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CPTED PRINCIPLES

Crime Prevention Through Environmental Design

CPTED Principle #1 - 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.

All areas of the project site are properly lighted and provide clear view for all pedestrians within the project site. Landscape plantings as designed and intended to be maintained as a level so as to encourage use and discourage persons from hiding and committing crimes.

CPTED Principle #2 - Natural 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 walk ways, 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 people while decreasing the opportunity for crime.

Structures are located close to public right-of-way and the entire property is fronted on all sides by streets. Highlighted entries and landscape design provides functional and aesthetically pleasing access to all areas of the project site. Pedestrian access to grade level restaurants and retail will be controlled by future tenants through storefront systems. Hotel will be monitored and have full time attendees and residential lobby will be monitored with access controls.

CPTED Principle #3 - 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.

Structures are located close to the public right-of-way and the entire property is fronted on all sides by streets. Grade level restaurants and retails are intended to reinforce public interaction with large storefront systems accessed from covered paver walkways with landscape buffers. Security camera system is located at all levels and public areas of the project and specifically located to monitor enclosed stairway access points, elevator lobby's, walkways, pedestal deck level, etc. with proposed locations shown with a camera symbol within the architectural drawings.

CPTED Principle #4 - 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 entire property will be well maintained by a management company to ensure a quality, attractive and safe environment.

CPTED Principle #5 – 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 there is no specific plan for people to watch out for criminal activity.

The aesthetic qualities provided throughout this project include extensive lighting, decorative features, the use of exotic plantings and paving materials, screened covered walkways over paver walkways and extensive grade level glazing systems to make Atlantic 3350 a dynamic and unique resort destination.

Respectfully:



Richard A. Berrie, P.A., MAURP, VP for the firm.
(Architect, Masters of Art in Urban & Regional Planning)

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