

## **CPTED Narrative**

### **Blanche Ely Estates**

**July 5, 2023**

**PROJECT LOCATION:** 1600 Block NW 6<sup>th</sup> Avenue, Pompano Beach FL, 33060

On behalf of Housing Authority of Pompano Beach (Property Owner), KEITH is pleased to submit the Blanche Ely Estates Project for a major site plan and major building design approval. The site is located at the 1600 Block of NW 6<sup>th</sup> Avenue (Blanche Ely Blvd.).

The 11.46-acre vacant parcel has one folio number: 484226460010, and is a part of Liberty Park Neighborhood.

The applicant is proposing a new thirty-six lot single-family subdivision. The homes will be deed restricted affordable development will feature one to two-story single-family homes (varying in footprint size and configuration) and gated entrance with buffered perimeter landscaping. The main entrance will be on NW 6<sup>th</sup> Avenue.

Below is a description on how the project addresses each Crime Prevention Through Environmental Design ("CPTED") principles. The project team prepared a CPTED plan and attached it to this application package as Sheet SP-102.

1. **NATURAL/ELECTRONIC SURVEILLANCE:** The Project adheres to this principle through the organization of physical features, activities, and people in such a way as to maximize visibility to and from the site. These elements of the project design further create a feeling of safety by presenting a fear of detection for potential intruders. This project implements this principle in the following ways:

#### **Electronic Surveillance**

- a. The project will incorporate CCTV security system for common areas and parking areas. Camera locations will be determined based on the recommendations of the security consultant and consultation with the BSO during building permit review.
- b. Unit owners will be encouraged to provide individual security camera systems for their unit.
- c. Security camera locations and direction are approximate and are subject to change. Building permit application will be submitted for installation of security system. Detailed plans showing "cone of coverage" shall be provided at time of building permit.
- d. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
- e. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- f. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- g. Security cameras must fully view all parking areas, building entrances and pedestrian paths of travel along

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and into the building perimeters.

- h. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.
- i. A security gated system will be installed at vehicle entry points, any proposed camera locations will focus on main entrances and high-use areas. At time of building permitting, proposed camera locations will show complete field of coverage.
- j. Residential units are fronting the private roadway with access to the pedestrian sidewalk connection providing a source of natural surveillance.
- k. Security cameras will have a full view of all parking areas, all exterior building entrances and pedestrian paths of travel along and into the building perimeters.
- l. Any potentially vulnerable areas that cannot be observed through Natural Surveillance will be covered by electronic surveillance monitoring.
- m. Motion activated security cameras will be set up to and at the perimeter boundaries, the parking areas, and activity areas such as any exterior amenity areas to deter criminal activities.

#### LIGHTING:

- a. Security motion sensors will be utilized in strategically targeted areas, especially with regards to any building design feature area that has an overhang or obstructive feature that would attract loiterers, trespassers, thieves, burglars, robbers, etc.
- b. Vandal proof motion sensor security alert lights will be installed over garage egress side doors as a burglary crime prevention/deterrent as these remote doors are not immediately visible to the roadway and out of sight of many of the neighboring residents and police patrols.
- c. An adequate functioning and well-designed lighting system will keep areas well-lit at night to establish a sense of security at the site.
- d. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.
- e. The entire site will feature adequate lighting, per the standards of the code. This includes the exterior locations around the clubhouse which offers passive surveillance for the neighboring single-family buildings. Any rooms in and around the clubhouse building will be secure and feature adequate lighting.
- f. Foot-candle illumination will increase at building entrances and high-use areas of the site. All proposed lighting will not conflict with the proposed landscaping.
- g. Focused bright soft lights with shielded fixtures will be implemented to eliminate glare and undesirable light pollution trespass.
- h. Lighting will be placed to enhance camera placement. The placement will avoid concentrate light directly into a camera lens thereby causing interference in operational efficiency.
- i. Design out any potential landscaping and lighting conflicts to avoid existing or future constructions to



natural or mechanical lighting and surveillance.

- j. Ensure all lighting (and cameras) are strategically placed so they will not be obstructed by the growth of existing, or installation of future landscaping.

#### **SIDEWALKS:**

- k. All non-residential space within the site will provide controlled access. Natural surveillance is provided through one point of access, so users are closely monitored.
- l. A clear line of sight is provided to and from private and public areas. Large windows and balconies are located close to the street to create a sense of place, while providing natural surveillance.
- m. Site designers created a sidewalk circulation network that offers multiple pedestrian routes, eliminating dead-ends and entrapment zones.

#### **LANDSCAPING:**

- n. The proposed landscaping is designed to reduce obstructions to the single-family entrances, with taller vegetation and trees planted away from entrances and walkways.
- o. Landscaping around the site's perimeter and building windows are maintained to preserve a clear line of sight between 2.5 feet and 8 feet. This includes trimming tree limbs in order to not hang lower than 8 feet and to trim shrubs/hedges to a maximum height of 2.5 feet.
- p. All natural or mechanical lighting and surveillance are strategically placed so they will not be obstructed by the growth or installment of future landscape.

- 2. **PHYSICAL/NATURAL ACCESS CONTROL:** This principle focuses on maintaining control and prevents criminals from gaining the opportunity to commit criminal activity. The project achieves this by implementing the following concepts:

#### **Natural Access Control**

- a. The site is accessed by passenger vehicles at one main entrance/exit location from NW 6th Avenue, just off the main road of NW 15th St.
- b. Parking lot spaces are clearly identified with pavement marking and signage.
- c. Do not block the Natural Surveillance benefit of CPTED 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed closely on either side of it.
- d. Any landscaping in front of fencing (except as required per perimeter buffer standards of the Code) should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

#### **Physical Access Control**

- e. The security gate at the main entrance will provide access to the site while keeping unwanted guests out. Public vehicular/pedestrian access is provided through the "Call Box" or a "Photo-n-Go" type system.
- f. All solid exterior doors, including each individual residential unit entry door, must have either a see-



through reinforced security window, or an audible/ video intercom pager, or at the minimum a 180-degree wide angle door viewer (peephole) including service doors, garage, or bay doors (if any).

- g. Facilities/amenities will only be accessed by residents of the project and their guests.
- h. This residential project does not contain late-night business.
- i. Any existing or future fencing anywhere on the site will be CPTED oriented such as metal rail bars with 'see-through' spacing to maintain critical Natural Surveillance. Narrow spacing will be used between vertical bars to prevent providing footholds.
- j. Adequate signage will be posted, such as towing signs, to prevent un-authorized parking and vehicle abandonment within the project site. A towing policy will be strictly enforced.
- k. Include anti-pry robust security bar device on any ground or, if any, second level sliding glass doors (if any).
- l. All exterior power outlets will have a lock or power secure internal cut-off switch to deny unauthorized access.
- m. The project will participate in the BSO No Trespass Program. An application to the BSO office will be provided prior to building permit approval. No Trespass signage locations will be coordinated with BSO prior to installation. Signage will be properly fastened at all corners to either a fence or pole.

#### **Electronic Access Control**

- n. The project will feature a smart card reader technology for building access into the clubhouse, which will also allow law enforcement efficient access in the event of an emergency.
  - a. Install hard wired burglar security alarms, or at the minimum prewire each residential unit for burglar alarms
  - b. All exterior doors must be pre-wired for burglar alarms, have non-removable door hinge pins, and have the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached.
3. **TERRITORIAL REINFORCEMENT:** This principle includes defining public vs. private property. Regular occupants establish a sense of ownership of private space and notice potential criminal activity before it happens. The project achieves this by implementing the following concepts:
- a. Security gates on private pedestrian sidewalks that connect to the public sidewalk network.
  - b. A perimeter fence separates the private development from the adjacent public space.
  - c. Perimeter landscape further separates public vs private space, specifically along the property's perimeter.
  - d. Fencing design will facilitate natural surveillance by featuring opaque fencing around the property.
  - e. All exterior doors will be pre-wired for burglar alarms, have non-removable door hinge pins, and have the capacity for electronic door position switches to signal a security alarm system that a door, which should not have been opened, has been opened and breached.



- f. Costly equipment such as ground floor exterior air conditioning units will be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information will be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment will be secured robustly to deter/ prevent theft.
- 4. **MAINTENANCE:** Vandalism is a criminal activity which typically coincides with lack maintenance and abandonment. Maintenance is an important factor in preserving a safe environment and this project aims to satisfy this principle in the following ways:
  - a. Landscape maintenance of the surrounding areas will indicate an adequate functioning project, therefore promoting the sense of occupancy, further deterring criminal activity.
  - b. The grounds will be clean and clear of debris.
  - c. Maintenance staff will take notice of any damage or hazards within the maintained areas. They will perform quick repairs to keep the site clean and safe.
  - d. Graffiti will be cleaned or painted over as quickly as possible.
- 5. **ACTIVITY SUPPORT:** Activity support does exactly what the title presents; to provide support to the surrounding areas by establishing a presence of people and activity. Criminals are less likely to commit a crime if they know other people may be watching. The project adheres to this principle in the following ways:
  - a. The buildings amenity features are focused on the west center of the site. These areas feature large open areas, splash pads, and tot lot that facilitate passive monitoring by its users.
  - b. Pedestrian activity zones are created with the amenity areas located at the rear of the site.
  - c. Patio areas and connections to the pedestrian network will promote activity on the property, further supporting the principle of natural surveillance as people will be aware of what is happening in the surrounding areas.
  - d. Primary activities on the project will coalesce around the amenity areas, which will be available to the project's residents and their guests.
  - e. A playground will facilitate activity support, while also providing an area for monitoring of the site, deterring criminal activity through the use of natural surveillance.
  - f. The clubhouse Wi-Fi system will be encrypted and password protected to prevent non-legitimate users to loiter and use the open free Wi-Fi.



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