Crime Prevention Through Environmental Design (CPTED) is a strategy that aims to reduce crime by influencing the design and management of the physical environment. It focuses on creating spaces that discourage criminal activity and promote a sense of safety through principles such as **natural surveillance, territoriality, and access control**. There are several benefits associated with CPTED that will ensure that businesses can thrive, including:

Source: Navigating Crime & Safety in your Businesses, Arvada Resiliency Task Force

Improved security
By implementing CPTED principles, businesses can deter criminal activity and reduce the likelihood of theft, vandalism, and other crimes. This is achieved through natural surveillance, access control, and target hardening.

Improved aesthetics and maintenance
CPTED encourages good building maintenance and attractive design, which can enhance the overall appearance of the business and attract more customers.

Enhanced customer and employee safety
CPTED measures create a safer environment for customers and employees, making them feel more secure while on the premises. This can lead to increased customer satisfaction and employee retention.

Community involvement
CPTED often involves collaboration with local law enforcement and community members, fostering positive relationships and a shared commitment to safety.

Reduced liability & Lower insurance costs
By taking proactive steps to prevent crime, businesses can potentially reduce their liability for negligence claims, both real and fraudulent. : Implementing CPTED measures can help reduce insurance rates by as much as 20 percent, helping to offset the initial investment over time.

Increased natural surveillance
By designing spaces with clear sightlines and good visibility, businesses can make it easier for employees and customers to spot and report suspicious activity.

> **For businesses that are eager to utilize CPTED, please reach out to their local TPS Division. The customized approach from TPS is meant to address immediate security concerns but also promotes a long-term, sustainable crime prevention strategy for the business.**
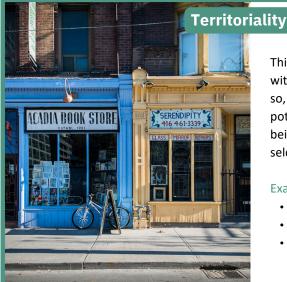
Natural Surveillance

This involves designing spaces that maximize visibility and observation, making it easier for people to see and be seen. This concept enhances security by increasing the likelihood of potential criminal activity being noticed and deterred.

Tips To Increase Natural Surveillance:
- Encouraging pedestrian use of sidewalks and nearby public spaces
- Using see-through barriers such as low picket, glass walls, and large windows
- Having blinds, curtains, and shutters at least partially open decks, balconies, and front porches that encourage people to spend time outdoors
- Keeping valuable items, checkout counters, and cash registers in plain view and easily visible from outside Placing security cameras where customers, employees, and passers-by can easily see them

Territoriality

This principle emphasizes the creation of clearly defined and well-maintained boundaries within a space to foster a sense of ownership and responsibility among its users. In doing so, territoriality contributes to crime prevention by promoting vigilance and discouraging potential offenders. Considerations when assessing territoriality could be; is my property being used as a shortcut? does my property ever have an unkempt appearance, are there seldom-used parts of my property where people loiter?

Examples of Territoriality
- Uniform facades on a commercial corridor
- Special neighbourhood street signage
- Special banners or flags attached to businesses

Access Control

This principle involves regulating and managing entry to spaces to reduce opportunities for criminal activity. By carefully controlling points of access and designing environments to guide people through designated routes, this principle aims to enhance security and deter unauthorized individuals.

Examples of Access Control:
- Clearly defined spaces
- Main entrance is marked and visible
- Areas not allowing access are landscaped to deter entry