

March 29, 2022

City of Marysville
Community Development Department
80 Columbia Avenue
Marysville, WA 98270
Attn: Chris Holland, Planning Manager

**Marysville 10 Degrees PRD - PA21-039
Crime Prevention Narrative**

The purpose of this narrative is to describe how the design of proposed Marysville 10 Degrees PRD project complies with Crime Prevention through Environmental Design principles to create a safe community. Below are explanations on how the design of the proposed development is consistent with B.3.5 in Appendix A of the Lakewood Neighborhood Master Plan:

(5) Site Design Utilizing Crime Prevention through Environmental Design (CPTED) Principles. Development that is subject to this section shall incorporate the following CPTED strategies into building design and site layout:

(a) Access Control. Guidance of people coming and going from a building or site by placement of real and perceived barriers. Provision of natural access control limits access and increases natural surveillance to restrict criminal intrusion, especially into areas that are not readily observable.

The proposed site design includes real and perceived barriers that limits the access to the site and increases natural surveillance to restrict criminal intrusion. For example, many of the proposed roads, like roads C and D, have curves, which help inhibit speeds. All proposed internal roads are narrow PRD roads, and narrow roads result in greater natural surveillance from surrounding properties and discourage higher vehicle speeds. Also, there are only three entrances into the residential portion of the site off the proposed 19th Ave NE, and some of the proposed internal roads, like proposed Drive's C and P, end in dead ends. The combination of the described road design creates both real and perceived barriers within the development because they make it difficult to have a direct and rapid entry and exit route, which in return discourages criminal activity.

In addition, the proposed landscaping has been designed with real barriers. For example, fences installed between most of the proposed buildings and common open space will be limited to three feet (3') in height to allow eyes on the open space. These fences will help delineate private and common owned property. The fences will also keep intruders out of private property.

(b) Surveillance. Placement of features, uses, activities, and people to maximize visibility. Provision of natural surveillance helps to create environments where there is plenty of opportunity for people engaged in their normal behavior to observe the space around them.

The proposed housing units will have windows that look over roads and public and private open spaces. The design of the housing units will ensure that there is ample natural surveillance of the neighborhood's roads, paths, and common spaces. Therefore, if criminal activity does occur, the number of potential witnesses will help inform police.

(c) Territoriality/Ownership. Delineation of private space from semi-public and public spaces that creates a sense of ownership. Techniques that reduce the perception of areas as "ownerless" and, therefore, available for undesirable uses.

To create a sense of ownership in the public space within the proposed development, like the commonly owned open space tracts, the open space tracts will be scattered throughout the development and will be directly next to the proposed residential housing units. This will ensure that the development's residents use the open spaces frequently and at various times throughout the day and that there are always eyes on the open space. For instance, Tracts 992 and 994 will have homes that face the commonly owned open space. This means that these tracts will have more of a semi-public open space feel, and the owners of the homes on those tracts are more likely to treat the tracts like an extension of their front yard. Finally, the proposed building designs will include windows that overlook the development's public, semi-public, and private spaces. This means that there will always be eyes on the different spaces in the development and if criminal activity does occur someone can report it.

Sincerely,

LDC, Inc.

Jesse Jarrell

Jesse Jarrell, PE
Project Manager
HQ Office