Crime Prevention Through Environmental Design - CPTED

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About Binghamton and Southern Tier Crime Analysis Center
# Data Points I.E. Part 1 Crimes

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>5YA</th>
<th>2019</th>
<th>2020</th>
<th>Last Year % Change</th>
<th>5YA % Change</th>
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<tbody>
<tr>
<td>Homicide</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>0%</td>
<td>-50%</td>
</tr>
<tr>
<td>Rape</td>
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<td>46</td>
<td>20</td>
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<td>-49%</td>
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<tr>
<td>Robbery</td>
<td>83</td>
<td>64</td>
<td>29</td>
<td>-55%</td>
<td>-65%</td>
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<tr>
<td>Agg Assault</td>
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<td>229</td>
<td>156</td>
<td>-32%</td>
<td>-21%</td>
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<tr>
<td>Burglary</td>
<td>402</td>
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<td>-52%</td>
<td>-49%</td>
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<tr>
<td>Larceny</td>
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<td>1496</td>
<td>768</td>
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<td>-49%</td>
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<tr>
<td>MV Theft</td>
<td>52</td>
<td>52</td>
<td>37</td>
<td>-29%</td>
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Training Objectives

• At the conclusion of this webinar, attendees be able to define:
  • The definition of Crime Prevention Through Environmental Design
  • Examples of the four principles used with CPTED.
  • Strategies that support each principle.
  • At least one example of a site where CPTED has been used successfully.
What Is Crime Prevention Through Environmental Design (CPTED)?
Definition of CPTED

• Crime Prevention Through Environmental Design (CPTED) is based on the principle that proper design and effective use of buildings and public spaces in neighborhoods can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life. CPTED’s goal is to prevent crime through designing a physical environment that positively influences human behavior.
Four Principles of CPTED

• Natural Access Control
• Natural Surveillance
• Territoriality
• Maintenance
What we will learn

• Apply successful applications and techniques of CPTED to specific crimes
• Consider CPTED principles in plans to secure key public places, schools, and facilities
• Conduct a community safety assessment using CPTED principles.
What Can CPTED Do?

• A well-crafted CPTED program prevents or reduces crime and it does so by working within established systems and using existing resources. Community leaders who learn about CPTED basics become excited about the possibilities it creates. They want to apply it locally but, in many cases, they don’t know where to begin or how to get help. If they experiment with CPTED on a small scale, they may be unsure of how to build on the success of small problem-solving projects.

• This presentation will portray how easily CPTED can be implemented into any setting.
Jane Jacobs

The Death and Life of Great American Cities (1961)

• Focused on theories of Natural control and surveillance.

• Critic of urban renewal programs which built freeways through inner cities.

• Advocated for populated streets and sidewalks and an “eyes on the Street” mentality where citizens kept tabs on criminal behavior.
C. Ray Jeffery

Crime Prevention Through Environmental Design (1971)

• Criminologist from Florida State University to first use the phrase.

• Argued that sociologists had considerably overstated the social causes of crime, such as relative deprivation and subcultural influences, and had neglected both biological and environmental determinants.

• Prevention should be focused on factors related to the biology of crime, such as exposure to lead which he thought caused brain damage and delinquency in children, and to reducing the environmental opportunities for crime.
Oscar Newman

Defensible Space (1972)

- A study from New York that pointed out that higher crime rate existed in high-rise apartment buildings than in lower housing projects.
- Residents felt no control or personal responsibility for an area occupied by so many people.
Four CPTED Principles

• Access Control
  • Natural, Mechanical, Organized
• Natural Surveillance
• Territorial Reinforcement
• Maintenance
Access Control

• The guidance of people coming & going from a space supported by the placement of entrances, exits, fencing, landscaping, lighting both to and from a property.

• GUIDE THEM WHERE YOU WANT THEM TO GO.
3 Types of Access Control

• Natural – Doors, shrubs, wood, stone, etc. to deny admission to a crime target.

• Mechanical – Identification procedures for entry.

• Organized - Use of people.
Access Control 100 Years Ago

Access Control Today
Mechanical Access Control

Organized Access Control
Access Control Tips

• Use signage, plants & fencing to control & direct movement.

• Provide alternate routes in order to avoid undesirable encounters.

• Clearly mark entrances with architectural features, landscaping, signs & address numbers.
Natural Surveillance

• The placement of physical features (benches, lighting), activities & people in a way to know what’s going on & ensure intruders are being watched. (SEEING & BEING SEEN)

• This approach utilizes design features to increase the visibility of a property or building. It keeps unintended users under observation thus making them less likely to commit crimes. Increased visibility makes intended users feel safer.
Lighting Issues
Motion Lights
Video Surveillance

• Make sure cameras are VISIBLE.
• We want the bad guys to know we are watching them.
• Cameras should be facing entry / exit points.
Camera Placement Example
Can You See In Or Out
Natural Surveillance Tips

• Ensure lighting is operational.
• Watch for landscaping & lighting conflicts.
• Place building entrances in the direction of high-traffic (vehicular & pedestrian) areas.
• Use windows, benches & activity areas to increase surveillance.
• Proper placement of playgrounds.
• Keep windows clear of obstruction.
Territorial Reinforcement

• The use of physical attributes that express ownership & a sense of pride.

• The boundary between public & private space is defined by the use of fencing, pavement treatments, signage & landscaping.

• This approach is intended to extend a field of authority over a property whereby the owners, guest, employees, & users will take a greater interest in the events occurring in their surroundings.
3 Types of Fencing

• Privacy
• Surveillance
• See-Through
Privacy Fencing
Surveillance Fencing
See-Through Fencing
Where is the Territorial Reinforcement?
Skateboarders
Defining Your Space
Territorial Reinforcement Tips

• Distinguish private from public areas utilizing signs, fencing & landscaping.
• Utilize signage to spell out approved or forbidden behaviors.
• Make people responsible for an area.
• Place signage at property boundaries to announce ownership.
Maintenance

• The proper care & maintenance of properties enable continued use for its intended purpose.
• It also serves as an indicator of ownership.
• Little or no maintenance to a property indicates no concern for the intended users & could very well promote crime & disorder.
Maintenance

• Crime is often concentrated in dilapidated areas with litter or graffiti.
  • If problems are not addressed quickly, they can exacerbate crime.

• May imply that residents, officials, and police will overlook or ignore criminal activity.

• Well-maintained properties send strong messages about who should be there and who should not.
• Department of Public Works (DPW) can board up broken windows.

• Communities often times promote local artists to address boarded up buildings by painting over them.
• Maintaining your space.

• Taking care of your property.
Maintenance Strategies

• Trim hedges
• Replace burned out lights
• Repair broken windows
• Clean up trash/Clean up graffiti
• Walk your properties daily
The Three E’s of CPTED

- Education
- Enforcement
- Engineering
Education

- Do those affected know how to deal with the problem?
- Do they have the resources?
Enforcement

• Is there blatant disregard for laws, ordinances, or codes?

• How do we as police officers address these issues?
Engineering

• What could be modified to influence the desired outcomes or behaviors?
The Three D’s of CPTED

• Designation

• Definition

• Design
Designation

• All human space has some designated purpose.
  • What is the designated purpose of this space?
  • What was its original intended use?
  • How well does the space support its current use? Or, its intended use
  • Is there a conflict?
Does This Space Support Its Current Use?
Definition

• All space has social, cultural, legal, or physical definitions that describe the desired and acceptable behaviors.
  • How is the space defined?
  • Is it clear who owns it? Where are its borders? Are there signs?
  • Are the legal or administrative rules clearly set out and reinforced in policy?
  • Is there conflict or confusion between the designated purpose and definition?
Who Owns This Space?
Design

• All human space is designed to support and control desired behaviors.

  • How well does the physical design support the intended function?
  
  • How well does the physical design support the definition of the desired or accepted behaviors?
  
  • Does the physical design conflict with or impede the productive use of the space or the proper functioning of the intended human activity?
  
  • Is there confusion or conflict in the manner in which the physical design is intended to control behavior?
Confusion on Use of Space?
City of Binghamton Police Department
CPTED Task Force
How The BPD CPTED Task Force Was Formed

• Several communities within the City of Binghamton shared unique crime encouraging qualities such as: abandoned houses, overgrown foliage, poor overall surveillance, vacant lots, absentee landlords, inadequate lighting and overall poorly maintained properties.

• These crime encouraging qualities within these neighborhoods and properties led to increased criminal activity such as violent assaults, prostitution, narcotic sales, narcotic abuse, burglaries, robberies etc.
How The BPD CPTED Team Was Formed

• The crime reduction strategies included within the CPTED core principals were identified as a proactive solution to decreasing the criminal activity the City of Binghamton was experiencing.

• The CPTED core principles and crime reduction strategies contained within was presented to the City of Binghamton Mayor Richard David for approval and acceptance.

• The Mayor approved and the BPD CPTED Task Force was established in the City of Binghamton during the year 2015.
BPD CPTED Members

- City of Binghamton PD CRT & Southern Tier Crime Analysis Center
- City of Binghamton Fire Department
- City of Binghamton Mayor’s Office
- City of Binghamton Corporation Counsel
- City of Binghamton Planning Department
- City of Binghamton Zoning
- City of Binghamton Code Enforcement
- City of Binghamton Department of Public Works
Developing a Plan

• Use data
  • Calls for Service
  • Non-emergency calls (311)
  • Building enforcement
  • Observation from Patrol
  • Community Input
Hot Spot
CPTED Workup Process

• Pre – Plan
  • Identify the target location. Based your target location on calls for service, the opportunities the location has to create crime, quality of life issues, occurrences of part one crime along with complaints from community members, and recommendations from within the CPTED Task Force Members.
  • Formulate a team comprised of trained CPTED members who will complete the site visit and subsequent workup.
CPTED Workup Process

• Commercial Site – Visit
  • Arrive at the location dressed in a professional manner. Ensure that you are wearing your official uniform associated with your particular profession. Have your credentials with you.
  • Greet the employees within the establishment and advise them why you are there. Be honest and professional. Ensure them that you are there to work together towards a common goal. If possible ask to speak with a manager or owner. If not available, try to obtain accurate contact information and speak with someone responsible for caring for the property.
  • Conduct your site visit and attempt to not disrupt routine business.
CPTED Workup Process

• Residential Site – Visit
  • Arrive at the location dressed in a professional manner. Ensure that you are wearing your official uniform associated with your particular profession. Have your credentials with you.
  • Greet the residents at the target location and advise them why you are there. Be honest and professional. Ensure them that you are there to work together towards a common goal. If possible ask to speak with a property owner or attempt to obtain information about the property owner.
  • Conduct your site visit while avoiding disruptions to the residents routine lifestyle.
CPTED Workup Process

• Residential Site – Visit – Continued
  • On scene focus on the four core principles of Access Control, Territorial Reinforcement, Surveillance and Maintenance.
  • Photograph the areas of interest that need attention and the areas that are satisfactory to ensure overall impartiality.
  • Personally interview neighboring businesses or residential property owners to gain a better understanding of the issues / concerns effecting the target location.
  • Upon completion of the site visit debrief with the property owner or property manager and explain the process moving forward. Secure accurate contact info this individual and provide them with your contact info
The following slides will display an example CPTED work up constructed by a member of the City of Binghamton Police Department and presented for the City of Binghamton CPTED task force.

Each slide will have notes explaining the slide’s objective and the core principles it aims to address.
CPTED Town & Country Apartments

- Team members:
  - Inv. Ryan Wood
  - Ptl. Drew Fessenden
  - Senior Crime Analyst Leslie Morris
  - NY Air National Guard Counterdrug Analyst Stacey Rodzinka
Site Visit

- **Location**: 100 Roberts Street, Binghamton, NY - Town & Country Apartments
- **Date of Visit**: September 26, 2018 @1100 am
- **Weather**: 72 degrees/overcast skies
• Town & Country Apartments are located at 100 Roberts Street in Binghamton, NY. This apartment complex is bordered by the cross streets of Chenango street, Lyons street and Frederick street.
Town & Country Apartments

- Owned and Operated By: 257 Properties LLC, 4 W Red Oak Lane, White Plains, NY 10604.
- **Property:** 7.70 acres
- **Taxes:** School $122,549.36, City $151,018.72
- **Purchased:** $4,950,000 on 06/30/2010 from previous owner.

**Description**
257 apartment units in Binghamton, NY complex. 90 units are set aside for HUD Section 8 housing. Excellent occupancy and many recent improvements. The buyer can remove the property from the HUD program if they desire to.

Binghamton, NY is home to the SUNY Binghamton campus, one of the highest rated campuses in the SUNY system.

**Highlights**
- High occupancy
- Many recent improvements
- Convenient location

**Unit Mix Information**

<table>
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<tr>
<th>Description</th>
<th>No. Units</th>
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<tr>
<td>One bedroom</td>
<td>67</td>
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<tr>
<td>Two bedroom</td>
<td>168</td>
</tr>
<tr>
<td>Three bedroom</td>
<td>21</td>
</tr>
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<td>Management office</td>
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Calls For Service

• 152 calls for service for the time period of June 1, 2018 through the current date.

• 8/28/2018: confirmed shots fired complaint.
Positives of Town & Country Apartments

Those who conduct site visits should be sure to photograph the area to document positives the location may have in place. This will support property owners/managers, giving them a path to correct the issues at hand. Positives in these photographs show community bulletins providing helpful information, well working camera systems with visible cameras in place, trimmed shrubbery and sites lines into a public space. These sites visits provide an opportunity to locate locations with surveillance cameras for law enforcement for future cases and help to develop positive relationships with community stakeholders.
Positives of Town & Country Apartments - Cont.
Positives, negatives or issues with the property should be documented through photographs as well. These photographs will show property owners issues that need to be addressed. These examples show undefined space, eroding and damaged property and poor placement of surveillance camera; this camera is high, out of the way and obstructed by tree limbs.
Negatives of Town & Country Apartments - Cont.
Negatives of Town & Country Apartments

These examples show a run down bench with graffiti in the background, overgrown shrubbery blocking site lines of paths residents would take in and out of their apartments, vehicles blocking vehicular and pedestrian travel, fencing blocking views of an office entrance and an over grown tree covering lighting leading to dimly lit conditions.
Surrounding Locations That May Influence Activity at Town & Country Apartments

These photographs show the perimeter of the property. The photos show overgrowth of tree surrounding the location and obstructed views between the apartment buildings, promoting opportunities for crime. The top center photo shows similar overgrowth surrounding a neighboring property, the VOA complex.
Recommendations

- Clean garbage and debris from area.
- Properly secure apartment buildings / install secure access points.
- Fix broken / damaged items to several buildings.
- Trim trees and shrubbery for better overall surveillance.
- Maintain the upkeep of the lawn.
- Remove graffiti from buildings.
- Repave / fix the concrete / pavement throughout the complex.
- Install properly functioning surveillance cameras that depict all areas.
- Add garbage receptacles to the property.
- Employ off duty security/ Police Officers to monitor areas on a more frequent basis.
- Speak with tenants that are effected by the current conditions.
- Speak with property owners to address issues and solutions.
- Install fencing to protect the property from unwanted individuals from surrounding properties.
- Eliminate the “Cuts” from every side of the property by installing the above mentioned fencing.
- Beautify the area with proper shrubbery and flowers in an attempt.
Disclaimer

• All CPTED recommendations herein are not guaranteed to stop/prevent all crime in a given area.

• The methods and principles reported here are simply suggestions that have been effective in reducing crime in other areas.

• Recommendations are to be implemented at the stakeholder’s risk and no assumed liability is taken on the part of the report writers.
Town & Country Update

- On 07/12/2019 City of Binghamton Mayor Rich David announced a 38 million dollar plan to purchase and renovate Town & Country Apartments with real estate development company JE Properties. This renovation project includes extensive updates such as fencing, gates, lighting, updated security measures, roofs, drainage systems, updating the interior of each unit, new windows, washing the exterior, updating the laundry rooms, new landscaping, proper signage, new postal boxes and dumpster enclosures.

- The sale terms are currently a work in progress.
Questions & Comments?

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Thank You for Attending

For more information on this webinar or on the Series, please contact us at DCJSLawEnforcementSymposium@dcjs.ny.gov