

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
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.
- 4. Final takeaway: Mediator Larry Schooler asked, based on the discussion and straw poll, how the participants felt about “In the entertainment districts, allowing construction activity to occur after hours with a permit at sound levels already permitted by code (85dB) until 2:00am, then allowing activity to continue after that time at a significantly reduced sound level:” Mostly green/yellow with a couple reds. Participants also felt “After-Hours construction noise permitted until (a future determined time,) then allowing construction activity to continue reduced by (a future determined amount.)”