



The CPTED Planner

"Building Safer Communities"

A Florida CPTED Network Newsletter

"Welcome" By FCN Chairperson Art Hushen

FCN Chairperson, Art Hushen

Welcome to the FCN's first newsletter! Many people have spent much time working on **your** newsletter. The format of the newsletter will be informative in nature including everything from CPTED articles to training announcements in each edition. Take the time to read over it, write a few notes on what you would like to see added or removed and let us know.

I have not had the opportunity to speak to many of you since the elections so the first thing I would like to do is thank everyone for his or her continued support of the FCN. We would not be where we are today if it was not for you.

What do I hope to accomplish as your current Chair? I can tell you that my priority is to the membership and your needs. That is why I felt it was so important to create a newsletter. This newsletter gives us the opportunity to share ideas so if you have an interesting article you would like to see included in the newsletter, please submit it.

Dorinda and John Howe have voluntarily maintained the FCN WebPages for several years now and I believe it's time we give them a break. They have done an excellent job but we are now turning those responsibilities over to the Jacksonville Sheriff's Office where Laurie Dill will be managing the site. She has some great ideas so please give her a call and let her know what you would like to see on the WebPages. Dorinda and John, thanks again for all of your hard work. We all appreciate it!

Another goal is to increase the number of members from our planning community in the FCN. A Planning Liaison Committee has been created, which will be chaired by Robert Jones from the City of Orlando. His responsibility will be to contact other planners, design-

ers, etc. and encourage them to become part of the FCN. He will also keep the membership informed of any changes in planning codes or any topics of interest. I am also hoping to create an Architectural Liaison and an Academic Liaison Committee as well. If you are interested please contact any one of the board members.

There are so many things we are working on and they are all very exciting. We are currently trying to arrange an appointment with our new Attorney General Charlie Crist. The purpose of our visit is to let him know what we are doing in the FCN and to also try to implement CPTED strategies in legislation governing design. I believe we should focus on safe school design, safe design of government buildings, of neighborhoods, and of our downtown areas, just to name a few. We have a great Board of Directors for the coming term. Please do not hesitate to contact any one of them if you need any type of help.

On a final note I simply can't describe how the CPTED community outside of Florida views the FCN. We are truly one of the innovators when it comes to new ideas, training, and membership. It is something you should be very proud of. I look forward to my term in office with much excitement and anticipation. If I can ever be of any help to you please don't hesitate to contact me. Until our next meeting, take care.



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CPTED and Parking Structures By Bob Hood, APCOA Standard

As the movie opens, we see a young lady fumbling for her keys in a poorly lit garage. She looks around nervously as she struggles with her bags and her purse. And then, a man steps from the shadows and offers to “help”. We all know what happens next. And he’s not with Triple A! As a former Security Manager turned Parking Facility Manager, I have had the good fortune to be on both sides of the fence when it comes to CPTED and parking facilities. Let’s take a look at both sides.

From a **Security Directors** perspective, parking garages and lots are the most problematic of any situation when it comes to applying CPTED principles. Existing structures are generally poorly designed, under lit and provide far too many opportunities for crime. In fact, they are second only to residences for crimes of violence as well as property crimes. Open lots generally consist of 1.5 square feet of parking space for every square foot of rental space in the adjoining structure. This much area with limited activity allows tremendous opportunity for crime. Furthermore, on the rare occasion when a Security Consultant is asked to review a project under development, any statements with regard to CPTED are more often than not acknowledged with a firm “huh?”.

From a **Parking Facility Managers** perspective, the situation is less complicated. Parking is a highly prized commodity. In areas where parking space is limited, success or failure of the facilities “parent” structure can rely solely on the parking operations. As an exaggerated example, if you went to a major shopping mall and the

parking lot accommodated only 100 cars, how long do you think the mall would be in business? The same applies to high-rise office towers in a “down-town” setting. Put simply, if the garage fails, the project fails. So when parking operations affect the economic viability of a given project, why isn’t the problem addressed more vigorously? The answer is simple- MONEY!

The average parking facility management company operates on thin profit margins and does not actually own the property. Profits are attained through volume, not a single account. A real estate management company, who provides services for the actual owners, generally runs the property and contracts for parking management.

THIN PROFIT MARGINS

For both, bidding for such contracts requires careful attention to cost control in order to secure the account. In most instances, the cost of insuring the property against a *possible* suit for loss or injury outweighs the cost of reconstructing the facility. Simply painting an 8 or 9 story parking structures interior walls and ceilings can run into six figures. Getting approval for an expense such as removing and replacing existing elevator cabs with those that would meet CPTED approval...well, let’s just pick up a space shuttle while we’re at it!

The real answer may be in simply improving what you have for now and minimizing spending based on a controlled budget in the coming years. An upgrade in lighting is a good place to start. Increasing light output from 75w to 150w creates a dramatic improvement. An upgrade from incandescent or florescent light-

ing to metal halide or mercury vapor is also an effective way to drastically improve the security of a facility. Painting the ceilings in gloss white, though sometimes costly, is another good starting point. The added light gained from the reflective qualities of the bright white is well worth the investment.

Another point to consider is the landscaping around the perimeter of the facility. Whether a garage or open lot, overgrown shrubbery and trees with canopies less than six feet above the ground can be potential danger zones. An effort to ensure that anyone walking in these areas is clearly visible to passers by at all times should be made. Remember that those same trees may affect the lighting and visibility of the 2nd, 3rd or even higher floors of an open parking garage. Careful selection of varieties, which provide ample view through their canopies as well as the aesthetics you want, can be tedious, but well worth the time spent.

The most important point to make here is that we must strive to bring the practices of CPTED to our target audience. Municipal government officials, building owners and managers, urban planners, architects and even security consultants need to be educated on CPTED practices and the benefits of careful planning **before** construction. This will not only reduce the fear the risk of potential crime, but will reduce the considerable costs associated with liability suits.

“Parking garages and lots are the most problematic of any situation when it comes to applying CPTED principles.”



Upcoming CPTED Training

FL AG's Advanced CPTED Class July 28-30, 2003 Melbourne, FL

Registration Cost: \$235

Host Hotel:

Melbourne Quality Suites Oceanfront Hotel

1665 North State Road A1A

Indialantic, FL 32903

Reservations:

(321) 723-4222 or (800) 876-4222

Hotel Cost: \$89.50 (Single Rate)

Deadline for registration: July 6

Contact:

Ed Isbell at (850) 414-3359

"Making Schools Safe By Design" Course offered by Florida AG

June 23-25, 2003 Tallahassee

Classes To Be Held At:

Turlington Building, Dpt. Of Education,
17th Floor, Rm 1703/07, 325 W.
Gaines St., Tallahassee, FL

Lodging:

Radisson Hotel

415 North Monroe St.

Tallahassee, FL

(850) 224-6000

Hotel Cost: \$73 per night

Contact: Margaret Booth

(850) 414-3352



Advanced CPTED Course offered by the National Institute of Crime Prevention

July 23-25, 2003 Las Vegas, Nevada

Registration Cost: \$349

Register online www.nicp.net

Host Hotel:

The Tropicana Hotel

3801 S. Las Vegas Blvd.

Las Vegas, NV

Hotel Cost: \$49 per night

Contact: (888) 826-TROP

March 28, 2003 quarterly meeting minutes

Being the first Quarterly Meeting of 2003, the newly elected FCN Officers brought forth a more detailed plan of FCN activities and goals for 2003. Chair Art Hushen welcomed guests of FCN member Robert Jones from the City Of Orlando; Shawn Ferguson, Alex Law, Anita McNamara, Kyle Koob and Steve Pash. In addition, we welcome city planner, Jon Beard from Jack-

sonville.

A Time Of Change

Art reiterated that 2003 will be a time of change for FCN in that our organization will be branching out beyond just law enforcement to other professions, such as planning and architectural firms. He commended the work that Robert

Jones has done with the City Of Orlando and opening doors in the field of CPTED there.

FCN Newsletter

Vice Chair Tom Sommersdorf has been tasked with being the point of contact for submission of CPTED articles by

"2003 will be a time of change for FCN..."



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Guest Speaker Highlights From Last Quarterly Meeting: Catherine Coyle, Planner

Catherine Coyle, a planner from the City of Tampa, showed how the partnership between law enforcement and planning can be accomplished successfully and with mutual benefit. She encouraged CPTED practitioners to communicate the CPTED concept with the planners in their area. After seeing the benefit of CPTED and the lack of its definition in the code of the Zoning Overlay Districts in the city of Tampa, Catherine worked with

Art on incorporating the CPTED principles into the districts. Taking advantage of Sidewalk Trust Fund monies in their area helped them connect two very important issues not previously addressed as a united effort, lighting and sidewalks. Other informative aspects discussed included incorporation of Crime Analysis with CPTED review and providing pictures of types of fencing and landscaping to

as a united effort, lighting and sidewalks. Other informative aspects discussed included incorporation of Crime Analysis with CPTED review and providing pictures of types of fencing and landscaping to all!

Thanks Catherine!

Meet the FCN Board

The FCN Board Of Directors

Chairperson

Art Hushen
(813) 276-3501

Vice Chairperson

Tom Sommersdorf
(407) 246-2196

Secretary

Margaret Levins
(407) 665-6748

Treasurer

Denis Volkerson
(407) 354-3924

FCN Regional Directors

District 1: Justin Hill
(904) 828-5463

District 2: Craig Dorris
(407) 354-3924

District 3: David Segal
(941) 747-3011

District 4: Position Vacant

Planning Liaison

Robert Jones
(407) 246-2454

Webmaster

Laurie Dill
(904) 630-2160

Immediate Past Chair

Dorinda Howe
(407) 240-1283

Florida CPTED Network
c/o Margaret Levins, FCN Secretary
Seminole County Sheriff's Office
100 Bush Blvd., Sanford, FL 32773

Phone: (407) 665-6748
Fax: (407) 665-6658
Email: mlevins@seminolesheriff.org

**FCN Website Update Complete!
Check us out!
Thanks Laurie Dill
for all your hard work!**

**WE'RE ON THE WEB!
WWW.FLCPTED.ORG**

**Next FCN Meeting In Downtown Tampa
Friday June 20, 2003
10:00 am**

**Directions will be posted on the FCN
website soon.**

Continued meeting minutes

FCN Regional Directors for the newsletter. One of the goals for 2003 is to amend the bylaws requiring Regional Directors to obtain and submit at least one CPTED article per year to be printed in the FCN Newsletter. If you have an idea for a CPTED article, please contact Tom. The newsletter will be a valuable resource to FCN members, with CPTED articles geared to enhance your expertise, providing information on upcoming CPTED training opportunities, notification of FCN Meetings, messages from the Chairperson and links to the FCN website.

FCN Website Update

In addition to working with the other officers on the FCN newsletter, Tom will be also working on updating the FCN website.

Since we have sufficient funds in our account, the Board will be proposing the idea of hiring a webmaster to FCN members at future meetings in order to maintain our website. Some updates to the website proposed by Tom: Archives of newsletter articles, links to FCN speakers, planners, architectural organizations and other CPTED organizations.

Treasurer's Report

Treasurer Denis Volkerson

asked for patience from FCN members until the transition in the Treasurer position is complete. In addition, Denis is researching the possibility of moving FCN monies into a money market account that has better interest rates. He will provide an update to Board members at the next Quarterly meeting in June.

Scholarship Program

Past Chair Dorinda Howe has been tasked with establishing a scholarship program, which will provide scholarships to FCN members to attend other CPTED schools. Details are still being worked out but one requirement would be for scholarship recipients to present what they have learned to the FCN members. More information will be forthcoming.

