

Grover Corlew - Pompano Station CPTED Principles

On behalf of G&C Platinum 2400 Investors, LLC and G&C Platinum 2500 Investors, LLC ("Applicant"), please accept this summary narrative describing the manner in which CPTED principles have been incorporated into the design of the proposed development in connection with the site plan submitted for pre-application on December 9, 2019.

- Principle #1 Natural Surveillance: The proposed design encourages natural surveillance by activating the ground floor of the structures with active use amenities and ground floor dwelling units fronting the street. Pedestrian scale lighting will be implemented to ensure sufficient lighting throughout the outdoor amenity areas and along facades adjacent to streets. Landscaping will be consistent with the urban form of the proposed development to ensure trees and shrubs are appropriately located to create a comfortable pedestrian atmosphere that allows a high level of visibility into and out of the ground floor of the structures.
- Principle #2 Natural Access Control: The site has been designed for optimal natural access control in an urban setting. The use of sidewalks and landscaping guide the pedestrian to the main entrances of the structures with clearly identified access for residents. Wayfinding signage will be implemented to direct pedestrians and vehicular traffic alike to the appropriate entrances.
- Principle #3 Territorial Reinforcement: The proposed development is designed to excel in the way of territorial reinforcement. The proposed building type and scale of the structures in relation to the adjacent street will create an urban atmosphere within this area and between the structures to extend the sphere of influence created by this development. The proximity and incorporation of the nonresidential uses along East Atlantic Boulevard will further expand the sphere of influence to work towards unified and complimentary urban blocks with safe and convenient pedestrian circulation. The proposed public plaza at the northwest corner of East Atlantic Boulevard and NE 24 Avenue will work to encourage connection between the residential structures and nonresidential uses front East Atlantic Boulevard. Similarly, the existing street configuration and on-street parking spaces lend to a pedestrian oriented environment with slowed vehicular traffic that works to dissolve the mental and physical property barriers associated with roadways. The urban form of the proposed development is complimented by landscaping to clearly distinguish the pedestrian circulation routes and public plaza from private spaces within the sites.
- Principle #4 Maintenance: The proposed development will provide a high-quality residential community with attractive amenity areas that will be maintained regularly through a professional management organization. Further, the incorporation of adjacent existing nonresidential uses demands an elevated level of attention to maintenance to ensure all areas of the site are properly maintained including shared use areas such as the parking garages.

- Principle #5 Activity Support: The proposed development will significantly increase the activity on and around these sites in addition to that of the surrounding area. The urban form of the proposed development is meant to encourage pedestrian activity in the area. The proposed residential development and location of amenity areas on the ground floor will result in a high level of pedestrian activity within the proposed structures. Additionally, visitors to the nonresidential developments along East Atlantic Boulevard will further increase the level of activity in this area as they navigate the pedestrian circulation routes from the proposed parking garage to the existing commercial structures in this area.