

To: Design Review Committee  
From: Beautiful San Pablo  
Date: February 15<sup>th</sup>, 2024

Over the past year our community group, Beautiful San Pablo, has worked to bring together stake holders, the community and businesses on SPA, and work toward advocacy for safe and vibrant development.

BSP's mission is to encourage and advocate for a SPA TOD that is a vibrant, pedestrian destination, supporting local businesses, and livelihoods on SPA and providing sustenance for all residences in the surrounding communities including Oceanview and SPA in both D1 and D2.

Throughout all of this we believe that Crime Prevention Through Environmental Design (CPTED) principles encompass the basic principles or "standards" that Berkeley needs to incorporate into every new building design and will help to create a vibrant SPA. and city. As we move away from relying on policing for community safety, CPTED inherently provides maximum safety for all community members, simply by the design of its buildings and streetscapes.

CPTED simple design choices enhance safety on our streets and safety in our communities and neighborhoods leading to a vibrant, pedestrian destination, and safe neighborhood.

Isolated fortress-like units built without considering the surrounding buildings and SPA community is counter to CPTED principles. While it may seem like a fortress-like building is a safety measure for the building residents, instead fortress-like construction creates a much less safe area around that building not only isolating residents in the case of a catastrophe, but also impacting the community as well. Individual building design without implementation of CPTED principles can negatively impact the entire streetscape, and especially community safety.

Many basic CPTED principles support Natural Surveillance, basically an "eyes-on-the-street" principle. Getting all eyes on the street has other effects as well, such as slowing down traffic. Safe, vibrant streets and safety for people is maximized through intentional building design as well as streetscape so that building residents can observe what is happening on the street naturally and clearly. Entrances are not hidden. Doorways provide clear sight ways.

Strong Community Connectivity, how the building connects with the street and the surrounding community, supports Natural Surveillance by enhancing streetscape vitality and activity. It also adds to safety by creating a sense of common responsibility over public spaces. To create street vitality, and the safety that comes with it, building design should enhance and support connection between individual building residents and the

greater community, which requires inviting, welcoming, active, and well-maintained street level design.

CPTED design choices include:

- Design clear site lines from the inside of buildings to open public spaces.
- Locate building windows, entrances, porches, balconies, etc., to maximize informal surveillance of the adjacent public realm with special attention paid to the street, sidewalk and/or community open space.
- Emphasize residential “doors on the street” with direct visible connection between the entry, building occupants, and pedestrians on sidewalks.
- Avoid use of frosted/tinted glass, or excessive signage on street front windows
- Clear lighting that avoids high contrast shadows
- Ensure buildings present a “friendly” face to the street.
- Avoid appearing closed off, locked-up, or fortress-like
- Elimination of “dead zones” on main street front, like blank walls or parking lots
- Street level beautification using landscaping, art, building materials.
- Keeping all pedestrian space lively and activated, with retail or other active ground floor main street facing use.
- Locate interior amenity areas (such as exercise rooms) near the lobby to provide informal surveillance.
- Provide a high-quality public realm that is attractive, connected, and avoids being broken up by “dead” areas such as blank walls, surface parking lots.
- Design to ensure active uses (pathways, cafes, shops or ground-oriented residential) around the edges and through parks, plazas and other community spaces to add surveillance and provide opportunities for people watching.
- Thoughtfully design community spaces that provide opportunities for quiet contemplation, or other more private legitimate uses, in a way that balances security with enjoyment.

References:

<https://www.cpted.net/>

[https://www.abbotsford.ca/sites/default/files/2021-02/2013%20Crime%20Prevention%20Through%20Environmental%20Design\\_0.pdf](https://www.abbotsford.ca/sites/default/files/2021-02/2013%20Crime%20Prevention%20Through%20Environmental%20Design_0.pdf)