



Prince George's County Police Department

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Security Assessment



**Bedford Towne/Marylander Condominiums
7961 Riggs Rd
Hyattsville Maryland, 20783-4138
Quasar (Parent Company)
190 Units**



574 Calls for Service at The Marylander 2025 YTD*

7961 Riggs Road	Count
Assault (Simple)	3
Citizen Robbery/Carjacking	3
Armed Person	26
Shootings	3
Breaking & Entering Report	1
CDS (Drug) Complaints	37
Trespassing Complaints	45
Grand Total	118

The crime categories listed in the above chart represent the most serious concerns to personal safety and are not indicative to all calls for service. They do not equal the total number of calls for service at the Marylander/Bedford Towne.

Scope:

This is an initial security survey conducted at the request of the Prince George's County Government. This survey is to help determine possible vulnerabilities as they relate to physical security. Primary concerns are resident, and employee safety due to ongoing criminal activity, and poor visual presentations around the property. It should be noted that this initial assessment is limited in scope, mainly focusing on exterior physical security. This survey is mainly intended to address those concerns. The following recommendations are provided for your consideration in hopes of reducing or eliminating future crimes from reoccurring.

Recommendations:

- Hire an armed security officer dedicated to the property. This officer(s) would be responsible for maintaining high visibility and patrolling the property. This will limit your residents and employees from becoming victims of a crime on your property. If this objective is not attainable or desirable, then at minimum, provide presence with an unarmed security officer or a 911 call box.
- Revitalize the brick façade at the property entrance to display the property name. This can be done at both property entrances, and at the main office 7961.

- The steel fence (Property of the Bedford Towne) at the rear parking lot area of 7979 Riggs Road has been pried open. Fixing this fence will prevent unwanted foot traffic from the adjacent homeless encampment. In the evenings/night, there is no lighting in the area, making this area a high-risk area to the public and Bedford Towne Residents.
- Conduct an audit of your camera system and check for malfunctions or non-working cameras. Install more working cameras in blind spots surrounding the property. Currently, the most important areas to cover are all existing blind spots and non-lighted areas. The aforementioned areas create opportunities for crime to occur on a frequent basis. This will ultimately lead to an unsafe environment for employees and residents.
- Install more adequate lighting to the rear of the property at the high-risk area, adjacent to 7979 Riggs Road. Also add more lighting on the side of the property that borders the residential housing of Lebanon Street and Riggs Road. The wooded area that aligns with the dumpsters has a dark patch of woods, making it easy for a crime of opportunity to occur at night. With no lighting and no cameras, this would make it difficult for law enforcement to establish a lead if a crime is to occur. The said area also creates an easy avenue of escape for criminals to commit a crime on the premises without being caught.
- Consider placing a controlled access entrance at both property entrance points. This can be done by placing a manned or unmanned security booth with a scan card to access the property. This example is similar to the southern management property (Campus Gardens) that borders the Bedford Towne Condominiums. For those entering the property on foot, there can be a separate access fence also utilized by a scan card for entry.
- Build community partnerships with your neighbors. The security at Campus Gardens were willing to share information on how they keep their community safe. When staffed, there are two officers controlling the access entry into the complex during the evening. They must verify each vehicle entering premise through parking pass or ID. They need to know their whereabouts (intended location) if they aren't residents of the property. The entire community is fenced, and if unwanted pedestrians or unhoused individuals try to enter, they are deterred by security. Police calls for service is minimal at this location.
- Install a security system linked to 911 Emergency for a quicker police response. Information on linking your cameras to the Police department is attached on a separate flyer.
- Repair all potholes, repave, and repaint the parking lot. Prolonging the repair of these potholes can cause damage to daily vehicle ingress and egress, including first responder vehicles entering the complex to provide emergency services. Also repair all areas of the sidewalks that is deteriorating due to weathering.

Observations:



Daytime view of unsecured electrical room (Rear of 7977 Riggs Rd)



Living quarters inside of the electrical room (Rear of 7977 Riggs Rd)



Graffiti tagged on Building 7985 Riggs Rd



Rabbit observed multiple times on the patio area of 7979 Riggs Rd.



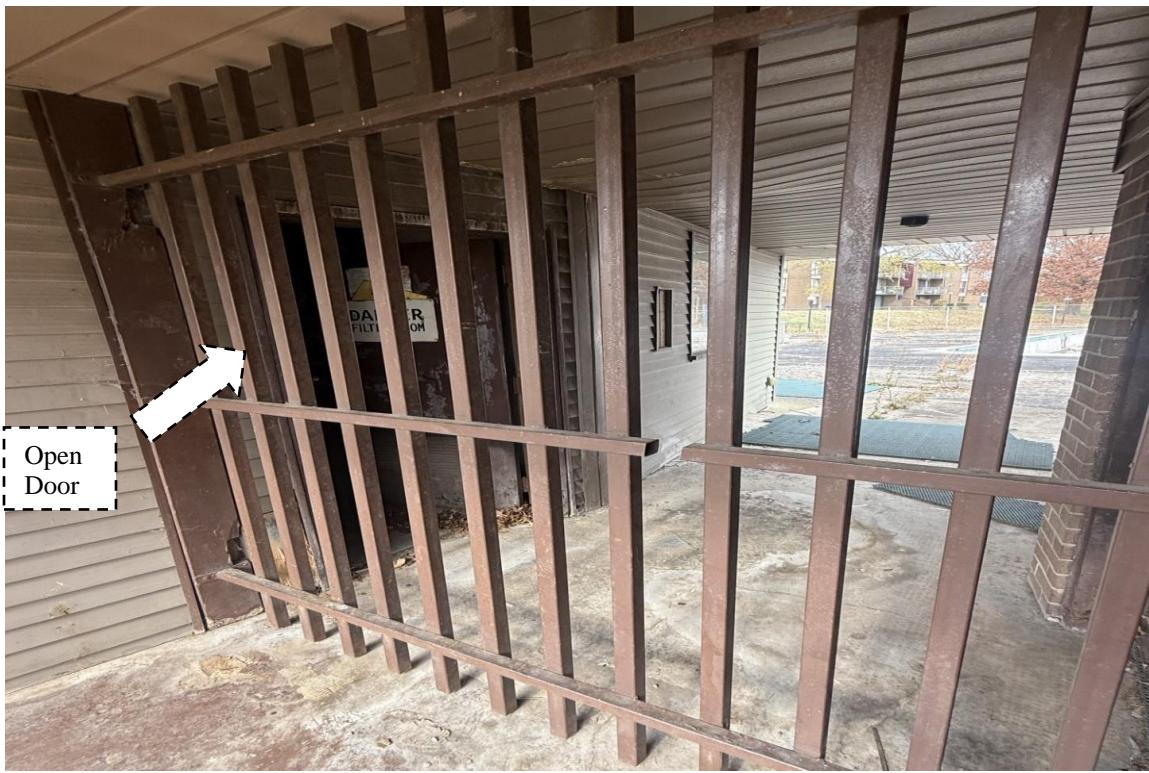
Large potholes in the parking lot between 7975-7979 Riggs Rd



Dated community playground with unsafe structure & cracked exterior lighting by pool.



Management office/pool entrance 7961 Riggs Rd.



Unsecured opened door with danger sign in the pool area. Residential safety hazard.



Damaged siding/roof at the façade of the front office 7961 Riggs Rd.



Unsecured pool that needs some form of covering. Especially during the winter months.



Grounds maintenance and landscaping could be utilized in the pool area.



Damaged steel fence allows entry by unwanted transients and is a breach in overall residential safety.



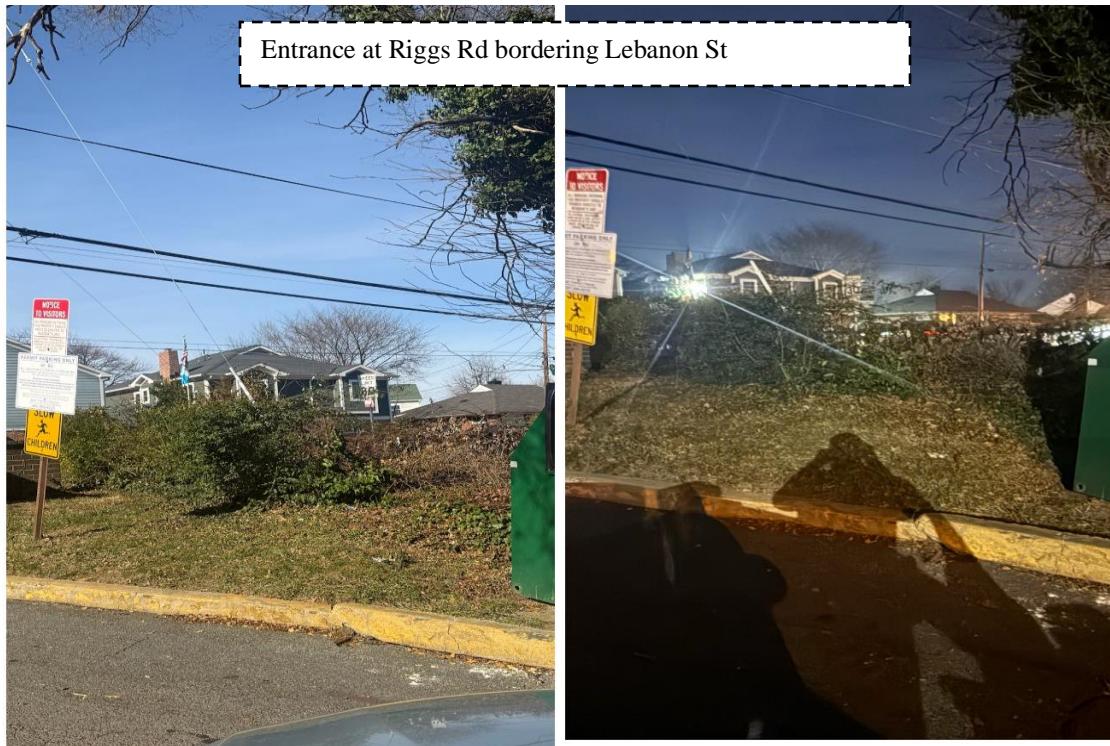
Rear parking lot at 7979 Riggs Rd.



Building 7983 Riggs



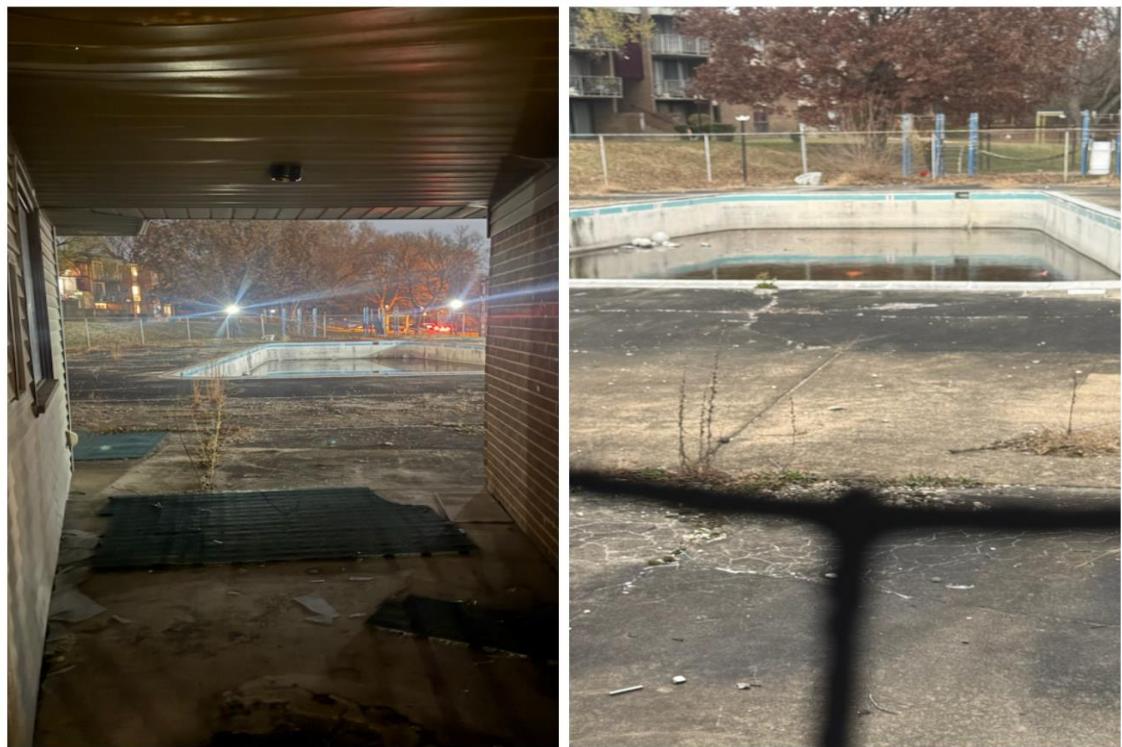
Consider cutting shrubbery that borders residential community (Lebanon St)



Landscaping revitalization could be utilized to eliminate dark areas to prevent crime.



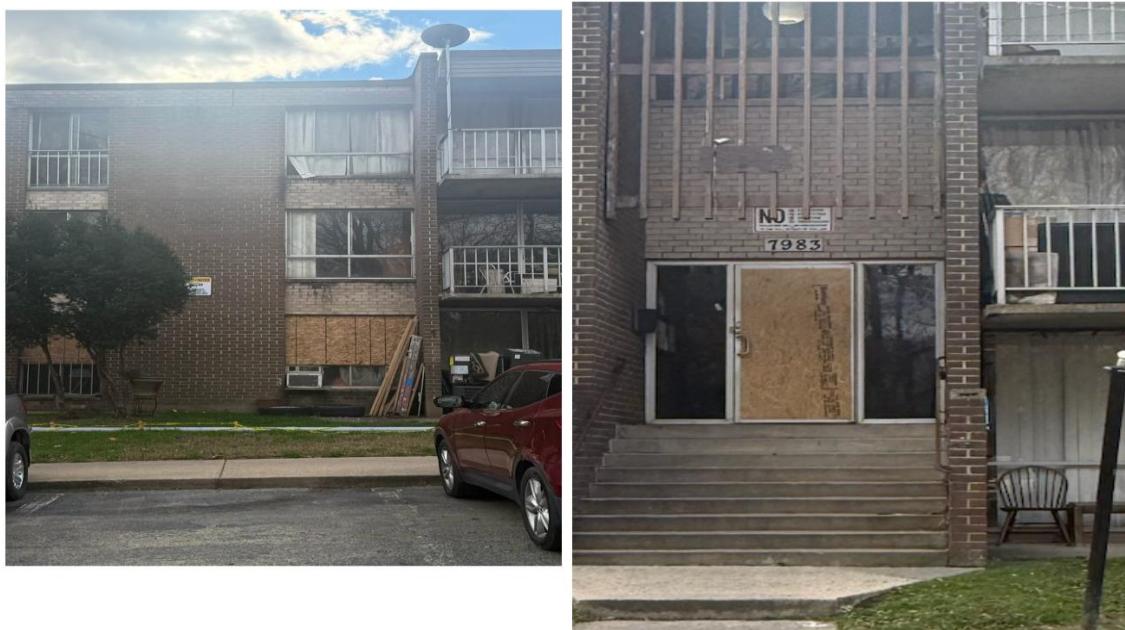
People loitering in building 7979. Resident education on piggy be a tool of assistance to prevent unwanted trespasser gaining entry. Also lock replacement is advised.



Abandoned pool area Day/Night. 7961 Riggs Rd. Residential Safety Hazard.



Example of a controlled access security booth. (Entrance to Campus Gardens)



Multiple windows & entrances throughout the property are smashed or boarded up.



Industrial equipment stored on the property



Occasionally auto repair work is being done in the parking lot



Fence bordering campus gardens across from the leasing office (7961 Riggs Rd)



Boiler Room 7967a has multiple security breaches.



Install stronger steel reinforcement bars, concealment to cover the bars, better lighting and cameras will deter any unwanted trespassers in this area.



Side of the boiler room. Locking the open door & adding new locks will prevent future security breaches.



7967 Riggs Rd, accessible unfinished Electrical maintenance



Pending/incomplete electrical maintenance at residential entrance. Complete all unfinished electrical projects stationed around the property to limit liability.

Security Lighting Benefits

1. Less Vandalism
2. Fewer Break-ins
3. Improved morale and safety/security
4. Fewer assaults
5. Premise liability decreased
6. Increased curbside appeal
7. Increased property value
8. Increased utilization of public areas resulting in more natural surveillance
9. Less crimes of opportunity

Summarization

1. Routinely inspect, replace and repair malfunctioning lights.
2. Trim trees and bushes that obstruct light patterns.
3. Protective covers or shatter resistant lenses should be installed over light fixtures to prevent intentional damage.
4. Provide uniform lighting (lighting that does not allow for dark spots in parking lots).
5. Consider hiring a sworn police officer, or a security company to patrol your property, protect patrons, enforce the law/property rules, and to deter crime.
6. Illuminate all sides of buildings and courtyard areas with bright white light.
7. Install a DVR security system or up to date surveillance cameras.
8. Consider installing one or two blue light public emergency station in the parking lot for residential safety.

- Good security lighting is a great psychological deterrent to criminal activity. Proper security lighting can allow patrons to observe and report suspicious and criminal activity. More importantly it makes residents feel safe.
- Areas where people commit violent crime, loiter, consume alcohol and use controlled dangerous substances (CDS) can be easily identified by lack of security measures.
- Management should conduct daily site walks looking for signs of criminal activity, physical security, maintenance problems, and health / safety issues around the premises. When conducting these site walks, management should be thinking “Premise Liability”. As previously mentioned, this is an initial external assessment of the Marylander/Bedford Towne Condominiums located at 7961 Riggs Rd Hyattsville, MD 20783. All recommendations should strongly be considered and legally executed to the best of the owner’s ability.
- A community renovation of the property exterior is beneficial in aiding the prevention of crime. Crime Prevention Through Environmental Design (CPTED). All it takes is one broken window in a community to create a domino effect. A broken window theory. The presentation of the property can easily become the attitude of the residents and unwanted visitors.

For further assistance or additional recommendations, you can contact your report preparer Cpl. Brown #3350. In addition, you can follow up with your Community Engagement Officer, Cpl. Mason Jr. #4051 at the Prince George’s County Police Department Division I.