
THE GEORGE
WASHINGTON
UNIVERSITY

WASHINGTON, DC

2001 Pennsylvania Ave. NW PUD Modification with Hearing

Zoning Commission Public Hearing June 8, 2026

ZONING COMMISSION
District of Columbia
CASE NO. 87-23A
EXHIBIT NO. 34

Zone Map





Background on the Property

- 2001 Pennsylvania Avenue NW is currently improved with an 11-story mixed-use building consisting of office space on the upper floors and retail space on the ground floor.
- The University acquired the property in late 2024 as part of its efforts to strategically meet administrative and academic space needs.
- At present, the majority of the building remains leased to non-University tenants.



Near-Term Use

- In the near term, the University intends to:
 - Utilize the vacant office spaces within the building as swing space for administrative and academic offices.
 - Activate the vacant former Bank of America space on the eastern portion of the ground floor with University-related uses, helping to maintain an active and welcoming streetscape. The coffee shop on the western portion will remain designated retail.



Long-Term Vision

- The University is currently evaluating long-term options for the building.
- At this stage, we anticipate the primary long-term uses will include:
 - Administrative and office space to support the University's operations.
 - Some academic uses that will enhance the University's ability to meet institutional priorities.
- We are committed to ensuring that the building's future use complements the surrounding neighborhood and maintains the vibrancy of the area.

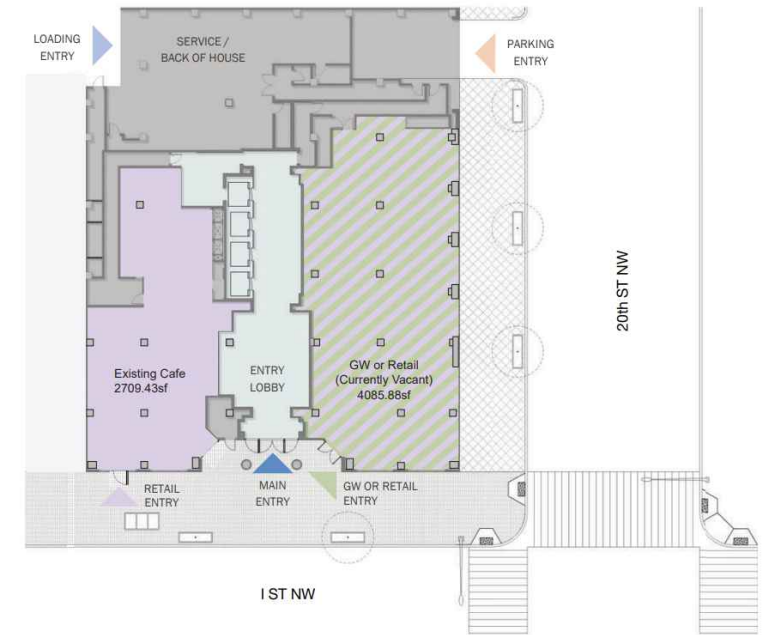


Proposed Modifications to the PUD

- To enable these uses, the University has filed Z.C. Case No. 87-23A to modify the existing Planned Unit Development (PUD) as follows:
 - **Modify Condition 2** of the PUD Order to permit university uses on both the ground and upper floors of the building.
 - **Authorize new building identification signage** to appropriately reflect the University's presence, while being mindful of the building's design and the neighborhood's character.

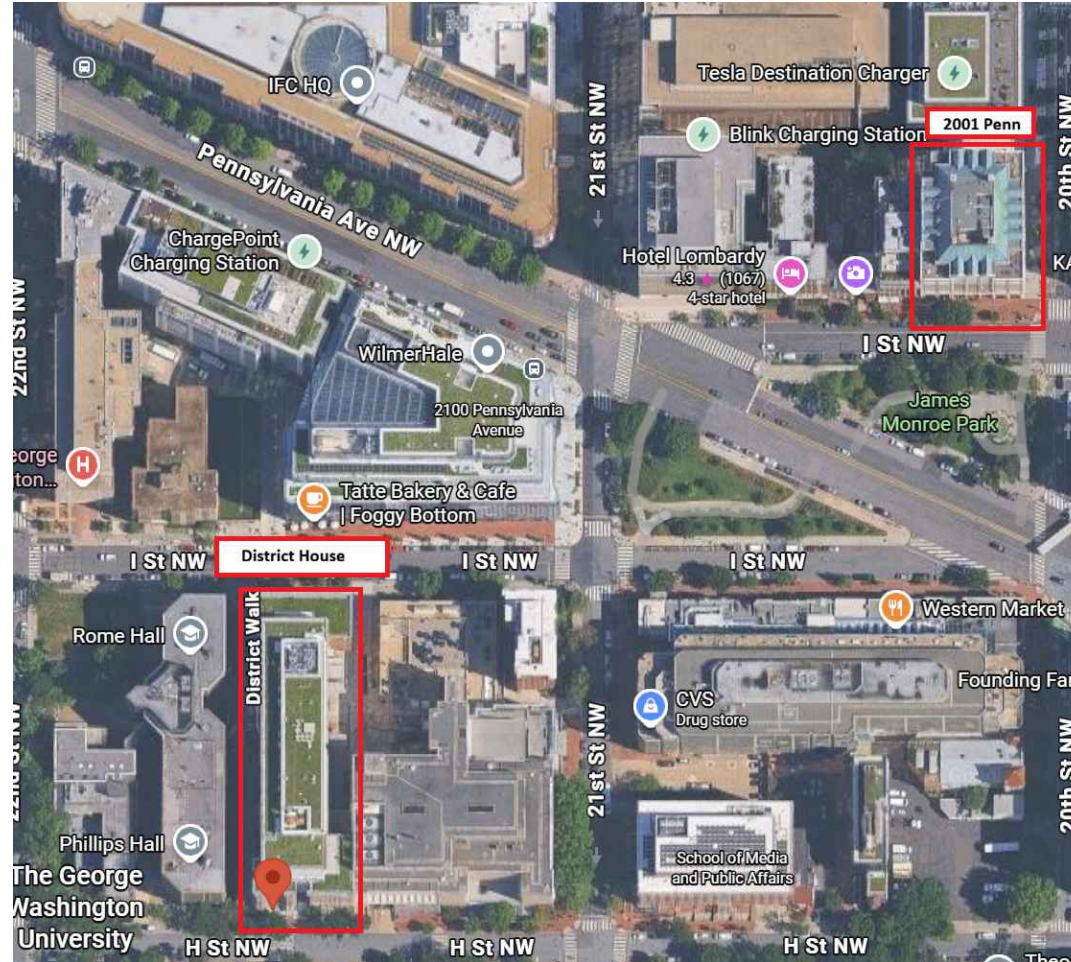
Ground Floor Retail

- In consultation with ANC 2A, the University agreed to retain the western retail bay, currently occupied with a coffee shop, for retail use.
- The eastern bay, formerly occupied by the Bank of America and currently vacant for several years, is challenging for a retail tenant. Rather than leaving the space vacant, the University proposes filling the space with university uses to draw university activity north across Pennsylvania Ave.



1 BUILDING PLAN - GROUND LEVEL
NTS

District House



Building Identification Signage

- The University proposes adding new signage on the upper stories on the I Street, NW and 20th Street, NW frontages and ground floor signage on I Street, NW.
- The signage will illuminate at night, similar to other signs in the neighborhood.



Bicycle Parking

REQUIRED	<p>20 long-term spaces ≥ 50% must be horizontal on the floor</p> <p>62 short-term spaces Must be located within 120' of a primary entrance</p>
EXISTING	<p>22 long-term spaces < 50% of spaces are horizontal</p> <p>6 short-term spaces</p>
PROPOSED	<p>40 long-term spaces A 2nd bike room will be added in the garage (P1) with 18 horizontal spaces</p> <p>36 short-term spaces</p>

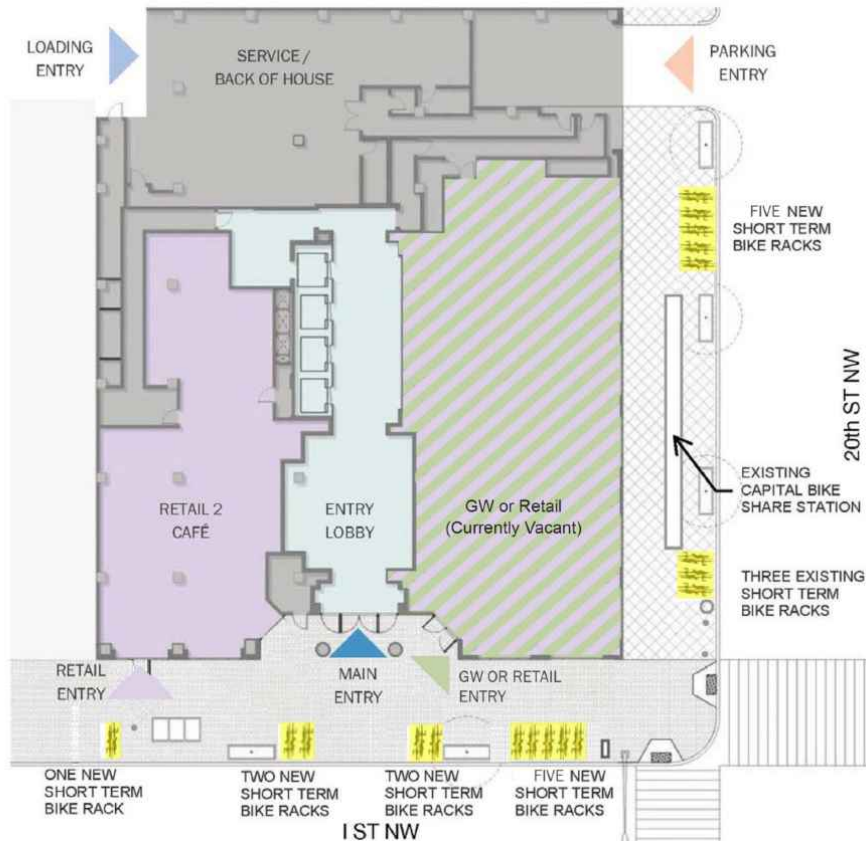
Bicycle Parking

Relief from number of short-term spaces

- A 23-dock Capital Bikeshare station on 20th Street limits the number of racks that can be installed there.
- The I Street frontage is only 108 feet long, limiting rack space in front of the building.
- Rack placement preserves the public art at the main entrance.

Relief from location of the short-term spaces

- No building entrances are located on 20th Street, so racks located on the northern most portion of the 20th Street frontage are more than 120' from the building entrance on I Street.



Transportation Demand Management Plan

Student Strategies

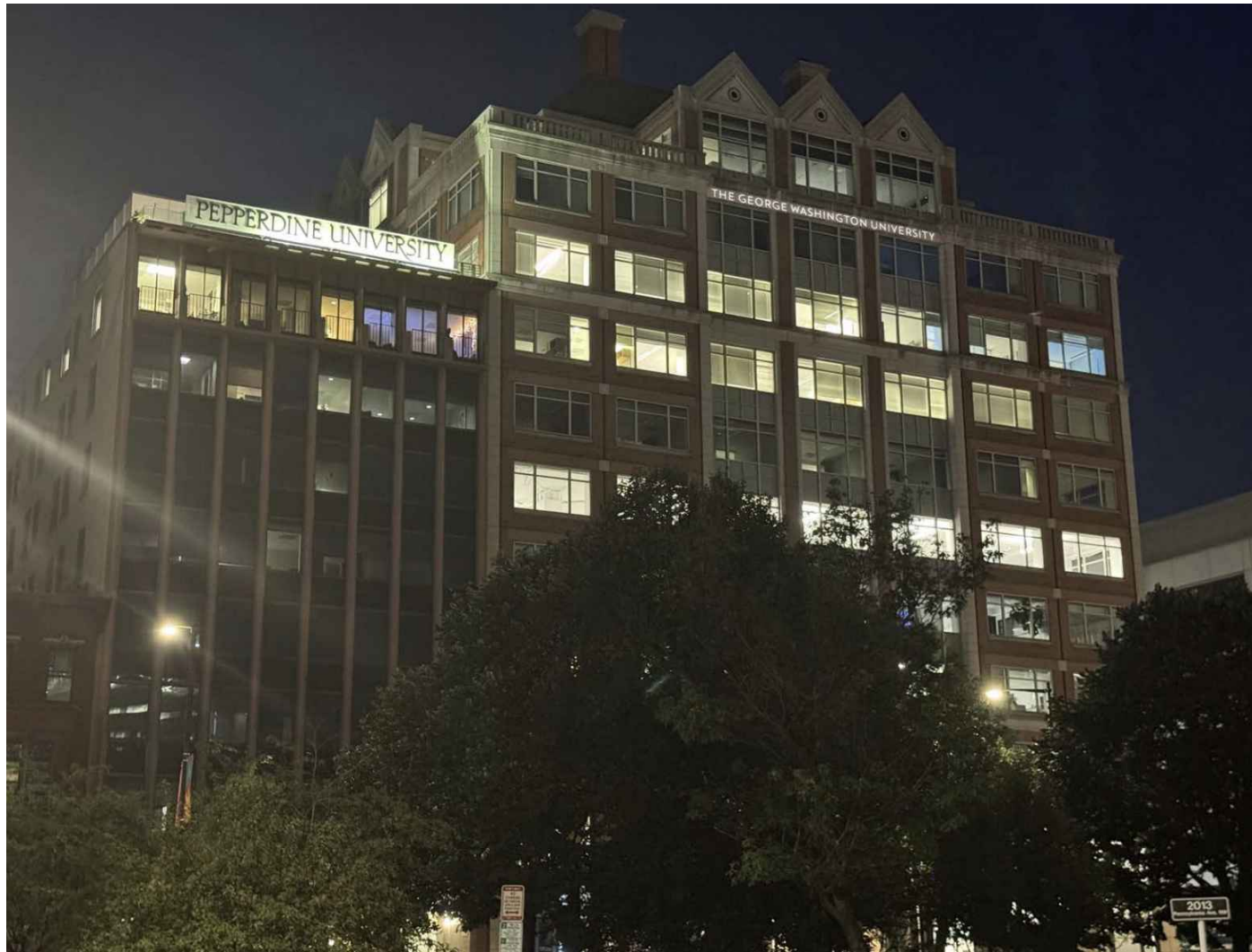
- Discounted Capital Bikeshare memberships.
- Discounted unlimited Metrorail and Metrobus access through UPass.
- Extensive bike parking, with additional spaces proposed as part of this application.
- Campus shuttle service connects the Foggy Bottom, Mount Vernon, and Virginia Science and Technology Campus.
- A transportation webpage consolidates student travel resources.

Employee Strategies

- Shower-only wellness memberships support active commuting.
- Pre-tax commuter benefits are available to all employees.
- Campus shuttle service supports employee travel between campuses.
- Flexible work arrangements include:
 - Compressed workweeks.
 - Compressed two-week schedules.
 - Adjusted meal periods.
 - Flexible start and end times.

Thank You!

APPENDIX



Building Identification Signage

- The proposed signage is appropriate within the context of downtown. The size of the sign is modest and consistent with other signs in the area.
- The signage serves several purposes, including:
 - Wayfinding;
 - Accentuating the architectural features of the building's unique roofline; and
 - Acting as a safety mechanism, illuminating dark downtown streets.

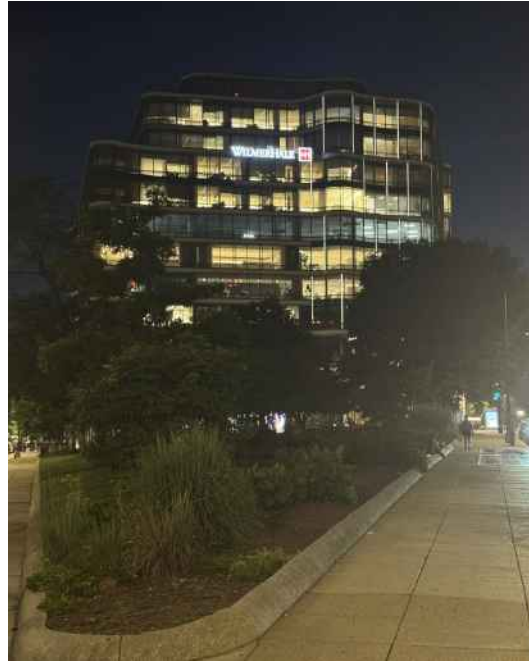


Washington Circle/Pennsylvania Avenue Context Images
Upper Story Illuminated Signage and Architectural Elements



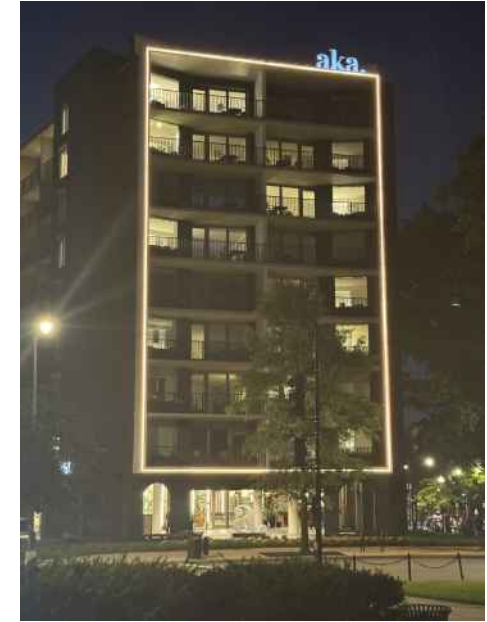
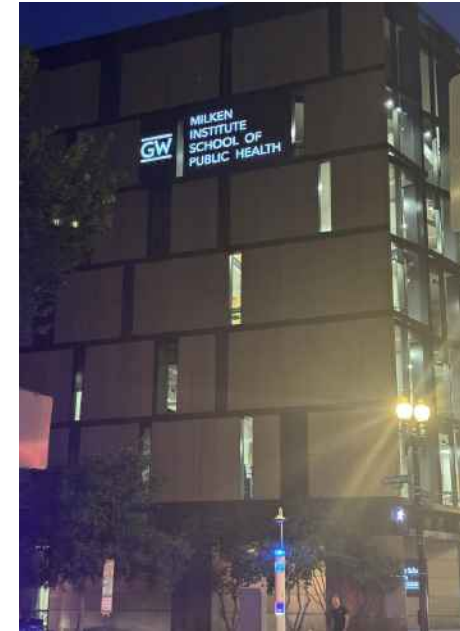
1919 Penn

900 23rd Street



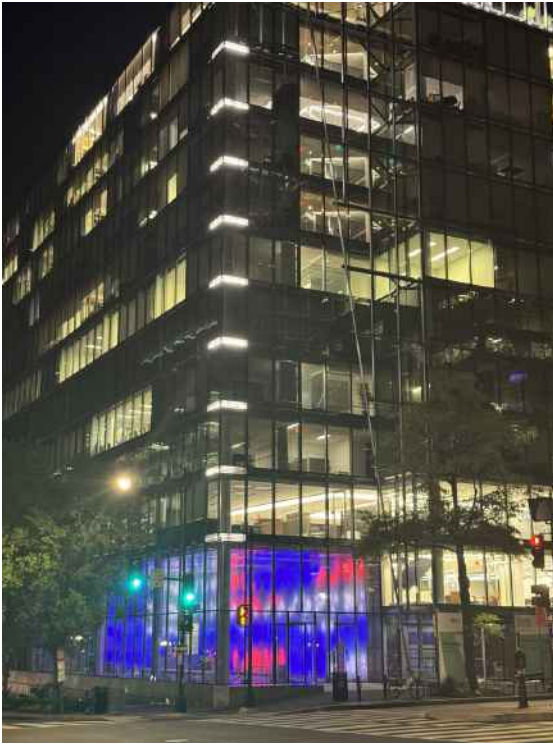
2100 Penn

950 New Hampshire Ave



1 Washington Circle

Washington Circle/Pennsylvania Avenue Context Images
Lower Story Illuminated Signage and Architectural Elements



1999 K Street



2201 I Street



900 23rd Street

