

April 13, 2026

PROJECT NAME: POMPANO BEACH CITY HALL
PROJECT #: 15083.00

PURPOSE: THE CITY OF POMPANO BEACH REQUIRES DEVELOPMENT PROJECTS TO INCORPORATE CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) STRATEGIES TO ENHANCE PUBLIC SAFETY, SUPPORT POSITIVE COMMUNITY ACTIVITY, AND REDUCE OPPORTUNITIES FOR CRIME. THESE PRINCIPLES ENSURE THAT NEW FACILITIES ARE DESIGNED WITH CLEAR VISIBILITY, INTUITIVE ACCESS, AND INTEGRATED SECURITY MEASURES THAT ALIGN WITH THE CITY'S COMMITMENT TO CREATING SAFE, FUNCTIONAL, AND WELCOMING PUBLIC SPACES. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES ARE FULLY INTEGRATED INTO THE PROPOSED CITY HALL PROJECT LOCATED WITHIN THE DOWNTOWN POMPANO BEACH DISTRICT, BOUNDED BY MARTIN LUTHER KING BOULEVARD, DIXIE HIGHWAY, AND W. ATLANTIC BOULEVARD. THE 3.45-ACRE SITE, CONSISTING OF 12 FOLIOS, IS PLANNED TO ACCOMMODATE A FOUR-STORY CITY HALL BUILDING AND A SEVEN-STORY STRUCTURED PARKING GARAGE—BOTH OF WHICH ARE ESSENTIAL TO CREATING A SAFE, WELCOMING, AND EFFICIENT CIVIC ENVIRONMENT.

BECAUSE GOVERNMENT FACILITIES MUST REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC WHILE SUPPORTING SENSITIVE MUNICIPAL OPERATIONS, CPTED PROVIDES A CRITICAL FRAMEWORK FOR BALANCING TRANSPARENCY, CIVIC IDENTITY, AND SECURITY FROM THE EARLIEST STAGES OF DESIGN. THE APPLICATION OF THESE PRINCIPLES ENSURES THE DEVELOPMENT OF A CIVIC CAMPUS THAT PROMOTES POSITIVE PUBLIC BEHAVIOR, ENHANCES SAFETY, AND REINFORCES CITY HALL'S ROLE AS AN ACCESSIBLE AND TRUSTED COMMUNITY RESOURCE.

THE FOLLOWING SECTIONS OUTLINE HOW THE PROJECT ADDRESSES EACH CPTED PRINCIPLE. A COMPREHENSIVE CPTED PLAN HAS BEEN PREPARED BY THE PROJECT TEAM AND IS INCLUDED IN THIS APPLICATION PACKAGE AS SHEETS SP-201, SP-202, AND SP-203.

1. SITE PLANNING & ORIENTATION: THIS PROJECT STRENGTHENS CPTED PRINCIPLES BY POSITIONING THE BUILDING, SITE ELEMENTS, AND CIRCULATION ROUTES TO MAXIMIZE VISIBILITY, REDUCE CONCEALMENT OPPORTUNITIES, AND SUPPORT SAFE, INTUITIVE ACCESS FOR ALL USERS.

A. POSITION THE BUILDING TO MAXIMIZE VISIBILITY OF ENTRANCES, PLAZAS, AND PARKING AREAS.

- THE MAIN ENTRANCE IS ORIENTED TOWARD ACTIVE PUBLIC STREETS OR TRANSIT ROUTES TO SUPPORT PASSIVE SURVEILLANCE.
- THE BUILDING IS PLACED CLOSE TO THE STREET TO ENCOURAGE PEDESTRIAN ACTIVITY AND NATURAL OBSERVATION.

B. AVOID HIDDEN OR RECESSED EXTERIOR AREAS.

- THE SITE AVOIDS HIDDEN OR RECESSED EXTERIOR AREAS THAT COULD REDUCE VISIBILITY.

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- PUBLIC-FACING SIDES DO NOT INCLUDE RECESSED LOADING DOCKS.
- DELIVERY BAYS ARE LOCATED AWAY FROM PUBLIC ENTRANCES AND INCORPORATE CONTROLLED ACCESS.
- PACKAGE SCREENING ROOMS ARE SITUATED DIRECTLY ADJACENT TO LOADING AREAS.
- TRASH AND RECYCLING AREAS ARE ENCLOSED AND MONITORED.
- MECHANICAL YARDS ARE SCREENED WITH DURABLE MATERIALS AND WILL BE COVERED WITH CAMERA SURVEILLANCE.

C. ENSURE PARKING AREAS ARE VISIBLE AND WELL LIT.

- THE PUBLIC PARKING GARAGE IS LOCATED WHERE IT CAN BE EASILY OBSERVED FROM BOTH THE FRONT OF THE BUILDING AND THE STREET.
- THE SITE LIGHTING AND PARKING LAYOUT ARE DESIGNED TO ELIMINATE BLIND SPOTS AND CONCEALED CORNERS.

D. DESIGN THE BUILDING PERIMETER TO REDUCE CONCEALMENT.

- THE PROPOSED BUILDING DESIGN FEATURES CURVED BUILDING ELEMENTS TO IMPROVE VISIBILITY AROUND THE PERIMETER.

E. STRENGTHEN NATURAL SURVEILLANCE THROUGH CONTEXT.

- THE SITE IS POSITIONED NEAR ACTIVE USES SUCH AS RETAIL OR TRANSIT FACILITIES TO ENHANCE NATURAL SURVEILLANCE.

F. SUPPORT POSITIVE PUBLIC BEHAVIOR.

- COMFORTABLE, VISIBLE WAITING AREAS ARE PROVIDED TO PROMOTE POSITIVE INTERACTIONS AND A WELCOMING ENVIRONMENT.

2. NATURAL SURVEILLANCE: THIS PROJECT ENHANCES NATURAL SURVEILLANCE BY ORGANIZING PHYSICAL FEATURES, ACTIVITIES, AND CIRCULATION PATTERNS TO MAXIMIZE VISIBILITY TO AND FROM THE SITE. THE DESIGN SUPPORTS BOTH NATURAL AND ELECTRONIC SURVEILLANCE THROUGH THE FOLLOWING STRATEGIES:

A. BUILDING TRANSPARENCY & INTERIOR VISIBILITY

- THE SITE INCORPORATES TRANSPARENT FAÇADES AND OPEN LOBBY LAYOUTS TO ENHANCE VISIBILITY INTO PUBLIC AREAS.
- WINDOWS AND ACTIVE INTERIOR ROOMS ARE POSITIONED ALONG PUBLIC EDGES TO SUPPORT NATURAL SURVEILLANCE.
- LANDSCAPING NEAR WINDOWS IS MAINTAINED WITH LOW SHRUBS AND TRIMMED PLANTINGS TO PRESERVE CLEAR SIGHTLINES.
- THE LOBBY FAÇADE IS DESIGNED WITH TRANSPARENT MATERIALS THAT ALLOW PASSERSBY TO OBSERVE INTERIOR ACTIVITY.
- STAFF ENTRANCES ARE ORIENTED TOWARD CONTROLLED PARKING AREAS, WHILE PUBLIC ENTRANCES FACE CIVIC ACTIVITY ZONES.
- GRADE #3 BALLISTIC-RATED GLAZING WILL BE INSTALLED AT THE CASHIER DESK.
- GRADE #3 BALLISTIC-RATED MILLWORK WILL BE INSTALLED AT THE CHAMBER DAIS.
- VISION PANELS WILL BE PROVIDED IN EMERGENCY STAIRWELL DOORS.

B. CLEAR SIGHTLINES & SAFE PEDESTRIAN MOVEMENT

- PATHWAYS, ENTRANCES, AND SERVICE COUNTERS ARE DESIGNED TO MAINTAIN UNOBSTRUCTED SIGHTLINES.

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- THE DESIGNATED SECURITY / RECEPTION DESK WILL HAVE CLEAR LINES OF SITE OF THE MAIN ENTRANCE, ANY PUBLIC USE STAIRWELLS & ANY PUBLIC USE ELEVATORS TO ENSURE NATURAL SURVEILLANCE OF VULNERABLE AREAS.
- ACCESS CONTROL TO THE FIRST-FLOOR ELEVATOR LOBBY WILL BE STRENGTHENED THROUGH THE INSTALLATION OF TURNSTILES, WITH ALL ENTRY ACTIVITY CONTINUOUSLY MONITORED BY ON-SITE SECURITY PERSONNEL UTILIZING THE BUILDING'S INTEGRATED CAMERA SYSTEM.
- THE ELEVATORS WILL ALSO HAVE AN ACCESS CONTROL SYSTEM PREVENTING ANY USE WITHOUT THE PROPER ACCESS CARD.
- DIRECT, INTUITIVE PEDESTRIAN CONNECTIONS ARE PROVIDED FROM SIDEWALKS AND TRANSIT STOPS TO THE MAIN ENTRANCE.
- LONG, SCREENED, OR ISOLATED PATHWAYS ARE AVOIDED TO REDUCE CONCEALMENT OPPORTUNITIES.
- GENTLY CURVING WALKWAYS WITH LOW PLANTINGS SUPPORT CLEAR WAYFINDING AND VISIBILITY.
- STAFF BREAK ROOMS INCLUDE WINDOWS OVERLOOKING PARKING AREAS AND EXTERIOR ACTIVITY ZONES.

C. LIGHTING FOR VISIBILITY & SAFETY

- ALL EXTERIOR SERVICE DOORS INCLUDE A VISION PANEL
- THE SITE PROVIDES CONSISTENT, SHADOW-FREE LIGHTING AROUND THE BUILDING AND THROUGHOUT THE PROPERTY.
- ENTRANCES, WALKWAYS, AND HIGH-USE AREAS MAINTAIN UNIFORM LIGHTING LEVELS TO SUPPORT SAFETY.
- WALL-MOUNTED FIXTURES ILLUMINATE FAÇADE SURFACES TO REDUCE DARK SPOTS.
- PARKING AREAS USE POLE LIGHTS WITH CUTOFF OPTICS TO MINIMIZE GLARE.
- EMERGENCY LIGHTING ENSURES VISIBILITY IS MAINTAINED DURING POWER OUTAGES.
- EXTERIOR SERVICE DOORS, INCLUDING GARAGE AND BAY DOORS, INCLUDE REINFORCED SEE-THROUGH WINDOWS OR AN AUDIO/VIDEO INTERCOM SYSTEM.
- SECURITY LIGHTING IS CONCENTRATED AT GATEWAYS, DOORWAYS, AND WINDOWS WITHOUT CREATING EXCESSIVE ILLUMINATION.
- SHIELDED, SOFT-WHITE LED FIXTURES REDUCE GLARE AND PREVENT LIGHT TRESPASS.
- DUMPSTER AREAS ARE WELL LIT TO DETER UNWANTED ACTIVITY.
- ALL LIGHTING COMPLIES WITH IESNA G-1-2022: GUIDE FOR SECURITY LIGHTING FOR PEOPLE, PROPERTY, AND CRITICAL INFRASTRUCTURE.

D. BUILDING & SITE FEATURES SUPPORTING SURVEILLANCE

- ADA RAMPS, WALKWAYS, STAIRWELLS, PROMENADES, AND ELEVATED EXTERIOR FEATURES USE SEE-THROUGH GUARDRAILS TO PRESERVE VISIBILITY.
- EXTERIOR STAIRWELL RISERS, WHERE APPLICABLE, ARE DESIGNED TO BE SEE-THROUGH TO PREVENT CONCEALMENT.
- ALL METAL INTERIOR EMERGENCY STAIRWELL DOORS WILL INCLUDE VISION PANELS
- THE SERVICE YARD ON THE NORTH SIDE OF THE COMMISSION CHAMBERS WILL HAVE A CMU ENCLOSURE, CONTROLLED ACCESS AND SECURITY CAMERAS. THE PERSONNEL AND OVERHEAD ROLLING DOORS HAVE ACCESS CONTROL AND ARE MONITORED BY SECURITY CAMERAS.

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E. LANDSCAPING TO MAINTAIN OPEN VISIBILITY

- LANDSCAPING IS DESIGNED TO PRESERVE CLEAR VISIBILITY AT ENTRANCES AND ALONG PEDESTRIAN ROUTES.
- SHRUBS ARE MAINTAINED AT OR BELOW 2.5 FEET, AND TREE CANOPIES ARE TRIMMED TO 8 FEET OR HIGHER TO MAINTAIN OPEN SIGHTLINES.
- TALLER VEGETATION IS PLACED AWAY FROM BUILDING OPENINGS AND PEDESTRIAN PATHWAYS TO AVOID CREATING CONCEALMENT AREAS.

3. ELECTRONIC SURVEILLANCE: THE PROJECT ENHANCES ELECTRONIC SURVEILLANCE THROUGH A COORDINATED, LAYERED SYSTEM OF CAMERAS, LIGHTING, MONITORING POINTS, AND SECURITY INFRASTRUCTURE DESIGNED TO ENSURE COMPREHENSIVE VISIBILITY ACROSS THE SITE.

A. CAMERA PLACEMENT & COVERAGE

- CAMERAS ARE PROVIDED AT ENTRANCES, LOBBIES, PARKING AREAS, AND CIRCULATION NODES, ENSURING CLEAR SIGHTLINES AND ELIMINATING BLIND SPOTS.
- CAMERAS ARE INTEGRATED INTO LIGHT POLES, SOFFITS, OR ARCHITECTURAL ELEMENTS TO REDUCE VISUAL CLUTTER WHILE MAINTAINING FULL FUNCTIONALITY.
- REAL-TIME CRIME CENTER-COMPATIBLE (RTCC) CAMERAS WILL BE USED TO SUPPORT LAW-ENFORCEMENT MONITORING.
- CAMERA LOCATIONS WILL BE FINALIZED WITH THE SECURITY & ACCESS CONTROL CONSULTANT AND THE BROWARD SHERIFF'S OFFICE (BSO) CPTED REVIEWER PRIOR TO PERMITTING.

B. INTEGRATION WITH LIGHTING & ARCHITECTURE

- ARCHITECTURAL AND SITE LIGHTING FOR THE PROJECT IS INTENTIONALLY DESIGNED TO ENHANCE NIGHTTIME CAMERA PERFORMANCE AND MINIMIZE SHADOW ZONES ACROSS THE SITE.
- UNIFORM, GLARE-CONTROLLED ILLUMINATION ENSURES CONSISTENT VISIBILITY THROUGHOUT ALL CAMERA FIELDS OF VIEW, SUPPORTING BOTH SAFETY AND EFFECTIVE MONITORING.
- FULL-GLASS STOREFRONT DOORS ALONG THE PRIMARY FAÇADE MAINTAIN CLEAR SIGHTLINES INTO THE BUILDING, STRENGTHENING NATURAL SURVEILLANCE AND COMPLEMENTING ELECTRONIC MONITORING SYSTEMS.

C. MONITORING & SECURITY SYSTEMS

- THE BUILDING LAYOUT INCORPORATES A CENTRAL INTERNAL VANTAGE POINT THAT PROVIDES DIRECT OVERSIGHT OF PRIMARY VEHICULAR AND PEDESTRIAN CIRCULATION ROUTES.
- GROUND-FLOOR WINDOWS ORIENTED TOWARD PARKING AREAS CREATE ADDITIONAL OPPORTUNITIES FOR PASSIVE OBSERVATION AND REINFORCE NATURAL SURVEILLANCE PRINCIPLES.
- A COMPREHENSIVE SECURITY SYSTEM IS INTEGRATED INTO THE PROJECT, WITH CAMERA AND DEVICE COVERAGE FOCUSED ON HIGH-USE ZONES, KEY ACCESS POINTS, AND AREAS WITH ELEVATED ACTIVITY.
- SECURITY ALARMS, MONITORING ROOM LOCATIONS, AND SUPPORTING INFRASTRUCTURE WILL BE COORDINATED AND FINALIZED DURING THE BUILDING PERMIT PHASE TO ENSURE FULL COMPLIANCE AND OPERATIONAL EFFICIENCY.

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D. DESIGN COORDINATION

- CAMERA DIRECTION, PLACEMENT, AND SYSTEM CONFIGURATION FOR THIS PROJECT ARE FULLY DOCUMENTED ON THE CPTED PLAN TO ENSURE COMPREHENSIVE COVERAGE OF ALL PUBLIC-FACING AND OPERATIONAL AREAS.
- FINAL INSTALLATION WILL BE COORDINATED WITH TRAINED LAW ENFORCEMENT PERSONNEL AND CPTED SPECIALISTS TO CONFIRM OPTIMAL POSITIONING AND PERFORMANCE BASED ON REAL-WORLD SITE CONDITIONS.
- ADDITIONAL CAMERAS MAY BE INCORPORATED DURING INSTALLATION OR INSPECTION TO MAINTAIN UNINTERRUPTED SURVEILLANCE COVERAGE AND PREVENT DELAYS IN CPTED COMPLIANCE.

4. PHYSICAL / NATURAL ACCESS CONTROL - THIS PROJECT STRENGTHENS PHYSICAL AND NATURAL ACCESS CONTROL BY ORGANIZING SITE CIRCULATION, BUILDING ENTRY POINTS, AND SECURITY SYSTEMS TO CLEARLY DISTINGUISH PUBLIC, SEMI-PUBLIC, AND RESTRICTED AREAS WHILE ELIMINATING OPPORTUNITIES FOR CONCEALMENT OR UNAUTHORIZED ACCESS.

A. INTUITIVE LAYOUT & WAYFINDING

- THE SITE LAYOUT IS DESIGNED TO NATURALLY GUIDE VISITORS TOWARD THE MAIN RECEPTION AND DESIGNATED PUBLIC SERVICE AREAS THROUGH CLEAR CIRCULATION PATTERNS.
- PAVING TRANSITIONS, COLOR CHANGES, AND MATERIAL CONTRASTS ARE USED INTENTIONALLY TO REINFORCE DIRECTIONALITY AND HIGHLIGHT PRIMARY BUILDING ENTRANCES.
- SIGHTLINES FROM EXTERIOR ENTRY POINTS TO MAJOR INTERIOR DESTINATIONS ARE PRESERVED TO SUPPORT INTUITIVE NAVIGATION AND ENHANCE NATURAL SURVEILLANCE.
- LANDSCAPING AT ENTRANCES AND PEDESTRIAN PATHWAYS IS LIMITED TO LOW PLANTINGS UNDER 30 INCHES TO MAINTAIN VISIBILITY AND REDUCE CONCEALMENT RISKS.
- DROP-OFF ZONES ARE DESIGNED WITH UNOBSTRUCTED SIGHTLINES AND DIRECT, WELL-LIT ACCESS TO THE MAIN ENTRANCE TO SUPPORT SAFE AND EFFICIENT ARRIVAL.

B. ENTRANCE & EXIT SECURITY

- A SINGLE, PROMINENT PUBLIC ENTRANCE IS PROVIDED AND SUPPORTED BY INTUITIVE PEDESTRIAN PATHWAYS.
- DOOR HARDWARE THAT CAN BE EASILY MANIPULATED, SUCH AS DOUBLE-LOOP HANDLES, IS AVOIDED.
- EGRESS PATHS REMAIN VISIBLE FROM STAFF AREAS AND PUBLIC SPACES TO SUPPORT NATURAL SURVEILLANCE.
- EXTERIOR EXIT DISCHARGE AREAS ARE WELL LIT AND MONITORED.
- CONCEALED EXIT ALCOVES ARE ELIMINATED TO REDUCE HIDING OR AMBUSH OPPORTUNITIES.

C. SEPARATION OF PUBLIC, SEMI-PUBLIC & RESTRICTED AREAS

- CLEARLY SEPARATE PUBLIC CIRCULATION FROM STAFF-ONLY AND BACK-OF-HOUSE FUNCTIONS.
- ALL PUBLIC FACING DEPARTMENTS HAVE A PUBLIC DESK ON THE GROUND FLOOR TO REDUCE UNNECESSARY INTERNAL CIRCULATION.
- RESTRICTED OFFICE AREAS AND STAFF WORKSPACES ARE LOCATED ON UPPER FLOORS OR BEHIND ACCESS-CONTROLLED THRESHOLDS.

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- THE ANTE ROOM ADJACENT TO THE COMMISSION CHAMBERS WILL SERVE AS A SAFE ROOM.
- ENSURE RESTRICTED REAR CHAMBER ACCESS IS SCREENED AND DESIGNED FOR EMERGENCY VEHICLE USE (E.G., POLICE).
- PUBLIC CIRCULATION AREAS CLEARLY SEPARATED FROM STAFF ONLY AND BACK OF HOUSE FUNCTIONS.
- RESTRICTED REAR CHAMBER ACCESS IS SCREENED AND DESIGNED TO ACCOMMODATE EMERGENCY VEHICLE USE, INCLUDING POLICE.
- AT THE EXTERIOR STAIRWELL FROM THE TERRACE LEVEL ABOVE THE COMMISSION CHAMBER THE GATE AT GROUND LEVEL OF THE STAIRWELL WILL BE A 6'-0" HIGH NON-SCALABLE VERTICAL PEDESTRIAN SECURITY GATE.
- AT THE TERRACE LEVEL WILL BE A 4' TALL VERTICAL PICKET SECURITY GATE W/PANIC HARDWARE AND ALARM WITH SIGN INDICATING "FOR EMERGENCY EXIT ONLY – ALARM WILL SOUND".
- ACCESS TO THE TERRACE IS EXCLUSIVELY THROUGH THE SECOND LEVEL INTERIOR OF THE BUILDING AND RESTRICTED VIA CARD READER.

D. PARKING GARAGE & VEHICLE ACCESS CONTROLS

- GATED ACCESS IS PROVIDED FOR ALL RESTRICTED PARKING AREAS.

E. SECURE ENTRY VESTIBULES

- SECURITY DESKS ARE POSITIONED TO OBSERVE ALL INCOMING TRAFFIC
- CARD ACCESS OR INTERCOM SYSTEMS ARE INSTALLED AT STAFF ENTRANCES, SERVICE AREAS, AND RESTRICTED CORRIDORS.
- CARD-ACCESS WILL BE INSTALLED AT RESTRICTED CORRIDORS.

F. RESTROOM, HARDWARE & DOOR CONTROLS

- DURESS BUTTONS WILL BE INSTALLED IN THE COMMISSION CHAMBERS AND ONE STOP LOBBY.

G. SITE CIRCULATION & EMERGENCY MOVEMENT

- MULTIPLE PEDESTRIAN ROUTES ARE PROVIDED TO AVOID ENTRAPMENT AND ALLOW QUICK MOVEMENT TOWARD THE MAIN ENTRANCE WHEN NEEDED.
- PARKING SPACES ARE CLEARLY MARKED WITH PAVEMENT STRIPING AND SIGNAGE.
- TOWING AND ENFORCEMENT SIGNAGE IS INSTALLED TO DETER UNAUTHORIZED PARKING AND ABANDONED VEHICLES.
- THE PROJECT DOES NOT INCLUDE LATE-NIGHT BUSINESS OPERATIONS, REDUCING OVERALL NIGHTTIME RISK EXPOSURE.

H. WAYFINDING & INSTRUCTIONAL SIGNAGE

- CLEAR SIGNAGE IS POSTED AT KEY DECISION POINTS TO GUIDE THE PUBLIC, VISITORS, AND STAFF.
- SIGNAGE INCLUDES:
- MAIN ENTRANCE, EMERGENCY EXIT, RESTRICTED ACCESS, EMPLOYEES ONLY, VISITOR PARKING, NO TRESPASSING, ONE WAY, NO THRU TRAFFIC, PEDESTRIAN CROSSING, HOURS OF OPERATION, RULES & REGULATIONS, DO NOT ENTER, MAXIMUM OCCUPANCY, EVACUATION ROUTES, AND OTHER ESSENTIAL IDENTIFIERS

I. PERIMETER SECURITY: FENCING & BARRIERS

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- CPTED-ORIENTED FENCING, SUCH AS VERTICAL METAL RAILS WITH SEE-THROUGH SPACING, IS USED TO MAINTAIN NATURAL SURVEILLANCE.
- HORIZONTAL ELEMENTS THAT COULD SERVE AS CLIMBING FOOTHOLDS ARE AVOIDED.
- STEEL FENCING IS USED INSTEAD OF HOLLOW ALUMINUM TO ENHANCE DURABILITY AND TAMPER RESISTANCE.
- VERTICAL BAR SPACING IS KEPT NARROW TO PREVENT CLIMBING AND UNAUTHORIZED ACCESS.

J. DUMPSTER ENCLOSURES / TRASH ROOMS - DUMPSTER ENCLOSURES AND TRASH ROOMS ARE DESIGNED TO PREVENT LOITERING, ILLEGAL DUMPING, CONCEALMENT, AND AMBUSH RISKS WHILE ENSURING SAFE, VISIBLE, AND CONTROLLED ACCESS. THE PROJECT INCORPORATES THE FOLLOWING CPTED-ALIGNED MEASURES:

A. GATE SECURITY & HARDWARE

- DUMPSTER ENCLOSURES WITH ROLLING OR SWING GATES—including those with PEDESTRIAN ACCESS DOORS—MUST USE:
 - A ROBUST LOCKING MECHANISM SUCH AS A THROW BOLT WITH A SHIELDED PADLOCK (PREFERRED OVER CHAINS OR UNSHIELDED PADLOCKS).
 - PEDESTRIAN GATES THAT REMAIN LOCKED AT ALL TIMES EXCEPT DURING ACTIVE, AUTHORIZED USE.

B. VISIBILITY & CLEARANCE REQUIREMENTS

- ALL GATES MAINTAIN AN 8-INCH BOTTOM CLEARANCE TO ALLOW VISIBILITY UNDERNEATH AND DETER HIDING OR LOITERING INSIDE THE ENCLOSURE.
- THIS CLEARANCE PREVENTS THE SPACE FROM BEING USED AS A CONCEALMENT OR AMBUSH POINT FOR SERIOUS CRIMINAL ACTIVITY.

C. LIGHTING & SURVEILLANCE

- DUMPSTER ENCLOSURES WILL INCLUDE VIDEO SURVEILLANCE AND WILL INCLUDE MOTION SENSOR SECURITY LIGHTING.

K. TARGET HARDENING - THE PROJECT STRENGTHENS THE BUILDING'S EXTERIOR AND INTERNAL ORGANIZATION TO RESIST FORCED ENTRY, VANDALISM, AND TARGETED THREATS, WHILE MAINTAINING AN OPEN CIVIC CHARACTER. TARGET-HARDENING MEASURES ARE INTENTIONALLY INTEGRATED INTO THE ARCHITECTURE SO THEY REMAIN EFFECTIVE WITHOUT APPEARING INSTITUTIONAL OR FORTRESS-LIKE.

A. REINFORCED EXTERIOR ENVELOPE

- PROJECT CONSIST OF SECURITY-RATED DOORS WITH CONCEALED HINGES AND TAMPER-RESISTANT HARDWARE.
- THE PLAN INCORPORATES REINFORCED GLAZING, SECURE DOORS, AND DURABLE EXTERIOR MATERIALS TO STRENGTHEN THE BUILDING SHELL.
- REINFORCED WINDOW FRAMES ARE ENGINEERED TO PREVENT PRYING OR IMPACT.
- DURABLE CLADDING—SUCH AS BRICK, STONE, OR HIGH-IMPACT METAL PANELS—IS USED IN HIGH-CONTACT OR VULNERABLE AREAS TO DETER VANDALISM AND PHYSICAL ATTACKS.

B. PROTECTED BUILDING CORE

- SENSITIVE AND MISSION-CRITICAL FUNCTIONS ARE LOCATED DEEPER WITHIN THE BUILDING, AWAY FROM PUBLIC ACCESS POINTS.

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- IT ROOMS, RECORDS STORAGE, MECHANICAL SYSTEMS, AND SIMILAR SPACES ARE POSITIONED IN INTERIOR ZONES WITH LIMITED ACCESS.
- CONTROLLED BACK-OF-HOUSE ACCESS IS INCLUDED FOR COUNCIL CHAMBERS TO SUPPORT SECURE MOVEMENT FOR ELECTED OFFICIALS AND STAFF.

5. TERRITORIAL REINFORCEMENT - THIS PRINCIPLE STRENGTHENS THE DISTINCTION BETWEEN PUBLIC, SEMI-PUBLIC, AND RESTRICTED AREAS. BY USING LANDSCAPE FEATURES, AND SUBTLE PHYSICAL BOUNDARIES, THE PROJECT ESTABLISHES CLEAR OWNERSHIP OF SPACE AND ENABLES OCCUPANTS TO RECOGNIZE AND REPORT SUSPICIOUS ACTIVITY QUICKLY.

A. ARCHITECTURAL & LANDSCAPE

- THE PLAN USES MATERIALS, LANDSCAPING, AND ARCHITECTURAL DESIGN ELEMENTS TO CLEARLY DEFINE TRANSITIONS BETWEEN PUBLIC AND RESTRICTED ZONES.
- IN KEY AREAS, FENCING IS REPLACED WITH LANDSCAPE BASED BOUNDARY MARKERS TO MAINTAIN OPENNESS WHILE REINFORCING TERRITORIAL CONTROL.
- PLANTERS, BENCHES, LOW WALLS, AND SIMILAR ELEMENTS ARE INCORPORATED TO GUIDE PEDESTRIAN MOVEMENT WHILE PRESERVING VISIBILITY.
- LOW, DENSE SHRUBS ARE PLACED NEAR WINDOWS TO DETER HIDING OR CLIMBING OPPORTUNITIES.
- TREES ARE POSITIONED STRATEGICALLY TO AVOID CREATING “LADDERS” TO UPPER FLOORS.
- TERRACED PLANTERS ARE USED AS BOTH SEATING ELEMENTS AND PASSIVE VEHICLE BARRIERS.
- GRADE CHANGES ARE INCORPORATED TO NATURALLY LIMIT ACCESS WITHOUT RELYING ON OVERT FENCING.

B. PUBLIC REALM DEFINITION

- BOLLARDS ARE INTEGRATED INTO THE LANDSCAPE TO PREVENT VEHICLE INTRUSION WHILE MAINTAINING A CIVIC AESTHETIC.
- A CIVIC FORECOURT OR PLAZA IS PROVIDED TO ESTABLISH A CLEAR PUBLIC GATHERING AREA AND HIGHLIGHT THE BUILDING’S PRIMARY ENTRANCE.
- SCULPTURAL BOLLARDS, SEATING WALLS, AND LANDSCAPE ELEMENTS SERVE DUAL PURPOSES OF SAFETY AND PLACEMAKING.

C. SIGNAGE & WAYFINDING

- BLADE SIGNS AND ARCHITECTURAL MARKERS ASSIST WITH IDENTIFYING ROOMS AND CIRCULATION PATHS.
- GRADE CHANGES, LIGHTING, PAVEMENT TEXTURES, AND COLOR SHIFTS ARE USED TO SIGNAL SPATIAL TRANSITIONS.
- A SLIGHT ELEVATION AT THE BUILDING ENTRANCE PROVIDES A NATURAL PSYCHOLOGICAL THRESHOLD.
- SIGNAGE IS INTEGRATED INTO THE BUILDING ARCHITECTURE TO REINFORCE ZONE BOUNDARIES AND SUPPORT INTUITIVE NAVIGATION.

D. VEHICLE MITIGATION & STANDOFF MEASURES

- THE PLAN INCORPORATES STRATEGIES TO PREVENT UNAUTHORIZED VEHICLES FROM APPROACHING THE BUILDING TOO CLOSELY.
- DISCREET, INTEGRATED DESIGN ELEMENTS ARE USED, INCLUDING:
 - BOLLARDS DISGUISED AS PLANTERS, BENCHES, OR PUBLIC ART
 - CURVED OR OFFSET DRIVEWAYS THAT SLOW APPROACHING VEHICLES

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- RAISED PLANTERS OR LOW WALLS THAT DOUBLE AS SEATING
- BIKE RACKS POSITIONED TO CREATE SUBTLE STANDOFF ZONES
- NO-PARKING AND FIRE-LANE DESIGNATIONS ARE CLEARLY MARKED AT ALL DROP-OFF LOCATIONS

E. PERIMETER LANDSCAPE REINFORCEMENT

- THE SITE USES PERIMETER LANDSCAPING TO SUBTLY DIFFERENTIATE PUBLIC, SEMI-PUBLIC, AND RESTRICTED SPACES WHILE PRESERVING VISIBILITY.
- LANDSCAPE FORMS AND PLANTING HEIGHTS SHOULD MAINTAIN NATURAL SURVEILLANCE AND REINFORCE BOUNDARY DEFINITION WITHOUT CREATING CONCEALMENT.

6. MAINTENANCE, MANAGEMENT, & DURABILITY: VANDALISM IS A CRIMINAL ACTIVITY WHICH TYPICALLY COINCIDES WITH A LACK MAINTENANCE AND ABANDONMENT. MAINTENANCE IS AN IMPORTANT FACTOR IN PRESERVING A SAFE ENVIRONMENT AND THIS PROJECT AIMS TO SATISFY THIS PRINCIPLE IN THE FOLLOWING WAYS:

A. DURABLE MATERIALS & BUILDING SYSTEMS

- THE PLAN INCORPORATES DURABLE, VANDAL-RESISTANT MATERIALS IN HIGH-USE AREAS TO REDUCE LONG-TERM WEAR AND PREVENT UNAUTHORIZED TAMPERING.
- HVAC INTAKES ARE LOCATED ABOVE GROUND LEVEL AND SUPPORTED BY LAYERED FILTRATION SYSTEMS TO PROTECT MECHANICAL EQUIPMENT.
- LIGHTING, CAMERAS, AND MECHANICAL SYSTEMS ARE POSITIONED TO REMAIN ACCESSIBLE FOR ROUTINE MAINTENANCE AND REPAIR.

B. LANDSCAPE VISIBILITY & LOW-MAINTENANCE DESIGN

- LANDSCAPING IS DESIGNED TO MINIMIZE HIDING PLACES AND REDUCE ONGOING MAINTENANCE NEEDS.
- LOW PLANTINGS UNDER 30 INCHES ARE USED NEAR ENTRANCES AND WALKWAYS TO PRESERVE VISIBILITY.
- TREE CANOPIES ARE MAINTAINED AT 7 FEET OR HIGHER TO ENSURE CLEAR SIGHTLINES.
- BERMS AND TALL HEDGES THAT COULD CREATE CONCEALMENT ARE AVOIDED.
- TERRACED SEATING AND PLANTERS ARE INCORPORATED IN WAYS THAT MAINTAIN OPEN VISIBILITY.
- ROUTINE LANDSCAPE MAINTENANCE IS INCLUDED AS PART OF OPERATIONS TO REINFORCE OCCUPANCY AND DETER CRIMINAL ACTIVITY.

C. DAILY OPERATIONS & SITE MONITORING

- THE SITE IS KEPT FREE OF DEBRIS AND MONITORED BY EMPLOYEES DURING BUSINESS HOURS TO MAINTAIN A SAFE ENVIRONMENT.
- MAINTENANCE STAFF ADDRESS HAZARDS OR MINOR DAMAGE PROMPTLY TO PRESERVE ORDER AND SAFETY.
- GRAFFITI IS REMOVED OR COVERED QUICKLY TO PREVENT THE APPEARANCE OF NEGLECT

D. SECURING EXTERIOR UTILITIES & FIXTURES

- ALL EXTERIOR POWER OUTLETS WILL BE EQUIPPED WITH METAL LOCKING COVERS OR INTERNAL CUT-OFF SWITCHES TO PREVENT UNAUTHORIZED USE.
- EXTERIOR WATER SPIGOTS WILL BE SECURED WITH METAL LOCKING CAPS TO RESTRICT TAMPERING OR MISUSE.
- PUBLIC BENCHES WILL BE DESIGNED TO DISCOURAGE IRREGULAR USE, LOITERING, OR OTHER FORMS OF MISUSE WHILE REMAINING FUNCTIONAL FOR INTENDED USERS.



E. PROPERTY IDENTIFICATION

- MOUNT SIGNS WITH THE BOTTOM EDGE AT 6–7 FEET ABOVE GROUND FOR CLEAR VISIBILITY AND VANDALISM RESISTANCE.
- ENSURE ADDRESS SIGNAGE IS UNOBSTRUCTED, HIGH-CONTRAST, AND PREFERABLY REFLECTIVE FOR QUICK RECOGNITION BY LAW ENFORCEMENT AND EMS.

F. PARKING AREAS & STRUCTURE ENHANCEMENTS

- CONVEX SECURITY MIRRORS WILL BE INSTALLED AT BLIND CORNERS, RAMPS, AND INTERSECTIONS WHERE VEHICLE LANES AND PEDESTRIAN PATHWAYS MEET TO IMPROVE VISIBILITY AND REDUCE CONFLICT POINTS.
- FOR PROJECTS THAT INCLUDE STAFFED SECURITY OR RECEPTION AREAS, A FIXED AND CONCEALED SILENT DURESS ALARM WILL BE INSTALLED AT THE MAIN ENTRANCE, POSITIONED AT THE SECURITY DESK.
- VALUABLE EXTERIOR EQUIPMENT—SUCH AS GROUND-LEVEL AIR-CONDITIONING UNITS—WILL BE SECURED USING THEFT-DETERRENT ANCHORING SYSTEMS.
- EXTERIOR EQUIPMENT WILL BE PERMANENTLY MARKED WITH SERIAL NUMBERS, AND DOCUMENTATION WILL BE MAINTAINED TO SUPPORT POTENTIAL INVESTIGATIONS IF THEFT OR TAMPERING OCCURS.

7. ACTIVITY SUPPORT: ACTIVITY SUPPORT INCREASES THE PRESENCE OF LEGITIMATE USERS ON THE SITE, REINFORCING NATURAL SURVEILLANCE AND REDUCING OPPORTUNITIES FOR CRIME. THIS PROJECT SUPPORTS ONGOING ACTIVITY THROUGH THE FOLLOWING CPTED-ALIGNED STRATEGIES:

A. ENCOURAGE LEGITIMATE USE THROUGH AMENITIES

- OUTDOOR PUBLIC BENCHES AND LOW LANDSCAPE WALLS WILL BE INCORPORATED TO CREATE COMFORTABLE RESTING AREAS AND PROMOTE CONTINUOUS, POSITIVE ACTIVITY THROUGHOUT THE SITE.
- BIKE STORAGE RACKS WILL BE PLACED NEAR PRIMARY ENTRANCES TO IMPROVE CONVENIENCE FOR CYCLISTS AND ENHANCE BOTH NATURAL AND ELECTRONIC SURVEILLANCE AROUND ACCESS POINTS.

B. TECHNOLOGY & WI-FI MANAGEMENT

- ALL ON-SITE WI-FI SYSTEMS WILL BE ENCRYPTED AND SECURED WITH PASSWORD PROTECTION.
- ANY PUBLIC WI-FI SERVICE, IF PROVIDED, WILL BE DISABLED WHEN THE BUSINESS OR BUILDING IS CLOSED TO DISCOURAGE AFTER-HOURS LOITERING OR MISUSE.

C. SEATING DESIGN TO REDUCE MISUSE

- SEATING WILL UTILIZE CPTED-INFORMED DESIGN STRATEGIES—SUCH AS SINGLE-SEAT OPTIONS, DIVIDERS, ARMRESTS, OR SPACERS—TO DISCOURAGE LOITERING, SLEEPING, OR INAPPROPRIATE USE WHILE ENSURING AVAILABILITY FOR LEGITIMATE USERS.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN STRENGTHENING CONDITIONS: PER BSO COMMENTS DATED 02/17/2026, THE FOLLOWING CPTED ELEMENTS ARE INCLUDED AS CPTED STRENGTHENING CONDITIONS.

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A1. NATURAL SURVEILLANCE (LIGHTING):

1. ALL TRAFFIC SAFETY BOLLARDS MUST PROVIDE ILLUMINATION TO ENSURE ADEQUATE PEDESTRIAN SCALE LIGHTING.
2. PEDESTRIAN SCALE LIGHTING MUST BE INCORPORATED FOR DESIGNATED PEDESTRIAN PATHS OF TRAVEL. SUCH PATHWAYS CAN INCLUDE, BUT ARE NOT LIMITED TO SIDEWALKS, EXTERIOR SHOPPING CENTERS, PARKING LOTS, WALKING PATHS FOR RECREATIONAL USE, ETC.
3. TO ENHANCE SECURITY, CAREFULLY FOCUSED BRIGHT SOFT LIGHTS WITH SHIELDED FIXTURES TO ELIMINATE GLARE AND UNDESIRABLE LIGHT POLLUTION TRESPASS WILL BE INCORPORATED. LED LIGHTING IS PREFERRED AS IT PROVIDES EXCELLENT COLOR RENDITION FOR NIGHTTIME VISIBILITY & REQUIRES MINIMAL ELECTRICITY.

A2. ELECTRIC SURVEILLANCE SECURITY STRENGTHENING:

- 1) ROOF TOP SECURITY SURVEILLANCE CAMERAS FOR CITY HALL BUILDING & PARKING GARAGE MUST BE INCORPORATED.
- 2) SECURITY CAMERAS MUST FULLY VIEW ALL PARKING AREAS, PARKING GARAGE LEVELS, BUILDING ENTRANCES AND PEDESTRIAN PATHS OF TRAVEL ALONG AND UP TO THE BUILDING PERIMETERS.
- 3) ALL DESIGNATED COMMON USE & EMPLOYEE ELEVATOR WAITING AREAS MUST BE EQUIPPED WITH ELECTRONIC SURVEILLANCE MONITORING.
- 4) FOR COMMERCIAL & INDUSTRIAL, ALL SOLID EXTERIOR DOORS MUST HAVE A SEE-THROUGH REINFORCED SECURITY WINDOW, OR AN AUDIBLE/ VIDEO INTERCOM PAGER SYSTEM INCLUDING SERVICE DOORS, GARAGE, OR BAY DOORS (IF ANY), ETC
- 5) THE CURRENT LOCATION OF THE SECURITY DESK PROVIDES UNOBSTRUCTED SIGHTLINES TO THE MAIN ENTRANCE AND ALL PUBLICLY ACCESSIBLE STAIRWELLS, ENHANCING NATURAL SURVEILLANCE AND SUPPORTING EARLY IDENTIFICATION OF POTENTIAL SECURITY CONCERNS. ACCESS CONTROL TO THE FIRST-FLOOR LOBBY WILL BE STRENGTHENED THROUGH THE INSTALLATION OF TURNSTILES, WITH ALL ENTRY ACTIVITY CONTINUOUSLY MONITORED BY ON-SITE SECURITY PERSONNEL UTILIZING THE BUILDING'S INTEGRATED CAMERA SYSTEM.
- 6) BALCONY RAILINGS ON THE SECOND LEVEL OR HIGHER SHOULD HAVE A VERTICAL BAR OR OTHER ANTI-CLIMBING DESIGN. HORIZONTAL BARS ARE DISCOURAGED AS THEY CAN EASILY FACILITATE CLIMBING.
- 7) THE SERVICE YARD IN THIS LOCATION WILL HAVE A CMU ENCLOSURE, CONTROLLED ACCESS AND SECURITY CAMERAS. THE PERSONNEL AND OVERHEAD ROLLING DOORS HAVE ACCESS CONTROL AND ARE MONITORED BY SECURITY CAMERAS.
- 8) THE SITE WILL INCORPORATE CLICK 2 ENTER FOR ANY ELECTRONIC VEHICLE ACCESS CONTROL GATES FOR IMMEDIATE ENTRY BY FIRST RESPONDERS.

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B.1 ACCESS CONTROL - SECURITY STRENGTHENING FOR KEY CONTROL & MANAGEMENT OFFICES:

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

C. SECURITY STRENGTHENING - PARKING LOTS / PARKING GARAGES / COVERED PARKING:

1. THE PARKING GARAGE STAIRWELLS ARE DESIGNED AS OPEN AIR CONDITIONS WITH CLEAR VISIBILITY THROUGHOUT, INHERENTLY ELIMINATING CONCEALED RISER AREAS AND ACHIEVING THE INTENDED CPTED OBJECTIVE OF PREVENTING CONCEALMENT.
2. THE PARKING GARAGE STAIRWELLS ARE DESIGNED AS OPEN-AIR CONDITIONS, PROVIDING CLEAR VISIBILITY AND SUPPORTING NATURAL SURVEILLANCE WITHOUT THE NEED FOR ADDITIONAL TRANSPARENT SCREENING.
3. ROLL UP DOORS IN LOADING / RECEIVING AREAS MUST HAVE AN INTEGRATED SECURITY WINDOW TO PROVIDE NATURAL SURVEILLANCE FOR THE BENEFIT OF AUTHORIZED PERSONNEL & BE CAPTURED ON VIDEO SURVEILLANCE.
4. ACCESS DOORS ADJACENT TO LOADING / RECEIVING AREAS MUST HAVE A REINFORCED SECURITY WINDOW & CAPTURED ON VIDEO SURVEILLANCE.
5. THE PARKING GARAGE INCORPORATES EXTERIOR ARCHITECTURAL FINS THAT ARE SPECIFICALLY DESIGNED TO PROVIDE DAYLIGHT AND NATURAL VENTILATION, ELIMINATING THE NEED FOR A MECHANICALLY VENTILATED SYSTEM. INCORPORATING ADDITIONAL SCREENING AS SUGGESTED WOULD SIGNIFICANTLY REDUCE DAYLIGHT PENETRATION, RESTRICT AIRFLOW, AND COMPROMISE BOTH THE BUILDING'S PASSIVE VENTILATION STRATEGY AND THE ARCHITECTURAL INTENT OF THE FAÇADE, AS WELL AS POTENTIALLY ENCOURAGE CONCEALMENT.
6. SAFETY BOLLARDS HAVE BEEN ADDED ALONG THE SOUTH ELEVATION OF THE PARKING DECK. WAYFINDING SIGNAGE WILL BE ADDED TO DIRECT PEDESTRIANS TO THE CITY HALL ENTRANCE AND THE PARKING DECK STAIRWELLS AND ELEVATORS.
7. LEVELS 3 THROUGH 7 WILL BE DESIGNATED FOR CITY-EMPLOYEE PARKING AND SECURED WITH ACCESS-CONTROL GATES LOCATED AT LEVEL 3

D. MAINTENANCE & MANAGEMENT - SECURITY STRENGTHENING:

- 1) HVAC AIR INTAKE UNITS FOR THE CITY HALL BUILDING SHOULD BE INSTALLED ON THE ROOF TOP & SECURED AGAINST MISUSE, VANDALISM, TAMPERING, ETC.

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E. ACTIVITY SUPPORT- SECURITY STRENGTHENING:

1. FOR PROJECTS WITH MULTIPLE STAIRWELLS, EACH STAIRWELL MUST BE PROMINENTLY IDENTIFIABLE WITH WAYFINDING SIGNAGE, PREFERABLE BY NUMBER OR LETTER, TO HELP EXPEDITE RESPONSE TIMES FOR EMERGENCY PERSONNEL (POLICE, FIRE RESCUE, SECURITY, MANAGEMENT STAFF) IN CASE OF POSSIBLE CRISIS EVENTS WITHIN THE BUILDING. STAIRWELL NUMBERING MUST BE VISIBLE AT THE ENTRY AS WELL AS INSIDE THE STAIRWELL.
2. SINGLE USE RESTROOMS MUST HAVE ACCESS DOOR LOCKING HARDWARE THAT WILL DISPLAY TO A POTENTIAL USER IF THE RESTROOM IS VACANT OR IN USE.

