

**THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD**

In the Matter of:

Brass Jar Productions DC, LLC
t/a The Sage Theatre

Application for a New
Retailer's Class CX Multipurpose Facility License

at premises
1100 13th Street, NW
Washington, D.C. 20005

License No.: ABRA-119749
Order No.: 2022-006

Brass Jar Productions DC, LLC, t/a The Sage Theatre, Applicant

John Fanning, Chairperson, on behalf of Advisory Neighborhood Commission (ANC) 2F

BEFORE: Donovan Anderson, Chairperson
James Short, Member
Bobby Cato, Member
Rafi Crockett, Member
Jeni Hansen, Member
Edward S. Grandis, Member

ORDER ON SETTLEMENT AGREEMENT

The official records of the Alcoholic Beverage Control Board (Board) reflect that Brass Jar Productions DC, LLC, t/a The Sage Theatre (Applicant), and ANC 2F entered into a Settlement Agreement (Agreement), dated December 1, 2021, in accordance with D.C. Official Code § 25-446 (2001).

The Agreement has been reduced to writing and has been properly executed and filed with the Board. The Applicant and Chairperson John Fanning, on behalf of ANC 2F, are signatories to the Agreement.

Accordingly, it is this 12th day of January 2022, **ORDERED** that:

1. The above-referenced Settlement Agreement submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order; and
2. Copies of this Order shall be sent to the Applicant and ANC 2F.

District of Columbia
Alcoholic Beverage Control Board

eSigned via DocuSign.com
Donovan Anderson
Key: 30435b5b1b1a45869c1a7c9593886cc18

Donovan Anderson, Chairperson

eSigned via DocuSign.com
James Short
Key: 547a0793717a06c151333a36294c1c

James Short, Member

eSigned via DocuSign.com
Bobby Cato
Key: 28893f6a109146a714075ab7417a2b1d

Bobby Cato, Member

eSigned via DocuSign.com
Rafi Aliya Crockett, Member
Key: b533e1f845e1f5a40141b5b6c129f1c0

Rafi Crockett, Member

eSigned via DocuSign.com
Jeni Hansen, Member
Key: 82172031072c447401b578c3a41335

Jeni Hansen, Member

eSigned via DocuSign.com
Edward S. Grandis, Member
Key: 30271ed1789f09401c14181a52541ce5

Edward S. Grandis, Member

Pursuant to D.C. Official Code § 25-433(d)(1), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage Regulation Administration, 2000 14th Street, N.W., Suite 400S, Washington, DC 20009.

Also, pursuant to section II of the District of Columbia Administrative Procedure Act, Pub. L. 90-614, 82 Stat. 1209, D.C. Official Code §2-510 (2001), and Rule 15 of the District of Columbia Court of Appeals, any party adversely affected has the right to appeal this Order by filing a petition for review, within thirty (30) days of the date of service of this Order, with the District of Columbia Court of Appeals, 430 E Street, N.W., Washington, D.C. 20001; (202/879- 1010). However, the timely filing of a Motion for Reconsideration pursuant to 23 DCMR §1719.1 (2008) stays the time for filing a petition for review in the District of Columbia Court of Appeals until the Board rules on the motion. See D.C. App. Rule 15(b) (2004).

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT ("Agreement") is made on this pt day of December 2021, by and between Brass Jar Productions DC LLC t/a The Sage Theatre ("Applicant") and Advisory Neighborhood Commission 2F ("ANC").

RECITALS

(a) Applicant has applied for a Retailer Class CX Multipurpose (Theater) ABC License, ABRA-119749, (the "License") for a business establishment ("Establishment") located at 1100 13th Street, NW, Washington, DC (the "Premises"); and,

(b) Applicant desires to cooperate with the ANC in order to mitigate concerns related to the potential impact of operation of the Establishment on the surrounding community; and,

(c) In lieu of contested protest proceedings regarding the application for the License, the Parties wish to enter into a Settlement Agreement pursuant to D.C. Official Code§ 25-446 to address such concerns:

NOW, THEREFORE, in consideration of the recitals set forth above and the mutual covenants and conditions set forth below, the Parties agree as follows:

1. Recitals Incorporated. The recitals set forth above are incorporated herein by reference.
2. Nature of the Business. Applicant will manage and operate a live theatre serving concession food with a total occupancy load of 255. Any change from this model shall be deemed a concern to the community.
3. Hours of Operation. It is understood that upon expiration of the below hours of operation, no patron may remain on the Premises. Applicant's hours shall not exceed: 8:00am - 2:00am daily.

Additionally:

- a. Applicant shall offer full concession stand menu service until a minimum of one (1) hour prior to closing;
 - b. Alcohol service shall end 30 minutes prior to closing which shall constitute last call. However, patrons shall be permitted to finish or consume any alcoholic beverages purchased before the end of last call until the close of business; and
 - c. Exceptions to the standard hours shall be granted for:
 - i. Days designated by the DC ABC Board as "Extended Hours for ABC Establishments" Applicant may operate and serve alcohol for such hour(s);
 - ii. In the event the Council of the District of Columbia or the ABC Board grants licensees in general extended operating hours for specific occasions, such as Inauguration or World Cup, Applicant may avail itself of such extended hours; and
 - iii. On January 1 of each year Applicant may operate for one additional hour.
4. Noise. Applicant shall adhere to DC Code§ 25-725 with respect to emanation of noise from the establishment. Applicant shall undertake such measures as reasonably are required to preclude unreasonable disturbance to occupants of abutting residential properties from emanation of noise or vibration from the Establishment, including from patrons at, entering, or exiting the establishment. Applicant will not install any exterior speakers to the Establishment.
 5. Public Space and Trash. Applicant shall keep the sidewalk (up to and including the curb), tree boxes and alley free of litter, bottles, chewing gum, trash, and other debris in

compliance with D.C. Code and Municipal Regulations. Applicant shall police these areas daily for refuse and other materials. Applicant shall also provide cigarette urns and cigarettes butt receptacles wherever patron gather to smoke. Applicant shall not allow employees to loiter in the alley before, during, or after shifts.

6. Trash and Recycling. Applicant will contract with a trash and recycling contractor to provide sealable container(s) for trash, food waste, and recycling designed to prevent rodent intrusion, and further agrees to keep the containers closed and sealed at all times when waste is not being disposed. Applicant further agrees to hold all trash, food waste, and recycling within the building until the morning of the scheduled pick-up. The Applicant shall require its trash and recycling contractors to pick up trash and materials not earlier than 7:00am. Applicant's employees shall not dispose of bottles or glass into trash containers or dumpsters in a manner which creates noise audible outside of the premises after 11:00pm.
7. Rat and Vermin Control. Applicant will maintain a contract with a professional, licensed rat, pest, and vermin control company to provide for routine control for the interior and exterior of the premises as needed to control pests.
8. Patrons. Applicant shall take reasonable steps to prevent its patrons from causing noise or disturbances in front of, or immediately adjacent to, the Establishment during the hours of operation and as they depart at closing.
9. Complaint Log. The Establishment's website will prominently feature the name and contact information for an individual to which any comments about the operation of the establishment may be addressed. Applicant shall maintain a log for every complaint lodged with the establishment for any issue relating to this Agreement, including, but not limited to, complaints of noise, parking congestion, traffic congestion, security, trash, rodents, incidents, violence, crime, and/or operating hours. The log shall include, for each separate complaint, to the extent provided by any such complainant, the name of the complainant, the date of the complaint, any contact information provided by the complainant, the nature of the complaint, and the response taken by the Applicant or the Establishment. Every complaint shall be kept on file in the complaint log for a minimum of three years from the date on which the complaint was made. Applicant shall make the complaint log available to the Board for inspection and copying upon reasonable advance request.
10. Agreement Available Upon Demand. A copy of this Agreement shall be kept on the premises and made available to law enforcement officers and Alcoholic Beverage Regulatory Administration inspectors immediately upon request.
11. Compliance with ABRA Regulations. Applicant shall abide by applicable Alcoholic Beverage Administration (ABRA) regulations regarding ownership of the License.
12. Participation in the Community. Applicant is encouraged to send a representative from time to time to meetings of the ABRA Policy Committee of ANC 2F. Participation in such meeting promotes open lines of communication, neighborhood involvement, and awareness of current ABRA issues. Dates and times can be found at www.ANC2F.org.

13. License Ownership. Applicant agrees not to transfer or sell the license to any other entity before obtaining approval from the Alcohol Beverage Control Board. Applicant agrees to specifically notify any prospective transferee or contractee of the existence of this Agreement and to provide them with a copy.
14. Binding Effect. This Agreement shall be binding upon and enforceable against the successors of Applicant.
15. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
16. Notice and Opportunity to Cure. In the event that either party believes that the other materially breached any obligations under this Agreement, such party shall give written notice to the other of the existence of the breach and the specific nature thereof. The party alleged to be in breach shall have fourteen (14) days from the receipt of notice to cure the alleged breach (or if the breach shall relate to excessive noise or disturbance, the lesser of 72 hours or such shorter period as may be reasonable under the circumstances to immediately restore peace, order and quiet). If the breach is not cured within the notice period-or, with respect to a breach which reasonably requires more than fourteen (14) days to cure, efforts to cure the breach have not been commenced- failure should constitute cause for the ANC to file a complaint with the ABC Board pursuant to D.C. Official Code § 25-446(e) in order to enforce the provisions of the Agreement. In the case of a continuing violation, no notice or opportunity to cure need be provided for subsequent violations of this Agreement, following the initial provision of notice. Any notices required to be made under this Agreement shall be in writing and sent either via e-mail or U.S. mail, postage prepaid, to the parties to this Agreement at the addresses below. Notice shall be deemed given as of the time of receipt or refusal of receipt.


If to Applicant: Brass Jar Productions DC LLC t/a The Sage Theatre
1100 13th St., NW, Washington, DC 20005
Attn: Scott Griffin, Manager
scott@brassjar.com

If to ANC: Advisory Neighborhood Commission 2F
5 Thomas Circle, NW, Washington, DC 20005
ANC2F0ffice@gmail.com

Either party may change its notice address by written notice to the other. Failure to give notice shall not constitute waiver or acquiescence to the violation.

ADVISORY NEIGHBORHOOD COMMISSION 2F

By:


John Guggenmos (2F02), Chairperson

BRASS JAR PRODUCTIONS DC LLC

By:


Scott Griffin, Manager