Team Members

**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.
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
Sustainability & Stormwater

- Mitigation of urban heat island through reducing overall impervious area and adding additional landscaping

- Reducing impervious coverage by approximately 9,580 square feet

- Proposing 20 trees and numerous shrubs and perennials

- Reducing stormwater runoff by 4,100 gallons during the 2-year storm event
- 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
MURAL LIGHTING TO BE COORDINATED AT TIME OF MURAL DESIGN

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

24'-9" A.F.F

17'-5" A.F.F

10'-0" A.F.F

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

23'-2" A.F.F

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

SPANDREL @ GROUND FLOOR WINDOWS

North Elevation

West Elevation

South Elevation

East Elevation
View from Penn Avenue
(Trees hidden from view for visual clarity)
View of South Elevation
from Centre Avenue
Exterior Finish Materials

ST-4
Coronado Stone Products
Urbana Smooth Limestone - Smoke

ST-5
Brick Craft
Harvest Blend

RC-1
Petersen Aluminium / Pac Clad
Pac Continuous Black

Exterior Storefront / 2nd Story Windows
Spandrel Glass
Warm Gray

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
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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
- JPMorgan Chase Art Collection, founded over 60 years ago, focuses on supporting emerging and developing artists in the U.S. and Globally

- Chase Retail has leveraged the connections and expertise of the JPMorgan Art Curation team for assistance with connecting and identifying artists local to our branches

- Chase Retail Art promotes the support of local and under recognized artists and art education groups

- Chase Retail Community Art program promotes the support of artists and art education groups local to the branch’s neighborhood. Sampling of 2021 artwork:
Mural - "Art is a Catalyst for Connection"

I PROMISE SCHOOL | 6th & 8th Grade Class Art Project
Akron Centre Community Center, Akron OH

ARTS ON THE BLOCK | "Spirit of Anacostia"
Anacostia, Washington DC

MURAL ARTS PHILADELPHIA | "We Are Everywhere Pt. 2"
Exton PA

MAYORS MURAL CREW | "One Love"
Mattapan Community Center, Boston MA

JACLYN CARIS STUDIOS | "We Are Detroit"
Corktown Community Center, Detroit MI
Mural - Supporting Local Artists

Local and under recognized artists and small businesses in the area:

- Establishing a connection to the local community through art, commission emerging artists, non-profit art education groups and galleries.

- Investing in the local creative economy drives positive growth in the communities where they live and work

- Dynamic and Evolving to best reflect the communities

- Storytelling of the Shared Principles: Inclusivity, Optimism, Humanity, Diversity, Discipline, Impact

-Promoting the arts should be organic and not prescriptive to allow for a natural growth and collaboration with the community

Paths for Chase East Liberty:

<table>
<thead>
<tr>
<th>Path 2</th>
<th>Emerging Artist</th>
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<tbody>
<tr>
<td>🔹 Purchase or commission artwork from an emerging artist</td>
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<tr>
<td>🔹 Protégé of, or referral from:</td>
<td></td>
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<tr>
<td>- Known JPMC artist</td>
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</tr>
<tr>
<td>- Local Gallery/Museum in community</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Path 3</th>
<th>Community Group Artists</th>
</tr>
</thead>
<tbody>
<tr>
<td>🔹 Purchase or commission artwork from a community arts education or after-school program</td>
<td></td>
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<tr>
<td>🔹 Typically student artists with an established artist mentor</td>
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Proposed Mural/Art Plan

Opportunities:
- Exterior artwork commissioned by a local artist
- North façade along Penn Ave provides a large, unobstructed canvas to showcase artwork [Shown in Blue]
  - Mediums in consideration and review with local artists are paint and metal
- Location provides an interactive area along public access for pictures and group events

Additional opportunity to explore: [Shown in Red]
- Landscaping along the sidewalks near branch greenspace
- Freestanding sculptural pieces integrated into the landscaping
  - Primary consideration at intersection of Sheridan Square and Centre Ave.
Proposed Mural/Art Plan

Research In Progress:

- North Elevation max/min dimensions to be determined to avoid impacts from adjacent landscaping

- Lighting coordination for exterior artwork