



## **Vista BMW Service Garage – DRC Application**

### **CPTED Narrative**

#### **CPTED PRINCIPLE #1 – NATURAL SURVEILLANCE:**

New site lighting is being proposed throughout the interior of the site to ensure that all areas can be seen. Security cameras will be installed providing surveillance coverage of all sides of the site.

#### **CPTED PRINCIPLE #2 – NATURAL ACCESS CONTROL:**

The site is surrounded by an existing 6'-0" pre-cast concrete wall with semi-transparent rolling security gates at the vehicular entrances off of NE 8th street and NW 23rd avenue. The change in material makes it clear from the street where the entrances are.

#### **CPTED PRINCIPLE #3 – TERRITORIAL REINFORCEMENT:**

The existing pre-cast site wall helps to clearly define the public areas from the private ones.

#### **CPTED PRINCIPLE #4 – MAINTENANCE**

The proposed work includes redeveloping the eastern portion of the site, including the demolition of two existing older structures. This work follows the completion of the showroom renovation on the western portion of the site. The entire site will be new and it is in the owners best interest to maintain it as such.

#### **CPTED PRINCIPLE #5 – ACTIVITY SUPPORT**

The combination of a site wall to separate public and private areas, sufficient site lighting and newly implemented security cameras enforce this principle. The security cameras provide a causal form of surveillance.

Should you require any further information or clarification please do not hesitate to contact our office.

Respectfully submitted,

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