

CPTED NARRATIVE

Project: Le Parc at Lauderhill

Jurisdiction: City of Lauderhill, Florida

As VIMANI DESIGN, we have incorporated the principles of **Crime Prevention Through Environmental Design (CPTED)** into the overall site planning, architectural layout, and operational strategy for the proposed development. The intent of the design is to promote safety, visibility, and long-term stewardship through thoughtful environmental design rather than reliance on excessive physical barriers.

The following narrative outlines how the project addresses the five core CPTED principles, as well as how these principles are supported through a proactive maintenance plan.

CPTED Principle #1 – Natural Surveillance

The site has been designed to maximize opportunities for natural surveillance by residents, staff, and visitors. Building placement and orientation are intentionally configured so that active interior spaces and primary building entrances overlook internal circulation drives, pedestrian pathways, and parking areas. This approach ensures continuous visual oversight of common areas during both daytime and evening hours.

Ground-floor uses such as the leasing office, lobby, mail room, co-working spaces, daycare, fitness center, and community rooms are positioned along primary pedestrian routes and near building entrances. These active uses generate consistent foot traffic and passive observation of the site, reinforcing the CPTED objective of “see and be seen.”

Exterior lighting is strategically placed along vehicular drives, pedestrian walkways, parking areas, and building entrances to maintain visibility at night while avoiding glare or shadowed areas. Landscaping is designed and specified to maintain clear sightlines, with low shrubs and appropriately limbed trees that do not obstruct views between buildings, walkways, and parking areas.

CPTED Principle #2 – Natural Access Control

Natural access control is achieved through a clearly organized circulation system that guides vehicles and pedestrians to appropriate entry points without creating a defensive or enclosed environment. Vehicular access to the site is limited to defined entry locations, which connect directly to internal circulation drives serving parking areas and drop-off zones.

Pedestrian access is clearly delineated through continuous, well-lit walkways connecting parking areas, building entrances, and amenity spaces. Building entrances are clearly identifiable and visible from primary circulation routes, discouraging access to unintended or service-only areas.

Service and operational functions—including trash rooms, electrical rooms, pump rooms, fire pump rooms, and maintenance spaces—are consolidated and separated from primary public paths. This separation reduces unnecessary access while maintaining functional efficiency for operations and emergency services.

CPTED Principle #3 – Territorial Reinforcement

The site plan establishes a clear hierarchy between public, semi-public, and private spaces, reinforcing a sense of ownership and responsibility among residents and staff. The transition from the public realm along perimeter streets to semi-public internal drives and pedestrian corridors, and finally to private residential and amenity spaces, is clearly expressed through changes in paving, landscaping, lighting, and architectural articulation.

Building entrances, amenity areas, and residential courtyards are visually defined as controlled and actively used spaces. This clarity of territorial definition communicates that the property is managed, occupied, and monitored, discouraging trespassing and inappropriate use.

Signage, architectural detailing, and landscape treatments further reinforce this sense of territoriality without creating visual barriers or compromising the residential character of the project.

CPTED Principle #4 – Maintenance

The project has been designed to support long-term maintenance and operational efficiency, recognizing that well-maintained environments discourage criminal activity and support community pride. Building service areas and utility rooms are intentionally organized and accessible, allowing maintenance staff to perform routine inspections and repairs efficiently.

A formal maintenance plan will be implemented by the property management team and will include:

- **Regular inspection and upkeep of exterior lighting**, ensuring consistent illumination levels and prompt replacement of damaged fixtures.
- **Routine landscape maintenance**, including trimming and pruning to preserve clear sightlines and prevent visual obstructions.
- **Scheduled cleaning and repair of pavements, walkways, and common areas**, eliminating conditions associated with neglect.
- **Prompt removal of graffiti, litter, or vandalism**, reinforcing the perception of active ownership and management.
- **Periodic review of building entrances, locks, and access hardware** to ensure proper function and security.

By facilitating efficient maintenance through design and operational planning, the project actively supports CPTED principles over the life of the development.

CPTED Principle #5 – Activity Support

The site plan intentionally supports legitimate activity throughout the day by distributing amenities and shared spaces across the site. The placement of community-focused uses—such as the daycare, co-working areas, fitness center, club rooms, pool, and mail facilities—encourages regular movement and interaction among residents.

These activity generators increase informal supervision of outdoor spaces and circulation areas, enhancing natural surveillance without reliance on formal security staffing. The design promotes use rather than isolation, ensuring that common areas remain active and visible during a wide range of hours.

Pedestrian connectivity between buildings, parking areas, and amenities further reinforces this principle by encouraging residents to move through shared spaces rather than avoid them.

The proposed development integrates CPTED principles into its architectural design, site planning, and long-term operational strategy. Through intentional natural surveillance, controlled access, clear territorial definition, proactive maintenance planning, and support for legitimate activity, the project creates a safe, well-managed, and visually transparent residential environment.

These measures align with the City of Lauderhill's objectives for public safety, neighborhood stability, and quality development, and demonstrate the project team's commitment to responsible design and long-term stewardship.

Respectfully Submitted,

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