



Reno Police Department
CPTED Review Memorandum

October 19, 2017

To: City of Reno, Business License Division

Business Name: 525 Roberts Office Conversion **Case#:** LDC18-00028

Address: 525 Roberts St

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: Sufficient modern lighting with multi diode LED lighting may increase natural surveillance and increase visibility. Existing lighting is dim and fixtures are easily defeated.

Possible Solution / Resolution:

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

Noted Concerns: No noted concerns with proposed plans

Possible Solution / Resolution:

Territorial Reinforcement (Concept of clearly defining ownership over space):

Noted Concerns: No noted concerns with proposed plans

Possible Solution / Resolution:

Maintenance and Management (Concept focuses on how Mgmt. runs/maintains property):

Noted Concerns: Landscape should be maintained to CPTED standards with trees trimmed up 6' and bushes/shrubs trimmed below window level.

Possible Solution / Resolution:

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Does design allow clear sight lines and visibility at those areas where they are desired?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Do areas of concerns such as stairwells, lobbies of high-rise building have clear sight lines?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Does design allow for future sight line impediments such as landscaping in maturity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does access to hidden areas such as underpasses or parking areas have clear sight lines? NA	<input type="checkbox"/>	<input type="checkbox"/>

Lighting	Yes	No
1. Is there a need for lighting to be provided if the paths or spaces are not used at night?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Is lighting adequately provided such that a person can recognize a face from about 10 metres? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
3. Does lighting provide uniform spread and reduce contrast between shadow and illuminated areas? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Is lighting provided too glaring? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
5. Are light fixtures provided for areas that require good visibility such as pedestrian routes and entrapment areas? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Are light fixtures protected against vandalism or made of vandal resistant materials? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
7. Is lighting at areas used during night time e.g. parking lots, space around buildings adequately provided? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
8. Is back lane lighting required? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

<i>Concealed or Isolated Routes</i>	Yes	No
1. Can concealed and isolated routes such as staircases, passageways or tunnels be eliminated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there entrapment areas within 50 - 100 meters at the end of a concealed or isolated route?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is there an alternate route?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. If a pedestrian cannot see the end of a concealed or isolated route, can visibility be enhanced by lighting or improving natural surveillance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Are concealed or isolated routes uniformly lit? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Is there natural surveillance by people or activities through various land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is there formal surveillance? UNKNOWN		

	<input type="checkbox"/>	<input type="checkbox"/>
8. Is access to help e.g. security alarm, emergency telephones, signage and information available? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

Entrapment Areas	Yes	No
1. Is there an entrapment area and can it be eliminated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Can it be closed during off hours?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the entrapment area visible through natural or formal surveillance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Does design provide for escape routes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Isolation	Yes	No
1. Does design incorporate natural surveillance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Do areas of concerns such as isolated routes and parking areas provide natural surveillance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If providing natural surveillance is not possible, are emergency telephones, panic alarm and attendants provided? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Can compatible land uses be provided to increase activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Land Use Mix	Yes	No
1. Are different land uses compatible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Can land uses that raise security concerns e.g. bars and pubs, be		

located where their impact is minimized?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Activity Generators	Yes	No
1. Can complementary uses that promote natural surveillance be provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does design provide for complementary users?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Does design reinforce activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Is the area programmed for various events or activities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Can a clustering of uses be used to support the intended activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are ground level activities incorporated in design?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Can areas be programmed to facilitate increased activity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ownership, Maintenance, and Management	Yes	No
1. Does the design provide territorial reinforcement through design features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the design allow for easy maintenance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Are there signs and information to guide people on how to report maintenance concerns? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Does the management of space provide maintenance priorities e.g. removal of offensive graffiti? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
Signs and Information	Yes	No
1. Are signs visible and legible? UNKNOWN		

	<input type="checkbox"/>	<input type="checkbox"/>
2. Are signs conveying messages clearly? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
3. Is information adequate? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
4. Are sign strategically located to allow for maximum visibility? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
5. Are signs well maintained? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>
6. Are maps provided in large areas such as underpasses, parks, etc.? NA	<input type="checkbox"/>	<input type="checkbox"/>
7. Are signs displaying hours of operation? UNKNOWN	<input type="checkbox"/>	<input type="checkbox"/>

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

Additional Comments / Concerns:

No noted concerns with proposed plans. Increased activity may increase legitimate use and deter criminal activity in the area.

COMMUNITY SERVICES DEPARTMENT
Planning and Building Division

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November 15, 2017

To: Jeff Borchardt, Associate Planner
Brook Oswald, Associate Planner
City of Reno
Community Development Department
PO Box 1900
Reno, NV 89505

From: Kelly Mullin

Subject: **LDC18-00028 (525 Roberts Street)**
LDC18-00027 (Longley/Airway Industrial)
LDC18-00024 (The Canyon at McCarran Master Plan and Zoning Map Amendments)

Dear Ms. Oswald and Mr. Borchardt,

The Washoe County Planning and Building Division has reviewed the above applications and has no comments at this time.

Thank you for the opportunity to review and comment on these applications. If you have any questions, please feel free to contact me at 775-328-3608 or kmullin@washoecounty.us.

Sincerely,

Kelly Mullin
Senior Planner

cc: Mojra Hauenstein, Director, Planning and Building, CSD
Trevor Lloyd, Planning Manager, Planning and Building, CSD



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