



20098 Ashbrook Place | Suite 150
Ashburn, VA 20147

P: 703.726.1292 F: 703.726.1295 | mcwsolutions.net

Monday, July 27, 2015

Project: 315 H Street NE, Washington, DC

To Whom It May Concern,

We at MCW appreciate the opportunity to assist with identifying key safety and security measures for the mixed use (residential/retail) facility to be built at 315 H Street NE, Washington, DC. This safety and security design concept focuses solely on the rear (south side) of the facility, especially in consideration of vehicular and pedestrian access, and the surrounding public alleys and buildings.

Introduction – Design Concept

The purpose of physical security is to reduce opportunities for individuals to engage in unwanted or criminal behavior. Security layering is a widely recognized method of incorporating security measures into facility designs. Security layering categorizes the defensive elements of the facility into three primary segments: the site and its perimeter, the building envelope, and the building interior. Combinations of various physical, operational, and technological security measures can be applied to these primary elements of defense. This narrative focuses on the application of a combination of environmental and technological aspects in the overall security design plan to primarily include electronic security systems. An integrated program of building security measures include architectural barriers to deter or control entry, building control systems and interior layouts to channel pedestrian and materials traffic, and surveillance systems linked to electronic sensors and controls. These philosophies and methods should be utilized in the security and safety design for not only the south side of this new facility, but for the entire facility as well.

Site Perimeter

MCW recommends a method for protecting the new facility known as “concentric rings of security” which begins with a secure outer perimeter. This protection method includes both natural and man-made mitigation measures, as applicable, including, but not limited to, vehicle and pedestrian barriers, well-placed, yet limited landscaping, evenly-distributed lighting, and a security-centric architectural arrangement of the facility and its surroundings. These principles should be incorporated into the facility and grounds design to compliment the electronic security system and operational security measures.

Physical Barriers

Due to the layout of the existing structures and alleyways, it is not likely feasible to incorporate an exterior fence or wall, a vehicle or pedestrian barrier, or gates. Already included in the architectural design are a vehicle overhead, roll-up style door as well as pedestrian doors to restrict access into the building. This is all that is practically recommended to secure the perimeter with physical barriers.



20098 Ashbrook Place | Suite 150
Ashburn, VA 20147
P. 703.726.1292 F: 703.726.1295 | mcwsolutions.net

Wayfinding, Landscaping and Lighting

Adequate signage should be utilized to assist both vehicles and pedestrians in finding their way to their desired residential and retail destinations. Signage should also be considered for the alleys providing regular access to the facility. Such signage should strategically guide vehicle and foot traffic, as well as warn of potentially dangerous corners or areas.

Landscaping, if present, should be kept minimal so as not to provide “hiding spots” for criminals, inhibit pedestrians’ clear view in all directions, or block area lighting. In general, physical and natural barriers should remain at least 4 feet from all walkways and be regularly maintained so as not to encroach walkways over time. Trash should be routinely gathered and messes (including graffiti) cleaned up so as to maintain a sharp appearance and consistently give the impression of a well-kept facility. Messy, cluttered and unkempt areas tend to be inviting to criminals and loiterers.

Lighting should be adequate to properly illuminate all walkways and building entrances around the building at night, especially in the closed-in, south side of the building. There should be no dark areas where someone could loiter undetected by surveillance cameras or passersby. It may be necessary, for instance, to add light fixtures that are not necessarily mounted to the building in order to properly illuminate all areas.

Building Envelope – Security Management System

The Security Management System (SMS) integrates access control and video surveillance into an intuitive and unified graphical user interface (GUI), complete with dynamic graphical maps to promote ease of use. System managers can view card readers and video cameras in their precise location on the facility floorplans, and interact with those devices as needed to efficiently and effectively manage the system.

For the south side of the building in particular, access control should be utilized to not only restrict access into resident-only areas, but also provide an audit trail to system managers. Credentials such as proximity keyfobs or cards, and radio frequency transmitters for residents’ vehicles, may be securely administered and managed by authorized system users. Video surveillance also should be utilized to compliment access control measures, providing a natural deterrent to crime and an excellent forensic tool when examining various incidents which occur in the area. Cameras should be strategically placed to obtain video of vehicle and pedestrian entry points, as well as provide general coverage of the area; and they should possess appropriate resolution and lighting compensation technology to produce usable video from their intended vantage point.

The retail tenant will likely provide for their own access control, but certainly security measures and technology can be shared between both entities where it makes sense to do so.



20098 Ashbrook Place | Suite 150
Ashburn, VA 20147

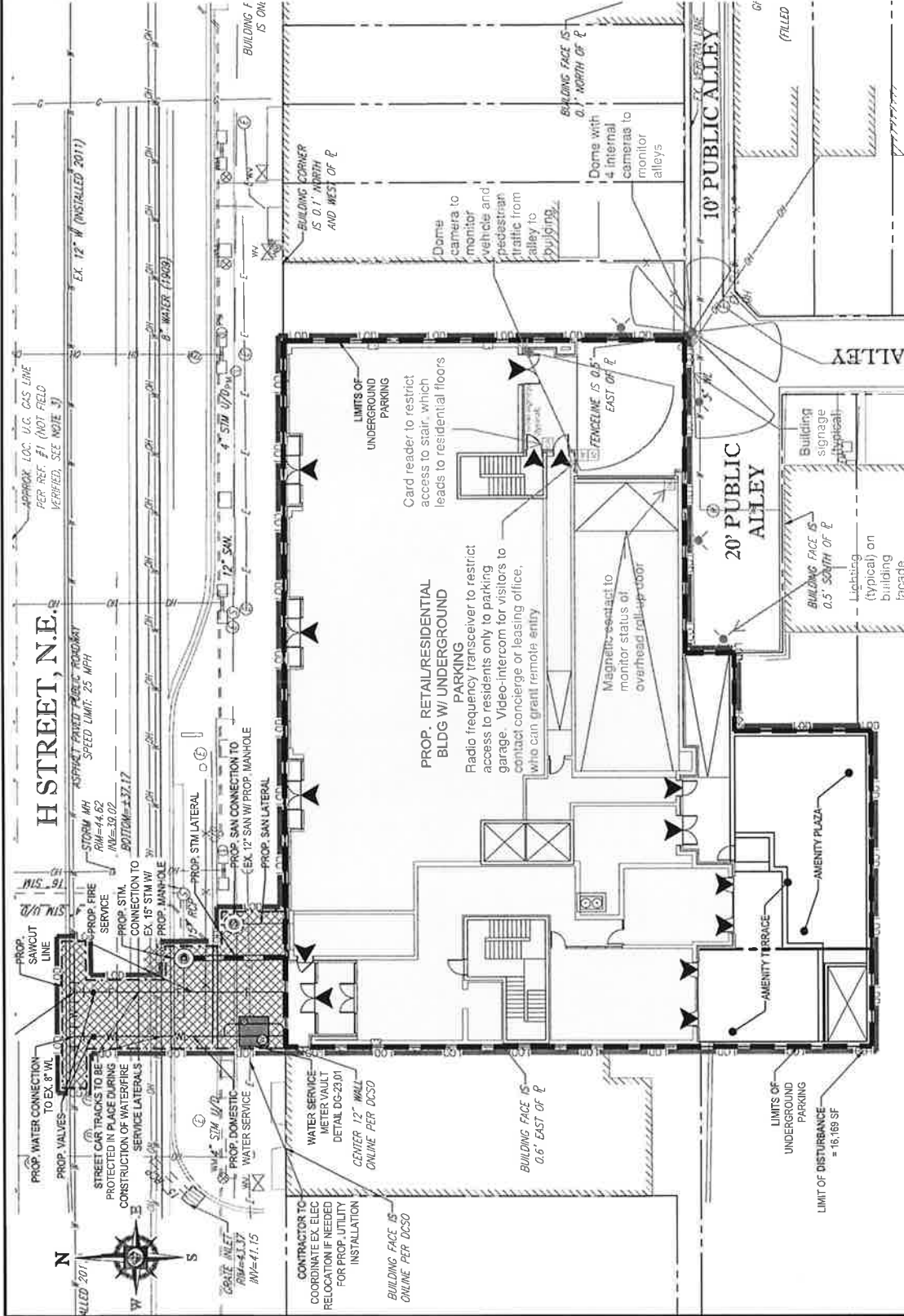
P: 703.726.1292 F: 703.726.1295 | mcwsolutions.net

Refer to the accompanying design sketch depicting recommended device locations and descriptions of their intended purpose. Expressly, the recommended first-pass design layout of electronic SMS devices is as follows:

- **ACCESS CONTROL**
 - Vehicle entry to parking garage
 - (1) Radio Frequency Transceiver to enable residents to click a button on their keyfob to activate the overhead roll-up door and gain entrance.
 - (1) Video-Intercom Station to enable visitors to contact Property Management to request remote entry upon audible and visual identification/verification
 - Stair #2 entry to residential floors
 - (1) Card Reader with electronic lock, request-to-exit sensor and door position switch, to restrict access to authorized residents and management staff only.
- **VIDEO SURVEILLANCE COVERAGE**
 - Southeast corner of building
 - (1) Fixed dome, with 4 IP megapixel cameras built-in, to cover the 3 public alleys and southeast edge of the building.
 - Covered alcove entrance
 - (1) Fixed Dome IP megapixel camera to capture vehicles and pedestrians entering the building via the southeast alleyways
 - 2nd floor balcony
 - (1 or more) fixed come IP megapixel cameras to monitor perimeter access to the building from the balcony. *NOTE: This is not shown because it needs to first be determined whether intrusive access to the 2nd floor balcony is a concern or even feasible.*

UTILITY NARRATIVE

THE PROPOSED RETAIL AND RESIDENTIAL PROJECT INCLUDES RECONSTRUCTION OF NEW UTILITY INFRASTRUCTURE TO SERVICE THE DEVELOPMENT. EXISTING WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER MAINS SHALL SERVE THE SITE AS WELL AS COMMUNICATION LINES, GAS MAINS, AND ELECTRIC SERVICE. PROPOSED UTILITY LATERALS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATIONS OF LATERALS AND CONNECTIONS WILL BE DETERMINED DURING THE FINAL DESIGN OF THE BUILDING AND ASSOCIATED UTILITY ROOM LOCATIONS AND POINTS OF CONNECTION.



315 H STREET - MRP REALTY
315 H STREET N.E. - SQUARE 777

DISTRICT OF COLUMBIA

UTILITY PLAN

C4	SCALE:	DATE:	CAD ID:
	1"=20'	03/19/15	

252

PROJECT NUMBER: DC142164

BOHLERTM_{DC}

1301 PENNSYLVANIA AVE., NW, STE. 825 WASHINGTON, DC 20004
PHONE: (202) 524-5700 FAX: (202) 524-5701

