



Mullet Alley

CPTED Narrative

February 20, 2018

Project Location: 165 NE 1st Ave

Project Description: The proposed development, known as Mullet Alley, will be transformed into a public plaza. The plaza will be completely remodeled adding street pavers, dumpster enclosures, street lamps, seating area for pedestrians, and landscaping to enhance the space.

Below is a description of how the project addresses each crime prevention through environmental design ("CPTED") principle. 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. A security system will be installed for the project. Camera locations will be focused on main entrances and high-use areas.

Lighting:

- b. An adequate functioning and well designed lighting system will keep areas well lit at night to establish a sense of security of the site.
- c. The entire site will feature adequate lighting, per standards of the code, including the dumpster area.
- d. Proposed lighting does not conflict with proposed landscaping.
- e. Reduction of shadows and glare will be achieved as best possible.
- f. The use of convex mirrors will be implemented at building corners along pedestrian routes to enhance visibility.
- g. All exterior lighting including all building exits and pathways leading from public to private areas will be controlled by programmable time clock to ensure lighting is provided during the evening hours at all times.

Sidewalks:

- h. Existing side walks are located along NE 2nd Street and NE 1st Avenue. Natural surveillance is provided by establishing an active presence of active use front the storefront areas and the adjacent public sidewalk areas.

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09/23/19



- i. The alleyway naturally has multiple entrances and exits, eliminating dead-ends and entrapment zones.

Landscaping:

- j. The proposed landscaping is designed to reduce obstructions to the surrounding building entrances and exits, with taller vegetation and trees planted away from entrances, exits, and walkways.

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 pedestrians at three locations including NE 1st Avenue, NE 2nd Street, and internally along existing alleyways.
- b. There are no security gates at the main entrance, so public vehicular/pedestrian access will be allowed.
- c. Towing signage will be displayed to prevent unauthorized parking or abandonment of vehicles.
- d. Facilities/amenities are for public use and will be accessed by the public.

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. A fence and gate will be installed along the North side of the property. Note that this alleyway is a public area, the fence along the North side isn't meant to discourage anyone from using the space.

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. 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:

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- a. The alleyway is set between publicly used buildings, which will promote public use of the space.
- b. Pedestrian activity zones are created with benches and public resting areas along the Alley.
- c. Patio areas and connections to the public 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 central courtyard of the project, which is available to the public.

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09/23/19