

Creating “Good Neighbor” Relationships through Determining Reasonable Activity Standards for Mixed-Use District(s)

Stakeholder / Factors

What/Where	Stakeholder	Guardian/Partnership
• VITALITY [ENTERTAINMENT] VENUE(S)	(Property/Business Owner)	GURA (Sound Migration Mitigation)
• RESIDENTIAL UNIT(S)	(Property Owner/Tenant)	GURA (Sound Infiltration Mitigation)
• COMMERCIAL UNIT(S)	(Property Owner/Merchant)	GURA (Sound Infiltration Mitigation)

Illegitimate Detractors

Who	Guardian/Partnership
• Skateboarders	Police/Security
• Vehicle Operators with illegal mufflers	Police/Security
• Indecent or Disorderly Behaviors	Police

Identifying Reasonable Activity Standards

- **Differentiating between “noise” and “sound.”**
“Noise” has no useful value: nobody would pay to hear it, i.e. exhaust noise, machinery noise, etc.
 Less public tolerance of “noise.” (Latin origin of “noise” = nausea)
“Sound” others pay money to hear, i.e. music, singing, movies, sporting events, etc.
 Balanced tolerance, acceptance, and even approval of “sound.”
- **When is sound more tolerable? Noise is much less tolerable, if at all.**
 Hours of the day? Days of the week?
- **How loud is too loud?**
 Must be objective measurement to determine threshold, vs. subjective opinion. [dB]
- **Defining Mixed-Use “Vitality District(s).”**
 Historically we have been suffering from a collision of unrealistic expectations.
 Objectively defining mixed-use district(s) will help build shared understanding of reasonable expectations from what has been opposing perspectives of unrealistic expectation:
 - ✓ Unrealistic expectation of **vitality venues** (bars, super cruise, etc.) that they can generate excessive volume of **sound** without due regard for their neighbors;
 - ✓ or unrealistic expectation of **motorists with illegal mufflers** that they can generate as much **noise** as they wish, without regard for the impact they’re causing on the neighborhood they’re passing through;
 - ✓ or unrealistic expectation of **residents** whom have chosen to live in an urban/mixed-use district expecting to hear crickets at night.

Multi-Faceted Tools to Build “Good Neighbor” Standard in Multi-Use District(s)

- **Outdoor Music Venue Permit Process:** Administrative Sanctions for Violations
- **“Don’t Kill the Golden Goose” Value:** Neighborhood Meetings to Communicate “vitality value,” while differentiating “noise from sound,” and tolerance for objective volume controls of sound and collaborative suppression and rejection of noise.