

**Metacomet Development Public Safety Impact Study
East Providence, Rhode Island**

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Prepared for:

Metacomet Property, LLC
DarrowEverett, LLP

By:

Christopher W. Bruce
P.O. Box 1385
Bucksport, ME 04416
978-853-3502
cwbruce@gmail.com

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About the Author

Christopher W. Bruce is a professor of criminal justice at Husson University in Bangor, Maine. He is also a career crime analyst with previous service at the Cambridge (MA) Police Department (1994–2001) and the Danvers (MA) Police Department (2001–2010). He was president of the Massachusetts Association of Crime Analysts from 2000 to 2004 and president of the International Association of Crime Analysts from 2007 to 2012. He has served as an instructor in criminal justice and crime analysis topics at Suffolk University (2001–2010), Westfield State University (2009–2010), the University of Massachusetts Lowell (2009–2010), Middlesex Community College (2007–2011), Western Oregon University (2012–2016), and Tiffin University (2006–2018).



Mr. Bruce is an internationally recognized expert in police data systems and police data analysis. He has trained, consulted, and provided technical assistance for various programs of the U.S. Department of Justice, Bureau of Justice Assistance; the U.S. Department of Transportation, National Highway Traffic Safety Administration; the Texas Department of Transportation; the U.S. Department of Justice, International Criminal Investigative Training Assistance Program; the International Association of Directors of Law Enforcement Standards and Training; and the Massachusetts Gaming Commission. He lives in Maine.

Background and Methodology

The property in question is a 138-acre parcel that was the site of the Metacomet Country Club, a private golf club, between 1919 and 2020. The parcel consisted of an 18-hole course, a clubhouse, and a parking lot of roughly 200 spaces. The only public entrance was a single driveway off Veterans Memorial Parkway.

In 2019, the property was sold to Marshall Properties, which fought several well-publicized legal and political battles and went through several drafts before getting approval in 2021 for the plan, which includes the following elements:

- 890 residential units spread across 10 apartment buildings, 14 multi-unit townhome buildings, and one assisted living center.
- 10 buildings annotated for retail, restaurants, banks, and childcare.
- Two separate garage buildings in addition to underground parking in some of the residential buildings
- A nine-hole public golf course to be called Met Links
- A supermarket
- A large section of green space forming an “L” at the intersection of Lyon Avenue and Fort Street
- 2,353 parking spaces, including 729 commercial, 1,290 outdoor residential, and 328 indoor residential.
- Two new entrances to the property from Lyon Avenue and one from Fort Street

Specifically restricted from the property are large department stores, hotels, manufacturing, nightclubs, and restaurants with drive-throughs.

This report attempts to answer the likely direct impacts on public safety in East Providence, to include considerations of crime, calls for police service, calls for medical services, calls for fire services, and traffic collisions. It does not attempt to address more indirect or esoteric effects related to socio-economic factors that are both hard to measure and geographically diffuse.

The predictions in this report are limited to a three-year period following the full development of the property. Estimates are based on current and recent East Providence data, current and recent data from other area communities with a similar profile to East Providence, and publicly available crime, fire, and crash statistics. The rest of this section describes in greater detail the variables and models used to generate annual estimates for public safety statistics. Further sections of this report provide these estimates.



Figure 1: The overall development plan for the property, as created by Bohler Engineering and provided by Metacomet Property, LLC.

Project Background

I was approached and asked to put together this study on 28 November 2023. I agreed and was given an ultimate deadline of 28 December 2023. I immediately asked the East Providence Police and Fire Departments for data to support the project as I created the projection models. The East Providence Fire Department was able to provide me with incident-level data since 2018 on 11 December 2023. The East Providence Police Department, owing to a lack of easy export utility from its records management system, the short time frame, and a bridge closure that consumed much of the administrators' time, was not able to provide any data. For that reason, I had to construct a model that looked at similar agencies whose data was publicly available or had been provided to me already for other projects. Overall, the short time frame and unavailability of much of the required data means that this report is less complete than I would like. I have outlined in Appendix B some of the possible additions given more time.

Variables, Assumptions, and Limitations

The estimates provided by the aforementioned model are only as good as the variables that it uses. The variables, in turn, depend on the accuracy of the current plan. The model assumes the following composition of the final property, as drawn from the plan as provided in December 2023:

Table 1: Proposed composition of the Metacomet property

Designation	Use	Units	BRs	Sq. Ft.	OPS	IPS	Notes
Grocery1	Grocery	1	0	85000	480	0	
Grocery2	Liquor Store	1	0	10000	0	0	Shares parking with above
Grocery3	Café	1	0	2800	0	0	Shares parking with above
Retail Coffee Shop	Coffee shop	1	0	2283	16	0	
Retail1	Childcare	1	0	4700	19	0	
Mix Use	Golf/Food Hall	2	0	18000	72	0	
Bank	Bank	1	0	3200	13	0	
Restaurant1	Restaurant	1	0	6000	35	0	Assumes liquor license
Restaurant2	Restaurant	1	0	3380	20	0	Assumes liquor license
Retail2	Retail	1	0	6070	25	0	
Retail3	Retail	3	0	5591	23	0	
Retail4	Retail	2	0	2697	13	0	
Retail5	Retail	2	0	3103	13	0	
Residential A	Residential	68	94	83900	142	0	Includes 10KSF fitness center
Residential B	Residential	80	110	82000	120	0	
Residential C	Residential	84	111	87000	126	50	Underground Garage
Residential D	Residential	109	146	119500	163	64	Underground Garage
Residential E	Residential	52	78	55500	78	0	
Residential F	Residential	96	131	100800	144	72	Underground Garage
Residential G	Residential	52	78	55000	78	0	
Residential H	Residential	63	88	65600	95	0	
Senior Living I	Residential	80	116	68000	120	52	Underground Garage
Senior Living J	Residential	80	116	69000	120	58	Underground Garage
Senior Living K	Assisted Living	80	80	105500	40	0	Assisted Living
Six Unit Townhome1	Residential	6	12	10620	12	0	
Six Unit Townhome2	Residential	6	12	10620	12	0	
12-Unit Townhome	Residential	12	24	19500	24	0	
Garage	Residential	0	0	4000	0	10	
11 Duplex Houses	Residential	22	44	29128	22	22	Assumes 2BR each
Golf Course	Recreational	1	0		0	0	9 holes
Green space	Recreational	1	0	c. 340000	0	0	"L" shape

The total number of bedrooms indicated on the plan is 1,240, spread across 890 units (studio apartments are assumed to be one-bedroom).

The model further assumes the following:

- The demographic profile and socioeconomic status of the residential units will mirror East Providence as a whole.
- Both restaurants will have liquor licenses.
- Retail and commercial space will achieve 100% occupancy. Residential space will achieve 95% occupancy.
- That the entire lot will remain private property and that, therefore, residents will be expected to resolve certain incidents—principally those related to parking—through their management offices rather than the police. Further, police will be unlikely to perform proactive traffic enforcement on the streets *within* the development.
- That the existing property generates a trivial number of calls for service for both police and fire. This is borne by the East Providence Fire Department’s provided dataset, which shows fewer than 10 calls for service per year at the property while it was a golf course. The East Providence Police Department did not provide data in time for this report, but a survey of golf courses in other communities shows police calls for service in single digits per year. Thus, anticipated crimes, fires, and calls for service at the property are treated here as *new* activity.
- That given the limited number of entrances and exits, the area as a whole will suffer less crime than areas of similar size more integrated into the city street network.

Changes in these variables and assumptions affect the final estimates but in complex ways. For instance, adding another 100 residential units barely affects the estimates, but changing one of the restaurants to a retail store adds 5 incidents of shoplifting, adds 2 incidents of credit card fraud, and removes 2 incidents of drunkenness. Additional sets of estimates based on other changes in the variables are available in subsequent reports.

The primary limitation to this report—other than potential changes in input variables—is that estimated crime and police call-for-service data are based on areas of similar size and composition in other New England jurisdictions and not on data received by the East Providence Police Department specifically. An update to this report is available if the agency can supply the necessary data.

Finally, this report cannot take into consideration the possible appearance of high-volume outliers that occasionally appear in datasets. For instance, the report assumes that the grocery store will hire a typical security staff, not a group of highly-motivated dynamos that catch a shoplifter every day. There are times that a single problematic employee, an acrimonious feud between neighbors, or a single resident with multiple medical and mental health problems can temporarily generate service loads well beyond the ability of any model to predict.

Anticipated Crime

The following table provides estimates for total annual crime in the new development once it achieves full occupancy. Values given are likely annual minimums and maximums within an 80% confidence window. Crime categories are based on definitions from the Federal Bureau of Investigation's National Incident-Based Reporting System (NIBRS). Full definitions are provided in Appendix A. These are anticipated *offense* counts rather than incident counts; each incident may involve multiple offenses.

Separate counts are given for residential areas, assisted living, the grocery store, the bank, the two restaurants, other retail establishments, other parts of the development, and the total. Each category includes adjacent parking areas.

Neither the row nor column totals are a simple summation of the individual categories but rather a separate set of estimates, again with an 80% confidence window, based on the aggregation of all categories.

Table 2: Estimated annual crime figures at the completed Metacomet development

Crime Type	Res.	A.L.	Groc.	Bank	Rest.	Oth. Ret.	Oth.	Total
Murder	0-0	0-0	0-0	0-0	0-0	0-0	0-0	0-0
Sexual Assault	0-1	0-0	0-0	0-0	0-0	0-0	0-0	0-1
Kidnapping	0-0	0-0	0-0	0-0	0-0	0-0	0-0	0-0
Robbery	0-0	0-0	0-0	0-0	0-0	0-1	0-0	0-1
Aggravated Assault	0-2	0-0	0-0	0-0	0-0	0-0	0-0	0-2
Simple Assault	3-6	0-1	0-2	0-0	0-0	0-2	0-0	2-8
Threats	1-2	0-0	0-2	0-0	0-1	0-2	0-0	1-5
Arson	0-0	0-0	0-0	0-0	0-0	0-0	0-0	0-0
Burglary	1-4	0-0	0-0	0-0	0-0	0-1	0-0	1-4
Thefts from Persons	0-0	0-0	0-1	0-0	0-1	0-3	0-0	0-4
Purse-Snatching	0-0	0-0	0-1	0-0	0-0	0-0	0-0	0-1
Shoplifting	0-0	0-0	17-28	0-0	0-0	3-6	0-0	15-26
Thefts from Buildings	3-7	0-0	1-5	0-0	0-2	0-1	0-0	4-11
Thefts from Vehicles	3-8	0-0	6-10	0-0	0-0	0-2	0-3	7-17
Thefts of Vehicle Parts	0-2	0-0	1-3	0-0	0-0	0-1	0-0	1-5
Other Thefts	2-5	0-2	5-8	0-0	0-2	0-1	0-2	5-15
Auto Theft	0-2	0-0	0-2	0-0	0-0	0-0	0-0	0-3
Forgery/Counterfeiting	0-1	0-0	0-4	1-3	0-0	0-1	0-0	1-7
Fraud	2-4	0-0	0-1	0-1	0-0	0-1	0-0	2-5
Credit Card Fraud	0-1	0-0	3-6	0-0	1-3	0-3	0-0	3-10
Identity Theft	3-7	0-0	5-8	2-5	0-0	1-4	0-0	8-18
Employee Theft	0-0	0-0	0-3	0-0	0-0	0-1	0-0	0-3
Extortion	0-0	0-0	0-0	0-0	0-0	0-0	0-0	0-0
Stolen Property Offs.	0-1	0-0	0-0	0-0	0-0	0-0	0-0	0-1
Vandalism	2-4	0-0	0-3	0-0	0-0	0-5	0-0	2-9
Drug Offenses	0-3	0-0	0-3	0-0	0-0	0-1	0-0	0-5
Statutory Rape	0-0	0-0	0-0	0-0	0-0	0-0	0-0	0-0
Pornography	0-0	0-0	0-0	0-0	0-0	0-0	0-0	0-0
Prostitution	0-0	0-0	0-0	0-0	0-0	0-0	0-0	0-0
Weapons Offenses	0-1	0-0	0-0	0-0	0-0	0-0	0-0	0-1
Bad Checks	0-1	0-0	1-3	1-2	0-0	0-1	0-0	2-5
Disorderly Conduct	1-3	0-0	1-4	0-0	0-3	0-2	0-1	2-10

Crime Type	Res.	A.L.	Groc.	Bank	Rest.	Oth. Ret.	Oth.	Total
Drunk Driving	0-1	0-0	0-1	0-0	0-1	0-0	0-0	0-2
Drunkenness	1-2	0-0	0-2	0-0	1-4	0-1	0-1	2-8
Family Offenses	1-4	0-0	0-0	0-0	0-0	0-0	0-0	1-3
Liquor Law Violations	0-2	0-0	0-1	0-0	0-0	0-0	0-0	0-2
Trespassing	0-3	0-0	5-8	0-0	0-0	0-3	0-2	4-12
Vehicle Offenses	3-7	0-0	3-7	0-0	0-1	0-1	0-0	5-12
Other Offenses	1-5	0-0	4-6	0-0	0-2	0-2	0-0	4-11
Total	20-67	0-2	40-92	4-8	2-15	3-35	0-7	51-170

As the estimates show, the large grocery store is the most likely source of crime in the area, with shoplifting the most likely crime. Overall, analysis of properties with similar profiles suggests that the area is most vulnerable to the following types of crime, although these assumptions may change pending more information about planned security measures at the properties:

- Thefts of tools, materials, and equipment during the construction phase. These values were not estimated for this report as I did not have estimates for the length of construction nor the nature of security measures taken during construction.
- Shoplifting at the planned grocery store.
- Thefts from vehicles, including vehicle parts (e.g., catalytic converters) from cars parked in the large grocery lot and parked in the outside residential lots overnight.
- Thefts of personal property, particularly packages, left outside residential properties.
- Frauds, forgeries, and identity theft that will be reported from the residential properties, although many of them will have taken place at other locations or online.

The likelihood of crime in the area can be mitigated through a number of strategies, including:

- Consulting with a Crime Prevention through Environmental Design (CPTED) expert during planning and construction.
- Placing cameras with license plate readers at the few entrances and exits to the property, allowing law enforcement to see exactly who enters and exits when a crime has been reported.
- Providing adequate lighting, security cameras, and/or private security to patrol the parking lots at night, to include the grocery parking lot.
- Providing secure locations for the delivery of packages to the residential units.

Anticipated Calls for Police Service

In addition to crime, police may be called to the property for various other types of service. This table attempts to estimate likely calls for police service at each type of location on the Metacomet property. Unfortunately, this data is based solely on comparison agencies and not existing data in East Providence. As such, it is likely the least reliable of the data presented in this report, as evidenced by the fairly large estimated range for total calls for service.

Table 3: Estimated calls for police services at the completed Metacomet development

Call Type	Res.	A.L.	Groc.	Bank	Rest.	Oth. Ret.	Oth.	Total
Crimes (prev. section)	20-67	0-2	40-92	4-8	2-15	3-315	0-7	51-170
Medical Aids	27-37	33-34	2-6	0-0	2-5	1-3	0-2	51-68
Check Well-Being	10-21	0-4	0-1	0-3	0-3	4-9	0-2	11-34
Alarms	11-18	0-2	0-3	0-3	6-13	7-16	4-8	22-49
Service of Papers	7-18	0-0	0-0	0-0	0-1	0-1	0-0	5-16
Disputes	9-12	0-1	0-0	0-0	1-3	0-1	0-1	8-14
Noise Complaints	6-10	0-1	0-0	0-0	0-1	0-1	1-4	5-13
Suspicious Activity	4-9	0-1	2-7	1-4	1-3	9-15	0-3	13-33
911 hangups/errors	4-8	0-3	0-4	0-3	0-3	4-8	0-2	6-24
Traffic Collisions	2-4	0-1	1-3	0-1	0-2	0-2	0-0	3-9
Traffic/Parking issues	3-7	0-0	1-5	0-3	0-3	2-6	0-2	5-20
General Service	1-6	2-6	0-4	0-0	0-2	3-6	0-1	502-
Animal-related Calls	2-5	0-0	0-2	0-0	0-2	0-2	3-6	4-13
All Other	16-34	2-5	3-9	0-2	1-5	3-5	4-5	23-51
Total Police Calls	92-194	28-45	37-102	4-20	10-45	28-299	9-33	161-404

I had intended to analyze traffic collisions in a separate section of this report, but time did not allow for the finished analysis. Traffic collisions on the property are likely to be minor fender-benders, generally caused by inattention while backing out of spaces, necessitating only an exchange of paperwork.

Overall, I suspect that East Providence currently takes about 40,000 calls for service per year, and thus I would expect the Metacomet property to add between 0.4% and 1% to the agency's annual call total.

Anticipated Calls for Fire/EMS Service

The aggregated retail and residential space are expected to add the following numbers to the East Providence Fire Department's existing call load:

Table 4: Estimated calls for fire services at the completed Metacomet development

Incident Type	Annual Minimum	Annual Maximum
False Alarm & False Call	28	35
Fire	3	10
Good Intent	7	16
Hazardous Condition (No Fire)	4	5
Overpressure, Rupture, Explosion	0	1
Rescue & EMS	213	270
Service Calls	27	38
Total	301	359

An analysis of the East Providence Fire Department's existing calls suggests the following major contributors to calls for fire and EMS services:

- The senior housing and assisted living facility will likely make up about 50% of the "Rescue & EMS" calls. An existing assisted living facility at Anchor Bay, for instance, generates between 120 and 150 such calls per year.
- The grocery store is likely to be the second major contributor to call load, with around 30-50 calls for medical aids and false alarms, judging from the EPFD's responses to existing supermarkets.

Overall, the new development should be expected to add between 2 and 3 percent to the East Providence Fire Department's annual call load. Depending on how carefully its existing call load is balanced, these new calls may necessitate changes to District 1-5-4, which includes the Metacomet property.

Appendix A: Definitions

Crime definitions

The following are definitions of the crime categories used in this report. These are mostly drawn without modification from the FBI's definitions for NIBRS crime categories. In almost all cases, *attempts* to commit these crimes are counted equally with completed offenses. These crimes must, of course, be reported to the police to be included in this report.

Aggravated Assault: An attack by one person upon another for the purpose of inflicting severe bodily injury. Aggravated assault is either accompanied by the use of a deadly weapon (e.g., gun, knife, club) or some mechanism that would result in serious harm (e.g., pushing someone down a staircase), or by serious injury even with a weapon that isn't normally "deadly" (e.g., punching someone and breaking his jaw). If the incident involved neither a deadly weapon nor serious injury, it's coded as a simple assault instead.

Arson: Intentional burning of a structure, vehicle, or personal property.

Auto theft: Thefts of vehicles capable of operating under their own power, including automobiles, trucks, buses, motorcycles, and snowmobiles.

Bad checks: The issuance of checks on accounts with insufficient funds. This type of crime is typically only reported by police when an arrest is made or an individual is charged.

Burglary: Unlawful entry of a structure, including residences, commercial buildings, and government buildings. The entry does not have to occur by force (e.g., a "break-in"). The usual motive for burglary is to steal something inside, but this isn't a necessary part of the definition.

Counterfeiting/forgery: Use or possession of an altered, copied, or imitated negotiable or non-negotiable instrument, including U.S. currency, checks, and money orders.

Credit card fraud: Use of a stolen credit card or credit card data to obtain goods or services.

Disorderly: Disorderly conduct that rises to the level of a criminal charge.

Drug offenses: Manufacturing, sale, trafficking, transporting, or possession of controlled substances. Typically, "incidents" of such crime are arrests, as the only way such incidents are reported is when they are discovered by the police.

Drunk driving: Operation of a motor vehicle while intoxicated; usually while above a state-designated legal blood alcohol level. As with many of the drug and alcohol categories, such incidents are only reported when discovered by the police, usually resulting in an arrest.

Drunkness: Naturally, not all incidents of intoxication are a police matter. Police incidents that fall into this category are usually incidents of either public intoxication or individuals so dangerously intoxicated that they are placed into protective custody until sober.

Employee theft: Also, "embezzlement." Theft of an employer's property by an employee.

Extortion: Theft or attempted theft of money, goods, or services through non-violent coercion.

Family offenses: Unlawful, nonviolent acts by a family member that threaten the physical, mental, or economic well-being of another family member and are not classified under any other category. This category

is only reported when someone is charged, and it almost always involves violations of restraining orders or child neglect.

Forgery: Forgery of personal checks, business checks, U.S. currency, or similar negotiable and nonnegotiable documents.

Fraud. Theft of property by lying in such a way that convinces a victim to surrender money or goods. It is theft through some kind of scheme, “con game,” or ruse.

Gambling offenses: Crimes related to illegal gambling, promoting gambling, operating gambling machines, bookmaking, and sports tampering.

Identity theft: Representation of oneself as another (actual) person or use of another person’s identifying information to obtain goods or services, housing, medical care, or status.

Kidnapping: The abduction of one person by another, whether through force or guile. Most incidents coded as such as “custodial” kidnappings involving a parent taking a child in violation of a custodial agreement.

Liquor law violations: Illegal manufacturing, sale, possession, or consumption of intoxicating drinks, often because the offender is below the legal age.

Murder: the killing of one person by another, including non-negligent homicides.

Other thefts: A general category that includes thefts of services (e.g., gas drive-offs), thefts from persons (e.g., pocket-picking), thefts from outdoor public areas. Essentially, any non-burglary, non-robbery theft that is not covered in one of the “theft” or “shoplifting” categories (below) is categorized here.

Pornography: Possession, sale, or manufacturing of illegal pornography. Because pornography is legal in Massachusetts, such incidents generally involve minors, either as the subjects or recipients of the pornography.

Property crime: An aggregate category that sums the totals of arson, burglary, thefts from persons, purse snatching, shoplifting, thefts from buildings, thefts from machines, thefts from vehicles, thefts of vehicle parts, other theft, auto theft, forgery, fraud, credit card fraud, identity theft, employee theft, extortion, stolen property, and vandalism.

Prostitution: Promotion or participation of sexual activities for profit. As with drug offenses, most “incidents” of prostitution are arrests, as the crime is rarely reported except when discovered by the police.

Purse snatching: A theft in which an offender grabs a purse off the arm of the victim. If any significant force, violence, or threats are employed, this crime becomes a robbery.

Robbery: Taking or attempting to take anything of value from another person by force or violence or threat of force or violence. “Muggings” and “hold-ups” are examples of robberies. A robbery requires a direct confrontation between the offender and victim; houses and buildings cannot be “robbed.”

Sexual assault: Any sexual act directed against another person (of either sex), either by force or otherwise against the person’s will, or non-forcibly but when the victim is incapable of giving consent because of temporary or permanent mental or physical incapacity. This category combines rapes, indecent assaults, molestation, and sexual penetration with an object.

Shoplifting: Thefts of items offered for sale at retail establishments.

Simple assault: An assault that does not involve a dangerous weapon and does not result in significant injury.

Statutory rape: Nonforcible sexual activity with an individual who is unable to give legal consent because of age.

Stolen property offenses: Possession or sale of property previously stolen including motor vehicles and personal property. Often, the person possessing the property is the one who stole it in the first place, but this category is used when the actual thief cannot be determined.

Thefts from buildings: Thefts of items from commercial or government buildings open to the public, where such entry does not constitute burglary. This often takes the form of thefts of employees' property at businesses open to the public.

Thefts from machines: Thefts from coin-operated machines, either for the coins or for the products inside.

Thefts from persons: Thefts of personal property from the direct control of the owner. These often take the form of pocket-pickings or thefts of or from diners' purses at restaurants. If any force, violence, or threats are employed, this crime becomes a robbery.

Thefts from vehicles: Thefts of items from motor vehicles. The category includes breaking into vehicles (e.g., smashing a window), unlocked entry, and thefts of items from a vehicle's exterior, such as pickup truck beds. Note that thefts of vehicle parts are in a separate category.

Thefts of vehicle parts: Theft of parts or accessories from motor vehicles, including wheels, license plates, and engine parts.

Threats: Threats to commit physical violence by one person against another. If any weapon is actually displayed or employed, or if an assault is actually attempted, the crime is categorized as a simple or aggravated assault instead.

Trespassing: Illegal entry to a non-public part of a residence or business. Such entry is rarely to the *interior* of the property, or it would be coded as burglary instead. Most reportable incidents of trespassing are either after notice (e.g., a repeat shoplifter who is ordered not to return to a store) or at posted locations (e.g., construction sites, abandoned buildings).

Vandalism: Destruction or defacement of public property, buildings, vehicles, or personal property.

Violent crime: An aggregate category that sums totals for murder, sexual assault, kidnapping, robbery, aggravated assault, simple assault, and threats.

Weapon offenses: Possession, sale, or manufacturing of illegal weapons. This is often an additional offense discovered by police during arrests for other crimes.

Police Call-for-Service Definitions

Calls for service include both criminal and noncriminal police incidents and activities. In the case of criminal activities, such incidents receive a longer, more detailed report in the police records management system, and it so it makes more sense to analyze them using the crime categories above than in their original call-for-service form. Thus, the only incident types we have selected for analysis in this report are noncriminal. Definitions of those types appear below. Because the police officer does not usually write a full report for calls for service, the dataset available for analysis is more limited.

911 hangups/errors. Calls to 911 that turn out to be for no true emergency, but police must investigate anyway just in case.

Alarm: A burglar, panic, or medical alarm that required a response but (probably) turned out to be false or would have a different final code.

Animal complaint: Calls involving sick, dangerous, or wild animals, animals in danger (e.g., left in a hot or cold car), or loose or noisy pets.

Check well-being: Requests for police to assess the well-being of a resident or visitor, often because the caller has been unable to reach the individual or because the caller has observed the individual appearing unwell.

Dispute: A verbal dispute between two or more individuals that does not rise to the level of a crime.

General service: Minor calls for service that involve rendering aid to residents and visitors for a variety of issues such as giving directions, installing car seats, dealing with lockouts, and providing physical aid.

Medical aid: All calls for medical aids except unattended deaths and overdoses. Police responses only are included in the figures in this report.

Noise complaints: Complaints of loud voices, music, vehicles, or other things making enough noise that the caller wants the police to address it.

Service of papers: Service of legal papers to include summonses, warrants, and restraining orders.

Suspicious activity: Any suspicious person, vehicle, or other activity, whether identified by an officer or citizen.

Traffic collision: A collision involving at least one motor vehicle.

Traffic/parking complaint: Complaint about reckless driving, illegal or unsafe parking, or other traffic issues.

Trespassing: Trespassing on private or public property.

Fire Call-for-Service Definitions

False alarm/false call. Calls or alarms for fires that turn out not to be fires.

Fire. A structure, vehicle, cooking, chimney, or outdoor fire.

Good Intent. A call for a hazardous situation that turns out to be benign (e.g., power lines down that turn out to be phone lines).

Hazardous Condition. A non-fire hazardous situation such as a chemical spill or wires down.

Overpressure, Rupture, Explosion. Hazardous ruptures from pipes.

Rescue & EMS. All medical aids requiring emergency services, including traffic collisions.

Service Calls. All other calls for miscellaneous fire services.

Appendix B: For Future Reports

The quick turnaround time for this report necessitated the exclusion of various elements that I would normally have included for a complete picture of the new property's public safety profile. If Metacomet Properties would like a more complete report given more time, the following things should be possible:

- More accurate and detailed crime estimates once I have access to data from the East Providence Police Department.
- Maps showing likely changes to crime patterns and hot spots.
- An analysis of the property's likely contribution to the EPPD's annual arrest totals.
- A full traffic collision analysis.
- Estimates for different usage scenarios—for instance, only a single restaurant. restaurants with no liquor licenses, or an additional retail space instead of a childcare facility.
- A full executive summary.

I will await Metacomet Property's pleasure on the matter of additional reports.