

*Marana Police Department Tri-Star
Program for Multi-Housing
Communities*



Crime Prevention Through
Environmental Design

Marana Tri-Star Program

Marana Police Department

Marana Tri-Star Program



The Tri-Star Program is a partnership between the Marana Police Department, community managers/owners, landlords and residents, working together in a cooperative effort to foster a safer community in multi-housing rental properties. The Marana Police Department's Community Resource Unit coordinates the program

The Tri-Star Program is designed to help residents, owners and managers of rental communities keep drugs and other illegal activity out of their respective community.

By taking proactive steps to abate crime, you enhance the quality of life for tenants; making a safer and more pleasant environment to live, work and raise families.

Marana Tri-Star Program



Participating in the Tri-Star Program does not imply there is no crime in the community; it means communities are taking steps to deter crime and have consequences when tenants are involved in illegal activities in and around the community.

The program utilizes a unique three-part approach to crime prevention, designed specifically for the multi-housing rental community.



Level I

The first phase is a multi-faceted approach that offers an online community manager training. This course will cover requirements of the program, tools to combat illegal activity in the community, crime prevention and much more. The manager certification will be good for a period of three years.

The second phase of Level I is to implement steps in deterring illegal activity by utilizing the following required tools:

Terms of Program Agreement

Crime Free Lease Addendum

Trespass Enforcement Program

Level I Benefits

Managers receive certificate of achievement for completing online training. They receive the property manager's Toolkit, and the use of the Marana Tri-Star logo.

Community will be listed on the Marana Police Department's Web site as Level I participant.

Level II



The maintenance supervisor is required to complete the online training program.

The community must meet the landscaping requirements of C.P.T.E.D. (Crime Prevention Through Environmental Design), which improves visibility and lighting in the community.

Establishes a method of communication with tenants, either by e-mail, newsletter, social media, flyer or Web site at least once per quarter.

Level II Benefits

Level II certificate for community.

Staff will receive certificate of achievement upon completion of online training.

Contact cards

Community will be listed on the Marana Police Department's Web site as Level II participant.



Level III

In this level, properties must meet the requirements of C.P.T.E.D. -- security and lighting. This is the last level required for a community to become Level III fully certified in the Tri-Star Program.

Level III Benefits

Level III (fully certified) certificate to display in your office/lobby. Community will be listed on the Marana Police Department's Web site as a Level III fully certified property.

Use of Tri-Star signs on community -- Must be purchased by the rental community. *(Optional)*

Trespass Enforcement Request



Provides the property manager with a tool for removing unwanted individuals from common areas of the property such as parking lots, retention basins parks, playgrounds and pool areas

Enforcement are found in ARS-13-1502

Trespass enforcement request must be renewed annually through the Marana Police Department

Forms are available through the Property Managers Manual
[..\2017 Ready for Uploading\Marana Tri-Star Property Manager Manual.pdf](#)



Crime Free Lease Addendum

Is a civil contract between the resident and landlord during execution of the lease that they will not engage in criminal activities or permit such activities in the dwelling such as

- Drug related criminal activities
- Prostitution
- Criminal street gang activities
- Threatening or intimidating others
- Unlawful discharge of weapons
- Any breach of the lease agreement

Violations result in termination of the lease under ARS 33-1377



Benefits to Landlords

Improved community values.

A stable tenant base.

Improved community reputation.

Lower maintenance costs.

More secure rental units.

Safer exterior environment.

Reduced premise liability.

C.P.T.E.D.



Crime Prevention Through Environmental Design Pronounced "sep-ted"

C.P.T.E.D. is a way of thinking about the relationship between criminal activity and property design, a way of designing a property to be less attractive to criminals.

People who use C.P.T.E.D. designed areas perceive them as safe, while "would-be criminals" see them as highly risky places to commit crime.



Introduction

How can light bulbs, shrubbery, windows and landscaping reduce crime?

Chances are, you have never thought of these things as crime prevention tools!

However, light bulbs, shrubbery, windows and landscaping can prevent crime just as effectively as deadbolt locks and fences.



Ask Yourself:

How can I make the area unfriendly to unfriendly people?

How can I make it more friendly to the friendly people?

Is the area used for the intended purpose?



Broken Window Theory:

James Q. Wilson and George Kelling developed the 'broken windows' thesis to explain the signaling function of neighborhood characteristics. This thesis suggests that the following sequence of events can be expected in deteriorating neighborhoods. Evidence of decay (accumulated trash, broken windows, deteriorated building exteriors) remains in the neighborhood for a reasonably long period of time. People who live and work in the area feel more vulnerable and begin to withdraw. They become less willing to intervene to maintain public order (for example, to attempt to break up groups of rowdy teens loitering on street corners) or to address physical signs of deterioration.

Sensing this, teens and other possible offenders become bolder and intensify their harassment and vandalism. Residents become yet more fearful and withdraw further from community involvement and upkeep. This atmosphere then attracts offenders from outside the area, who sense that it has become a vulnerable and less risky site for crime. The "broken window" theory suggests that neighborhood order strategies such as those listed on the next page help to deter and reduce crime.

Broken Window Theory



Decrease the unrepaired physical deterioration.

Increase concern for personal well-being & safety.

Involve more fully the resident participation in local events.

Prevent further increase in the deterioration process of the community by deterring increases in vandalism, disorderly behavior, rowdiness and increased delinquency among the residents.



Target Hardening Crime Factors...



TARGET



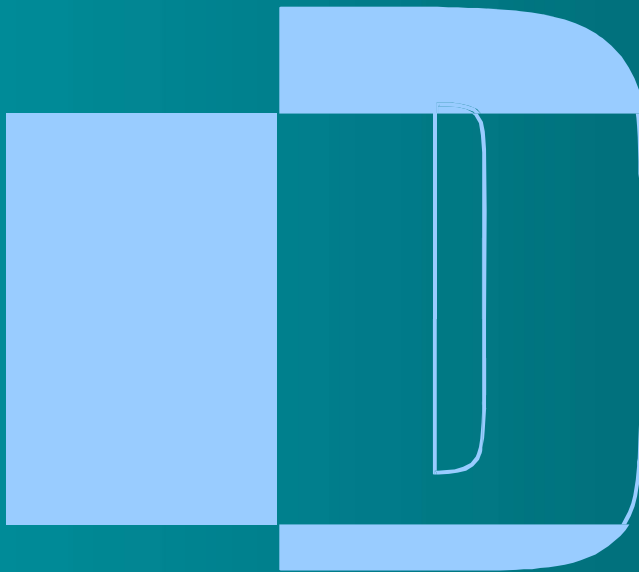
DESIRE

OPPORTUNITY

Take away any one of these elements and a crime cannot occur. You can help reduce crime by taking away the opportunity for crime to occur!

Target Hardening

4 D's of CRIME PREVENTION



Deny access

Delay the act

Detect the crime

Deter the attack

Doors & Locks

If doors and locks are broken, the door is not secure.

Replace damaged door or lock as soon as possible for the safety of the resident.



Exterior doors

Solid core wood or metal.

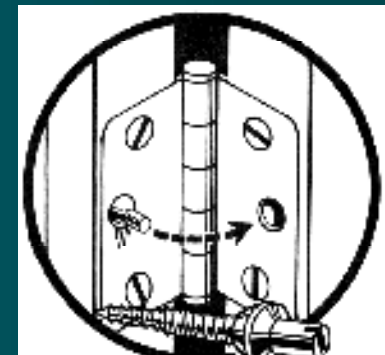
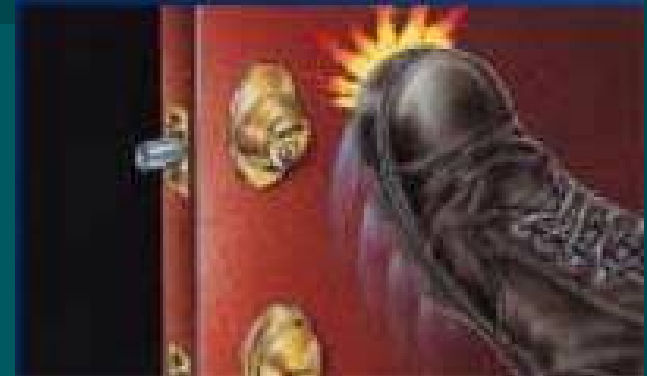
They are much harder to kick open.

180 degree eye viewers

in all entry doors.

*Optional: Extra viewer at eye level
for children or handicap.*

Hinge pins required for exterior
hinges. (Storage room doors)



Doors & Locks (dead bolts)

Single cylinder metal dead bolts on all single entry doors (with a 1 inch-throw)

Anti-wrench collar



1" throw

Anti-wrench collar

DEAD BOLT **SINGLE CYLINDER**



Single Cylinder Deadbolt requires a key to be used from the outside and a thumb-turn from the inside to operate the bolt.

9/24/2014

DEAD BOLT **DOUBLE CYLINDER**



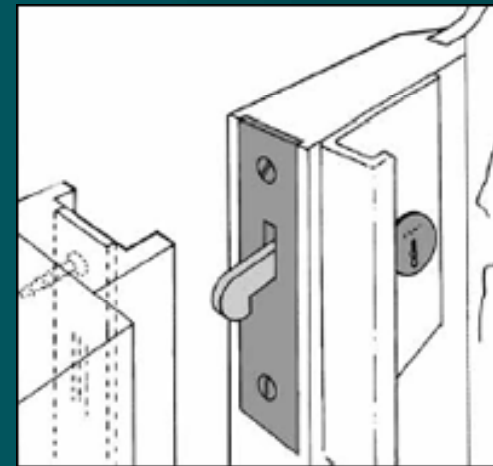
Double Cylinder Deadbolt requires a key to be used from either the inside or the outside to operate the bolt.

Arcadia/Sliding Glass Doors



Even when latched, the door can still be lifted out of the track.

This technique allows the door lock to be lifted up and out.



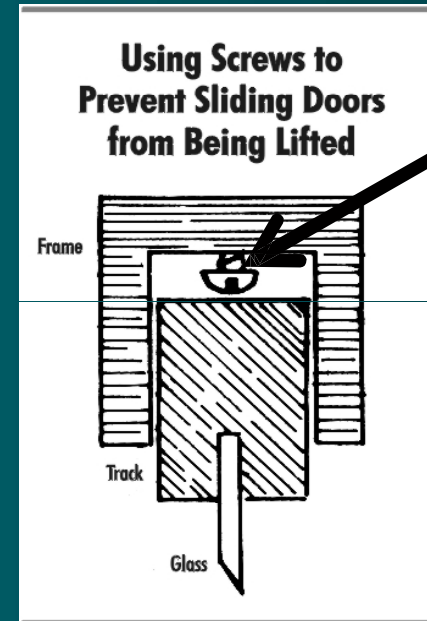
Arcadia/Sliding Glass Doors



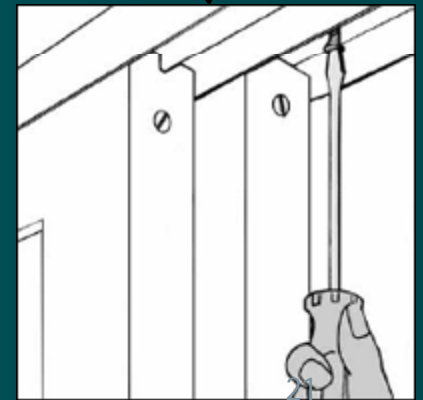
Some ways to secure them:
Lift & Slide Protection

To deter this security issue, slide the arcadia door open and insert a pan/round head screw in the upper track until the door can shut completely.

Additional locking hardware is available at most home repair stores.



Screw
In
upper
track



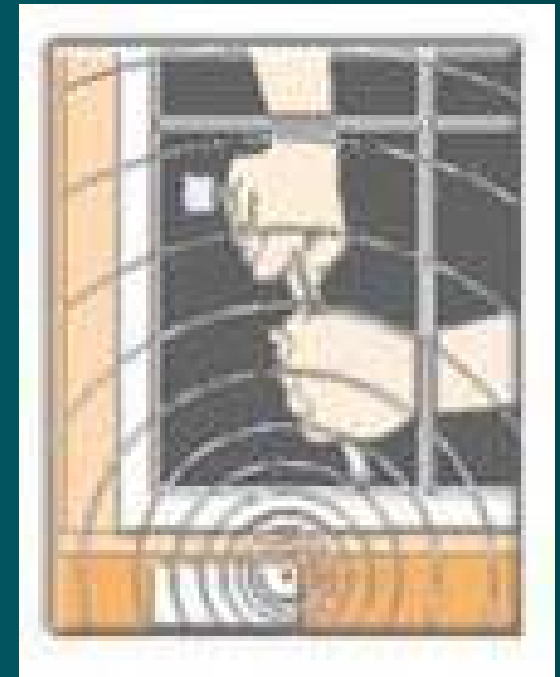
Windows



Windows are left unlocked more often than doors are.

Remind residents to keep windows closed and locked!

There are many ways to secure windows depending on the type. Consult with your maintenance staff for the best way to secure the windows in your community.



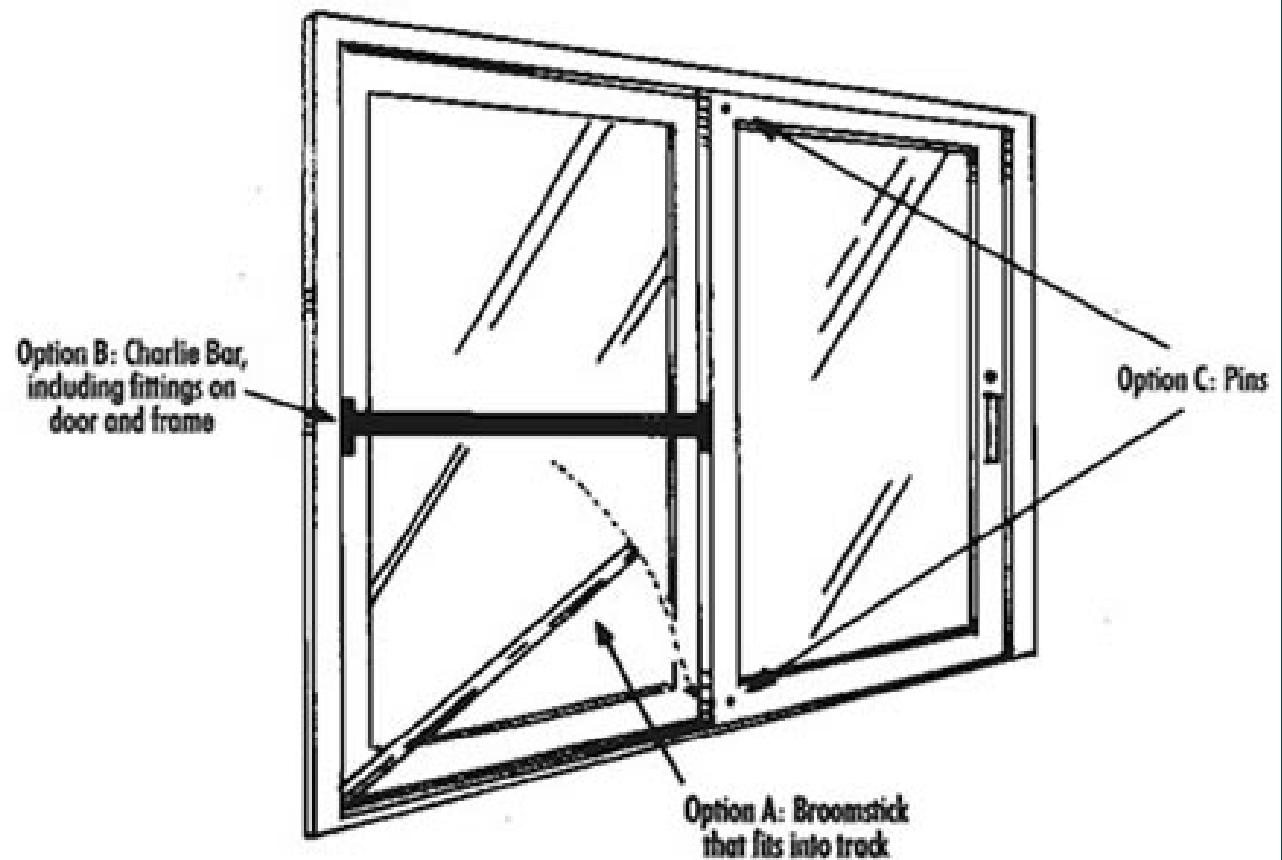
Arcadia/Sliding Glass Doors



Additional Options:

- A. Thick dowel in track.
- B. Charlie Bar
- C. Pins

Securing Sliding Glass Doors



Maintenance



Ask, "What does the exterior of the property say to a criminal?"

Keep property well maintained to send the "right" message.



Maintenance



Is a very important part of the overall management of the property and should be a regular and consistent routine to:

- Replace burnt out lights as soon as noticed.
(Keep a monthly maintenance schedule to help with this)
- Clean the covers on all lights.
- Cover or remove graffiti immediately.
- Keep landscaping trimmed.
- Repair vandalism as soon as possible.
- Keep property clean of debris or hazards.



Lighting

#1 deterrent against outdoor crime at night.

Consistent and uniform lighting is the key throughout the property.

Ethnicity of persons and color of vehicles should be distinguishable at 100 feet. (10 parking spaces)

Use of the same type fixture throughout the community helps maintain uniform lighting.

Lighting Problems



Obstructed Fixtures...

Can you see the light pole in this picture?

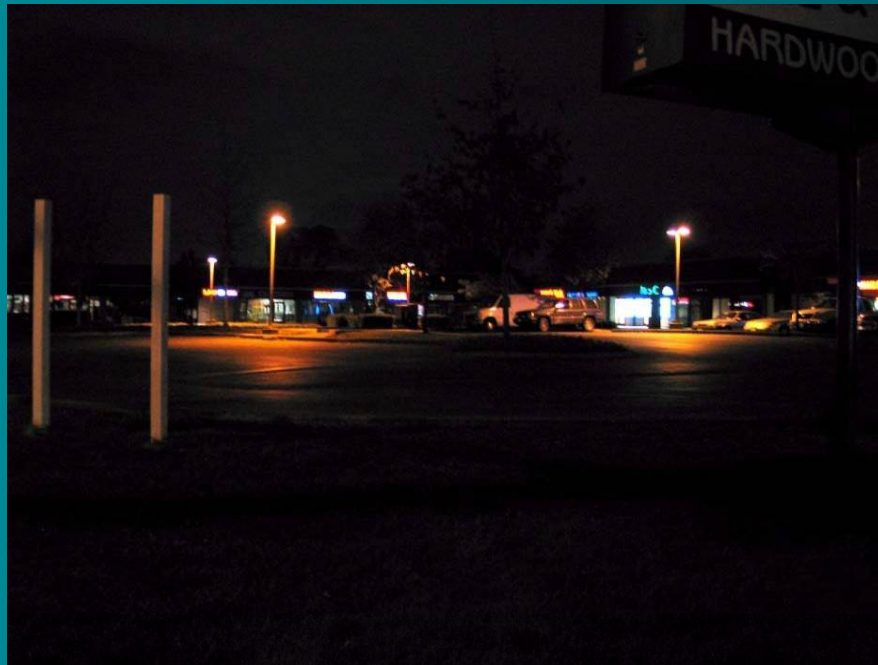
Imagine how much light is blocked by the tree.



Lighting cont.



Poor lighting



Good lighting



Color Rendition



Poor Low Pressure Sodium



Good High Pressure Sodium



Best Metal Halide





Color Rendition

The type of light you use can make it difficult to see true colors in clothing, automobiles etc. The next slide gives you a very good idea of what different lighting sources look like and how they affect color.

(The vehicle is the same in the three photos shown on the next slide.)

Marana Tri-Star Program C.P.T.E.D. Requirements



Trimming of trees up to 7' minimum from ground.

Trimming of bushes not to exceed 3' height max and be below windows.

Landscaping not to interfere with security lighting.

Uniform security lighting (ethnicity and color of vehicles should be distinguishable at 100 ft).

Single cylinder metal dead bolts on all single entry doors (with metal 1 inch-throw).

Dead bolt strike plates with minimum 2" screws (where construction permits).

Marana Tri-Star Program C.P.T.E.D. Requirements



180 degree eye viewer in all front doors.

Anti-lift and slide devices on sliding windows and doors.

Solid wood or metal undamaged doors and frames.
(Replace/repair damaged doors)

Property clean, free of debris and hazards.



Conclusion

One seemingly insurmountable problem faced by law enforcement is insufficient manager and resident involvement in crime reduction. The police are a part of the community and have a vital interest in the wellbeing of the residents, but they cannot be totally effective without the involvement of property managers and residents. By bringing to your community a program that improves safety, security and the way residents feel about their wellbeing, literally improves the quality of life for tenants; making for a safer and more pleasant environment to live, work and raise families. To be effective, management, law enforcement and residents must work in partnership and share a common goal; crime reduction.