

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Subject: SPA Properties Live! Industrial Development

Crime Prevention (CPTED) is the proper design and effective use of a built environment, which can lead to a reduction in the fear and incidence of crime. There are five (5) CPTED design guidelines, including Natural Surveillance, Natural Access Control, Territorial Reinforcement, Maintenance, and Activity Support.

- 1. Natural Surveillance:** Natural surveillance includes the placement of physical features such as windows, lighting, and open areas in such a way as to maximize visibility of activities and people. This concept of placing legitimate “eyes on the street” creates the perception of safety to legitimate users by creating a rise of detection/perceived risk to intruders and offenders. The use of windows is an effective use of an easily observable means to view the parking area and the fuel pumps from the interior. All public areas well lit; a well-coordinated lighting system is an appropriate way of establishing a sense of security. A clear line of sight should be clear from both, inside and outside in public and private spaces.

This design concept occurs through the placement of physical features, activities and people in a way that will maximize visibility and awareness of both public and private spaces. Natural surveillance is generally achieved by the use of appropriate lighting, low or non-opaque fencing or hedges, removal of areas that provide concealment, and the placement of windows, doors, signage and walkways to ensure the opportunity for easy observation of surrounding areas by responsible users of the property.

- 2. Natural Access Control:** Natural access control relies on the use of doors, fences, shrubs, and other physical elements designed at controlling access to potential targets and limiting the control of criminal activity. Properly located entrances and exits, landscaping and lighting can subtly direct both foot and vehicular traffic in ways that decreases criminal opportunity.

This concept is directed primarily at criminal accessibility, especially those areas where a person with criminal intent would not easily be observed. Public and private space should be differentiated by selectively placing entrances, exits, barriers and lighting. Buildings should have clear, identifiable street numbers to prevent unintended access and to assist with way-finding. Entrances should be easily identifiable by signage and various design features. Landscaping should be used as a barrier to prevent access or used as a guide to the main entrance. Security systems and cctv cameras should be used to determine who comes and goes into a property. Visible signage should be used to attract visitors or to deter potential threats.

- 3. Territorial Reinforcement:** This concept will promote a sense of ownership, by using physical design to convey clearly marked boundaries between public and private properties. This will be achieved by using physical elements such as signs, landscaping, pavement treatment, and proper maintenance.

Also known as “territoriality” this design concept is used to establish a sense of ownership amongst users and help distinguish between public, private, and semiprivate areas. The intention is to discourage the belief that illegal acts may be committed in the area without concern or consequence. Public and private areas can be properly distinguished using landscaping, sidewalks, low walls, and paving patterns as well as obviously defined entries, patios, balconies and terraces.

4. Maintenance and Management: This is an important aspect, when a property is maintained in pristine condition, crime and vandalism will not be accepted. This relates to safety as well as pride.

Proper maintenance of landscaping, lighting, and other features is a necessary requirement to ensuring that cpted elements serve their intended purpose. Landscaping should be well-kept and attended to on a regular basis. Users will generally respect a property that is maintained, and criminals will feel uncomfortable and less likely to commit a crime such as theft or vandalism within such an area. Anti-graffiti paint or a clear coated paint is recommended for exterior walls and facades. Furniture or lighting in common areas should be anchored down and vandalism-resistant. The “broken window theory” should also be heeded. The theory states that one broken window can give the “all clear” for future vandals to break more windows. Landlords or business owners should make a conscious effort to repair or replace damaged items, regardless of cause.

5. Activity Support: Activity Support will be achieved by enhancing the appearance of the building thus, encouraging individuals to become part of the natural surroundings, creating “natural surveillance”. The proposed development will add value to the existing space by proposing a brand new development that will comply with the City of Pompano Beach Land Development Code. All design elements will make the area appealing and safe and will discourage actions of non-legitimate users.

This involves both passive and active efforts to promote the presence of responsible pedestrians in a given area, elevating the perceived community value of the area while discouraging actions by would-be offenders who desire anonymity. As the support for safe activities within the built environment increases, the risk of criminal and undesirable activities will decrease. By placing signs which promote and encourage positive activity, the citizens in that area will become more involved and take ownership of their local community.