Crime Prevention Through Environmental Design (CPTED) Checklist Instructions

This checklist is designed to assist the project proponent in demonstrating how CPTED principles have been met. This goal can **also** be met by submitting a written explanation as to how each of the three design principles of *Natural Surveillance*, *Access Control*, and *Ownership* has been met.

The checklist has been prepared to provide guidance and assistance in regard to the integration of CPTED principles into proposed project designs. The purpose of the checklist is to assist a project proponent in identifying and incorporating design strategies that implement the CPTED principles identified in *Federal Way Revised Code* (FWRC) 19.115.010.

CPTED principles, performance standards, and strategies are used during project development review to identify and incorporate design features, which reduce opportunities for criminal activity to occur. The effectiveness of CPTED is based on the fact that criminals make rational choices about their targets. In general:

(1) The greater the risk of being seen, challenged, or caught; the less likely they are to commit a crime.
(2) The greater the effort required, the less likely they are to commit a crime.
(3) The lesser the actual or perceived rewards, the less likely they are to commit a crime.

Through use of CPTED principles, the built environment can be designed and managed to ensure:

(1) There is more chance of being seen, challenged, or caught;
(2) Greater effort is required;
(3) The actual or perceived rewards are less; and
(4) Opportunities for criminal activity are minimized.

CPTED Design Principles

CPTED design principles are functionally grouped into three categories:

(1) *Natural Surveillance*. This category focuses on strategies to design the built environment in a manner that promotes visibility of public spaces and areas.
(2) *Access Control*. This category focuses on the techniques that prevent and/or deter unauthorized and/or inappropriate access.
(3) *Ownership*. This category focuses on strategies to reduce the perception of areas as "ownerless" and therefore available for undesirable uses.
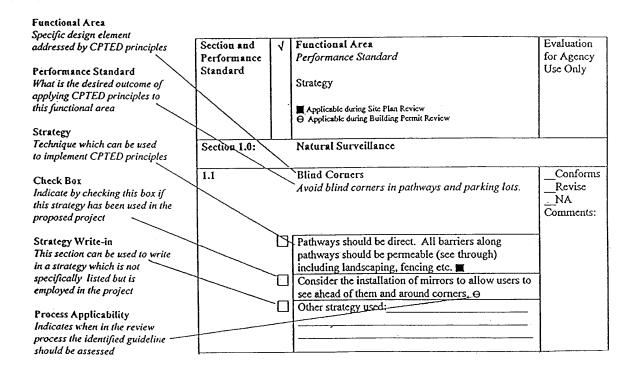
How to Use This Checklist

This checklist has been prepared to assist in identifying appropriate strategies to incorporate CPTED design principles into proposed projects in Federal Way. The guidelines included in this checklist expand on the principles found in FWRC 19.115.010.

It is recommended that the principles be reviewed initially to identify the approaches used to implement CPTED. Subsequent to this initial review, this checklist should be reviewed to identify additional strategies that may be applicable for a proposed project. Not all strategies are applicable to all projects. In addition, the CPTED principles may be addressed through strategies that are not listed.

Checklist Design

The checklist has been organized in the following manner:

Functional Area
Specific design element addressed by CPTED principles

Performance Standard
What is the desired outcome of applying CPTED principles to this functional area

Strategy
Technique which can be used to implement CPTED principles

Check Box
Indicate by checking this box if this strategy has been used in the proposed project

Strategy Write-in
This section can be used to write in a strategy which is not specifically listed but is employed in the project

Process Applicability
Indicates when in the review process the identified guideline should be assessed

Section and Performance Standard	√	Functional Area *Performance Standard* Strategy ■ Applicable during Site Plan Review ⊖ Applicable during Building Permit Review	Evaluation for Agency Use Only
Section 1.0:		Natural Surveillance	
1.1		Blind Corners *Avoid blind corners in pathways and parking lots.*	__Conforms __Revise __NA Comments:
	☑	Pathways should be direct. All barriers along pathways should be permeable (see through) including landscaping, fencing etc. ■	
	☐	Consider the installation of mirrors to allow users to see ahead of them and around corners. ⊖	
	☐	Other strategy used:_____ _____ _____	

Site Plan and Building Permit Review

Certain guidelines and techniques are best applied during different points in the review process. To assist in facilitating CPTED review, guidelines which are best considered during site plan review are indicated with a "■" symbol. Guidelines that are most appropriately applied during building permit review are indicated with a "⊖" symbol.