

Guernsey, Greg

From: Joaquin J. Aviles [REDACTED]
Sent: Thursday, September 18, 2014 12:00 PM
To: Guernsey, Greg; Auzenne, Viktor
Cc: Knox, Michael; Kiloh, Greg; Pitts, Don; Murray, David; Johns, Kevin; Rusthoven, Jerry; Adams, George; Arzola, Sylvia; Johnson, Christopher [PDRD]
Subject: RE: Permits for concrete installation during non-peak periods

Good Morning Mr. Guernsey;

I like to thank you for keeping us inform of the city's proposals and agenda items that impact our communities, I'm a resident of the Spring Condominiums at Bowie and 3rd Street located inside the designated DMU zoning.

The reduction of the property eligible for concrete installation during non-peak periods, to only include property zoned Central Business District (CBD) district zoning, Downtown Mixed Use (DMU) combining district zoning and Public (P) district zoning when these properties are eligible for a density bonus under Section 25-2-586 (Downtown Density Bonus Program) of the City Code, does not change how the Noise and Disruption issues affect our residences.

In addition, the conditions that PDRD has identified, that may be administratively required (as permitted under the current Code) with a new permit that would help mitigate possible impacts caused by concrete installation during non-peak periods that would disruptive to adjacent residential and commercial uses, would not prevent how the Noise and Disruption issues affect our residences. I have added comments to the list PDRD is considering adding to a permit of the property eligible for concrete installation during non-peak periods depending on the property location and its adjacent land uses:

1. Require the applicant to contact the adjacent property owners next door or across the street and inform them when the non-peak pour will occur;
→ a. ***[COMMENT] Contacting the adjacent and across properties does not eliminate the cueing of the trucks disrupting properties one block away since cueing of concrete trucks typically takes 1-2 city blocks. Trucks servicing the Seaholm development project cue up all the way to Lamar during peak hours.***
2. Require the applicant to contact the adjacent property owners next door or across the street and inform them of the duration of the project when concrete installation permits for non-peak hours may be requested;
→ a. ***[COMMENT] Contacting the adjacent and across properties does not eliminate the cueing of the trucks disrupting properties one block away since cueing of concrete trucks typically takes 1-2 city blocks. Trucks servicing the Seaholm development project cue up all the way to Lamar during peak hours.***
3. Require the applicant to identify to the adjacent property owners next door or across the street as well as the City of Austin who is the contact person representing the property and their 24 hour phone number should problems arise;
→ a. ***[COMMENT] The applicant should institute an escalation plan and process including information of up to 3 contacts and distribute to properties adjacent, across and up to two blocks away from the concrete installation site during non-peak hour periods.***
4. Require the applicant to identify where the concrete trucks will cue to insure minimal disruption to adjacent residences and businesses;

→ a. ***[COMMENT] The applicant should propose a cueing plan and have properties adjacent, across and up to two blocks away from the concrete installation site during non-peak hour periods to agree to such plan. Truck cueing implemented on Public zoning would minimize the disruption on DMU zoning.***

5. Require the applicant to locate the concrete pump and if necessary, relocate it to a location that will ensure it will cause the minimal disruption to adjacent residential uses; and

→ a. ***[COMMENT] The applicant should propose a concrete pump location plan and have properties adjacent, across and up to two blocks away from the concrete installation site during non-peak hour periods to agree to such plan.***

6. Require the applicant to shield after hour lighting associated with the concrete installation permit from adjacent from residential uses.

→ a. ***[COMMENT] The applicant should propose an after-hour lighting plan and have properties adjacent, across and up to two blocks away from the concrete installation site during non-peak hour periods to agree to such plan. High intensity lighting at the top of a building under construction would illuminate all of the glass residences on buildings facing beyond the adjacent and across properties.***

The Noise Ordinance found in Chapter 9-2 of the City of Austin Codes and Ordinances briefly states that a person may not make an unreasonable noise between the hours of 10:30 p.m. and 7 a.m. or create a sound or vibration more than 30 feet from a vehicle. Extending the operation to 10PM and weekends between 7AM and 10PM can be well suited to allow the activities covered under such proposed permit without disrupting the peaceful life of the downtown residents.

I certainly appreciate the opportunity to voice our concerns and allow us to submit comments.

Thank You!

Joaquin J Aviles
Spring Condominium Resident

From: Guernsey, Greg [mailto:Greg.Guernsey@austintexas.gov]

Sent: Monday, September 15, 2014 07:47

To: Auzenne, Viktor

Cc: Knox, Michael; Kiloh, Greg; Pitts, Don; Murray, David; Johns, Kevin; Rusthoven, Jerry; Adams, George; Arzola, Sylvia; Johnson, Christopher [PDRD]

Subject: RE: Permits for concrete installation during non-peak periods

All:

Here is a revised map that indicates the additional property zoned DMU and P district zoning.

Greg

From: Guernsey, Greg

Sent: Thursday, September 11, 2014 7:08 PM

To: Guernsey, Greg; Auzenne, Viktor

Cc: Knox, Michael; Kiloh, Greg; Pitts, Don; Murray, David; Johns, Kevin; Rusthoven, Jerry; Adams, George; Arzola, Sylvia; Johnson, Christopher [PDRD]

Subject: Permits for concrete installation during non-peak periods

Hello Everyone:

Last July the Planning and Development Review Department (PDRD) proposed a Code amendment to permits for concrete installation during non-peak periods. The original proposed amendment would have allowed the issuance of a concrete installation permit for non-peak hours on property eligible for a density bonus under Section 25-2-586 (Downtown Density Bonus Program) of the City Code which is located within the area bounded by Martin Luther King Jr. Blvd. to the north, Lady Bird Lake to the south, Interstate Highway 35 to the east and Lamar Blvd. to the west. The majority of the property within the new area is zoned Central Business District (CBD), Downtown Mixed Use (DMU), General Commercial Services (CS), Commercial Liquor Sales (CS-1), General Office (GO), Community Commercial (GR), Neighborhood Commercial (LR), Public (P), Multifamily Residence Highest Density (MF-6), Multifamily Residence High Density (MF-5), and Multifamily Residence Moderate-High Density (MF-4) district zoning. The new boundary area would have included the Capitol Complex, the new Medical School Area, Rainey Street (which is mostly zoned CBD and allows permits already), and possibly the new Innovation District, but excludes the Judges Hill Neighborhood within the Downtown Austin Plan Northwest District, and the Historic East 6th Street area. The current Code allows permits for concrete installation during non-peak periods for property only zoned Central Business District (CBD) district zoning.

Many of you have raised an objection to the proposed amendment and raised concerns about the current ordinance as its applied to existing CBD zoned property. In light of your comments we have reduced the property eligible for concrete installation during non-peak periods to only include property zoned Central Business District (CBD) district zoning, Downtown Mixed Use (DMU) combining district zoning and Public (P) district zoning when these properties are eligible for a density bonus under Section 25-2-586 (Downtown Density Bonus Program) of the City Code which is located within the area bounded by Martin Luther King Jr. Blvd. to the north, Lady Bird Lake to the south, Interstate Highway 35 to the east and Lamar Blvd. to the west. This revised area still excludes the Judges Hill Neighborhood within the Downtown Austin Plan Northwest District, and the Historic East 6th Street area.

In addition, PDRD has identified conditions that may be administratively required (as permitted under the current Code) with a new permit that would help mitigate possible impacts caused by concrete installation during non-peak periods that would disruptive to adjacent residential and commercial uses. The list below are conditions PDRD would consider adding to a permit depending on the property location and its adjacent land uses:

1. Require the applicant to contact the adjacent property owners next door or across the street and inform them when the non-peak pour will occur;
2. Require the applicant to contact the adjacent property owners next door or across the street and inform them of the duration of the project when concrete installation permits for non-peak hours may be requested;
3. Require the applicant to identify to the adjacent property owners next door or across the street as well as the City of Austin who is the contact person representing the property and their 24 hour phone number should problems arise;
4. Require the applicant to identify where the concrete trucks will cue to insure minimal disruption to adjacent residences and businesses;
5. Require the applicant to locate the concrete pump and if necessary, relocate it to a location that will ensure it will cause the minimal disruption to adjacent residential uses; and

6. Require the applicant to shield after hour lighting associated with the concrete installation permit from adjacent from residential uses.

We are placing this back on the City Council agenda for September 25 and if you would like to offer any comments to the revised boundary or the proposed permit conditions, please contact me and/or Viktor Auzenne (512-974-2941) via email or by phone.

Greg

Gregory I. Guernsey, AICP, Director
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin, TX. 78767
Phone: (512) 974-2387
Fax: (512) 974-2269
Email: greg.guernsey@austintexas.gov