

November 12th, 2021

Owner: **BREF Andrews, LLC.**

Project Name: **Andrews Industrial at Andrews Premier Business Park**

Project Address: **1698 N Andrews Avenue, Pompano Beach, FL**

CPTED NARRATIVE

Crime Prevention Through Environmental Design (CPTED) is based on a set of five design and usage concepts that can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life. The five principles include *Natural Surveillance*, *Territoriality*, *Access Control*, *Activity Support*, and *Management & Maintenance*. The following narrative was based on the CPTED guidelines for the proposed industrial building located at 1698 N Andrews Avenue, Pompano Beach, FL 33069.

- **Natural Surveillance:** This principle was achieved by the placement of proper lighting throughout the site (Please refer to Photometric Plans on sheet A-0.2) that will provide surveillance at night, deterring potential threats. The proposed building was also designed to have its future possible tenant offices' windows overlooking the exterior on the Southeast, Northeast, Southwest, and West of the building. The landscape buffers were also an important key to preserving sight views through the parking areas.
- **Territoriality:** "No Trespass Signage" shall be placed in all perimeters of the property (SE, NE, SW, and W), posted in a clear view, and fastened securely at all corners, to identify territoriality. Buffer landscapes are also to help prevent unauthorized access throughout the site.
- **Access Control:** Entrances, circulation routes, and parking will be easily identifiable by signage, and all future CCTV cameras and other security systems (provided by future tenants) should be used to determine who accesses the property. The cameras should be placed at appropriate heights to capture as much detail of suspicious activity as possible. All future tenants will also be encouraged to provide electronic surveillance in all open areas such as entrances, lobbies, and common areas.

Other design features are proposed, such as sidewalk circulation with more than one pedestrian route to and from the site to avoid entrapment zones. The drainage retention areas were also important in creating a separation between the site and adjacent areas, discouraging pedestrians to access areas that are not designated to be accessed.

- **Activity Support:** Signs that promote positive activity will be placed accordingly, to promote the presence of pedestrians in designated areas. Parking spaces are available next to all entrances for

the convenience and safety of the employees. The proposed sidewalk circulation around the premises will also encourage programs such as the morning walkers, which will also provide additional reinforcement to the natural surveillance before business hours commence.

- **Management & Maintenance:** A proper maintenance of the building and its features is an extremely important requirement to ensure that all the CPTED elements mentioned above will serve their intended purpose. All doors and windows proposed will be impact resistant, avoiding the “broken window theory” to take place on the building. All the exterior of the service areas, truck courts, pump/meter room, and others should be well maintained to avoid attracting vandalism. All the lights should be replaced when needed and landscape should be well-kept on a regular basis, ensuring the vegetation will not block the lights as it matures.

The purpose of this narrative is to outline the CPTED guidelines strategy adopted for the proposed industrial building, considering all the five principles mentioned above. However, it is not intended to imply that the proposed security measures are absolute or perfect.

Should you have any questions or comments please contact the office.

Best regards:

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