



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of September 16, 2017

DATE: September 6, 2017

SUBJECT: U-3456-16-1 USE PERMIT REVIEW for renewal of an audio-visual production studio (2U, Inc.); located at 1521 N. Danville St. (RPC# 15-063-022).

Applicant:
2U, Inc.

By:
Nan E. Walsh, Attorney/Agent
Walsh, Colucci, Lubeley, & Walsh P.C.
2220 Clarendon Blvd, Suite 1300
Arlington, Virginia 22201

C.M. RECOMMENDATION:

Renew the use permit, subject to the previously approved condition, with a County Board review in three (3) years (September 2020).

ISSUES: This is a use permit review for an audio-visual production studio at 1521 N. Danville St., and no issues have been identified.

SUMMARY: In September 2016, 2U, Inc. was granted a use permit by the County Board to operate an audio-visual production studio; located at 1521 N. Danville St. The audio-visual production studio occupies the entire, two-floor, 21,520 square foot office building. 2U, Inc. assists “brick and mortar” universities with adapting their curriculum for use in online programs. Since approval, 2U, Inc. has complied with the condition of their use permit. Staff does not anticipate any land use impacts with the renewal of the use permit. The proposed use is consistent with the uses listed in the Arlington County Zoning Ordinance (ACZO) and will not adversely affect neighboring properties. Therefore, staff recommends that the use permit be

County Manager:

County Attorney:

MNC

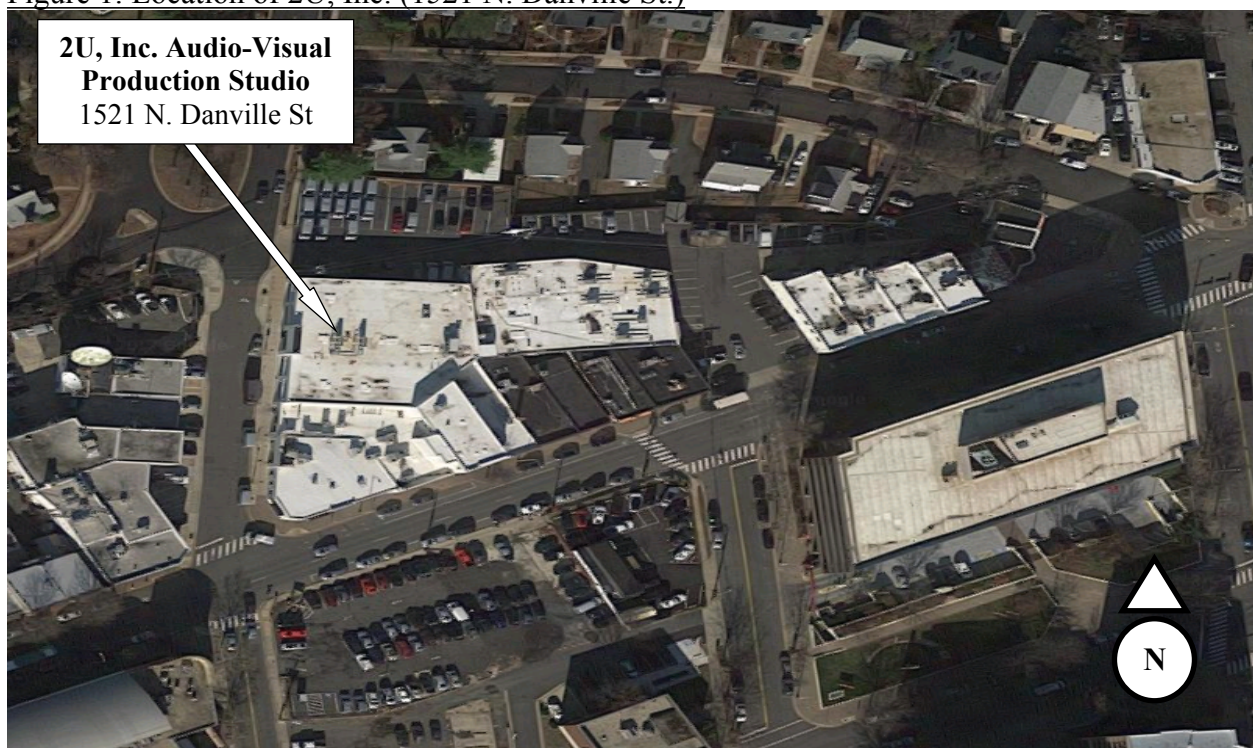
Staff: Cedric Southerland, DCPHD, Planning Division

PLA-7624

renewed, subject to the previously approved condition, with a County Board review in three (3) years (September 2020).

BACKGROUND: The 12,406 square foot site is bounded by single family residences zoned “R-6” to the north, Wilson Boulevard and a “C-2” commercially zoned parking lot to the south, North Cleveland Street and single-story commercial businesses to the east, and North Danville Street and the Comcast/Arlington Independent Media office building to the west. The subject property is zoned [“C-2” Service Commercial-Community Business District](#), and the site is designated on the [General Land Use Plan \(GLUP\)](#) as [“Low” Residential](#) and [“Service Commercial”](#). The County Board approved the use permit for an audio-visual production studio in September 2016, with a one (1) year County Board review.

Figure 1: Location of 2U, Inc. (1521 N. Danville St.)



Source: Google Maps

DISCUSSION: 2U, Inc. operates an audio-visual production studio to assist “brick and mortar” universities with adapting their curriculum for online classrooms. This may include recording case studies and lectures by professors, editing, and delivering these materials for online distribution. Recording is produced by using track lighting in the ceiling, handheld video cameras, and traditional teaching tools such as a whiteboard. Recordings takes place in conference room sized studios where no additional power requirements beyond a traditional professional office is needed.

2U, Inc. has complied with the condition of the use permit. All responsible county agencies support the renewal of the use permit. Therefore, staff recommends renewal of the use permit subject to the previously approved condition, and a County Board review in three (3) years.

Since the use permit approval (September 2016):

Use Permit Condition: There were no violations of use permit conditions identified.

Community Code Enforcement: The Code Enforcement Office has reported no issues with renewal of the subject use permit.

Police Department: The Police Department has reported no issues with renewal of the subject use permit.

Fire Marshal's Office: The Fire Marshal's Office has reported no issues with renewal of the subject use permit.

PUBLIC ENGAGEMENT: Staff contacted the Clarendon-Courthouse Civic Association regarding this use permit renewal on July 20, 2017. As of the date of this report, no response was received. In addition, staff contacted the Clarendon Alliance, and they responded that they have no issue with the renewal of the use permit.

CONCLUSION: The audio-production studio has adhered to the condition of the use permit. There is no anticipated adverse effect to the neighborhood. Therefore, staff recommends that the use permit be approved, subject to the previously approved condition of the staff report (Condition #1), with a County Board review in three (3) years (September 2020).

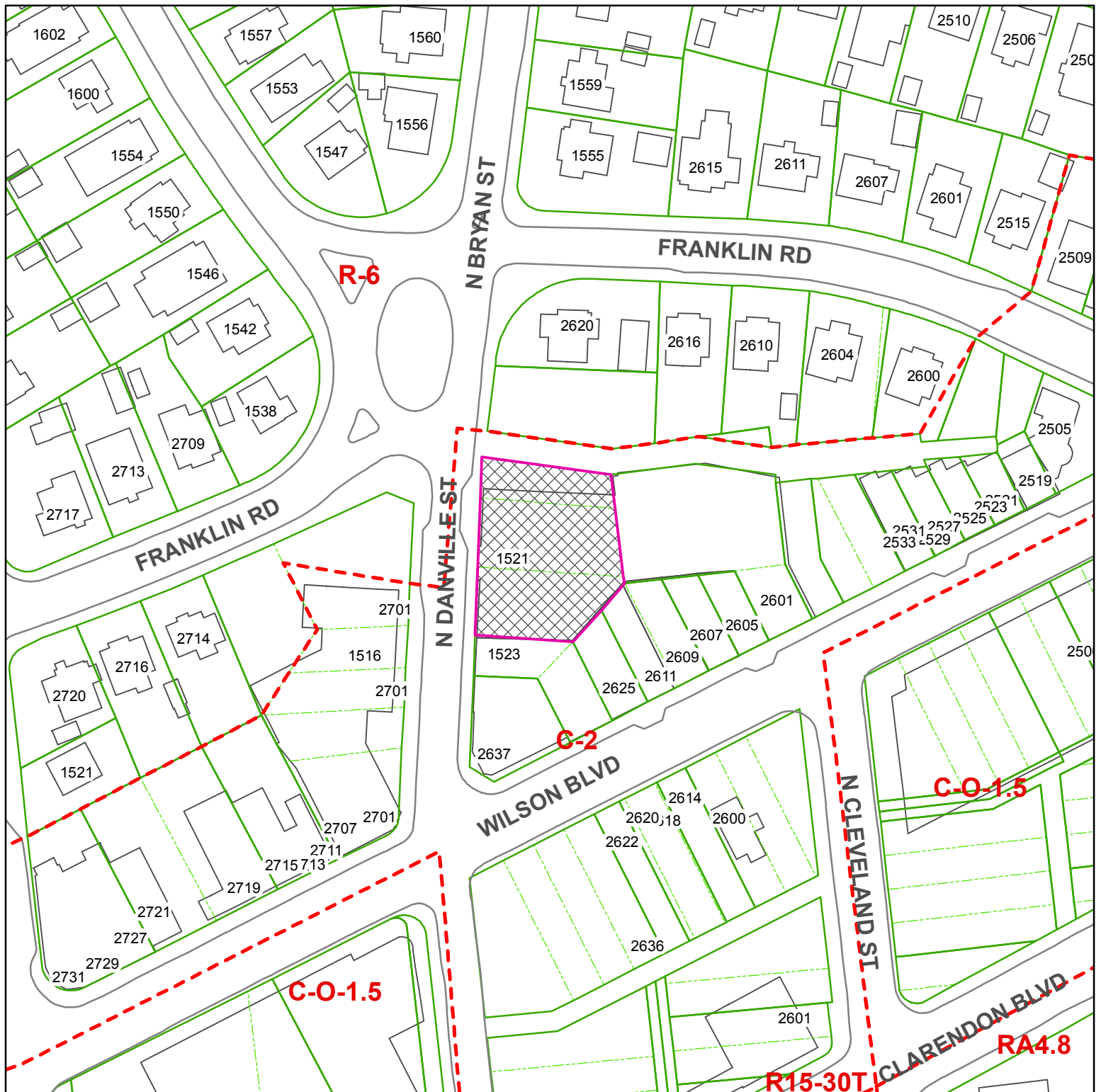
PREVIOUS COUNTY BOARD ACTIONS:

September 24, 2016

Approved U-3456-16-1 for an audio-visual
production studio; located at 1521 N.
Danville St.

Approved Condition:

1. The applicant agrees to comply with all requirements set forth in all applicable laws, ordinances and regulations, including, by way of illustration and not limitation, those administered by the Office of the Zoning Administrator and the Community Code Enforcement Office.



U-3456-16-1

1521 N Danville St

RPC # 15-063-022



Case
Location(s)

Scale: 1:1,200

Note: These maps are for property location assistance only. They may not represent the latest survey and other information.

Department of Community Planning, Housing and Development

County Use Only
Date Placard Posted _____
By _____
Removed _____