

## U-HAUL SELF STORAGE

### CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

The proposed U-Haul Self Storage and Leasing Center is to be located at 880 SW 12th Avenue in Pompano Beach. The project is to be marketed as an in-door self storage facility. The project will consist of 775 self storage units. This site also features an existing office building which will remain as part of this development.

#### CPTED PRINCIPLE #1

The site is bordered by SW 12th Ave on the West, I-95 on the East, and SW 8th street on the North, which provides this site with excellent street visibility from three sides. Low hedges and shrubs with a maximum height of 2'-2.5' will be utilized along adjacent right-of-ways so as not to restrict visibility. Canopy trees that are greater than 6" in diameter shall maintain an 8' clear trunk so as not to obstruct natural surveillance. All customer and employee parking is located on the West and East sides of the project with direct access to SW 8th Street. The landscaping, ease of access and the glass façade features of the building provide parking area visibility for people inside the buildings. The site will also be well lit during the night with LED lighting on poles within the parking lot/storage area and under all canopy areas as well as wall mounted lights around the storage building in pedestrian access areas. Exterior service doors will be equipped with a vandal proof motion sensor security light and either a reinforced security window, audible/video intercom, or a 180 degree wide angle door viewer. Security cameras will be present throughout the site and around all building entrances and parking areas.

#### CPTED PRINCIPLE #2

The site has two entrances off of SW 8th Street. There is also a cross-access road on the East side of the project that does not provide access to the U-Haul site. Customers will access the site through one of two driveways to and from the property. All driveways provide direct access to the building. The South portion of the site will be separated from the neighboring property by a 6' tall chain link fence. The other areas of the site will utilize low shrubs and hedges to provide access control.

#### CPTED PRINCIPLE #3

The entire site will be clearly distinguished as a private area by the 6' chain link fencing, landscaping, and building layout of the site, which will discourage unauthorized entry. BSO "No Trespassing" signage will be posted on all sides of the property with a minimum of 6' height from ground level for clear unobstructed viewing throughout the property and from property lines.

#### CPTED PRINCIPLE #4

This being a U-Haul Company property, great attention to detail for maintenance of the grounds and structure is absolutely required. The property management team on-site will have a

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comprehensive maintenance plan in place to address any and all maintenance issues. The glass portions of the buildings are impact resistant hurricane rated glass.

#### CEPTED Principle #5

Customers utilizing the parking areas for this site will typically be utilizing the storage facility by loading and un-loading, which will promote natural surveillance by the customers. The facility will be locked and secured after-hours.

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