

St. Joseph Manor – CPTED Narrative

St Joseph Manor has been thoughtfully designed utilizing CPTED principles throughout the design as follows:

CPTED PRINCIPLE #1 NATURAL SURVEILLANCE

The building has been designed with ample windows which face each direction. There are windows in the residential units and common areas with visibility to the exterior areas. Residents can observe deliveries and visitors entering from the street into the parking lot from the existing windows. The property lines are also clearly visible from both new and existing buildings, essential creating a visual perimeter to the project.

The lighting plan will provide excellent illumination to the exterior of the buildings, central park, parking spaces and vehicular entrances for good visibility and accountability.

CPTED PRINCIPLE #2 NATURAL ACCESS CONTROL

Natural Access control is accomplished by having 6'-0" chain link fences along the perimeter of the property, continuous hedge material and perimeter trees. The property will have vehicular gates and an access control system tied to video surveillance that security staff will control.

Video surveillance will be utilized at the entrance point to the site and to the buildings at strategic locations. Additional security camera will be utilized to view any vulnerable areas such as property corners, parking areas or back of house functions. The video surveillance system will be a fixed lens type, weather proof and vandal resistant.

CPTED PRINCIPLE #3 TERRITORIAL REINFORCEMENT

Ground planting and hedges has been designed to be less than 3 feet and tree canopies over 8 feet to allow clear zone of natural surveillance for police to be able to have un-obscured sight around the perimeter and into the property.

Additionally, the building entrance has been accentuated architecturally with a covered canopy and is well light. Upon entrance to the building there is a security desk.

CPTED PRINCIPLE #5 ACTIVITY SUPPORT

St. Joseph Manor is the second building of the planned project with the same proposed use. Current programs consist of resident awareness meetings, employee training, resident activities and community outreach programs to help support a sense of community. These programs will remain intact and will be bolster with the increase number of residents. A central plaza is being proposed which will help promote a sense of community and wellness. Additionally, this area was located centrally for high visibility both for security reasons and for the wellness of the residents.

CPTED PRINCIPLE #4 MAINTENANCE

The property (phase I) has a history of superior maintenance and upkeep. The tree canopies are currently maintained clear under 8 feet and hedges are maintained at 3'-0" or less. Additionally strict parking rules are enforced regarding inoperative vehicles and inappropriate outdoor storage.