

## **Ocean Gate Garage Life Safety Plan**

48 Brown Street, Portland, Maine 04101

June 13, 2017

### **3.1. CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES**

The site plan is designed to create formal and informal natural surveillance networks on the site to increase on-site visibility and the safety of legitimate users and to deter potential offenders. The placement and design of physical features maximizes visibility to allow for surveillance opportunities to and from site features such as entrances and exits, walkways, stairways, windows, parking lots, landscaping, and site fences or walls. The lighting of the site and building shall meet the City's technical standards for site lighting, as detailed in Section 12 of this manual, and enable users to observe movement and activities on the site during the day and at night. Motion sensor activated lighting is permitted to provide adequate illumination of the site at night while still complying with applicable lighting curfew standards of Section 12 of the Technical Manual. Specifically, the lighting plan will create nighttime illumination of pedestrian travel paths and gathering areas, entrances and exits, and parking lots and garages. Clear views of each parking area from a distance will enable anyone moving in or immediately around it to be easily seen. Potential hiding spaces are denied adjacent to existing and proposed pedestrian travel routes with low-wall planters and parking bumpers. Well-lit and glass-enclosed stair towers and illuminated parking areas will permit facial identification at a distance of at least 30' and create the perception of being identified. Mechanical surveillance systems will be installed to monitor areas not easily observed and will connect to a security office within the garage and in the adjacent building at 511 Congress Street.

The site plan is designed to provide visible pathways and to offer proper guidance for legitimate users to access the site and to discourage unauthorized use of the site. With proper wayfinding signage the site is designed to clearly guide the movement of vehicles and pedestrians along safe and predictable paths both during the daytime and nighttime. Specifically, the placement of signage, lighting fixtures, landmarks, and landscape design features shall clearly guide users to and from the facility. If necessary, mechanical access control systems may be implemented such as assigning personnel at key building entry points or establishing other procedures such as mechanical auto closing devices, key cards, gates and other locking devices.

### **3.2. FIRE HYDRANT STANDARDS**

The development has a hydrant within five hundred (500') feet of the structure, complying with city code Chapter 10 and the Portland Water Districts standards.

### **3.4. SITE ACCESS STANDARDS**

The development provides access for Fire Department vehicles to at least two sides of the structure. The structure will display the assigned street number, clearly visible from the public right of way.