

3081 McNab Rd Pompano CPTED Narrative

June 26, 2024

Project Location: 3081 McNab Rd, Pompano Beach FL

Project Description: The proposed development is an addition to an existing 2-story industrial warehouse which includes partial demolition of the existing structure and will increase the existing building's gross square footage by 16,929 square feet. The existing parking spaces will remain on the frontages and loading operations at the rear of the building. There will be access points from W McNab Road, and SW 31st Avenue.

Below is a description of how the project addresses each crime prevention through environmental design ('CPTED') principle.

1. **Natural/Electronic Surveillance:** This project adheres to this principle by the organization of physical features, activities, and people in such a way as to maximize visibility to and from the site. These elements of the project design further create a perception of safety by presenting a fear of detection by potential intruders. This project implements this principle in the following ways:
 - a. A security system will be installed for the project. Camera locations will be focused on main entrances and high-use areas. At time of building permitting, specific camera locations will be proposed showing complete field of coverage.
 - b. Sight views from ground and second floor windows overlooking the adjacent parking lot and immediate surroundings.
 - c. Central vantage point to monitor main vehicle/ pedestrian routes within project.

- d. Sight views from building windows on multiple floors overlooking service drives/ loading areas.
- e. All solid exterior doors will have either a see-through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage or bay doors (if any), etc. This feature provides an opportunity to monitor and surveil the exterior prior to exiting to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors in the event of an attempted criminal ruse entry such as by a fake Delivery Driver, UPS/FEDEX, Utility Worker, etc. Criminal incidents of theft, burglaries and robberies can be very deadly, so strategically planning and designing defenses ahead to prevent or deter these incidents is vital.

Lighting:

- f. The existing lighting system will keep areas well-lit at night to establish a sense of security of the site.
- g. The entire site will feature adequate lighting, per standards of the code.
- h. Reduction of shadows and glare will be achieved as best possible.
- i. All exterior lighting including all building exits and pathways leading from public to private areas will be controlled by programmable time clock to ensure lighting is always provided during the evening hours.
- j. Secure internal dumpster area well-lit at night to deter potential criminal activity and prevent opportunity of criminal staging.
- k. Existing Site poles located around perimeter of vehicle use area illuminating parking areas, drive aisles, and walkways.

Sidewalks:

- l. Created a sidewalk circulation network that eliminates dead-ends and entrapment zones.
- m. Clear lines of sight to and from private and public areas. The use of large windows and balconies with the building set close to the street will create a sense of place.

Landscaping:

- n. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
 - o. Landscaping around the perimeter of the site and around windows of the building will be maintained as to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs as to not hang lower than 8 feet and to trim shrubs/hedges to a maximum height of 2.5 feet.
2. **Physical/Natural Access Control:** This principal focuses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:
- a. The site will feature clear pavement markings and signage to direct the public for safe and efficient utilization of the site.
 - b. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
 - c. The project will feature smart card reader technology for building access, which will also allow law enforcement efficient access in the event of an emergency.
 - d. There is a sidewalk connection to the ROW pedestrian network offering a pedestrian route in case of an emergency.
 - e. Pedestrian route to avoid entrapment and allow to evade and escape toward the main entrance in case of an emergency.

3. **Territorial Reinforcement:** This principle includes defining public vs. private property. Regular occupants establish a sense of ownership of private space and notice potential criminal activity before it happens. The project achieves this by implementing the following concepts:
- a. Perimeter landscape further separates abutting properties, specifically along the property's East, North and West Sides.
 - b. Existing building location prohibits unauthorized access from adjacent sites.
 - c. Burglar Security Alarms/ Safes will be installed at any commercial and/ or industrial property wherever valuables of any kind are stored such as computers, monitors, money, jewelry, other costly inventory, including potentially sensitive or personal or business identification documents, electronic files or financial information etc., that are known targets of theft, frauds, burglaries and robberies. Alarms will be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.
 - d. Costly equipment such as ground floor exterior air conditioning units (if any) will be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information will be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment will be secured robustly to deter/prevent theft.
4. **Maintenance:** Vandalism is a criminal activity which typically coincides with lack maintenance and abandonment. Maintenance is an important factor in preserving a safe environment and this project aims to satisfy this principle in the following ways:
- a. Landscape maintenance of the surrounding areas will indicate an adequate functioning project, therefore promoting the sense of occupancy, further deterring criminal activity.
 - b. The site will be maintained clear of debris and monitored during business hours by employees of the business.

- c. Maintenance Staff will take notice of any damage or hazards within the maintained areas. They will perform quick and minor repairs to keep the site clean and safe.
 - d. Graffiti will be cleaned or painted over as quickly as possible.
 - e. If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
 - f. If applicable, all exterior water spigots will have a secure locking cap to deny unauthorized use public benches will be designed to deter irregular use.
5. **Activity Support:** Activity support does exactly what the title presents; to provide support to the surrounding areas by establishing a presence of people and activity. Criminals are less likely to commit a crime if they know other people may be watching. The project adheres to this principle in the following ways:
- a. The building is set close to the street, which will promote the integration of private and public space.