**Building/Site Owner:** JP Morgan Chase Bank, National Association
   Todd Samms, VP, Market Director Construction

**Architect:** Feinknopf Macioce Schappa Architects
   Melissa Mayer, Vice President
   Vaughn Benson, Vice President

**Civil Engineer:** Bohler
   Michael Takacs, RLA, Branch Manager
   Erin Gogolin, Project Manager

**Project Permitting:** Project Expediters Consulting Corp.
   Coral Silsbe, Project Manager

**Structural Engineer:** Paul J. Ford & Company
   Colleen Rezabek, PE, Senior Project Manager

**Mechanical Engineer:** Thorson Baker + Associates
   Matthew Robertson, P.E., Project Manager
Project Address: 6100 Penn Avenue, East Liberty Neighborhood

Zoning District: Urban Neighborhood Commercial (UNC) & Baum-Centre Overlay

Project Description:

Demolition of the existing CVS Pharmacy building and associated parking lot. Proposal is to redevelop an approximately 0.53-acre parcel with a faux two-story Chase Bank with approximately a 3,279-sf footprint. The project includes the installation of utilities, landscaping and storm sewer necessary to support the redevelopment.
Existing Building/Site

Penn Avenue Frontage

Sheridan Square Frontage

View from Centre Avenue
Surrounding Context

View looking East along Penn Avenue

View from Site looking toward Centre Avenue

North side of Penn Avenue

North side of Penn Avenue
- Mitigation of urban heat island through reducing overall impervious area and adding additional landscaping

- Reducing impervious coverage by approximately 9,580 square feet

- Proposing 14 trees and numerous shrubs and perennials

- Reducing stormwater runoff by 4,100 gallons during the 2-year storm event
Accessibility & Universal Design

- Van accessible parking with accessible route to both building entrances
- Pedestrian access route provided from all three public right-of-ways
- Bicycle parking proposed to encourage multi-modal transportation
- Healthy ride bicycle station and busway station within 0.25 miles
- Directly adjacent to bus stop
- Duration of Construction: 6 Months

- Minimal sidewalk closures
  ~ Partial/temporary closures will occur throughout construction (curb cut work)

- Construction Fencing will be provided for duration of project

- Tree protection will be utilized to protect all existing City Trees
Exterior Elevations

North Elevation

West Elevation

South Elevation

East Elevation

MURAL LIGHTING TO BE COORDINATED AT TIME OF MURAL DESIGN

VISION GLASS TO 13'-5" A.F.F

SPANDREL GLASS ABOVE 10'-0" VISION GLASS BELOW 10'-0"

SPANDREL @ GROUND FLOOR WINDOWS

VISION GLASS TO 13'-5" A.F.F
On Building Signage

North Elevation

South Elevation

East Elevation

West Elevation
North Elevation from Penn Avenue
View from Corner of Penn Avenue and Sheridan Square
Rendered Perspectives

View from Penn Avenue
View from Penn Avenue
(Trees hidden from view for visual clarity)
Exterior Finish Materials

ST-4
Coronado Stone Products
Urbana Smooth Limestone - Smoke

ST-5
Brick Craft
Harvest Blend

Exterior Storefront / 2nd Story Windows
Spandrel Glass
Warm Gray

RC-1
Petersen Aluminium / Pac Clad
Pac Continuous Black

Exterior Doors / Storefront
Aluminum
Black Anodized
Design efforts included consultation with the East Liberty Community Board to obtain feedback and design preferences to ensure the final design would meet the community standards. Through the design process, the Community Board, Chase and their design team held multiple zoom meetings and plans were revised to modify scale, address traffic concerns of a proposed drive-up ATM, include materials similar to surrounding architecture and showcase local art.

**Original Design**

- One Story
- Drive Up ATM in parking lot requiring Special Permit
- Excessive parking over maximum allowed requiring Variance
- Highly visible trash enclosure
- No Local Art
- Nichiha Fiber Cement Façade
Design efforts included consultation with the East Liberty Community Board to obtain feedback and design preferences to ensure the final design would meet the community standards. Through the design process, the Community Board, Chase and their design team held multiple zoom meetings and plans were revised to modify scale, address traffic concerns of a proposed drive-up ATM, include materials similar to surrounding architecture and showcase local art.

**Revised Design**

- Faux two story
- Drive-up ATM eliminated
- Parking reduced to Code Compliance
- Trash enclosure relocated
- Local Artist Mural proposed on prominent East Liberty Façade
- Façade Material Brick and Stone