

**The Standard and Kerns Neighborhood Association  
Good Neighbor Agreement  
January 21, 2009  
(Revised February 13, 2012)**

**1.0 Background**

The Standard is a bar which is located at 14 Northeast 22<sup>nd</sup> Avenue within the Kerns Neighborhood Association. The parties to this agreement are committed to minimize the negative impact of this business and it's customers on the livability of the neighborhood.

**2.0 Formation of the Partnership**

The following Good Neighbor Agreement is made between The Standard at 14 NE 22<sup>nd</sup> Avenue, owned and operated by Mr. Reed Lamb hereinafter referred to as the bar, the Kerns Neighborhood Association hereinafter referred to as the KNA, the Portland Police Bureau, and the Office of Neighborhood Involvement Crime Prevention (hereinafter referred to collectively as the "Parties"),

This Agreement is founded on the belief that a successful business relies, in part, on the strength, cooperation, and support of the neighborhood around it, and that the strength of the neighborhood relies, in part, on the responsibility, vitality, and strength of the businesses operating within it.

The issues addressed in this Agreement have been agreed upon by all of the parties mentioned above. We acknowledge that this document represents the good faith effort by all parties to resolve the issues identified herein.

So long as the owner continuously complies with each undertaking enumerated below, Kerns Neighborhood Association will not contest or oppose the granting or renewal of an alcohol license to The Standard.

**3.0 Duration**

The Agreement shall begin on January 21, 2009. The Parties shall meet approximately six months after the agreement is signed to review and evaluate this agreement to determine if the partnership will continue. The Parties further agree to address issues as they arise after 6 months pursuant to section 7.02.

.Neighbors living and/or working near the establishment will be invited to the meetings.

**4.0 Goals of the Agreement**

- 4.01 Maintain the livability and safety of the neighborhood.
- 4.02 Minimize nuisance issues, crime and fear of crime in and around the bar.
- 4.03 Develop and maintain clear communication channels between all parties and neighbors living or working near the bar.

## 5.0 Bar Operating Policies

### 5.01 Operations

The Standard is open daily Sunday to Saturday until 2:30 am. Opening time may vary seasonally.

### 5.02 Outdoor Seating

Oregon Liquor Control Commission (OLCC) restrictions stipulate that outdoor seating at The Standard is allowed no later than 10:00pm. In the event that noise complaints arise as a result of the patio seating, Owner agrees to work with the neighbors living or working near the bar and association to mitigate concerns. In the event that the OLCC proposes to and or amends this restriction, this agreement will be null and void.

### 5.03 Litter/Vandalism

The Standard shall keep the exterior of the premises and the sidewalk and street free of litter, garbage and graffiti. The Owner or employees shall make every effort to document any graffiti by taking pictures of the graffiti before cleaning it off of the premises. The Standard will report and share photos of any graffiti with the Graffiti Abatement Program (503-823-4TAG) and the Portland Police Bureau non-emergency line (503-823-3333).

The Standard shall utilize appropriate methods (such as locking dumpsters) to minimize availability of garbage and recycling for transients after hours. Staff from The Standard will conduct a litter sweep every night immediately after closing and before opening and will clean up any cans, bottles, paper debris, vomit and bodily fluids found. The "patrol area" included in the sweep will be curbs, parking strips and sidewalks on both sides of NE 22<sup>nd</sup> Ave, from Burnside to ½ block north of NE Couch St., and the curbs, parking strips and sidewalks on both sides of NE Couch St., from ½ block west of NE 22<sup>nd</sup> Ave. to ½ block east of NE 22<sup>nd</sup> Ave.

### 5.04 Delivery Trucks/Garbage Haulers

Delivery trucks and garbage haulers shall not provide services to The Standard between the hours of 10:00 p.m. and 7:00 a.m.

Comment [B1]: Change accepted.

### 5.05 Noise

The Owner shall take reasonable actions to manage and control the noise level of patrons inside and outside The Standard. Neighbors living or working near the bar that are disturbed by noise caused by The Standard or patrons of the bar should call the bar staff first and then the Owner on his cell phone using the mechanism set out in 6.01. The bar staff or owner will immediately address the problem. The police and/or Noise Control Office will be notified of any situation that is not responded to by the staff or the owner of The Standard.

The Standard shall post signs inside and outdoors and make announcements for departing parties (if appropriate) reminding patrons to be considerate of residents and keep the noise down in the neighborhood.

5.06 Entertainment

Per OLCC restrictions, The Standard will not have live music unless there is a specific waiver by the OLCC. In the event that noise from recorded music creates complaints from neighbors, the bar shall attempt to mitigate concerns and meet with neighbors to discuss resolution if appropriate (keeping windows closed, employing security, etc). The Standard shall have no exotic or nude dancers. In the event that the OLCC proposes to and or amends this restriction, this agreement will be null and void

5.07 Troubleshooting

The Standard shall maintain an incident/complaint log, which shall be freely accessible to the parties. The log will include, but not be limited to, the following information:

- All disturbances, inside and outside the premises related to bar customers
- Names and/or descriptions of all persons denied service and/or trespassed from the property (86'd)
- All phone calls to law enforcement

6.0 Roles/Duties of Parties

6.01 The Standard agrees to:

- Provide a copy of the Good Neighbor Agreement to the OLCC.
- Starting at 10:00 pm, staff from The Standard will escort groups of three or more bar patrons or anyone a staff person has trespassed or 86'd from the bar to their cars or to the corner of 24th and NE Couch and make every attempt to persuade them to keep their noise to a minimum. Bar staff or the owner will exercise their discretion whether or not to escort patrons who have been trespassed or 86'd. If no such groups are leaving, Staff from The Standard will walk to the corner of 24th and NE Couch every 15 minutes, and make every attempt to persuade potential incoming or outgoing bar patrons to arrive and depart silently.
- ~~Staff from The Standard will walk to NE 22<sup>nd</sup> Ave and Couch at closing and make every attempt to persuade potential incoming or outgoing bar patrons to arrive and depart silently.~~
- Utilize the main bar line for complaints from neighbors living or working near the bar. If there is not a satisfactory response, the owner agrees to provide his cell phone number in advance to the parties to this agreement and to neighbors living or working near the bar for follow-up. The bar staff or owner will record all neighbor complaints in the incident log
- Encourage patrons who exit the bar to use their cell phones to do so quietly and walk to the sidewalk near Burnside to make their calls.
- Follow the operation guidelines agreed upon in the previous section.
- Maintain an ongoing relationship and open communication with neighbors and parties.
- Participate in follow up meetings.
- Follow up promptly on neighbor concerns related to the bar or its customers.
- Provide all employees with a copy of this agreement.

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Comment [B2]: Change accepted.

- 6.02 Kerns Neighborhood Association agrees to:
- Not oppose the granting and renewal of The Standard's liquor license so long as the owner continually complies with each undertaking using the procedures in 6.01.
  - Report any nuisance issues to The Standard management.
  - Report any crime issues to the police and The Standard management.
  - Document incidents occurring in and around The Standard and forward documentation to the appropriate partner and/or agency.
  - Participate in follow up meetings when appropriate.
- 6.03 Neighbors living or working near the bar agree to:
- Report any nuisance issues to The Standard management using the procedures in 6.01.
  - Report any crime issues to the police and The Standard management.
  - Document incidents occurring in and around The Standard and forward documentation to the appropriate partner and/or agency.
  - Participate in follow up meetings when appropriate.
- 6.04 Office of Neighborhood Involvement Crime Prevention Program agrees to:
- Maintain a copy of the Good Neighbor Agreement and provide copies to the parties upon request.
  - Provide technical assistance.
  - Facilitate meetings and mediate minor disputes among parties if requested.
  - Provide information and updates to parties regarding problems in the area.
  - Provide follow-up training upon request.
- 6.05 Portland Police Bureau, Southeast Precinct agrees to:
- Sign a trespass agreement with The Standard. Train owner and employees in the use of the trespass agreement.
  - Provide information and updates to officers who regularly patrol the area.
  - Respond to specific requests from The Standard to address issues. Provide training, if available.
  - Participate in follow up meetings when appropriate.

## **7.0 Administration**

- 7.01 Maintenance  
The Crime Prevention Specialist will keep this agreement at the Office of Neighborhood Involvement downtown. The ONI Crime Prevention Program shall maintain this Agreement and make it available to the undersigned parties at their request.
- 7.02 Meetings  
As set out in 3.01 the parties shall meet in 6 months to evaluate the agreement. The partners may meet annually to continue to coordinate efforts and evaluate the Agreement. These meetings will be coordinated by Crime Prevention staff.

At any other time, any of the partners may call a meeting on an as-needed basis. Upon written request from a partner, Crime Prevention staff will coordinate the calling of the meeting by sending notice to all partners of this agreement. The notice will include the date, time and place of the meeting. Every effort will be made to ensure that the written notices are sent in a timely fashion.

7.03 Sale of the Business

In the event that the Owner sells The Standard, the current Owner agrees to give the buyer a copy of the Good Neighbor Agreement. The Owner will make every reasonable attempt to ensure/persuade the buyer to continue the Good Neighbor Agreement and allow it to be incorporated into the contract of the sale of the business. The Owner will give the Association 30 days notice of intent to sell the bar.

Comment [B3]: Change rejected by KNA.

7.04 Problem Solving

If a problem does arise, the KNA will encourage neighbors living or working near the bar to first attempt to contact bar management to resolve the problem. Management will make every effort to address the concerns in a timely fashion.

All parties recognize that if problems involve illegal activities, neighbors will contact the police to report the activity, as well as follow the steps outlined above.

## 8.0 Signatures

By their signature, all parties agree to abide by the Good Neighbor Agreement.

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Owner	Date
Owner Contact Address:	
Owner Contact Telephone Number:	

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Kerns Neighborhood Association	Date
Contact Address:	
Contact Telephone Number:	

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Crime Prevention Program, ONI	Date
Contact Address:	
Contact Telephone Number:	

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Portland Police Bureau, <del>South</del> east-Central Precinct NRT	Date
Contact Address:	
Contact Telephone Number:	

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Neighbor living or working near the bar	Date
Contact Address:	
Contact Telephone Number:	

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Neighbor living or working near the bar	Date
Contact Address:	
Contact Telephone Number:	

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Neighbor living or working near the bar	Date
Contact Address:	
Contact Telephone Number:	