

City of Virginia Beach
Development Services Center
DSC INFORMATION NOTICE #76
August 21, 2000

TOPIC: *Crime Prevention Through Environmental Design (CPTED)*

BACKGROUND:

Crime Prevention Through Environmental Design, CPTED, is based on the idea that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life. In other words, if a site is designed well, the likelihood of it being targeted for a crime may be reduced.

Crime Prevention is defined as the anticipation, recognition and appraisal of a crime risk and the initiation of some action to remove or reduce that risk. CPTED takes crime prevention one step further by studying the site design and working with the development community and public development agencies in an attempt to create a safer environment in new and existing developments through project design. Regardless of the title we place on the future site users (client, customer, neighbor, owner, resident, taxpayer, friend or daughter), our goal should be the same - create and maintain a safe place in which to live and conduct business.

ITEM #1: *General Guidelines for Designing Safer Communities*

The attached guidelines were prepared by the City of Virginia Beach's CPTED Committee to be used as a tool by planners and other design professionals to build a safe "Quality Physical Environment" with the idea of reducing the opportunity for crime to occur.

ITEM #2: *Planning Commission and City Council Process*

At the present time, the center of the City's staff expertise is located in the Police Department. Police staff attend preapplication meetings with other City staff and the developer/owner for projects/proposals where their assistance during the early stages of the project's design is valuable. All projects going through the rezoning and conditional use permit process are reviewed by the Police staff. Comments on design and safety are provided to the Planning Department for consideration by Planning Commission and City Council.

ITEM #3: *Project Plan Review Process*

Effective August 1, 2000, all presubmittal meetings and plans submitted for review to the DSC will be attended and reviewed, respectively, by the Police staff for the following types of projects: multifamily, hotels/motels, trail systems/pathways, banks, schools, large retail shopping centers or stores, major projects (example: Town Center), parking garages and some office buildings. The comments provided will be advisory in nature and are intended to improve the safety of the completed project.

CONTACTS:

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