

PROPOSED SECURITY POLICIES AND PROCEDURES AT APFT

The proposed development of Block B comprises a particularly unique mix of residential, cultural, entertainment and commercial uses each of which presents its own set of security issues for which it is unlikely that any single provision will address. As a consequence a plan is required that includes a wide range of physical, electronic, human and environmental components.

Since the proposed development has reached only a conceptual stage of definition the plan for addressing its security requirements is similarly conceptual with much more work to be done in conjunction with the future anchor tenants, community & political leaders and the Metropolitan Police Department before a fully defined and coordinated program is established. Nonetheless we anticipate that many of the following approaches to crime prevention and sitewide security will be incorporated into the final security plan:

I. Crime Prevention Through Environmental Design (CPTED).

CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. Built environment implementations of CPTED seek to dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur. Environmental design that promotes natural surveillance, natural access control and natural territorial reinforcement are the key components to the success of this approach to security.

Towards that end the proposed design has incorporated the following strategies that reflect an emphasis on natural surveillance, access control & territorial reinforcement:

- Streets designed to increase pedestrian and bicycle traffic
- Windows placed to overlook sidewalks and parking areas.
- Landscape designs that promote surveillance, especially in proximity to designated points of entry and opportunistic points of entry.
- Transparent weather vestibules at building entrances.
- Generous lighting of pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children's play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.
- Natural surveillance measures complemented by mechanical and organizational measures such as closed-circuit television (CCTV) cameras in areas where window surveillance is unavailable.
- Entrances that limit and clearly differentiate between public space and private space.
- Property maintenance plans for the streetscape and landscaping such that it communicates an alert and active presence occupying the space.
- Trees in residential areas. Research results indicate that, contrary to traditional views within the law enforcement community, outdoor residential spaces with more trees are seen as significantly more attractive, more safe, and more likely to be used than similar spaces without trees.
- Security system signage at access points.
- No chain link fencing, razor-wire fence topping and other similar physical barriers which communicate the absence of a physical presence and consequently a reduced risk of being detected.
- Generous public amenities such as seating, movable tables & chairs, umbrellas, etc. in the common areas adjacent to the commercial spaces to attract larger numbers of desired users.

- Special events & activities in common areas to promote the proper use, attract more people and increase the perception that those areas are controlled.
- Motion sensor lights at all entry points into the residence.

II. Electronic Security Provisions with central remote facility including:

- Fixed and motorized night-vision cameras overlooking pathways, stairs, entrances/exits, parking areas, ATMs, phone kiosks, mailboxes, bus stops, children's play areas, recreation areas, pools, laundry rooms, storage areas, dumpster and recycling areas, etc.
- Motion activated lighting & alarm systems
- Electronic access control door hardware

III. Security personnel and public space attendants.

We anticipate that the plethora of public space programs, activities, events, and outdoor food & beverage service will only succeed if patrons, residents and visitors feel safe. Towards that end we recognize that a visible presence of private security personnel will likely be necessary particularly during evening events & activities. Consequently we expect that a plan for such personnel will be undertaken in coordination with our commercial tenants and the Metropolitan Police Department.

IV. 4th Street pedestrian area.

The proposed 4th Street pedestrian area will be a privately maintained space created for public enjoyment, and may at times be closed for seasonal maintenance or private events. The success of that area will also depend on the implementation of security policies posted at key entry points which will include the prohibition of the following in all public and private spaces within the Block B development:

- Weapons;
- Alcohol consumption and/or drug use – alcohol consumption will be allowed in established bar/restaurant areas permitted by the Alcoholic Beverage Regulation Administration (ABRA);
- Unauthorized soliciting or vending;
- ATVs or motorized bikes;
- Off-lease pets outside of designated areas;
- Smoking;
- Coolers, lawn furniture, chairs, or tents (unless permitted by APFT);
- Sleeping;
- Food trucks or catering (unless permitted by APFT);
- Amplified music (unless permitted by APFT);
- Open flames or grills (unless permitted by APFT);
- Fireworks;
- Using chalk or spray paint (unless permitted by APFT);
- Posting flyers; and
- Leaving personal items unattended.