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Crime Prevention For Your Business/Commercial Property through Design

The façade improvement grant will provide matching grants to commercial property owners or business owners that want to renovate the street-front exteriors of their structures. Façade grant applicants that incorporate CPTED principles in their proposed façade improvements will be prioritized for receiving the grant. Examples of CPTED façade improvements could include exterior/nighttime lighting near entrances/exits (see recommendations below), windows facing the street and parking lot, adding security window films (to reduce break ins), installing a gate or shutter for extra security when the business is closed, etc. CPTED Improvements to the back entrance (or sides) of the building could be considered for the match to the façade grant.

What is CPTED?

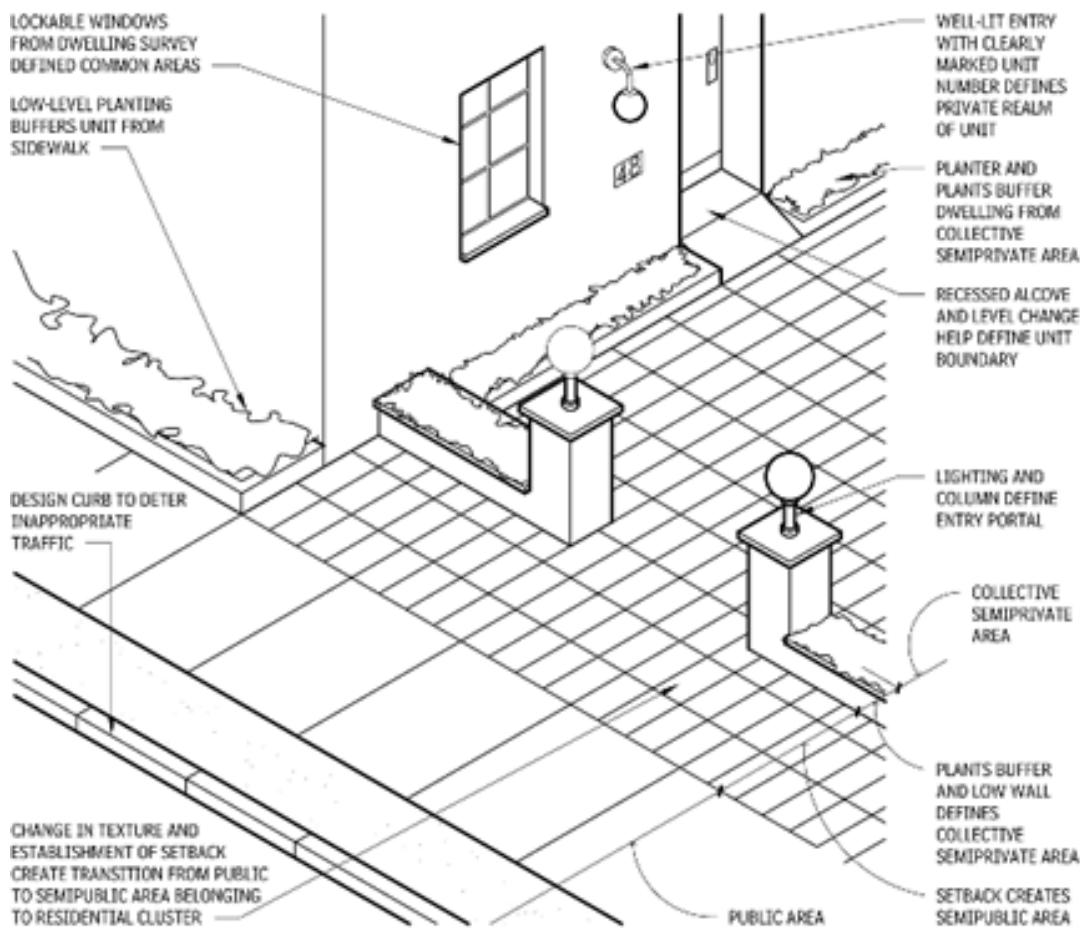
Crime Prevention Through Environmental Design (CPTED) is a concept that focuses on using design and the built environment to reduce crime and improve the overall quality of life. Businesses that implement CPTED principles can improve the safety of their employees and customers, prevent theft, reduce liability for negligence claims, and contribute to a safer neighborhood.

CPTED involves these five strategies:

- Natural Surveillance – minimizing visual obstacles or potential places of concealment will help people feel safer. Avoid putting any walls or hedges by the business entrance or windows. Add good lighting around all the building entrances and parking spaces. If possible, install video surveillance in visible locations.
- Natural Access Control – manage how people and vehicles access your business. Building entrances and parking should be in a well-lit, visible location. Use gates, curbs, or other barriers to keep all vehicles visible from the business entrance (and surveillance camera). If possible, place an audible alert when the front or back door of the business is opened. Place alarm decals by the building entrance and exit to warn people there is an alarm system.
- Territorial Reinforcement – Use landscaping (fencing, hedges, flowerbeds, etc.) to mark the separation between your business property and surrounding properties/public. Trees or hedges can be very helpful for creating a barrier (and reducing environmental noise), however make sure it isn't blocking lighting or blocking visibility of the business front.
- Maintenance – Businesses need to diligently maintain their building exterior and property. A properly maintained building sends a message that the business is running and the owner is actively invested in the property. Sometimes referred as the "broken window theory", crime can occur in areas where the building/property appears to be abandoned.

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- Target Hardening – Add elements that make it more difficult for someone to break in to your building. This could include deadbolt locks (with tempered steel), protective window films (resist breaking), gates, shutters, and other additions that make it more difficult for someone to access your business when it is closed.



What are Exterior Lighting Recommendations?

The purpose of exterior lighting is to increase security and surveillance while reducing concealment and trespassers. Commercial buildings should have the following areas well illuminated:

- Entry/exit accesses
- Building number
- Front/Back areas
- Building corners as well as walls
- Parking areas

When selecting the type of exterior lighting, it is important to keep the following thing in mind:

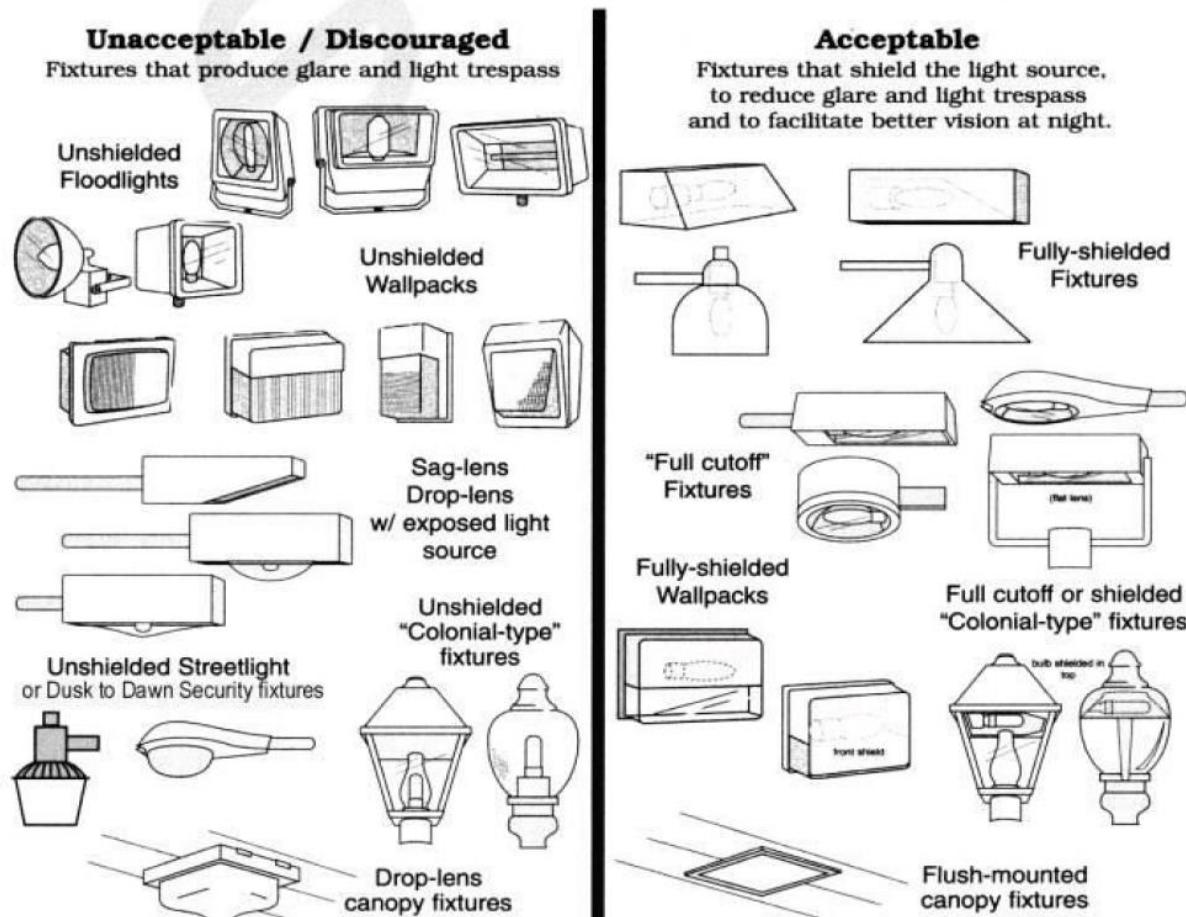
- Lighting should be shielded or pointed downward to minimize causing glare discomfort
- Avoid lighting that creates light pollution
- Lighting should be uniformly spread to reduce the contrasts between the light and create dark shadows.
- Lighting should be energy efficient

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- Choose more fixtures with lower wattage rather than opting for fewer lighting fixtures and higher wattage.
- Lighting should be non-tamperable and break-resistant.

Below are examples of unacceptable and acceptable lighting fixtures¹

Examples of Unacceptable/Acceptable Fixture Types



Acceptable lighting not only reduces light pollution but also reduces or eliminates the light glare, which in some cases can be worse than no lighting. You can reach out to Natalia Rodriguez-Hilt at nrodriguezhilt@lisc.org if you have more questions. Additional resources:

- <https://www.wbdg.org/resources/crime-prevention-environmental-design>
- <http://www.bellacor.com/blog/outdoor-lighting-tips-for-reducing-light-pollution>
- <https://www.darkskysociety.org/handouts/LightingPlanGuidelines.pdf>

Example: https://sslc.com/uploads/PDFs/PD/SSLPD_CPTED_Business_Brochure.pdf

¹ <https://www.darkskysociety.org/handouts/LightingPlanGuidelines.pdf>

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