Urban Design to Reduce Crime

www.cpted.net
CPTED is based on the concept of physical “proxemics”. People react and respond to the physical environment even if they don’t realize it. Our CPTED work in New York demonstrated this concept when we asked a child to create a subtle entry to a subway entrance...
TERRITORIAL CONTROL
“you can’t do that here”

NATURAL SURVEILLANCE
“we see you”

ACCESS CONTROL
“you’re entering our place”

IMAGE
“clean it, manage it”
COHESION
“we work together”

CONNECTIVITY
“no one is an island”

CULTURE
“we play together”

CAPACITY – LAND USE
“tipping points”
SUSTAINABILITY

ECONOMIC
“local businesses, farmers markets”

PUBLIC HEALTH
“mental health, physical activity”

ENVIRONMENTAL
“green spaces, controlling heat islands”

SOCIAL
“livability academies”
CPTED should always involve both police and community members working together – NOT cops doing it on their own
Project development and public presentations are done together with residents and police.
SafeGrowth teams collect and analyse data together in order to share both data and solutions.
Access control involves fencing – residents and police choose different fence viscosity depending on the context.
In some CPTED projects, access control of park gardens can become a bit too excessive.
Even with natural surveillance from the street, this church chose to gate off their front entrance versus open public access for services.
With blight, litter, poor natural surveillance and an isolated area, this woman risks walking a short cut to her apartment.
Some jurisdictions pass CPTED design guidelines showing how to activate isolated areas, like laneways, with positive pro-social activities.
The north Toronto suburb of Jane/Finch has a reputation for higher crime including some of the city's worst crime hotspots.
In the center of Jane/Finch are the San Romanoway apartments – about 3,000 residents, many new immigrants, and from 1970 - 2000 a long reputation of crime, drugs and gangs,
The project has 3 apartment towers, with undefined territory around the buildings, poor lighting, abandoned cars in the parking lot, poor access controls, and numerous social problems.
The infrastructure was in disarray, unused sporting facilities, graffiti, litter, poor image, and high fear
Consider building #1 – the tallest – with a parking lot to the left and a secondary, poorly lit and isolated entrance to the bottom.
The parking lots suffered vehicle crimes and the isolated entranceway suffered occasional assaults.
Resident problem solving teams instituted a program of targeted art murals and cleanups

Cultural, art & recreational programs…
Resident teams and the property owner built community gardens to help tenants make and sell produce. This not only enhanced the social cohesion and economic viability, but also placed natural surveillance onto formerly empty grounds.
They constructed play areas for toddlers near the parking lot to activate the area and enhance natural surveillance.
They instituted a summer tennis camp program for youth to give them some positive goals, to activate dead spaces, to improve the blighted image, and to improve natural surveillance.
Over the next few years the San Romanoway implemented a host of 1st and 2nd Generation CPTED strategies all through the property.
Turning a rundown highrise into a community hub

San Romanoway is a success story on how highrises with high crime — and vacancy — rates can be turned into residences that value families and community.

By ISABEL TEOTONIO Staff Reporter
Wed., Jan. 12, 2011
First wave evaluation 2002 - 2006

Violent crime: ↓ - 49%

Property crime: ↓ - 20%

Fear: ↓ - 30%

Neighbour contact: ↑ + 32%