



Sonata

CPTED Narrative

June 3rd, 2020

Project Location: N Dixie Highway & NW 8th Street Pompano Beach, Florida 330610

Project Description: The proposed development consists of two project sites (North Site located along north side of NW 8th Street and South Site Located along south side of NW 8th Street). The North Site consists of (2) three-story multi-family residential buildings with one, two, and three-bedroom units, an outdoor covered gym area, and surface parking. The South Site consists of (1) eight-story mixed use residential/commercial building with one, two, and three-bedroom units, commercial/retailspace, and surface parking.

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 as Sheet SP-102.

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 for 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. Video and security cameras will be monitored remotely. At time of building permitting, specific camera locations will be proposed showing complete field of coverage.

Lighting:

- b. An adequate functioning and well-designed lighting system will keep areas adequately lit at night to establish a sense of security of the site.
- c. The entire site will feature adequate lighting, per standards of the code. The exterior dumpster location will feature adequate lighting and secured access.
- d. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- e. Reduction of shadows and glare will be achieved as best possible.

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Sidewalks:

- f. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones.
- g. Clear lines of sight to and from private and public areas. The use of large windows and balconies within the building set close to the street will create a sense of place.

Landscaping:

- h. The proposed landscaping is designed to reduce obstructions to the building entrances with taller vegetation and trees planted away from entrances and walkways.
- i. 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 principle 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 is accessed by vehicles at only one location. The NW 8th ST entrance is a two-way gated main entrance/exit where incoming/outgoing traffic can be monitored.
 - b. There is a security gate at the main entrance with call box for visitor access. Gate design will include barrier arms to prevent “piggy backing” or unauthorized vehicular access to the property.
 - c. Parking lot spaces are clearly identified with pavement marking and signage.
 - d. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
 - e. This residential project does not contain a late-night business.
 - f. Each residential unit will be wired for security alarms which will be offered to residents for an additional monthly cost. Facilities/amenities will only be accessed by residents of the community and their guests.
 - g. The project will feature smart card reader technology for building access, and property entrance gates, which will also allow law enforcement efficient access in the event of an emergency. An SOS System will be installed at the gate, which allow for the gate to be opened fire and law enforcement with an audible signal.
- 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:

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- a. Security gates on private pedestrian sidewalks connect to the public sidewalk network.
 - b. A perimeter fence separates the private development from the adjacent public space.
 - c. Perimeter landscape further separates public vs private space
4. **Maintenance:** Vandalism is a criminal activity which typically coincides with lack of 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. 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. All exterior water spigots and electronic outlets will have a secure locking cap to deny unauthorized use.
 - f. 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. Proposed building locations along NW 8th Court and Dixie Highway are set close to the street, which will promote a perceived 'eye on the street' sense of natural surveillance.
 - b. Pedestrian activity zones are created with outdoor gym areas, and seating, which provide passive surveillance monitoring of adjacent areas.
 - c. 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.