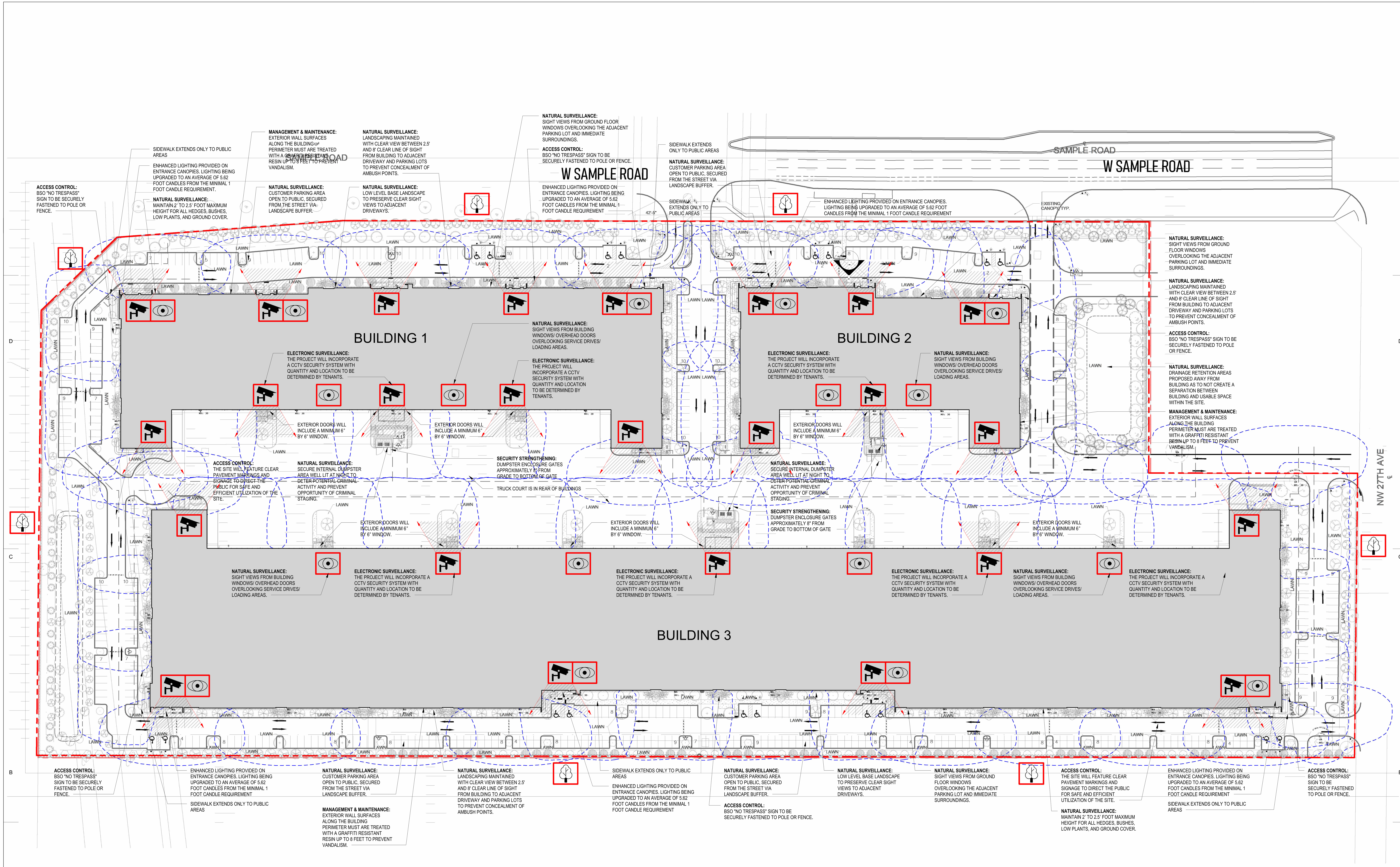

CPTED NARRATIVE

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) IS BASED ON A SET OF FIVE DESIGN AND USAGE CONCEPTS THAT CAN LEAD TO A REDUCTION IN THE INCIDENCE AND FEAR OF CRIME AND AN IMPROVEMENT IN THE QUALITY OF LIFE. THE FIVE PRINCIPLES INCLUDE *NATURAL SURVEILLANCE, TERRITORIALITY, ACCESS CONTROL, ACTIVITY SUPPORT, AND MANAGEMENT & MAINTENANCE*. THE FOLLOWING NARRATIVE WAS BASED ON THE CPTED GUIDELINES FOR THE PROPOSED INDUSTRIAL BUILDING LOCATED AT THE FLEA MARKET SITE.

CPTED PRINCIPLE #1 – NATURAL SURVEILLANCE
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 PROJECT IS DESIGNED TO PROVIDE NATURAL AND ELECTRONIC SURVEILLANCE THROUGHOUT THE SITE AND SURROUNDING THE BUILDINGS. DURING THE DAY, NATURAL SURVEILLANCE IS ACCOMPLISHED THROUGH VISIBILITY THROUGH GLAZING FROM THE INTERIOR AREAS AT THE FRONT OF THE BUILDINGS AND SECURE WINDOWS ON THE OVERHEAD DOORS IN THE LOADING AREA LOCATED IN THE REAR OF THE BUILDINGS. EXTERIOR DOORS WILL INCLUDE A MINIMUM 6 " BY 6" WINDOW WHICH WILL NOT FACILITATE THE EASY REACH OF THE DOOR 'S LOCKING MECHANISMS. ADDITIONALLY, THE DUMPSTER ENCLOSURE IS STRATEGICALLY LOCATED IN THE CENTRAL TRUCK COURT THAT IS VISIBLE FROM THE BUILDINGS. DURING THE NIGHT, NATURAL SURVEILLANCE IS ACCOMPLISHED BY PROVIDING AMPLE LIGHTING THROUGHOUT THE SITE (1 FOOT-CANDLE MIN.) AND ENHANCING THE LIGHTING AT THE ENTRANCES BELOW THE CANOPIES. LIGHTING PLACEMENT WILL ENHANCE THE CAMERA PLACEMENT RATHER THAN CONFLICT WITH IT.
THE PROJECT WILL PROVIDE ELECTRONIC SURVEILLANCE THROUGHOUT THE SITE TO AVOID HIDDEN AREAS. THE PROJECT WILL INCORPORATE CCTV SECURITY SYSTEM WITH THE QUANTITY AND LOCATIONS TO BE FURTHER DETERMINED BY THE TENANTS. ALL CAMERAS WILL BE STRATEGICALLY PLACED SO THEY WILL NOT BE OBSTRUCTED BY THE GROWTH OF EXISTING OR FUTURE LANDSCAPING. THE SITE MAINTAINS 2 ' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER. THE SECURITY CAMERAS WILL FULLY VIEW ALL PARKING AREAS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND UP TO THE BUILDING PERIMETERS. BURGLAR ALARMS WILL BE ACTIVATED WHENEVER THE BUSINESS IS CLOSED, OR ALL PERSONNEL ARE OUT OF THE BUSINESS.

CPTED PRINCIPLE #2 – TERRITORIALITY
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 BUILDING LAYOUTS WERE POSITIONED TO CREATE A NATURAL SEPARATION BETWEEN PUBLIC AND PRIVATE AREAS. THE FRONTS OF THE BUILDINGS ARE LOCATED TOWARDS THE MAIN ACCESS ROADS COMING INTO THE SITE WITH THE PURPOSE TO CONTROL THE ACCESS OF REGULAR TRAFFIC AND LIMIT THE PASSAGE OF TRAFFIC THROUGH THE TRUCK COURTS. ADDITIONALLY, THE REARS OF THE BUILDINGS ARE WHERE THE TRUCKS/EMPLOYEES WILL BE LOCATED THEREFORE CREATING A SAFER AREA FOR TRUCKS TO MANEUVER AWAY FROM THE PUBLIC. THE SIDEWALKS AND LANDSCAPING PROVIDED FOR THE PUBLIC DOES NOT EXTEND INTO AREAS WHERE IT WOULD NOT BE SAFE FOR SOMEONE OTHER THAN EMPLOYEES TO ACCESS. THE LANDSCAPE PROVIDED CLOSE TO THE ENTRANCES OF THE BUILDING ENSURE THE AREAS OF IMPORTANCE AND THE ZONE WHERE THE PUBLIC AREA FROM PARKING AND SURROUNDING SITE WILL CHANGE THE PRIVATE AREA THAT BELONGS THE USERS OF THE BUILDINGS. THERE WILL BE BSO NO TRESPASS SIGNS FOR CLEAR UNOBSTRUCTED VIEWING THROUGHOUT PROPERTY AND FROM SITE PERIMETER LINES.

CPTED PRINCIPLE #3 – 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 THE PEOPLE WHILE DECREASING THE OPPORTUNITY FOR CRIME.
THE SITE IS DESIGNED TO PROVIDE CLEAR CIRCULATION FOR THE USERS. THE SIDEWALK IS PROVIDED ONLY TO CONNECT THE MAIN ENTRANCES WITH THE PARKING. THE SIDEWALK DOES NOT CONTINUE IN THE REAR OF THE BUILDINGS WHERE THE LOADING ZONE CAN BE HAZARDOUS TO THE PEDESTRIANS. THE PROJECT PROVIDES ENHANCED LIGHTING AND LANDSCAPING WHICH CAREFULLY GUIDES THE USER TO THE BUILDING ENTRANCES AND AWAY FROM POTENTIALLY SECLUDED AREAS WHICH WILL ENHANCE THE AREAS FOR PUBLIC USE. SIGNAGE WILL BE PROVIDED TO CLEARLY DEMARCATE THE PUBLIC AND PRIVATE AREAS AND THE AREAS SPECIFIED FOR BUSINESS AND COSTUMER USE.
THE CAMERAS SHOULD BE PLACED AT APPROPRIATE HEIGHTS TO CAPTURE AS MUCH DETAIL OF SUSPICIOUS ACTIVITY AS POSSIBLE. ALL FUTURE TENANTS WILL ALSO BE ENCOURAGED TO PROVIDE ELECTRONIC SURVEILLANCE IN ALL OPEN AREAS SUCH AS ENTRANCES, LOBBIES, AND COMMON AREAS. THE DRAINAGE RETENTION AREAS WERE ALSO IMPORTANT IN CREATING A SEPARATION BETWEEN THE SITE AND ADJACENT AREAS, DISCOURAGING PEDESTRIANS TO ACCESS AREAS THAT ARE NOT DESIGNATED TO BE ACCESSED. TO INCREASE SECURITY STRENGTHENING, THE PROPOSED DUMPSTER ENCLOSURE GATES WILL HAVE BOTTOM CLEARANCES OF AT LEAST 8 " ABOVE THE GROUND FOR VIEWING UNDERNEATH TO DETER LOITERING AND TRESPASSING.

CPTED PRINCIPLE #4 – ACTIVITY SUPPORT
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 THE IS NO SPECIFIC PLAN FOR PEOPLE TO WATCH OUT FOR CRIMINAL ACTIVITY.
THE SITE HAS NO SECLUDED AREAS, AND THE LANDSCAPE PROVIDED DOES NOT BLOCK VISIBILITY WITHIN THE SITE. LANDSCAPE MAXIMUM HEIGHTS, TRUCK WIDTHS, AND BUSH DENSITY WILL BE MAINTAINED. THE SITE WILL PROVIDE AMPLE LIGHTING WHICH WILL CREATE A SAFE ENVIRONMENT THROUGH VISUAL CONNECTIONS. PARKING SPACES ARE AVAILABLE NEXT TO ALL ENTRANCES FOR THE CONVENIENCE AND SAFETY OF THE EMPLOYEES. LASTLY, THE GLASS STOREFRONTS AND OVERHEAD DOOR WINDOWS WILL ALLOW FOR NATURAL SURVEILLANCE TO THE OUTDOOR ACTIVITY.

CPTED PRINCIPLE #5 – MANAGEMENT & MAINTENANCE
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 DEVELOPER WILL INCORPORATE A MAINTENANCE PLAN INTO THE PROPERTY MANAGEMENT PORTION OF THE DEVELOPMENT AND WILL BE DETERMINED/FINALIZED PRIOR TO THE COMPLETION OF THE CONSTRUCTION OF THE BUILDING. THE BUILDINGS DESIGN AIM TO PREVENT CRIMINAL ACTIVITY AND UNLAWFUL ENTRY. EXTERIOR WALL SURFACES ALONG THE BUILDING PERIMETER MUST ARE TREATED WITH A GRAFFITI RESISTANT RESIN UP TO 8 FEET TO PREVENT VANDALISM. THE PLACEMENT OF WINDOWS WITHIN A DOOR WILL NOT FACILITATE THE EASY REACH OF THE DOOR'S LOCKING MECHANISMS. WINDOWS WITHIN ENTRY DOORS WILL BE IMPACT RESISTANT TO PREVENT A CRIMINAL OFFENDER FROM GAINING UNLAWFUL FORCED ENTRY. ALL THE EXTERIOR OF THE SERVICE AREAS, TRUCK COURTS, PUMP/ELECTRICAL ROOMS, AND OTHER SHOULD BE WELL MAINTAINED TO AVOID ATTRACTING VANDALISM. ALL THE LIGHTS SHOULD BE REPLACED WHEN NEEDED AND LANDSCAPE SHOULD BE WELL-KEPT ON A REGULAR BASIS.

THE PURPOSE OF THIS NARRATIVE IS TO OUTLINE THE CPTED GUIDELINES STRATEGY ADOPTED FOR THE PROPOSED INDUSTRIAL BUILDINGS, CONSIDERING ALL THE FIVE PRINCIPLES MENTIONED ABOVE. HOWEVER, IT IS NOT INTENDED TO IMPLY THAT THE PROPOSED SECURITY MEASURES ARE ABSOLUTE OR PERFECT.

0' 25' 50' 100' 200'

CPTED NOTES

1. REFER TO SUBMITTED CPTED NARRATIVE FOR DISCUSSION ON HOW THE (5) CPTED PRINCIPLES ARE ACHIEVED FOR THIS PROJECT.
2. ALL EXTERIOR ELECTRICAL POWER OUTLETS WHICH ARE LOCATED IN UNSECURED PUBLIC ACCESS AREAS WILL HAVE A LOCK AND/OR POWER SECURE INTERNAL CUTOFF SWITCH TO DENY UNAUTHORIZED USE. ADDITIONALLY, EXTERIOR WATER SPIGOTS WILL HAVE A SECURE LOCKING CAP TO DENY UN-AUTHORIZED USE.
3. CLEAR SIGHT VIEWS, ACTIVITY NODES AND PROPERTY MAINTENANCE WILL PROVIDE NATURAL SURVEILLANCE AND POLLING OF ADJACENT AREAS, INCLUDING THE PUBLIC SIDEWALKS. STOREFRONT WINDOWS WILL NOT BE OBSTRUCTED AND CLEAR VIEWS WILL BE MAINTAINED TO THE EXTERIOR AT ALL TIMES.
4. EMERGENCY ACCESS WILL BE PROVIDED TO LAW ENFORCEMENT THROUGH KEY IN KNOX-BOX AS THERE IS MANUAL GATED ENTRY IN THIS PROJECT FOR ADDITIONAL SECURITY.
5. REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPE TYPES, NAMES, QUANTITIES AND MAINTENANCE NOTES.
6. BROWARD COUNTY "NO TRESPASS" SIGNAGE PER BROWARD COUNTY NO TRESPASS PROGRAM, SHALL BE PLACED AT THE MAIN ENTRANCE AND AROUND THE COMMON AREAS OF THE SITE. SIGNS SHALL BE POSTED IN CLEAR VIEW AND FASTENED SECURELY AT ALL CORNERS.
7. THE PROJECT WILL INCORPORATE CCTV SECURITY SYSTEM WITH QUANTITY AND LOCATION TO BE DETERMINED BY TENANTS.
8. 180 DEGREE WIDE ANGLE DOOR VIEWERS WILL BE INSTALLED ON ALL SERVICE EXTERIOR DOORS AND GLAZED OPENINGS WILL BE PROVIDED AT ALL COMMON AREA ENTRY DOORS.
9. ENHANCED LIGHTNING LEVELS TO BE INCORPORATED AT STOREFRONT ENTRANCES.

CPTED PLAN LEGEND

- NATURAL SURVEILLANCE
- ACCESS CONTROL - NATURAL
- ELECTRONIC SURVEILLANCE
- ILLUMINATED AREA BY SITE LIGHTING

1 CPTED SITE PLAN
AS-1-12 SCALE: 1" = 50'-0"

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PROJECT
FOUNDRY - FESTIVAL FLEA MARKET
Pompano Beach, Florida

PROJECT NO: NEEDS PROJECT #
DRAWN BY: Author
CHECKED BY: Checker
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