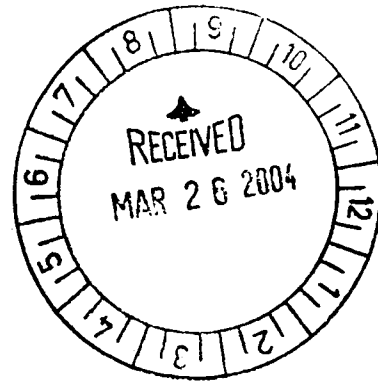


DATE: March 25, 2004
TO: Rob Hemlock, Senior Planner
Planning and Building Services Division
FROM: William Nelson, Major
Larimer County Sheriff
Operations Division
SUBJECT: Serenade Park SR & Rezoning
Case #:04-Z1506



After reviewing the Serenade Park Plans we have the following concerns and comments:

The site is located in an area that we feel is not ideal for access to events. Having only one entrance/exist to the Park will cause problems for traffic. We recommend no fewer than two entrances/exists and believe that the area can not accommodate the necessary access and egress points.

Although the area is not heavily developed at this time, we believe that the noise levels will reach a level that will require the Larimer County Sheriff or other County Official to take actions outlined in Larimer County Noise Ordinance 97-03 section 6d " For the purposes of this Ordinance, a noise not in violation of the parameters specified in Section 5 constitutes a noise disturbance in violation of Section 4 when, in the reasonable discretion of Larimer County Sheriff's officers, public health officials or zoning administrators, the noise constitutes an unreasonable interference with enjoyment of life, quiet, comfort or outdoor recreation of an individual or individuals of ordinary sensitivity or habits [who are] present at the time the noise is made.", even though the sound levels may be within allowable decibel levels. We respond to these types of noise complaints frequently and would be against any future addition to our case load.

After reviewing the traffic plan for the area we are concerned with the underestimated backup and congestion that will be caused. The study indicates (V. (c.) Traffic Impact Analysis p. 31) the use of Trip Generation, 6th Edition, from the Institute of Transportation Engineers. A 7th edition text is available. Without review of the text, it is unknown if the newer text includes data more specific to venues similar to Serenade Park. The report uses estimations that suggest an average of 3 persons per vehicle (PPV). Actual experience indicates that the PPV is actually closer to 2.1 - 2.3 for a concert type event. That would indicate that the actual traffic volume would be 20%-40% higher then predicted in the Serenade Park report. A small event of 3000 patrol could actually have 1300-1400 vehicles while a large event (9000) could have as many as 4000-4300 vehicles.

A small 3000 person event would predictably require police traffic intervention to provide proper motor safety. Police manual traffic control may be necessary at entrance and major intersection east of the venue.

The Serenade Park report indicates reference to the Larimer County Fairgrounds. It is suggested that the motorist or patron attending a Serenade Park event will experience similar delays as at The Ranch. The capacity of Serenade Park is planned to be nearly double that of the Budweiser Events Center. Vehicle volume can predictably be commensurate. The Ranch requires traffic dispersal from two main entrances sending vehicles in two different directions. Serenade Park plans nearly twice the traffic volume with one-half the road capacity. Level of service F is predictable for several hours on Highway 34. Diminished level of service from events at The Ranch impacts secondary roads. Primary roads do not experience unacceptable level of service. As the plan is developed we believe that traffic will be backed up into the narrow mouth of the Big Thompson canyon and onto the two lanes of the highway to the east while traffic is stopped to allow event traffic into the site. The Traffic Plan on page 12 states that; "these volumes may be too high for a single access event center". This will cause traffic delays and probable accidents that we do not normally have to deal with. Even though this is a state highway and Colorado State Patrol would be responsible for dealing with the problems, they have frequently called the Larimer County Sheriff's Office for assistance. This will impact our already short staffed Patrol Section and put a strain on our ability to respond to day to day activities and provide needed assistance at the site.

There are concerns about traffic volume along the entire Highway 34 route that an emergency vehicle (VI. Fire Protection and Emergency Vehicle Access p.35) must travel to get to Serenade Park. The single lane, limited shoulder Highway 34 will, no doubt, be congested with patrons to any given event. Although it is difficult to estimate the response time for emergency vehicles, it is safe to predict that response time will be reduced significantly during peak traffic times.

The emergency vehicle entrance appears to be a shared entrance with Parking Lots A1 and A2. The entrance is merely two lanes (one in and one out). During traffic load-in or traffic load-out, emergency vehicles could be severely delayed because of entrance congestion. The entrance should only be for Emergency Vehicle access, any other use during an event will cause more back-up of traffic and congestion.

The security committee designation (VIII. Security and Public Safety p.37) is lacking a law enforcement representative. Public safety needs must have approval of law enforcement executives rather than concert promoters or facility managers. Many concerts include a significant law enforcement component to ensure public safety, protect property, and apprehend criminals. The over whelming calls for law enforcement service include: over consumption of alcohol, alcohol violations, disorderly crowd behaviors which require grounds eviction or physical arrest, physical assaults among patrons, drug use, weapons violations, destruction of property.

Law enforcement and private security teams must work in tandem to ensure public safety.

Other public safety consideration must include:

- An area evacuation plan in the event of an emergency
- An inclement weather plan to deal with the threat of severe weather that can be experienced in Colorado
- A central command post to coordinate all emergency and safety personnel
- Designated location for medical heliport

Depending on the nature of the particular event, a small event (3000 patrons) could require about 6 fully qualified police officers for security needs. A large capacity event could require as many as 18-20 officers. These figures do not include commanders or supervisors necessary by guidelines. Other venues with similar facilities (Arapahoe and Jefferson County) have experience and data to offer specifics to determine our local needs.

The amount of officers necessary for a large event will be difficult, if not impossible, for the Larimer County Sheriff's Office to staff. Even a single or occasional event may be difficult to staff with qualified personnel. Using other agency officers to staff the Serenade Park needs is possible, but must be coordinated through the Larimer County Sheriff's Office because of jurisdiction limitations. Pay issues would require negotiations.

I believe in general that we have covered the primary areas of concern that we have with the plan.

- Site location
- Traffic
- Security
- Emergency vehicle access
- Noise problems

If you have any questions please feel free to contact me at 498-5105.