

## Welcome to RHI's Webinar: Quality of Life Issues in Hospitality Zones

### Are you dialed in?

- If not, call: US Toll Free +1 8664620164 or International +1 2053540249
- Dial meeting number \*8728352\* -Be sure to use \*
- We will start at five minutes past the hour
- Please mute phones during presentation until instructed otherwise.
- Use Chat Box to submit questions or comments.

## Quality of Life Issues in Hospitality Zones



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## Background

- Mixed Use Development
- Planning FOR Development vs. Planning and Development

## Quality of Life Impacts

- Noise
- Trash
- Litter
- Indecency
- Loitering
- Vandalism

## Noise in Hospitality Zones

- Traffic
- Street Vitality
- Entertainment
- Deliveries
- Bar Exiting
- Cleaning Crews



## NOISE

- Sound vs. Noise
- Qualitative vs. Quantitative Measurements

## Noise Mitigation Strategies

- Entertainment Overlays
- Disclosures
- Design Standards
- Town/Gown Relations
- Forum for Mediation

## TRASH - Impacts

More residents + more restaurants/bars = more trash

- Increased collections
- Rodent/vector concerns
- Grease Traps
- Odors/Leakage
- Dumpster Locations



## TRASH - Tactics

- (Re) Design for Waste Storage
- Reduce Output
- Reduce Noise
- Minimize Traffic Disruptions

## TRASH – Case Study San Diego, CA

### Problem:

- Successful hospitality zone + increased residential
- More trash, same collection times, more complaints

### Process:

- HRP: gather stakeholders, facilitate problem solving
- Map future development
- Brainstorm solutions
- Present to neighborhood groups for feedback/Revise
- Amend codes

## TRASH – Case Study San Diego, CA

### Outcomes:

- Recommendations
- Collect in Less sensitive areas first
- Rubber dumpster lids and wheels
- Backup beepers that adjust volume to ambient level
- Haulers assist with new building design
- One year pilot – modeled in other neighborhoods
- Educate customers and residents
- Central Complaint Center
- Advise City Council

## LITTER - Impacts



- Emerging/Declining Districts
- Smoking Bans

## LITTER - Tactics

- Environmental Design
- Clean and Safe Programs
- Power Washers
- Litter Vacuums
- Enforcement

## PUBLIC URINATION-Impacts

- No Explanation Necessary



## PUBLIC URINATION-Tactics

- Enforce venue occupancy
- Cooling period between last call and closing
- Design facilities into public space/parking

## LOITERING-Impacts

- Prolongs impact duration
- Snowballs other impacts
- Noise
- Littering
- Drinking in public



## LOITERING-Tactics

- Facilitate exit routes for car traffic
- Multiple options for late night transportation
- Taxi stands
- Monitor parking lots
- Enforcement

## VANDALISM-Impacts

- Broken bottles
- Mailboxes, planters
- Graffiti



## VANDALISM-Tactics

- Broken Window Theory
- Lighting
- Video Cameras
- Monitor renters

## Quality of Life - Closing Advice

- Elitism
- Entitlement

### *Necessitates*

- Expectation
- Education
- Enforcement

**Questions?**



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