



To: City of Reno, Business License Division

Business Name: The Hytch Tea House **Case#:** LDC20-00070

Address: 2110 Dickerson Rd

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.

Reference previous CPTED regarding LDC19-00003 for previous comments

Natural Surveillance (Concept focuses on increased visibility):

Noted Concerns: Proposed plans indicate a request for a special use permit which will allow for the establishment of an event center. Such use would increase legitimate use which may decrease criminal activity in the area, however noise concerns do exist due to residential proximity. Property consists of a well established "water garden" which has a private atmosphere due to the existing landscape design and features. Typically open view environments are encouraged to promote visibility but due to the nature of private events, the existing landscape and secluded environment built is appropriate.

Possible Solution / Resolution:

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

Noted Concerns: The concept of natural access control is to physically guide people through the space by strategic design of streets, building entrances, building layout and landscape. The existing design features and landscape create a celebrated entry and distinct access control to the property. With offsite parking and the use of non-owned parking in which a street must be crossed to access the property, it may be necessary to implement safety features such as a crosswalk or pavement delineation to identify crossing areas and bring attention to vehicular traffic.

Possible Solution / Resolution:

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

Noted Concerns: Typically the use of pavement treatments to delineate semi-public and private space, landscaping, signage, and open view CPTED fencing all help define ownership of a property which contribute to a reduction in criminal activity and perceived safety. Due to the proximity of neighboring residential parcels, landscape and design features should attempt to shield the private space from semi public neighboring spaces in an attempt to prevent nuisance/disturbance/noise type CFS.

Possible Solution / Resolution:

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

Noted Concerns: Proper maintenance plans define territory, controls access, and creates ownership over space which all contribute to the reduction in criminal

activity. Due to the nature of the proposed private event space, typical maintenance techniques are not necessary. Property should be maintained in a manner to promote good use of spaces for intended purpose and shield neighboring properties from noise, light, etc. in an attempt to mitigate nuisance type CFS. Memorandums of understanding with neighboring parcels are encouraged to prevent CFS due to the sporadic nature of planned events increasing the possibility of neighbor disputes in which one party claims to have not known of the venue.

Possible Solution / Resolution:

Additional Comments / Concerns:

Design guide is included for reference but not applicable due to the nature of the proposed SUP.

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

<i>Sightlines</i>	Yes	No
1. Can sharp corners or sudden changes in grades that reduce sight lines be avoided or modified?	<input type="checkbox"/>	<input type="checkbox"/>
2. Does design allow clear sight lines and visibility at those areas where they are desired?	<input type="checkbox"/>	<input type="checkbox"/>
3. Do areas of concerns such as stairwells, lobbies of high-rise building have clear sight lines?	<input 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 type="checkbox"/>	<input type="checkbox"/>

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

Concealed or Isolated Routes	Yes	No
1. Can concealed and isolated routes such as staircases, passageways or tunnels be eliminated?	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there entrapment areas within 50 - 100 meters at the end of a concealed or isolated route?	<input type="checkbox"/>	<input type="checkbox"/>

3. Is there an alternate route?	<input 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 type="checkbox"/>	<input type="checkbox"/>
5. Are concealed or isolated routes uniformly lit?	<input type="checkbox"/>	<input type="checkbox"/>
6. Is there natural surveillance by people or activities through various land uses?	<input type="checkbox"/>	<input type="checkbox"/>
7. Is there formal surveillance?	<input type="checkbox"/>	<input type="checkbox"/>
8. Is access to help e.g. security alarm, emergency telephones, signage and information available?	<input type="checkbox"/>	<input type="checkbox"/>

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

<i>Isolation</i>	Yes	No
1. Does design incorporate natural surveillance?	<input type="checkbox"/>	<input type="checkbox"/>
2. Do areas of concerns such as isolated routes and parking areas provide natural surveillance?	<input type="checkbox"/>	<input type="checkbox"/>

3. If providing natural surveillance is not possible, are emergency telephones, panic alarm and attendants provided?	<input type="checkbox"/>	<input type="checkbox"/>
4. Can compatible land uses be provided to increase activity?	<input type="checkbox"/>	<input type="checkbox"/>

Land Use Mix	Yes	No
1. Are different land uses compatible?	<input 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 type="checkbox"/>

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

Ownership, Maintenance, and Management	Yes	No
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1. Does the design provide territorial reinforcement through design features?	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the design allow for easy maintenance?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are there signs and information to guide people on how to report maintenance concerns?	<input type="checkbox"/>	<input type="checkbox"/>
4. Does the management of space provide maintenance priorities e.g. removal of offensive graffiti?	<input type="checkbox"/>	<input type="checkbox"/>
Signs and Information	Yes	No
1. Are signs visible and legible?	<input type="checkbox"/>	<input type="checkbox"/>
2. Are signs conveying messages clearly?	<input type="checkbox"/>	<input type="checkbox"/>
3. Is information adequate?	<input type="checkbox"/>	<input type="checkbox"/>
4. Are sign strategically located to allow for maximum visibility?	<input type="checkbox"/>	<input type="checkbox"/>
5. Are signs well maintained?	<input type="checkbox"/>	<input type="checkbox"/>
6. Are maps provided in large areas such as underpasses, parks, etc.?	<input type="checkbox"/>	<input type="checkbox"/>
7. Are signs displaying hours of operation?	<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 type="checkbox"/>

2. Is the scale of development consistent with neighbors to avoid large gaps on streets?	<input type="checkbox"/>	<input type="checkbox"/>
3. Is design of the built environment simple and easy to understand?	<input type="checkbox"/>	<input type="checkbox"/>
4. Is there space that can become dead space?	<input type="checkbox"/>	<input type="checkbox"/>
5. How is the built environment used at night time?	<input type="checkbox"/>	<input type="checkbox"/>
6. Are construction materials used to enhance safety and security?	<input type="checkbox"/>	<input type="checkbox"/>

Additional Comments / Concerns: