



December 12<sup>th</sup>, 2022

## 200 North Federal Highway

Pompano Beach, FL

### CPTED Narrative

**PROJECT LOCATION:** 200 North Federal Highway, Pompano Beach, FL 33062

**PROJECT DESCRIPTION:** The proposed development will consist of a mixed-use seven (7) story building. The development is located at the northeast corner of North Federal Highway and NE 2<sup>nd</sup> Street. The building offers commercial frontage along North Federal Highway, a parking garage, private walkways connecting to the public right of way, site amenities and upgraded site lighting. Below is a breakdown on how this project addresses each Crime Prevention Through Environmental Design (“CPTED”) principle. The project team prepared a CPTED plan and attached it to this application package as Sheet C-3.

1. **NATURAL/ELECTRONIC SURVEILLANCE:** The project adheres to this principle through 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 feeling of safety by presenting a fear of detection for potential intruders. This project implements this principle in the following ways:
  - a. A security system will be installed, and CCTV camera locations will focus on main entrances, high-use areas, and full coverage of the parking garage. At time of building permitting, proposed CCTV camera locations will show complete field of coverage and vision cones.
  - b. Burglar/security alarms and safes will be installed for each commercial space and the residential management office. Alarms shall be monitored and activated whenever businesses are closed, or all personnel are out of the building offices.
  - c. Residential units will be prewired for burglar alarms to avoid unnecessary and/or expensive after-build disruptive retrofitting.
  - d. An Emergency Call Assistance System will be installed at all garage levels near the elevators and staircases, including any secondary or remote staircases.

#### LIGHTING:

- e. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security at the site.
- f. The entire site will feature adequate lighting, per standards of the code. Any trash rooms located within the building will be secure and feature adequate lighting.
- g. Foot-candle illumination will increase at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- h. Reduction of shadows and glare are achieved through lighting cut-off shields and appropriately selected materials.

#### SIDEWALKS:

- i. All non-residential space within the building offers controlled access. Natural surveillance is provided through one point of access to facilitate close monitoring of all users.
- j. A clear line of sight is provided to and from private/public areas. Large windows and balconies are located close to the street to create a sense of place, while providing natural surveillance.

#### LANDSCAPING:

- k. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.

- I. Landscaping around the site's perimeter and building windows are maintained to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs so as to not hang lower than 8 feet and to trim shrubs/hedges to a maximum height of 2.5 feet.
2. **PHYSICAL/NATURAL ACCESS CONTROL:** This principle focuses on maintaining control and prevents criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:
  - a. The site is accessed by passenger vehicles at one main entrance/exit location from NE 2<sup>nd</sup> Street, just off the main road of North Federal Highway.
  - b. Parking lot spaces are clearly identified with pavement marking and signage.
  - c. This mixed-use project does not contain late-night businesses; however, the commercial use will close per code hours.
  - d. 180-degree wide angle door viewers will be installed on all solid exterior RESIDENTIAL UNIT doors, service doors, garage doors, etc. This allows patrons to safely scan the area for potential threats prior to opening the door.
    - i. All exterior doors shall have non-removable door hinge pins and shall include the capacity for electronic door position switches in order to signal a security alarm system that a "secured" door has been breached.
    - ii. Anti-pry robust security bar devices shall be included on any ground or second level sliding glass doors.
  - e. Facilities/amenities will only be accessed by residents of the project and their guests.
  - f. The project will feature smart card reader technology for building access, which will also allow law enforcement efficient access in the event of an emergency.
  - g. Adequate signage will be posted, such as:
    - i. Towing signs, to prevent un-authorized parking and vehicle abandonment within the project site. A towing policy will be strictly enforced.
    - ii. "Broward Sheriff's Office No Trespass" signage will be installed at all entrances and all sides of the property: North, South, East and West. Signs will be posted prominently at 6' (minimum) heights (measured from bottom edge of sign) for clear unobstructed viewing throughout the property and from all site perimeter lines. All signage will be secured robustly using sturdy fasteners at all corners to help prevent vandalism.
    - iii. Clear and concise "Property Rules" signage will be prominently posted in appropriate areas listing clear policies and regulations regarding authorized/legitimate activities and/or unauthorized/prohibited activities on the property.
    - iv. Clear and concise wayfinding signage will be prominently posted in appropriate areas to indicate safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas that might expose them to increased safety and security risks.
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. A perimeter fence separating the private development from the adjacent property abutting the north side of the property will be installed. Fencing shall CPTED oriented with 'see-through' spacing of steel bars to maintain critical Natural Surveillance and prevent damage and/or climbing. Narrowly spaced vertical bars will be implemented to prevent providing footholds to potential trespassers.
  - b. Perimeter landscaping will be used to separate public versus private space, with a focus on the North Federal Highway and NE 2<sup>nd</sup> Street frontages. The site's northern boundary will be landscaped without blocking the Natural Surveillance benefit of 'see-through' fencing. Northern landscaping buffer

design will include low ground cover with a maximum height of 2' to 2.5' feet, leveraging harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

4. **MAINTENANCE:** Vandalism is a criminal activity which typically coincides with a lack of maintenance or complete 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 active and functioning property which promotes a sense of occupancy and helps deter criminal activity.
  - b. The site's grounds will be cleaned regularly and cleared of any debris.
  - c. Maintenance staff will take notice of any damage or hazards within the site and perform quick repairs to keep the site clean and safe.
  - d. Graffiti will be removed as quickly as possible. Exterior wall surfaces along the exterior building perimeters, including the garage wall exteriors which are visible from the public R/W, will be treated with a graffiti resistant resin to prevent vandalism up to 8 feet.
  - e. If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
  
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. The building's amenity features are mostly located on the 4<sup>th</sup> floor level. This design features large open areas that facilitate passive monitoring by its users.
  - b. Pedestrian activity zones are created with benches and resting areas throughout the project.
  - c. Patio areas and connections to the pedestrian network will promote activity on the property, further supporting the principle of natural surveillance.
  - d. Primary activities on the project will coalesce around the amenity deck, which will be available to the project's residents and their guests.
  
6. **MISCELLANEOUS:** This section includes additional measures that will assist in maintaining safety for the property and its patrons, as well as facilitating maintenance.
  - a. All publicly accessible exterior WATER OUTLET SERVICE SPIGOTS shall have a secure locking cap to deny unauthorized use.
  - b. Bike storage racks will be installed within proximity of the main access doors for convenience and to maximize Natural and Electronic Security Surveillance.
  - c. Anti-vehicular impact traffic safety bollards and/or large heavy planters will be proposed along the roadway frontages adjacent to pedestrian entrance/exit areas as preventative shielding from vehicle intrusion accidents/incidents.