

COUNTY OF HENRICO
VIRGINIA

INTER-OFFICE MEMORANDUM

TO:	Planning Office	SUBJECT:	POD2019-00215: Bickerstaff Crossing Apartments
FROM:	Henrico County Police Division, Community Services Unit	DATE:	September 6, 2019

POD2019-00215

<Architectural + Site Layout Review >

- ☐ Henrico County Police Division recommends approval.
- ☒ Henrico Police recommends approval if the requirements in Section I are addressed.
- ☐ Henrico Police cannot complete our review at this time as additional information is needed.

SECTION I. Address the following items in order for Henrico Police to endorse this plan:

Landscaping Comments:

1. The location of the light poles in relation to the trees needs to be considered, especially in parking lots and areas along the building's edge. The two should not be located in the same area, as illumination will be reduced as the tree matures. There is one tree/light pole conflict in the center/northern portion of the site.
2. All shrubs and trees should be trimmed to allow for maximum visibility to and from the site and from within the site. Shrubs should have a natural growth habit of no more than 2 ½ to 3 feet, or should be maintained at this height, especially when located along an entrance, walkway or in a parking area.
3. Trees located around the buildings, walkways and parking areas should have a natural growth habit that is a tree-form, non-pyramidal shaped tree. If this cannot be done, the canopy of the trees should be maintained at least 4 feet from the ground as the tree matures.

Lighting Best Practices:

1. No further comments

Architectural Plans Comments:

1. Doors should be solid core construction and a minimum of 1 3/4 inches thick.
2. A solid core door should contain a security peephole for the users of the residence.
3. Strike plates must be solidly anchored through the doorframe, into the framing studs, using screws three inches or longer in length. Otherwise, a swift kick could break the doorframe.
4. Utilize non-removable hinge pins or piano hinge/continuous hinge on all exterior doors.
5. The corridors/breezeways should be designed to allow natural light to enter or lighting will be needed 24-hours a day within these spaces. (See Photo D) Several design features need to be in place:
 - a) The siding should be lighter in color to reflect any light that is present.
 - b) **Open up the stairs to allow light to pass through by removing the risers on the stairs. Also, consider installing lighting below the staircase. Building code allows this with the exception as stated below.**

IBC 1009.4.5 Profile. “...Risers shall be solid and vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees from the vertical. ...”

Exception #1. Solid risers are not required for stairways that are not required to comply with Section 1007.3, provided that the opening between treads does not permit the passage of a sphere with a diameter of 4”.

6. The numbering for each building and the units within the building must be clearly displayed on the exterior of each side of the corridor/breezeway.

The Henrico Police Division supports and implements Crime Prevention Through Environmental Design (CPTED), which is the theory that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime and an improvement in the quality of life.

The following characteristics need to be in place at this site.

1. *Natural Surveillance.* Provide natural surveillance throughout the site, especially to parking areas, buildings, building entrances, walkways, etc. Natural surveillance is the placement of physical features, activities and people in such a way as to maximize visibility.
2. *Natural Access Control.* Provide natural access control throughout the site. Natural access control is the physical guidance of people coming and going from a space by the judicious placement of entrances, exits, fencing, landscaping and lighting. The goal is to guide people where you want them to go and how you want them to get there.
3. *Territorial reinforcement.* Territorial reinforcement is the use of physical attributes that express ownership, such as fences, pavement treatments, art, signage and landscaping. The goal is to promote ownership and pride in where you live and work.
4. *Maintenance.* Allows for the continued use of space for its intended purpose. It also serves as an additional expression of ownership.

While our requirements for the endorsement of the plan do not guarantee a crime-free environment, it is our experience that the application of the concepts of Crime Prevention Through Environmental Design (CPTED) will reduce the opportunity for crime to occur and will enhance the quality of life. Should you have any questions or comments, please contact me at 804-501-5370.

Billy Moffett
CPTED Planner