
THE GEORGE WASHINGTON UNIVERSITY

WASHINGTON, DC



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

2001 Pennsylvania Avenue, NW - PUD Modification Application

09.10.2025

PUD Modification Application

Zoning Tabulation Chart.....	0.01
Building Plan - Existing Ground Level.....	0.02
Building Plan - Proposed Ground Level.....	0.03
Bike Parking - Short Term.....	0.04
Bike Parking - Long Term.....	0.05
Foggy Bottom Retail /Surrounding Retail Plans.....	0.06
Building Signage Overview - South Facade.....	1.00
Building Facade Sign - Details.....	1.01
Building Facade Sign - South Facade Renderings.....	1.02
Building Facade Sign - Overview Renderings.....	1.03
Building Facade Sign - Overview Renderings.....	1.04
Building Facade Sign - Overview Renderings.....	1.05
Building Facade Sign - Overview Renderings.....	1.06
Building Signage Overview - East Facade.....	2.00
Entrance Sign - Details.....	2.01
Existing Signage Lighting Comparison.....	3.00
Existing Signage Lighting Comparison.....	3.01
Parking Garage Sign - Details.....	4.00

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: <i>reduced to 2,700 sq ft min</i>
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	82 spaces (<i>reduced to accommodate additional bike room in garage</i>)
		Office: 0.5 spaces per 1,000 sf in excess of 3,000 sf (<i>148,900 sq.ft. = 36 spaces</i>) ² OR	
		University: 2 for each 3 teachers plus 1 per 10 classroom seats (<i>148,900 sq.ft = 0 spaces</i>)	

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 (<i>2,700 sf = 0 spaces</i>)	
Bicycle Parking	Long term: 22 spaces	TOTAL: 22 long-term, 62 short-term ³	40 long-term spaces 36 short-term spaces (<i>flexibility requested to reduce number of short-term spaces and to locate short-term spaces > 120 ft. from main entrance</i>)
	Short term: 6 spaces	Office: 1 LT for each 2,500 sf; 1 ST for each 40,000 sf (<i>148,900 sq.ft = 55 LT⁴; 4 ST</i>) OR	
		University: 1 LT for each 7,500 sf; 1 ST for each 2,000 sf (<i>148,900 sq.ft = 20 LT; 62 ST⁵</i>)	
Loading	2 loading berths; 1 service/delivery space	Retail: 1 LT for each 10,000 sf; 1 ST for each 3,500 sf (<i>2,700 sq.ft. = 0 spaces</i>)	No change
		TOTAL: 2 berths, 1 service/delivery space	
		Office: 2 berths; 1 service/delivery space	
		University: 2 berths; 1 service/delivery space	
		Retail: None required	

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.

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

Sheet Title

Zoning Tabulation Chart

Sheet No.

0.01

LEGEND

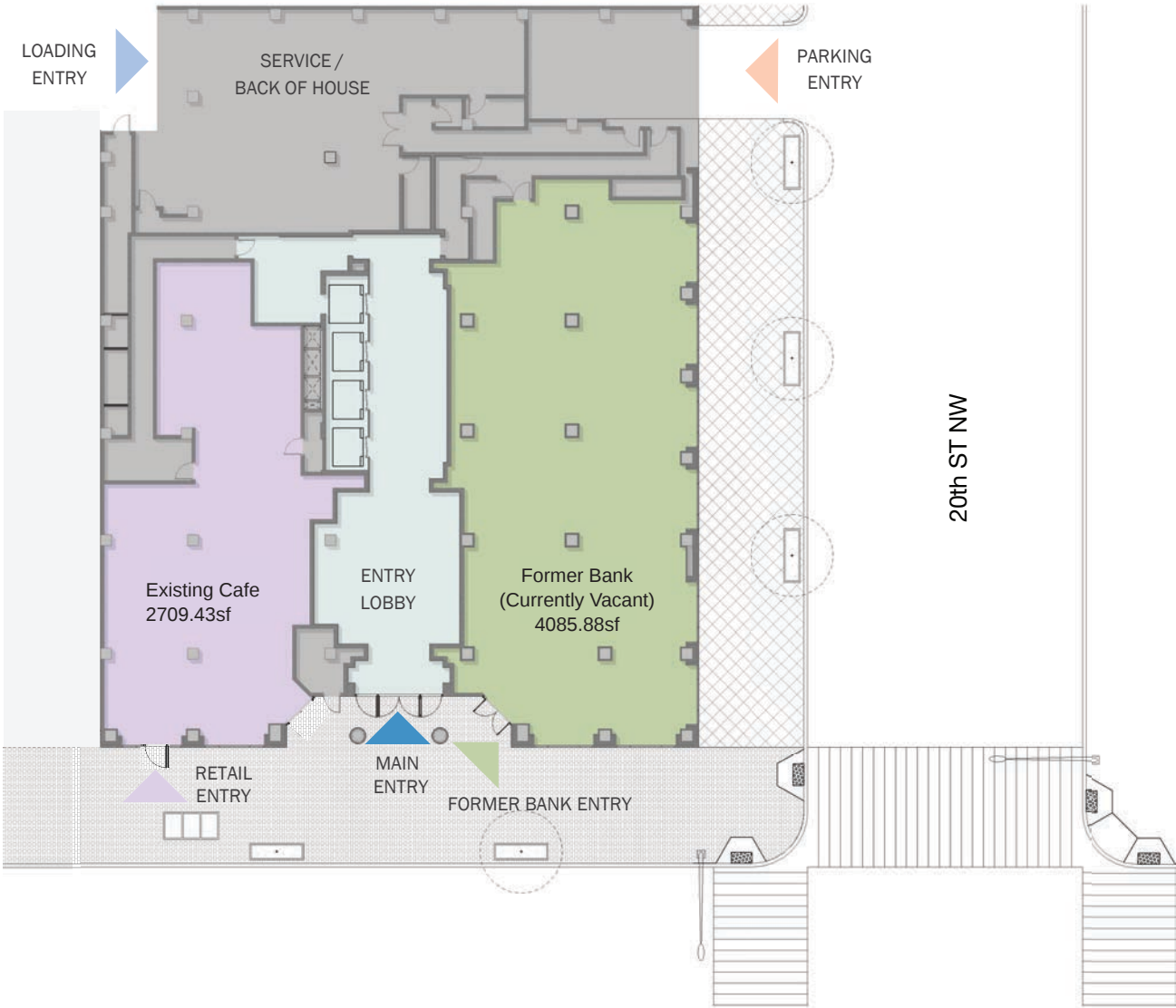
MAIN ENTRY

RETAIL ENTRY

GWU ENTRY

LOADING ENTRY

PARKING ENTRY



1 BUILDING PLAN - GROUND LEVEL
NTS

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

Sheet Title

Building Plan
Ground Level

Sheet No.

0.02

LEGEND

MAIN ENTRY

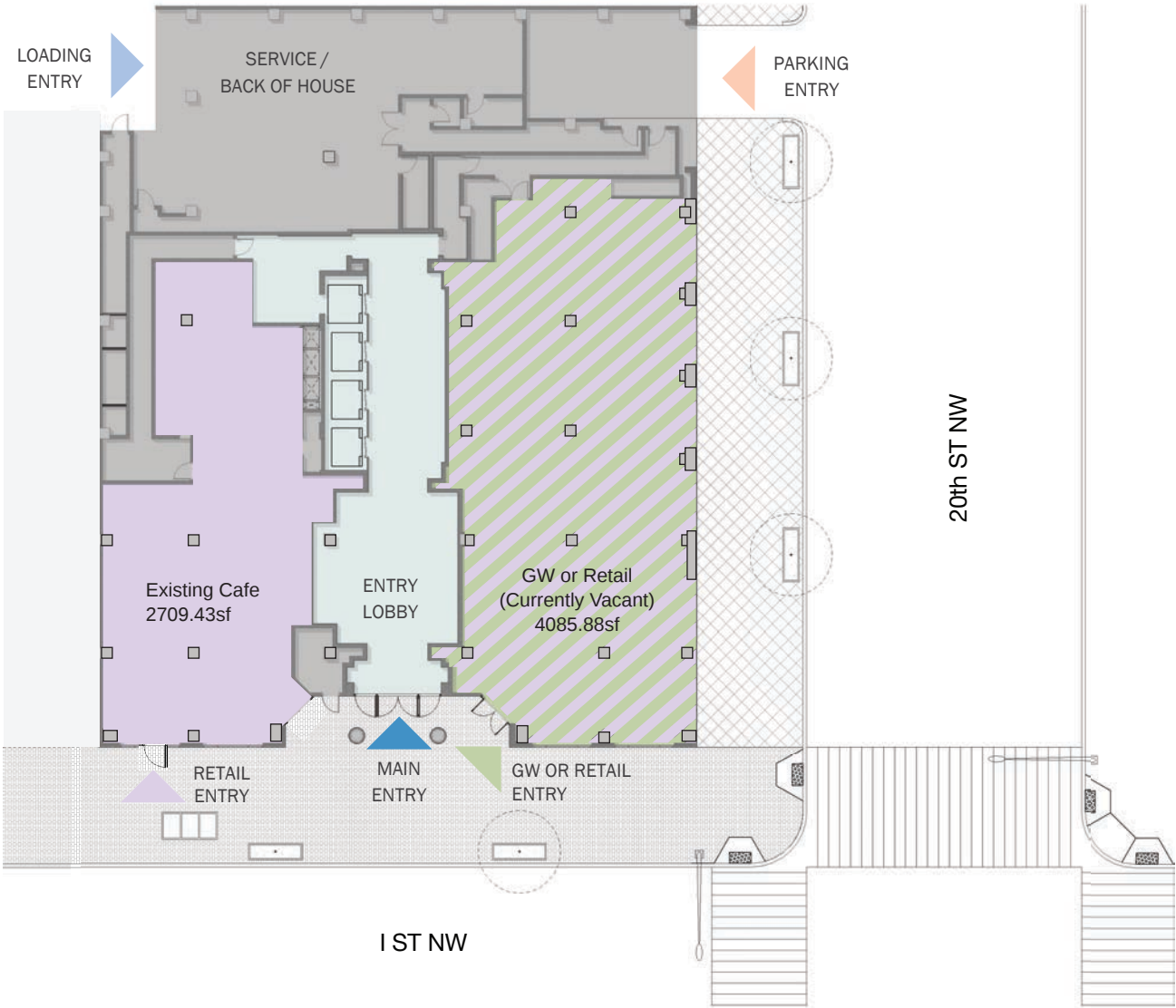
RETAIL ENTRY

GWU ENTRY

LOADING ENTRY

PARKING ENTRY

GW or Retail



1 BUILDING PLAN - GROUND LEVEL
NTS

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

Sheet Title

Building Plan
Proposed Ground Level

Sheet No.

0.03



BIKE SHARE ALONG 20TH STREET NW



BIKE SHARE ALONG 20TH STREET NW

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

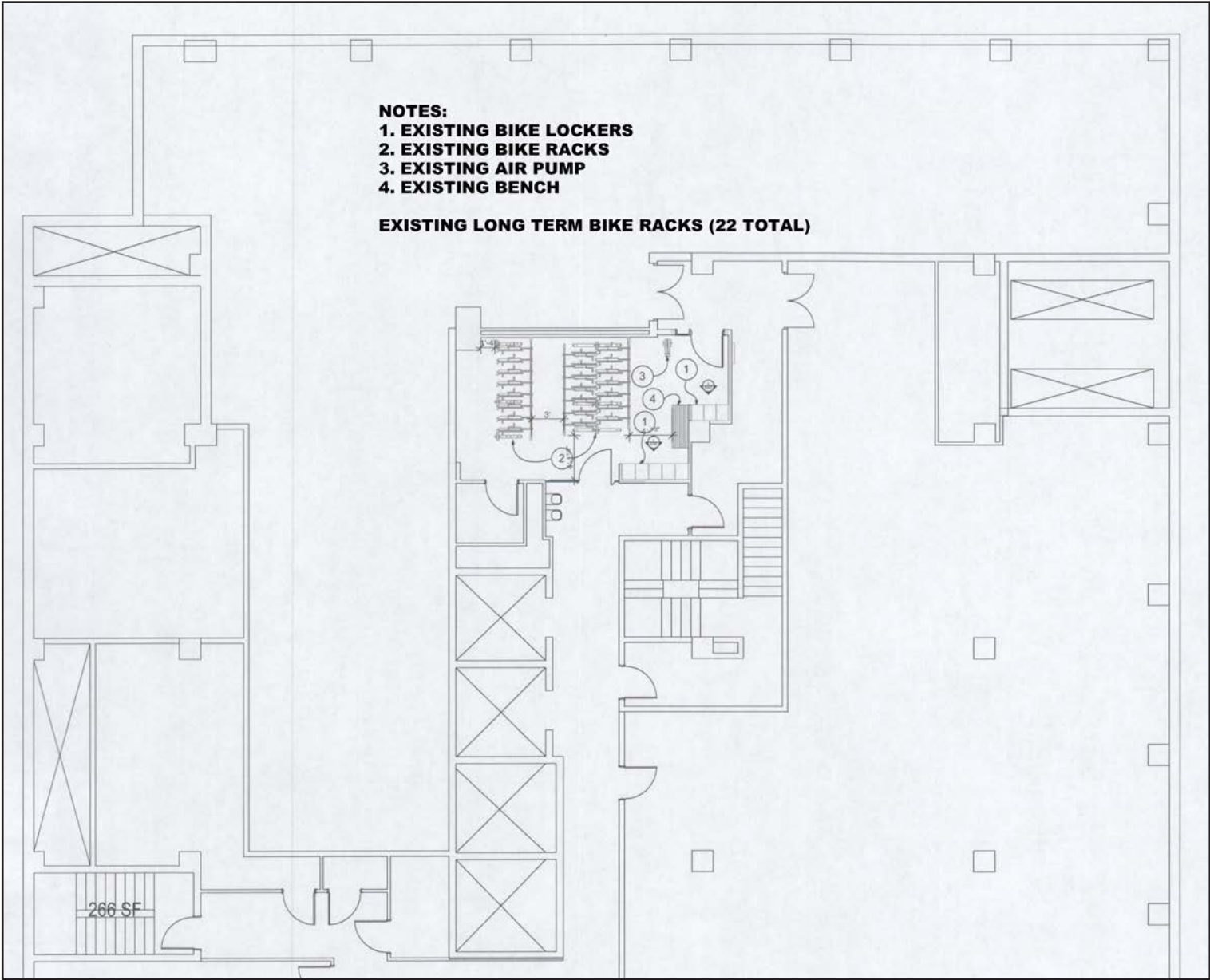
09.10.2025

Sheet Title

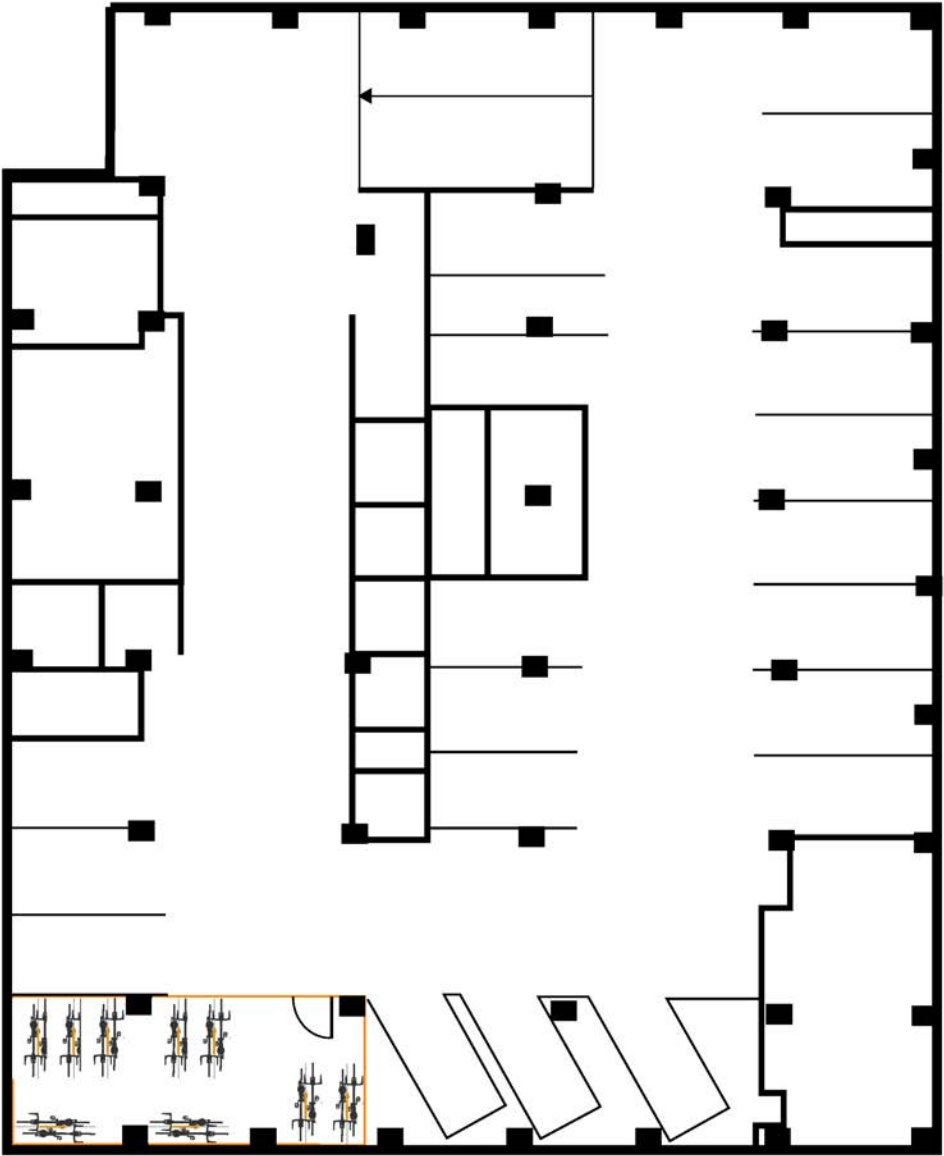
Bike Parking - Short Term
Parking Garage & Street Spaces

Sheet No.

0.04



1 BIKE ROOM
LONG TERM BIKE STORAGE PLAN



2 PARKING GARAGE BIKE STORAGE
LONG TERM BIKE STORAGE PLAN

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

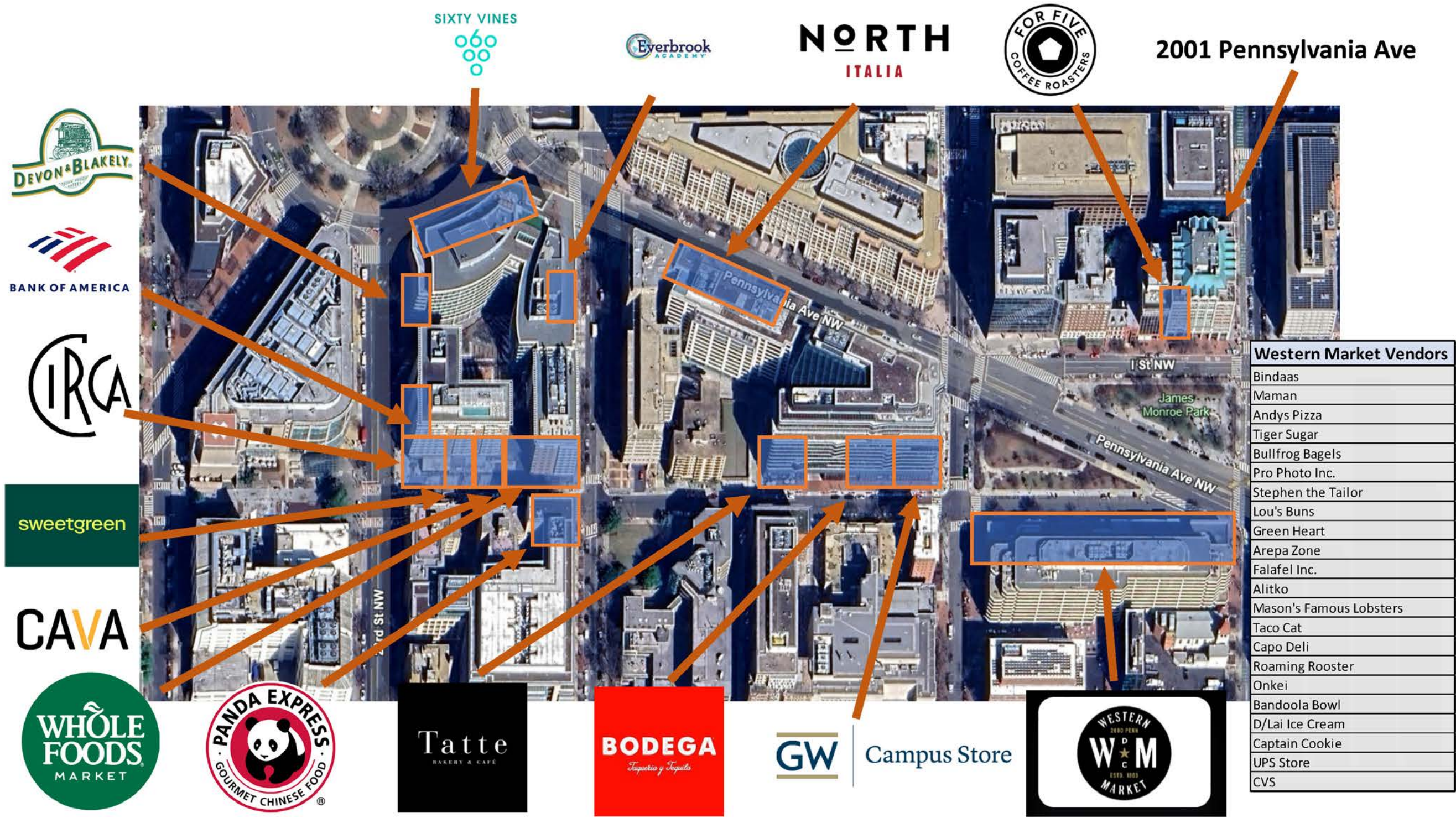
09.10.2025

Sheet Title

Bike Parking - Long Term
Bike Room

Sheet No.

0.05



Western Market Vendors	
Bindaas	
Maman	
Andys Pizza	
Tiger Sugar	
Bullfrog Bagels	
Pro Photo Inc.	
Stephen the Tailor	
Lou's Buns	
Green Heart	
Arepa Zone	
Falafel Inc.	
Alitko	
Mason's Famous Lobsters	
Taco Cat	
Capo Deli	
Roaming Rooster	
Onkei	
Bandoola Bowl	
D/Lai Ice Cream	
Captain Cookie	
UPS Store	
CVS	

Project Name
PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage

AYERS
SAINT
GROSS
1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number
3000966.00
Date
09.10.2025

Sheet Title
Foggy Bottom Retail
Surrounding Retail Plans

Sheet No.
0.06

SOUTH FACADE OVERVIEW



1 SOUTH ELEVATION VIEW
1/16" = 1'



2 RENDERING - BUILDING FACADE SIGN
NTS



3 RENDERING - ENTRANCE LETTERS
NTS

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

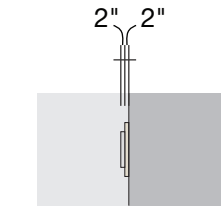
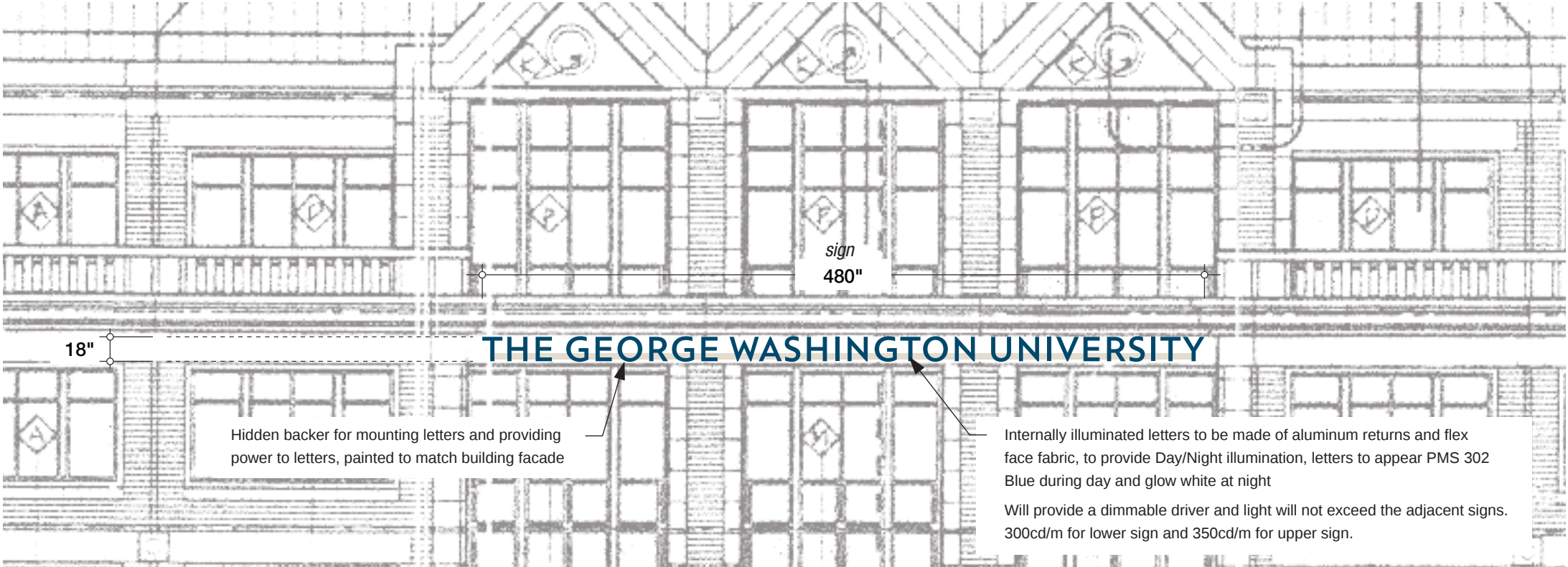
Sheet Title

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.



PMS 302C



Brushed Aluminum



To Match Facade



3 RENDERING - DAY/NIGHT
NTS

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

Sheet Title

Building Facade Sign
South Elevation

Sheet No.

1.01



1 RENDERING - DAY
NTS



2 RENDERING - NIGHT
NTS

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

Sheet Title

Building Facade Sign
Context Renderings
South Elevation

Sheet No.

1.02

BUILDING FACADE SIGN



1 RENDERING - DAY
NTS



2 RENDERING - NIGHT
NTS

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

Sheet Title

Building Facade Sign
Context Renderings
Perspective

Sheet No.

1.03

BUILDING FACADE SIGN



1 RENDERING - CONTEXT VIEW
NTS

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

Sheet Title

Building Facade Sign
Context Overview

Sheet No.

1.04



① RENDERING - CONTEXT VIEW
NTS

THE GEORGE
WASHINGTON
UNIVERSITY

WASHINGTON, DC

2001 Penn Ave, NW, Washington, DC

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

Sheet Title

Building Facade Sign
Context Overview

Sheet No.

1.05



1 RENDERING - CONTEXT VIEW
NTS

THE GEORGE
WASHINGTON
UNIVERSITY

WASHINGTON, DC

2001 Penn Ave, NW, Washington, DC

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage

AYERS
SAINT
GROSS

1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

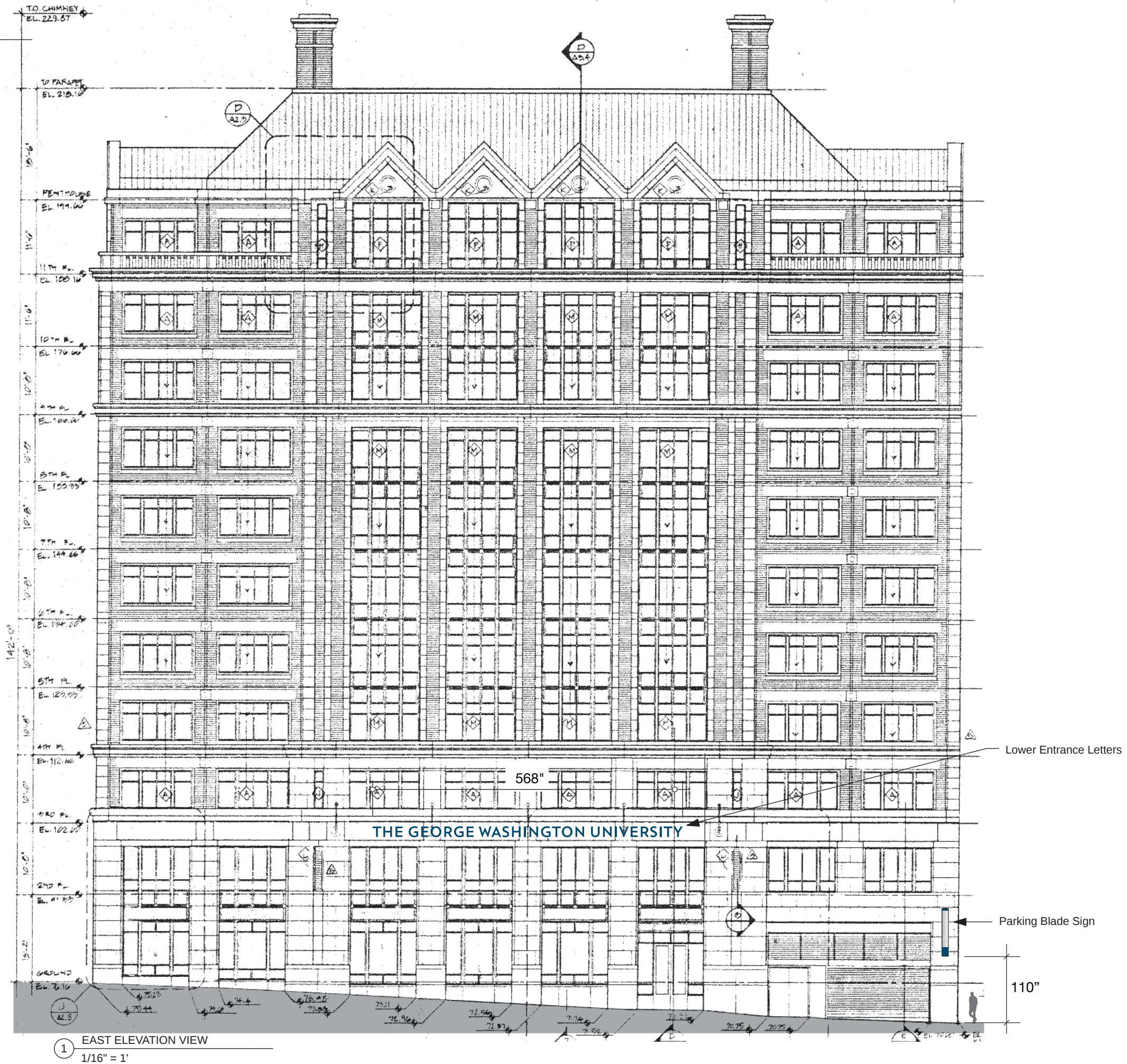
Sheet Title

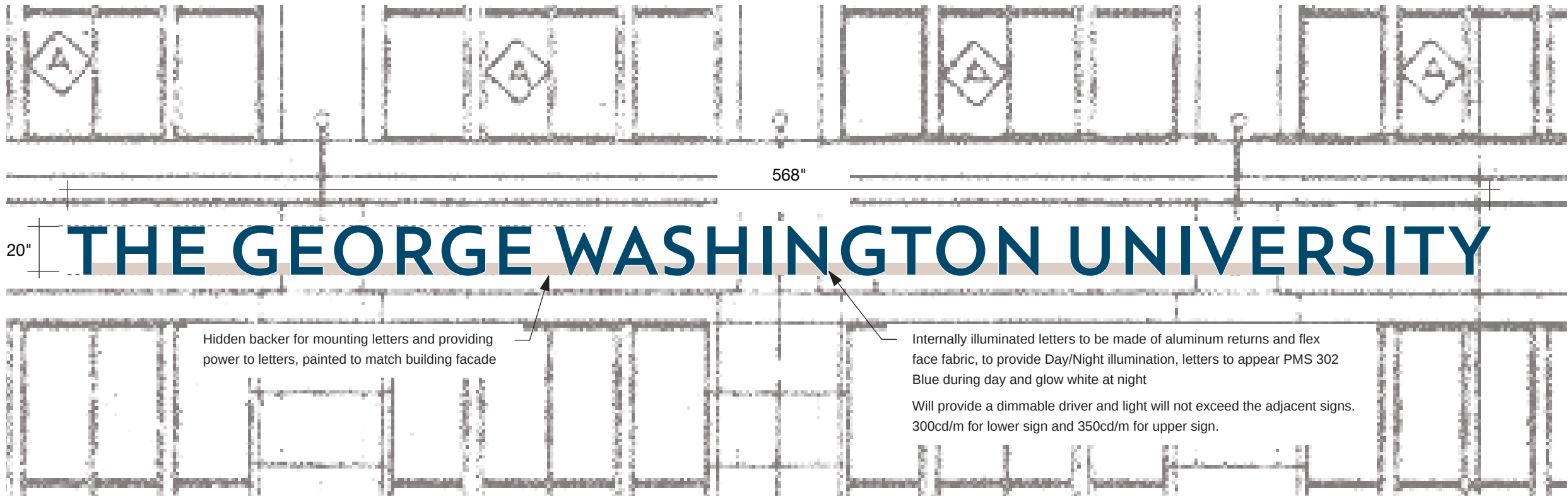
Building Facade Sign
Context Overview

Sheet No.

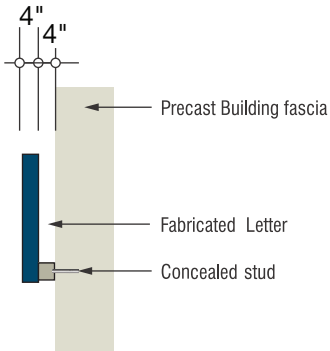
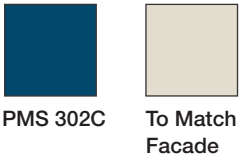
1.06

EAST FACADE OVERVIEW





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

AYERS
SAINT
GROSS
1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

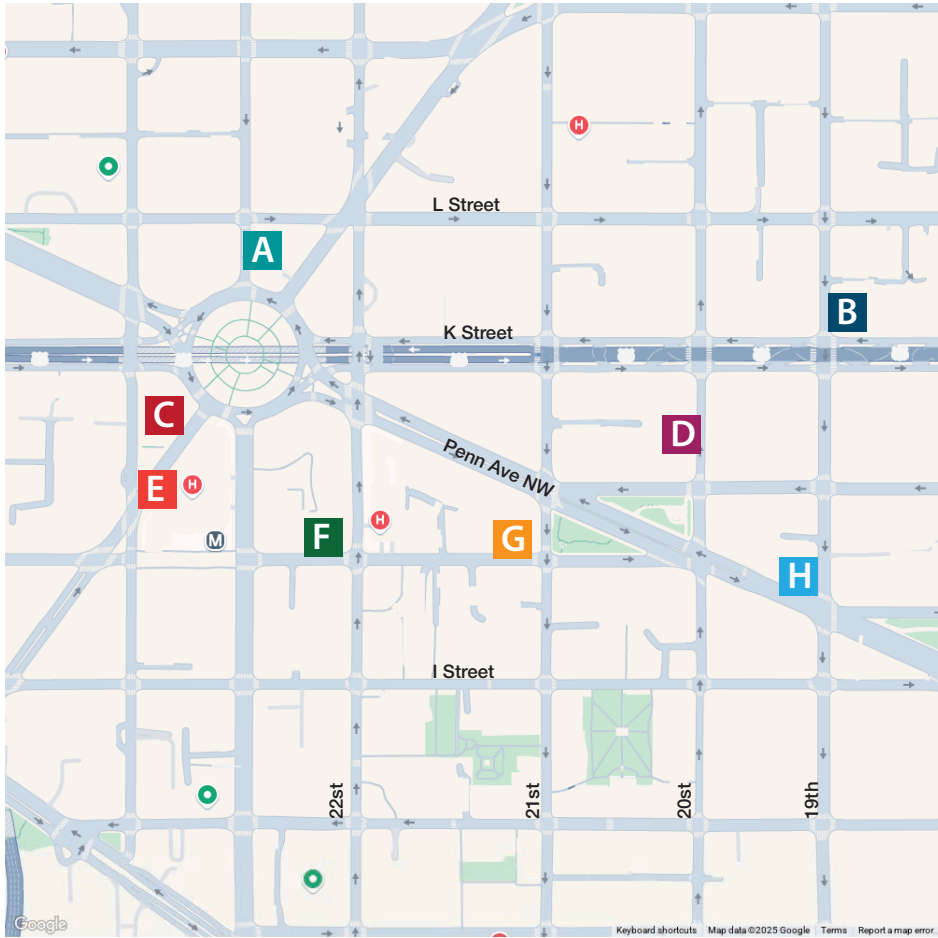
Sheet Title

Entrance Letters
East Elevation

Sheet No.

2.01

EXISTING SIGNAGE COMPARISON

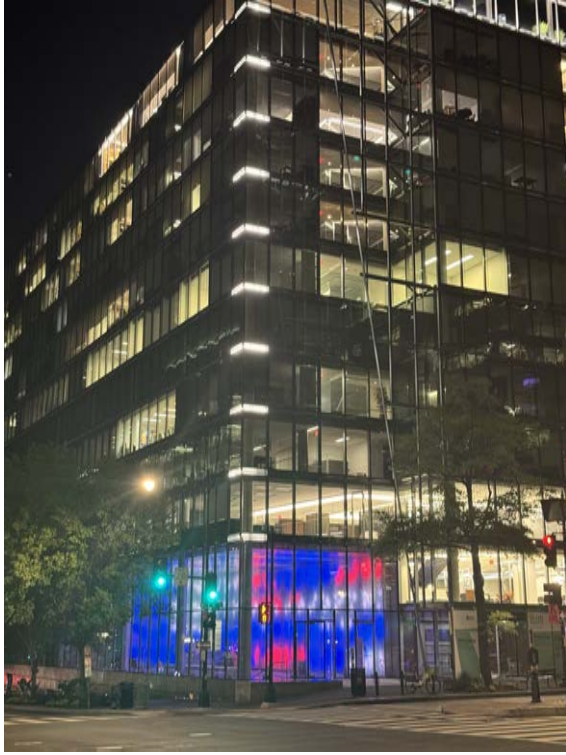


A Hotel AKA	F Whole Foods Market
B 1999 K Street	G Wilmer Hale
C Milken Institute School of Public Health	H 1919 Penn Ave
D 2001 Penn Ave Existing Parking	
E GW Hospital	

1 PLAN & KEY
NTS



A Hotel AKA



B 1999 K Street Architectual Lighting



C Milken Institute School of Public Health



D 2001 Penn Ave Existing Parking

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage

AYERS
SAINT
GROSS
1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

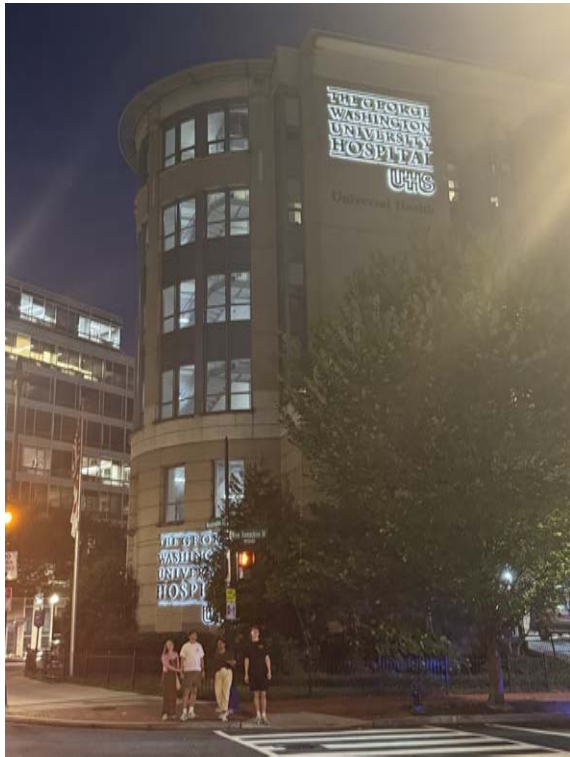
Sheet Title

Existing Signage
Comparison

Sheet No.

3.00

EXISTING SIGNAGE COMPARISON



E GW Hospital



F Whole Foods Market



G Wilmer Hale



H 1919 Penn Ave Architectual Lighting

Project Name

PUD Modification Application
Exterior Building Signage
2001 Penn Building Signage



1040 Hull Street
Suite 100
Baltimore, MD 21230
T: 410.347.8500
F: 410.347.8519

Project Number

3000966.00

Date

09.10.2025

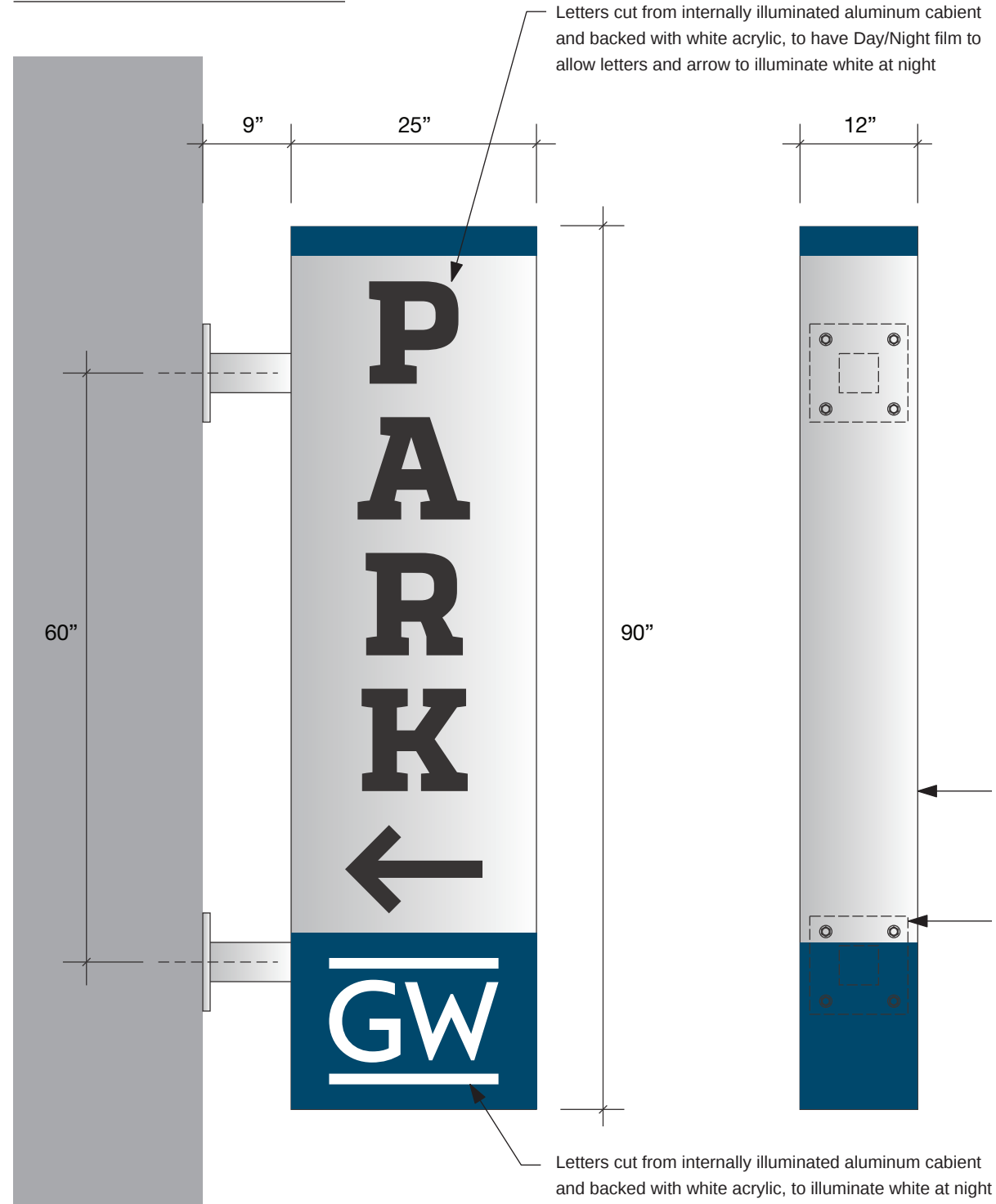
Sheet Title

Existing Signage
Comparison

Sheet No.

3.01

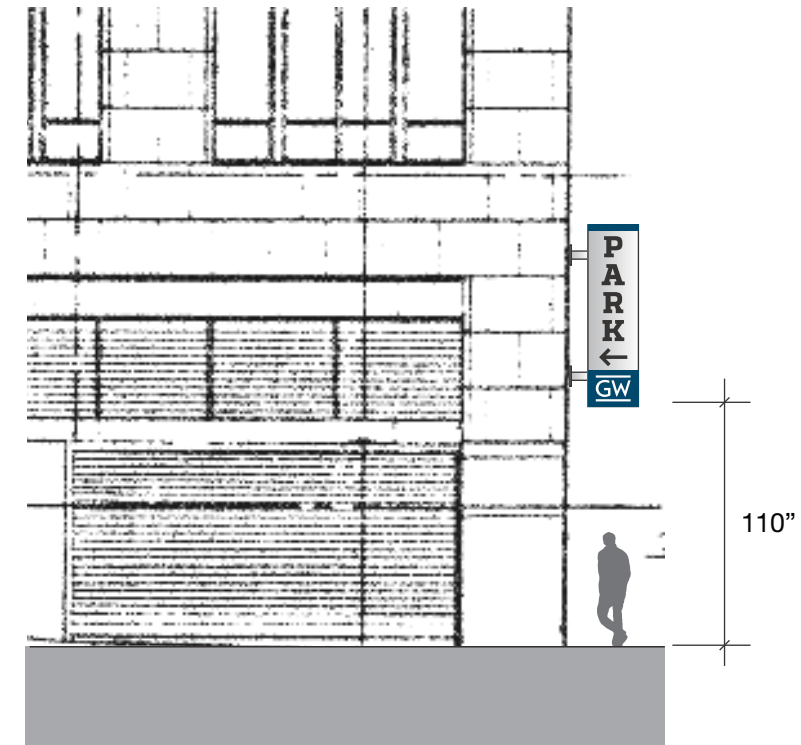
PARKING BLADE SIGN



3 RENDERING - DAY
NTS



4 RENDERING - NIGHT
NTS



5 CONTEXT ELEVATION
1/8" = 1'

