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PZ22-12000012

03/19/2025

North Ocean Park

CPTED Narrative

February 12, 2025

Project Location: 3424 NE 16th Street

Project Description: The proposed development is On behalf of Mount Vernon Property Holdings, LLC (developer), KEITH is requesting Major Site Plan approval to construct and install improvements to the park including, but not limited to, a new pavilion, restrooms, exterior showers, pedestrian lighting, bike rack, bench seating, landscaping, picnic tables, fitness/exercise equipment, barbecue grills, drinking fountain, trash receptacles, sidewalk, irrigation, and walking trail ("Improvement"). Below is a description of how the 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 SP-102.

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 to and from the site. 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 in the following ways:
 - a. A security system will be installed for the project. Cameras that are adjacent of the property will be focused on main entrances and high-use areas.
 - b. Exterior design elements and/ or architectural features such as walls, walkways, promenades, ramps, whether ADA compliant or not, must not obstruct &/or prevent Natural Surveillance. This condition refers to the opaque Park's Monument Wall directly in front of the entrance to restroom.
 - c. Any recessed areas on the exterior of the structure that are publicly accessible, such as alcoves, ground level patios / balconies, etc. especially those with doors that enter / exit the building, should be designed out, or if they are a necessary element of the design, they must have security features such as cameras, convex mirrors, door windows, motion sensor security lights, see through picket style fencing with lockable gates, etc. Note that recessed building facades frequently attract unintended loiterers, trespassers, and criminals due to protection from the weather, and opportunity for concealment/ ambush. Also, neighbors, security and police patrols often cannot observe anyone possibly a threat who is tucked inside



a recessed alcove. Goal: To increase the overall Natural Surveillance & to deter concealment, ambush, trespassing, loitering, unintended use, etc. This condition refers to the opaque wing walls on the east & west sides of the restroom structure.

- d. All cameras will be strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- e. Lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Lighting:

- f. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security of the site.
- g. The entire site will feature adequate lighting, per standards of the code. Although there is no exterior dumpster area, the trash receptacle will be located on the interior of building and will be secure with adequate lighting.
- h. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- i. Reduction of shadows and glare will be achieved as best possible.
- j. All exterior lighting including all building exits and pathways leading from public to private areas will be controlled by programmable time clock to ensure lighting is always provided during the evening hours.

Sidewalks:

- k. Natural surveillance is provided by establishing an active presence of active use of the adjacent public sidewalk areas.
- l. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones.
- m. Clear lines of sight to and from private and public areas. The use of large windows and balconies for adjacent properties set close to the project site will create a sense of place.

Landscaping:

- n. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- o. Landscaping around the perimeter of the site and around windows of the building will be maintained as to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs 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 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. There will be no gates provided, public pedestrian access will be allowed.
 - b. Parking lot spaces are clearly identified with pavement marking and signage.
 - c. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
 - d. Facilities/amenities will be accessed by the public.
 - e. Fences should not have easily accessible horizontal bars that could be used to facilitate climbing over & breaching any security fencing. Use narrow spacing between vertical bars to prevent providing footholds.
 - f. Commercial, Industrial, Recreational and Multi-Family Residential exterior wall surfaces along the building perimeter must be treated with a graffiti resistant resin up to 8 feet to prevent vandalism.
- 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 separates the private development from the south property line from the adjacent property.
 - b. Perimeter landscape further separates public vs private space, specifically along the property's south side.
 - c. Solid walls that are low to the ground (knee high for example) & used as symbolic barriers or security barriers should have a topside shape to prevent the potential for misuse, damages &/or vandalism inflicted by skateboarding, rollerblading, bicycling, etc. Examples of such shapes can include, but are not limited to angled, curved, ridged, beveled &/or incorporated with cleats, intermittent spacing or other architectural design to dissuade unauthorized activity.
- 4. Maintenance:** Vandalism is a criminal activity which typically coincides with 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. Landscape maintenance of the surrounding areas will indicate an adequate functioning project, therefore promoting the sense of occupancy, further deterring criminal activity.



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- b. The grounds will be clean and clear of debris.
 - c. Maintenance Staff will take notice of any damage or hazards within the maintained areas. They will perform quick and minor repairs to keep the site clean and safe.
 - d. Graffiti will be cleaned or painted over as quickly as possible.
 - e. If applicable, all exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
 - f. If applicable, all exterior water spigots will have a secure locking cap to deny unauthorized use. Public benches will be designed to deter irregular use.
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 park is set close to the beach, which will promote integration of private and public space.
 - b. Pedestrian activity zones are created with benches and public resting areas and the public park supporting active surveillance
 - c. Patio areas and connections to the public pedestrian network will promote activity on the property, further supporting the principle of natural surveillance as people will be aware of what is happening in the surrounding areas.
 - d. Primary activities on the project will coalesce around the non-residential spaces and within the public park which be available to the public, and residents and their guests.
 - e. Decorative / Abstract running water features that are easily accessible should be on a timer & disabled when the site is closed to deter its unintended use by an illegitimate user with the goal of preventing potentially unhygienic / unsanitary acts, vandalism, criminal mischief, trespassing, excessive loitering, etc.
 - f. Ensure any publicly accessible benches are designed for with single seating separators to deter unintended use such as loitering to sleep/ camp/ etc. This is of paramount importance in this area that chronically attracts vagrants, etc.