

SECTION 12. COMMUNITY SAFETY DESIGN STANDARDS

12.1 COMMUNITY SAFETY DESIGN STANDARDS

The purpose of the Community Safety Design Standards is to establish design requirements to assure a safe and comfortable environment for all of its residents and visitors.

12.2 CPTED PRINCIPLES

Crime Prevention Through Environmental Design (CPTED) is the multi-disciplinary approach to deterring criminal behavior through environmental design.³ It is based on the following four basic interrelated principles, as described below.

12.2.1 NATURAL SURVEILLANCE

Natural surveillance is a CPTED principle directed at keeping legitimate users and potential intruders under passive observation. It utilizes design features to increase the visibility of a property or building by human activity. This provides the opportunity to challenge inappropriate behavior or report it to the police or the Landowner when observed. When natural surveillance is used to its greatest advantage, it maximizes the potential to deter crime by making the offender's behavior more easily noticeable to a passing individual, casual observer, or police patrol car. Natural surveillance provides a good visual connection between residential and/or commercial units and public environments such as streets, common areas, parks, sidewalks, parking areas, and alleys.

12.2.2 NATURAL ACCESS CONTROL

Natural access control is a CPTED principle used to decrease the opportunity for criminal activity by creating physical elements and cues in the design to keep unauthorized persons out of a particular place if they do not have a legitimate reason for being there. Natural Access Control can be accomplished by the placement of entrances, exits, fencing, landscaping, and lighting to provide physical guidance to people coming and going from one space to another. Natural access control provides clear boundaries between public, semi-public, and private areas. These boundaries are needed at entrances to residential buildings, shops, parking lots and garages to define the areas appropriate for legitimate users and inappropriate for unauthorized persons. Boundaries can be established by signs, walls, fences, landscaping, and pavement treatments.

12.2.3 TERRITORIAL REINFORCEMENT

People naturally protect a territory that they feel is their own and have a certain respect for the territory of others; clear boundaries between public and private areas are achieved by using physical elements to "personalize" space. Such elements as fences, pavement treatment, art, signs, gardens, proper maintenance, and landscaping are ways to express ownership. The concept of territorial reinforcement

³ International CPTED Association, cpted.net, 2015.

suggests that physical design can create or extend a sphere of private or semi-private space. Potential offenders perceive that territorial influence. For example, low walls, landscaping, and paving patterns clearly defining the space around a private unit's entry signal that the space belongs to (and is the responsibility of) the residents of the unit. "Defensible Space" is another way of describing this strategy, which involves creating recognizable public, semi-private, and private zones. These zones can be defined as:

- Public zones are generally open to anyone and best suited to natural surveillance approaches to create a safe environment.
- Semi-private zones create a buffer between public and private zones and may serve as common use spaces, such as common interior courtyards. Although accessible to the public, separation is provided by using design features, such as landscaping, that establish definite transitional boundaries between public and semi-private zones and private zones.
- Private zones are areas of restricted entry. Access is controlled and limited to specific individuals or groups. A private residence is a clear example of a private zone.

12.2.4 MAINTENANCE AND MANAGEMENT

Finally, care and maintenance allow for the continued use of a space for its intended purpose. Deterioration and blight indicate less concern and control by the intended users of a site and indicate a greater tolerance of disorder. The more dilapidated an area, the more likely it is to attract unwanted activities. Proper maintenance protects the public health, safety, and welfare in all existing structures and premises, either residential or nonresidential, by establishing minimum requirements and acceptable standards. Maintenance and management need to be considered at the design stage, as the selection of materials and finishes will impact the types of maintenance treatment that can be sustained over time.

These principles work together to create safe environments. Each principle in turn generates a list or group of specific design standards that are incorporated into the Liberty design, as shown on Exhibit 12-1, Crime Prevention Through Environmental Design.

12.3 COMMUNITY POLICING THROUGH ENVIRONMENTAL DESIGN

12.3.1 SINGLE-FAMILY ATTACHED AND DETACHED RESIDENTIAL DEVELOPMENT

The following CPTED design standards are required of any proposed Single-Family Attached and Detached residential development.

12.3.1.1 NATURAL SURVEILLANCE

- All dwelling structures shall be visible from the street.
- The NC-10 Stormwater Detention Basin shall be visible from Stonegate Drive and Heirloom Drive. View fencing shall be utilized for enhanced natural surveillance into the basin area.
- All parks and greenbelts/trails shall maintain a high level of natural surveillance, including the Clarksburg Branch Line Trail.
- Houses that backup to the CBLT shall be two stories tall and builders shall be encouraged to construct outdoor patios to enhance natural neighborhood surveillance.

- Alley loaded homes should have balconies, second-floor decks, and large windows facing the integrated alley to provide “eyes on the alley” surveillance. Alley loaded homes also have street addresses, LED lighting, fencing, and gates.

12.3.1.2 TERRITORIAL REINFORCEMENT

- Cul-de-sacs shall be designed with fronting homes. This street design promotes “eyes on” the street.

12.3.1.3 MAINTENANCE AND MANAGEMENT

“Double-walls” shall not be permitted because they encourage the collection of debris, are a public health and safety concern, and invite criminal activity. This would be negotiated with perimeter homeowners that may have existing fencing and walls that may or may not need replacing. The City shall contact all adjacent existing homes to offer replacement of existing fences between developments to avoid the “double” fence scenario. Noticing by public outreach methods shall be implemented to provide ample outreach, time, and discussion to minimize intrusion to existing residences.

Multi-Family Attached Residential Development

The following CPTED design standards are required of any proposed Multi-Family Attached residential development.

12.3.1.4 NATURAL SURVEILLANCE

- Design buildings so that entry doors and exterior doors are visible from the street or by neighbors. Whenever possible, buildings shall be configured around courtyards, gathering areas, and green spaces.
- Install full-sized windows on all four facades of buildings to allow optimum surveillance. Locate windows so that surveillance of green spaces, footpaths, and drive aisles is possible from frequently used rooms (habitable rooms) (e.g., living room, family room or kitchen only), without permitting close views from those areas.
- Visitor parking shall be clearly identified and distributed throughout the development and visible from nearby residences for good natural surveillance.
- Buildings shall be sited so that the windows and doors of one unit are visible from another (although not directly opposite).
- Each dwelling unit’s entry door shall be visible and unobstructed from the street, greenbelt, or park. Hidden or secluded entry doors are prohibited.
- Parking areas shall be visible from commonly used windows (e.g., living room, family room, kitchen, dining room) and doors.
- Recreation areas shall be located to be visible from many of the dwelling unit’s windows (e.g., living room, family room, dining room, and kitchen) and doors and in central areas.
- Mailboxes shall be located in highly visible, heavily used areas, such as adjacent to the management office or community facilities to minimize the possibility of vandalism and theft. Mailbox kiosks shall not create any dead spaces or hinder natural surveillance. Mailbox facilities (including mail rooms, pedestrian pathways leading to, and areas behind kiosks) shall be well-lit with LED lighting, from dusk to dawn.

- A building's stairwell shall be centrally located to the units served and should be open and visible from as many units or common spaces as possible. When necessary, enclosed stairways shall contain numerous windows or be designed with glass walls, so users (and potential trespassers) can be seen on the stairway from outside and maintain good surveillance.
- Playgrounds/tot lots shall be placed in central, interior areas where they are clearly visible from units frequently used windows (i.e., living room, family room, kitchen windows). Playgrounds/tot lots shall require perimeter fencing that utilizes view fencing and border vegetation that shall be designed and maintained so as not to block visibility into the area.
- Property should not contain areas which are not clearly visible from natural surveillance points that are frequently occupied (i.e., dead spaces between buildings or dead-end areas in parking lots).
- The distance between units facing each other across a common landscaped green space should be sufficient for outdoor use and gatherings but should not compromise the privacy of individual dwelling units.

12.3.1.5 NATURAL ACCESS CONTROL

- Perimeter fencing shall be located where appropriate and utilize quality materials which support the community character.
- When locking gates are required, use devices that lock automatically upon closing on common building entrances.
- Locate business offices at or near the main entrance.
- For pedestrian gated access points along the perimeter fence-line, chain link fencing is prohibited and open-style agrarian or wrought iron shall be used to incorporate a celebrated entry point. A celebrated entry point is obvious and inviting. It would include items such as an oversized entry gate, decorative paving, increased lighting, increased landscape and other decorative features making it stand out from the basic fence-line.
- Where practical, activity generators can also include workshops and both indoor and outdoor recreation facilities, such as ball courts. These should be carefully positioned so that natural surveillance is provided from nearby units and completely separated from the tot lots.

12.3.1.6 TERRITORIAL REINFORCEMENT

- Each dwelling unit entry shall incorporate a semi-private, delineated patio, and/or sufficient space for the resident to add personal items for his/her defensible space.
- Community address numbers and complex numbers shall be visible and consistent with Fire/Building codes. Building numbers should be of sufficient height and posted so they are readily visible from all approaching walkways and from street parking areas. Each unit shall have a number posted so it is readily visible from the walkway. Each breezeway should be posted with unit numbers or letters. All posted numbers shall be of a color that contrasts with the background and are visible during both the day and nighttime hours.
- A locator map or directory should be posted at the site entrances. The directory should be located on the site to be easily and quickly identified and free from visual obstruction. The map should clearly indicate the dwelling numbering system, location of visitor parking, major community facilities and the management office. The directory should be internally illuminated and should be

illuminated from dusk until dawn. The directory should have vandal resistant glazing to minimize criminal damage and the structure should be weather resistant.

- Where dwelling units must share a common entry path, no more than six units should share a single-entry point. An example would be a three-story building where a pedestrian path leads to an entry point for two units on each floor.
- The use of individual lockable garages instead of carports shall be required for tenant parking. Whenever practical, garages should be attached to the unit and have a connecting door into the unit. If carports are built for visitor parking, the interior of the carport should be visible from regularly-used windows (such as a living room, family room, or kitchen) or other observation points (semi-private patio, balcony or amenity area).
- Boundaries between private and communal outdoor space should be clearly defined with physical barriers such as low-level fencing and/or landscape.
- Social meeting areas should be placed near building lobbies or along well traveled pathways. Avoid placing these rooms in out-of-the-way areas, or basement areas, where they will be ignored and poorly used.
- Dwellings, walkways, and common areas should be arranged so that it is possible for neighbors to meet one another through the daily use of the development (the placement of the mailbox kiosk for example).
- There should be opportunities for positive casual use of outdoors on the site. For example, provide well-designed, outdoor sitting areas or walking paths with exercise stations throughout the complex that are inviting to residents and encourage socializing.
- Activity generators should be provided on site to encourage social events, and community festivities. These activities should not be deterred by the design, such as vehicle access roadways and parking that obstructs or detracts from an uninterrupted network of safe landscaped spaces for children and adults.
- Provide opportunities for residents to add their own personal touches to their immediate environment; an example is articulated facades on the door entranceways so that they can add flower pots, and other items to beautify their space. Avoid flat fronted, row house designs, or motel type designs which offer no semi-private areas.

12.3.1.7 MAINTENANCE AND MANAGEMENT

- All buildings, recreational areas, and landscaping shall be maintained frequently.

12.3.2 NON-RESIDENTIAL DEVELOPMENT

The following CPTED design standards are required, where appropriate, at all non-residential developments.

12.3.2.1 NATURAL SURVEILLANCE

- Every area of the development shall be visible either from the street or from a window within a structure (i.e., The Commons, parks and greenbelts, WUSD's Bees Lakes property).
- Adhere to one foot candle for all common and/or activity areas, parking lots, walkways, entrances, exits, perimeter fence-lines, and outdoor storage areas, for safety and security. All exterior lighting shall be illuminated from dusk until dawn. All luminaries utilized shall have vandal resistant light

fixtures. LED lighting shall be utilized for all pedestrian pathways for enhanced security and excellent color rendition.

- Trash enclosures shall be placed so the location does not create a dead space behind or next to the structure. Enclosures must comply with City Code.
- The placement of utility equipment and trash enclosures shall not obstruct natural surveillance of common space areas.
- Landscape shall not obstruct natural surveillance of entrances, exits, pedestrian paths, parking lots, windows, or common space areas. Trees should be trimmed at least 8 feet above the ground. Shrubs should be trimmed so as to not block any views, light, or provide hiding places.

12.3.2.2 MAINTENANCE AND MANAGEMENT:

- Protection against graffiti can be obtained by planting vines and thorny shrubs or ground covers next to the sides of buildings, walls, and other design elements that could be vandalized. All plantings within a City ROW are subject to City approval.
- Graffiti-resistant paint or anti-graffiti coatings should be used on the sides of the building, walls, and any other design elements that could be vandalized. Murals on buildings, walls, and other design elements promote neighborhood pride and identity. They also help to deter graffiti.
- Protective films can be installed on the outside of windows to prevent window damage from graffiti, knife gouging or scratching.



EXH 12-1 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Summary

Crime Prevention Through Environmental Design (CPTED) is the design, maintenance, and use of the built environment in order to enhance the quality of life and to reduce both the incidence and fear of crime. CPTED is based on four basic interrelated principles, which are:

- Natural surveillance “eyes on...”
- Natural access control
- Territorial reinforcement
- Maintenance and management

The Liberty design purposefully incorporates these principles. For example, Liberty’s street grid creates livable front yards and pedestrian friendly streets, which in turn creates natural surveillance of streets, parks, greenbelts, and the WUSD Property. Public and private spaces are clearly delineated and access is controlled through the use of signs, landscape elements, elevation changes, walls and fences, and lockable gates. The Liberty Home Owners Association will help ensure proper maintenance of public and private spaces.

This page is intentionally left blank.