

After Hours Concrete Installation Stakeholder Meeting #3

Wednesday, February 11, 2015 at 6:30pm

One Texas Center Room 325

Attendance: 22 Attendees (13 from downtown neighborhoods, 4 from concrete/development industry, 4 staff, 1 city council aide)

1. Staff Updates:

- a. Planning & Development Review: The next stop for this case will be Downtown Commission on Wednesday December 18, 2015 at 5:30 in the Boards & Commissions Room at City Hall.
- b. Music Office: Staff observed an after-hours pour at the Block 1 site. Staff observed issues with sound level from pump related to ambient noise and sound mitigation measures not performing as intended.

2. Straw Poll: Mediator Larry Schooler distributed red, yellow and green cards to gauge participants opinions on major suggestions from previous meeting (red: totally against, yellow: unsure/moderate, green: in favor)

- a. Limit concrete pours to 8:00pm and earlier in day: 4 red, remainder green/yellow
- b. Remove hour restrictions if sound limit imposed: Evenly mixed
- c. Require noise mitigation plan & measures with permit application (within COA Parameters): all green/yellow
- d. Require light mitigation plan & measures with permit applications: All green/yellow
- e. Limit decibel levels allowable by concrete pouring: mixed
- f. Distinguish between unique pours (ie library): mixed

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3. Discussion: Conversation focused on what could be livable for both parties.
 - a. Industry representatives unsure about what specific parameters would be, but requested no time limits (preferring regulation of the activity's impact – ie sound level – than the activity itself) and potentially 85dB until 2am and then a reduced level after that.
 - b. Neighborhood representatives expressed concern about simply being able to sleep and other noise associated with construction activity (specifically required “beep-beep-beep” back up alarms and banging noises.)
 - c. Both parties questioned if the code amendment could address the wider issues of after-hours construction noise rather than just addressing the after-hours concrete installation activity.

Closing

Final takeaway: Participants at the meeting (both residents, a concrete industry representative, and contractors representatives) were able to agree that the pouring of concrete could be permitted after sunset and into the night until a time to be determined in the future, after which point further concrete pouring would have to comply with reduced noise levels to be determined. Their recommendations were designed to be similar to, and/or consistent with, pre-existing limits on music-related noise from venues and nightclubs which decrease at around 2am in the Central Business District.