

CPTED #1 NATURAL SURVEILLANCE

natural surveillance increases the threat of apprehension by taking steps to increase the perception that people can be seen. natural surveillance occurs by designing the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public space. potential offenders feel increased scrutiny and limitations on their escape routes.

- improved connection for pedestrians to powerline road by adding sidewalk and striping.
- existing windows overlook sidewalks and parking lots.
- we propose to increase visibility by replacing dense vegetation along colonnades with more open feel to increase visibility onto site.
- we provide a new landscape design that provide for easier surveillance, especially in proximity to designated points of entry and opportunistic points of entry.
- no fencing is added or proposed.
- repair all lighting on site and in colonnade.
- the existing building and site are well lit with existing light poles and wall packs. additional new lighting will be added in proposed new parking area. lighting will also be added to the newly enhanced entry features.
- lighting is provided along colonnade area.

CPTED #2 NATURAL ACCESS CONTROL

natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space. by selectively placing entrances and exits, fencing, lighting and landscape to limit access or control flow, natural access control occurs.

- we are utilizing a single, clearly identifiable, point of entry to the site.
- no unattended public restrooms are provided on site. all restrooms are located and managed in tenant spaces.
- landscape will be changed to increase visibility to main façade of building.
- there are no site walls proposed and visibility is maintained throughout the site.

CPTED #3 NATURAL TERRITORIAL REINFORCEMENT

territorial reinforcement promotes social control through increased definition of space and improved proprietary concern.

- we propose to enhance the premises and landscaping such that it communicates an alert and active presence occupying the space.
- enhanced entry features give each retailer a more defined territory onto themselves thereby creating a sense of ownership over the space.

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CPTED #4 MAINTENANCE

maintenance is an expression of ownership of property. the broken windows theory is a valuable tool in understanding the importance of maintenance in deterring crime. broken windows theory proponents support a zero-tolerance approach to property maintenance, observing that the presence of a broken window will entice vandals to break more windows in the vicinity.

·the new owner is voluntarily improving the aesthetic of the building and site. these improvements will be maintained long term by the new owner, benefiting not only the owner but his tenants and the community as a whole.

CPTED #5 ACTIVITY SUPPORT

activity support increases 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 new owner will be marketing the space to include more desirable uses than what is currently existing. the new uses will increase traffic onto the site and more people will result in more natural surveillance.

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