

Supplemental Communications

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From: aimee baldwin <junk.menagerie@gmail.com>
Sent: Tuesday, April 2, 2024 12:15 PM
To: Planning Commission
Subject: Use Crime Prevention Through Environmental Design principles in all Berkeley Design Standards

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Dear Planning Commission,

Our community group, Beautiful San Pablo, has been working with community stakeholders, and participating in city meetings and development discussions, towards our goal of creating a vibrant, pedestrian destination on San Pablo, which can support local businesses, support livelihoods, provide sustenance, and create a strong resilient community for everyone in the surrounding neighborhoods.

I am writing to you because Berkeley needs to incorporate principles of Crime Prevention Through Environmental Design (CPTED) into all citywide Objective Design Standards. As we move away from relying on policing for community safety, CPTED can inherently improve safety for all community members, simply by the design of its buildings and streetscapes.

CPTED principles maximize connection of a building's occupants with the street and the surrounding community, supports Natural Surveillance by enhancing streetscape vitality and activity, increasing opportunities for "eyes on the street," – direct sight-lines between building occupants and public spaces– and it improves safety by creating a sense of common responsibility over public spaces.

In order to create street vitality and strong community bonds, building design should enhance and support connection between individual building occupants and the greater community, which requires inviting, welcoming, active, and well maintained street level design.

There are some aspects of CPTED that are out of the hands of Objective Design Standards, such as filling vacant commercial storefronts, but we have to start with the physical shapes of our urban landscape, so I ask the planning commission mandate that the designs of all Berkeley's building and streetscapes maximize incorporation of CPTED principles, and I am making sure you have recent information here, towards reaching this goal.

Here is the International CPTED Association's outline of its principles:

<https://www.cpted.net/Primer-in-CPTED> plus a clear outline of applications of design standards which support these principles:

https://www.abbotsford.ca/sites/default/files/2021-02/2013%20Crime%20Prevention%20Through%20Environmental%20Design_0.pdf

CPTED design choices include:

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- Design clear site lines from the inside of buildings to open public spaces
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- 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
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- Emphasize residential “doors on the street” with
 - direct
 - visible connection between the entry, building occupants, and pedestrians on sidewalks
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- Avoid use of frosted/tinted glass, or excessive signage on street front windows
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- Clear lighting that avoids high contrast shadows
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- Ensure buildings present a “friendly” face to the street
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- Avoid appearing closed off, locked-up, or fortress-like
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- Street level beautification using landscaping, art, building materials
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- Keeping all pedestrian space lively and activated, with retail or other active ground floor use on main streets
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- Locate interior amenity areas (such as exercise rooms) near the lobby to provide informal surveillance.
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- Provide a high quality public realm that is attractive, connected, and eliminate “dead” areas such as blank walls, surface parking lots.
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- 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.
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- Thoughtfully design community spaces that provide opportunities for quiet contemplation, or other more private legitimate uses, in a way that balances security with enjoyment.
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Sincerely,
Aimee Baldwin
Beautiful San Pablo