

Briny Residences CPTED Narrative

Project Location: 305 Briny Avenue

Project Description: The proposed development includes 40 residential units and 2,700 square-feet of ground floor commercial space in a 105', 9-story building. The building offers covered and on-street parking. Accessory uses are only available to the project's residents and their guests.

Below is a description of how the project addresses each crime prevention through environmental design ("CPTED") principles. 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. The project will feature a 24-hour attendant within the lobby of both buildings. The attendant will be responsible for overseeing who enters and leaves the premises at all times. Access to all amenities of the project will be monitored by the attendant.
 - b. 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.

Lighting:

- c. An adequate functioning and well designed lighting system will keep areas well lit at night to establish a sense of security of the site.
- d. The entire site will feature adequate lighting, per standards of the code. Although there is no exterior dumpster area, the trash room is interior to the building and will be secure with adequate lighting.
- e. Foot-candle illumination will be increased at building entrances and high-use areas of the site. Proposed lighting does not conflict with proposed landscaping.
- f. Reduction of shadows and glare will be achieved as best possible.
- g. The use of convex mirrors will be implemented at building corners along pedestrian routes to enhance visibility.

Sidewalks:

- h. All non-residential space is provided within the building with controlled access through the 24 hour attendant. Natural surveillance is provided by establishing one point of access (through the attendant) where user access can be closely monitored.
- i. 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:

- j. The proposed landscaping is designed to reduce obstructions to the building entrances, with taller vegetation and trees planted away from entrances and walkways.
- k. 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. The site is accessed by passenger vehicles at one main entrance/exit location from SE 4th Street.
 - b. There are no security gates at the main entrance, so public vehicular/pedestrian access will be allowed.
 - c. Parking lot spaces are clearly identified with pavement marking and signage.
 - d. This residential project does not contain a late-night business, however, the commercial use will close its outdoor seating area at 10pm.
 - e. 180 degree wide angle door viewers will be installed on exterior doors. This allows patrons to safely scan the area for potential threats prior to opening the door.
 - f. Facilities/amenities will only be accessed by residents of the project and their guests.
 - g. 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.
 - h. Adequate signage will be posted, such as towing signs, to prevent un-authorized parking and vehicle abandonment within the project site. A towing policy will be enforced.
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. Security gates on private pedestrian sidewalks that connect to the public sidewalk network.
 - b. A perimeter fence/wall separates the private development from the adjacent public space.
 - c. Perimeter landscape further separates public vs private space, specifically along the property's north and south sides.
 - d. Fencing design will facilitate natural surveillance by featuring a "see-through" design, such as a picket style.
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 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.

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 buildings amenity features are focused at the rear of the buildings. These areas feature large open areas that facilitate passive monitoring by its users.
 - b. Pedestrian activity zones are created with benches and resting areas throughout the project.
 - c. Patio areas and connections to the 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 amenity deck, which will be available to the project's residents and their guests.