

CHASE BANK – Scott Rd and Commerce Dr NWC 2480 Scott Rd NW

The Architects Partnership, Ltd.

May 22nd, 2025

CLIENT



ARCHITECT



CIVIL ENGINEER



Overview

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- About our Project
- The Application Process
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Introduction

JPMorgan Chase Bank, is looking to construct a ground up retail banking center. Programming includes a walk up teller service and automated drive through services, with approximately 8 to 9 staff members.

The branch will operate Monday to Friday from 9 AM to 6PM and Saturday from 9 AM to 2PM. The proposed drive-up ATM will operate 24hrs.

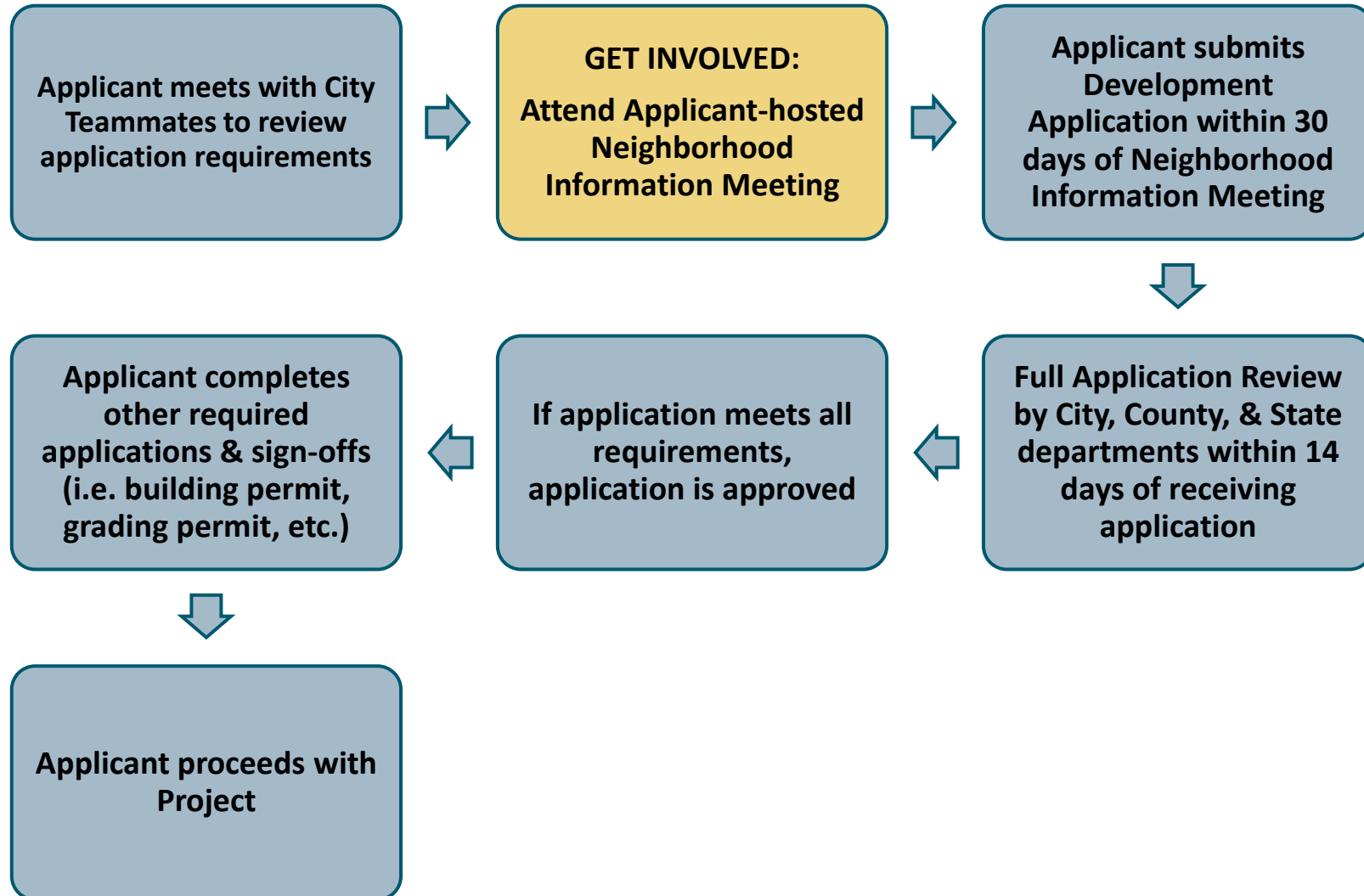


About our Project

The intent of this project is to construct a free standing banking center with a drive through ATM lane, including a by-pass lane within the 17 parking stalls are proposed for JPMC development to serve Chase customers and employees, however, parking will be shared with the “Cub Foods” development. As part of the development of this site, we are looking to contribute to the goal of improving the appearance and function of the retail area shopping center. 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.

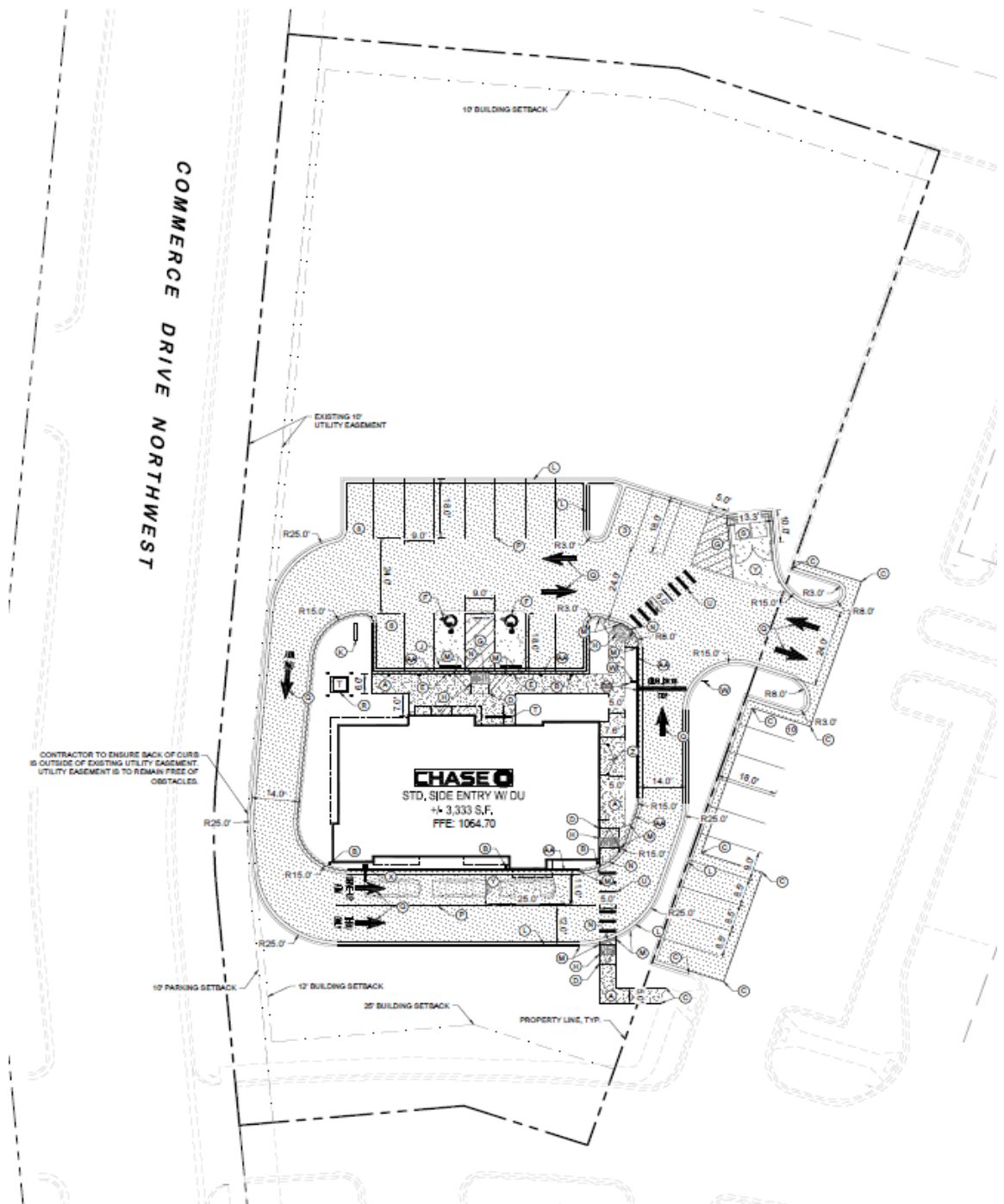
The Application Process



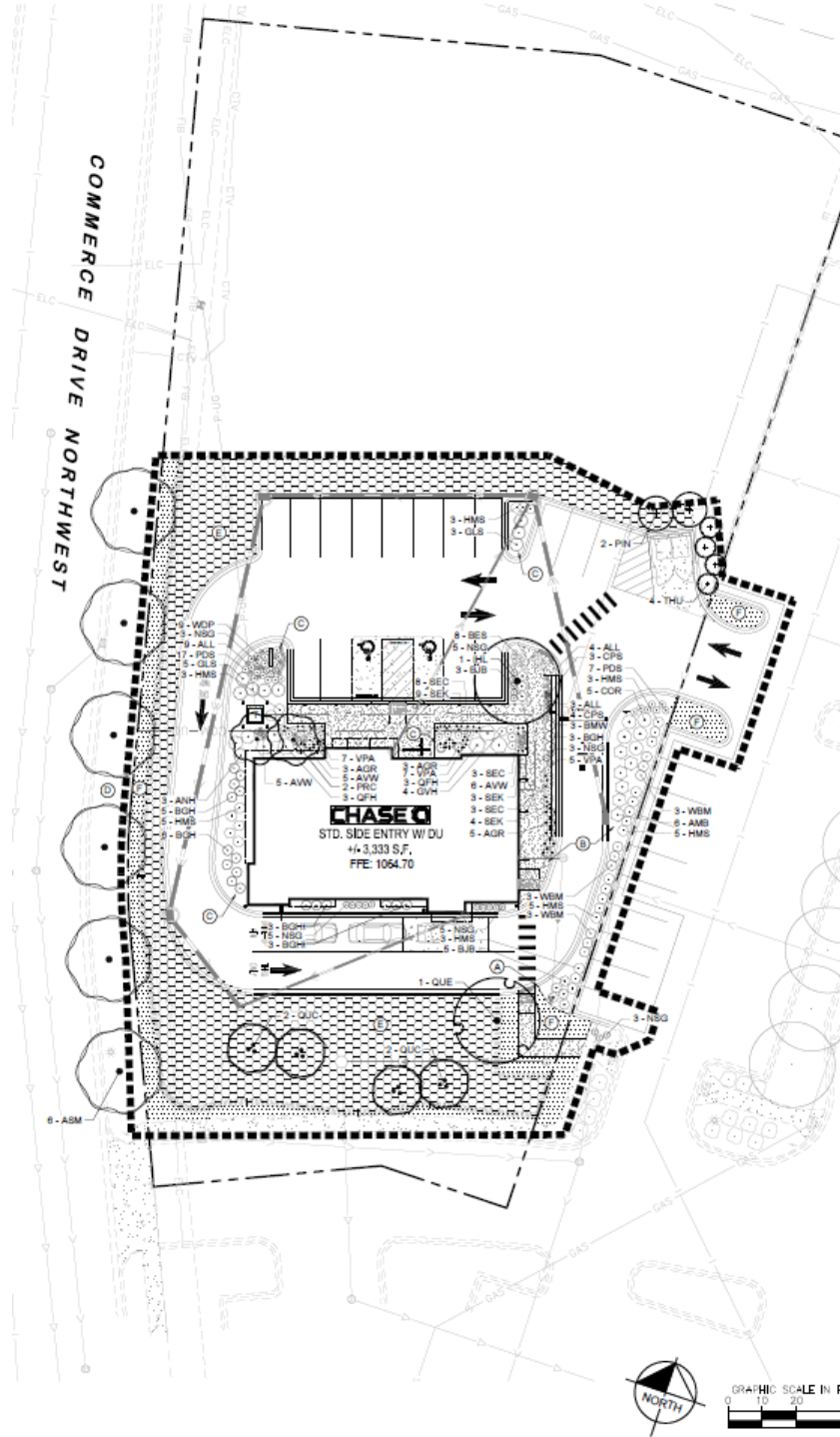
Site Plan

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	1.19 AC / 52,029 SF
DISTURBED AREA	0.64 AC / 27,897 SF
EXISTING IMPERVIOUS AREA	0.05 AC / 2,043 SF / 7.3%
EXISTING PERVIOUS AREA	0.59 AC / 25,854 SF / 92.7%
OUTLOT A DESIGNED IMPERVIOUS AREA	85%
PROPOSED IMPERVIOUS AREA	0.43 AC / 18,911 SF / 67.8%
PROPOSED PERVIOUS AREA	0.21 AC / 8,986 SF / 32.2%
NET DECREASE IN DESIGNED IMPERVIOUS AREA	17.2%
SITE DATA	
EXISTING ZONING	LI- LIGHT INDUSTRIAL
PROPOSED LAND USE	FINANCIAL INSTITUTION
PARKING SETBACKS	SIDE/REAR = 0' RIGHT OF WAY = 10'
BUILDING SETBACKS	FRONT = 25' STREET SIDE = 12' INTERIOR SIDE = 0' REAR = 10'

BUILDING DATA	
TOTAL BUILDING AREA	3,333 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	17 SPACES
REQUIRED ACCESSIBLE PARKING	1 STANDARD SPACE 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	2 VAN ACCESSIBLE
REQUIRED DRIVE-THROUGH STACK	3 SPACES



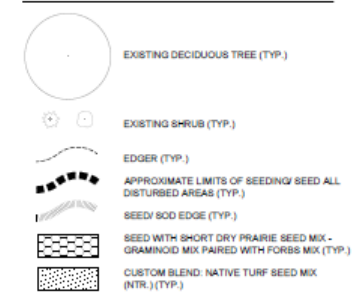
Landscape Plan



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	N/A
OVERSTORY TREES					
	ASM	6	SUGAR MAPLE	ACER SACCHARUM	B & B
	QUE	1	SWAMP WHITE OAK	QUERCUS BICOLOR	B & B
CONIFEROUS TREE					
	PN	2	JACK PINE	PINUS BANKSIANA	B & B
	THU	4	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	B & B
ORNAMENTAL TREE					
	PRC	2	PRAIRIE ROSE CRABAPPLE	MALUS IOENSIS 'PRAIRIE ROSE'	B & B
	QUC	4	QUAKING ASPEN CLUMP	POPULUS TREMULOIDES	B & B
OVERSTORY TREE					
	IHL	1	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	B & B
SYMBOL CODE QTY COMMON NAME BOTANICAL NAME CONTAINER					
CONIFEROUS SHRUBS					
	WSM	9	MUGO WHITE BUD PINE	PINUS MUGO 'WHITE BUD'	#5 CONT.
DECIDUOUS SHRUBS					
	AMB	6	IROQUOIS BEAUTY BLACK CHOKEBERRY	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM	#5 CONT.
	ANH	3	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	#5 CONT.
	BGH	20	BLUE GIANT HYSSOP	AGASTACHE FOENICULUM	#5 CONT.
	COR	5	RED TWIG DOGWOOD	CORNUS SERICEA	#5 CONT.
	GLS	8	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.
	GFH	6	QUICK FIRE HYDRANGEA	HYDRANGEA PANICULATA 'BULK'	#5 CONT.
ORNAMENTAL GRASSES					
	AGR	11	RED OCTOBER BIG BLUESTEM	ANDROPOGON GERARDII 'RED OCTOBER'	#1 CONT.
	CPS	6	PENNSYLVANIA SEDGE	CAREX PENNSYLVANICA	#1 CONT.
	GVM	4	GOLDEN VARIEGATED HAKONECHLOA	HAKONECHLOA MACRA 'AUREOLA'	#1 CONT.
	HMS	27	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.
	NSG	24	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.
	POS	24	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.
PERENNIALS					
	ALL	16	MILLENNIUM ORNAMENTAL ONION	ALLIUM X 'MILLENNIUM'	#1 CONT.
	AVW	16	WINKY DOUBLE RED-WHITE EUROPEAN COLUMBINE	AQUILEGIA VULGARIS 'WINKY RED-WHITE'	#1 CONT.
	BES	8	BLACK-EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	#1 CONT.
	BJB	8	BLUE JEAN BABY RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA 'BLUE JEAN BABY'	#1 CONT.
	BMW	3	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	#1 CONT.
	SEC	18	STONECROP	SEDUM CAUTICOLA	6 PK
	SEK	27	ORANGE STONECROP	SEDUM KAMTSCHATICUM	6 PK
	VPA	19	VISION IN PINK CHINESE ASTILBE	ASTILBE CHINENSIS 'VISION IN PINK'	#1 CONT.
	WDP	9	WOODLAND PHLOX	PHLOX DIVARICATA	#1 CONT.

LANDSCAPE LEGEND

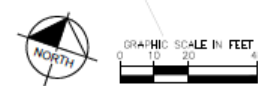


LANDSCAPE KEYNOTES

- Ⓐ EDGER (TYP.)
- Ⓑ HARDWOOD MULCH, MATCH EXISTING (TYP.)
- Ⓒ ROCK MULCH (TYP.)
- Ⓓ DISTURBANCE IN PUBLIC R.O.W. SEED WITH MNDOT SOUTHERN BOULEVARD SEED MIX (TYP.)
- Ⓔ SEED WITH SHORT DRY PRAIRIE SEED MIX - GRAMINOID MIX PAIRED WITH FORBS MIX (TYP.)
- Ⓕ SEED WITH CUSTOM BLEND: NATIVE TURF SEED MIX (NTR.) (TYP.)

LANDSCAPE SUMMARY

BOULEVARD TREE REQUIREMENTS	
TREES REQUIRED:	6 TREES = 193 L.F. / 35
TREES PROVIDED:	6 TREES
PARKING LOT INTERIOR LANDSCAPE REQUIREMENTS	
LANDSCAPE AREA REQUIRED:	600 S.F. = 5,002 S.F. OF PARKING * .12
LANDSCAPE AREA PROVIDED:	812 S.F.
TREES REQUIRED:	2 TREES = 600 S.F. / 400
TREES PROVIDED:	19 TREES = 6 CONIFEROUS + 13 DECIDUOUS
SHRUBS REQUIRED:	5 SHRUBS = (800 * 3) / 400
SHRUBS PROVIDED:	57 SHRUBS = 9 CONIFEROUS + 48 DECIDUOUS
CUSTOM BLEND: NATIVE TURF SEED MIX	
75% BUFFALOGRASS	
25% BLUE GRAMA	
SEEDING RATE: 2-3 LBS. PER 1000 SQ. FT.	



Building Elevation

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 the following materials:

- Hewn Stone in color Limestone
- Fiber cement with a “wood” look in color “Ash” and “Bark”
- ACM in color “DG Silver”
- Black canopies above main entrance and drive-up ATM
- Black sunshades
- Black anodized storefront system with clear glazing

Building Elevation



STORE FRONT
COLOR: BLACK ANODIZED ALUM.



ACM PANELS
COLOR: SILVERSMITH ARCONIC



CAST STONE
COLOR: FOUNDATION - HEWN STONE
WESTLAKE ROYAL STONE



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED ALUM.



FIBER CEMENT
COLOR: ASH NICHIIHA



FIBER CEMENT
COLOR: BARK NICHIIHA



CLEAR GLASS



SCREENING PAINT
COLOR: ACCESSIBLE BEIGE
SW 7038
SHERWIN WILLIAMS



Building Elevation

The image displays two architectural elevation drawings of a building, accompanied by a material and color specification legend.

Legend:

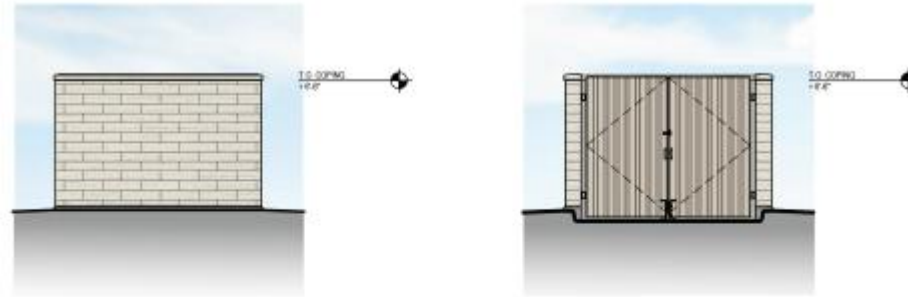
- STORE FRONT
COLOR: BLACK ANODIZED ALUM.
- ACM PANELS
COLOR: SILVERSMITH ARCONIC
- CAST STONE
COLOR: FOUNDATION - HEWN STONE
WESTLAKE ROYAL STONE
- METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED ALUM.
- FIBER CEMENT
COLOR: ASH NICHIIA
- FIBER CEMENT
COLOR: BARK NICHIIA
- CLEAR GLASS
- SCREENING PAINT
COLOR: ACCESSIBLE BEIGE
SW 7038
SHERWIN WILLIAMS

WEST ELEVATION - COMMERCE DR NW

SOUTH ELEVATION - COMMERCIAL CENTER ACCESS DRIVEWAY / DRIVE THROUGH



Building Elevation



TRASH ENCLOSURE



CAST STONE
COLOR: FOUNDATION - HEWN STONE
WESTLAKE ROYAL STONE

Photometric Plan

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. Peak Parking Demand

Parking Use	Parking Count
Employee	8
Customer	9
Total	17

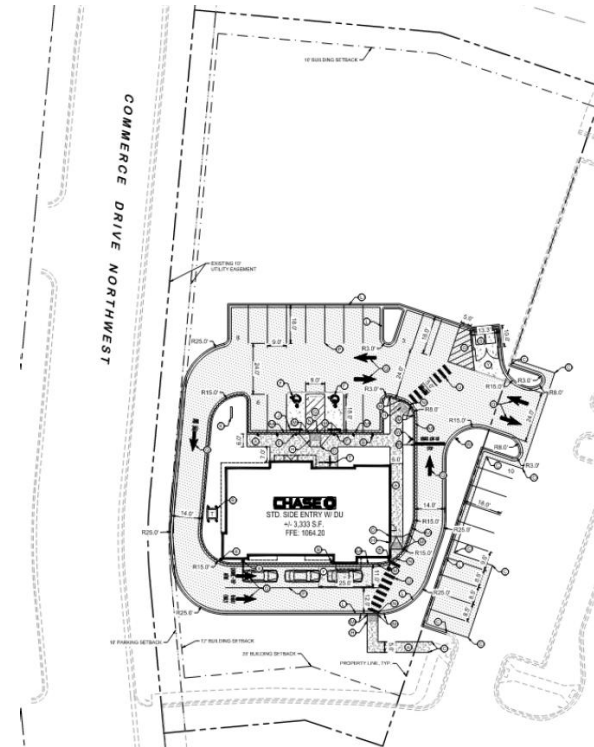
Table 2. Generated Traffic Projections – Drive-in Bank

Land Use		Size	Weekday							Saturday		
			Daily	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).