

## Pompano LIVE! Venue and Hotel CPTED Narrative

September 28, 2022

The Live! Building and Hotel project is located at 777 Isle of Capri Circle south of Palm Aire Drive and East of Main Street. The project will contain a 1-story Live! Building with six additional retail buildings and a seven-story Hotel. The project will also feature sidewalk, pedestrian access, and outdoor entertainment spaces. Below is a description of how each Crime Prevention Through Environmental Design ("CPTED") principle is addressed. A CPTED site plan has also been prepared and attached as sheet SP-100.

Below is a description of how the roadways addresses each Crime Prevention Through Environmental Design ("CPTED") principles. The project team prepared a CPTED Plan and included it in this application package as Sheet SP-103.

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. 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 through the design and selection of lighting, sidewalk, and landscape elements:

### Lighting:

- a. A functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security throughout the site.
- b. The entire site will feature adequate lighting in compliance with the City of Pompano Beach Code of Ordinances.
- c. Foot-candle illumination will not conflict with proposed landscaping.
- d. Reduction of shadows and glare will be achieved to the maximum extent possible.
- e. Proposed trees are located as to not obstruct sight views from the doors/windows and are located at least 15' per Code requirements, from any proposed light source.

### Sidewalks:

- a. Sidewalk's circulation offers more than one pedestrian route around the site to avoid dead end entrapment zones. Low base plantings along the buildings provide minimal opportunity for concealment or ambush points.
- b. Pedestrian circulation network eliminates dead-ends and entrapment zones.
- c. Clear lines of sight to and from private and public areas have been provided.

### Landscaping:

- a. Landscaping will generally be maintained at a minimum 30' maximum height and trees will maintain an 8' clear trunk to prevent any low hanging foliage obstructions to sight views.

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- b. Landscaping will be periodically maintained to avoid any overgrowth and future lighting obstructions.
  - c. Landscaping Maintained with clear view between 2.5' and 8' for clear line of sight from building to adjacent driveway and parking lot to prevent concealment or ambush points.
- 2. Physical/Natural Access Control: This principal focusses on maintaining control and preventing potential criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:
  - a. Main doorways and building access areas are well lit, per the City's lighting code requirements and concentrated at main doorways, gateways, and windows. The proposed design aims to prevent over illumination, creation of shadows, glare, and light pollution by providing soft lighting as to diminish the field of vision.
  - b. Security cameras will be installed with monitoring/recording capability, at the corners of the building and main entrance monitoring public vehicular/pedestrian access.
  - c. Parking lot spaces are clearly identified. Business hours will be clearly shown on site with appropriate signage.
  - d. The hotel will feature electronic key card access to all secondary building accesses and individual guest rooms.
- 3. Territorial Reinforcement: This principle includes defining public vs. private property. Regular occupants establish a sense of ownership of private space and notice potential criminal activity before it happens. The project achieves this by implementing the following concepts:
  - a. Perimeter landscaping separates public vs. private space.
  - b. Low level base plantings are provided in layers around the building to achieve landscape density and prevent criminal intrusion. Plantings are maintained at a maximum 30" height to deny concealed staging areas for potential ambush opportunities.
- 4. Maintenance: Vandalism is a criminal activity which typically coincides with a lack maintenance or abandonment. Maintenance is an important factor in preserving a safe environment and this project aims to satisfy this principle in the following ways:
  - a. Landscape maintenance of the surrounding areas will indicate an adequate functioning facility, therefore promoting the sense of occupancy, further deterring criminal activity.
  - b. The grounds will be clean and clear of debris. The staff will patrol, inspect, and monitor the exterior of the building and loading areas and take notice of any damage or hazards and quick and minor repairs to keep the site clean and safe will be made.
  - c. Graffiti will be cleaned or painted over as quickly as possible.
  - d. All exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access by vagrants. All exterior water spigots will have a secure locking cap to deny unauthorized use by vagrants.
  - e. Publicly accessible seating benches will be designed to deter loitering or irregular use by vagrants.
- 5. Activity Support: Activity support does exactly what the title presents; to provide support to the surrounding areas by establishing a presence of people and activity. Criminals are less likely to commit a crime if they know other people may be watching. The project adheres to this principle in the following ways:
  - a. Activity support within this project will mainly be the outdoor event and entertainment spaces. These make up a central gathering space within the development to help promote active and passive natural surveillance of the project and surrounding areas.

- On street parking is generally visible for the public right-of-way. These activities will provide natural security for the patrons and tenants and further deter crime.
- b. Areas and connections to the public pedestrian network will promote activity on the property, further supporting the principle of natural surveillance as visitors and staff will be aware of what is happening in the surrounding areas.
  - c. Primary activities on the project concentrated within a central location to the project and will be made available to guests.