

CPTED SECURITY NARRATIVE PLAN

Pompano at W. Atlantic Blvd is being designed to include Crime Prevention Through Environmental Design (“CPTED”) principals including Natural Surveillance, Natural Access Control, Territorial Reinforcement, Maintenance and Activity Support. The architects, engineers and landscape architects have worked to perfect the design while balancing the crime prevention principals. The following design elements evidence the Project’s satisfaction with each of the CPTED principals:

1. **Natural Surveillance** – The building and site development have been planned to industry standards while providing for maximum surveillance of exterior areas such as:

- Doors that open to the outside are well lit.
- All four facades have active visual features such as parking, loading areas, window and doors.
- Parking areas are visible from windows and doors.
- Parking areas and pedestrian walkways are well lit.
- The reception areas are designed to have a view of the parking areas.
- Dumpsters and enclosures have been designed carefully to not create “blind spots” or hiding areas.
- The layout of the Project inherently avoids creating hiding places.
- Shrubbery will not be higher than 36” for clear visibility.
- The landscaping which surrounds the property creates a natural surveillance as they provide visibility at all facades.
- The Wawa at the northwest corner of N. Andrews Ave. and W. Atlantic Ave. is adjacent to the proposed Project and is a 24-hour gas station and convenience store, which provides continuous activity and people.

2. **Natural Access Control** – The building and development site have been designed with limited access to the Property and to prevent public access to private areas as follows:

- The entrances into the Property and parking lots are well defined by landscaping and architectural design.
- The site is designed without any dead-end spaces and with continuous movement.
- The Property has been limited to only three entrances to allow for better access control.
- The southwest portion of the Property contains a large dry retention area which creates a sense of territory and obstruction to prevent uninvited vehicular and pedestrian traffic.
- The Wawa to the east of the Project provides a natural barrier to access.
- Signage will be provided to direct tenants, customers, and deliveries throughout the Project.
- The Project will include security cameras.
- Access to the roof is limited to one secured location.
- Interior and exterior access to tenants’ spaces will be secured and restricted.
- The design of the Project prevents pedestrian and vehicular access to the adjacent railroad tracks.

3. **Territorial Reinforcement** – The Property has been designed with landscaping to create

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a territory and a sense of ownership of the site such as:

- The Property lines are specifically defined by landscaping and perimeter trees and shrubs, as required by the City of Pompano Beach Landscape code.
- Low shrubbery (not higher than 36”) is used to create visibility from the street and from all facades.
- The entrances from W. Atlantic Blvd. and N. Andrews Ave. are well defined.
- The building entrances are accentuated by architectural elements, lighting and landscaping.
- The southwestern portion of the Property contains a large dry retention area which creates a sense of territory and obstruction to prevent uninvited vehicular and pedestrian traffic.

4. **Maintenance** – The landscaping and building materials have been designed to afford the ownership efficient maintenance control and implementation as follows:

- The developer is a national industrial owner/operator with significant management experience for over 15 years.
- The developer will have a maintenance contract for landscaping and building repairs.
- All prospective tenants will have lease provisions regarding the regular maintenance and upkeep of the Property.
- Landscaping, architectural elements or windows and doors cover most of the facades surrounding the building which will prevent any graffiti type vandalism from occurring. If vandalism does occur, the property will be properly maintained under its maintenance agreement.

5. **Activity Support** – The Property has been carefully designed to create active space and areas around the development to allow for better visibility at access points and building entrances.

- Tenant and visitor parking areas are well lit and evenly distributed throughout the Project for safe and direct access.
- All four facades of the Project are active spaces. The east and west sides include tenant parking and entrances to tenant spaces. The north and west sides of the building provide active dock access creating a natural surveillance system.
- Office doors and windows which are visible from three of the four corners of the Project.
- The proposed shared access with Wawa provides additional activity and visibility at both entrances.