

SHORT NORTH ARTS DISTRICT



**GOOD
NEIGHBOR
PLEDGE**

A PROGRAM OF THE SHORT NORTH ALLIANCE



SHORT NORTH GOOD NEIGHBOR PLEDGE PROGRAM

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ABOUT THE SHORT NORTH ALLIANCE

Founded in 2012, the Short North Alliance is a 501c3 nonprofit organization whose is to nurture the Short North Arts District, High Street, East 5th Avenue, and North Fourth Street commercial corridors as vibrant, creative, and inclusive communities and leading arts destinations through programs and services for business owners, property owners, and residential stakeholders.

Visit shortnorth.org to learn more.

ABOUT THE GOOD NEIGHBOR PLEDGE

WHAT IS IT?

A transparent communications and recognition program for businesses and property owners where participants voluntarily pledge to demonstrate how they value the community where they own property and do business by being a good neighbor.

WHO PARTICIPATES?

Any private business or owner of private commercial property in or adjacent to the Short North Arts District.

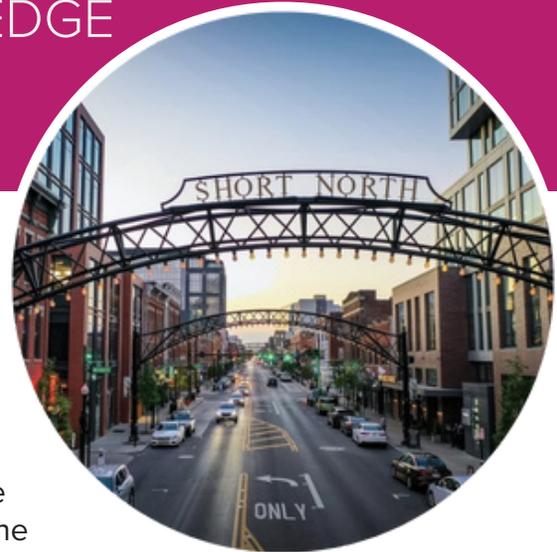
WHO ADMINISTRATES IT?

The Short North Alliance serves as the administrative coordinator of the Short North Good Neighbor Pledge.

WHAT DO THEY PLEDGE TO DO?

Adopters of the Short North Good Neighbor Pledge practice community standards for private business operations that support the economic success of businesses, that foster the Short North Arts District as a vibrant, creative, and inclusive community and leading arts destination, and that prevent negative impacts to adjacent historic residential neighborhoods.

SHORT NORTH GOOD NEIGHBOR PLEDGE COMMUNITY STANDARDS



Standards for private businesses include:

NOISE _____

- Adhere to [noise ordinances](#)
- Operate in a manner where noise after 11 pm shall not penetrate the premises of any other tenant in the building or adjacent to the building where they operate
- Obtain approval from the relevant [historic commission](#) for exterior televisions and speakers within six months of signing the pledge
- Provide the Short North Alliance with up-to-date contact information for staff who can respond to concerned residents, neighbors, businesses, property owners or other stakeholders

CLEANLINESS _____

- Adhere to [sidewalk ordinances](#) required of property owners
- Clean the sidewalks abutting all sides of business daily and at close of business
- Proactively notify the Short North Ambassador team for clean-up support of sidewalks abutting all sides of business daily
- Provide adequate private refuse service for the business and keep receptacles clean
- Contribute a voluntary, non-refundable impact donation if qualifying as a high-impact business to the Short North Alliance Good Neighbor Pledge Impact Fund (exceptions may be considered)

SAFETY _____

- Follow all [local](#), [state](#), and [federal laws](#) and regulations
- If business hires their own special duty officers, provide the Short North Alliance with up-to-date contact information for all special duty officers at all times
- Provide de-escalation training to all staff

(Consider free online workshops or resources through [ADAMH](#) or free workshops that will be offered annually by the Short North Alliance, or request limited matching funds from the Short North Alliance to underwrite these costs.)

(Safety cont.)

- Share private camera footage with the Short North Alliance as requested
- Promptly notify the Short North Alliance and Short North Ambassadors of all safety concerns
- Contribute a voluntary, non-refundable impact donation if qualifying as a high-impact business to the Short North Alliance Good Neighbor Pledge Impact Fund (exceptions may be considered)

OPERATIONS

- Do not engage in marketing that promotes excessive alcohol consumption and/or targets underage patrons
- Obtain [historic commission](#) approval for all patio, rope lines, or other exterior structures.
If business has obtained a permit for parking-lot or in-road dining, only use permitted areas for dining

INCLUSION, DIVERSITY, EQUITY & ACCESS

- Develop a [statement](#) on inclusion, diversity, equity, and access
- Have all staff participate in inclusion, diversity, equity, and access training
(Consider these free online workshops or resources through the [YWCA Columbus](#) or the [Kirwan Institute at Ohio State](#) free workshops that will be offered annually by the Short North Alliance, or request limited matching funds from the Short North Alliance to underwrite these costs.)
- Report instances of harassment, discrimination, or exclusionary behavior to the [Columbus Community Relations Commission](#) or the [Ohio Civil Rights Commission](#)

ARTS, CULTURE, & COMMUNITY

- Showcase [artwork or performance](#) of local artists or musicians **or** participate in the monthly [Gallery Hop](#) and other community and cultural events held in the Short North Arts District
- Provide up-to-date contact information for owner, key managers, and other staff at all times with the Short North Alliance
- When staffing permits, have at least one member from your team attend District Meetings of the Short North Alliance, hosted every other month

Standards for private commercial property owners include:

- Encourage their private businesses tenants to participate in the Short North Good Neighbor pledge and follow the standards for private businesses
- Contribute a voluntary, non-refundable impact donation (if qualifying as a high-impact property owner) to the Short North Alliance Good Neighbor Impact Fund

SHORT NORTH GOOD NEIGHBOR PLEDGE RECOGNITION & COMMUNICATION



RECOGNITION

Business and Property Owners who participate in the Short North Good Neighbor Pledge will be:

- Recognized in a published list on the Short North Arts District website and through annual media communications identifying the businesses and property owners who have voluntarily chosen to participate in this program
- Provided with a window decal to display on their business (subject to continued participation in the program)
- Recognized annually through a public resolution from Columbus City Council identifying the businesses and property owners who have voluntarily chosen to participate in this program
- Eligible to receive Short North Alliance administered business grants or other incentive programs for businesses in the Short North Arts District

COMMUNICATIONS & DETERMINING PARTICIPATION IN THE PLEDGE

The Short North Good Neighbor Pledge Program is a collaborative, community-wide effort to foster transparent communications among all the stakeholders that enjoy the Short North community.

Businesses and Commercial Property Owners who sign the Good Neighbor Pledge are expected to follow the community standards outlined in the pledge to be considered participants in the pledge. The Short North Alliance, as administrator of the pledge, is not an enforcement entity and will not actively monitor individual business or property owners for compliance, but will provide a communication to businesses, property owners, recognized Short North resident-community organizations, historic review commissions, and the City of changes in participation if it becomes aware of a lack of participation in the pledge, including by reviewing reports filed through the City of Columbus 311 notification system.

Community members who believe that a business or property owner may no longer be participating in the pledge are directed to report concerns regarding participation in all the following ways:

- To report all issues, email the Short North Alliance at info@shortnorth.org
- To report noise, cleanliness, and safety issues, email the City of Columbus Department of Neighborhoods at 311@columbus.gov

ADDRESSING NON-PARTICIPATION IN THE PLEDGE

If it is determined that a Business or Commercial Property Owner who signs the Good Neighbor Pledge has stopped following the community standards outlined in the pledge, the following measures will be taken to address pledge non-participation:

The Short North Alliance will:

- Provide notice to the business owner and its commercial property owner of any email communications received or 311 reports filed that allege non-participation actions of the business
- Facilitate dialogue among concerned parties regarding any non-participation actions
- Request that the business email the Short North Alliance to provide an explanation of how the business has remedied any non-participation actions.

The business or property owner is expected to:

- Respond promptly to the notification from the Short North Alliance
- Participate in any dialogue with any concerned parties
- Provide email notification to the Short North Alliance of how it has remedied any non-participation action so that it can remain in good standing with the pledge

After three non-participation actions, one non-participation action without notification of remedy or failure to make an impact donation (if qualifying as a high-impact business or property), the Short North Alliance will:

- Provide written notice of its intention to remove the business or commercial property owner from the published list of participants and provide seven calendar days to respond and cure the non-participation actions
- After seven days have passed without a response and cure for the non-participation actions, remove the Business or Commercial Property Owner from the Published List
- Send notification of removal to the business owner or property owner
- Send notification of removal to recognized Short North resident-community organizations, the appropriate historic review commission, the City of Columbus Department of Neighborhoods, Columbus City Council, and the Columbus City Attorney

ADDRESSING NON-PARTICIPATION IN THE PLEDGE (CONT.)

In any instance where a pledge participant is alleged to have engaged in discrimination, exclusion, or harassment and evidence reasonably supports a conclusion that the allegation is more likely than not to be true, the Short North Alliance will:

- Provide written notice of its intention to remove the business or commercial property owner from the published list of participants and provide seven calendar days to respond and cure the non-participation action
- After seven days have passed without a response and cure for the non-participation actions, remove the Business or Commercial Property Owner from the Published List
- Send notification of these actions to the business owner and property owner
- Send notification of removal to recognized Short North resident-community organizations, the appropriate historic review commission, the City of Columbus Department of Neighborhoods, Columbus City Council, and the Columbus City Attorney
- If the alleged discrimination, exclusion, or harassment is or may be unlawful, refer the allegation and relevant information to the Ohio Civil Rights Commission or other appropriate governmental authority.

READMITTANCE AFTER LAPSE IN PARTICIPATION

If a Business or Commercial Property Owner has been removed from the Short North Good Neighbor List for any reason, they will have to wait a period of three months before being permitted to reapply to participate in the Short North Good Neighbor Pledge Program. If qualifying as a high-impact business, they would have to contribute an additional annual high-impact fund donation to be readmitted to the program once removed.

QUESTIONS:

For additional information or to ask questions about the program, please contact:

Short North Alliance | 614.299.8050 | info@shortnorth.org

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SHORT NORTH GOOD NEIGHBOR PLEDGE IMPACT FUND DONATION FOR QUALIFYING HIGH-IMPACT BUSINESSES AND PROPERTIES



BUSINESS QUALIFICATIONS

Businesses who pledge to be Good Neighbors and qualify as high-impact will be required to contribute a donation to sign the Short North Good Neighbor Pledge.

Here is the criteria used to determine the need for an impact donation.

Businesses **qualify as high-impact**, if one of the following statements is true:

- The building occupied by the business was constructed in or prior to 2010, the business closes later than 11pm on one or more nights of the week, and business occupancy exceeds 100 persons (for all indoor and outdoor spaces)
- The building occupied by the business was constructed after 2010, the business closes later than 11pm on one or more nights of the week, and business occupancy exceeds 50 persons (for all indoor and outdoor spaces)

Businesses **are exempt** from the requirement to contribute an impact donation if at least one of the following statements are true:

- The business does not have a liquor license
- The business has an occupancy limit less than 50
- The business closes earlier than 11pm daily
- The business is located outside of the Short North Special Improvement District's boundaries
- The business is both located on public property and operated by a public entity daily

ANNUAL IMPACT DONATION FORMULA FOR BUSINESSES:

Businesses that have larger patron capacities or later operating times create more impacts.

The impact donation formula uses a base impact donation value of \$120 and adds weighted assessment multipliers based on the occupancy of the business, operating times, and geographic location. The annual impact donation is capped at \$20,000 per business. Businesses are to contribute the impact donation at the time of their annual Short North Good Neighbor Pledge deadline each year.

The formula is as follows:

$$\text{Base Impact Donation Value} \times \text{Closing Time Multiplier} \times \text{Occupancy Multiplier} \times \text{Geographic Multiplier} = \text{Donation Value}$$

CLOSING TIME MULTIPLIER:

The Closing Time Multiplier is based on the incremental impact that staying open late at night has on the neighborhood’s safety and cleaning needs.

| TIME CLOSED ON SATURDAY NIGHT | MULTIPLIER |
|-------------------------------|------------|
| 11:30 PM | .5 |
| 12:00 AM | 1 |
| 1:00 AM | 3 |
| 2:00 AM | 5 |
| 3:00 AM | 7 |

OCCUPANCY MULTIPLIER CALCULATIONS:

The Occupancy Multiplier is based on the incremental impact that bringing mass amounts of people for late-night activities has on the neighborhood's safety and cleaning needs.

| TIME CLOSED ON SATURDAY NIGHT | MULTIPLIER |
|-------------------------------|----------------------------|
| 0-49 | 0 (No Payment Necessary) |
| 50-99 | 5 |
| 100-149 | 10 |
| 150-199 | 15 |
| 200-249 | 20 |
| 250-299 | 25 |
| 300+ | 30 |

GEOGRAPHIC MULTIPLIER:

The Geographic Multiplier is based on the area where the greatest instances and increases in violent crimes have occurred.

| BUSINESS LOCATION | MULTIPLIER |
|---|------------|
| Within the Short North Special Improvement District | 1 |
| Not Located within the Short North Improvement District | 0 |

EXAMPLE BUSINESS IMPACT DONATION CALCULATION

Joe's Bar opened in 2012 in the Short North Special Improvement District. The bar holds 75 people inside and 30 people on the patio. They close at 2AM on Saturday evenings.

$$\begin{array}{cccccc} \underline{\$120} & & \underline{5} & & \underline{10} & & \underline{1} & & \underline{\$6,000} \\ \text{Base Impact} & \times & \text{Closing Time} & \times & \text{Occupancy} & \times & \text{Geographic} & = & \text{Donation} \\ \text{Donation Value} & & \text{Multiplier} & & \text{Multiplier} & & \text{Multiplier} & & \text{Value} \end{array}$$

Joe's Bar would have an annual impact Donation of **\$6,000**.

CALCULATE YOUR BUSINESS DONATION VALUE:

$$\begin{array}{cccccc} \underline{\hspace{2cm}} & & \underline{\hspace{2cm}} & & \underline{\hspace{2cm}} & & \underline{\hspace{2cm}} & & \underline{\hspace{2cm}} \\ \text{Base Impact} & \times & \text{Closing Time} & \times & \text{Occupancy} & \times & \text{Geographic} & = & \text{Donation} \\ \text{Donation Value} & & \text{Multiplier} & & \text{Multiplier} & & \text{Multiplier} & & \text{Value} \end{array}$$

SHORT NORTH GOOD NEIGHBOR PLEDGE IMPACT FUND DONATION FOR QUALIFYING PROPERTY OWNERS



COMMERCIAL PROPERTY OWNER QUALIFICATIONS

Commercial Property Owners who pledge to be Good Neighbors may be subject to a voluntary impact donation.

Here is the criteria used to determine the need for an impact donation.

- Commercial Properties that rent to businesses that are open past 11pm during any day of the week and operate with larger patron capacities create more impacts in the neighborhood. Because of this, Commercial Property Owners qualify for a donation if there is at least one high impact qualifying business operating on any of their parcels.

Commercial Property Owners who pledge to be Good Neighbors are exempt from the voluntary impact donation if one of the following statements are true:

- They also operate a business that is contributing a voluntary impact donation on the same parcel.
- They do not have any voluntary impact donation qualifying businesses located on a given parcel.

ANNUAL IMPACT DONATION FORMULA FOR PROPERTY OWNERS:

The impact donation formula uses a base impact donation value of \$1,000 per parcel and adds weighted assessment multipliers based on the number of high impact businesses operating on the same parcel. The annual impact donation is capped at \$6,000 per parcel. Property owners are to contribute the impact donation at the time of their annual Good Neighbor Pledge deadline each year.

The formula is calculated as follows:

$$\begin{array}{ccccccc}
 \text{_____} & & \text{_____} & & \text{_____} & & \text{_____} \\
 \text{Base Impact} & \times & \text{Number of} & \times & \text{Business} & = & \text{Donation} \\
 \text{Donation Value} & & \text{High Impact} & & \text{Multiplier} & & \text{Value} \\
 & & \text{Businesses in Parcel} & & & &
 \end{array}$$

BUSINESS MULTIPLIER CALCULATOR:

The Business Multiplier is based on the incremental impact that having multiple, high impact businesses in concentrated areas has on the community.

| NUMBER OF HIGH IMPACT BUSINESSES PER PARCEL | MULTIPLIER |
|---|----------------------------|
| 0 | 0 (No Payment Necessary) |
| 1 | 1 |
| 2 | 1.5 |
| 3 or more | 2 |

EXAMPLE PROPERTY IMPACT DONATION CALCULATION:

John Smith owns a parcel at 1001-1009 N High St. in the Short North Special Improvement District.

Of the four businesses located on this parcel, three are businesses that are high impact businesses because they are open past 11 PM on Saturdays, they opened after the year 2009, and they each have an occupancy of over 50 people.

John Smith Donation Calculations:

$$\begin{array}{ccccccc} \mathbf{\$1,000} & & \mathbf{3} & & \mathbf{2} & & \mathbf{\$6,000} \\ \hline \text{Base Impact} & & \text{Number of} & & \text{Business} & & \text{Donation} \\ \text{Donation Value} & \times & \text{High Impact} & \times & \text{Multiplier} & = & \text{Value} \\ & & \text{Businesses in Parcel} & & & & \end{array}$$

John Smith would have a property owner impact donation of **\$6,000**

CALCULATE YOUR BUSINESS DONATION VALUE

$$\begin{array}{ccccccc} \text{_____} & & \text{_____} & & \text{_____} & & \text{_____} \\ \text{Base Impact} & & \text{Number of} & & \text{Business} & & \text{Donation} \\ \text{Donation Value} & \times & \text{High Impact} & \times & \text{Multiplier} & = & \text{Value} \\ & & \text{Businesses in Parcel} & & & & \end{array}$$

USE OF HIGH-IMPACT FUNDS

The funds from the Impact Donation will be used to address safety and cleanliness issues that arise from mass amounts of late-night patrons in a compact neighborhood. Funds may be used toward enabling and administering any of the following programs and services of the Short North Alliance:

- Police or other security personnel
- Staff hours, equipment and supplies for the Short North Ambassadors
- Safety and cleanliness communications
- Noise monitoring programs
- Business training and mitigation
- Community programming

HIGH IMPACT DONATION EXEMPTIONS

Any business or property owner that qualifies as high impact may request a total or partial exemption from the High Impact Fund Donation due to an extreme hardship.

Examples of extreme hardships might include: cash investments (other than start up) in the business or property, location factors impacting the business, or other unique circumstances that impact business operations.

The COVID-19 pandemic alone is not a qualifying circumstance for an exemption. Exemptions may be requested at the time of application to participate in the Short North Good Neighbor Pledge.

Short North Alliance | shortnorth.org | 614.299.8050

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SHORT NORTH GOOD NEIGHBOR APPLICATION

FOR BUSINESS:

BUSINESS NAME: _____

BUSINESS OWNER NAME: _____

BUSINESS OPERATING ADDRESS: _____

BUSINESS BILLING ADDRESS: _____

PROPERTY OWNER NAME: _____

STATE OF OHIO LIQUOR LICENSE: Yes No

OCCUPANCY OF ALL SPACES IN THE BUSINESS: _____
(patios, bars, restaurant area, etc.)

OPERATING HOURS OF BUSINESS: _____
(Sunday - Saturday)

YEAR THAT THE BUILDING OWNED OR LEASED
BY THE BUSINESS WAS CONSTRUCTED: _____

NAMES AND CONTACT PHONE NUMBERS & EMAILS FOR OWNERS AND
MANAGERS WHO MAY BE REACHED DURING BUSINESS HOURS:

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

NAMES AND PHONE NUMBERS OF SPECIAL DUTY OFFICERS: *(if hired)*

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

PLEASE PROVIDE YOUR STATEMENT ON DIVERSITY, EQUITY, INCLUSION AND ACCESS:

PLEASE INDICATE IF YOU WOULD LIKE ASSISTANCE WITH:

- Visual or performing artists
- Inclusion, diversity, equity, access, or de-escalation training
- Historic Commission review processes
- Other: _____

I BELIEVE I QUALIFY AS AN HIGH-IMPACT BUSINESS AND I REQUEST AN EXEMPTION:

Yes No

By signing your name below, you are signing this Short North Good Neighbor Pledge Commitment form electronically. As a business owner and adopter of the Short North Good Neighbor Pledge, you will practice community standards for private business operations that support the economic success of businesses, that foster the Short North Arts District as a vibrant, creative, and inclusive community and leading arts destination, and that prevent negative impacts to adjacent historic residential neighborhoods.

By signing your name below you acknowledge and understand that the above is not a contract and is not legally binding, except that you agree to be legally bound by the following two statements:

1. The Short North Alliance is released from any and all liability, whether currently existing or hereinafter arising, resulting from, relating to, or arising out of your participation in this program.
2. If making a contribution to the High Impact Fund, you understand that the payment is a voluntary, non-refundable donation that may be eligible as a tax-deductible donation

Name: _____

Date: _____

To complete the application online, visit: shortnorth.org/GoodNeighborPledge/BusinessApplication

SHORT NORTH GOOD NEIGHBOR APPLICATION

FOR PROPERTY OWNERS

PROPERTY OWNERSHIP GROUP NAME: _____

PARCEL NUMBERS FOR EACH PROPERTY OWNED: _____

PROPERTY OWNERSHIP GROUP ADDRESS: _____

PROPERTY OWNERSHIP GROUP MAIN CONTACT PERSON(S):

PROPERTY OWNERSHIP GROUP CONTACT PHONE NUMBERS AND EMAILS FOR MAIN CONTACTS

By typing your name below, you are signing this Short North Good Neighbor Pledge Commitment form electronically. As a property owner and adopter of the Short North Good Neighbor Pledge, you will encourage your business owner tenants to follow community standards for private business operations that support the economic success of businesses, that foster the Short North Arts District as a vibrant, creative, and inclusive community and leading arts destination, and that prevent negative impacts to adjacent historic residential neighborhoods.

By typing your name below you acknowledge and understand that the above is not a contract and is not legally binding, except that you agree to be legally bound by the following two statements:

1. The Short North Alliance is released from any and all liability, whether currently existing or hereinafter arising, resulting from, relating to, or arising out of your participation in this program.
2. If making a contribution to the High Impact Fund, you understand that the payment is a voluntary, non-refundable donation that may be eligible as a tax-deductible donation.

Name: _____

Date: _____

To complete the application online, visit: shortnorth.org/GoodNeighborPledge/PropertyOwnerApplication