

CONDO HOTEL

CPTED Narrative

April 28, 2024

Project Location: 872 E. McNab Road

Project Description: The proposed development includes a four-story condo hotel building. Below is a description of how the project addresses each crime prevention through environmental design (“CPTED”) principle. The project team prepared a CPTED plan and attached it to this application package.

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 for potential intruders. This project implements this principle in the following ways:

Electronic Surveillance:

- 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. Security camera locations and direction are approximate and are subject to change. Building permit application will be submitted for installation of security system. Detailed plans showing "cone of coverage" shall be provided at time of building permit.
- c. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight “cones” indicating comprehensive coverage.
- d. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- e. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- f. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along and into the building perimeters.
- g. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

Lighting:

- a. An adequate functioning and well-designed lighting system will keep areas well lit at night to establish a sense of security of the site.

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- b. The entire site will feature adequate lighting, per standards of the code. Although there is an exterior dumpster area, the location of the dumpster is away from the public eye towards to the west of the parcel. The dumpster area will be secure with adequate lighting to deter potential criminal activity.
- c. Lighting will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- d. Reduction of shadows and glare will be achieved as best possible.
- e. 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 provided during the evening hours at all times.
- f. Garage Lighting will adequately illuminate parking areas and internal pedestrian access areas.
- g. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

Sidewalks:

- a. The main lobby and multi-use space is proposed along the ground floor providing natural surveillance by establishing an active presence of active use along the street frontage and adjacent public sidewalk areas.
- b. Clear lines of sight to and from private and public areas. The use of large windows with the building set close to the street will create a sense of place.

Landscaping:

- a. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- b. Landscaping around the perimeter of the site and around windows of the building will be maintained as to preserve a clear line of sight.
- c. Landscaping maintained with clear view between 1' and 3' for clear line of sight from building to adjacent driveway and parking lot to prevent concealment or ambush points.
- d. Low level base landscape plantings to preserve clear sight views to adjacent right of way areas and public sidewalk.

2. Physical/Natural Access Control: This principle focusses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:

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- a. The site is accessed by vehicles at one location. The McNab Road entrance is sole entrance which channelizes traffic into the internal parking garage, where incoming traffic can be monitored.
- b. There are no security gates at the main entrance, so public vehicular/pedestrian access will be allowed.
- c. The site will feature clear pavement markings and signage to direct the public for safe and efficient utilization of the site.)
- d. Tow-away signage will be displayed to deter vehicle abandonment and unauthorized parking.
- e. This project does not contain any accessory late-night business.
- f. Facilities/amenities will only be accessed by patrons staying at the facility.
- g. 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.
- h. Electronic keypad entry system for customer, employee, and emergency access only.

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. Proposed building location and site design provides specific access points for vehicle/pedestrians.
- b. Clear vantage point to monitor main vehicle/ pedestrian routes within project.
- c. Central vantage point to monitor interior site activity via active and passive surveillance
- d. BSO “No Trespass” sign to be securely placed throughout the property.
- e. Perimeter landscape further separates abutting properties, specifically along the property’s east, south and west sides.

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 grounds will be clean and clear of debris.
- c. Maintenance Staff will take notice of any damage or hazards within the maintained areas.

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d. If the situation presents itself, Graffiti will be cleaned or painted over as quickly as possible.

e. All exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.

f. 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 integration of private and public space.

b. Patio areas and connections to the public pedestrian network will promote activity on the property, further supporting the principle of natural surveillance as people will be aware of what is happening in the surrounding areas.

c. Existing bus stop, diagonal from the site, will provide passive natural surveillance from transit riders waiting for service.

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