

Nikolai Semenchine  
**INN on 17**  
4009 Ogeechee Road  
Savannah, GA 31405

Dear Bridget,

I am writing as follow-up to the CPTED Survey of the property INN on 17 for which I manage.

After careful review we foresee no problem with following all recommended solutions for the visibility, surveillance, access control, lighting and maintenance of the property as soon as possible.

To do so the following will be conducted:

We'll reestablish the camera system by acquiring the missing part of the previous camera setup that links with our existing cameras. In order for this to happen we'll find out from the police department if they will release this missing piece that is currently in their position from a previous incident prior to me taking over the property or we'll reinstall a new system.

In regards to the natural surveillance for the Inn the brush and overgrowth will be trimmed throughout the property, including the clearing of: leaves and trees growing from the large tree stumps around the pump area, the large area behind the room to the east as well as cleaning out the trees and overgrown areas around the rear of the building on the east side of the property behind the rooms and trim the trees to the 2 foot 6 foot rule.

The abandoned trailer in the back of the INN on 17 will continue to stay boarded up until we can haul off the trailer or it can be properly renovated.

Fences and gates throughout the property will be addressed - either with new locks or placing locks on open gates and closing gaps in the fences.

We also have a manager on the property who performs daily and nightly surveillance and will continue to make these security rounds around the property. Furthermore, we currently have brand new LED lights with each room having its own light, but we'll install additional lights to pathways, pedestrian walkways, any blind corners and dark spots around the southern part of the INN. The apartments in the back doors and windows are locked and we'll take additional steps to make these well lit.

Please let me know if you require any further details or information.

Thank you,  
Nikolai Semenchine

Principal NPS Hospitality/ INN ON 17  
C: 615.521.1338

## **CPTED SURVEY**

# **Inn on 17 Motel**

**The Inn on 17 Motel was formerly The "Stallion Motel."  
It is located in the County at 4009 Ogeechee Road;  
Savannah, Georgia.**

**NRO, Cpl Barry Lewis    [Blewis01@savannahga.gov](mailto:Blewis01@savannahga.gov)  
11/12/2019**

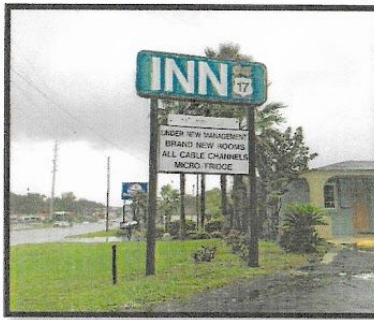


## CPTED Survey for the Inn on 17

Chatham Parkway/Ogeechee (BEAT 36) area. Considered County jurisdiction

Managed by: Nick Semenchine

Landscaping, Maintenance, Lighting, Surveillance, Access Control, Territorial Reinforcements and Positive/Negative Activity Generators

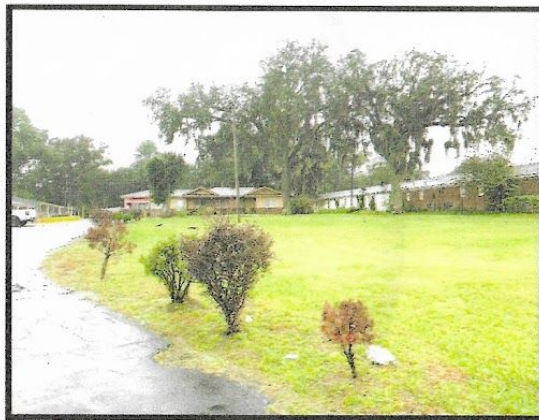


This survey was conducted based off the practices of NCPI American Crime Prevention Institute

### Disclaimer

*This security survey has been conducted as a public service of the Savannah Police Department's Neighborhood Resource Office (NRO) Central Precinct. The information contained herein is based on the guidelines set by the National Crime Prevention Training Institute (NCPI). This survey is intended to assist in improving the overall level of security and suggestive purposes for the issue at hand which is to maintain a level of safety, cleanliness, and proper usage of said property; Inn on 17 Motel. It is not intended to imply the existing security measures, or proposed security measures, are absolute or perfect.*

*Crime Prevention through Environmental Design (CPTED) utilizes strategies to reduce the opportunities for crime and undesired behavior which may be inherent to the design of structures, neighborhoods, and common areas. 11-12-2019.*



INN on 17 CPTED Survey  
Surveillance & Visibility

Crime Prevention Through Environmental Design (CPTED) is a proactive crime fighting technique in which the proper design and effective use of the built environment can lead to a reduction in the fear of and incidents of crime and an improvement in quality of life. It is very important to realize CPTED principals reduce the opportunity for crime; however crime prevention / social programs should be implemented to tackle the underlying cause of crime. These steps work in conjunction to create a safe environment to work live or play.

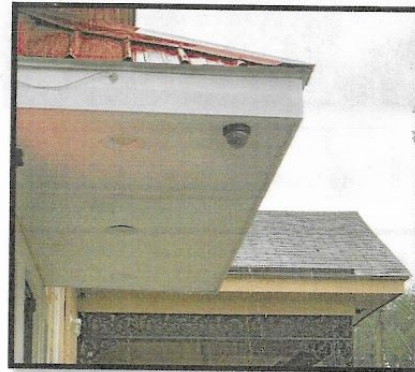
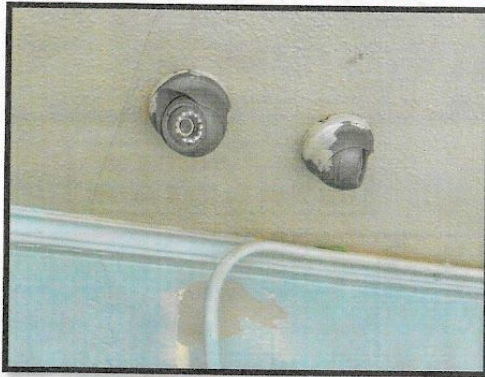
**Surveillance:**

The three types of surveillance are: *1. Natural 2. Organized 3. Mechanical*

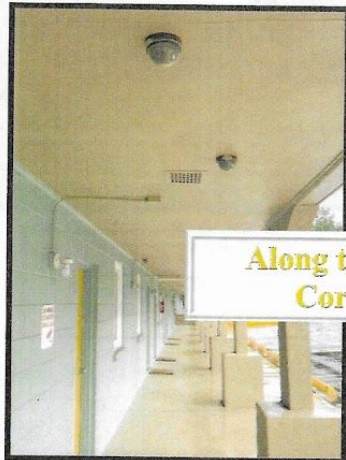
Generally, criminals do not want to be seen. Placing physical features, activities and people in ways that minimize the ability to see what is going on discourages crime. Landscaping and lighting are two methods used to provide natural surveillance.

At the Inn on 17 there are camera's situated around the property. These are mostly at the main office and near the individual rooms. I was advised by the manager, Chris Maddox that the main "brain" of the cameras is not on the property. It is unknown if the "brain" was taken for evidence due to earlier circumstances or just disconnected all together. At this point there is nothing being recorded. This is part of mechanical surveillance.

**Solution:** Find out where the missing part of the camera system is or reinstall a new system using existing cameras and camera placement.



**Front Office**



**Along the Room  
Corridor**



**Front Office**

INN on 17 CPTED Survey  
Surveillance & Visibility

Natural Surveillance for this area comes from the rooms themselves; the office and the adjoining businesses. Americas a Best Value Inn to the East. Roy Newsome Enterprises to the North. Thunderbird Motel to the West and the area behind the abandoned trailer is to an access road with visibility through cyclone fence.

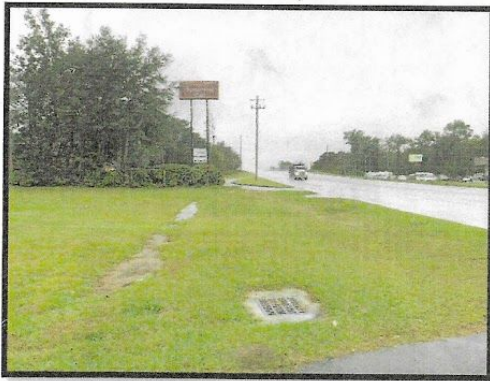
General Impression of the land seems as though that it is clear except for the large stumps with overgrowth on them. The area behind the rooms to the east. Some overgrowth on the corner of the building. The trees need to be trimmed to the 2 foot 6 foot rule.



**Front Office  
(Facing North)**



**Rear of Building on  
the East behind rooms**



**Thunderbird Motel  
(West)**

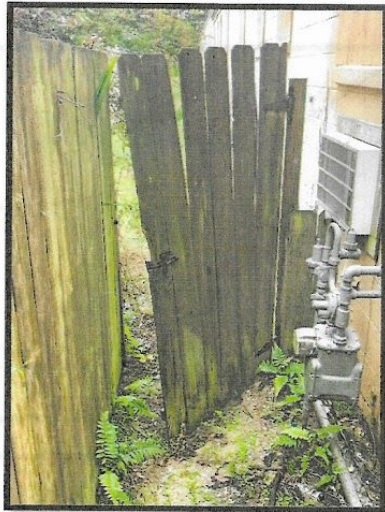


**Rear of Property  
(South end)  
Stump and overgrowth**

INN on 17 CPTED Survey  
Surveillance & Visibility  
Continued

The rear of the property where the abandoned trailer is needs to maintain proper lighting and to maintain that the trailer stays boarded up until renovation or demolition starts.

**Solution:** A solution would be to go ahead and haul off the huge stumps and cut down the overgrowth around the “pump” building. Also the foliage to the rear of the motel rooms (east side) themselves needs to be cut back along with a proper fence lockup. As of now the fence is open and has easy access for hiding, etc. The area may need some adequate lighting.



INN on 17 CPTED Survey  
**Surveillance and Visibility Audit Checklist**

**SATISFACTORY**

**UNSATISFACTORY**

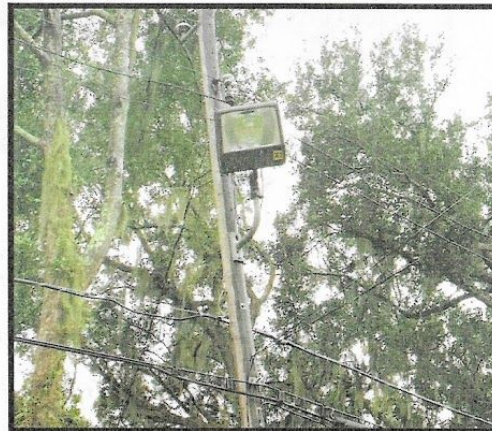
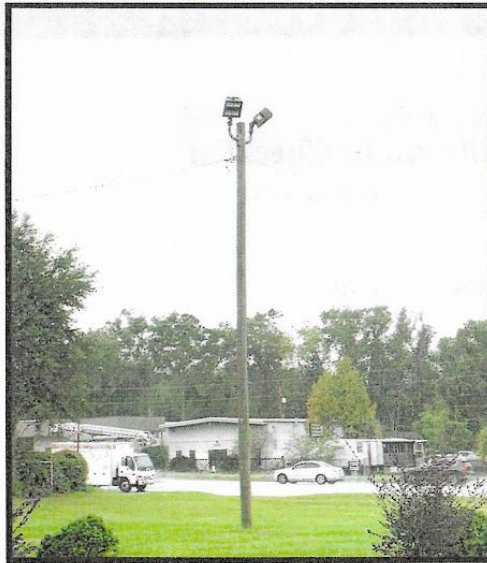
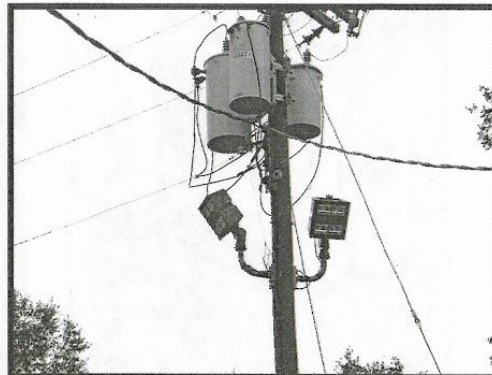
- Activity generation in public places
- Natural surveillance of gathering areas
- Concealment opportunities...Where there is overgrowth
- Site layout
- Playgrounds...None Exist/ owner decision
- Pathways
- After hour's surveillance.... Cameras need to be operating
- Car parking
- Fences and gates...Fences and gates need some maintenance
- Blind corner visibility....Just the East side corner

## Access Control:

Properly located entrances, exits, fencing, landscaping and lighting can direct both foot and motor vehicle traffic in ways that discourage crime.

### Lighting at the INN on 17:

First question posed is how good is the lighting? The lighting for the INN on 17 appears to be new LED which provides direct and clear light to the area. It limits the amount of shadows and light bleed. In this particular park there are approximately 5 to 6 LED lights. The installation of LED lighting allows for a clearer "picture" of persons and objects. True color. The guideline for CPTED advises on being able to identify a face 25 meters (82 feet) away. Each room has its own outdoor light. An official nighttime evaluation needs to be performed as of **11-13-2019**.



**Lighting around the Property**

INN on 17 CPTED Survey  
Access Control  
Lighting Continued

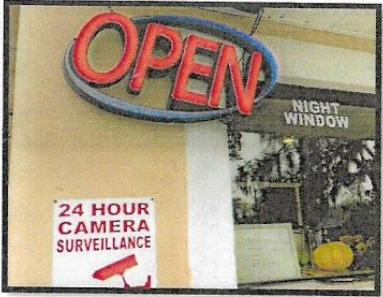
Pedestrian walkways under the sidewalk roofing seems to be lit. The main driveway seems to have proper light coverage. Dark spots appear to be to the very southern part of the property near the fence line. The other area would be the open fence to the east side of the property. An official nighttime evaluation needs to be performed as of **11-13-2019**.



INN on 17 CPTED Survey  
Access Control  
Signage



The Signage for the area is minimal to the point of showing the name of the business on Hwy 17/Ogeechee. There is also what would be called the celebrated entrance (the office). It's lit with an "open" Office sign and proper outdoor lighting.







INN on 17 CPTED Survey

Access Control  
Signage continued

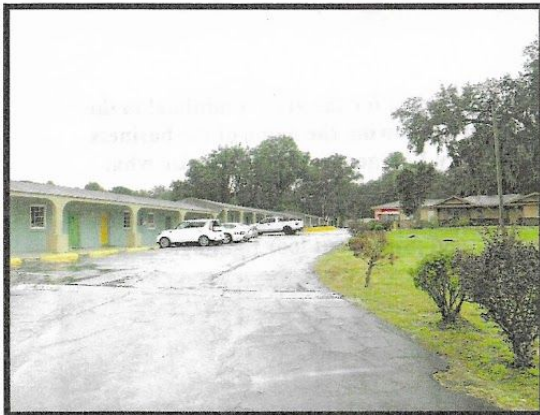
In reference to crime and security there are a few well placed "24 hour" camera surveillance signs around the property.



INN on 17 CPTED Survey

Access Control  
Egress

The Activity use of this "Inn" during the day and night is important because you have the traffic of the highway itself plus the actual clients/guest of the "Inn." There is going to be passive surveillance of the area.



## Access Control/Egress/Lighting Audit Checklist

SATISFACTORY

UNSATISFACTORY

### Access/egress control

- Entry points – number/location
- Safe routes to car parks/street
- Fencing (expect east side)
- Signage
- Security hardware...Mechanical Surveillance (needs connection)
- Separation of conflicting uses – pedestrian/vehicle/cyclist

### Lighting

- Lighting levels
- Glare (Will have to be officially checked as of 11-13-2019)
- Car park/underpass/overpass/crossing lighting
- Lighting type/design...Advise on up lighting as decorative and security
- Ease of maintenance
- Lighting of pedestrian routes
- Relationship to landscaping...Could use some “up” lighting ...will have to discuss

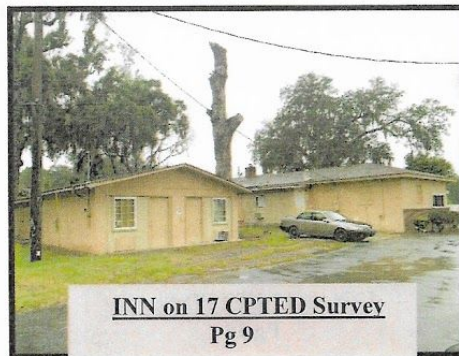
Sightlines are part of the CPTED Principles. Some of the questions asked are; Can you see clearly what’s ahead, if not, why? Are there hiding places? Does landscaping block sightlines? What would make it easier to see? (Angled corners, mirrors, trimmed bushes etc.) This goes back to General impressions. **Observation:** Most of the property is an open area except for the low foliage overgrowth or the mentioned patches of brush/overgrowth/stumps.

Isolation can be a CPTED Concern. Does the area feel isolated? Is it easy to predict when people will be around? Do you feel can be safe waiting for public transport here? How far away is the nearest person to call for help? Is the area patrolled or monitored with surveillance equipment?

Movement Predictors which is a way to predict a pedestrian’s route; a pedestrians “well-lit route.” Can you see the end of this route? This comes back to lighting at night and clear view during the day. **Observation:** The property has a clear and open pattern during the day and appears to be well lit at night. This is based off the lighting fixtures observed during the day.

Are there Entrapment sites such as recessed areas, laneways, hiding spots or small confined areas where someone could hide like between garbage bins?

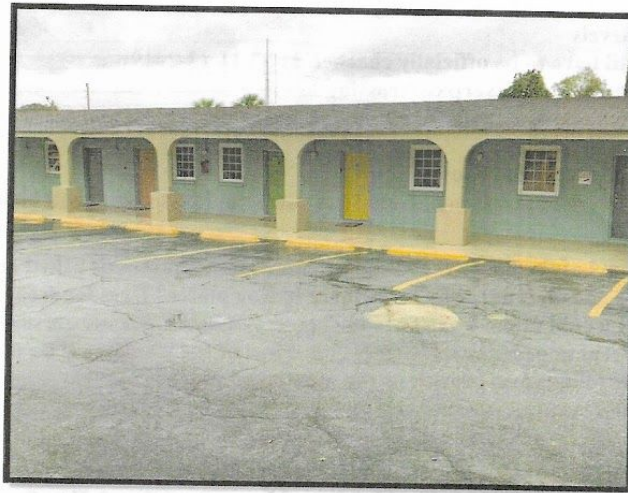
**Recommendation:** At the INN on 17 there are a couple abandoned “apartments.” One has power the other does not. There is a pump house and the abandoned trailer in the rear. These spots could be used to hide or commit crime.



## Territorial Reinforcement:

**Territorial Reinforcement** is the use of physical attributes that express ownership such as fencing, pavement treatments, signage, and landscaping. Maintenance.

**Observation:** On the property at 4009 Ogeechee Road there is fencing. The driveway is properly marked. The very front of the business has an appropriate well sized sign. The doors to the rooms are all colored coded.



INN on 17 CPTED Survey  
**Territorial Reinforcement Audit Checklist**

**SATISFACTORY**

**UNSATISFACTORY**

**Territorial Definition**

- Site definition
- Transitional zones defined
- Signs/cues
- Territorial entrance – privacy/Public ALL Sides
- Conflicting space use. Non Conflicting. The property is defined.

INN on 17 CPTED Survey  
Maintenance

## Maintenance:

“Maintenance is an expression of ownership of property. Deterioration indicates less control by the intended users of a site and indicates a greater tolerance of disorder. The Broken Windows Theory is a valuable tool in understanding the importance of maintenance in deterring crime. The sooner broken windows are fixed, the less likely it is that such vandalism will occur in the future. Having a positive image in the community shows a sense of pride and self-worth that no one can take away from the owner of the property.”

**Observation:** As far as Maintenance is concerned for the INN on 17 there is no evidence of graffiti or vandalism. There was no litter lying around. Only issue is buildings that are no longer in use, but at this point they seem to be properly secured.



**Corporal Barry Lewis**  
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