

CHASE BANK – APACHE MALL

1220 12th Street SW

The Architects Partnership, Ltd.

April 10th, 2025.

CLIENT



ARCHITECT



CIVIL ENGINEER



Overview

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- The Application Process
- Exhibits:
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Introduction

Our client, JPMorgan Chase Bank, is looking to develop a ground up retail banking center within the “Apache Mall” retail area (South of 12th Street SW, West of Apache Drive SW and West of “Starbucks”)

The business is looking to house walk up teller and automated drive through services, with approximately 8 to 10 staff members.

The branch will operate Monday to Friday from 9 AM to 6PM and Saturday from 9 AM to 2PM. Except for the drive through, which will be a 24 hr. service.



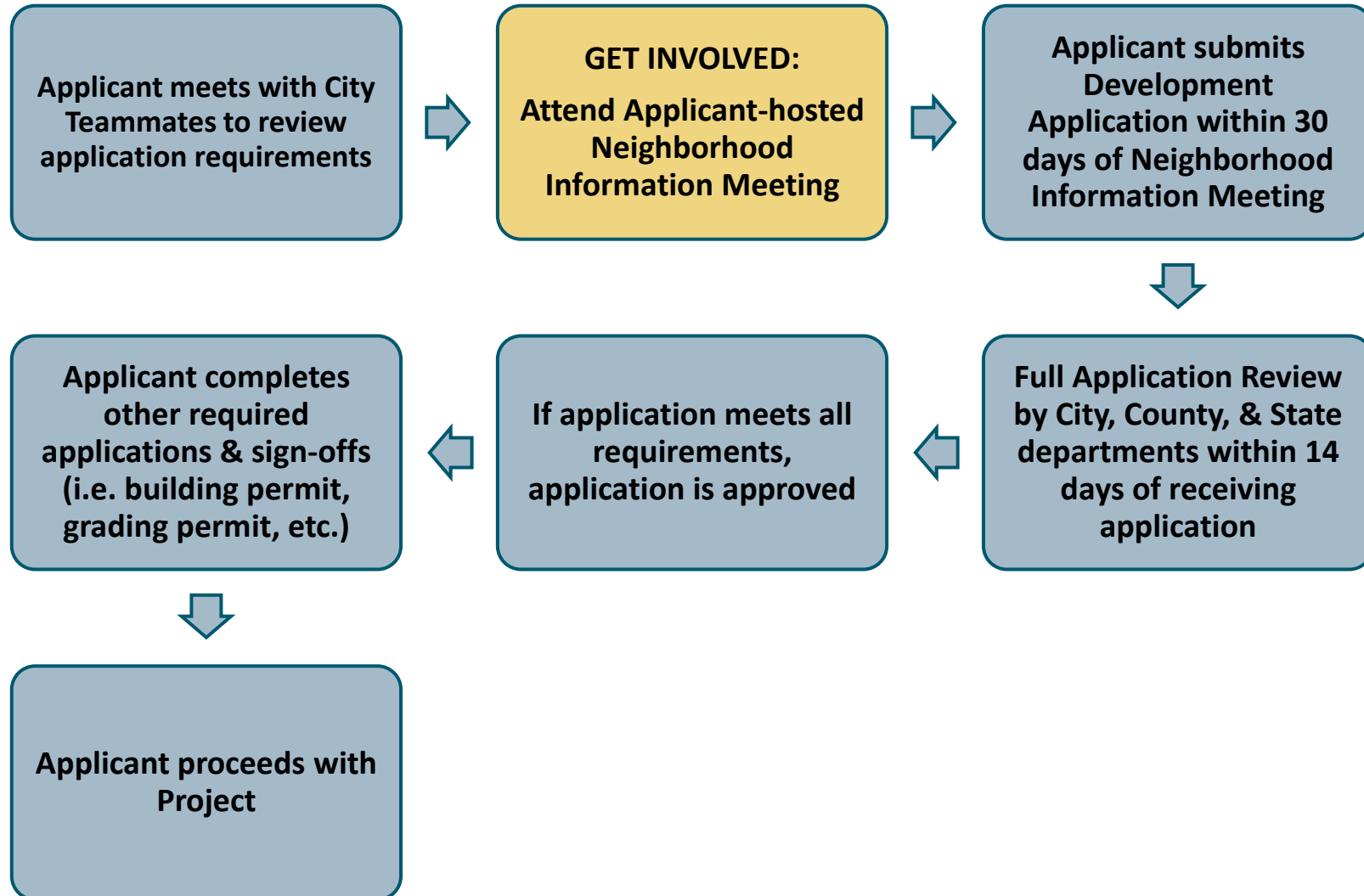
About our Project

The intent of this project is to build a stand-alone banking center with an attached drive through ATM lane including a bypass lane within the existing parking lot of the “Apache Mall”. As part of the redevelopment of this site, we are looking to contribute to the goal of improving the appearance and function of the retail area of “Apache Mall”. The process of engaging the neighborhood and community through this project will help us to create a distinctive branch that builds on the strengths of its culturally diverse businesses and trade areas.

We are proposing a one-story building that features architectural and landscaping design that will be pedestrian friendly. Bike parking will be incorporated into the design as well.

While the project will repurpose some of the existing parking East of Starbucks for the building and drive through ATM, the remaining parking will be shared with all surrounding retail businesses.

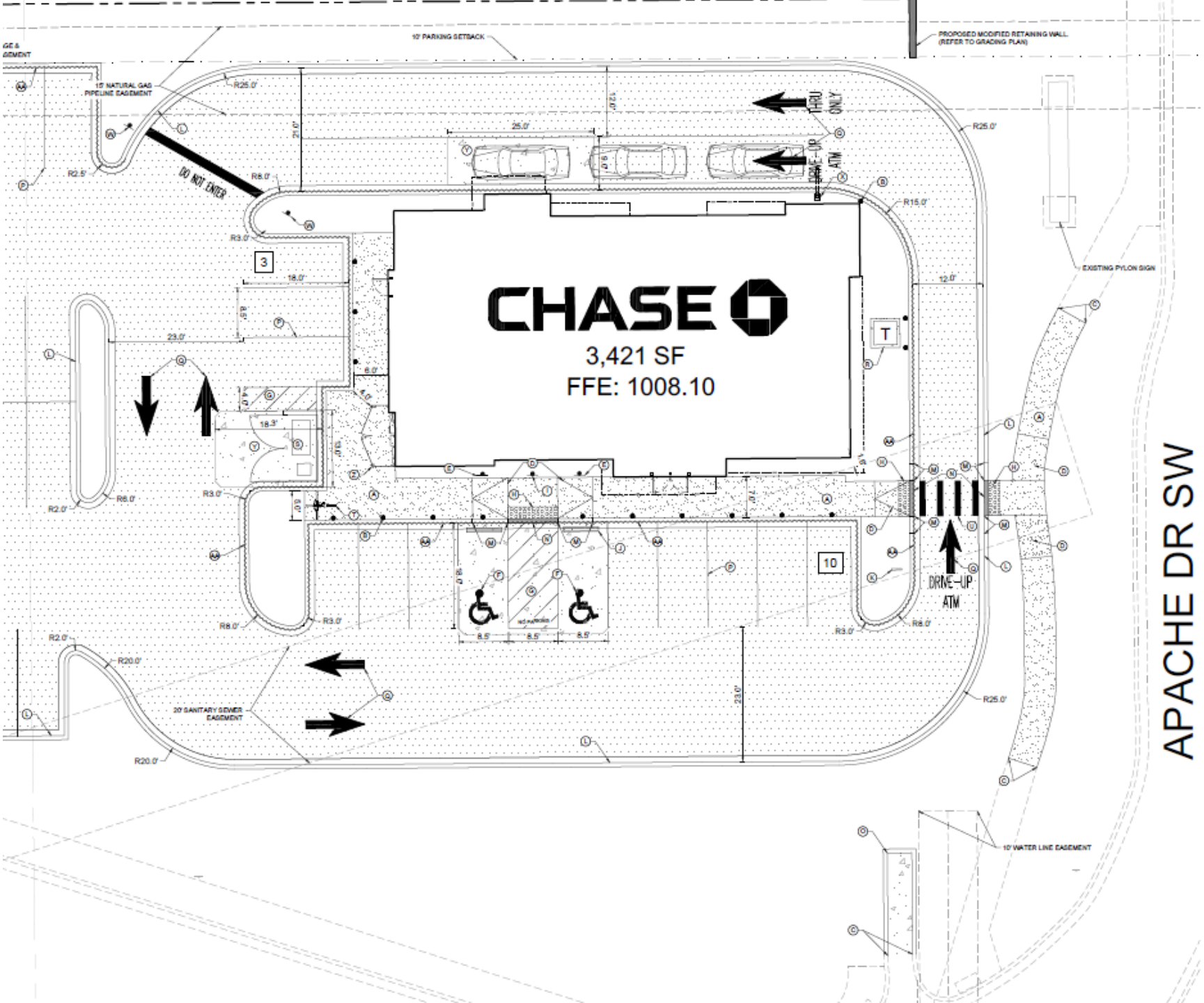
The Application Process



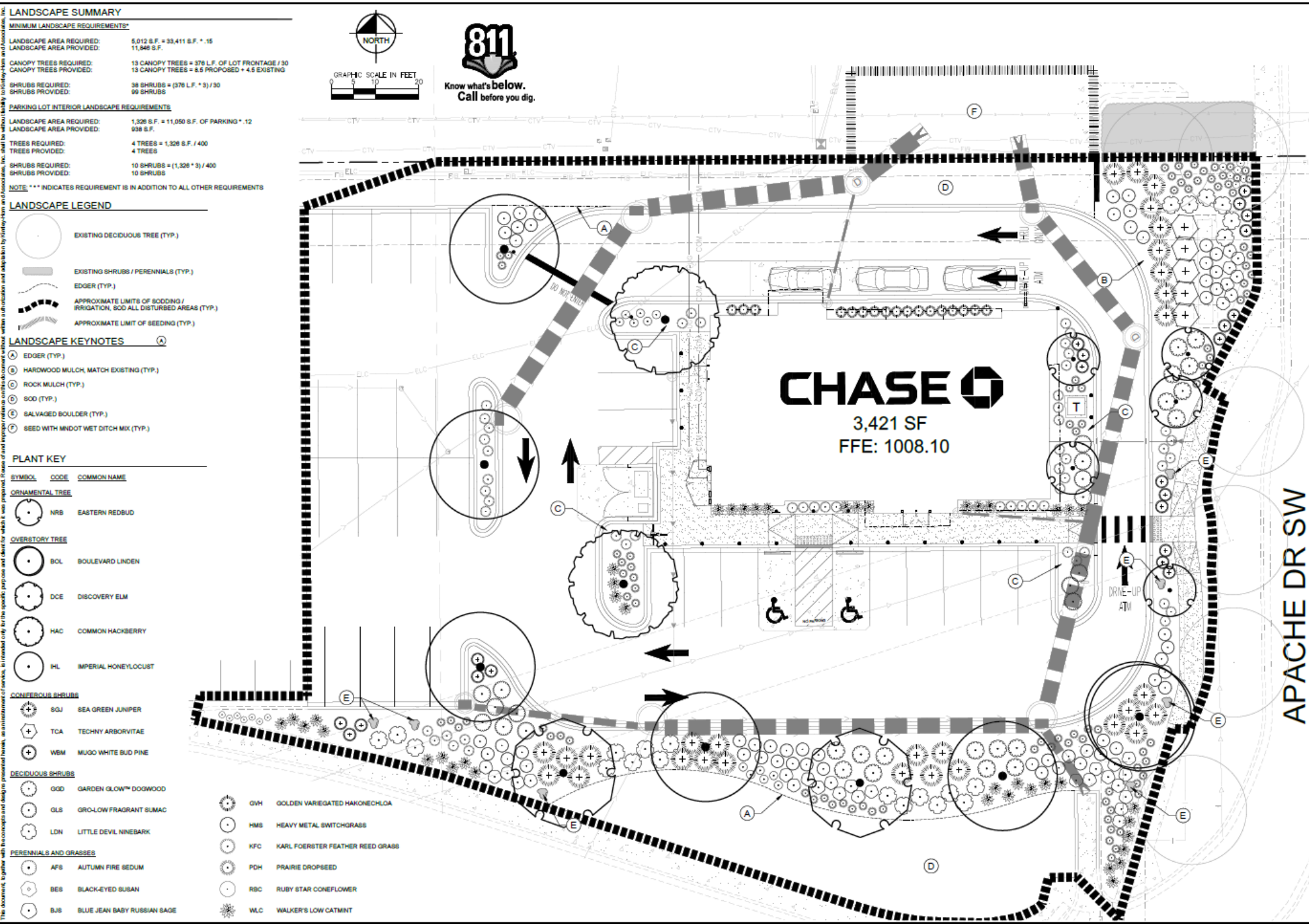
Site Plan

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	X.XX AC / XX,XXX SF
DISTURBED AREA	0.77 AC / 33,411 SF
EXISTING IMPERVIOUS AREA	0.50 AC / 21,645 SF / 64.8%
EXISTING PERVIOUS AREA	0.27 AC / 11,766 SF / 35.2%
PROPOSED IMPERVIOUS AREA	0.50 AC / 21,565 SF / 64.5%
PROPOSED PERVIOUS AREA	0.27 AC / 11,846 SF / 35.5%
NET DECREASE IN IMPERVIOUS AREA	80 SF
SITE DATA	
EXISTING ZONING	MX-G MIXED USE GENERAL
PROPOSED LAND USE	FINANCIAL INSTITUTION
PARKING SETBACKS	SIDE/REAR = 10' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 15' SIDE = 0' REAR = 0' STREET = 7'

BUILDING DATA	
TOTAL BUILDING AREA	3,421 SF
PERCENT OF TOTAL PROPERTY AREA	XX.XX%
PARKING SUMMARY	
REQUIRED PARKING	MIN: 6 SPACES @ 1/600 SF MAX: 11 SPACES @ 1/300 SF
TOTAL PROPOSED PARKING	13 SPACES*
REQUIRED ACCESSIBLE PARKING	1 STANDARD SPACE 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	2 VAN ACCESSIBLE
* ALL PARKING WITHIN LOT IS PROPOSED TO BE SHARED AMONG THE SHOPPING CENTER CUSTOMERS	



Landscape Plan



Building Elevation

As previously mentioned, the design intent of the proposed Chase Bank is to complement the surrounding architecture of the area. Modern finishes and long-lasting cladding materials will mesh well with the development's growth of the area.

The proposed Banking Center will be comprised of:

- Cultured stone (hewn stone color)
- Fiber cement in color “Ash” and “Bark”
- ACM in color “DG Silver”
- Black anodized canopies and storefront system
- Clear glazing.

Building Elevation

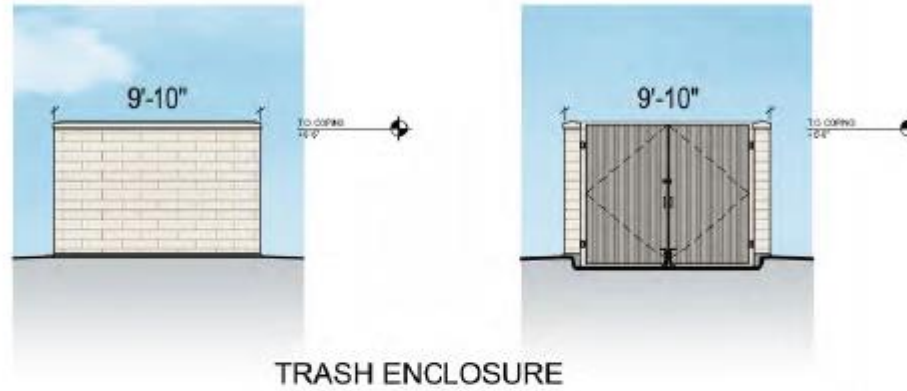


SCALE: $\frac{1}{2}'' = 1'$

Building Elevation



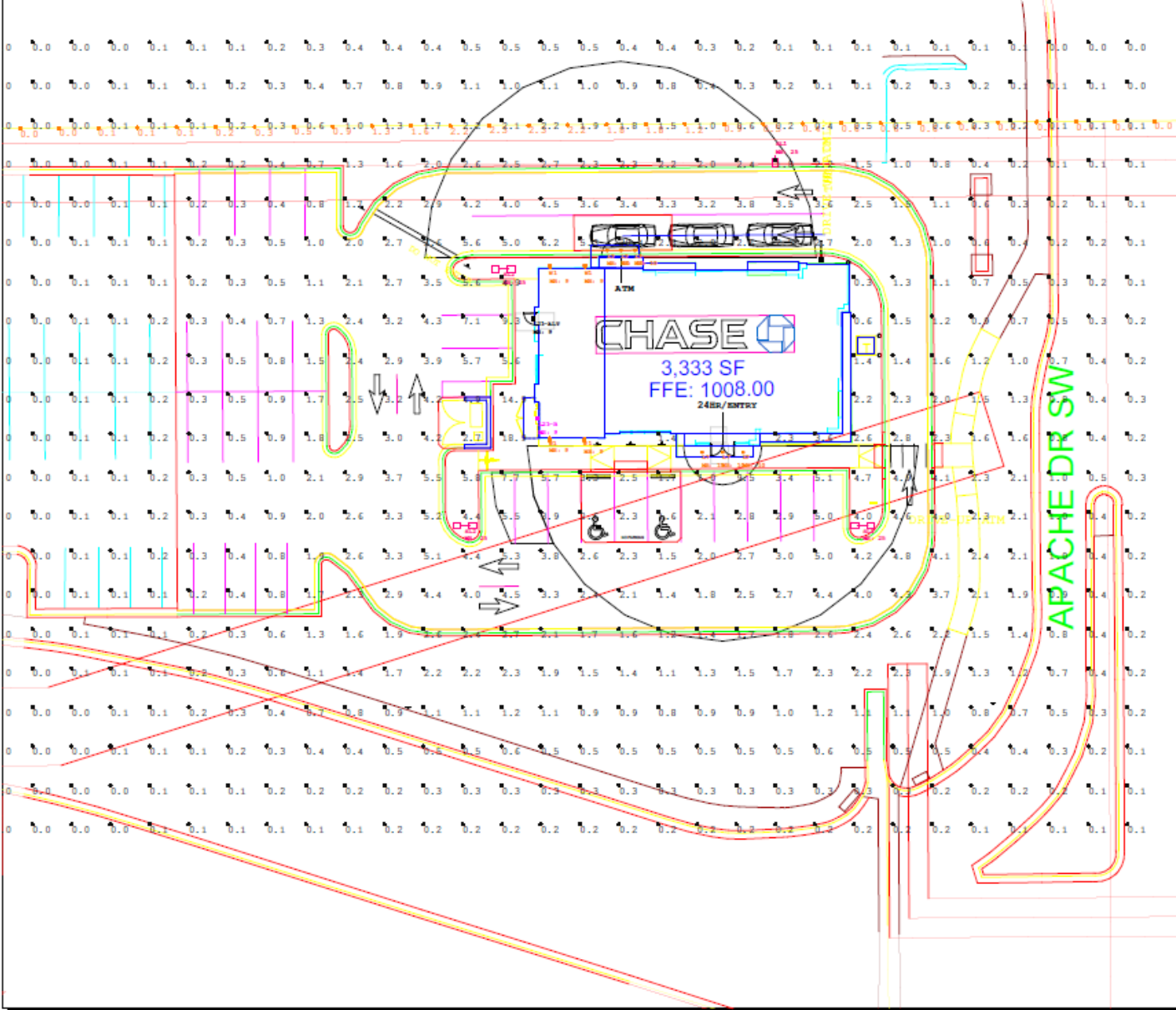
Building Elevation



Photometric Plan

calculation summary							
table1	Units	avg	Max	Min	avg/Min	Max/Min	description
60° BANKING	Fc	5.72	7.3	3.4	1.59	2.03	FC TAKEN 60° FROM ENTRY @ 3'-0" AFO
ATM 5'	Fc	70.63	105.4	24.7	2.86	4.27	FC TAKEN 5' FROM ATM @ 3'-0" AFO
ATM 50'	Fc	4.03	62.4	0.3	13.43	275.33	FC TAKEN 50' FROM ATM @ 3'-0" AFO
ENTRY 10'	Fc	25.23	62.7	2.2	11.47	37.59	FC TAKEN 10' FROM ENTRY @ 3'-0" AFO
ENTRY 50'	Fc	4.03	40.0	1.0	4.03	40.00	FC TAKEN 50' FROM ENTRY @ 3'-0" AFO
PROPERTY LINE	Fc	0.24	2.3	0.0	N.A.	N.A.	FC TAKEN @ GRADE
SITE	Fc	1.21	30.4	0.0	N.A.	N.A.	FC TAKEN @ GRADE

luminaire schedule				
symbol	label	qty	part Number	description
	121-ALT	1	ATF FCT	EMERGENCY WALL LIGHT
	W1	4	9004-W1-DM-LED0090-W-BS-L1-DMV	WALL MOUNT ON LIGHT
	L7	6	5811-DAT2010040W	RECESSED DOWN LIGHT
	121-S	1	XTOR40-W	WALL MOUNT FULL CUTOFF NO WALLPACK
	252	3	SAC1010FA1740-DIMMING-DL-FINISH	FULL CUTOFF AREA LIGHT
	251	1	SAC1010FA1740-DIMMING-DL-FINISH WITH SHIELD SAC-AREL-BLACK	FULL CUTOFF AREA LIGHT W/SHIELD



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY
- MH IS AN OVERALL MOUNTING HEIGHT.

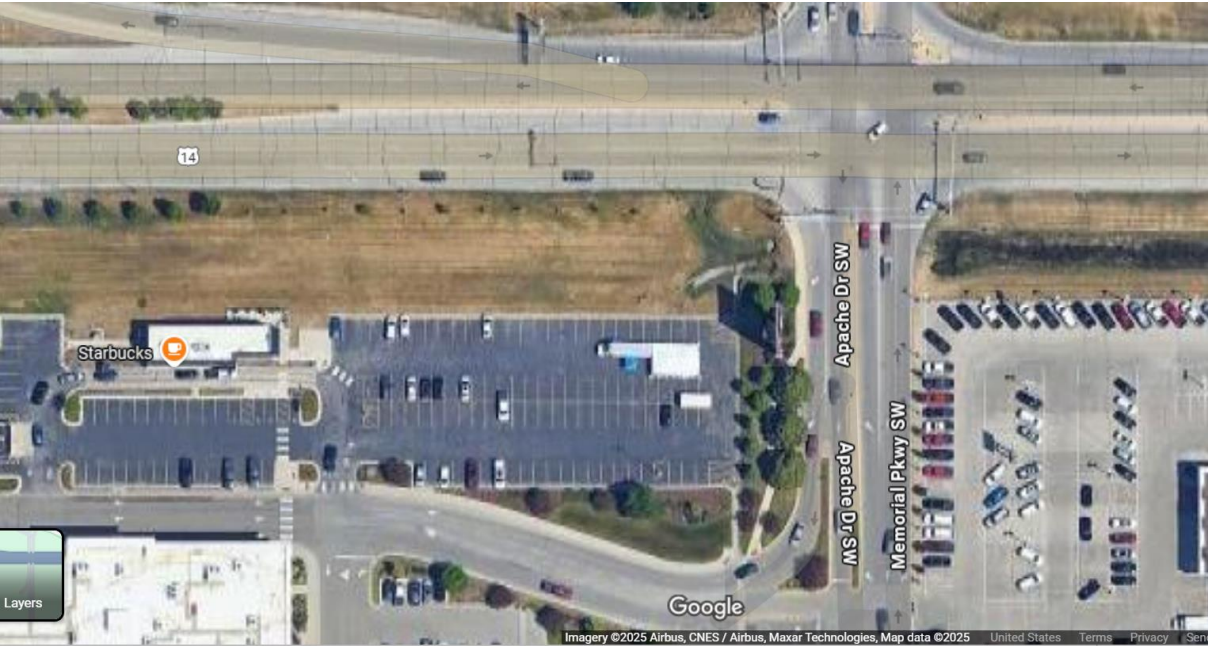
Traffic Impacts

Trip generation was based on data contained within the ITE Trip Generation Manual, 11th Edition and was estimated by using the GFA as the independent variable for the proposed LUC 912. Table 1 shows the ITE-projected trip generation for the proposed facility.

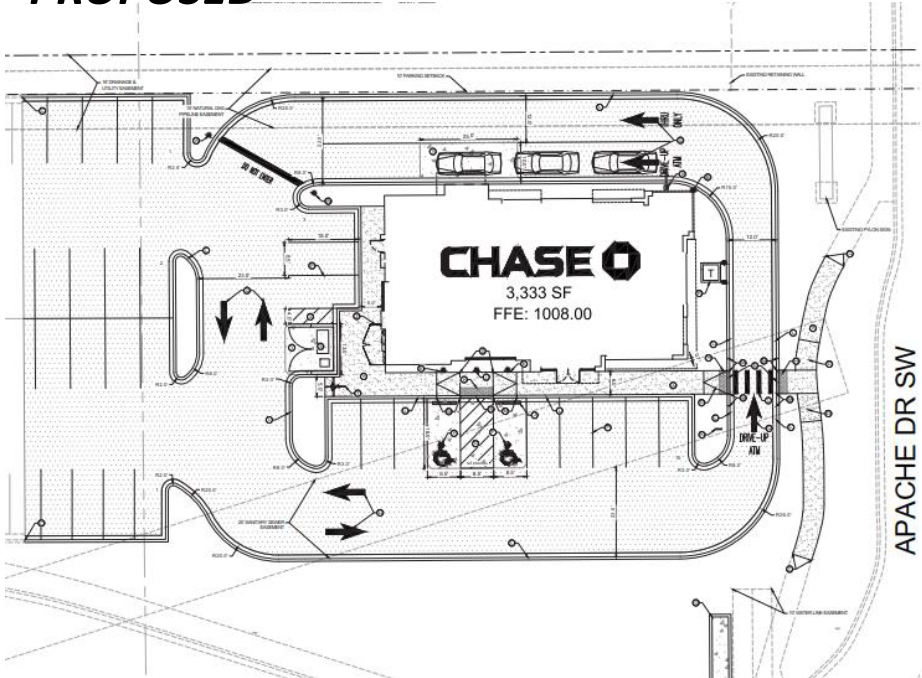
Table 1. Site Generated Traffic Projections – Drive-in Bank

Land Use		Size	Daily	Weekday						Saturday		
				AM Peak Hour			PM Peak Hour			Midday Peak Hour		
				In	Out	Total	In	Out	Total	In	Out	Total
Proposed Chase Bank	LUC 912	3,319 SF	335	20	15	35	35	35	70	45	45	90

EXISTING



PROPOSED



Q&A

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).