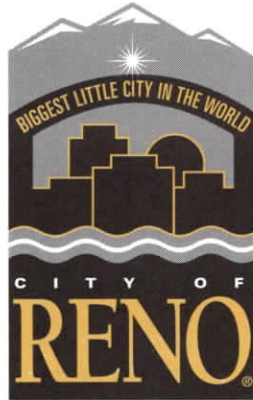*Angela Fuss, AICP, Acting Director*
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2585

December 30, 2020

Thomas Rubio, Lyon Living
4901 Birch Street
Newport Beach, CA 92660

Re: Site Plan Review Case No. SPR21-00004 (Park Lane Urban Green)
APN: 015-220-62 through -67 and 015-220-75 through -79 (Ward 1)

Dear Applicant:

The Community Development Department has completed review of your site plan review request to establish a commercial outdoor recreation facility, which will accommodate various outdoor activities and events in conjunction with a large mixed-use development referred to as the Reno Experience District (previously known as Park Lane Mall). The proposed use will be established on a ±2.1 acre portion of the subject site, which is generally located south of East Plumb Lane, east of South Virginia Street, north of East Grove Street, and west of Kirman Avenue. The site is located in the Mixed Use/South Virginia Street Transit Corridor Overlay (MU/SVTC) zoning district and has a Master Plan land use designation of Urban Mixed-Use (UMU). Based on the materials you have submitted as modified in the conditions, the project conforms to the findings as required by the Reno Municipal Code (RMC) 18.06.407, and is not expected to have an adverse impact on the area. The administrator hereby approves the requested site plan review, Case No. SPR21-00004, subject to the following conditions:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports and materials and City codes, City codes in effect at the time the building permit is applied for, shall prevail.

2. The applicant shall apply for a business license for the commercial outdoor recreation facility within 12 months of the date of this approval and continuously maintain that license, or this approval shall be null and void.

3. Prior to the issuance of any business license associated with this request, the applicant shall attach a copy of the final approval letter and include a narrative that describes how the each of the applicable conditions of approval is addressed.

4. The commercial outdoor recreation use associated with this request is limited to the boundaries identified by **Exhibit C**.

5. Commercial outdoor recreation, events, gatherings, and any other activities associated with this request shall be limited to between the hours of 6:00 a.m. and 12:00 a.m., seven days per week. This condition applies only to the commercial outdoor recreation use and does not apply to commercial tenants or accessory passive recreational activities typical of the common areas associated with the overall RED development (e.g. pet walking; children playing; congregating of normal business customers, employees, or residents of the facility; etc.).

6. Prior to the issuance of the first business license associated with this request, the applicant shall provide a plan demonstrating that a permanent onsite security office (or similar office) location is provided. The security office location shall be operational during all outdoor commercial recreational events and/or activities associated with this request.

7. Prior to the issuance of the first business license associated with this request, the applicant shall submit a detailed operations and security plan to the satisfaction of Community Development Department staff. The operations and security plan shall be posted in the security office location identified in **Condition No. 6** and presented to City of Reno staff upon demand. The applicant shall review and update the operations and security plan annually to address any ongoing and/or new security issues that may arise as a result of the commercial outdoor recreation activities.

8. Prior to the issuance of any business license associated with this request, the applicant shall demonstrate that permanent signage has been placed at all public entrances to the facility consistent with, but not limited to, the locations identified in **Exhibit C**. The signage shall reflect that "no open containers of alcohol are allowed beyond this point" for patrons exiting the facility and that "no alcohol brought from outside the facility is allowed" for patrons entering the facility. These protocols shall be enforced by onsite security/management personnel and shall be reflected in the operations and security plan identified in **Condition No. 7**.

9. The applicant shall provide written disclosures to all residents, lessees, and property owners of the overall development identifying the commercial outdoor operations of the proposed facility. This disclosure shall include information pertaining to the outdoor nature of said facilities including but not limited to: hours of operation, types of events/entertainment/gatherings, alcohol distribution and mitigation protocols, potential for increased noise, and security responsibilities/office location.

Basis for Conditions of Approval:

Background: The subject site consists of a ±2.1 acre portion of a larger ±37.5 acre mixed use development referred to as the Reno Experience District (RED) **(Exhibit A)**, which is currently under construction. RED consists of numerous multi-story residential and commercial buildings, covered/uncovered parking, amenities, and related site improvements. This request is to establish a

commercial outdoor recreation use (Urban Green) to accommodate various activities intended to activate and draw tourism to the outdoor and retail marketplace areas of the RED development and the South Virginia Street Transit Corridor (SVTC) for which it is located. Although the subject site is integrated into and utilizes infrastructure of the overall RED development, the proposed commercial outdoor recreation activities are proposed to function independently from the overall RED development. The proposed activities on the Urban Green are not necessarily restricted to the residents or tenants of RED. Therefore, the proposed commercial outdoor recreation land use is considered a primary use, which requires approval of a site plan review (SPR) in the Mixed Use/SVTC zoning district per Reno Municipal Code (RMC). Outdoor activities proposed for the facility include, but are not limited to: outdoor markets (e.g. farmer's markets, craft fairs, brew fests, etc.), live entertainment (e.g. concerts, performances, etc.), and other miscellaneous recreational activities (e.g. yoga in the park, art festivals, picnics, etc.).

Analysis: Per RMC, all general site plan review (SPR) Findings 1 through 6 must be made in order to approve this request. The following is an analysis of each of the required SPR findings as they relate to this request.

1. The proposed project is consistent with all requirements of this Title.

Land Use Compatibility: The overall RED development is surrounded by a wide variety of land uses and zoning districts as the site is rather large and encompasses multiple street frontages. A table is provided below that outlines land uses, Master Plan land use designations, and zoning designations surrounding the overall RED development site. It should be noted that the proposed ±2.1 acre portion for the Urban Green recreation area is located interior to the overall RED development site and is ±366 feet from the nearest residential zoning district boundary and separated by City roadways. As such, the proposed use is compatible with the area and the development for which it is located.

AREA DESCRIPTION			
	LAND USE	**MASTER PLAN DESIGNATION**	**ZONING**
NORTH	Various Commercial	Urban Mixed-Use (UMU)	MU/SVTC
SOUTH	Various Commercial, Automotive Repair, Single-Family	Urban Mixed-Use (UMU)	MU/SVTC
EAST	Various Commercial, Gas Station, Motel, Single-Family Townhomes	Urban Mixed-Use (UMU), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX)	MU/SVTC, CC, PO, MF14
WEST	Various Commercial, Single-Family Townhomes	Urban Mixed-Use (UMU)	MU/SVTC/PLC, MU/SVTC

Operations: The applicant is proposing a commercial outdoor recreation use (Urban Green) that will function independently from, but somewhat complementary to the RED development. The applicant has stated that Urban Green will be managed by either the property owner or a management company,

which will be responsible for any necessary City of Reno business licenses required for operations of the space and/or events. Urban Green is proposed to function as somewhat of a private park that will host events and have general recreational gathering in an outdoor space nestled in between numerous buildings of the RED development as shown with the provided conceptual aerial artist rendering **(Exhibit B).** The applicant will be responsible for providing security controls and maintenance/janitorial services for the private outdoor space. Alcohol is proposed to be allowed in the entire Urban Green space, which is further discussed later in this report.

The applicant has provided a programming exhibit **(Exhibit C)**, which defines the boundary of the ±2.1 acre portion of the RED development proposed for Urban Green. **Condition No. 4** will ensure that the proposed commercial outdoor recreation use for Urban Green is restricted to the proposed area defined by **Exhibit C** so that associated impacts relating to hours of operation, noise, security, and alcohol services are able to be controlled and mitigated as discussed throughout this report.

The proposed hours of operation for Urban Green are from between the hours of 6:00 a.m. to 12:00 a.m., seven days per week. Since the RED development site is located adjacent to South Virginia Street and is not located adjacent to residentially zoned property, RMC allows for uses within the development to operate 24 hours per day. Thus, any allowed commercial uses proposed in the RED development in the future (e.g. bars, restaurants, retail, etc.) are allowed to operate 24 hours per day without further zoning entitlement review. **Condition No. 5** will ensure that the impacts associated with the commercial outdoor recreation use are mitigated as proposed with this request without impacting the normal operations of future commercial tenants or the normal passive common area activities associated with the overall RED development as a whole. Therefore, the hours of operation restrictions of Condition No. 5 apply only to the commercial outdoor recreation use of Urban Green and not the future residential or commercial uses of RED.

General Code Compliance: As proposed, and with recommended conditions of approval, the project is consistent with RMC.

2. Adequate facilities and services exist or are planned to serve the project.

Public Safety: The Reno Fire Department (RFD) provided comments noting that all future development will be required to comply with the adopted edition of the International Fire Code as amended and adopted by the City of Reno at the time development is proposed. Such compliance includes, but is not be limited to, fire department access, fire sprinkler systems, fire alarm systems and fire hydrant placement. Also noted was that the applicant will be required to provide RFD floor plans or site plans to for all outdoor events.

The Reno Police Department (RPD) evaluated the proposal under the Crime Prevention Through Environmental Design (CPTED) standards **(Exhibit D)**, which noted general concerns regarding potential calls for service (CFS) related to nuisances as a result of alcohol use, noise, and/or behavior. Due to the unique nature of this request and the fact that alcohol is proposed to be allowed outdoors at all times throughout the entire Urban Green space, the applicant and City staff (including representatives from the Code Enforcement Division, Business License Division, Reno Police Department (RPD), and Planning Division) have since had numerous detailed conversations regarding

potential mitigations to help limit the impacts related to the use. Although the applicant has stated that security will be provided on a tiered-level basis based on size and types of events, it was agreeable by all parties that a more detailed and formal security plan be put in place at a central security office, kept available to City staff, and updated regularly **(Condition Nos. 6 & 7)**. Also, the applicant has proposed signage to help deter outside alcohol being brought into the facility (or vice-versa) by the public, which is necessary to mitigate issues related to alcohol control based on comments received by RPD and Code Enforcement staff **(Condition No. 8)**. Further, concerns were raised regarding nuisance impacts (e.g. noise, alcohol, gathering, etc.) as it relates to future residents and tenants of the RED development as they are most likely to be impacted by the proposed events rather than surrounding properties. The applicant has stated that they will provide disclosures to such residents and tenants but to help reduce any nuisance related CFS it was recommended this be required **(Condition No. 9)**. As a result of the discussed conditions of approval and based on the additional information provided by the applicant, RPD provided an updated CPTED report **(Exhibit D)** noting that appropriate mitigation measure appear to be in place for the facility.

Public & Private Improvements: The RED development site is currently under construction and no upgrades to existing City infrastructure are required with this request. There is no indication that this request will have any adverse effect/impact to City infrastructure facilities beyond the existing use.

3. **The project represents an integrated development with adequate and safe pedestrian, vehicle and bicycle circulation.**

The proposed commercial outdoor recreation use is located interior to the RED development, which contains all code required pedestrian walkways and bicycle facilities.

4. **The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.**

There are no structures or windows proposed with this request. No adverse privacy impacts are anticipated since the proposed commercial outdoor recreation area is not in close proximity or easily visible to existing residences.

5. **The applicant adequately mitigates the traffic impacts of the project.**

The RED development site is accessed by South Virginia Street and Plumb Lane. All access and circulation concerns were addressed with the development of the site. As such, no impacts to existing level of service are anticipated as a result of this request.

6. **Adequate screening and buffering are provided to minimize impacts to adjacent uses.**

As shown with Exhibit B and as described throughout this report, the proposed outdoor facility is not in close proximity to or highly visible from existing uses outside the RED development. Condition No. 9 will ensure that residents and tenants of RED are aware of potential impacts as a result of the proposed commercial outdoor recreation use.

Legal Requirements:

RMC 18.06.407(d) and (f)   Site Plan Review

Appeal of Administrative Decision: Appeals must be filed within ten calendar days by filing an appeal form with the Reno City Clerk together with the appropriate fees. The ten day appeal period starts the day after this notice is filed with the City Clerk. If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's Office is open. Appeals may be filed by any person who is aggrieved by the decision. The City Clerk's office is on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV.

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,

Angela Fuss, AICP, Acting Community Development Director
Community Development Department

SPR21-00004 (Park Lane Urban Green) - KWC.doc

xc: Garrett Gordon, Lewis Roca Rothgerber Christie
        1 E. Liberty Street, Ste. 300
        Reno, NV 89501

        PL1A Project Owner, LLC
        4901 Birch Street
        Newport Beach, CA 92660
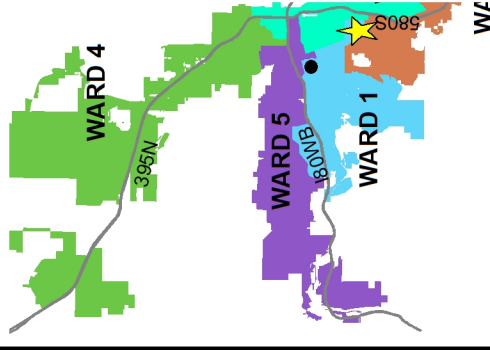
        Ashley Turney, City Clerk
        Chris Pingree, Building and Safety Manager
        Michael Mischel, P.E., Engineering Manager
        Lance Ferrato, Business Relations Program Manager

VICINITY MAP
SPR21-00004
(Park Lane Urban Green)
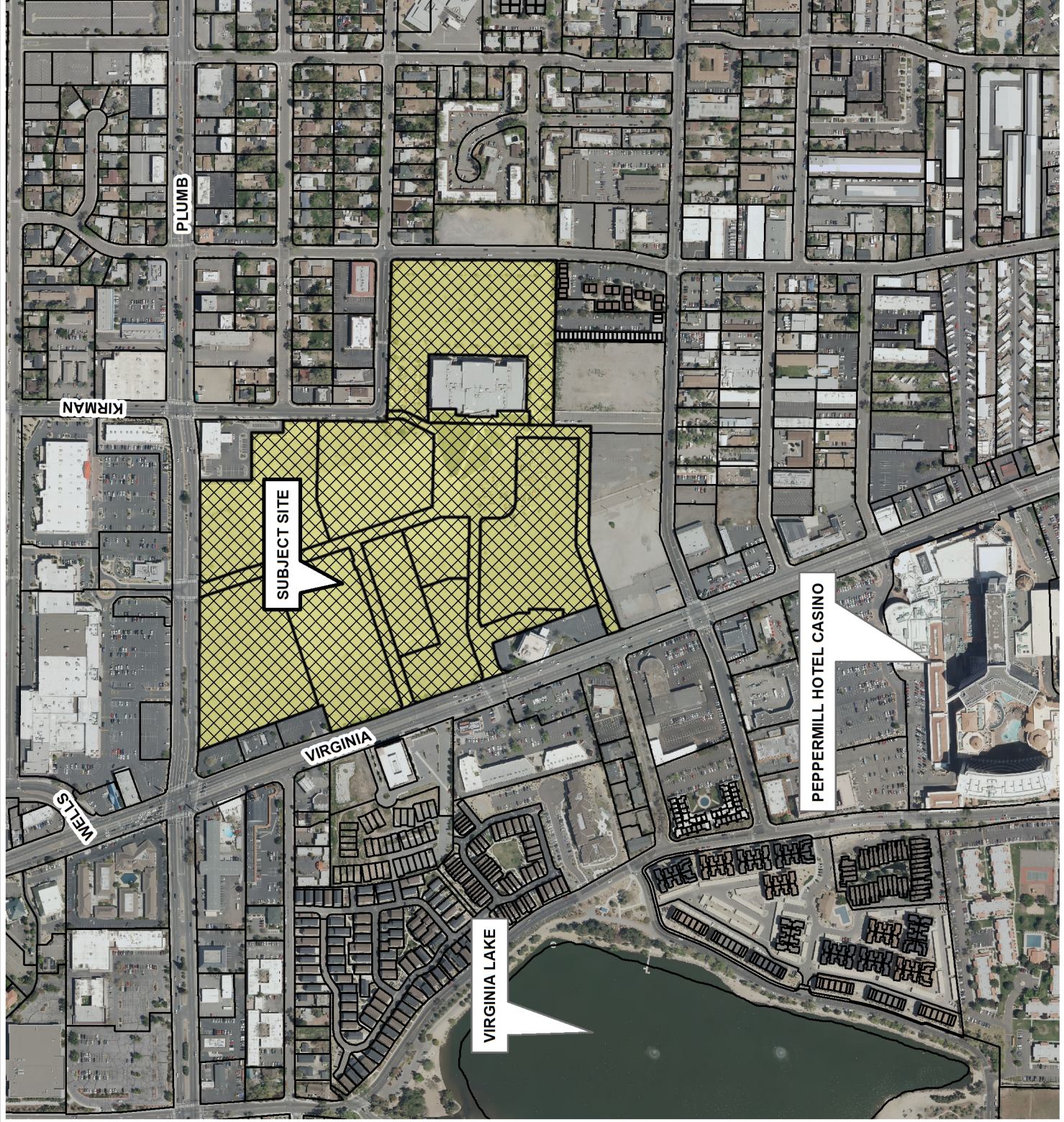
▲ Subject Area

WARD 4

WARD 5

WARD 1

WARD 1

Community Development Department

The information heron is approximate and is intended for display purposes only.

DATE | December, 2020
SCALE | 1 inch = 500 ft

N

PLUMB
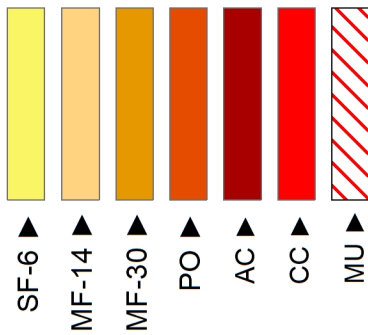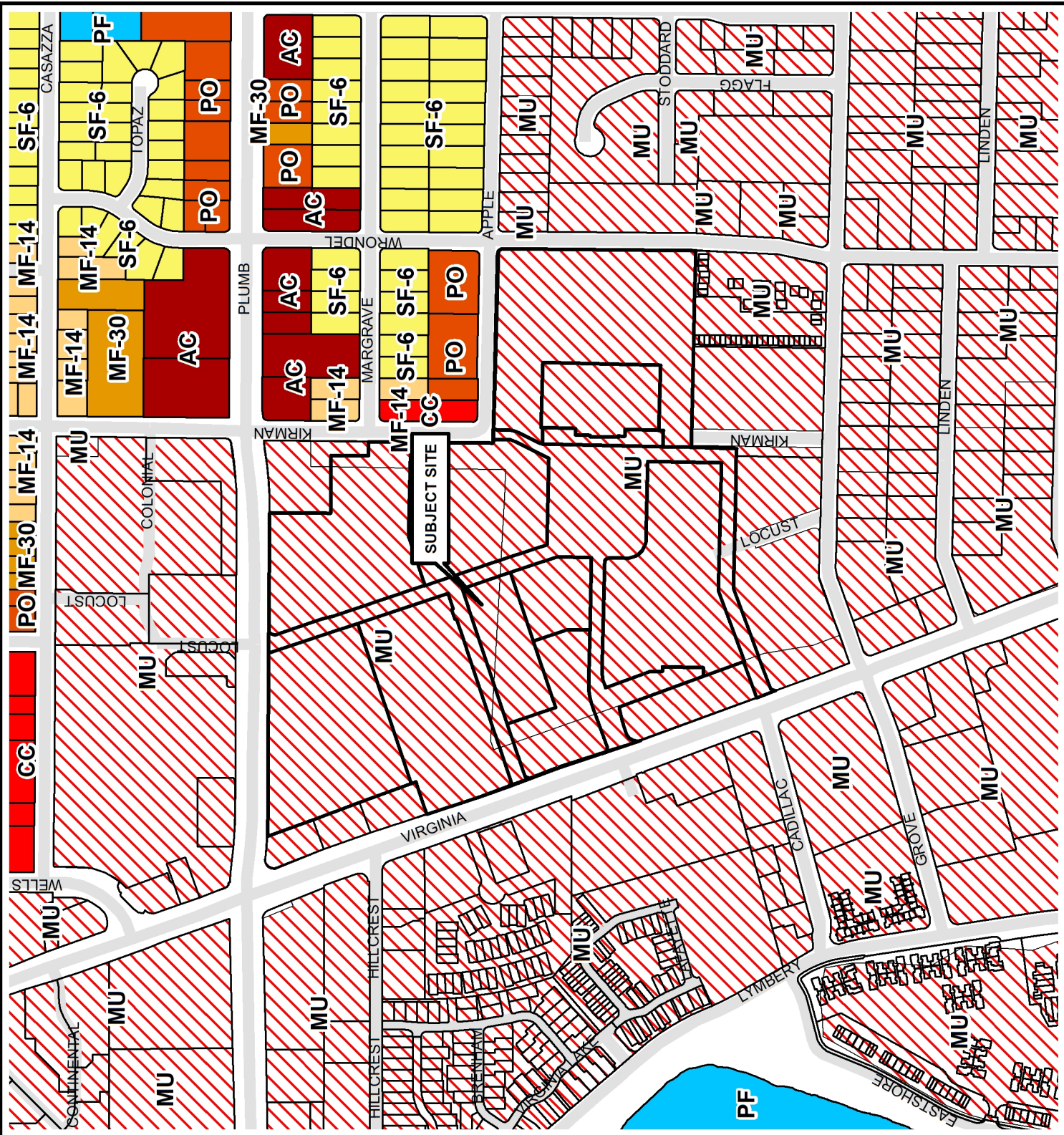
KIRMAN

WELLS

VIRGINIA

SUBJECT SITE

VIRGINIA LAKE

PEPPERMILL HOTEL CASINO

ZONING MAP

SPR21-00004
(Park Lane Urban Green)

ZONING = MU

▲ Subject Area

ZONING DISTRICTS

- ▲ SF-6
- ▲ MF-14
- ▲ MF-30
- ▲ PO
- ▲ AC
- ▲ CC
- ▲ MU

Community Development Department

CITY OF RENO

The information heron is approximate and is intended for display purposes only.

DATE | December 2020
SCALE | 1 inch = 330 feet

N

SUBJECT SITE

East Plumb Lane

Existing Klaich Animal Hospital

Building A

Building B

Building D

Existing Wells Fargo Bank

1B

Freeman

Roselite Drive

Parking Garage

Building C

Element Lane

Emory

Parking Garage

Kirman Avenue

Century Way

Market Hall

Bloom Lane

Existing Century Park Lane Cinema

Hotel & Restaurant

South Virginia Street

Great Park Avenue

Urban Green

Atwood

Leasing Office

Mosaic Lane

Existing Heritage Bank

Olivine Way

Ammil St.

Delano

Carnegie

Baxter

West Grove Street

Landscape Master Plan

Exhibit C - Urban Green Programming Site Plan

East Plumb Lane

Existing Wells Fargo Bank

Building A

Building B

Existing Klaich Animal Hospital

Building D

Freeman

Building C

Kirman Avenue

Parking Garage

Vineline Drive

Emory

Approximate location of "*NO ALCOHOL BEYOND THIS POINT*" signage

South Virginia Street

Element Lane

Parking Garage

Market Hall

Bloom Lane

Century Way

Hotel & Restaurant

Great Park Avenue

Urban Green

Existing Century Park Lane Cinema

Retail Parking Area

Atwood

Mosaic Lane

Existing Heritage Bank

Olivine Way

Approximate Project Boundary Limit

Delano

Amilil St.

Carnegie

Baxter

West Grove Street

● ● ● **BOUNDARY OF OUTDOOR FOOD AND BEVERAGE CONSUMPTION/SERVICE**

*Customers of retail and restaurants free to circulate within these boundaries with food and beverage (including alcohol service)

Landscape Master Plan

City of RENO

Reno Police Department
CPTED Review Memorandum
November 25, 2020

To: City of Reno, Business License Division

Business Name: Park Lane Urban Green   **Case#:** SPR21-00004

Address: 2072 Great Park Av

Completed by: Burow,C 13298

The following document is submitted for your consideration. The ideas, contents herein are the opinions of the listed, qualified Crime Prevention through Environmental Design (CPTED) Police Officer, and are based on CPTED Principles and Factors. Implementation of the recommendations in no way guarantees a crime-free project. Recommendations listed are designed to make the applicant aware of certain issues which may arise and present possible solutions.

Natural Surveillance (Concept focuses on increased visibility)**:**
Noted Concerns: Natural surveillance elements increase the threat of apprehension by taking steps to increase the perception that people can be seen. It is clear that considerable thought and planning has gone into the design of this development. The proposed programming and activation will increase legitimate use to the area and increase natural surveillance.
Possible Solution / Resolution:

Natural Access Control (Concept that focuses on entry & exit points)**:**
Noted Concerns: Natural access control concepts of physically guiding people through the space by strategic design of streets, building entrances, building layout and landscape appear to be implemented. All buildings have a visible layout by passing observers and legitimate users. Proposed signage addressing open containers is encouraged and necessary; however, not sufficient if an open container designated area is to be allowed. Concerns exist regarding outside beverages being brought into the area contributing to vagrancy related CFS or nuisance behavior from non-residents of the proposed development. Procedures should be implemented at the restaurant/venue level to identify and limit the alcohol in the proposed area to that originating from the proposed development.
Possible Solution / Resolution:

Territorial Reinforcement (Concept of clearly defining ownership over space)**:**
Noted Concerns: The proposed use of landscaping, and programmed areas help define public, semi-public and private space which contribute to a reduction in criminal activity and perceived safety. The proposed development as a whole has significant territorial reinforcement elements and the proposed outdoor commercial amusement / recreation area further contributes to the territorial reinforcement of the development.
Possible Solution / Resolution:

Maintenance and Management (Concept focuses on how Mgmt. runs/maintains property)**:**
Noted Concerns: Maintenance and management techniques are the primary concern of the proposed plans regarding the shaded seating areas, outdoor stage, open space, event areas, open container service, and extended hours.
Management ideas should be implemented from the inception of the proposed

programmed concepts to include 24/7 on site security to deter and trespass unwanted subjects, violators of programmed rules, etc. Without on site security, especially in the initial phases of development, nuisance type CFS may be problematic. Security should be trained on and implement the current summons program currently in use by many high CFS businesses such as large retail locations and casinos as to not overburden patrol with repeat and nuisance type CFS. Management concepts to identify and limit alcohol purchased from within the open container area should be implemented. Concerns exist of outside alcohol being brought into the area from surround neighborhoods which may contribute to nuisance behavior. Proper maintenance plans additionally define territory, controls access, and creates ownership over space which all contribute to the reduction in criminal activity. Landscape should be maintained to CPTED standards with lower tree canopy trimmed up at least 6' and bushes/shrubs trimmed down to 2' to keep open visibility in this desired range. Avoidance of low growing vegetation that will grow into the 6'/2' natural surveillance area should be considered to reduce the need for excessive maintenance to keep open visibility.
Possible Solution / Resolution:

Additional Comments / Concerns:
Questions regarding ownership of the space, now or in future exist as ownership and management considerably contribute to RPD's legal authority to enforce various aspects of the law. It is encouraged to have a single point of contact (security) as opposed to numerous responsible parties for each area/building to address issues that arise throughout the development.

Design guide for reviewing project – CHECKLIST

The design guide is summarized in the form of a checklist. The questions help you to go through the security aspects of a project. The checklist will provide an initial crime prevention through environmental design review for the project.

1. Sightlines
2. Lighting
3. Concealed or Isolated Routes
4. Entrapment Areas
5. Isolation
6. Land Use Mix
7. Activity Generators
8. Ownership, Maintenance, and Management
9. Signs and Information
10. Overall Design

Sightlines	Yes	No

	Yes	No
1. Can sharp corners or sudden changes in grades that reduce sight lines be avoided or modified?	☐	X
2. Does design allow clear sight lines and visibility at those areas where they are desired?	X	☐
3. Do areas of concerns such as stairwells, lobbies of high-rise building have clear sight lines?	X	☐
4. If sight lines are blocked, can it be made visible by using glass or can other enhancements such as mirrors or security cameras be provided?	X	☐
5. Does design allow for future sight line impediments such as landscaping in maturity?	X	☐
6. Does access to hidden areas such as underpasses or parking areas have clear sight lines? **NA**	☐	☐

Lighting	Yes	No
1. Is there a need for lighting to be provided if the paths or spaces are not used at night?	X	☐
2. Is lighting adequately provided such that a person can recognize a face from about 10 metres? **UNKNOWN**	☐	☐
3. Does lighting provide uniform spread and reduce contrast between shadow and illuminated areas? **UNKNOWN**	☐	☐
4. Is lighting provided too glaring? **UNKNOWN**	☐	☐
5. Are light fixtures provided for areas that require good visibility such as pedestrian routes and entrapment areas? **UNKNOWN**	☐	☐
6. Are light fixtures protected against vandalism or made of vandal resistant materials? **UNKNOWN**	☐	☐
7. Is lighting at areas used during night time e.g. parking lots, space around buildings adequately provided? **UNKNOWN**	☐	☐

	Yes	No
8. Is back lane lighting required? **NA**	☐	☐

Concealed or Isolated Routes	Yes	No
1. Can concealed and isolated routes such as staircases, passageways or tunnels be eliminated?	☐	X
2. Are there entrapment areas within 50 - 100 meters at the end of a concealed or isolated route?	☐	X
3. Is there an alternate route?	X	☐
4. If a pedestrian cannot see the end of a concealed or isolated route, can visibility be enhanced by lighting or improving natural surveillance? **NA**	☐	☐
5. Are concealed or isolated routes uniformly lit? **UNKNOWN**	☐	☐
6. Is there natural surveillance by people or activities through various land uses?	X	☐
7. Is there formal surveillance? **UNKNOWN**	☐	☐
8. Is access to help e.g. security alarm, emergency telephones, signage and information available? **UNKNOWN**	☐	☐

Entrapment Areas	Yes	No
1. Is there an entrapment area and can it be eliminated?	☐	X
2. Can it be closed during off hours?	☐	X
3. Is the entrapment area visible through natural or formal surveillance? **NA**	☐	☐

	Yes	No
4. Does design provide for escape routes?	X	☐

Isolation	Yes	No
1. Does design incorporate natural surveillance?	X	☐
2. Do areas of concerns such as isolated routes and parking areas provide natural surveillance?	X	☐
3. If providing natural surveillance is not possible, are emergency telephones, panic alarm and attendants provided? **NA**	☐	☐
4. Can compatible land uses be provided to increase activity?	X	☐

Land Use Mix	Yes	No
1. Are different land uses compatible?	X	☐
2. Can land uses that raise security concerns e.g. bars and pubs, be located where their impact is minimized?	X	☐

Activity Generators	Yes	No
1. Can complementary uses that promote natural surveillance be provided?	X	☐
2. Does design provide for complementary users?	X	☐
3. Does design reinforce activity?	X	☐
4. Is the area programmed for various events or activities?	X	☐

	Yes	No
5. Can a clustering of uses be used to support the intended activity?	X	☐
6. Are ground level activities incorporated in design?	X	☐
7. Can areas be programmed to facilitate increased activity?	X	☐

Ownership, Maintenance, and Management	Yes	No
1. Does the design provide territorial reinforcement through design features?	X	☐
2. Does the design allow for easy maintenance?	X	☐
3. Are there signs and information to guide people on how to report maintenance concerns? **UNKNOWN**	☐	☐
4. Does the management of space provide maintenance priorities e.g. removal of offensive graffiti? **UNKNOWN**	☐	☐
Signs and Information	Yes	No
1. Are signs visible and legible? **UNKNOWN**	☐	☐
2. Are signs conveying messages clearly? **UNKNOWN**	☐	☐
3. Is information adequate? **UNKNOWN**	☐	☐
4. Are sign strategically located to allow for maximum visibility? **UNKNOWN**	☐	☐
5. Are signs well maintained? **UNKNOWN**	☐	☐
6. Are maps provided in large areas such as underpasses, parks, etc.? **UNKNOWN**	☐	☐

7. Are signs displaying hours of operation? **UNKNOWN**	☐	☐

Overall Design	Yes	No
1. Do quality and aesthetically pleasing built environments compromise security concerns?	☐	X
2. Is the scale of development consistent with neighbors to avoid large gaps on streets?	X	☐
3. Is design of the built environment simple and easy to understand?	X	☐
4. Is there space that can become dead space?	☐	X
5. How is the built environment used at night time? **UNKNOWN**	☐	☐
6. Are construction materials used to enhance safety and security?	X	☐

Additional Comments / Concerns:

C I T Y   O F

RENO®

To: City of Reno, Business License Division

Business Name: Park Lane Urban Green   **Case#:** SPR21-00004 (Revised)

Address: 2072 Great Park Av

Completed by: Burow,C 13298

The following document is submitted for your consideration. The ideas, contents herein are the opinions of the listed, qualified Crime Prevention through Environmental Design (CPTED) Police Officer, and are based on CPTED Principles and Factors. Implementation of the recommendations in no way guarantees a crime-free project. Recommendations listed are designed to make the applicant aware of certain issues which may arise and present possible solutions.

Natural Surveillance (Concept focuses on increased visibility):

Noted Concerns: Natural surveillance elements increase the threat of apprehension by taking steps to increase the perception that people can be seen. It is clear that considerable thought and planning has gone into the design of this development. The proposed programming and activation will increase legitimate use to the area and increase natural surveillance. Upon development, steps should be taken to incorporate natural surveillance elements that increase the threat of apprehension by taking steps to increase the perception that people can be seen. Open view windows with 70% visibility are encouraged to increase natural surveillance of normal users into and out of structures. Living portions of residences should be placed toward the front of units to increase likelihood of natural surveillance and create "eyes on the street" effect.   LED lighting with 90 degree cutoff and uniformity of spread in accordance with IES standards (proper color temperature of 4-5k kelvin to illuminate true to color) promotes a decreased perception of crime and increases natural surveillance of normal users and observers.   Any proposed balcony/patio area should have open view railing as opposed to solid walls to open visibility and promote natural surveillance.

Possible Solution / Resolution:

Natural Access Control (Concept that focuses on entry & exit points):

Noted Concerns: Natural access control concepts of physically guiding people through the space by strategic design of streets, building entrances, building layout and landscape appear to be implemented. All buildings have a visible layout by passing observers and legitimate users. Proposed signage addressing open containers as well as proposed management plan appear to be sufficient to control and address alcohol related activities. Concerns exist regarding outside beverages being brought into the area contributing to vagrancy related CFS or nuisance behavior from non-residents of the proposed development. Proposed procedures appear to be adequate to address potential concerns should they arise.

Possible Solution / Resolution:

Territorial Reinforcement (Concept of clearly defining ownership over space)**:**
Noted Concerns: The use of pavement treatments delineating public to semi-public space, landscaping, signage, and lighting all help define ownership of a property which contribute to a reduction in criminal activity and perceived safety. Celebrated entry ways at complex entrances help create social management and ease of complex identification for normal users.   The proposed use of landscaping, and programmed areas are well thought out help define public, semi-public and private space.   The proposed development as a whole has significant territorial reinforcement elements and the proposed outdoor commercial amusement / recreation area further contributes to the territorial reinforcement of the development.
Possible Solution / Resolution:

Maintenance and Management (Concept focuses on how Mgmt. runs/maintains property)**:**
Noted Concerns: Maintenance and management techniques are the primary concern of the proposed plans regarding the shaded seating areas, outdoor stage, open space, event areas, open container service, and extended hours. Proposed management ideas should be implemented from the inception of the programmed concepts and appear to be adequate to deter unwanted subjects, violators of programmed rules, etc. It is still encouraged that security be trained on and implement the current summons program currently in use by many high CFS businesses such as large retail locations and casinos as to not overburden patrol with repeat and nuisance type CFS. Proposed management concepts to identify and limit alcohol purchased from within the open container area appear to be adequate. Concerns exist of outside alcohol being brought into the area from surrounding neighborhoods which may contribute to nuisance behavior. Proposed management plans appear to adequately address these concerns. Proper maintenance plans additionally define territory, controls access, and creates ownership over space which all contribute to the reduction in criminal activity. Landscape should be maintained to CPTED standards with lower tree canopy trimmed up at least 6' and bushes/shrubs trimmed down to 2' to keep open visibility in this desired range. Avoidance of low growing vegetation that will grow into the 6'/2' natural surveillance area should be considered to reduce the need for excessive maintenance to keep open visibility.
Possible Solution / Resolution:

Additional Comments / Concerns:
Concerns regarding ownership of the space previously existed.   Updated management plans to include a security location appear to be adequate to address potential concerns regarding proposed use and management plan.

Design guide for reviewing project – CHECKLIST

The design guide is summarized in the form of a checklist. The questions help you to go through the security aspects of a project. The checklist will provide an initial crime prevention through environmental design review for the project.

1. Sightlines

2. Lighting
3. Concealed or Isolated Routes
4. Entrapment Areas
5. Isolation
6. Land Use Mix
7. Activity Generators
8. Ownership, Maintenance, and Management
9. Signs and Information
10. Overall Design

Sightlines	Yes	No
1. Can sharp corners or sudden changes in grades that reduce sight lines be avoided or modified?	☐	X
2. Does design allow clear sight lines and visibility at those areas where they are desired?	X	☐
3. Do areas of concerns such as stairwells, lobbies of high-rise building have clear sight lines?	X	☐
4. If sight lines are blocked, can it be made visible by using glass or can other enhancements such as mirrors or security cameras be provided?	X	☐
5. Does design allow for future sight line impediments such as landscaping in maturity?	X	☐
6. Does access to hidden areas such as underpasses or parking areas have clear sight lines? **NA**	☐	☐

Lighting	Yes	No
1. Is there a need for lighting to be provided if the paths or spaces are not used at night?	X	☐
2. Is lighting adequately provided such that a person can recognize a face from about 10 metres? **UNKNOWN**	☐	☐
3. Does lighting provide uniform spread and reduce contrast between shadow and illuminated areas? **UNKNOWN**	☐	☐
4. Is lighting provided too glaring? **UNKNOWN**	☐	☐

	Yes	No
5. Are light fixtures provided for areas that require good visibility such as pedestrian routes and entrapment areas? **UNKNOWN**	☐	☐
6. Are light fixtures protected against vandalism or made of vandal resistant materials? **UNKNOWN**	☐	☐
7. Is lighting at areas used during night time e.g. parking lots, space around buildings adequately provided? **UNKNOWN**	☐	☐
8. Is back lane lighting required? **NA**	☐	☐

Concealed or Isolated Routes	Yes	No
1. Can concealed and isolated routes such as staircases, passageways or tunnels be eliminated?	☐	X
2. Are there entrapment areas within 50 - 100 meters at the end of a concealed or isolated route?	☐	X
3. Is there an alternate route?	X	☐
4. If a pedestrian cannot see the end of a concealed or isolated route, can visibility be enhanced by lighting or improving natural surveillance? **NA**	☐	☐
5. Are concealed or isolated routes uniformly lit? **UNKNOWN**	☐	☐
6. Is there natural surveillance by people or activities through various land uses?	X	☐
7. Is there formal surveillance? **UNKNOWN**	☐	☐
8. Is access to help e.g. security alarm, emergency telephones, signage and information available? **UNKNOWN**	☐	☐

Entrapment Areas	Yes	No

	Yes	No
1. Is there an entrapment area and can it be eliminated?	☐	X
2. Can it be closed during off hours?	☐	X
3. Is the entrapment area visible through natural or formal surveillance? **NA**	☐	☐
4. Does design provide for escape routes?	X	☐

Isolation	Yes	No
1. Does design incorporate natural surveillance?	X	☐
2. Do areas of concerns such as isolated routes and parking areas provide natural surveillance?	X	☐
3. If providing natural surveillance is not possible, are emergency telephones, panic alarm and attendants provided? **NA**	☐	☐
4. Can compatible land uses be provided to increase activity?	X	☐

Land Use Mix	Yes	No
1. Are different land uses compatible?	X	☐
2. Can land uses that raise security concerns e.g. bars and pubs, be located where their impact is minimized?	X	☐

Activity Generators	Yes	No
1. Can complementary uses that promote natural surveillance be provided?	X	☐

	Yes	No
2. Does design provide for complementary users?	X	☐
3. Does design reinforce activity?	X	☐
4. Is the area programmed for various events or activities?	X	☐
5. Can a clustering of uses be used to support the intended activity?	X	☐
6. Are ground level activities incorporated in design?	X	☐
7. Can areas be programmed to facilitate increased activity?	X	☐

Ownership, Maintenance, and Management	Yes	No
1. Does the design provide territorial reinforcement through design features?	X	☐
2. Does the design allow for easy maintenance?	X	☐
3. Are there signs and information to guide people on how to report maintenance concerns? **UNKNOWN**	☐	☐
4. Does the management of space provide maintenance priorities e.g. removal of offensive graffiti? **UNKNOWN**	☐	☐
Signs and Information	Yes	No
1. Are signs visible and legible? **UNKNOWN**	☐	☐
2. Are signs conveying messages clearly? **UNKNOWN**	☐	☐
3. Is information adequate? **UNKNOWN**	☐	☐

	Yes	No
4. Are sign strategically located to allow for maximum visibility? **UNKNOWN**	☐	☐
5. Are signs well maintained? **UNKNOWN**	☐	☐
6. Are maps provided in large areas such as underpasses, parks, etc.? **UNKNOWN**	☐	☐
7. Are signs displaying hours of operation? **UNKNOWN**	☐	☐

Overall Design	Yes	No
1. Do quality and aesthetically pleasing built environments compromise security concerns?	☐	**X**
2. Is the scale of development consistent with neighbors to avoid large gaps on streets?	**X**	☐
3. Is design of the built environment simple and easy to understand?	**X**	☐
4. Is there space that can become dead space?	☐	**X**
5. How is the built environment used at night time? **UNKNOWN**	☐	☐
6. Are construction materials used to enhance safety and security?	**X**	☐

Additional Comments / Concerns: