BZA Case No. 21292

405 & 407 Morse Street NE (Square 3588, Lots 15 & 16)
Hearing Date: May 21, 2025

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Zoning Map – PDR-1 Zone
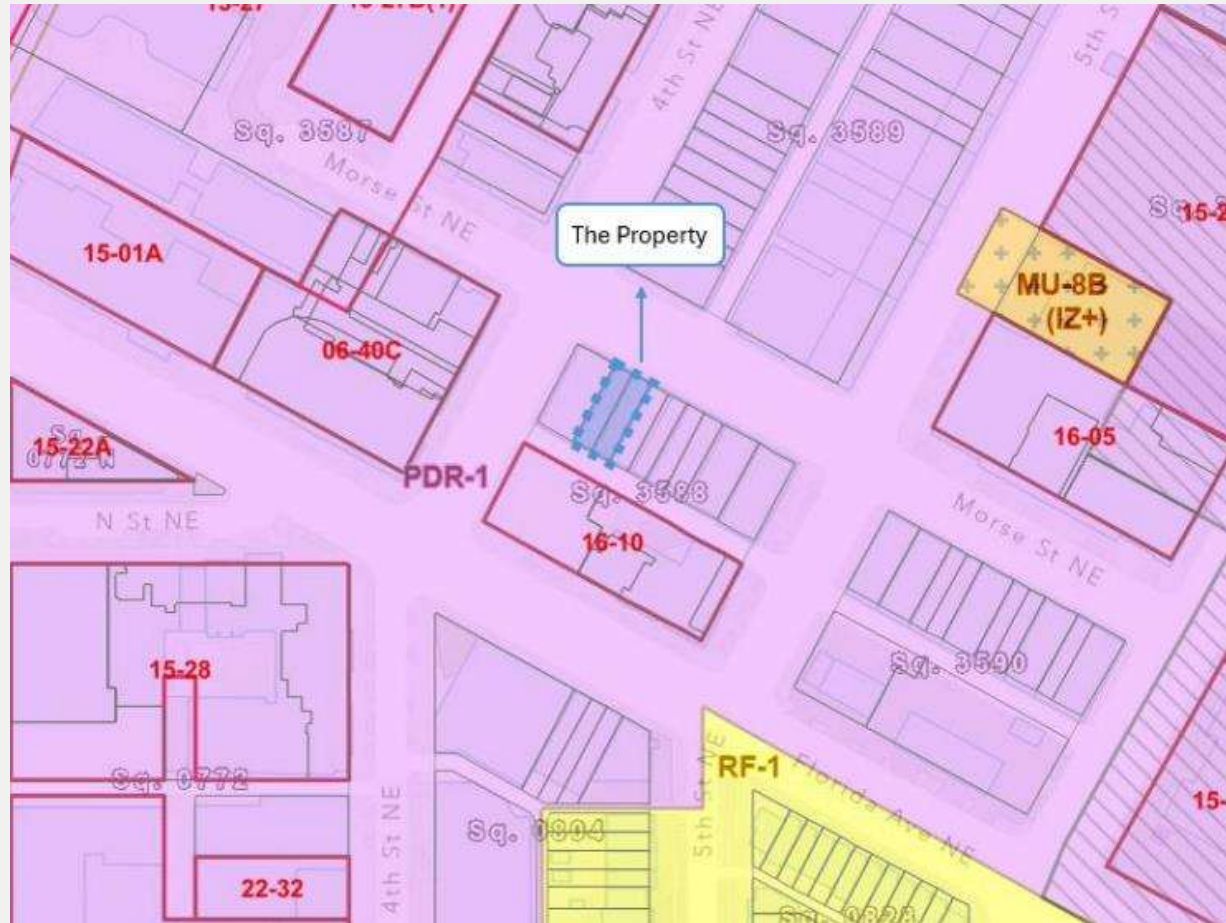
Existing Conditions

405 Morse Street NE – Lot 15
407 Morse Street NE – Lot 16

Proposed Use

☐ Entertainment event space and music venue

☐ Two structures will be joined to create one venue with open floor plan

☐ Proposed use will take place fully within the buildings

☐ No restaurant or dining use

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Proposed Exterior Rendering

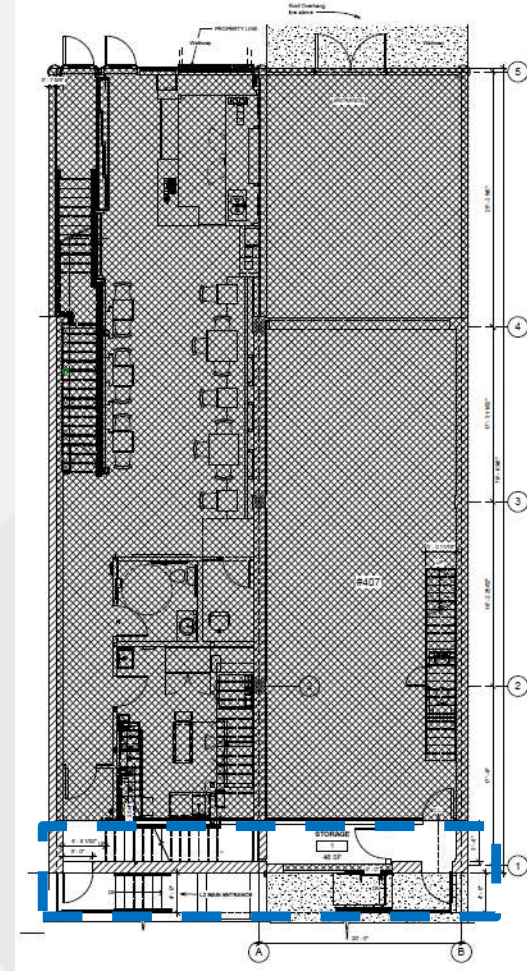TIGRES- ALLEY VIEW
CONCEPT DESIGN

Floor Plan

Second Floor
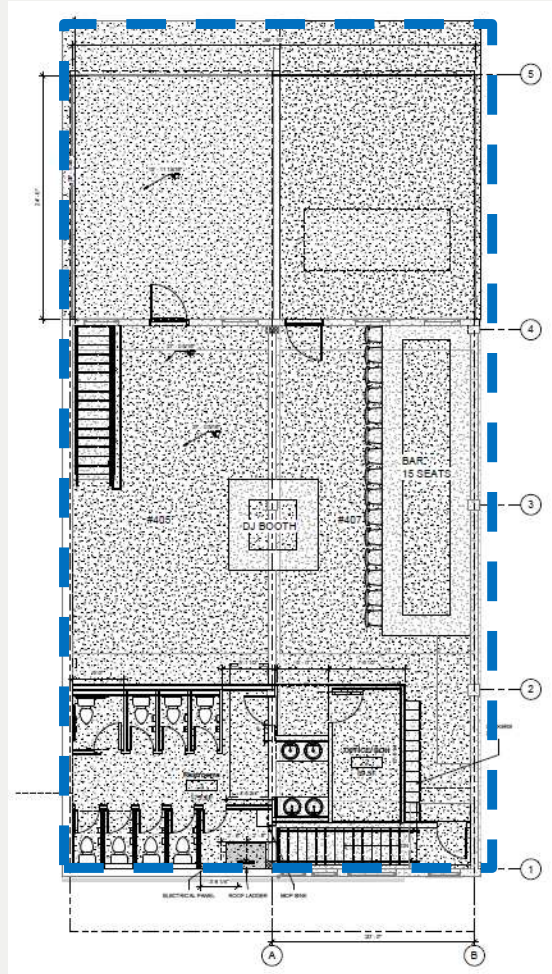
First Floor

Proposed Security and Operations Plan

Security

- CBE-certified independent security company engaged
- Personnel on-site before, during, and after events
- Staff positioned at entrance, inside venue, and in the alley
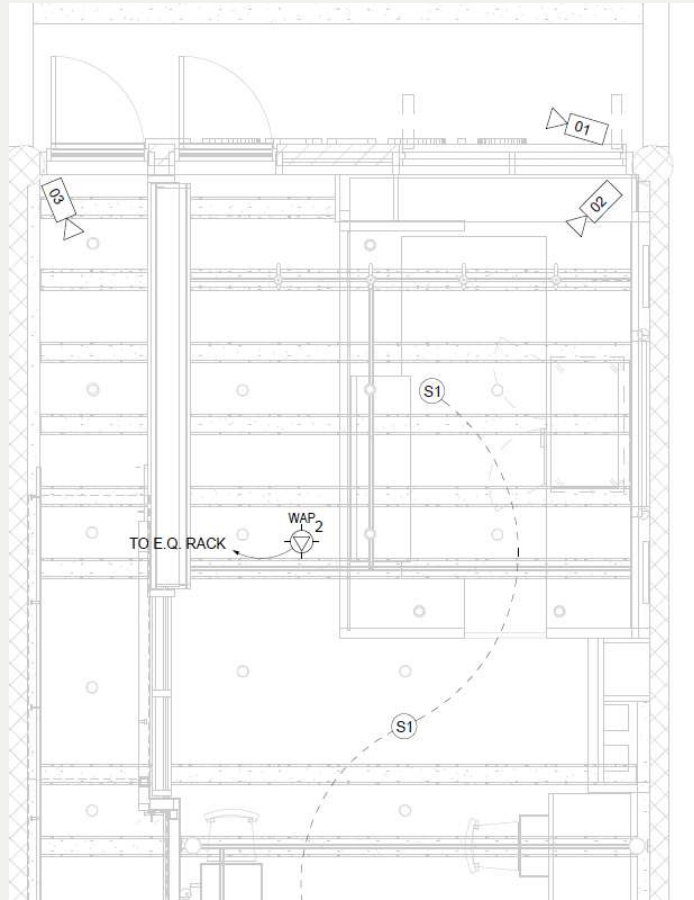- Night Vision Security Cameras

Lighting

- Additional lighting installed in alley to improve visibility and safety

Transportation

- Coordinating with rideshare and multimodal providers to support smooth arrivals and departures

Security Camera Plan

TECHNOLOGY SYMBOLS

Symbol	Description
S1	8" PENDANT CEILING SPEAKERS BACKGROUND AUDIO (16-2 AWG) AUDIO INTERFACE IPAD WITH SPOTIFY
WAP 2	WIRELESS ACCESS POINT (2) CAT-6A
(camera symbol)	CAMERAS - NEST CLOUD BASE
(180° camera symbol)	180° CAMERA - WALL MOUNTED

Camera Plan Cont.

TECHNOLOGY SYMBOLS

Symbol	Description
S1	8" PENDANT CEILING SPEAKERS BACKGROUND AUDIO (16-2 AWG) AUDIO INTERFACE IPAD WITH SPOTIFY
WAP 2	WIRELESS ACCESS POINT (2) CAT-6A
	CAMERAS - NEST CLOUD BASE
	180° CAMERA - WALL MOUNTED

Camera Plan Cont.

TECHNOLOGY SYMBOLS
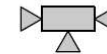
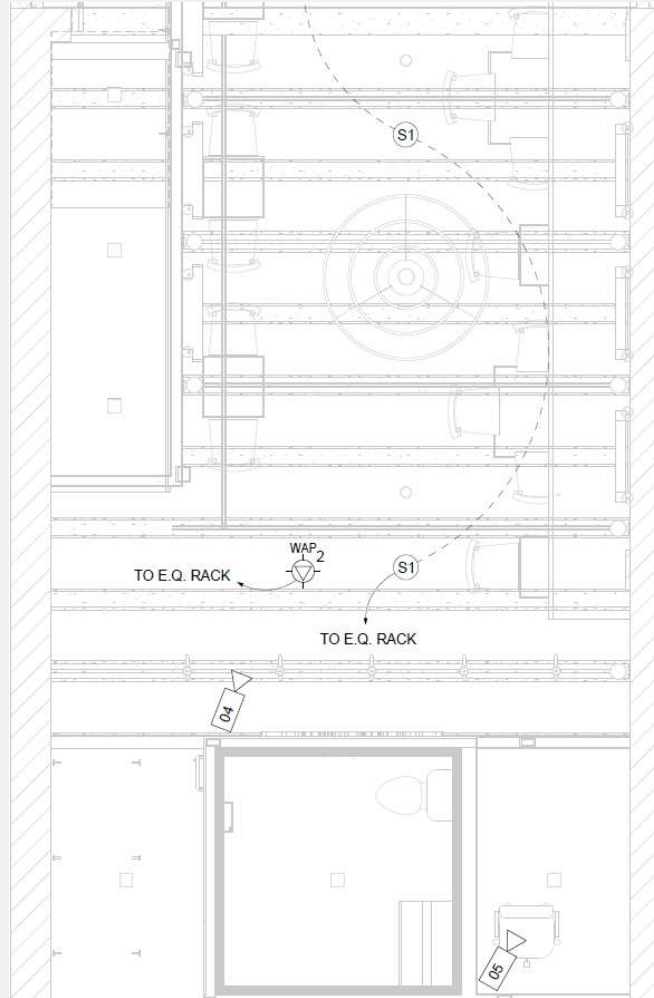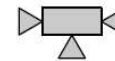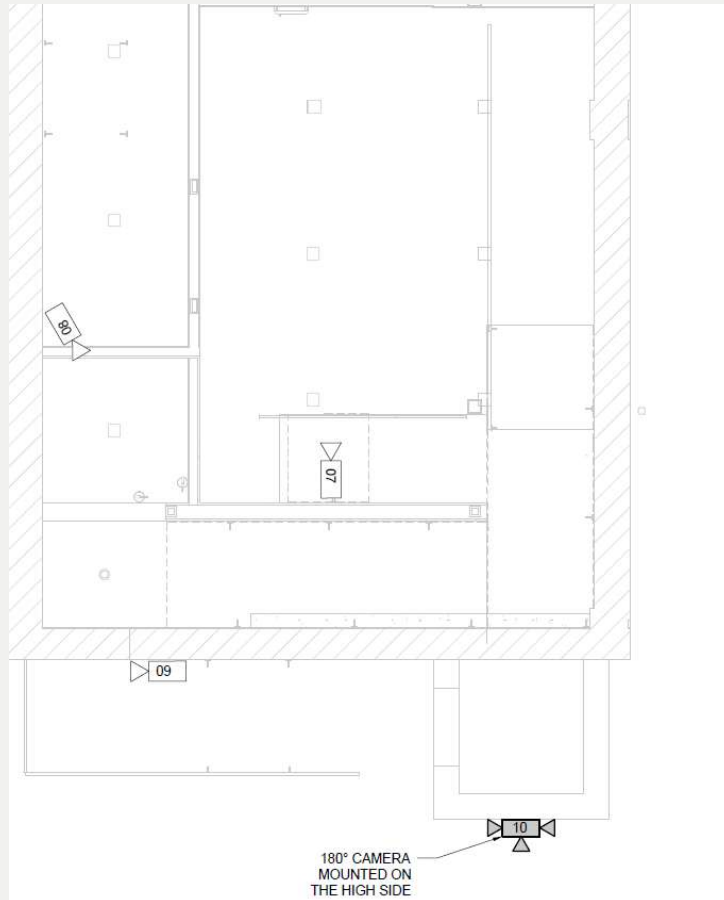| Symbol	Description
S1	8" PENDANT CEILING SPEAKERS BACKGROUND AUDIO (16-2 AWG) AUDIO INTERFACE IPAD WITH SPOTIFY
WAP 2	WIRELESS ACCESS POINT (2) CAT-6A
	CAMERAS - NEST CLOUD BASE
	180° CAMERA - WALL MOUNTED

180° CAMERA MOUNTED ON THE HIGH SIDE

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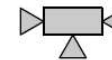
BZA Relief Requested

☐ Special Exception Relief - Use

    ❑ To permit entertainment, assembly, and performing arts use in the PDR-1 zone (Subtitle U § 802.1(e))

      I.   The Relief is Harmonious with the General Purpose and Intent of the Zoning Regulations and Maps

          ■ Special exception allows for this use

      II.   The Relief Will Not Tend to Adversely Affect the Use of Neighboring Property

          ■ Surrounding area is mixed-use
          ■ Proposed Use anticipated to have little impact

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BZA Relief Requested

III.   The Proposed Use Complies with the Specified Conditions:

1.   The use shall be located and designed so that it is not likely to become objectionable to neighboring property because of noise, traffic, parking, loading, number of attendees, waste collection, or other objectionable conditions;

– Parking and loading is not required, nor will it be provided as Property has excellent access to public transportation

– Morse Street features variety of retail and dining uses

– Property is buffered from residential uses by streets and rear alley

– Extensive Sound mitigation measures are in place to minimize noise impacts. Explained in greater detail on the next slide.

2.   The Property shall not abut a residential use or residential zone;

– The Property does not abut a residential use or residential zone

Sound Management

1. Soundproofing the Interior

Floors: Use floating floors or rubber underlayments to reduce bass vibration transmission.

Doors & Windows: Use solid-core doors with weather stripping and double- or triple-glazed acoustic windows.

Entryway Design: Include a sound-lock vestibule (double-door system) to prevent sound from escaping when patrons enter or exit.

2. Speaker Placement & Sound System Design

Directionality: Use directional speakers aimed toward the center of the room, not walls, to keep sound contained.

Zoning & Volume Control: Divide the sound system into zones to allow for localized volume control and avoid overcompensation in quiet zones

3. Operations Policies

Sound Checks: Regularly check sound levels using a decibel meter, especially at peak hours and near exits or exterior walls.

Training for Staff & DJs: Educate about volume limits and how to use the system properly

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BZA Relief Requested

III.   The Proposed Use Complies with the Specified Conditions continued:

3. There is no property containing a live performance, night club or dance venue either in the same square or within a radius of one thousand (1,000 ft.) from any portion of the subject property;

   – Since our last presentation, we became aware of BZA Case No. 21279 involving a similar use within 1,000 feet of the Property; as a result, we are now seeking variance relief from this subsection outlined in greater detail on the next slide .

4. External performances or external amplification shall not be permitted; and

   – None are proposed, the retractable roof will remain closed for all performance events.

5. The Board of Zoning Adjustment may impose additional requirements as it deems necessary to protect adjacent or nearby residential properties, including but not limited to: (A) Soundproofing; (B) Limitations on the hours of operation; and (C) Expiration on the duration of the special exception approval;

   – The Applicants will comply with any additional requirements proposed by the Board

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BZA Relief Requested

☐ Variance Relief-Area (11 DCMR Subtitle X § 1000.1)

    ❑ The Board is authorized to grant variance relief where it finds that three conditions exist:

1. The Property is affected by exceptional size, shape or topography or <u>other extraordinary or exceptional situation or condition</u>;

    – The Property is subject to an exceptional permitting history that uniquely affects its ability to comply with the Zoning Regulations.

2. The owner would encounter practical difficulties or undue hardship if the zoning regulations were strictly applied;

    – Strict application of the 1,000-foot separation requirement would result in practical difficulty.

3. The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

    – Granting relief would not harm the public good or undermine the purpose of the Zoning Regulations, particularly in a mixed-use district like Union Market.

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Community Outreach

- Applicant Presented to ANC 5D Zoning Committee in March & April
- Applicant Presented to ANC 5D on May 13th & obtained Conditional Support

  - Applicant has complied with conditional support
  - Applicant has supplemented record to include additional images of alley
  - Applicant has provided a narrative of how it will improve the alley
  - Applicant has provided images of how it has cleaned up the alley
  - Applicant has consented to attend the ANC prior to opening and provide ANC Commissioners a tour of the facility prior to opening.

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Morse Alley Cleanup Efforts

Questions?