

Neighborhood Assessment

Development Name:

Date of Assessment:

Architectural Liaison Officer:

Section I: Access and Movement

Roads and Street Network

Yes

No

Notes:

Are the street networks laid out to be open, direct and well used routes?

c

Are the streets laid out so that they minimize the number of underused and segregated streets?

c

Are the street networks designed to be permeable

c

Do all the streets lead to somewhere people want to go and not simply provide shortcuts through the area?

c

Is there public access to the rear of buildings or backyards through the use of alleys or other means?

c

Are cul-de-sacs used where appropriate?

c

When used, do cul-de-sacs back up to open space or are they connected via sidewalks/footpaths?

c

Are there multiple ingress and egress points to the development that may be redundant or unnecessary?

c

Sidewalks and Footpaths

Are the sidewalks/footpaths overlooked by surrounding buildings or activities?

c

Do the sidewalks/footpaths run behind buildings?

c

Are the sidewalks/footpaths obscured by or hidden behind tall vegetation?

c

If an isolated footpath is unavoidable is it at least 9 feet wide?

c

Are sidewalks/footpaths well lit at night?

c

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Section I: Access and Movement continued

Sidewalks and Footpaths	Yes	No	Notes
Is there a landscape set back of at least 6 feet from any sidewalk/footpath?	<input type="checkbox"/>	<input type="checkbox"/> c	
If there is landscaping near a sidewalk/footpath, is the height stair stepped in design?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are sidewalks/footpaths at the same level as any roads they are near?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are there "unofficial" paths through the neighborhood that are used as short-cuts?	<input type="checkbox"/> c	<input type="checkbox"/>	
Is there sufficient signage on the sidewalks/footpaths to encourage people follow direct routes?	<input type="checkbox"/>	<input type="checkbox"/> c	

Section II: Site Design

Are the buildings in the development designed so that they have few sides exposed to the public realm?	<input type="checkbox"/>	<input type="checkbox"/> c
Are the buildings designed to have active frontages or overlooked streets?	<input type="checkbox"/>	<input type="checkbox"/> c
Is there a mix of building types and sizes?	<input type="checkbox"/>	<input type="checkbox"/> c
Is there unused or ambiguous public space in the development?	<input type="checkbox"/> c	<input type="checkbox"/>
Is all the public space purposely built and situated where there is natural surveillance?	<input type="checkbox"/>	<input type="checkbox"/> c
Are cul-de-sacs built to be short in length and straight in layout?	<input type="checkbox"/>	<input type="checkbox"/> c
Is parking built in a separate area away from residential/commercial structures and activity?	<input type="checkbox"/> c	<input type="checkbox"/>
Are publicly visited locations (grocery stores) built on the periphery of the residential development?	<input type="checkbox"/>	<input type="checkbox"/> c
Is the layout of the residential/commercial buildings appropriate for the identified crime risk in the area?	<input type="checkbox"/>	<input type="checkbox"/> c
Are there any incompatible uses within the development?	<input type="checkbox"/> c	<input type="checkbox"/>

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Section III: Surveillance

	Yes	No	Notes
Are all places that could be vulnerable to crime overlooked by buildings or uses at all times?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are all houses situated so that they face each other, maximizing surveillance?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are windows and doors of all residential structures facing onto the street?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are there windows on the sides of residential structures where there are active areas?	<input type="checkbox"/>	<input type="checkbox"/> c	
If parking is to the rear of a structure, are there sufficient numbers of windows overlooking the parking area so as to provide adequate surveillance?	<input type="checkbox"/>	<input type="checkbox"/> c	
If parking is provided on the street, is it directly in front of the houses?	<input type="checkbox"/>	<input type="checkbox"/> c	
If garages are built on the front of a home do they provide an inactive frontage?	<input type="checkbox"/>	<input type="checkbox"/> c	
If parking is provided in a rear garage, is their adequate surveillance of the structure?	<input type="checkbox"/>	<input type="checkbox"/> c	
If parking structures are used, are they designed to maximize natural surveillance AND electronic surveillance as well as minimize blind spots and hiding places?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are the structures built in such a way as to create potential hiding places or natural blind spots?	<input type="checkbox"/> c	<input type="checkbox"/>	
Are all entrances to homes and other buildings directly from the street, creating active frontages?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are fences in places such that they block natural surveillance to the rear of structures	<input type="checkbox"/> c	<input type="checkbox"/>	
Are all sidewalks/footpaths situated such that they have good natural surveillance?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are all playgrounds and public areas built such that they are placed in easily watched areas?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are opportunities for surveillance from all buildings in a development maximized?	<input type="checkbox"/>	<input type="checkbox"/> c	

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Section III: Surveillance continued

	Yes	No	Notes
Are surveillance, landscaping and lighting plans in conflict with each other?	<input type="checkbox"/> c	<input type="checkbox"/>	
Is landscaping placed in such a way as to obscure or limit surveillance from either structure or open areas?	<input type="checkbox"/> c	<input type="checkbox"/>	
Where CCTV or other means of electronic surveillance is employed is it the most effective and appropriate use of surveillance possible?	<input type="checkbox"/>	<input type="checkbox"/> c	

Section IV: Lighting

Are all sidewalks/footpaths well lit?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are all public areas that are designed to be used after dark well lit?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is all lighting in places that are vulnerable to crime designed to prevent it from being vandalized?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are all places to which there is NO legitimate access after dark unlit in order to discourage the presence of potential victims?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is there adequate lighting for the entire development, with increased lighting in vulnerable areas?	<input type="checkbox"/>	<input type="checkbox"/> c	
Does the lighting result in glare, light pollution or loss of privacy for the residents?	<input type="checkbox"/> c	<input type="checkbox"/>	
Is there an adequate management plan in place to ensure lighting is maintained properly?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are the lights on timers or are they user dependent?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are there any incompatible uses within the development?	<input type="checkbox"/> c	<input type="checkbox"/>	

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Section V: Ownership

	Yes	No	Notes
Are all gates, fences, walls and hedges placed appropriately so as to create safe and attractive places?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are privacy fences taller than 4 feet in use anywhere within the development?	<input type="checkbox"/> c	<input type="checkbox"/>	
Are high fences (between 3-4 feet ONLY) and landscaping that actively impedes access, limited to use ONLY in areas that are most vulnerable to crime, such as the backs of houses?	<input type="checkbox"/>	<input type="checkbox"/> c	
If fences are used, are they visually permeable so as not to hinder natural or other forms of surveillance or provide places for offenders to hide?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are low barriers, hedges and bushes used to signify public/private divides within the development?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is the new development properly integrated into the wider community?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is the development gated or proposed to be a gated development?	<input type="checkbox"/> c	<input type="checkbox"/>	
Does the landscaping within the development foster a sense of ownership and pride of place?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is the landscaping of public areas designed to foster legitimate use and activity?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is private and semi-private ownership of space maximized throughout the development?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are public areas clearly demarcated and well maintained so as to foster a sense of security?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is the landscaping around play areas low and designed to provide easy site lines for natural surveillance?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is it obvious to all users/residents which space is public, communal, semi-private, and private?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are the barriers between public, communal, and private space signified in the most appropriate manner?	<input type="checkbox"/>	<input type="checkbox"/> c	

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Section VI: Physical Protection

	Yes	No	Notes
Are all lower level windows equipped with adequate window locks?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are all lower level windows an adequate height off the ground so as to prevent easy access?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are all windows and doors of the highest quality construction?	<input type="checkbox"/>	<input type="checkbox"/> c	
Do all doors, gates and fences have locks?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are window bars being used on any residences?	<input type="checkbox"/> c	<input type="checkbox"/>	
Are sliding glass doors used on the rear of any residences?	<input type="checkbox"/> c	<input type="checkbox"/>	
Are all rear alleys properly gated and secured?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are all locks and other physical protection measures of the highest quality?	<input type="checkbox"/>	<input type="checkbox"/> c	
Have gravel paths been used where appropriate in order to provide extra security?	<input type="checkbox"/>	<input type="checkbox"/> c	
Has the potential negative visual impact of ALL crime prevention measures been addressed and, where they can be fixed by good design, have the advantages been weighed against potential adverse impacts?	<input type="checkbox"/>	<input type="checkbox"/> c	

Section VII: Activity

Are all legitimate land use activities within the development appropriate for that area?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are all places within the development where activity is minimal adequately secured at those times when there is little to no activity taking place?	<input type="checkbox"/>	<input type="checkbox"/> c	
Are there proper outlets/activity spaces for young people to hang out, where surveillance can be adequately maintained?	<input type="checkbox"/>	<input type="checkbox"/> c	

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Section VII: Activity continued

	Yes	No	Notes
Is public space within the development designed to be attractive and enjoyed by multiple age groups and through different activities?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is public space designed to provide activity, surveillance and a sense of ownership for ALL who use it?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is public space inadvertently designed to attract criminal elements?	<input type="checkbox"/> c	<input type="checkbox"/>	
Is all communal space situated in a location where maximum surveillance is possible?	<input type="checkbox"/>	<input type="checkbox"/> c	
Will what attracts people to the public realm uphold its attractiveness over time?	<input type="checkbox"/>	<input type="checkbox"/> c	
Is there a sufficient maintenance program enabled to ensure the public realm will be safely maintained?	<input type="checkbox"/>	<input type="checkbox"/> c	
In mixed use areas, are there a range of activities that will attract a range of people (age, income, interest) to the area in order to ensure a high level of activity at different times of the day?	<input type="checkbox"/>	<input type="checkbox"/> c	

Section VIII: Management and Maintenance

Are all improvements to the public realm conducted in a strategic coordinated manner as opposed to ad hoc ?	<input type="checkbox"/>	<input type="checkbox"/> c
Are all locations within the development properly maintained?	<input type="checkbox"/>	<input type="checkbox"/> c
Is all landscaping within the development maintained on a regular and consistent basis rather than ad hoc?	<input type="checkbox"/>	<input type="checkbox"/> c
Are all repairs in the development completed in a timely manner?	<input type="checkbox"/>	<input type="checkbox"/> c
Is the community actively involved in the maintenance of the development?	<input type="checkbox"/>	<input type="checkbox"/> c
Is there a full time maintenance person employed in the development?	<input type="checkbox"/>	<input type="checkbox"/> c
Are there signs of disorder in either the communal or private areas of the development?	<input type="checkbox"/> c	<input type="checkbox"/>

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Final Assessment Score

	Crime Inducing	Good Design	Total
Section I: Access and Movement	—	—	18
Section II: Site Design	—	—	10
Section III: Surveillance	—	—	18
Section IV: Lighting	—	—	9
Section V: Ownership	—	—	14
Section VI: Physical Protection	—	—	10
Section VII: Activity	—	—	10
Section VIII: Management and Maintenance	—	—	7
Total Assessment Score	—	—	96

Higher scores of crime inducing factors indicate a development that will be more likely to have crime issues.
