

# South East Architect Services, Inc.

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Lic. No. State of Florida: AR 004021

February 23<sup>th</sup>, 2015

**Permit No.:** 12-12000023

**Project Name:** Riverside Promenade

**Project Address:** 101 S Riverside Drive & 3200 E Atlantic Blvd. Pompano Beach FL.

**Site Area:** 105,000 SQ. FT. 2.41 acres (approx.)

**Agent:** Lawrence Kramer (954) 797-2821

## **CRIME PREVENTION THROUGHT ENVIRONMENTAL DESIGN: "CPTED" PLAN**

### **Natural Surveillance**

The Riverside Promenade site is designed to maintain maximum visibility for all public areas. The combination of site lighting, open to view public spaces such as sidewalks, entrances, promenades, open parking areas and an open to view parking garage will play an important role in crime prevention. For the parking garage structure we are proposing a number of security measures which will include; closed circuit TV surveillance, open to street view stair towers and an open to street view glass front elevator. The landscaping throughout the property will also allow for clear views for all public spaces.

### **Natural Access Control**

The Riverside Promenade has throughout the project clearly defined walkways, open patios and the promenade which will run from Riverside Drive to the Intra Coastal and along the Intra Coastal. The areas described will be open to view from East Atlantic Blvd., Riverside Drive and Hibiscus Ave. Clearly marked walking areas with bollard lighting appropriate general site lighting and signage will guide visitors as they walk and drive through the project site.

### **Territorial Reinforcement**

Riverside Promenade will have a mix of restaurants and retail development built about open public areas such as the promenade along the Intra Coastal to Riverside Drive and the patios surrounding the restaurants and retail structures. The patios and promenade will have surface treatments such as pavers and scored concrete, bollard lighting, landscape lighting, planters, benches, two gazebos and other design elements that will demonstrate control.

### **Maintenance**

The project will include two restaurants a retail structure and a four level parking garage these structures will create a significant design statement on East Atlantic Blvd. The buildings will be designed with materials and design elements that will be substantial and appropriate for the local environment. We propose to use building materials that require only normal maintenance, materials such as; impact glazing, metal fascia and parapets, permanent structural canopies, masonry walls, concrete structural elements for the parking garage and other materials that will withstand the elements and be easily maintained. Riverside Promenade is a significant project that warrants appropriate maintenance.

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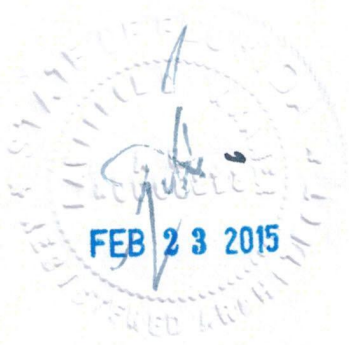
### Activity Support

The activity support happens in the interior and the exterior of the buildings. Both restaurants have outside dining to increase the risk of detection of undesirable activities. A bar in the ground floor and a terrace on the second floor is proposed in the rear of each restaurant to generate activity during the entire day. Facing the parking lot, one of the restaurants has a terrace that allows their users to have visual control of the other two buildings and the parking area. Riverside Promenade allows their intended users to provide natural surveillance to prevent criminal activity.

Sincerely,

Lawrence Kramer, Pres.  
South East Architect Services, Inc.

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Lawrence  
Kramer

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