

CPTED NARRATIVE

TOP SELF STORAGE

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.

NATURAL SURVEILLANCE IS PROVIDED BY THE OFFICE BEING DIRECTLY AT THE FRONT OF THE PROPERTY AND OVERLOOKING THE ONLY POINT THAT PROVIDE ENTRANCE TO THE PROPERTY. THE PROPERTY IS COVERED BY ELECTRONIC SURVEILLANCE TO MONITOR ALL ACTIVITIES AND RECORDED FOR FUTURE USE. THIS INCLUDES THE INTERIOR OF THE BUILDINGS AS WELL. THE EXTERIOR IS PROVIDED WITH A QUALITY LIGHTING DESIGN TO ILLUMINATE ALL AREAS AND GIVE THE FEELING OF A SECURE AND SAFE PROJECT.

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.

ACCESS CONTROL IS PROVIDED BY USE OF A SECURED AND ACCESS CONTROLLED GATE THAT IDENTIFIES PERSONS ENTERING THE FACILITY AND THE MULTI-STORY BUILDING. THE SITE DESIGN ALLOWS FOR MINIMAL AREAS OF CONCEALMENT BY ALLOWING DIRECT, UNOBSTRUCTED VIEWS OF THE EXTERIOR GROUNDS.

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.

THE PERIMETER OF THE PROJECT, WHERE NOT ENCLOSED BY BUILDINGS, IS SECURED BY FENCING WHERE VISUAL INTERACTION IS DESIRABLE AND IS IMPORTANT TO DETER AND RESIST ENTRANCE TO THE PROPERTY.

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.

MAINTENANCE IS DIRECTLY ADDRESSED AS ALL THE MATERIALS USED IN THE PROJECT ARE A HIGHLY DURABLE AND PROVIDE IMPACT RATED ELEMENTS. THE OWNER HAS A PROVEN TRACK RECORD OF HAVING PERSONNEL THAT BRING A HIGHER LEVEL OF PROPERTY MANAGEMENT AND CONTROL OVER THE THE FACILITY TO MAINTAIN IT IN A SAFE AND CLEAN STATE.

CPTED Principle #5 - Activity Support

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.

ALL ACTIVITY IS MONITORED FROM THE MOMENT PERSONS ENTER THE PROPERTY, EITHER BY PERSONNEL OR ELECTRONIC SURVEILLANCE. THIS IS NOT CONCEALED AND PERSONS ARE MADE AWARE THAT ALL ACTIVITIES ARE BEING MONITORED AND RECORDED. THE SECURITY AND SAFETY OF THE PROJECT IS NOT TAKEN LIGHTLY AND IS AN INTEGRAL PART OF THE MANAGEMENT OF THE PROPERTY.

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