

2551 NW 19th St CPTED Narrative

October 19, 2022

Project Location: 2551 NW 19th St Pompano Beach FL, 33069

Project Description: The proposed development is a Industrial warehouse which includes demolition of an existing parking lot construction of a proposed new 60,000 square foot industrial building with approximately 68 parking spaces and loading operations at the rear of the building. There will be two access points from NW 19th St and NW 25th Ave.

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. Camera locations will be focused on main entrances and high-use areas. At time of building permitting, specific camera locations will be proposed showing complete field of coverage.
 - b. Drainage retention areas proposed away from main buildings as to not create a separation between building and usable space within the site.
 - c. Sight views from ground floor windows overlooking the adjacent parking lot and immediate surroundings.
 - d. Central vantage point to monitor main vehicle/ pedestrian routes within project.
 - e. Sight views from building windows on multiple floors overlooking service drives/ loading areas.
- 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.
 - h. Reduction of shadows and glare will be achieved as best possible.
 - i. 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.

- j. Secure internal dumpster area well-lit at night to deter potential criminal activity and prevent opportunity of criminal staging.
- k. Site poles located around perimeter of vehicle use area illuminating parking areas, drive aisles, and walkways.

Sidewalks:

- l. Site designers created a sidewalk circulation network that eliminates dead-ends and entrapment zones.
- m. Clear lines of sight to and from private and public areas. The use of large windows and balconies with the building set close to the street 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 principal 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. The site is accessed by vehicles at two locations East along NW 19th St and West along NW 25th Ave.
 - b. The site will feature clear pavement markings and signage to direct the public for safe and efficient utilization of the site.
 - c. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
 - d. 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.
 - e. There are multiple sidewalk connections to the ROW pedestrian network offering multiple pedestrian routes in case of an emergency.
 - f. Multiple pedestrian routes avoid entrapment and allow to evade and escape toward main entrance in case of an emergency.



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. Perimeter landscape further separates abutting properties, specifically along the property's East, South and West Sides.
 - b. Existing building location prohibits unauthorized access from adjacent sites.

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.
 - b. The site will be maintained clear of debris and monitored during business hours by employees of the business.
 - 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 building is set close to the street, which will promote integration of private and public space.

