



101 SOUTH OCEAN BLVD

CPTED Narrative

September 27, 2023

Project Description: The proposed development includes 252 hotel rooms with a ground level lobby, restaurant, bar and drop-off space in an 18-story building on S. Ocan Blvd / A1A. The ground floor drop-off zone serves a valet parking service for 100% of the parking capacity and is stored on three levels in a covered parking garage podium. All spaces in the garage are provided with lifts except for one ADA space on the ground floor. Amenity uses on the upper floors are only available to the hotel's users and their guests.

The summary below outlines how the project addresses each Crime Prevention Through Environmental Design ("CPTED") principles. A CPTED plan is included on sheet A-303.

1. **Natural/Electronic Surveillance:** This project includes design elements that help mitigate crime through use of natural and electronic surveillance such as lighting, landscape, and security cameras. Example natural/electronic surveillance measures include:
 - a. The project has a storefront façade to maximize the visual surveillance.
 - b. The ground floor lobby will have an attendant who will be responsible for monitoring access points and activity throughout the common areas of the building.
 - c. A security system will be installed with cameras located at main entrances and high-use areas. Final camera locations to be determined by security consultant at the time of building permitting.
 - d. Adequate lighting will be provided throughout the entirety of the site, per standards of the code. The trash room is interior to the building and will be secure with adequate lighting. Exterior lighting will keep areas well-lit at night to establish a sense of security of the site.
 - e. Clear lines of sight will be maintained to and from private and public areas. The use of large storefront glazing and landscaping with the building set close to the street will create a sense of place.
 - f. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
 - g. Landscaping will be maintained to preserve a clear line of sight between 2.5 feet and 8 feet from ground floor fenestrations and along pedestrian paths.
 - h. The public plaza is situated in the site's prominent and most visible corner at the Northeast and flanked by the restaurant to the west providing natural surveillance by the restaurant customers to the West and the public from the North and East.
2. **Physical/Natural Access Control:** The project aims to reduce criminal activity by implementing the following access control features:
 - a. A full height vehicular gate will be provided at the entry of the parking garage with electronic access only for the valet to control vehicular access and block any pedestrian access to the garage.

- b. All pedestrian access inside the building will be through secured card access except for the main glazed entry doors which will be monitored by the valet and front desk officer.
 - c. Storefront doors from lobby, commercial space, and amenities will allow full visual access so that pedestrians can look for potential threats before opening the door.
- 3. Territorial Reinforcement:** Public vs. private areas are clearly defined by implementing the following concepts:
- a. Landscape thoughtfully designed to differentiate between public and private areas.
 - b. A perimeter wall on the west property line separates the private development from adjacent public and private spaces.
 - c. Perimeter landscape also helps to define public vs private space.
- 4. Maintenance:** Maintenance is an important factor in safety as vandalism and nuisance can escalate if left unaddressed. This project aims to maintain the property and deter vandalism in the following ways:
- a. The project will provide exterior lighting for night illumination at all areas to deter vandals, especially at loading zone, exit drive and porte cochere.
 - b. Maintenance Staff will take note of any damage or hazards on the premises and perform necessary repairs in a timely fashion. All public areas will be kept clean and clear of debris. Landscape will be maintained regularly.
 - c. Any graffiti will be cleaned or painted over as quickly as possible.
 - d. All landscaping will be properly maintained by landscaping staff to keep the premises well-manicured and maintained.
- 5. Activity Support:** The project promotes activity support to increase the chance of risk detection in the following ways:
- a. All public space on the first floor is provided with clear storefront glass to increase natural surveillance and activity to the adjacent public right-of-way and porte cochere.
 - b. The ground floor lobby, bar and restaurant feature large open areas that facilitate passive monitoring and promote activity on the property, providing natural surveillance as people will be aware of what is happening in the surrounding areas.
 - c. The public plaza in the Northeast corner is adjacent to and will be illuminated at night by the restaurant via the large glass storefronts increasing the chance of risk detection at the plaza.

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