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CPTED (pronounced Sep-ted) is a technique in which environmental and architectural design plays an active role in crime reduction. The goal of CPTED is to reduce opportunities for crime that may be inherent in urban designs.

The four key concepts of CPTED are:

1. **Natural Surveillance** – Criminals look for targets that allow them to approach or retreat unobserved. The design of entrances, exits, fences, landscaping, and lighting can either encourage or discourage criminal intent – a criminal is less likely to attempt a crime if they perceive that the risk of being observed or apprehended is too great. Proper layout is crucial, and both landscaping and lighting should be utilized to maximize visibility.
2. **Access Control –** Entrances, exits, signage, fencing, and walkways should be laid out in ways that clearly guide people and vehicles to proper avenues of entry. Access control is all about directing flows of traffic in ways that discourage crime.
3. **Territorial Reinforcement –** This is the use of physical attributes that express ownership such as fencing, pavement treatments, signage, and landscaping. This delineates public, semi-public, and private areas. An area without these controls is more vulnerable, and, therefore, a more attractive target.
4. **Maintenance –** Neglected and poorly maintained properties attract criminal activities. Visible defects, such as broken windows, indicate lack of commitment or care by the owner. Since owners that are invested in their property are much more likely to challenge an intruder or call the police, properties that are well-cared for are less likely to be targets.

Other Considerations:

Surveillance – there are three kinds of surveillance:

a. **Natural** – Surveillance that is inherent in day-to-day operations. Structural designs can channel flows of activity to put more observers near a potential crime area, or create greater observational capacity (ex: eliminating blind corners, etc.)
b. **Organized** – Surveillance conducted by police or hired security personnel.
c. **Mechanical** – Surveillance conducted by CCTV cameras or other technology.

Lighting – The quality, amount, and direction of lighting are all important to security.

a. **Luminance** – Light reflected from a surface (brightness). Avoid using lights that cause blinding glare or excessive shadows (human eyes have difficulty adjusting to severe lighting disparities; therefore, the brightest lights might not always be the best).
b. **Uniformity** – Relative luminance over an area. Avoid placing lights in ways that cause blind spots.
c. **Light Trespass** – Unwanted lighting crossing property lines.

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