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TO: Teresa Wilson, City Manager

FROM: Melissa S. Gentry, PE, Assistant City Manager

RE: Multi Use Entertainment Venue / Noise and Lighting Study Presentation on Feb 1

DATE: Feb 2, 2015

Two meetings were held yesterday to discuss and present the result of the Multi-Use Entertainment Venue Noise/Sound Study and Lighting Study. Invitations to the meetings were sent to the neighborhoods immediately surrounding the Bull Street Development site. In addition, a press release was issued to make the public aware of the afternoon meeting. An additional Public drop-in session was held today from 10 am – 2 pm; however, the only folks in attendance were two media personnel. The public notice also included information regarding the drop in session and the presentation scheduled for the evening council meeting. There were a total of 21 individuals who signed the sign in sheets during yesterday's sessions, the vast majority (19) of which attended the earlier meeting.

The intent of this memo is to summarize the questions raised during the meetings yesterday and to identify possible action items that may be raised as we progress towards the opening of the Venue scheduled for April 14, 2016.

General Comments and Concerns:

- Traffic Study – many questions were raised regarding the Traffic Study. It was explained that the study is being finalized and will be submitted to SCDOT for review/approval, after which time it will be released and additional community meetings will be held. A general commitment was made to push for a meeting within a month's timeframe, with a disclaimer of that being contingent on the process itself. The traffic study incorporates the entire development and is being performed at the direction of the developer but is a requirement of the City.
- There were numerous concerns expressed over the timeliness of the release of the studies and the fact that the project has progressed towards implementation prior to the release of the studies. The City accepted criticism for the delay and made effort to explain the studies could not be performed prior to the design being complete, as the studies had to incorporate the actual design. Effort was made to express the foundation of the studies included concerns from the community heard throughout the lengthy process of debating the Venue itself; however, there continue to be frustrations over the timeliness of the release and the progression of the project in advance of the community discussions.
- Parking plans as they relate to Baseball games and other high volume uses of the venue and how the surrounding neighborhoods can be protected from Venue attendees parking within their neighborhoods. Specific questions were asked about the use of shuttles as an option to move guests from one area of town to the Venue and back. Staff stated that the City is continuing to



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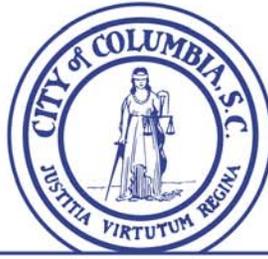
work with the Developer and Hardball to regarding the parking plan and will release it as soon as it is available. Community members fear attendees will park within their neighborhoods and requested assistance in preventing that from occurring.

Noise / Sound Study (performed by WJHW)

- Study only pertains to the use of the facility as it relates to Minor League Baseball Games. There will be 70 home games annually and the study is targeted to how the noise/sound from such activity will impact the surrounding area.
- There were numerous concerns and frustrations regarding why the study did not incorporate noise / sound resulting from uses other than baseball since the venue is estimated to host over 300 events per year. It was pointed out that the majority of those events are community or organization type events, many of which will be in-door events and not at a size or activity level that will generate noise or sound more intense than baseball.
 - Fireworks and concerts require a separate permit/approval, and thus are not automatically approved. There are many factors unknown at this time that have to be better defined in order to perform noise/lighting studies for those activities. (Concerts/fireworks do not utilize the sound system designed as part of the Venue itself; therefore, the study is not relevant to those activities).
 - Concerts – the layout of the stage and sound system for a concert has to be known in order to perform this study. Staff is already working with Hardball to discuss various layout options that may be utilized in order to obtain feedback from the consultant regarding the possibility of performing a sound study based on those options.
 - The request was made to limit concerts to Friday or Sat nights. Staff has learned that there are many factors that play into concert opportunities, to include the lineup of the tour itself and how the availability of the Venue fits into that lineup.
 - Fireworks – the design of the fireworks show is needed in order to study the noise/sound impact. The ability to perform this type of study is unclear but staff has asked if it is possible and if so, for a cost.
 - Request was made for various options regarding fireworks, ranging from no fireworks at all to limiting them to Friday and Saturday. It was noted that the majority of the firework displays are scheduled for Fridays and Saturdays, however, there is one planned for opening day (Thursday), one for another Thursday in June and one for Monday, July 4th.

Other Questions Asked Regarding the Noise / Sound Study

- Is the study based on the typical setup of the sound system and if so, can it be changed? If it can be changed, is there a recommended set up to minimize the impact?
- Can the study be expanded to include additional activities such as concerts and fireworks?
- What is the definition of “average” noise vs “peak” noise and could the study be updated to reflect “peak”?
- What is the margin of error of the study?



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- Is it possible to measure actual noise/sound in the surrounding areas during the opening night events?
- Could we test the sound system in advance of opening day?
- A commitment was requested from the City that a more complete noise study would be performed prior to allowing concerts or fireworks.
- What measures can be taken to minimize the projected impact of the venue? (operational constraints, noise barriers)
- Which barriers were already taken into account during the study that may impact the results of the study? (The only facilities taken into account were the Venue, the First Base Building, Babcock and Ensor since those are the only ones that will be in place at the time of the Venue's opening).
- If the fireworks are allowed and become a nuisance, are there measures in place to address that issue?
- The design of the sound system was questioned and challenged. It was stated that the design team incorporated the need to minimize the impact of the Venue to the surrounding area as part of the design from the beginning of the process. Additional information regarding the design itself will be shared with the public, specifically the members present who continued to question its integrity.

Lighting Study (performed by Musco)

- Consultant discussed the progression/history of lighting technology and amount of light that will be projected on the field.
- Are the lights energy efficient? Yes, they are 40% more efficient than other light options.
- The design from the beginning of the process accounted for the use of the best and most advanced technology intended to direct light to the venue and avoid light glare to the surrounding areas.
- The study reveals that there will be no light overflow outside of the Bull St property and little outside of the Venue itself.
- Can the lights be adjusted for other activities outside of baseball? The adjustment of the lights was set by the software modeling to provide the least amount of light spillage thus any adjustment would only increase light spillage to the detriment of the surroundings.