

Proposed Costco Warehouse with new Gas Facility

Southeast corner of Race Track Road & South Powerline Road

Costco Wholesale is currently proposing a new warehouse with gas facility located at the southeast corner of Race Track Road and Powerline Road.

The proposed 167,121 square foot Costco Wholesale Warehouse with new gas facility is located on a 18.65 acre parcel within the master planned LIVE! Resorts Pompano Planned Commercial/Industrial District (PCD). The proposed gas facility will consist of sixteen (16) dispensers totaling thirty-two (32) fueling positions. The proposed site plan has been designed in accordance with the approved PCD.

The Petitioner has demonstrated that the Project incorporates a comprehensive security program and Crime Prevention Through Environmental Design (CPTED) principles. The following list provides examples of how each principle is met.

CPTED Principle #1 – Natural Surveillance - "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

The proposed site plan addresses CPTED Principle #1 by minimizing visual obstructions and increasing visibility throughout the site thereby reducing the likelihood of criminal activity. Natural surveillance will be achieved utilizing the following techniques:

- **Tree Spacing:** Proposed perimeter and street facing trees are adequately spaced to minimize visual obstruction from streets and neighboring sites.
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- **Exterior Lighting:** Proposed light poles meet the current photometric code requirements and are utilized throughout the parking, pedestrian, and entrance areas to avoid dark or black spots and ensure maximum visibility.
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- **Visible Exterior Doors:** The proposed site encourages public surveillance by maintaining unobstructed views of visible exterior doors.

CPTED Principle #2 – Natural Access Control - Natural Access Control is more than a high block wall topped with barbed wire. Crime prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

The proposed site plan addresses CPTED Principle #2 by directing both vehicular and pedestrian traffic to specific ingress/egress points, utilizing the following techniques:

- **Perimeter Landscaping:** Landscaping is used extensively within landscape islands to clearly indicate the projects entrance, queuing, and exit areas. At pedestrian entrances, landscaping is planted at a human scale to maintain clear visibility and provide obvious access points. Taller, larger plantings are utilized strategically in service areas to indicate clearly that these areas are not access points.
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- **Building Lighting:** Proposed building lighting meets the current photometric code requirements and provides well-lit walkways at entrances.
- **Limited Access Points:** The proposed improvements ensure clearly marked access points that direct the public to entrance locations intended for public access.
- **Signage:** Proposed signs on the building and within the site clearly identify the warehouse and gas facility's main access points.

CPTED Principle #3 – Territorial Reinforcement - Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

The proposed site plan addressed CPTED Principle #3 by clearly defining the site's property line, utilizing the following territorial reinforcement techniques:

- **Signage:** Proposed signs on the building and within the site clearly identify the warehouse and gas facility's main access points.
- **Perimeter Landscaping:** The perimeter buffer of trees and extensive landscaping create a distinct boundary of the property and direct both drivers and pedestrians to the intended locations for public access.

CPTED Principle #4 – Maintenance - CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.

The property owner prides itself on and is committed to future upkeep and maintenance of the property. Routine maintenance for landscaping, trash pick-up, lighting, windows, and other regular needs will continue to be provided.

CPTED Principle #5 – Activity Support – Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

The site being developed is currently vacant and has wild and overgrown vegetation. The proposed site plan addressed CPTED Principle #5 by providing a contemporary, high-end development with a much more considered architectural, landscape, and lighting design. Costco Warehouses offer a high degree of customer service in a secure setting. Operating hours coincide with local businesses while security cameras give additional oversight. The proposed project will provide the city with a safe and welcoming environment that encourages natural surveillance.

It is our belief that this project conforms to CPTED Guidelines. If you have questions regarding the above, please feel free to contact me at (954) 202-7000 or by e-mail at mcigale@thomaseg.com.

Sincerely,

Matthew J. Cigale, P.E.
Florida Professional Engineer License No. 74584
Thomas Engineering Group, LLC
Florida Business Certificate of Authorization No. 27528

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