
THE GEORGE WASHINGTON UNIVERSITY

WASHINGTON, DC



1040 Hull Street
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2001 Pennsylvania Avenue, NW - PUD Modification Application

04.29.2026

PUD Modification Application

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ZONING TABULATIONS

DESCRIPTION	EXISTING BUILDING	PROPOSED DEVELOPMENT	
		Allowed/Required	Proposed
Building Height	124.6' (per PUD)	124.6' (per PUD)	No change
Density	10.48 FAR (per PUD) 151,600 sq ft (incl 6,800 sq. ft retail)	10.48 FAR (per PUD)	Overall: No change Retail: reduced to 2,700 sq ft min
Lot Area	14,450 sf	14,450 sf	No change
Lot Occupancy	100%	100%	No change
Green Area Ratio	N/A	N/A	N/A
Vehicular Parking	84 existing spaces	TOTAL: 83 spaces (per PUD) ¹ Office: 0.5 spaces per 1,000 sf in excess of 3,000 sf (148,900 sq.ft. = 36 spaces) ² OR University: 2 for each 3 teachers plus 1 per 10 classroom seats (148,900 sq. ft = 0 spaces)	82 spaces (reduced to accommodate additional bike room in garage)

¹ Per C 705, changes in use require parking only when the new use requires more parking than the prior use.

- The existing parking requirement is established by the PUD and exceeds the current parking requirements for the current mix of uses.
- The bulk of the building is anticipated to remain as commercial office use or be converted to administrative office use by the University, so therefore there is no change in use and thus no parking requirement. Moreover, office use results in the greater parking requirement, since the university use is not anticipated to have any classrooms or teachers. (The ground-floor space has been treated as office space for these purposes.)
- Should future conversions of space within the building convert office space to academic or campus life university use in the future, the University will verify that the building remains compliant with the parking regulations at that time based on the number of teachers and/or classroom seats involved in the proposed change.

² Reflects a reduction of 50% for proximity to Metro per C 702.1.

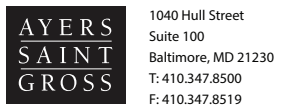
		Retail: 1.33 spaces per 1,000 sf in excess of 3,000 sf (2,700 sf = 0 spaces)	
Bicycle Parking	Long term: 22 spaces Short term: 6 spaces	TOTAL: 22 long-term, 62 short-term ³ Office: 1 LT for each 2,500 sf; 1 ST for each 40,000 sf (148,900 sq. ft = 55 LT ⁴ ; 4 ST) OR University: 1 LT for each 7,500 sf; 1 ST for each 2,000 sf (148,900 sq. ft = 20 LT; 62 ST ⁵) Retail: 1 LT for each 10,000 sf; 1 ST for each 3,500 sf (2,700 sq. ft. = 0 spaces)	40 long-term spaces 36 short-term spaces (flexibility requested to reduce number of short-term spaces and to locate short-term spaces > 120 ft. from main entrance)
Loading	2 loading berths; 1 service/delivery space	TOTAL: 2 berths, 1 service/delivery space Office: 2 berths; 1 service/delivery space University: 2 berths; 1 service/delivery space Retail: None required	No change

³ Per C 802.4, changes in use only require additional bike parking to meet the requirements for the new use.

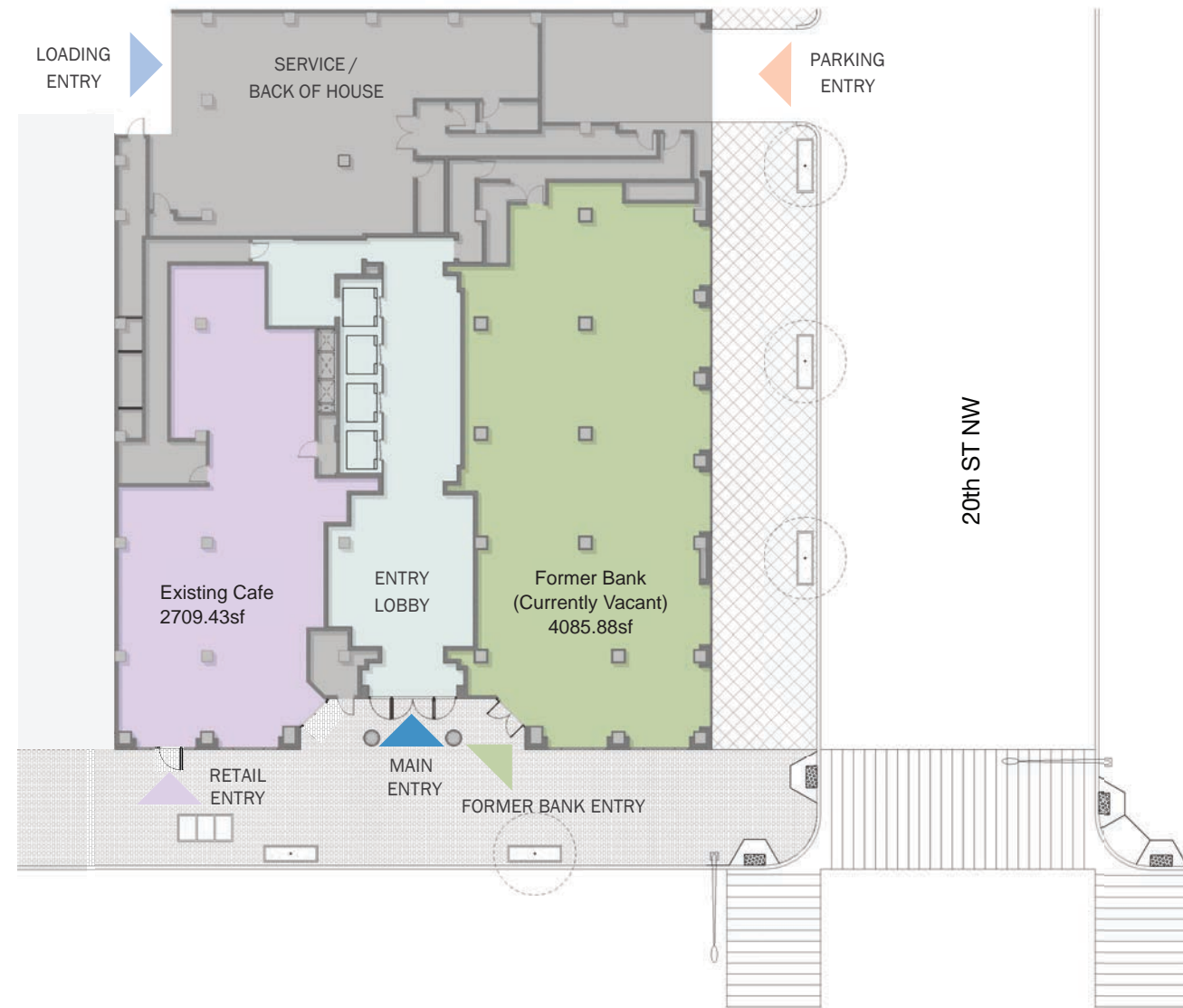
- The existing bicycle parking predates the bicycle parking requirements and is vested at existing amounts.
- The long-term bicycle parking requirement remains 22 spaces until such time that the university converts the entire building to university use, at which case the long-term bicycle parking requirement would theoretically drop to 20 spaces.
- The short-term bicycle parking requirement would be 62 spaces, assuming the full conversion of the entire building to university use.

⁴ Reflects a reduction of 50% after the first 50 required bicycle spaces per C 802.5.

⁵ Reflects a reduction of 50% after the first 50 required bicycle spaces per C 802.5.



LEGEND



1 BUILDING PLAN - GROUND LEVEL
NTS

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



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09.10.2025







Sheet Title

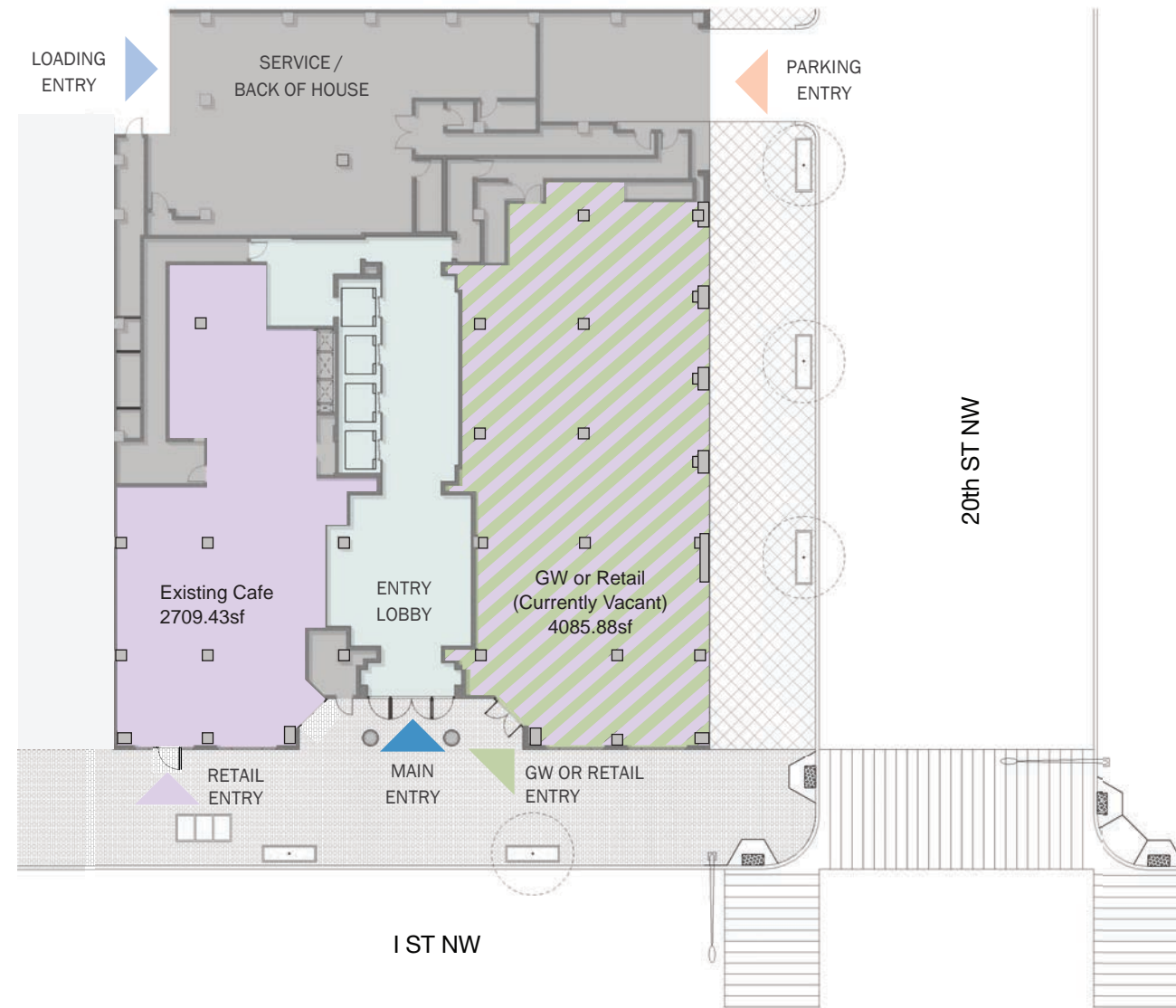
Building Plan
Ground Level

Sheet No.

0.02

LEGEND

-  MAIN ENTRY
-  RETAIL ENTRY
-  GWU ENTRY
-  LOADING ENTRY
-  PARKING ENTRY
-  GW or Retail



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Building Plan
Proposed Ground Level

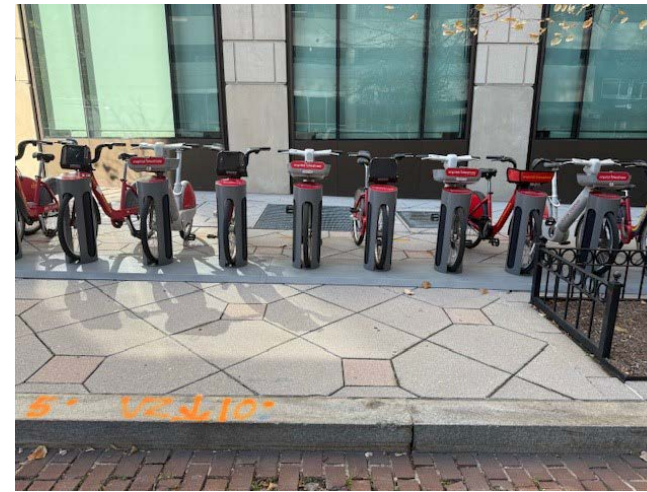
Sheet No.

0.03

SHORT TERM BIKE STORAGE PLAN



1 STREET BIKE STORAGE
SHORT TERM BIKE STORAGE PLAN



BIKE SHARE ALONG 20TH STREET NW



BIKE SHARE ALONG 20TH STREET NW

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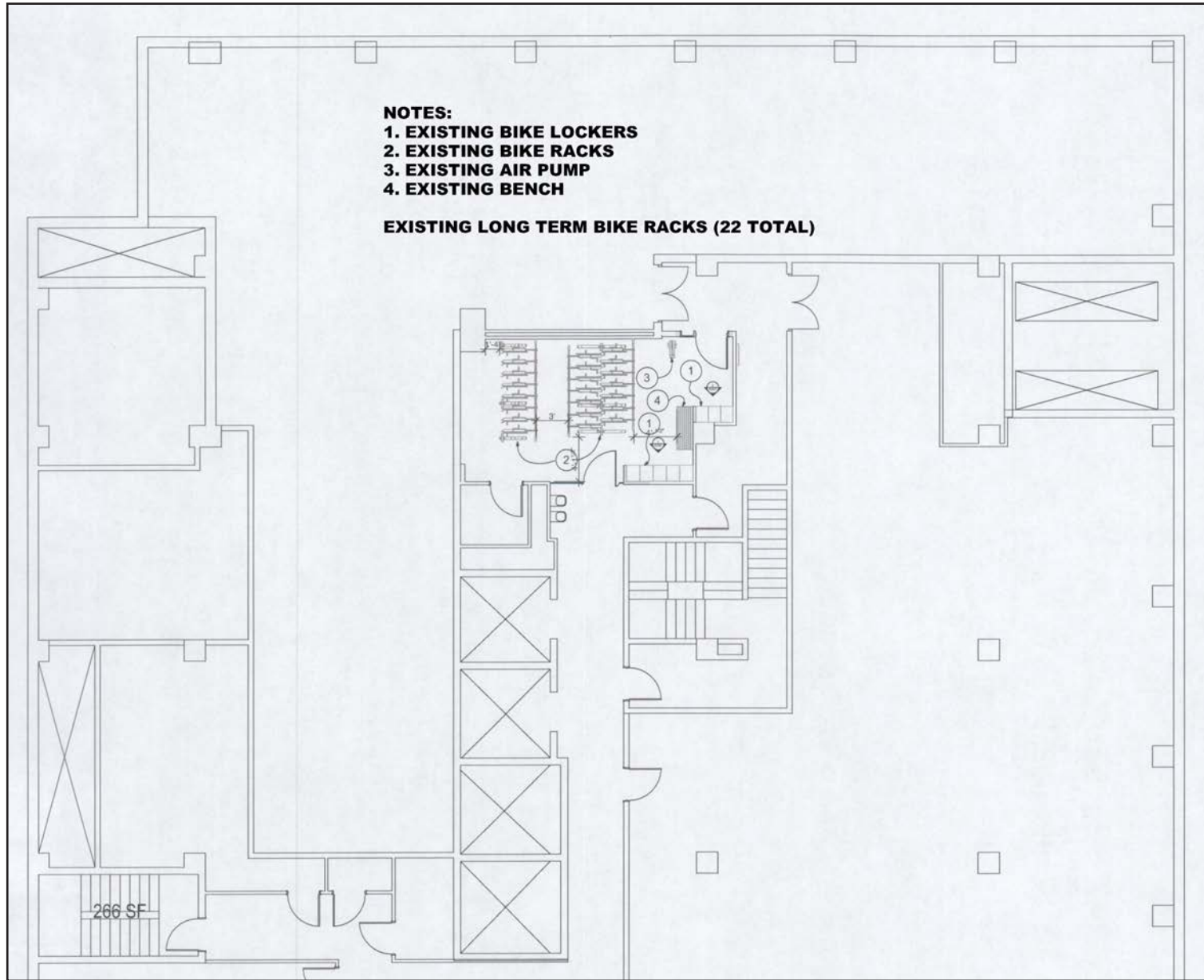
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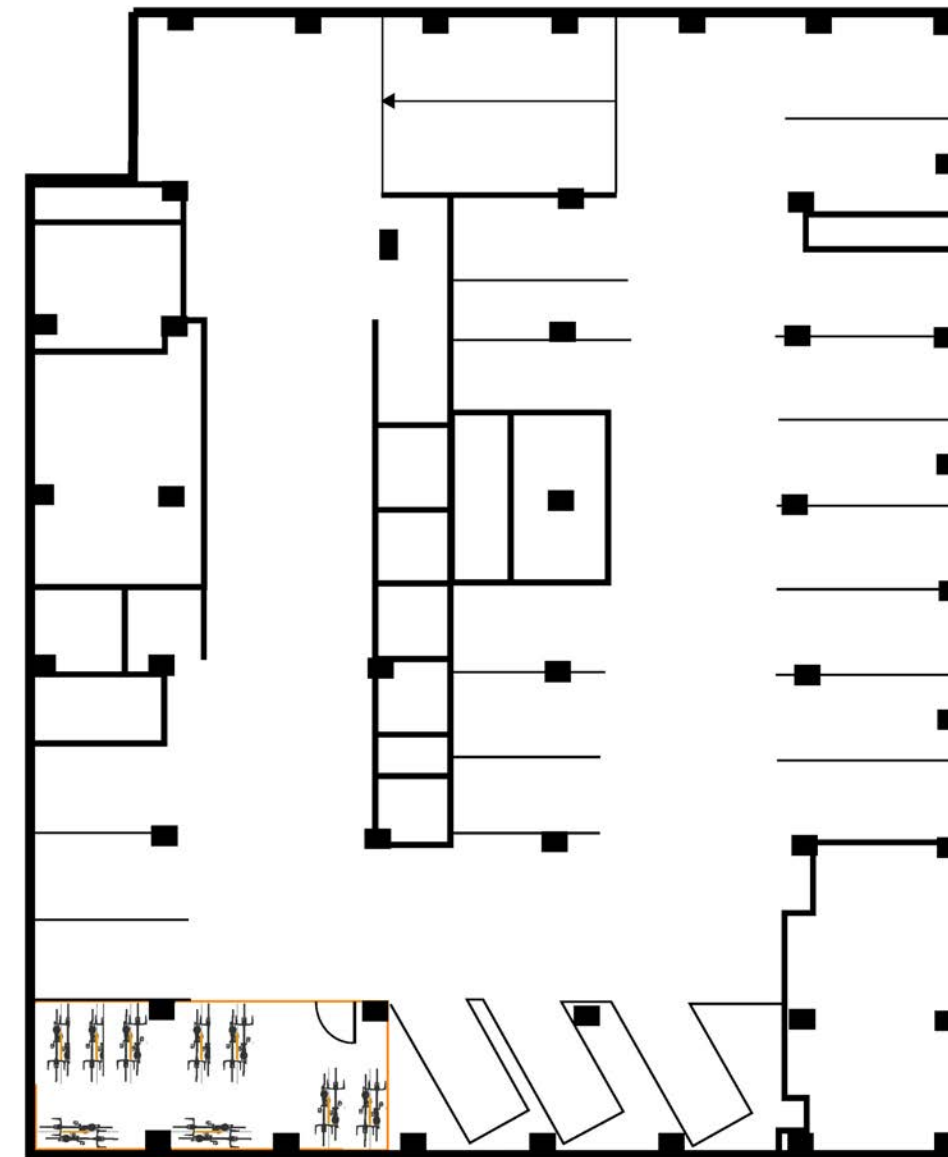
Bike Parking - Short Term
Parking Garage & Street Spaces

Sheet No.

0.04



1 BIKE ROOM
LONG TERM BIKE STORAGE PLAN



2 PARKING GARAGE BIKE STORAGE
LONG TERM BIKE STORAGE PLAN

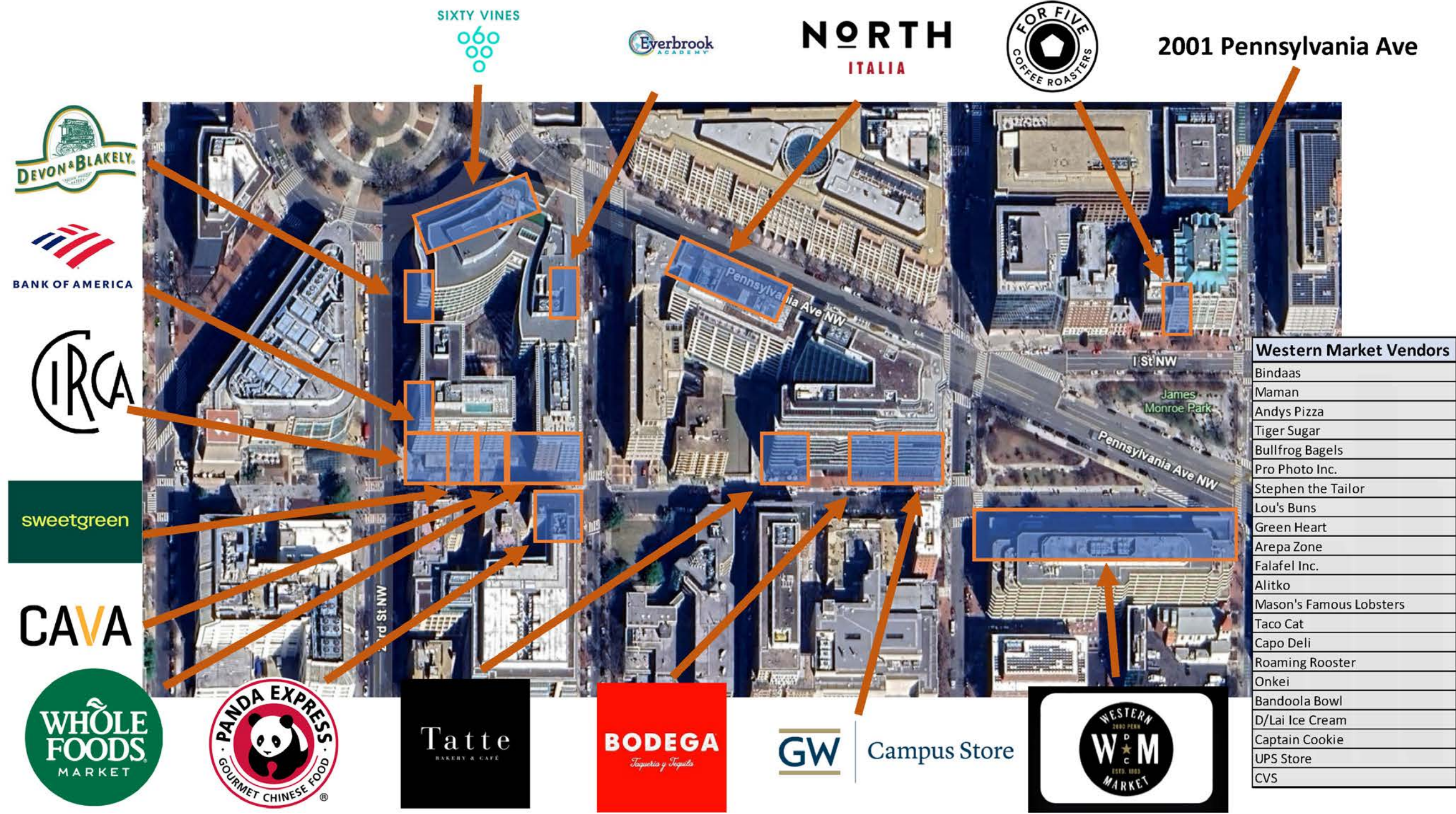
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Sheet Title
 Bike Parking - Long Term
 Bike Room

Sheet No.
0.05



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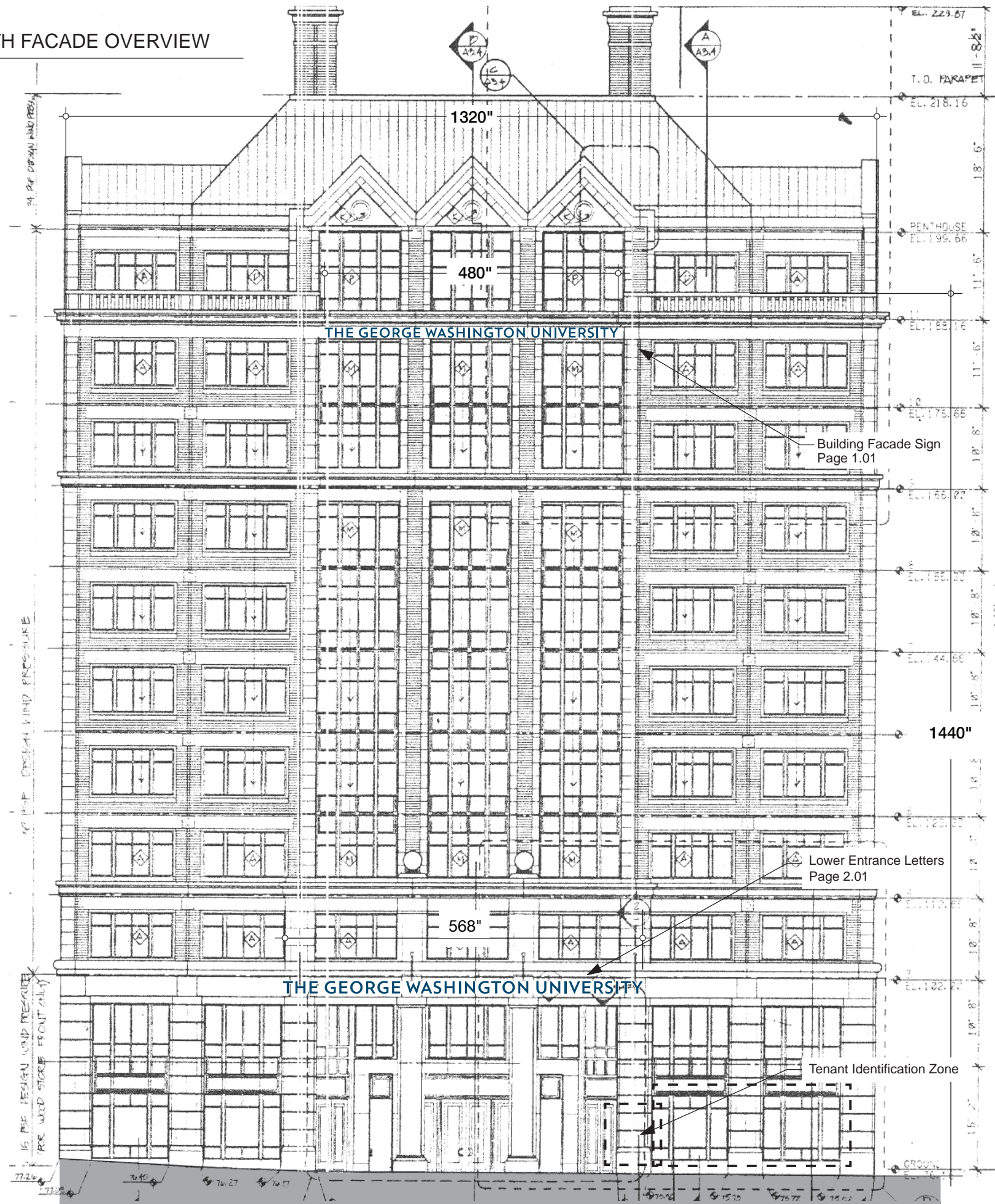
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Sheet Title
Foggy Bottom Retail
Surrounding Retail Plans

Sheet No.
0.06

1 SURROUNDING RETAIL PLAN

SOUTH FACADE OVERVIEW



1 SOUTH ELEVATION VIEW
1/16" = 1'



2 RENDERING - BUILDING FACADE SIGN
NTS



3 RENDERING - ENTRANCE LETTERS
NTS

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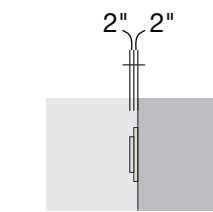
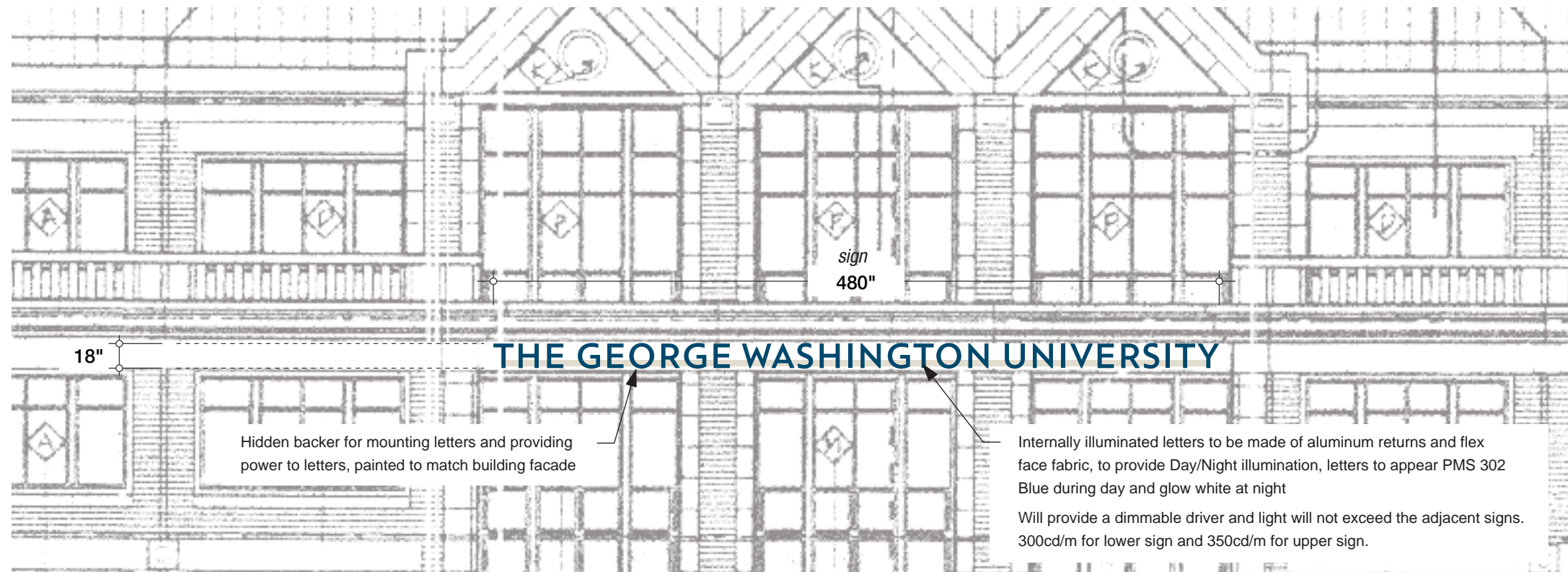
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Building Signage Overview
South Elevation

Sheet No.

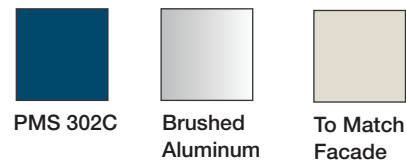
1.00

BUILDING FACADE SIGN



2 SIDE VIEW
1/8" = 1'

1 FRONT ELEVATION VIEW - BUILDING FACADE SIGN
1/8" = 1'
50.56 Sq. Ft.



Hidden backer for mounting letters and providing power to letters, painted to match building facade

Internally illuminated letters to be made of aluminum returns and flex face fabric, to provide Day/Night illumination, letters to appear PMS 302 Blue during day and glow white at night

Will provide a dimmable driver and light will not exceed the adjacent signs. 300cd/m for lower sign and 350cd/m for upper sign.



3 RENDERING - DAY/NIGHT
NTS

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Sheet Title

Building Facade Sign
South Elevation

Sheet No.

1.01

BUILDING FACADE SIGN



1 RENDERING - DAY
NTS



2 RENDERING - NIGHT
NTS

THE GEORGE
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UNIVERSITY

WASHINGTON, DC

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Sheet Title

Building Facade Sign
Context Renderings
South Elevation

Sheet No.

1.02

BUILDING FACADE SIGN



1 RENDERING - DAY
NTS



2 RENDERING - NIGHT
NTS

THE GEORGE
WASHINGTON
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WASHINGTON, DC

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Sheet Title

Building Facade Sign
Context Renderings
Perspective

Sheet No.

1.03

BUILDING FACADE SIGN



1 RENDERING - CONTEXT VIEW
NTS

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Sheet Title

Building Facade Sign
Context Overview

Sheet No.

1.04



① RENDERING - CONTEXT VIEW
NTS

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Sheet Title

Building Facade Sign
Context Overview

Sheet No.

1.05



① RENDERING - CONTEXT VIEW
NTS

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Sheet Title

Building Facade Sign
Context Overview

Sheet No.

1.06

EAST FACADE OVERVIEW



1 EAST ELEVATION VIEW
1/16" = 1'

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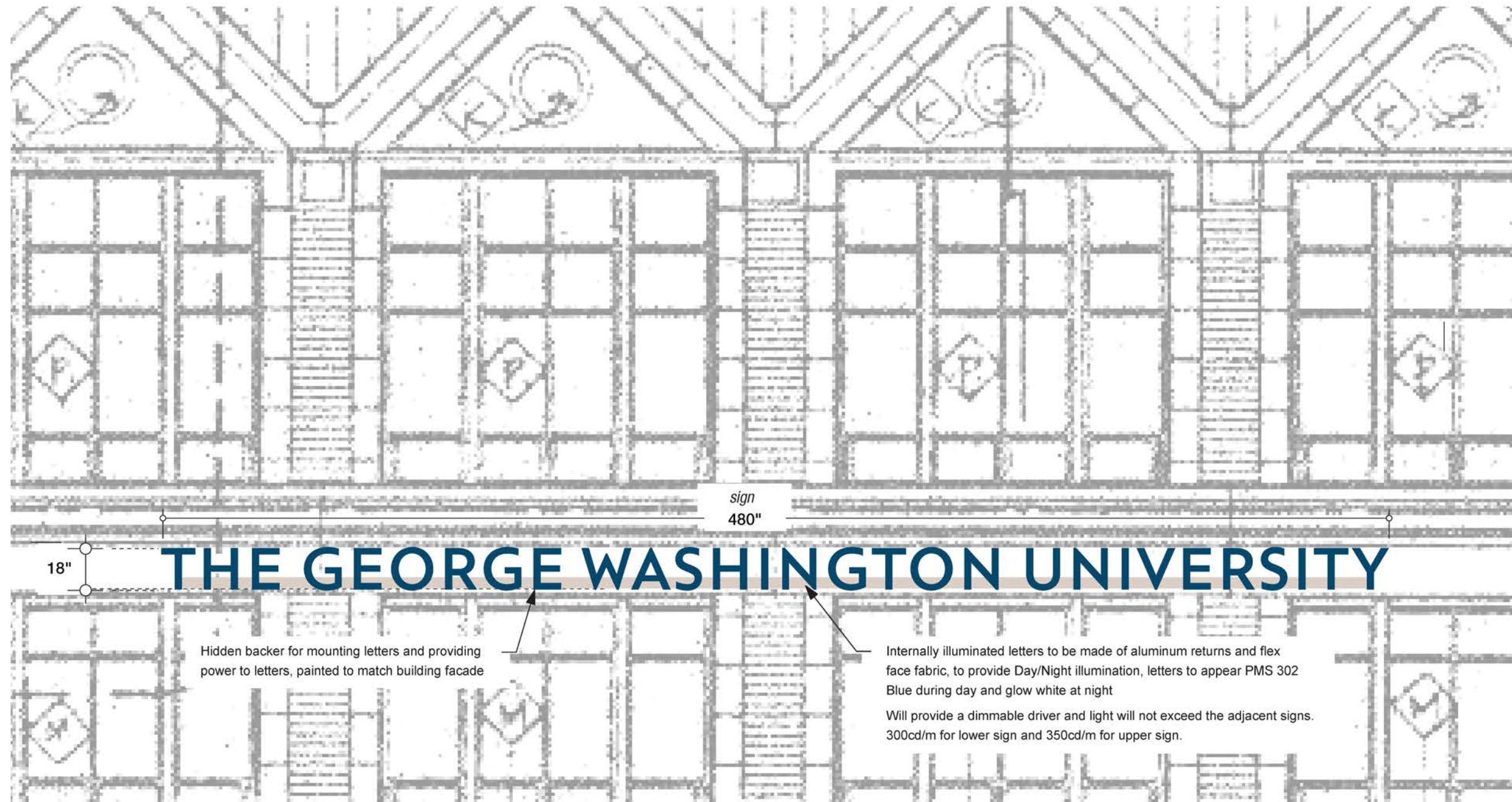
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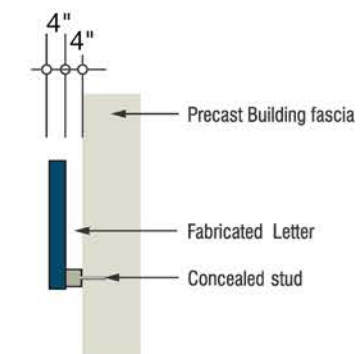
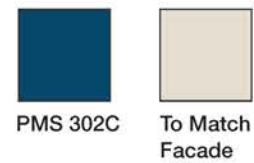
Building Facade Sign &
Parking Blade Sign
East Elevation

Sheet No.

2.00



1 FRONT ELEVATION VIEW - ENTRANCE LETTERS
1/4" = 1'
78.89 Sq. Ft.



MOUNTING DETAIL - ENTRANCE LETTERS
1/2" = 1'

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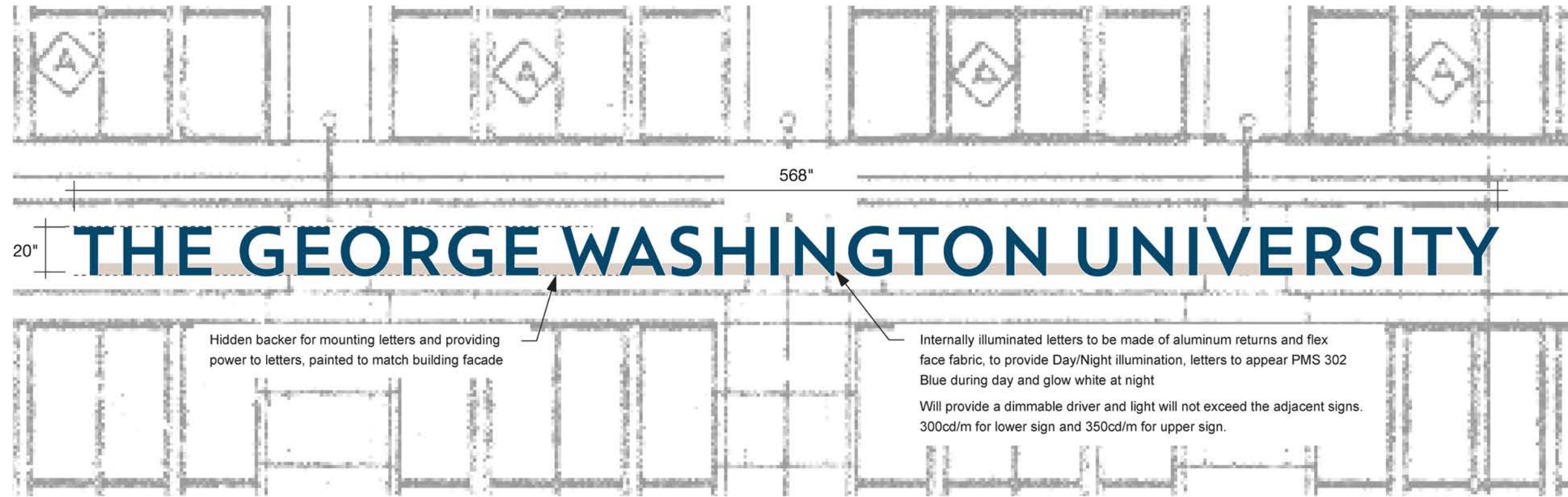
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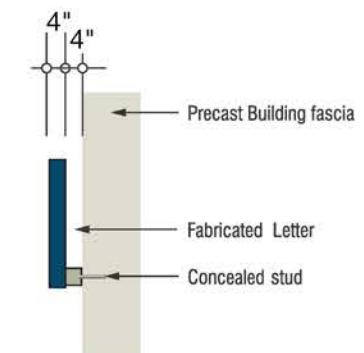
Building Facade Sign
East Elevation

Sheet No.

2.01



① FRONT ELEVATION VIEW - ENTRANCE LETTERS
1/4" = 1'
78.89 Sq. Ft.



MOUNTING DETAIL - ENTRANCE LETTERS
1/2" = 1'

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



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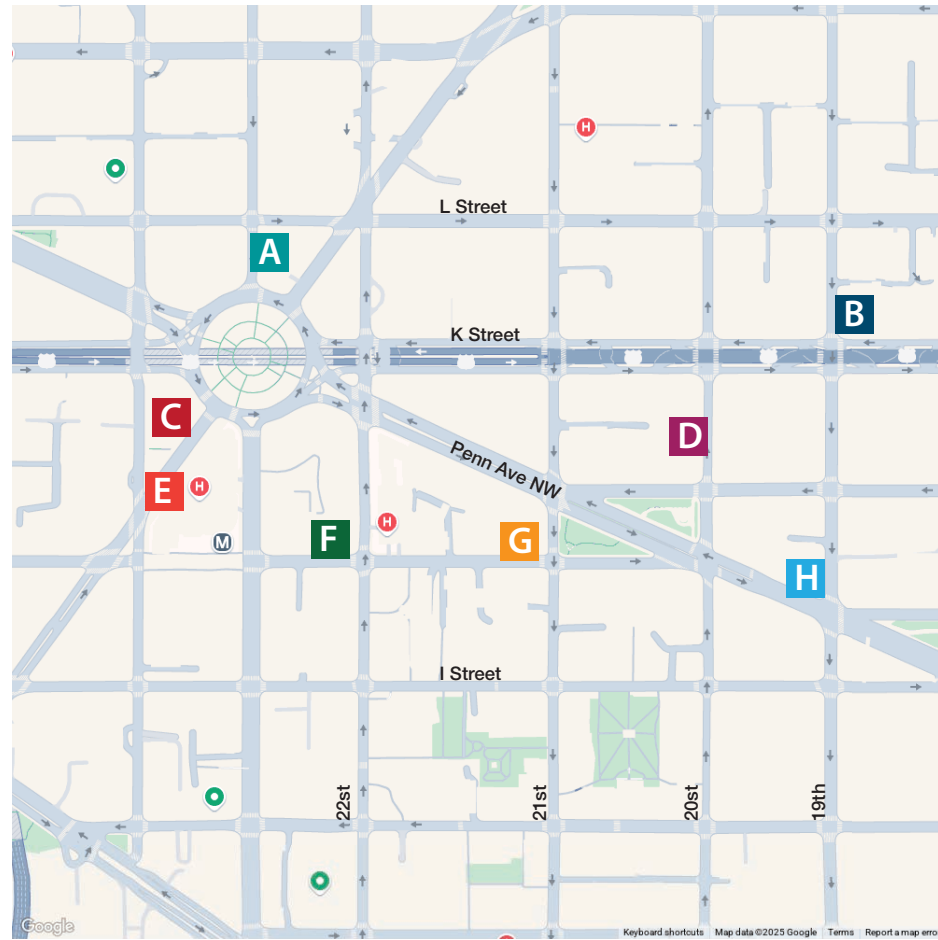
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Entrance Letters
South Elevation

Sheet No.

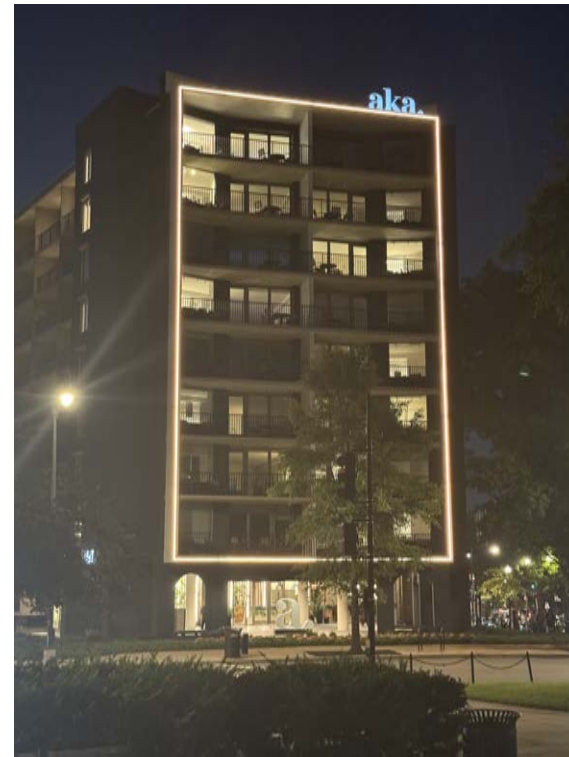
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EXISTING SIGNAGE COMPARISON

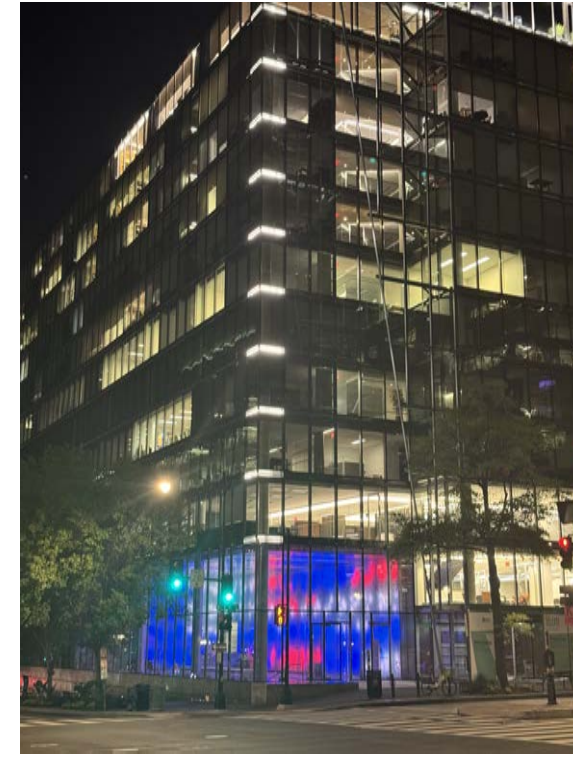


A Hotel AKA	F Whole Foods Market
B 1999 K Street	G Wilmer Hale
C Milken Institute School of Public Health	H 1919 Penn Ave
D 2001 Penn Ave Existing Parking	
E GW Hospital	

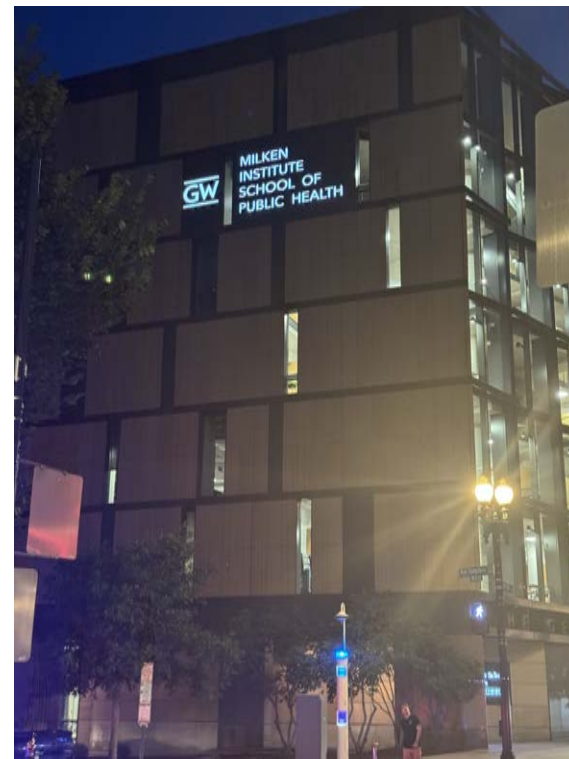
1 PLAN & KEY
NTS



A Hotel AKA



B 1999 K Street Architectural Lighting



C Milken Institute School of Public Health



D 2001 Penn Ave Existing Parking

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Sheet Title

Existing Signage
Comparison

Sheet No.

3.00

EXISTING SIGNAGE COMPARISON



E GW Hospital



F Whole Foods Market



G Wilmer Hale



H 1919 Penn Ave Architectural Lighting

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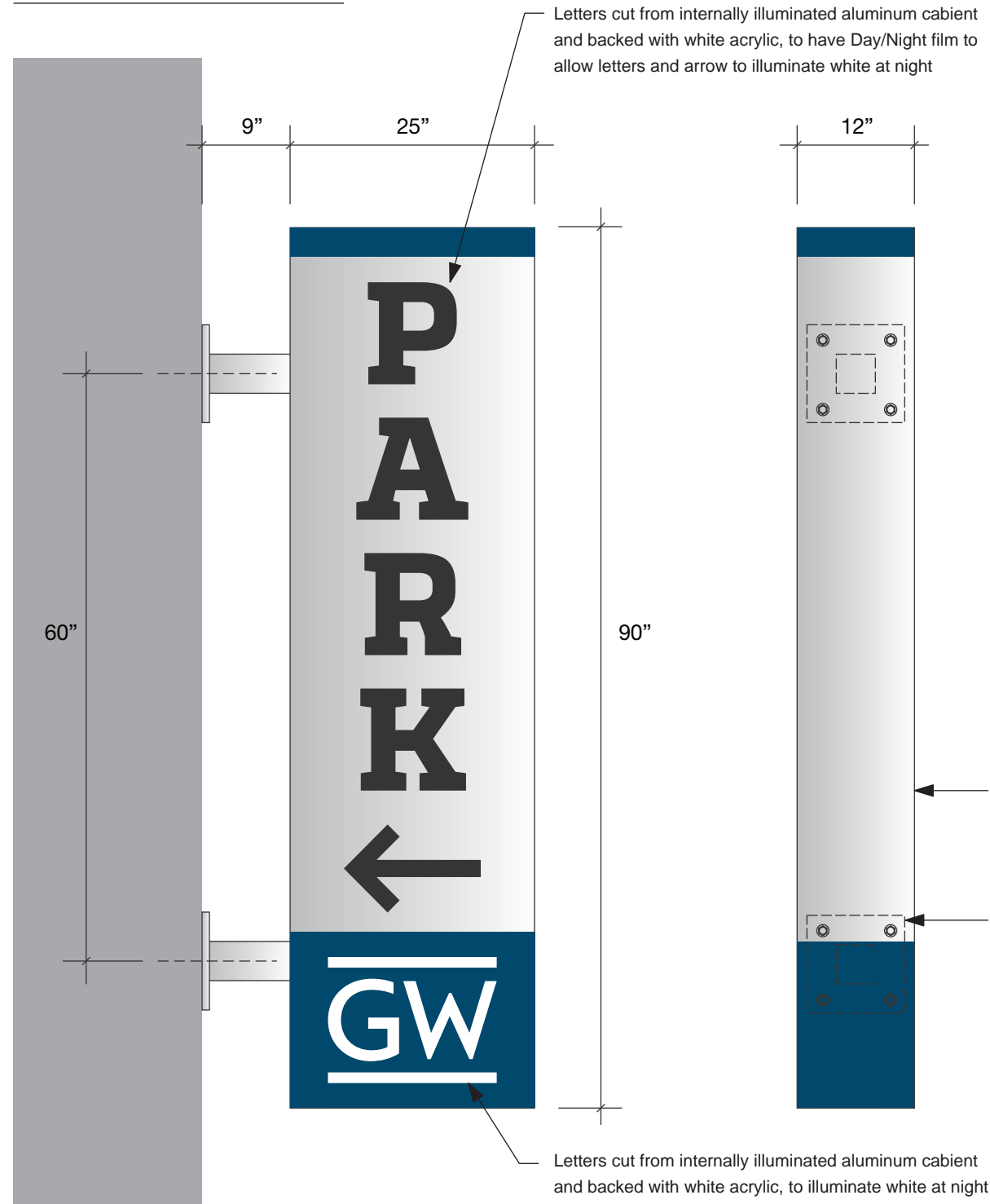
Sheet Title

Existing Signage
Comparison

Sheet No.

3.01

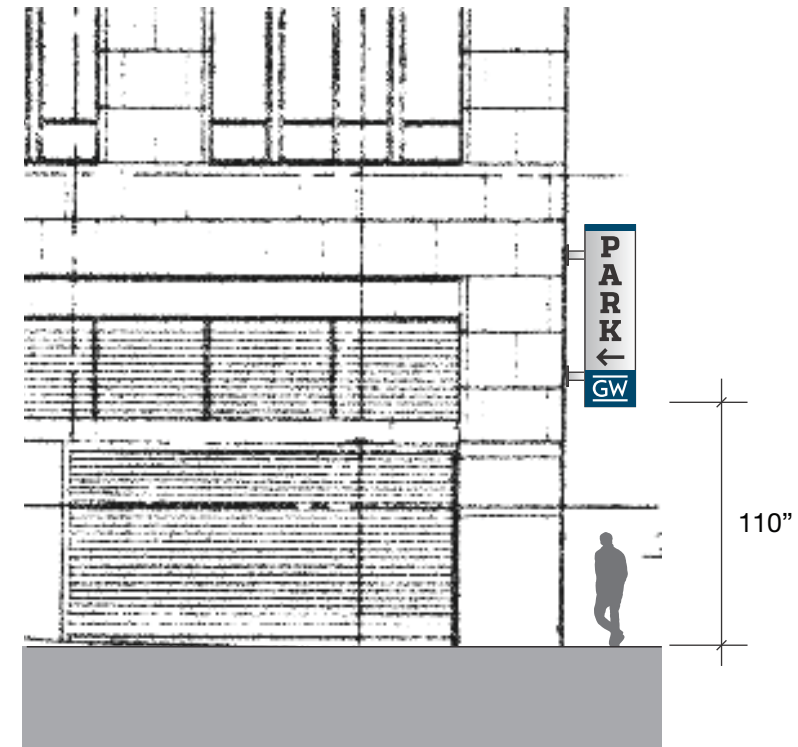
PARKING BLADE SIGN



3 RENDERING - DAY
NTS



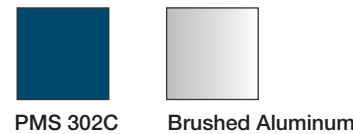
4 RENDERING - NIGHT
NTS



5 CONTEXT ELEVATION
1/8" = 1'

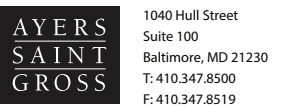
1 FRONT ELEVATION VIEW - DIMENSIONAL LETTERS
3/4" = 1'
15.60 Sq. Ft.

2 SIDE VIEW
3/4" = 1'



Project Name

PUD Modification Application
Exterior Building Signage
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Sheet Title

Parking Blade Sign
East Elevation

Sheet No.

4.00