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CPTED NARRATIVE

Friday, September 6, 2024
Project Number: 24014
Project Name: 324 Haus
Project Address: 324 NW 6th St. Pompano Beach, FL 33060
Process No. 22-12000032

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.” The building design takes into consideration this rule. Vegetation has been selected and distributed to allow surveillance. Lighting will also be located to improve visibility during dark hours. Overall building design in common areas and corridors improve the visibility from several angles thanks to large storefront windows during the day and enhanced lights during the night.

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 walkways, 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.” The building is enclosed by a combination of fences and landscape around the perimeter, and clearly just three points of access from the exterior, two pedestrian and one vehicular; and front entrances directly into the retail spaces. This amount of point of access are easy to control.

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.”

Prominent signage will be included. The design of the building, point of access, publicly and private areas in the first floors potentiates the sense of proprietorship allowing visitors and residents to clearly understand which space is public and which private.

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 management is trained to inspect the building in a regular manner, checking for any maintenance issue that need attention, within the interior and exterior areas adjacent to the main building, as well as the exterior landscaping areas, that contracted lawn keepers will maintain the landscaping regularly and make sure that the premises are well maintained.

CPTED Principle #5 – Activity Support

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"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 building will have installed technology for access control to the main lobby, parking lobby and vehicular access just for residents. The building also counts with strategically installed surveillance cameras that will record all the movements within the premises, specially the point of access.

Kind Regards,

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