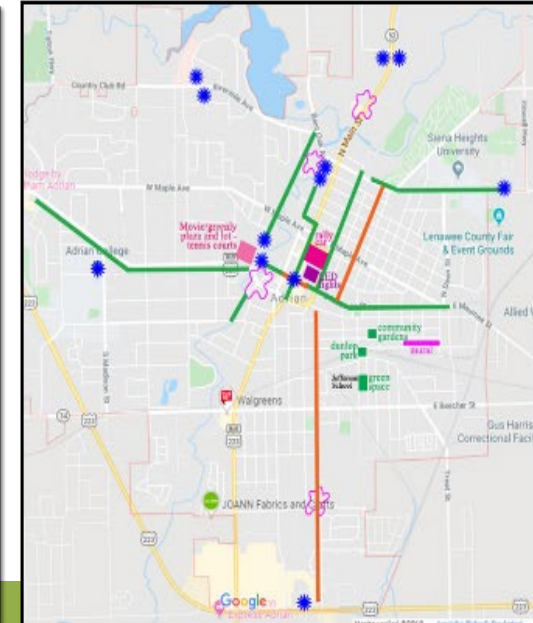
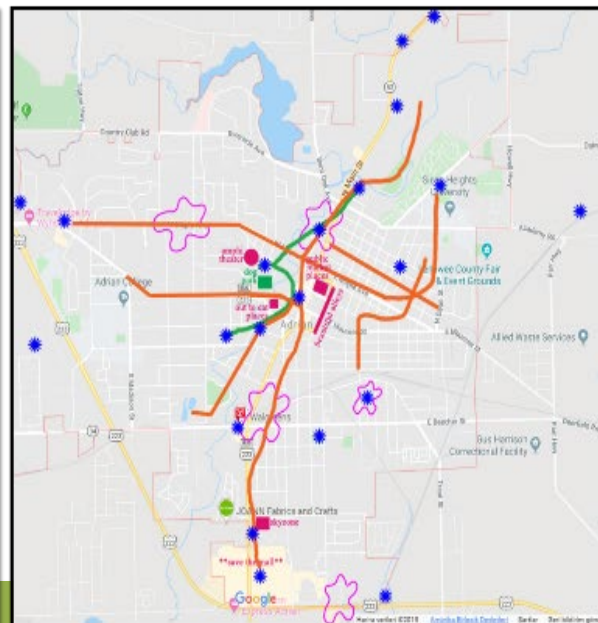
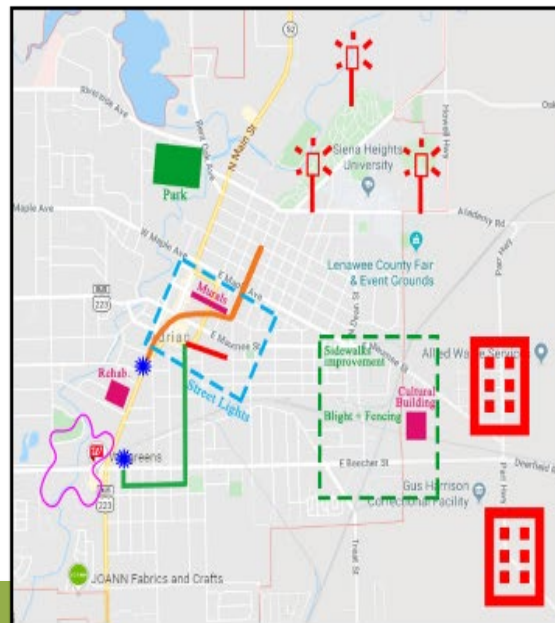
## Roundtable Exercises

Pedestrian Connections  
New Amenities

## Vision Wall Exercise

Where do you feel safe?  
Where do you not feel safe?



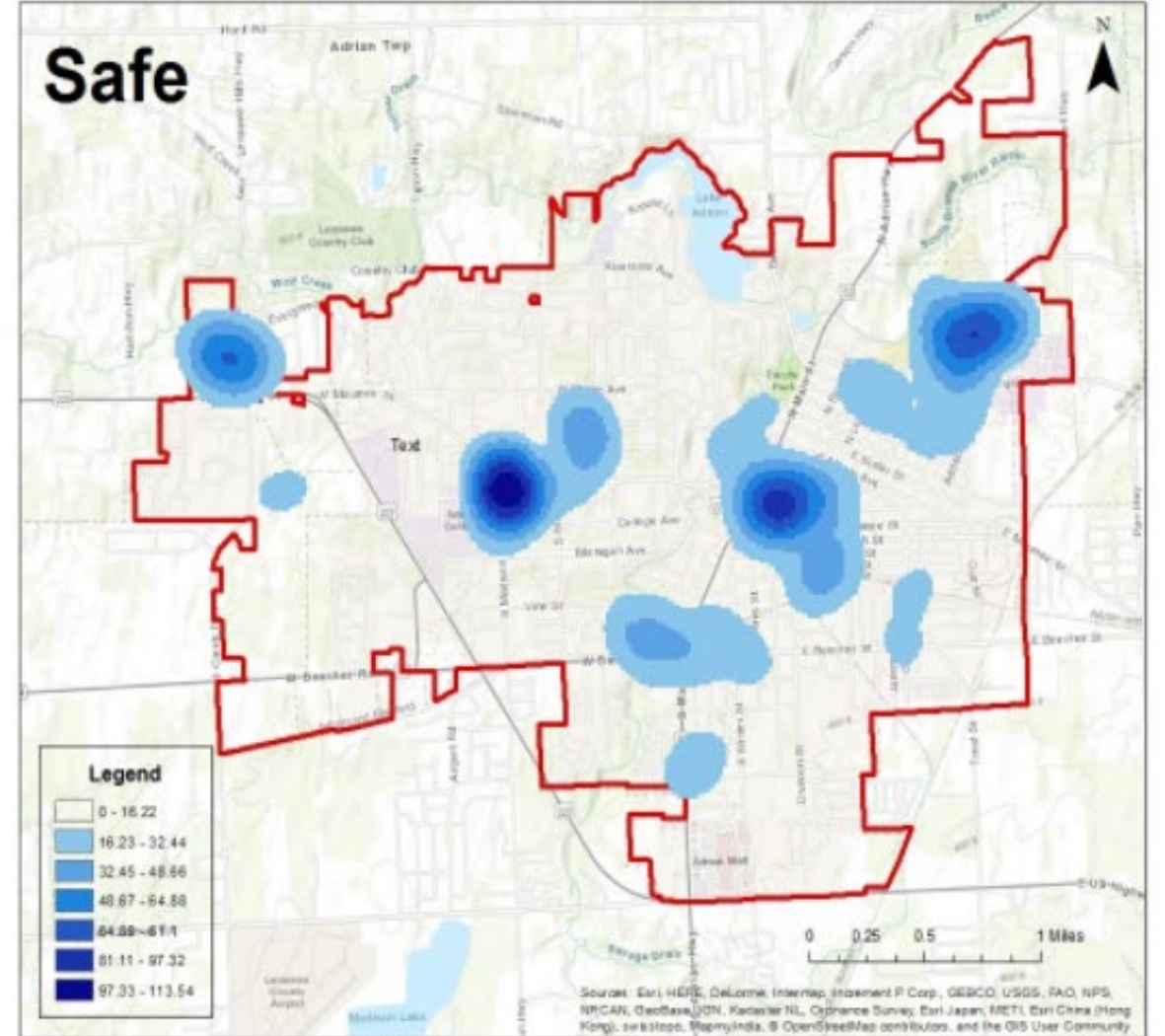
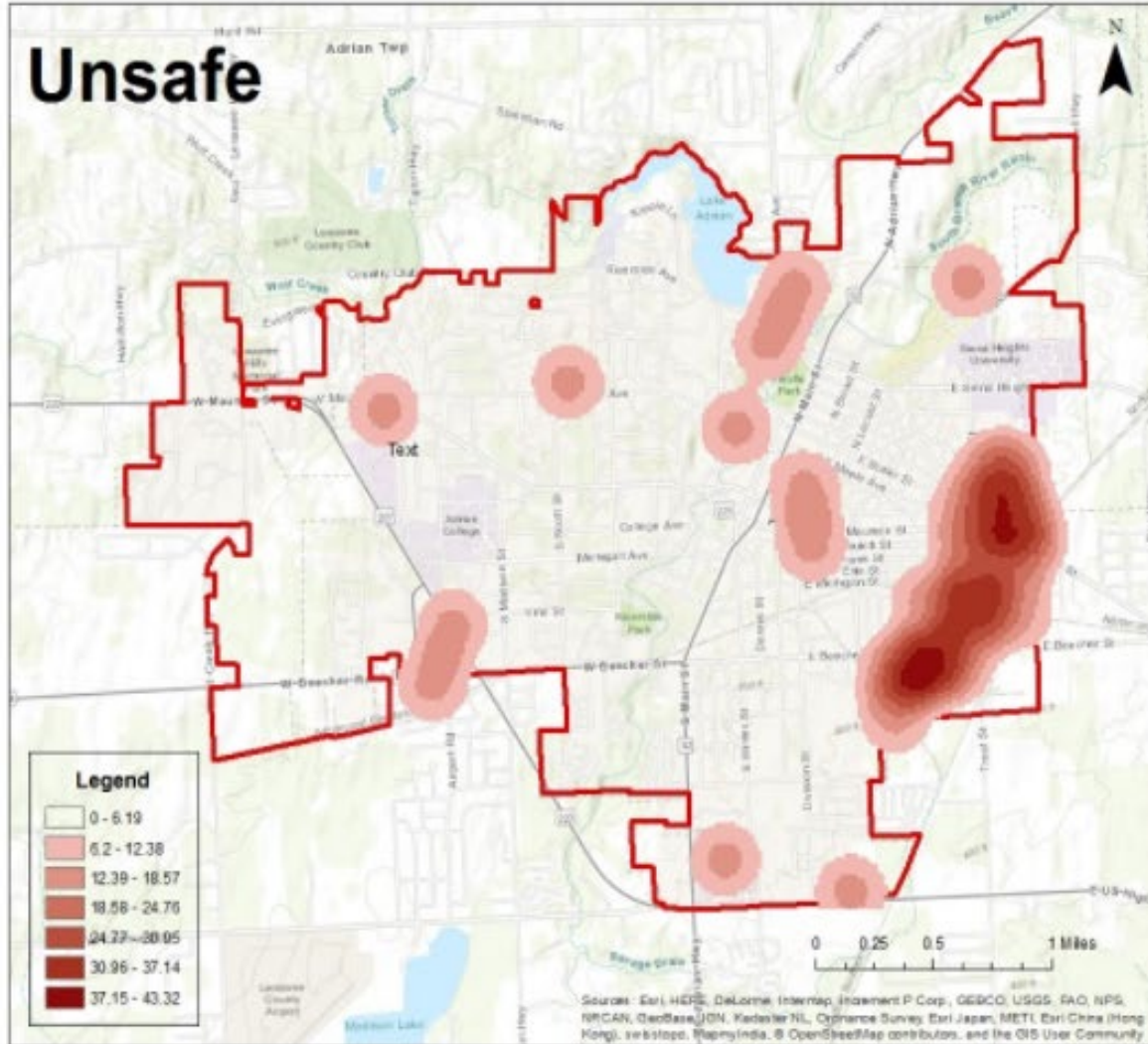




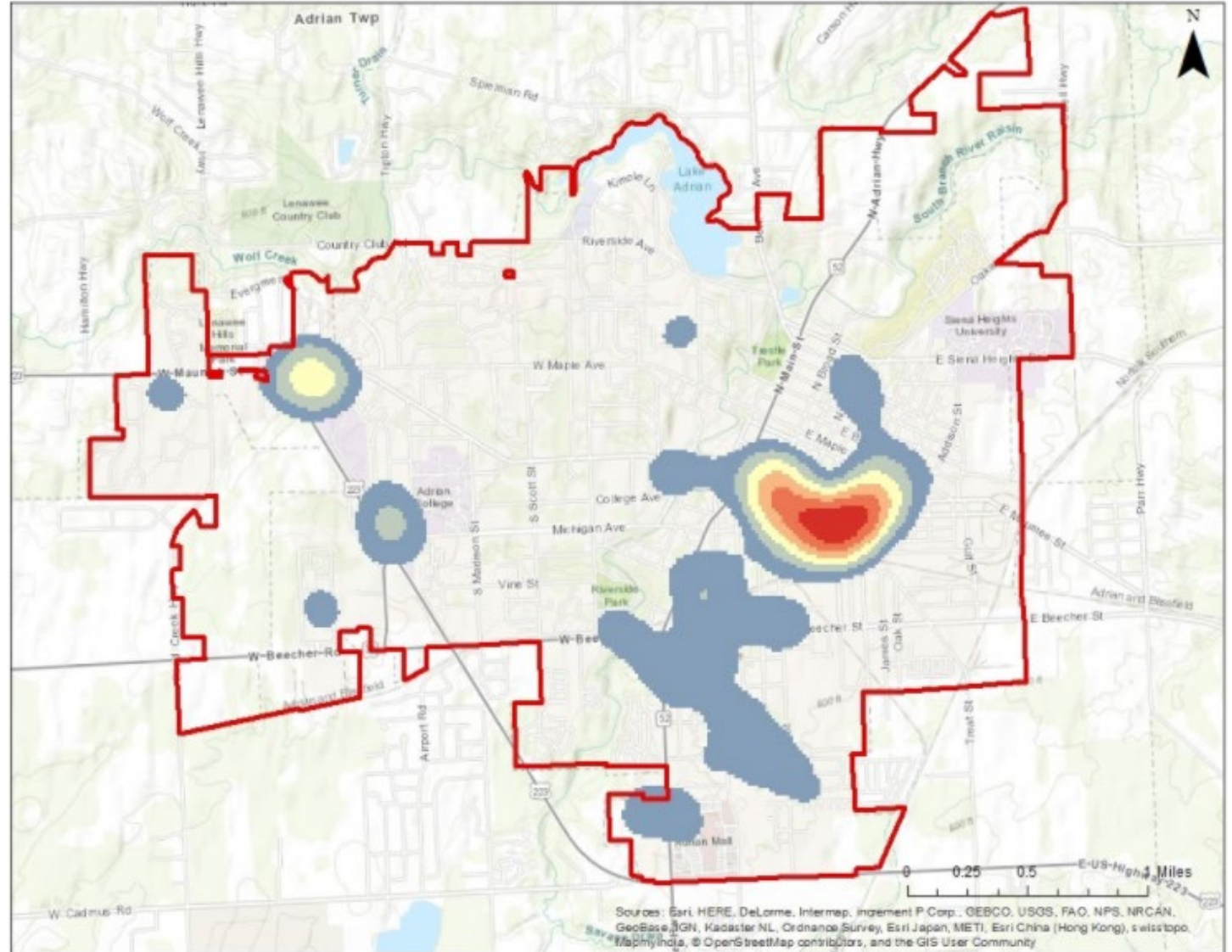
# Data Analysis and Mapping



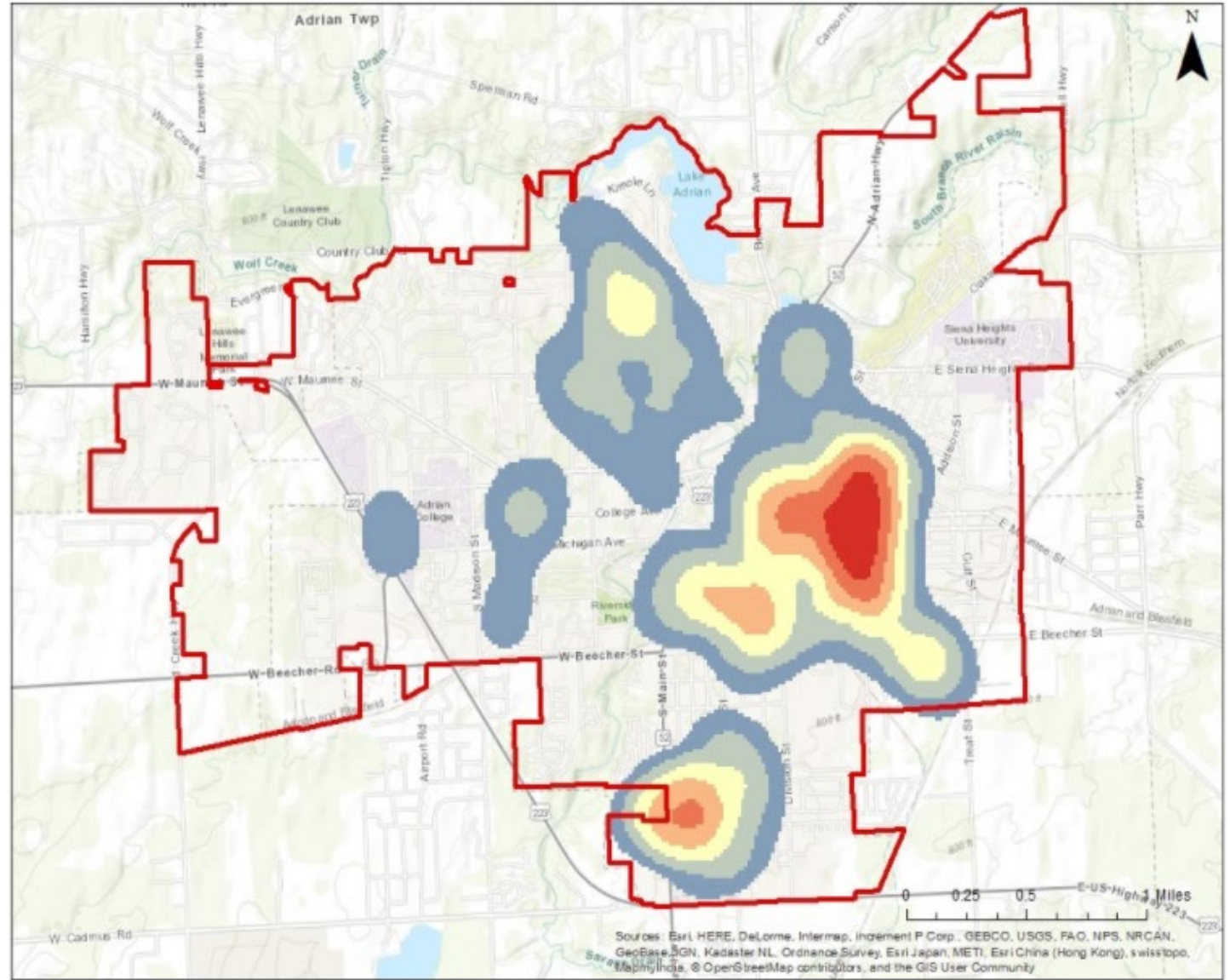
# Perceptions of Safety



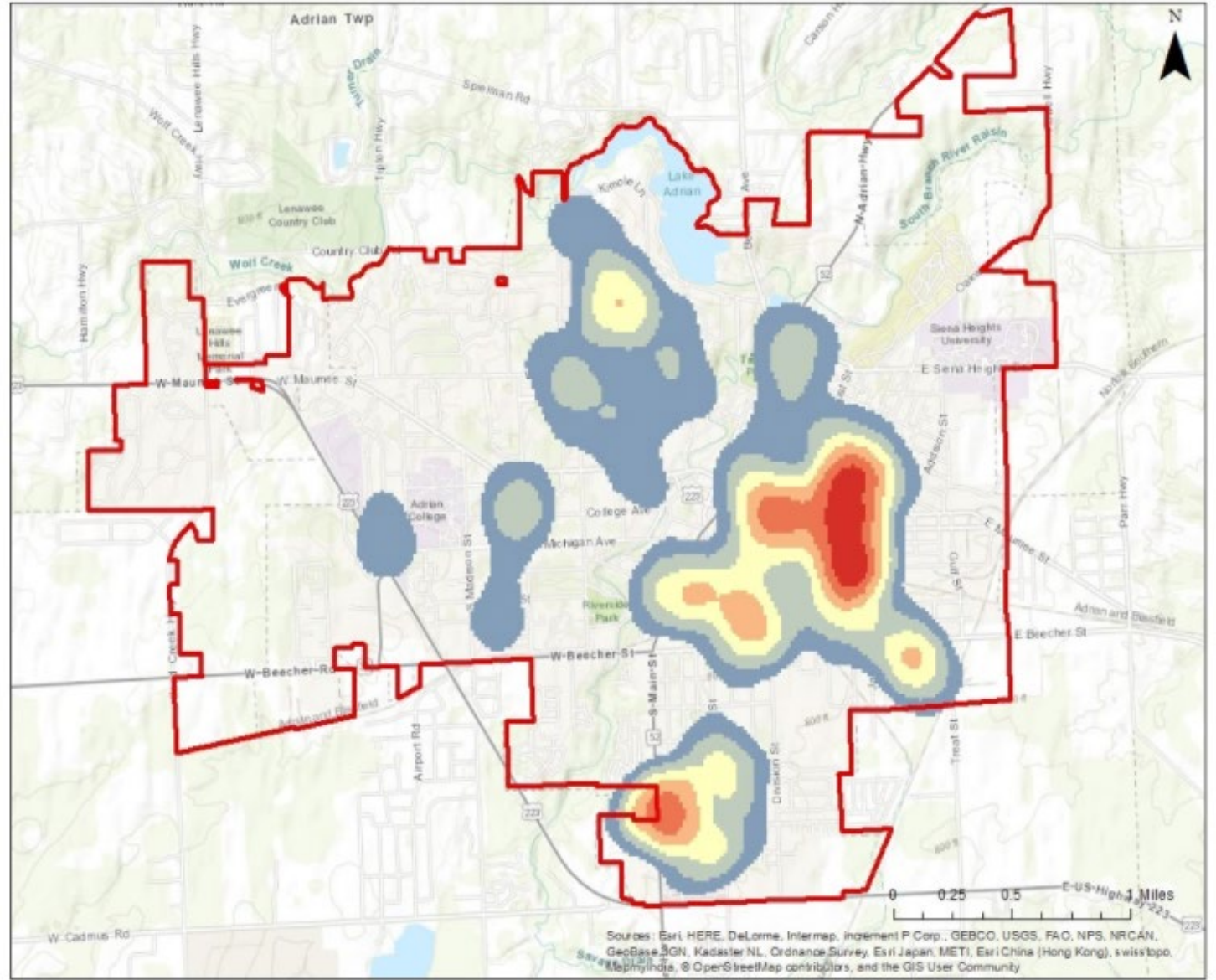
# 2017 Incidence of Violent Crime



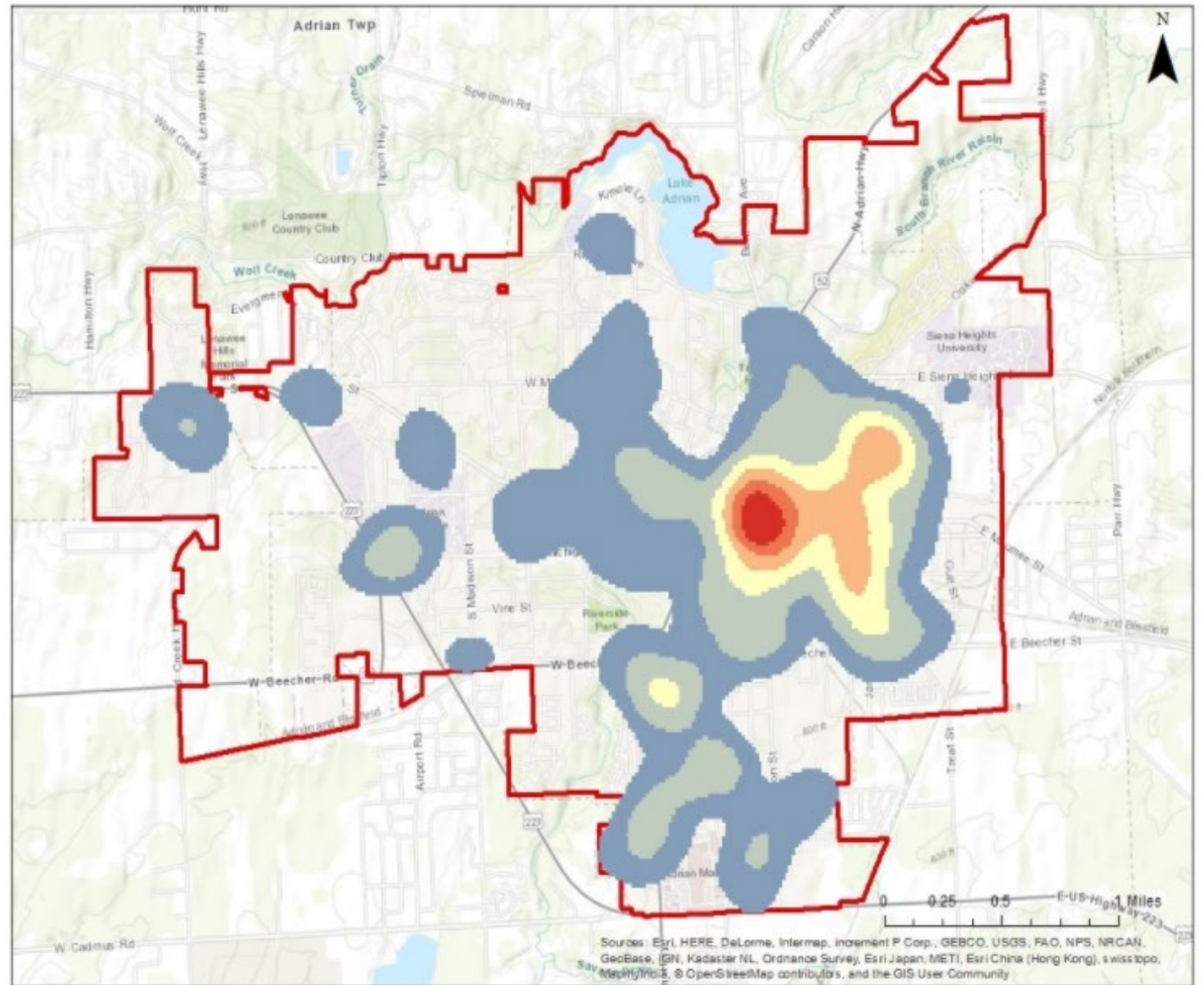
# 2018 Incidence of Violent Crime



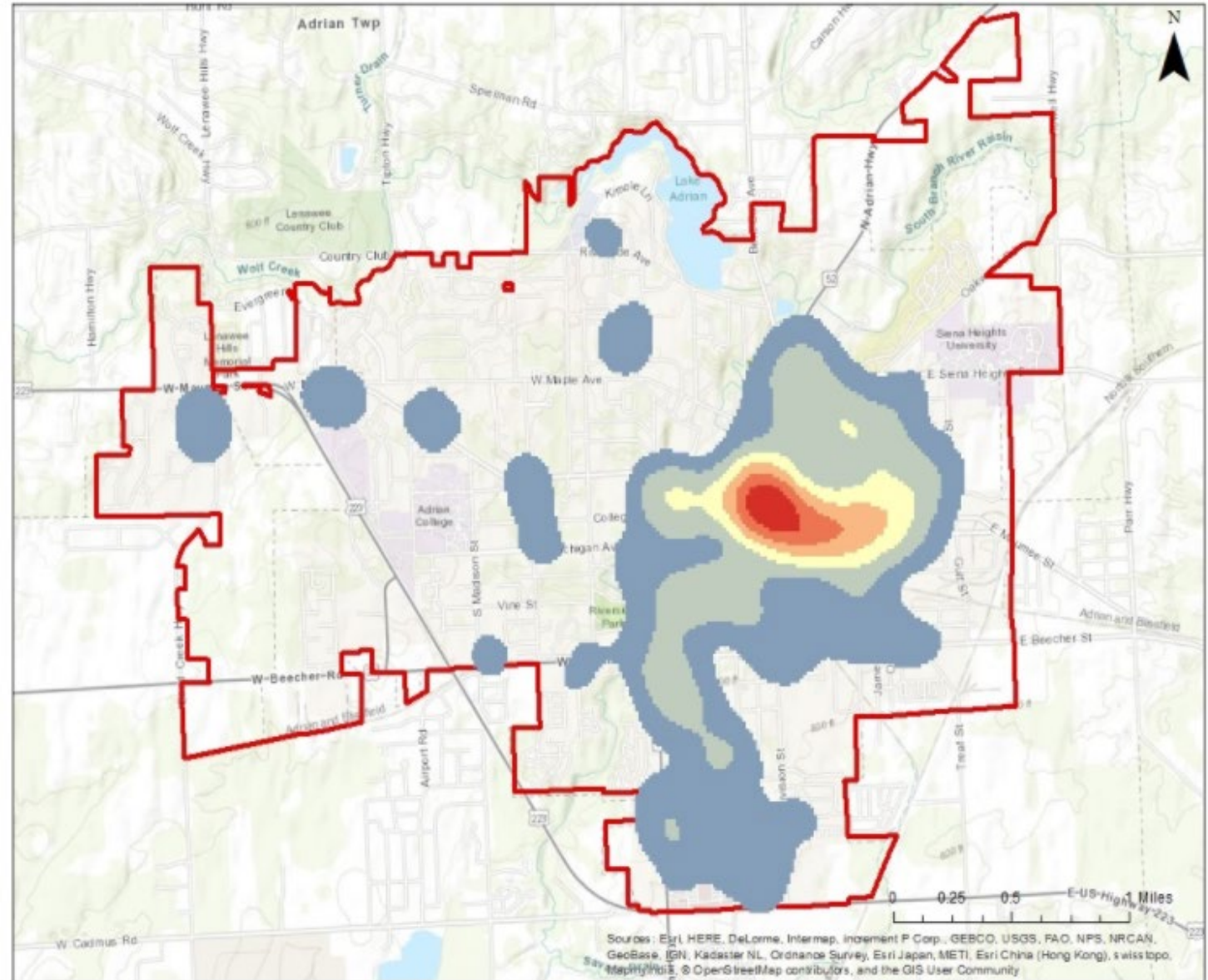
# 2019 Incidence of Violent Crime



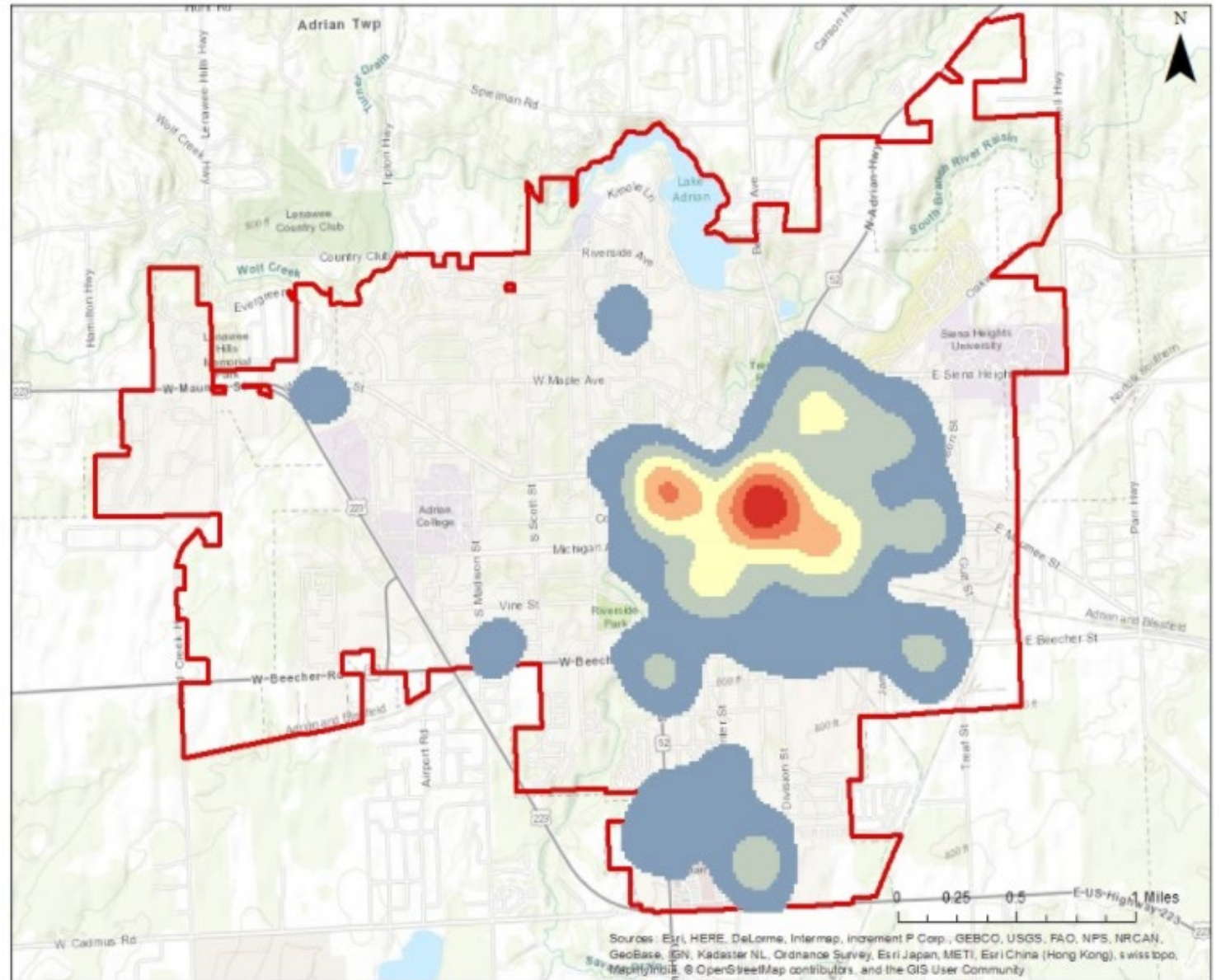
# 2017 Incidence of Property Crime



# 2018 Incidence of Property Crime



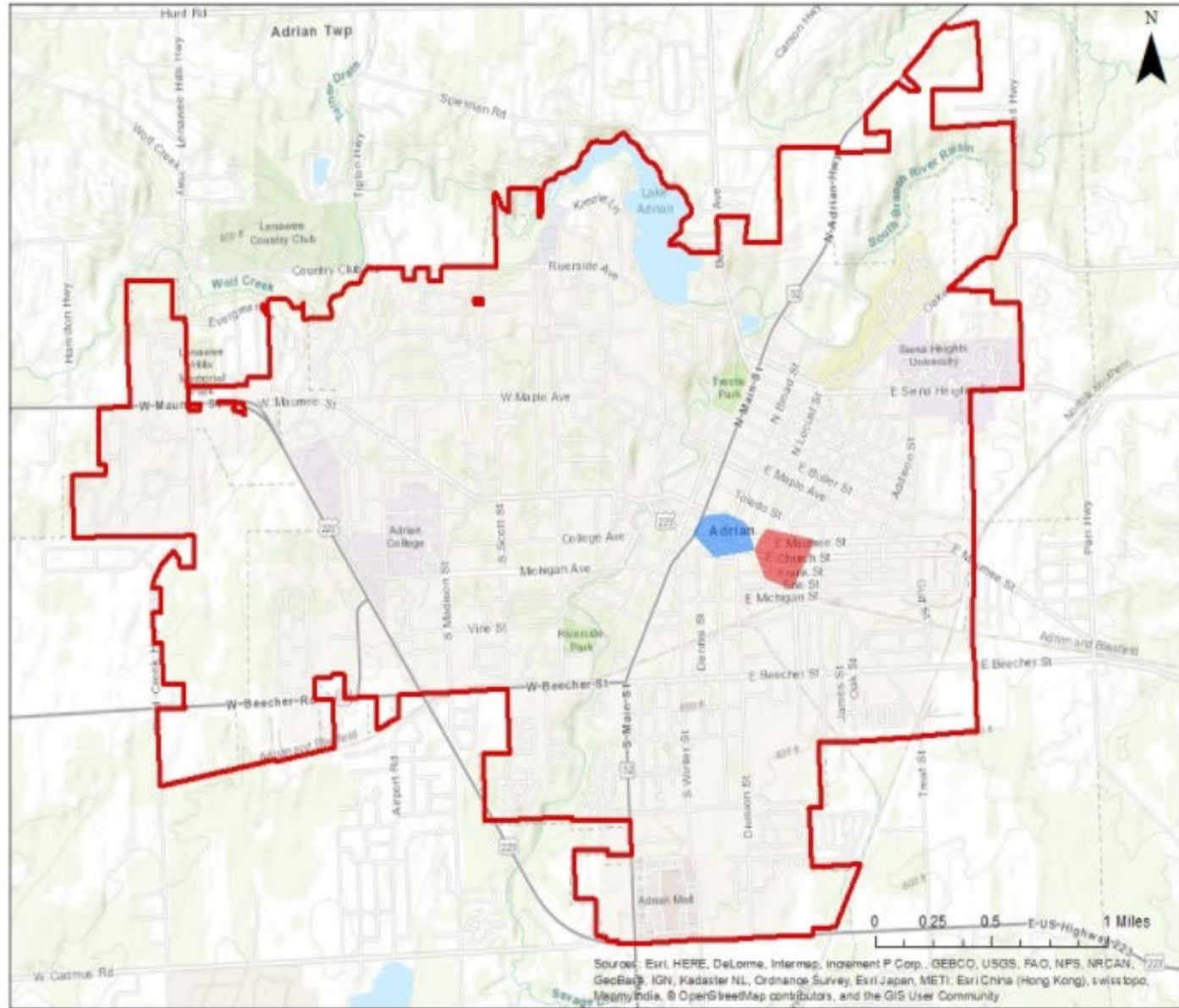
# 2019 Incidence of Property Crime

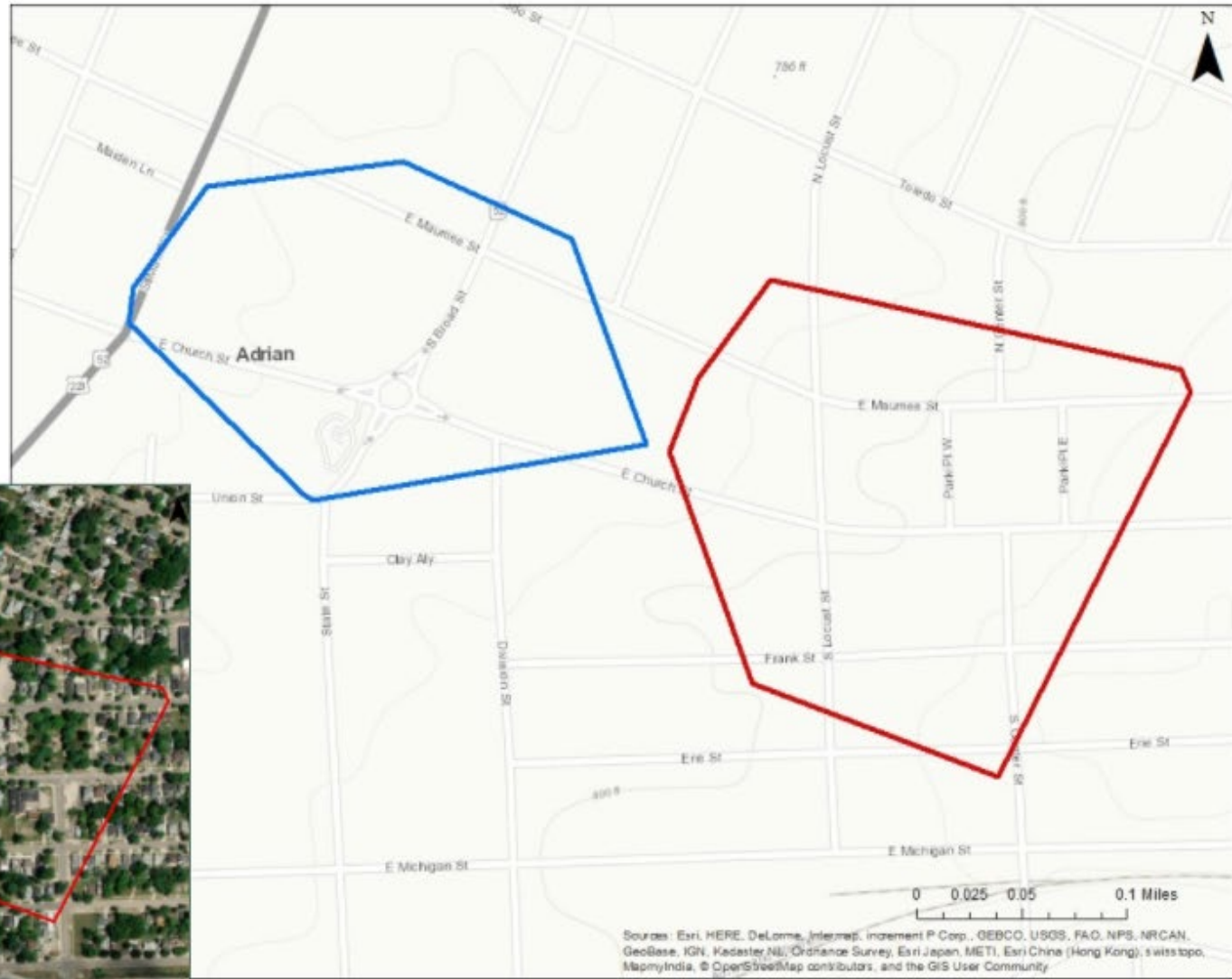




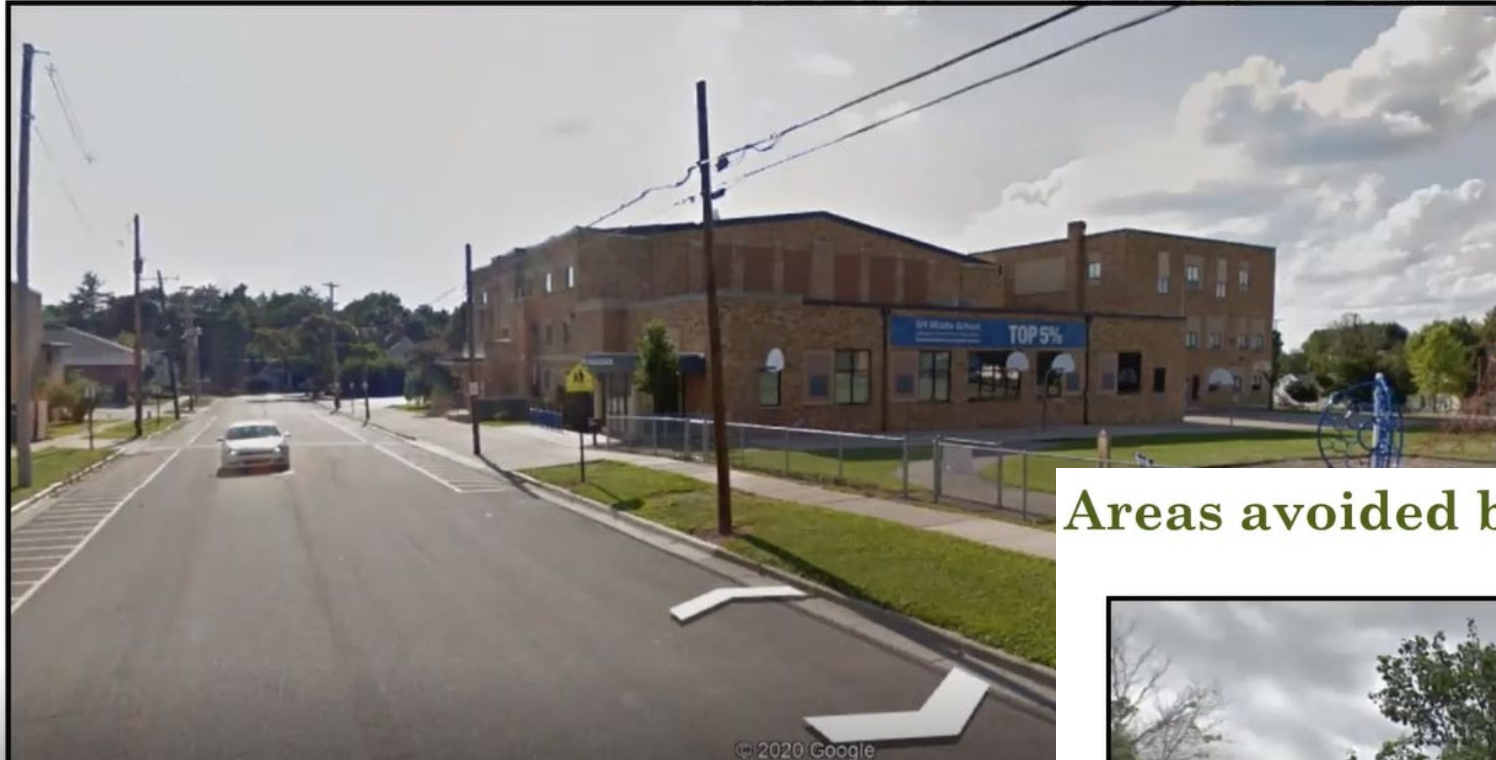
**Legend**

- Violent Crime Cluster
- Property Crime Cluster





Areas avoided by residents (Frank/Division)



Areas avoided by residents (Maumee/Broad)



# Areas favored by residents (Downtown)







Enables people to assess the strengths and concerns of their community and communicate their views to policy makers.



(Wang & Redwood-Jones, 2001, p. 560

Overdose Preventionist; City of Rockingham NY)



## Photovoice Questions

What is a characteristic of your community that you're grateful for?

What is something in your community that is detrimental to your safety and well-being?





*“Narration: So nice to have downtown buildings look so well kept*

*Key Theme: City pride, City wide!”*



*“Narration: 2 of my neighbors have had young children who got lead poisoning. We need to a better job of identifying old paint in historic homes before children are harmed.”*



# OPPORTUNITY

Tomsanders

Adrian presentation recording



# GRATITUDE

Tomsanders





Welcome to Our Online Project Headquarters!
Share this page with friends, neighbors and colleagues. We need you!
Personal safety in our neighborhoods and downtown is important to all of us.
Did you know that the design of our streets, sidewalks, landscaping, lighting and much more can directly impact crime levels?
Get engaged & share your stories. Share your ideas for change in your neighborhood & downtown!

- News & Updates
August 27, 2020: Our Leadership Roundtable Event is this week! Please visit this site for recordings of the presentations and a summary of discussion!
August 17, 2020: Harmony Gmszal, Educator with MSU Extension, provided a project update to Adrian's City Commissioners tonight, inviting them to the Aug 27th Roundtable.
August 12, 2020: Harmony Gmszal provided a project update to Adrian's Downtown Development Authority, the body who first supported this effort a year ago!
August 7, 2020: Surveys and Photovoice submissions are open! Submit your thoughts and pictures today! All family members, neighbors, visitors and people who care about Adrian are invited to participate!
August 4, 2020: Harmony Gmszal provided a project update to Adrian's Planning Commission.
July 14, 2020: Check out our announcement at Lanconnect.com!
June 20, 2020: LIKE US ON FACEBOOK!

Three yellow buttons: TAKE THE SURVEY, SUBMIT YOUR PHOTOS, LEARN MORE

Going on Now!
Open to residents and people who care about our city-of's age, all lives and backgrounds.
Share photos that tell your neighborhood story. Upload a short story or video that describes your photos.
Learn about Crime Prevention through Environmental Design and How it's Planning Process

This project is led by a community steering committee, with technical leadership from the following partners:



https://sites.google.com/msu.edu/adriansafeneighborhoods/home



Find Us, Like Us, Share Us on Facebook!





SAVE THE DATE & RSVP!

# ADRIAN SAFE NEIGHBORHOODS

**ONLINE LEADERSHIP ROUNDTABLE**  
THURSDAY AUGUST 27TH, 2020 4:00-6:30PM

RSVP by Aug 24th to [gmazelh@msu.edu](mailto:gmazelh@msu.edu)

Leaders & Public Welcome! [Visit our Website!](#) ['Like' us on Facebook!](#)

   National Charrette Institute  
MICHIGAN STATE UNIVERSITY | Extension



# Final Report

CPTED Assessment Tool										City:	Adrian
Name of Area/ block (Insert photo of limits): S McKenzie Street South & Michigan Ave, Adrian, MI 4922										City, State: Adrian, MI	
Principle 1: Surveillance	Rating (0/1/2)	Principle 2: Territoriality	Rating (0/1/2)	Principle 3: Access Control	Rating (0/1/2)	Principle 4: Maintenance/ Care	Rating (0/1/2)			Area:	
1 Signs of mechanical cameras (or ADT signs)	0	1 Signage (with character) for neighborhoods or shops	0	1 Zoning: Hierarchy from public to private	1	1 Vacant/ abandoned buildings	2	CPTED Principle 1: Surveillance (Rating: 14)			4
2 Placemaking (public spaces, events, parks, trails)	1	2 Seasonal decoration	0	2 Actual barriers (e.g. fencing, gates, arms)	0	2 Vacant/ abandoned lots	2	CPTED Principle 2: Territoriality (Rating: 14)			4
3 Signs of neighborhood watch, dogs on premises	0	3 Upkept properties	1	3 Symbolic barriers (neighborhood sign, no trespassing sign)	0	3 Vandalism (tagging, graffiti, broken windows)	2	CPTED Principle 3: Access Control (Rating: 14)			3
4 Lighting is bright and adequate	0	4 Personalized outdoor fixtures/ signage	0	4 Visible Pedestrian Crossings	0	4 Signs of trash	2	CPTED Principle 4: Maintenance (Rating: 14)			10
5 Road Surveillability (windows oriented towards streets, windows are visible, entrances are visible from street)	1	5 Signs of care at neighborhood level (e.g. community garden/ playground)	2	5 Presence of liquor stores, marijuana dispensaries, gas stations, jail, and after Speed bumps/ Roundabouts/ Traffic lights/ Curvey roads/ Dividers	0	5 Overgrown vegetation	0	CPTED Overall (Rating: 56)			21
6 Occupants Surveillability (from homes, bus shelters, stores)	1	6 Public Art	0	6 Accessibility	2	6 Roads (potholes), Sidewalks, Grass	2	Percent Owners (Rating: 0,1,2)			
7 Parking garage is visible/ Parking lots are visible	1	7 Territorial markers (private plants, flags, personalization of property, change in surface material)	1	7 Accessibility	0	7 Light poles/ lights, sign posts, are maintained	0	Median Income (Rating: 0,1,2)			
Total	4	Total	4	Total	3	Total	10	Perception of Safety (Rating: 0,1,2)			
Overall Score								Perception of Crime (Rating: 0,1,2)			
								Crime coldspots (Rating: 0,1,2)			
								Reported Violent Crime (Count)			
								Reported Property Crime (Count)			
								Reported Overall Crime (Count)			



## Final Report

- Leadership Roundtable Ideas
- Public Survey Results
- Block Analyses

Allows for City leaders and departments to prioritize projects related to signage, lighting, maintenance, code enforcement, capital improvement projects- and to also help residents learn more about making their residences more CPTEDy!





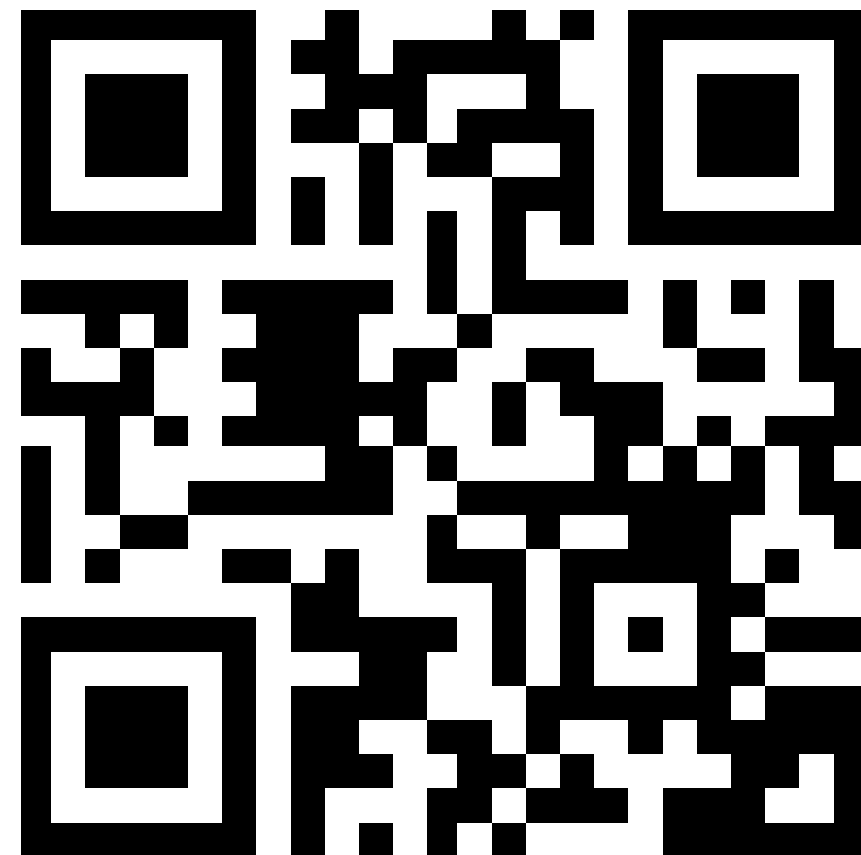
## Evaluation

Please take a moment to share your thoughts on this program

Use the link or QR to take this survey

<https://bit.ly/3pvmIFu>

Numbers are highlighted green, and letters are in blue text.



# Land Use Educators

Contact the MSU Extension land use educator closest to you with your planning and zoning questions.

