

Memorandum

Date: July 3, 2002

To: Councilman Howard Clement
Commissioner Ellen Reckow
Vice Chairs - City-County CPTED TASK FORCE

From: Reyn Bowman, Chairman, CPTED Private Sector Sub-Committee

Re: Recommendations

The CPTED Sub-Group with representatives from Durham Convention & Visitors Bureau, Downtown Durham Inc., Durham Chamber of Commerce, Durham Businesses Against Crime, Home Builders of Durham and Orange County, Faith Community, Design Community and Development Community have met monthly for more than a year to evaluate ways to inculcate the principles of "Crime Prevention Through Environmental Design" into both the public and private sectors of the City and County of Durham.

Below are the Recommendations:

FOR THE PUBLIC SECTOR:

- Lace CPTED Principles (see attached Manual) into the Uniform Development Ordinance.
- Weave well-proven CPTED and "Fixing Broken Windows" principles (see attached summary) into an intense and over-arching crime reduction philosophy and action plan for the City and County of Durham.
- Consider administrative "fee" waiver for businesses and organizations that implement CPTED principles, as certified by a Durham Police Department evaluation and based on quantifiable cost savings measured against a reduction in crime.
- Implement targeted "pay or identify before you pump" strategies to eliminate "gas drive-offs" at convenience stores. A Rutgers study of techniques is attached. Strategies can include:
 - An ordinance similar to Cary's limiting the surface of a window that can be covered with posters etc., ensuring a clear field of vision for clerks.
 - Requiring "pay before you pump" at stores that do not clear CPTED evaluations or show chronic "drive-offs."
 - Work with state officials to make it possible for "cash" customers to swipe a NCDL prior to pumping.

- Amplify commercial and residential code enforcement and use of the community life/environmental court. Where practical, establish standards neighborhood by neighborhood with citizen input.
- Create a joint City and County Appearance Cabinet based on the successful Crime Cabinet. Include all city and county agencies involved with appearance, upkeep and beautification (see list on page 26 of the CPTED Manual) and include other organizations concerned about these issues such as Durham Convention & Visitors Bureau, DDI, Durham Chamber and Neighborhood Associations. This group would not duplicate the policy work of the Appearance Cabinet but provide a forum for agencies to identify and close gaps.
- Amplify efforts related to appearance, upkeep and beautification. Recent scientific public opinion polls document that 94.5% of Durham residents believe community appearance and physical upkeep should be a high community priority. Equally significant, no one in the poll disagreed with this priority. To better fund these efforts, the City and County can resurrect a recent general agreement on the use of a prepared food tax.
- Establish official “gatekeepers” in the City and County administrations as go-to champions for CPTED questions and answers. Use the attached “Where to Start” guide as the beginning of a clearinghouse mechanism that makes it easy for residents to report CPTED issues.
- Inculcate CPTED throughout the implementation of the Downtown Master Plan.

FOR THE PRIVATE SECTOR:

- The attached CPTED Manual has been modified with permission, from those used by other communities and Durhamized where possible. It is currently available as a web-link pdf. It is recommended that it be established on the web and then linked to and within web sites for Durham Convention & Visitors Bureau, DDI, Durham Chamber, HBDOC, individual neighborhood sites, places of worship, Durham Police Department and as many other Durham sites as possible.
- Associations providing certification and continuing education for the design community, engineering community, ALSA and NAIOP are encouraged and have agreed to include CPTED training.
- The State has been encouraged and has agreed to consider an incentive on insurance for CPTED evaluated and certified businesses and residences.
- The Durham Chamber of Commerce, Downtown Durham Inc, Homebuilders of Durham and Orange County and other private trade or membership associations and neighborhood associations, places of worship and PAC’s should be encouraged to conduct regular CPTED Workshops and use newsletters and the enclosed flyer to regularly publicize CPTED principles and practices. The CPTED Manual should be distributed to individual members.

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- The joint public/private Durham Public Information & Communications Council should incorporate CPTED awareness into its Strategic Plan.
- Home improvement and landscape businesses are encouraged to provide or incorporate CPTED awareness and training into workshops and classes provided for customers.
- Professionals have provided a much expanded set of landscape guidelines with a variety of plant recommendations to the Durham Police Department to incorporate in CPTED evaluations and recommendations.

We hope this process and these recommendations are useful.

cc: Durham City Council & City Manger
Durham County Board of Commissioners & County Manager
Mike Turner, Chairman, CPTED Public Sector Sub-Group

Members of CPTED Private Sector Sub-Committee

Reyn Bowman, Chair	George Kirschman
Trudy Burdette	George Stanziale
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