

**Old Town Towers**

**Zones B & D**

**CPTED NARRATIVE**

**April 4, 2023**

Site Location: 210 - 217 NE 3rd Street, Pompano Beach, Florida 33060

290 NE 2nd Street, Pompano Beach, Florida 33060

Zoning: TO-DP (Transit Oriented in Downtown Overlay District)

Natural Surveillance

1. Lighting fixtures will be strategically located to keep common areas and perimeter walkways of the buildings well-lit. Lighting controls will ensure illumination levels are maintained at code complaint thresholds.
2. Ground cover and low growing landscaping will be maintained at minimum height to eliminate potential hiding places for intruders.
3. Ground level fenestration will promote activity and natural surveillance from within the building.
4. CCTV will be provided to monitor the parking garage, the loading area, and building entry and access points.

Natural Access Control

1. The site has one vehicular access point. Ground level parking will be available to public vehicles and pedestrians. A garage access gate will limit the upper levels of parking to residents only.
2. Access control is provided to prevent the persons from entering areas not open to the public. Public areas will be open to the public during normal hours of operation.
3. Wayfinding will inform the pedestrians and vehicles of how to navigate through the site.

Territorial Reinforcement

1. Physical barriers, doors and gates will delineate private space from the public realm. Access control will further enhance this separation.
2. Vehicular arteries and access points will be separated from pedestrian circulation routes by physical barriers to promote safety.

Maintenance

1. Building maintenance staff will keep the site clean and free of debris.
2. Vandalized and damaged areas will be repaired and cleaned in timely manner to preserve the presence of a well-maintain building for the residents and the surrounding neighborhood.
3. Exterior electrical and plumbing fixtures will be secured to deter unauthorized use.

Activity Support

1. The building will be set close to the street to enhance the connection between private and public space
2. Private ground floor terraces will be connected to the public pedestrian sidewalk network that encompasses the site.
3. Ground level commercial space and residential amenities will promote the presence of people and activity.