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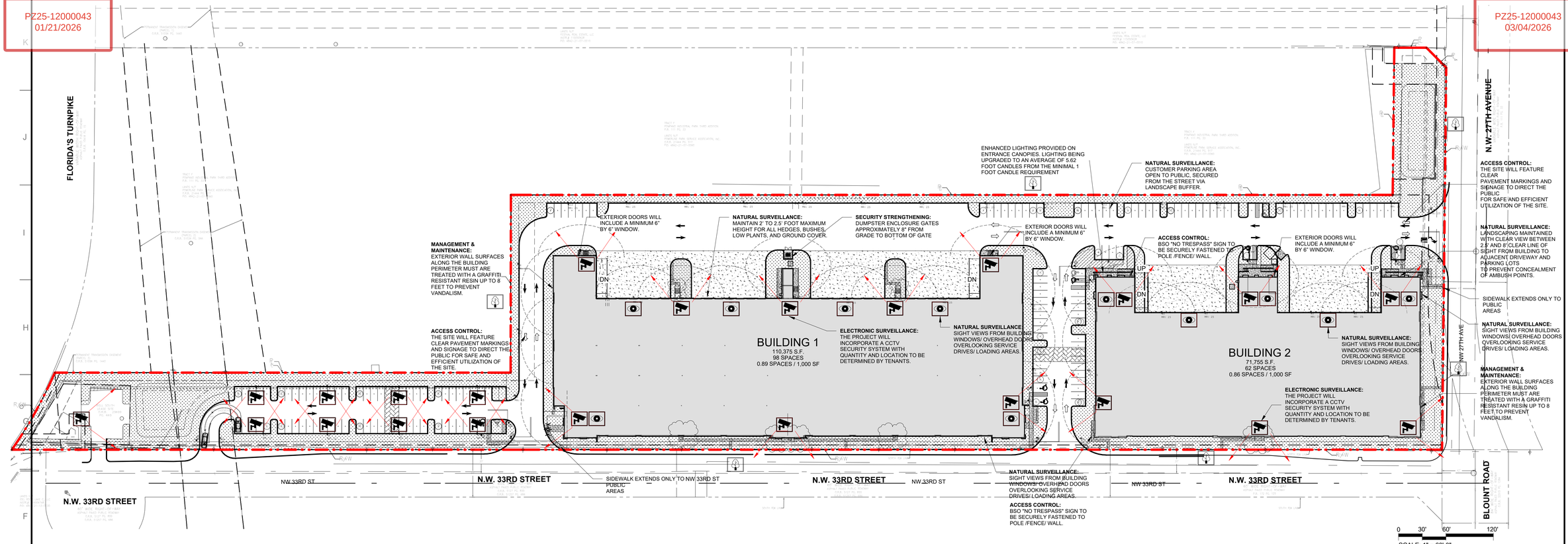

CPTED NARRATIVE

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 SURVEILANCE, 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 CRIMEPREVENTION 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 ENSURE THAT THE CAMERA PLACEMENT WILL NOT 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.

1.)LIGHTING MUST COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA "IESNA" G-1- 2022 "GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE 10 EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE OPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN PURPOSE: -TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC. THEREBY DEPRIVING LEGITIMATE USERS TO ABILITY TO UTILIZE THE DESIGNATED SEATING.

2.)TO ENHANCE SECURITY, USE CAREFULLY FOCUSED BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION TRESPASS. LED LIGHTING IS PREFERRED AS IT PROVIDES EXCELLENT COLOR RENDITION FOR NIGHTTIME VISIBILITY. OPTION TO CONSIDER: INSTALL GROUND PEDESTRIAN SCALE LIGHTING NEAR THE FRONT ENTRANCE GATES AND ALONG THE ENTRANCE PATHWAY. WHEN

THE AREA IS DARKER THE CONCERN IS KEEPING PEDESTRIANS IN THIS AREA SAFE WITH ADEQUATE LIGHTING. AS NEARBY TALL CANOPY TREES GROW LARGER, THEY WILL DIMINISH AMBIENT & POLE LIGHTING DUE TO THE WIDELY SPREADING BRANCHES & FOLIAGE. BY USING PEDESTRIAN SCALE LOWER OR GROUND PLACED SAFETY & SECURITY LIGHTING, LIGHT TRESPASS INTO THE ADJOINING RESIDENCES WILL ALSO BE AVOIDED. BOLLARD LIGHTING IS A GREAT OPTION AS IT PROVIDES BOTH PEDESTRIAN SCALE ILLUMINATION & PHYSICAL PROTECTION FROM VEHICLE INTRUSION ACCIDENTS.

A.2) NATURAL SURVEILLANCE- SECURITY STRENGTHENING:
1.)DESIGNATED ADA ACCESS RAMPS AND/ OR EXTERIOR PUBLICLY ACCESSIBLE DESIGN FEATURES, WHETHER ELEVATED OR NOT, SUCH AS WALKWAYS, STAIR WELLS, PROMENADES, RAMPS ARE TO UTILIZE SEE THROUGH FENCE RAILING FOR IMPROVED NATURAL SURVEILLANCE. PURPOSE: SOLID WALLS AND/ OR OTHER RAISED ELEVATED OBSTRUCTIVE DESIGN ELEMENT FEATURES SUCH AS WALKWAYS, PROMENADES, RAMPS, WHETHER ADA COMPLIANT OR NOT, ETC., ARE DISCOURAGED AS THEY HINDER VISIBILITY, MAY ENCOURAGE TRESPASSING & PROVIDE CONCEALMENT FOR OTHER TYPES OF CRIMINAL ACTIVITY I.E.: LOITERING, VANDALISM (GRAFFITI), NARCOTIC USE, AMBUSH ATTACK, ETC., AND RESULT IN HIGHER MAINTENANCE COSTS.

2.) FOR COMMERCIAL, INDUSTRIAL & MULTIFAMILY, EXTERIOR STAIRWELL RISERS (IF ANY) SHOULD BE OF A SEE-THROUGH DESIGN. GOAL: TO ENHANCE NATURAL SURVEILLANCE & TO PREVENT THE UNDERSIDE OF THE STAIRWELL FROM BEING USED AS PLACE FOR CRIMINAL ACTIVITY, CONCEALMENT, AMBUSH ATTACK AS WELL AS TO DETER TRESPASS & LOITERING.

A3. ELECTRONIC SURVEILLANCE- SECURITY STRENGTHENING
1.) SURVEILLANCE CAMERA /SECURITY CAMERA VIEWS MUST BE STRATEGICALLY LOCATED FOR MAXIMUM OVERLAPPING ACTIVE AND PASSIVE OBSERVATION. GOAL: PLACEMENT OF MONITORS IN STRATEGIC LOCATIONS INCREASES VALUABLE SURVEILLANCE AND EXPEDITES REPORTING OF SUSPICIOUS OR ILLEGAL ACTIVITY INCLUDING DANGEROUS OFTEN CRITICAL INCIDENTS SUCH AS TERRORIST KILLERS, ETC. CAMERA MONITORS ARE RECOMMENDED FOR OPTIMAL VIEWING. THEY SHOULD BE PLACED STRATEGICALLY WHEREVER THEY WOULD RECEIVE THE MOST VIEWING FROM PERSONNEL TRAFFIC SUCH AS AT THE FRONT DESK, LOBBIES, THE MANAGERS' OFFICE, ETC.

2.) (FOR COMMERCIAL, INDUSTRIAL & RETAIL) INSTALL VIDEO SURVEILLANCE OF ANY ROOFTOP AREAS, ETC., TO DETER/ PREVENT ROOFTOP BURGLARIES WHICH OCCUR IN COMMERCIAL BUSINESSES THAT ARE IN AREAS OF GENERALLY LOWER LATE DARK HOUR OPERATIONS OR PEDESTRIAN/ VEHICLE TRAFFIC THAT WOULD OTHERWISE ACT AS A NATURAL SURVEILLANCE DETERRENT

3.) DESIGNATED VEHICLE PARKING AREAS HAVE ONE OF THE HIGHEST CRIME RATES THEREFORE SECURITY VIDEO SURVEILLANCE COVERAGE MUST BE COMPREHENSIVE WITH OVERLAPPING SIGHT CONES & ENSURING THERE WILL BE NO GAPS IN COVERAGE. GOAL: VIOLENT CRIMES AGAINST PEOPLE AS WELL AS VEHICLE BURGLARIES, THEFTS & OTHER TYPES OF CRIMES FREQUENTLY OCCUR IN PARKING AREAS. HAVING FULL & THOROUGH VIDEO SURVEILLANCE COVERAGE IS AN IMPORTANT DETERRENT & IS VALUABLE INVESTIGATIVE RESOURCE THAT LAW ENFORCEMENT OFTEN USES TO QUICKLY IDENTIFY SUSPECTS & SOLVE CRIMES MORE RAPIDLY.

4.) ANY INTERNAL &/OR EXTERNAL U.S. MAIL KIOSKS / POST OFFICE BOX STATIONS MUST BE CAPTURED BY VIDEO SURVEILLANCE. THIS INCLUDES SECURED AREAS DESIGNATED FOR PACKAGE DELIVERIES & STORAGE.

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 LANDSCAPING PROVIDED CLOSE TO THE ENTRANCES OF THE BUILDING ENSURE THE AREAS OF IMPORTANCE AND THE ZONE WHERE THE PUBLIC AREA FROM PARKING AND BUILDING SITE WILL CHANGE. THE PRIVATE AREA THAT BELONGS THE USERS OF THE BUILDINGS. THERE WILL BE 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 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 HAS BEEN 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.

ACCESS CONTROL- SECURITY STRENGTHENING:
1.) WAYFINDING & INSTRUCTIONAL SIGNAGE MUST BE PROMINENTLY DISPLAYED & POSTED WHERE NECESSARY. EXAMPLES OF SIGNAGE CAN INCLUDE, BUT ARE NOT LIMITED TO: MAIN ENTRANCE, EMERGENCY EXIT, PRIVATE PROPERTY, RESTRICTED ACCESS, EMPLOYEES ONLY, NO ADMITTANCE, NO TRESPASSING, VISITOR / GUEST PARKING, ONE WAY TRAFFIC, NO THRU TRAFFIC, PEDESTRIAN CROSSING, HOURS OF OPERATION, RULES & REGULATIONS, DO NOT ENTER, MAXIMUM OCCUPANCY, EVACUATION ROUTE, ETC.

2.) ALL EXTERIOR DOORS MUST HAVE NON-REMOVABLE DOOR HINGE PINS, AND IT IS RECOMMENDED TO INCLUDE THE CAPACITY FOR ELECTRONIC DOOR POSITION SWITCHES TO SIGNAL A SECURITY ALARM SYSTEM THAT A DOOR, WHICH SHOULD NOT HAVE BEEN OPENED, HAS BEEN OPENED AND BREACHED, OCCUPANTS OR THE ALARM COMPANY WILL THEN INVESTIGATE AND/ OR ADDRESS ANY EMERGENCY ACCORDINGLY.

3) FOR COMMERCIAL AND INDUSTRIAL: INSTALL HARD-WIRED BURGLAR SECURITY ALARMS OR AT A MINIMUM, PRE-WIRE STRUCTURES FOR FUTURE INSTALLATION OF A HARD-WIRED BURGLAR / INTRUDER ALARM SYSTEM.

4.) ANY EXISTING OR FUTURE FENCING ANYWHERE ON THE SITE SHOULD BE CPTED ORIENTED SUCH AS METAL RAIL BARS WITH 'SEE-THROUGH' SPACING TO MAINTAIN CRITICAL NATURAL SURVEILLANCE. NOTE THAT HOLLOW ALUMINUM IS WEAK & IS EASILY BENT/ PRIED TO FACILITATE CLIMBING THROUGH SO STEEL IS MUCH PREFERRED.

ACCESS CONTROL- SECURITY STRENGTHENING FOR DUMPSTER ENCLOSURE/TRASH ROOMS:
1.) TO DETER LOITERING BY TRESPASSERS, ILLEGAL DUMPING AND A CONCEALMENT / AMBUSH POINT FOR CRIMINALS, DUMPSTER ENCLOSURES WITH ROLLING OR SWING GATES, INCLUDING THOSE THAT ALSO HAVE A DESIGNATED PEDESTRIAN ENTRY PASSAGEWAY, MUST INCLUDE ALL THE FOLLOWING FOR BOTH THE SWING AND PEDESTRIAN GATES.

2.) A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A ROBUST SHIELDED PADLOCK FOR EXAMPLE RATHER THAN ONLY A VULNERABLE CHAIN AND NON-SHIELDED PADLOCK.

3.) IF THERE IS A PEDESTRIAN PASSAGEWAY INTO THE DUMPSTER ENCLOSURE IT MUST HAVE THE LOCKABLE GATE WHICH REMAINS CLOSED AND LOCKED EXCEPT WHEN IN ACTIVE USE BY AUTHORIZED PERSONS.

4.)DUMPSTER AREA MUST HAVE A VANDAL RESISTANT/ PROOF MOTION-SENSOR SECURITY LIGHT TO ILLUMINATE THE AREA WHEN IN USE BETWEEN SUNSET AND SUNRISE.

5.)DUMPSTER AREAS MUST BE SECURED WITH ACCESS CONTROL AND VIDEO SURVEILLANCE.

6.)ENCLOSED TRASH ROOMS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

ACCESS CONTROL- SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICE:
1.)ANY KEYS, KEY FOBS, KEY CARD DEVICES &/OR SIMILAR DEVICES THAT ARE STORED ON SITE MUST BE SECURED WITH ACCESS CONTROL SUCH AS, BUT NOT LIMITED TO: MECHANICAL, ELECTRONIC CONTROL, BIOMETRIC, ETC. ELECTRONIC KEY SIGNALS CAN BE CLONED (COPIED) SO KEYS MUST BE STORED IN A SIGNAL BLOCKING LOCKED SAFE.

2.)KEY SECURITY OFFICE / ROOM / KEY STORAGE CLOSET DOOR MUST HAVE AN ALARM AND ROBUST MECHANICAL LOCKING SYSTEM.

3.)A SURVEILLANCE CAMERA MUST MONITOR THE OFFICE KEY STORAGE AREA.

4.)MANAGEMENT / SECURITY OFFICE DOOR MUST HAVE A SECURITY VIEWER (DOOR SCOPE / PEEPHOLE) OR REINFORCED SECURITY WINDOW.

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.

1.) EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE CPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN. PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC THEREBY DEPRIVING LEGITIMATE USERS TO ABILITY TO UTILIZE THE DESIGNATED SEATING.

2.) PUBLIC, RESIDENT, TENANT, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS LOCKER ROOMS, SAUNAS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

3.) SINGLE USE PUBLIC RESTROOMS MUST HAVE ACCESS DOOR LOCKING HARDWARE THAT WILL DISPLAY TO A POTENTIAL USER IF THE RESTROOM IS VACANT OR IN USE.

SECURITY STRENGTHENING – PARKING LOTS / PARKING GARAGES / COVERED PARKING

1.)POST TOWING SIGN AND ENFORCE TOW AWAY POLICY CONSISTENTLY CONCERNING ILLEGALLY PARKED OR ABANDONED VEHICLES.

2.)INCORPORATE TRAFFIC CALMING DEVICES, INCLUDING BOLLARDS AND RUMBLE STRIPS, TO PROTECT PEDESTRIANS, EMPLOYEES & TO PREVENT EXCESSIVE VEHICLE SPEED, ESPECIALLY IN AREAS WHERE DRIVEWAYS, PEDESTRIAN PASSAGEWAYS, EXITS OPEN DIRECTLY INTO THE VEHICLE LANES OF TRAVEL, THIS INCLUDES INSIDE ENCLOSED GARAGES.

3.)VEHICLE PARKING LOTS & GARAGES THAT EXIT ONTO THE PUBLIC ROADWAY MUST HAVE MULTIPLE TRAFFIC CONTROL INDICATORS STRATEGICALLY PLACED TO ADVISE EXITING VEHICLES TO USE CAUTION BEFORE ENTERING THE RIGHT-OF-WAY. EXAMPLES OF SUCH INDICATORS CAN BE, BUT ARE NOT LIMITED TO: STOP SIGNS, STOP BAR PAVEMENT MARKINGS, AN ILLUMINATED STOP SIGN, ENTER & EXIT SIGNAGE, FLASHING RED LIGHT, RUMBLE STRIPS, SIGNAGE INDICATING TO WATCH FOR VEHICLES, BICYCLISTS & PEDESTRIANS, ETC.

ACTIVITY SUPPORT – SECURITY STRENGTHENING

1.) EXTERIOR BENCH SEATING (IF ANY) FOR PUBLIC USE SHOULD BE CPTED ORIENTATED TO INCLUDE SPACERS / DIVIDERS / ARM RESTS OR PREFERABLY USE A SINGLE SEAT DESIGN. PURPOSE: TO DETER UNINTENDED EXCESSIVE LOITERING, TRESPASSING, LYING DOWN, SLEEPING, ETC THEREBY DEPRIVING LEGITIMATE USERS TO ABILITY TO UTILIZE THE DESIGNATED SEATING.

2.) PUBLIC, RESIDENT, TENANT, VISITOR &/OR COMMON USE RESTROOMS, STORAGE ROOMS LOCKER ROOMS, SAUNAS (IF ANY) MUST BE EQUIPPED WITH EITHER CONSTANT LIGHTING &/OR A SECURED MOTION SENSOR LIGHTING SYSTEM THAT WILL PROVIDE IMMEDIATE ILLUMINATION UPON ENTRY.

3.) SINGLE USE PUBLIC RESTROOMS MUST HAVE ACCESS DOOR LOCKING HARDWARE THAT WILL DISPLAY TO A POTENTIAL USER IF THE RESTROOM IS VACANT OR IN USE..

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.

MAINTENANCE & MANAGEMENT- SECURITY STRENGTHENING:
1.) FOR COMMERCIAL INCLUDING COMMERCIAL/ INDUSTRIAL/ RESIDENTIAL/ HOTELS/ MULTI-FAMILY / OFFICES, ETC. WITH SECURITY/ FRONT DESK/ RECEPTIONISTS / HOSTS (IF ANY): INSTALL A FIXED CONCEALED SILENT PANIC DURESS ALARM AT MAIN ENTRANCE AND A PROVIDE A PORTABLE ACTIVATOR FOR REDUNDANCY IN THE EVENT THE FIXED ALARM IS COMPROMISED DUE TO THE FIXED ALARM POST BEING VACANT, OR FOR ANY SERIOUS INCIDENT SUCH AS AN ACTIVE KILLER OR OTHER EMERGENCY. ADDITIONAL PORTABLE DURESS ALARM ACTIVATORS MUST BE PROVIDED TO EMPLOYEES THAT ARE ASSIGNED TO WORK ON THE EXTERIOR OF BUSINESS SUCH AS DRIVE-THRU LANES, CURBSIDE SERVICE, EXTERIOR DINING, MAINTENANCE, ETC.

2.) COSTLY EQUIPMENT SUCH AS GROUND FLOOR EXTERIOR AIR CONDITIONING UNITS (IF ANY) MUST BE FIRMLY SECURED IN PLACE TO DETER THEFT. OPTIONS TO CONSIDER ARE METAL STRAP TIE DOWNS, SECURED ENCLOSURES &/OR SENSOR EQUIPMENT, ETC. SERIAL NUMBERS & PHOTOS OF SUCH EQUIPMENT MUST BE STORED & READILY AVAILABLE FOR POSSIBLE CRIMINAL OR PROPERTY DAMAGE REPORTS.

3.) THE NUMBER ADDRESS SIGNAGE MUST BE UNOBSTRUCTED BY LANDSCAPING OR EXTERNAL FEATURES. PROVIDE GOOD COLOR CONTRAST. BE VISIBLE FROM THE ROADWAY & PREFERABLY BE REFLECTIVE FOR INSTANT RECOGNITION BY LAW ENFORCEMENT & EMS WHEN RESPONDING TO EMERGENCY CALLS FOR SERVICE

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 KNOXBOX 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.

10.PROPOSED CAMERA AND MONITORING LOCATIONS WILL BE COORDINATED WITH A SECURITY AND ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF 'S OFFICE C