

COUNTY OF HENRICO
VIRGINIA

INTER-OFFICE MEMORANDUM

To: Director of Planning Subject: Proposed ATM Vestibule Bank of America at 5000 W Broad Street
POD2023-00121

From: Chief of Police Date: December 14, 2023

Attached, you will find the Crime Prevention Through Environmental Design Plan for the proposed ATM vestibule at Bank of America on the parcel possessing GPIN 773-738-5617 and address 5000 W Broad Street. The submitted CPTED Plan satisfies the criteria noted in Sec. 24-5508 of the County's Zoning Ordinance. Prior to operation, Henrico Police requests they meet with us prior to operating to ensure all items noted in this CPTED plan are implemented.

Eric D. English
Chief of Police

Attachment: CPTED Plan

Designee Signature:  12/14/2023
Major Todd A. Alvis

COUNTY OF HENRICO
VIRGINIA

INTER-OFFICE MEMORANDUM

To: Chief of Police Subject: Proposed ATM Vestibule Bank of
America at 5000 W Broad Street
POD2023-00121

From: CPTED Planner Date: December 10, 2023

Attached, you will find the Crime Prevention Through Environmental Design Plan for the proposed ATM vestibule at Bank of America on the parcel possessing GPIN 773-738-5617 and address 5000 W Broad Street. The submitted CPTED Plan satisfies the criteria noted in Sec. 24-5508 of the County's Zoning Ordinance. Prior to operation, Henrico Police requests they meet with us prior to operating to ensure all items noted in this CPTED plan are implemented.



William Moffett
CPTED Planner

Attachment: CPTED Plan

On behalf of Bank of America, N.A. ("BoA"), the BoA security team submits this CPTED Plan to the Henrico Chief of Police for the ATM use *inside* the new BoA bank branch building to be constructed at 5000 W. Broad Street. This CPTED Plan provides information on how the site design complies with the CPTED principles listed in Sec. 24-5508.A. Each of the four principles are listed below and followed by the site compliance information for each one. BoA appreciates Henrico County's interest in community safety and promotion of principles that enable community policing. The BoA security team enjoys strong relationships with the police departments where bank branches are located and the BoA security team looks forward to continuing this relationship with Henrico County Police.

Please note that the safety and security of bank locations is governed by the Bank Protection Act of 1968 (BPA). Under the legal doctrine of preemption, when the federal government through Congress has enacted legislation on a subject matter, Congress' action shall be controlling over state and local laws if Congress' action occupies the field of regulated activity. By submitting this CPTED Plan, BoA does not and shall not be deemed to have waived preemption. Notwithstanding the BPA's preemption of Sec. 24-5508 in Henrico's Zoning Ordinance, BoA is submitting this CPTED Plan in furtherance of BoA's desire to continue its positive relationship with Henrico County Police.

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. Sec. 24-5508.A.1.

Natural surveillance is built into the redevelopment plan for BoA's new bank branch.

The site is bounded on three sides by public roads. The redevelopment of the property provides sight lines into the property from along each of the right of ways. These sight lines will allow police to monitor activities on the property. These sight lines will also allow pedestrians and drivers to observe activities on the property and report any suspicious activities.

The redevelopment of the property also promotes free flow movement around the building for vehicles and monitoring. The new building and parking layout does not provide areas of concealment.

The new parking area includes walkways from the building to the parking spots so customers are provided a safe and convenient means of walking from their vehicle to the bank branch. At the entrance to the bank branch, customers will use a secured, controlled access door to enter the bank branch to conduct their banking business. This business may include use of the ATM on the inside of the building. There is no ATM on the exterior of the building.

The bank branch, and the ATM inside, will be monitored and secured in accordance with the BPA requirements established by Congress. BoA complies with the BPA and follows industry standards for monitoring and protecting its associates and customers. This practice is consistent with every BoA branch. In addition, BoA is providing a layout displaying the

locations of security cameras for the vestibule area only. The manufacturer information is provided on the layout.

BoA will keep the security footage for a minimum of 30 days. In order for Henrico County Police to access the footage there are two options: 1) Contact the branch's Protective Services Manager, Chris Baldwin, at chris.baldwin@bofa.com, or 2) contact SOAC at 1-800-222-7511.

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. Sec. 24-5508.A.1.

The redevelopment plan provides natural access control throughout the site.

Vehicular ingress to the site is controlled and limited to one entrance from 50th Street. Vehicular egress from the site is controlled and limited to one exit-only entrance on to Broad Street and one entrance on to 50th Street.

Parking spaces are well defined and conveniently located. Pedestrian walkways link the parking area to the bank branch entrance.

Pedestrians may also enter and exit the property from one walkway to and from the sidewalk along Broad Street to the bank branch. This walkway is strategically offset from the bank branch entrance. Offsetting the walkway avoids a direct view corridor into the bank branch, which could be used by a nefarious person to monitor activity at the bank. Offsetting the walkway also eliminates a convenient running track for a nefarious person to use before or after an engagement with a customer.

Lighting is provided throughout the property in accordance with BPA requirements and then limited where required by VDOT.

Landscaping is provided per planning's requirements.

The vestibule door and Branch front are glass. Standard retail glass is used for ease of view out into the environment and for ease of view of the public and police into the branch.

The vestibule lock is a Dorma concealed electronic lock built into the header of the door and self-closes. It uses a free-exit motion sensor for anyone inside the vestibule.

Inside the vestibule, no ceiling tiles are used and individuals will be unable to crawl inside the ceiling. There will be a metal roll down security gate to separate the vestibule from the remainder of the building during nonbusiness hours.

3. *Territorial reinforcement*: Territorial reinforcement is the use of physical attributes that express ownership, such as fences, pavement treatments, art, signage, lighting and landscaping. Sec. 24-5508.A.3.

Establishing territorial control over the property is important under the BPA and provides safety that customers expect from their banking institution.

Landscaped buffer areas are provided between the adjacent public roads and the parking area. This landscaped separation reinforces the public perspective that the bank branch improvements are not part of the public realm. Small directional signage used for vehicles entering and existing the property will also add to this perspective.

BoA signage will be used throughout the property to market the new bank branch location and to reinforce BoA's ownership and control of the property.

Lighting is provided across the site to reinforce control and facilitate the video monitoring of the property.

Cameras monitoring the exterior of the property will further reinforce BoA's territorial control of the property.

BoA will work with its Market Team to determine whether 'Under Surveillance' signage can be placed on the vestibule doors.

4. *Maintenance*: Allows for the continued use of space for its intended purpose. It also serves as an additional expression of ownership. Sec. 24-5508.A.4.

BoA operates an active and high-quality maintenance program for all of its bank branches in Henrico County and across the country. This same maintenance program will be used at this location. Maintaining a quality bank branch experience is important for BPA requirements, for the customer experience and for the BoA brand that the company promotes across the country.

The Protective Service Manager for the bank branch is also responsible for maintaining the security at the branch.

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