

COUNTY OF HENRICO
VIRGINIA

INTER-OFFICE MEMORANDUM

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| TO: | Planning Office | SUBJECT: | Cool Lane Apartments – POD2021-00254 |
| FROM: | Henrico County Police Division, Community Services Unit | DATE: | July 9, 2021 |

POD2021-00254

<Administrative POD >

Zoning: R-6C

Proffers: REZ2019-00002

PUP: PUP2019-00001

87 - apartments

5995 sqft – office

Architectural Plans –

- Provide access control measures at every interior/exterior doorway as necessary.
- Provide site security cameras in tamper proof locations capturing:
 - Pedestrian and vehicular entrances
 - License plate readers
 - Parking areas and entry doors
 - Locate in such a manner that existing and proposed landscaping will not inhibit the footage in the future.
 - Site cameras should work with the site's lighting and not capture glare hindering the footage useless.
- Internal security cameras
 - Capturing all necessary areas
 - Have a monitor near the primary entrance putting individuals on notice they are accessing the building under surveillance.
- Security Alarm System
 - Combination of door, glass breakage and motion sensors (as necessary)
 - Panic button for the front counter staff near the primary entrance.

Landscaping / Fence Comments:

1. Show all fence specifications:
 - a. Security level chain link
 - b. Steel with 1'x1" pickets
 - c. 4-foot fencing
 - d. Do the squares (on overall site plan) along the fence mean there will be brick/block columns?
 - e. HPD continues to recommend the rear portion of the site be gated with fencing and access control measures (like a keycard reader or key fob). Gates could only be locked or activated after dark or during certain overnight hours. It would provide a sense of heightened awareness to a potential offender that they could be caught.
 - f. If gates are not provided, consider running the fence to the up to the sidewalk and driveways on both sides.

Lighting Plan Comments:

1. Please adjust the placement of the trees and lights along Cool Lane. The twenty-foot light poles could provide lighting for the sidewalk in front of the property as well as the driveway, but the lights could be blocked by the trees making them ineffective for security purposes. The lights should not be located within the growth pattern of the adjacent trees.
2. The minimum maintained light level should be no lower than 1.0 foot-candles throughout the parking areas, walkways, building entrance and building edge.
 - a. Light levels fall below 1.0 foot-candles on the front and rear of the eastern wing of the building.
 - b. Make sure lights are not impacted by existing proposed vegetation as the plants mature.

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 does 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 or mof@henrico.us.