



SYNALOVSKI ROMANIK SAYE
Architecture • Planning • Interior Design

Pompano Beach Fire/Emergency Operations Center

Pre-Application Meeting – PZ21-1200002

#1 Natural Surveillance

CPTED Principle #1 - Natural Surveillance "See and be seen" is the overall goal when it comes to CPTED and natural surveillance. A person is less likely to commit a crime if they think someone will see them do it. Lighting and landscape play an important role in Crime Prevention Through Environmental Design.

The building is positioned facing SW Third Street to the North of the site located at 100 SW Third Street, so as to maximize visibility and awareness of the Fire Administration/Emergency Operations Center within the existing campus that includes the BSO Police Station, Fire Station #63, BSO Fleet Maintenance Building and the Fire Training Tower.

The layout of the parking allows for a clean loop of traffic throughout the site and provide alternate escape routes should one or two of the egresses be blocked during any emergency situation.

City Code required foot candles of lighting will be provided via LED site lighting laid out on the site to minimize the number of poles without compromising light spillage outside of the property boundary.

New landscape material will be provided to meet City Code requirements yet not compromise view lines. Some of the mature trees where the new parking and the new building are going are not in good shape and will be removed and new smaller trees will be provided to provide the canopy requirements from the removals.

The building has an impact glass storefront pedestrian entrance at the North elevation is a triple volume space and will be monitored by security cameras for building access. The first floor lobby will not have receptionist positioned in the lobby, however the main entrance will allow for natural from the third floor lobby and interior open stair tower. Fire Administration staff will be controlling access from the third floor via a camera and door release button.

Steel light bollards will be provided at the entrance to provide way finding at night, while allowing them to be a subtle physical deterrent to potential infiltrators, so that vehicles cannot breach the main public entrance.

#2 Natural Access Control

Natural Access Control is more than a high block wall topped with barbed wire. Crime Prevention Through Environmental Design or CPTED utilizes the use of walkways, fences, lighting,



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signage and landscape to clearly guide people and vehicles to and from the proper entrances. The goal with this CPTED principle is not necessarily to keep intruders out, but to direct the flow of people while decreasing the opportunity for crime.

There is one entrance drive at the Northeastern corner of the property and another entrance at the Southeastern corner access (SW Fourth Street) for vehicular and pedestrian access to the campus.

The existing driveway along the Northern edge of the BSO Police Station will remain and provide access to visitors to the reconfigured visitor parking lot to the West of the existing building and will also provide staff access to the secured parking areas further West of the visitor lot and for access to the new Fire Administration/Emergency Operations Center building and parking garage behind a controlled 6' high steel picket fence/gate. Non-credentialed individuals will be able to access the parking garage. City of Pompano staff and BSO staff will have separate access control systems to open the gates to the secured parking area.

The Southern property line abuts the rear properties of the warehouse area South of the site and currently allows for SW Fourth Street to pass through the project site and connect to South Flagler Street, however there is not an actual R.O.W. that exists. This section of street currently allows for vehicular and pedestrian access to occur along the southern edge of the public safety campus, which is not desired. The proposed plan will eliminate public access to the portion of SW Fourth Street within the property lines, except for a few visitor parking spaces that are being provided just West of the existing Fire Station #63, and a controlled 6' high steel picket fence/gate at the Southeast corner of the site to allow access to the existing Fire Station #63, BSO Fleet Maintenance Building, Fire Training Tower and new Fire Administration/Emergency Operations Center building and parking garage will be provided. Non-credentialed individuals will be able to access the parking garage. City of Pompano staff and BSO staff will have separate access control systems to open the gates to the rear secured parking area. A controlled access gate that will be used for EGRESS ONLY will be provided at the North end of South Flagler Avenue and no longer allow for ingress or egress by any non-credentialed individuals.

And the West property line is the Tri-Rail Coastal Link service on the Florida East Coast (FEC) railway. The existing 6' high chain link fence will remain along the West property line and will not allow for any vehicular or pedestrian entry.

The public access point to the existing BSO Police Station and Fire Station will remain. And the BSO Fleet Maintenance Building and the Fire Training Tower will only be accessible by credentialed personnel. The new Fire Administration/Emergency Operations Center building will only have public access via the reconfigured visitor parking just West of the existing BSO



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Police Station. There will be a call button and card reader at that door and entrance door will be controlled by Fire Administration staff.

Any deliveries will need to be granted access by Fire Administration and/or BSO personnel.

A security system and CCTV cameras will be provided at the building corners and within the interior of the space.

#3 Territorial Reinforcement

Creating or extending a "sphere of influence" by utilizing physical designs such as pavement treatments, landscaping and signage that enable users of an area to develop a sense of proprietorship over it is the goal of this CPTED principle. Public areas are clearly distinguished from private ones. Potential trespassers perceive this control and are thereby discouraged.

By nature of the security requirements of the public safety staff the visitor (public areas) will be easily discernable. Of the 445 parking spaces on site, only 40 parking spaces are designated for visitor or non-credentialed individuals use. 35 visitor parking spaces are for the use of the new Fire Administration/Emergency Operations Center and the existing BSO Police Station/ And 5 visitor parking spaces are dedicated to the existing Fire Station #63.

Signage will be provided to assure that visitors clearly understand where they may park and gain access to the buildings on site and fences will separate the public areas from the secured parking areas.

A decorative screen wall will be provided along the North face of the parking garage to provide security to the garages Northern edge, as well as provide an aesthetic element of interest and texture to the vertical plane in compliance with the City of Pompano Beach's parking garage code.

All fencing will transparent for visibility between public and secured areas and provided with base plantings to soften the look and feel.

#4 Maintenance

CPTED and the "Broken Window Theory" suggests that one "broken window" or nuisance, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity. A formal CPTED based maintenance plan will help you preserve your property value and make it a safer place.



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As this is City project, the City of Pompano Beach Public Works department will assure that the building, landscaping and ground are well-kept and attended to on a regular basis as well as addressing any issues that may arise from vandalism. As this is a public safety campus and police and fire staff and vehicle presence will remain a constant on the site and likely a deterrent to criminal activity.

#5 Activity Support

Increase the use of a built environment for safe activities with the intent of increasing the risk of detection of criminal and undesirable activities. Natural Surveillance by the intended users is casual and there is no specific plan for people to watch out for criminal activity.

The building has an impact glass storefront pedestrian entrance at the North elevation is a triple volume space and will be monitored by security cameras for building access. The first floor lobby will not have receptionist positioned in the lobby, however the main entrance will allow for natural from the third floor lobby and interior open stair tower.

All perimeter offices and conference rooms on the first and the third floors of the new Fire Administration/Emergency Operations Center building will be provided with windows for natural surveillance of the site. The break room/staff lounge on the third floor also includes windows that allow for natural surveillance.

A decorative screen wall will be provided along the North face of the parking garage to provide security to the garages Northern edge, as well as provide an aesthetic element of interest and texture to the vertical plane in compliance with the City of Pompano Beach's parking garage code. The decorative screen will not obstruct views from the interior of the garage and will allow for natural surveillance from the garage to the public realm.