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COVENT GARDENS
CITY OF POMPANO BEACH
CPTED NARRATIVE

March 5, 2024

Project Location: 140 NW 27TH AVENUE, Pompano Beach, FL 33069

Project Description: Covent Gardens is a modern new residential development comprised of 40 dwelling units in total, distributed in three Multifamily Building types proposed for the Vacant Lot at 140 N.W. 27th Avenue. It is a 2-story Garden-style apartment constructed in groups of 3, 4, and 5 attached units with property lines separating such units in which each unit extends from foundation to roof with common areas of yards, walkways, and landscaping as well as a common driveway and parking. All common areas are to be held by an association. The unit design consists of a 2-bedroom unit over 2 stories. There are a total of 80 parking spaces and 8 spaces for visitors. As an in-fill project, this places the building mass to the street front and moves the required parking to the interior of the lot to promote an urban context. Each unit is provided with a private yard. The site also incorporates internal sidewalks and shared bicycle lanes as required by code to promote alternative types of transportation. 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.

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:

   This design concept occurs through the placement of physical features, activities and people in a way that will maximize visibility and awareness of both public and private space. Natural Surveillance is generally achieved by the use of lighting both, at the ground level and at levels above the ground. Balconies and terraces further provide opportunities. Lighting primarily is from the building; however, the parking will have proper lighting levels with the addition of pole mounted lights. Low or non-opaque fencing or hedges are proposed throughout the site. The site planning eliminates areas that provide concealment, and the placement of windows, doors, signage, and walkways ensure the opportunity for easy observation of surrounding areas by the responsible users of the property. For all units, all exterior doors will have 180-degree wide angle door viewers and will be pre- wired with burglar alarm system.

   Lighting:

   a. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security for the site.
   b. The entire site will feature adequate lighting, per the standards of the code.
   c. Foot-candle illumination will be increased at building entrances and high-use areas of the site.
   d. Proposed lighting does not conflict with proposed landscaping.

d. Reduction of shadows and glare will be achieved as best possible.
e. The entire site will feature adequate lighting, per the standards of the code. This includes the exterior dumpster area in a manner that offers passive surveillance for the neighboring building. Any trash rooms located within the building will be secure and feature adequate lighting.
f. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.
g. Design out any potential landscaping and lighting conflicts to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Sidewalks:

a. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones within the project.
b. Clear lines of sight to and from private and public areas. The use of large openings with the building set close to the street will create a sense of place.
c. All non-residential space within the building offers controlled access. Natural surveillance is provided through one point of access, so users are closely monitored.

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. Note that young immature trees with 6” inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,
c. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
d. Maintain a 2’ to 2.5’ foot maximum height for all hedges, bushes, low plants, and ground cover around glass windows.
e. At time of mature tree height, an 8’- feet clear tree trunk for canopy trees and tall plants without any obstructive limbs or foliage hanging down below 8’ feet that would in the present or future obstruct natural and electronic surveillance. This principle will be focused around vehicle entry points and around building entry points throughout the project.
f. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance which frequently occurs due to a lack of CPTED/ Security Strengthening planning and design experience in this specialized field.
g. Ensure to design out existing or potential concealment and ambush points to deter/ prevent criminal activity. Again, planning and design experience in this area is vital.
h. Note that young immature trees with 6” inch or less diameter trunks are excluded from this condition ONLY WHILE MATURING per code,

2. **Physical/Natural Access Control:**

Public and private space are differentiated by selectively placing entrances, exits, private yards, at entry courts as well as lighting. Each unit has clear, identifiable street numbers to prevent unintended access to assist with way-finding. Entrances on both sides of the building are easily identifiable

by signage and various design features. Landscaping is used as a barrier to prevent access or used as a guide to the main pedestrian a vehicular entrance. Security Systems and CCTV cameras will be used to determine who comes and goes into the property. Visible entry and unit signage will be used.

3. **Territorial Reinforcement:**

Through community involvement and providing well-lit, centrally located, and consistently maintained public areas and assigned parking, allows residents to establish a safe environment and sense of shared ownership of the property used to establish a sense of ownership amongst users and help distinguish between public, private, and semiprivate areas. Public and private areas are properly distinguished using landscaping, sidewalks,
low walls, and paving patterns as well as obviously defined entries, patios, balconies, and terraces.

4. **Maintenance:**

Landscaping will be well-kept and attended to on a regular basis. Owners and residents will generally need to respect the property so that it is maintained, and criminals will feel uncomfortable and less likely to commit a crime such as theft or vandalism within the area. Anti-graffiti paint or a clear coated paint will be used for exterior walls and facades. Furniture or lighting in common areas will be anchored down and vandalism-resistant. The “broken window theory” should also be heeded. The theory states that one broken window can give the “all clear” for future vandals to brea k more windows. The developer and owners will make a conscious effort to repair or replace damaged items, regardless of cause.

5. **Activity Support:**

Passive and active efforts to promote the presence of responsible pedestrians are provided along the public right of ways. Multiple pedestrian entry points and varying building massing responding to the entries should elevate the perceived community value of the area while discourage actions by would-be offenders who desire anonymity. As the support for safe activities within the built environment increases, the risk of criminal and undesirable activities will decrease. By placing signs, which promote and encourage positive activity, the owners and residents in the area will become more involved and take ownership of their local community.

6. **Lot, adjacent access egress and perimeter:**
    a. Dumpster areas will be internal to the building, secured with Access Control, and video surveillance.
    b. Only if applicable such as with a garage) An Access Control vehicular gate entrance into the parking garage / development will deter and help prevent trespass opportunities. These entrances must be under video surveillance.

7. **Miscellaneous: CPTED & Security Strengthening:**
    a. Place bike storage racks (if any) close to the main access doors providing convenience and maximum Natural and Electronic Security Surveillance.

b. If the building/ development has a Wi-Fi system, it needs to be encrypted and password protected. An open Wi- Fi system will attract non-legitimate users to loiter and use the open free Wi-Fi.
c. Any exterior storage tanks utilized for keeping contents under pressure and / or containing any flammable or hazardous contents must be properly secured against any acts of vandalism, theft or misuse of any kind. Only use fire code approved security systems / mechanisms.
d. Viewable monitor(s) should be placed in a central area to provide clear indication that video surveillance is in use & broadcasting to all that crimes will be discovered & recordings used as evidence for arrest & prosecution.
e. Viewable monitor(s) should capture & display public points of ingress & egress. (Camera feeds that are to remain off limits to staff for internal security reasons do not have to be displayed on the Viewable monitor.)
f. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must 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 must be secured robustly to deter/ prevent theft.
g. Commercial, Industrial and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism. Graffiti vandalism is chronic these days and therefore becomes very expensive to repeatedly address. It leads to unsightly blight conditions, and often also costly Code Enforcement violations, therefore incorporating it into the project beforehand is financially strategic and vital to project sustainability.