

CHASE BANK – Rochester

Crossroads

SWC US Hwy 14 and Commerce Dr W

The Architects Partnership, Ltd.

October 14th, 2025

CLIENT



ARCHITECT



CIVIL ENGINEER



Overview

- Introduction
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- 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 inside the building, a 24 hrs ATM vestibule and an automated drive through lane with an ATM and an after hours deposit drawer; 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.

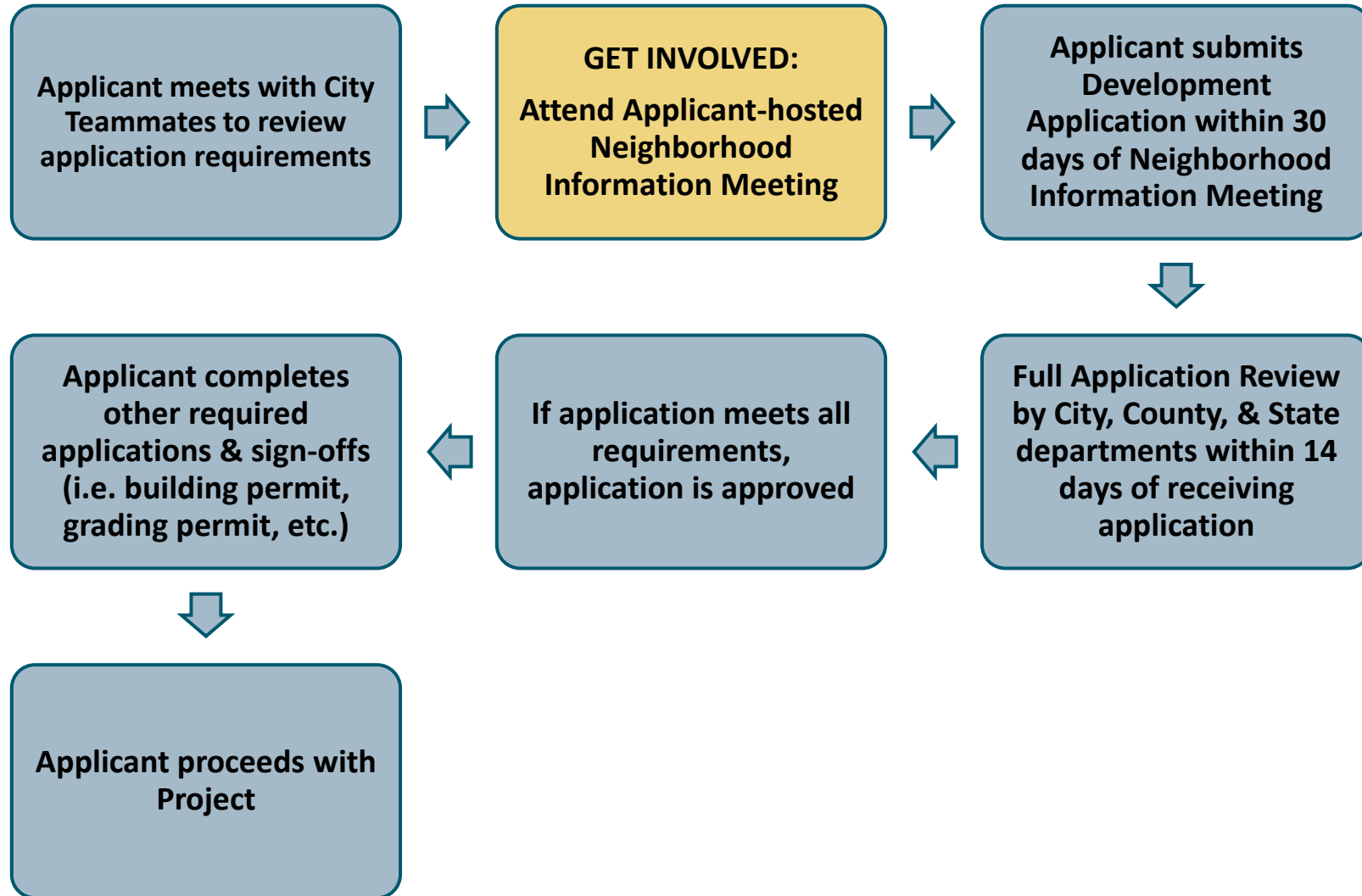


About our Project

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 22 parking stalls are proposed for JPMC development to serve Chase customers and employees. 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 shopping center area. 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

TRUNK HIGHWAY NO. 14

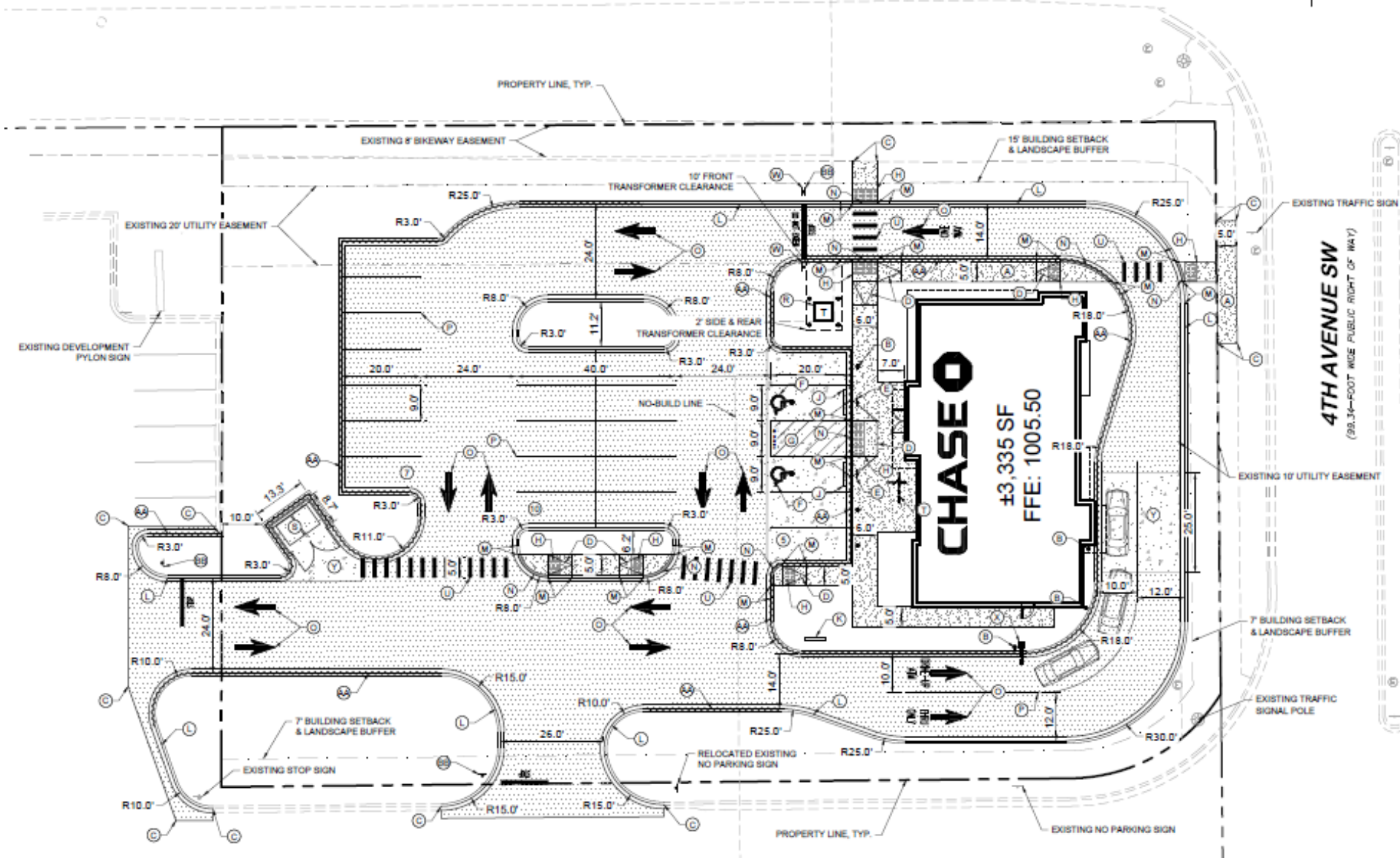
12TH STREET SW

(200-FOOT WIDE PUBLIC RIGHT OF WAY)



PROPERTY SUMMARY	
TOTAL PROPERTY AREA	0.95 AC / 41,225 SF
DISTURBED AREA	0.96 AC / 42,000 SF
EXISTING IMPERVIOUS AREA	0.04 AC / 2,050 SF / 4.9%
EXISTING PERVIOUS AREA	0.92 AC / 39,950 SF / 95.1%
PROPOSED IMPERVIOUS AREA	0.61 AC / 26,950 SF / 64.2%
PROPOSED PERVIOUS AREA	0.35 AC / 15,050 SF / 35.8%
NET INCREASE IN IMPERVIOUS AREA	0.57 AC / 24,900 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	3,335 SF
PERCENT OF TOTAL PROPERTY AREA	8.1%
MAXIMUM BUILDING HEIGHT	40 FT
PARKING SUMMARY	
REQUIRED PARKING	MIN: 5 SPACES @ 1/600 SF MAX: 11 SPACES @ 1/300 SF
TOTAL PROPOSED PARKING	22 SPACES
REQUIRED ACCESSIBLE PARKING	1 STANDARD SPACES 1 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	2 STANDARD SPACES 1 VAN ACCESSIBLE
REQUIRED DRIVE-THROUGH STACK	3 SPACES



Landscape Plan

LANDSCAPE SUMMARY

MINIMUM REQUIREMENTS

REQUIREMENT:	A MINIMUM OF 1 CANOPY TREE AND 3 SHRUBS (3' HT MIN) FOR EVERY 30 LINEAR FOOT OF FRONTAGE.
CANOPY TREES REQUIRED:	14 TREES = 304 L.F. / 30
CANOPY TREES PROVIDED:	14 TREES
SHRUBS REQUIRED:	40 SHRUBS = (304 L.F. * 3) / 30
SHRUBS PROVIDED:	TBD SHRUBS

PARKING LOT REQUIREMENTS

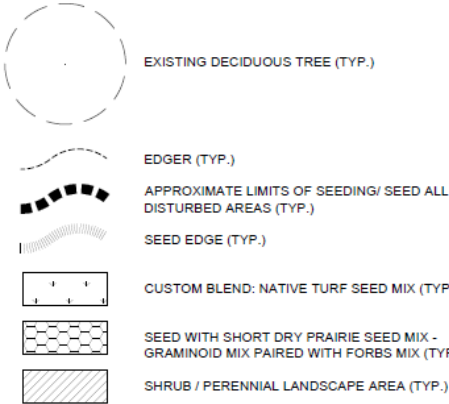
REQUIREMENT:	A MINIMUM OF 12% OF THE INTERNAL PARKING LOT MUST CONTAIN PARKING LOT ISLANDS. LANDSCAPE ISLANDS SHALL EACH CONTAIN A MINIMUM OF ONE TREE AND THREE SHRUBS PER 400 SQUARE FEET. A MINIMUM OF 75% OF THE REQUIRED TREES SHALL BE DECIDUOUS CANOPY-TYPE.
LANDSCAPE AREA REQUIRED:	1,382 S.F. = 11,514 S.F. OF PARKING * .12
LANDSCAPE AREA PROVIDED:	1,635 S.F.
TREES REQUIRED:	4 TREES = 1,635 S.F. / 400
TREES PROVIDED:	4 TREES
SHRUBS REQUIRED:	13 SHRUBS = (1,635 * 3) / 400
SHRUBS PROVIDED:	TBD SHRUBS

STREET TREE REQUIREMENTS

REQUIREMENT:	TREES SPACED AT 35' O.C. ALONG CITY STREETS FOR COMMERCIAL PROPERTIES (CROSSROADS DRIVE SW)
TREES REQUIRED:	5 TREES = 144 L.F. / 35
TREES PROVIDED:	3* TREES

NOTE: " * " INDICATES REQUIREMENT NOT MET DUE TO SITE CONSTRAINTS.

LANDSCAPE LEGEND

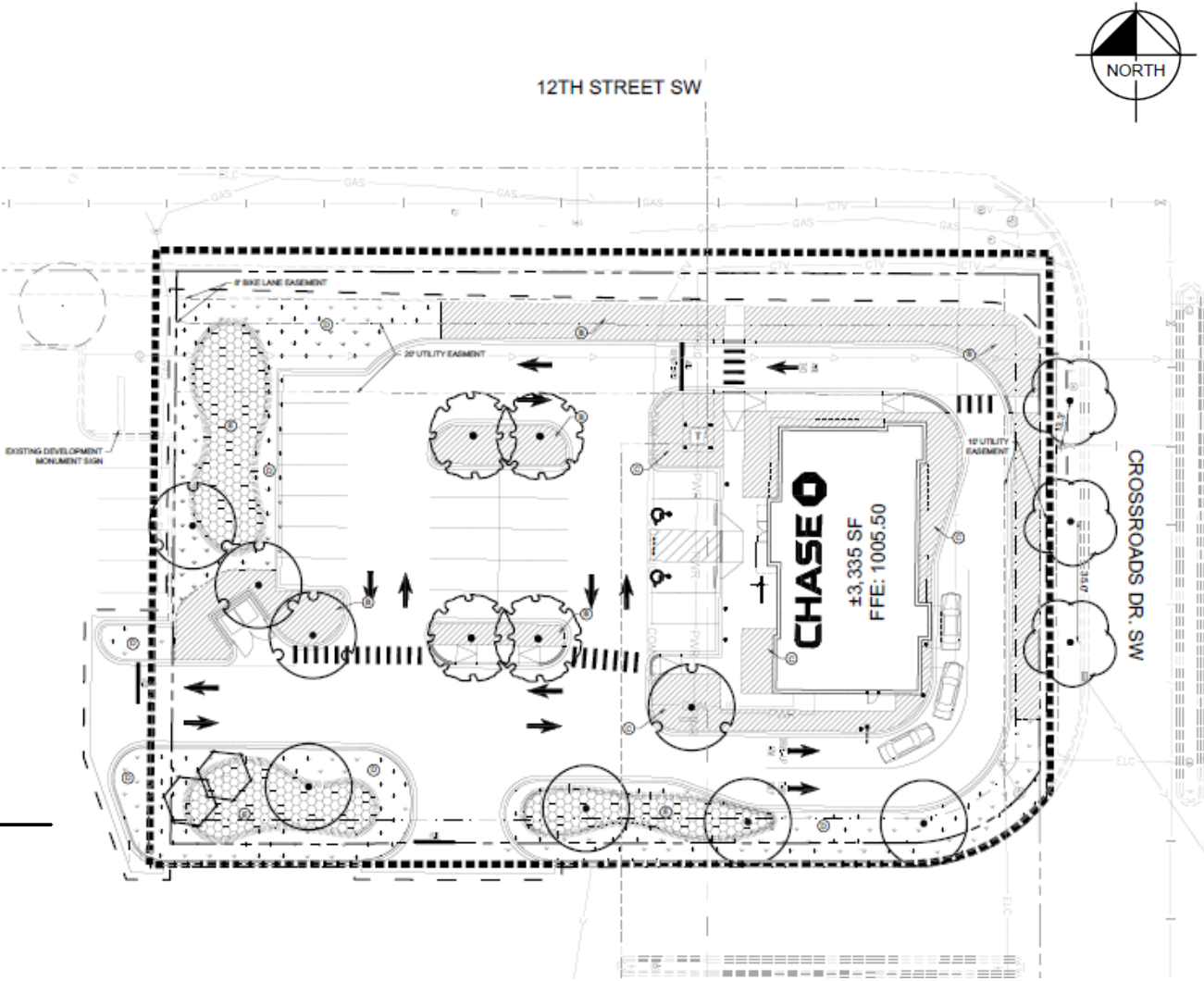


LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) CUSTOM BLEND: NATIVE TURF SEED MIX (TYP.)
- (E) SEED WITH SHORT DRY PRAIRIE SEED MIX - GRAMINOID MIX PAIRED WITH FORBS MIX (TYP.) MAINTENANCE STRIP (TYP.)

PLANT KEY

SYMBOL	COMMON NAME
CONIFEROUS TREE	
	WHITE FIR
OVERSTORY TREE	
	COMMON HACKBERRY
	IMPERIAL HONEYLOCUST
	PRINCETON ELM
	SIENNA GLEN MAPLE



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”
- Brick in color “Midnight Black”
- ACM in color “Silver Smith”
- Black canopies above main entrance and drive-up ATM
- Black sunshades
- Black anodized storefront system with clear glazing
- Black metal coping caps
- Screening system painted in color “Accessible beige”

Building Elevation

SOUTH ELEVATIONS – DRIVE THROUGH ENTRY



STORE FRONT
COLOR: BLACK ANODIZED
ALUM.



ACM PANELS
COLOR: SILVER
SMITH



BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE BRICKS



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED
ALUM.



FIBER CEMENT
COLOR: ASH
NICHIA



CAST STONE
COLOR: FOUNDATION - HEWN STONE
WESTLAKE ROYAL STONE



METAL COPING CAP
COLOR: BLACK



CLEAR GLASS



SPANDREL GLAZING



SCREENING PAINT
COLOR: ACCESSIBLE BEIGE SW7036
SHERWIN WILLIAMS

WEST ELEVATION – PRIMARY PARKING



Building Elevation

NORTH ELEVATION – US HWY 14



STORE FRONT
COLOR: BLACK ANODIZED ALUM.



ACM PANELS
COLOR: SILVER SMITH



BRICK
COLOR: MIDNIGHT BLACK INTERSTATE BRICKS



METAL CANOPY & SUNSHADES
COLOR: BLACK ANODIZED ALUM.



FIBER CEMENT
COLOR: ASH NICHIA



CAST STONE
COLOR: FOUNDATION - HEWN STONE WEST AKA ROYAL STONE



METAL COPING CAP
COLOR: BLACK



CLEAR GLASS



SPANDREL GLAZING

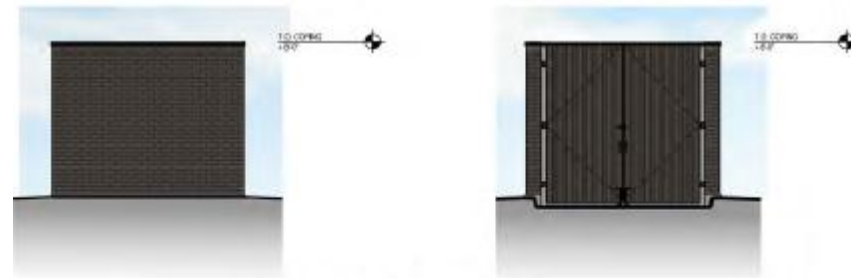


SCREENING PAINT
COLOR: ACCESSIBLE BEIGE SW7036 SHERWIN WILLIAMS

EAST ELEVATION – DRIVE THROUGH AND BY-PASS LANE



Building Elevation



TRASH ENCLOSURE



GATE PAINT
COLOR: SEALSKIN SW 7675
SHERWIN WILLIAMS



BRCK
COLOR: MIDNIGHT BLACK
INTERSTATE BRICKS

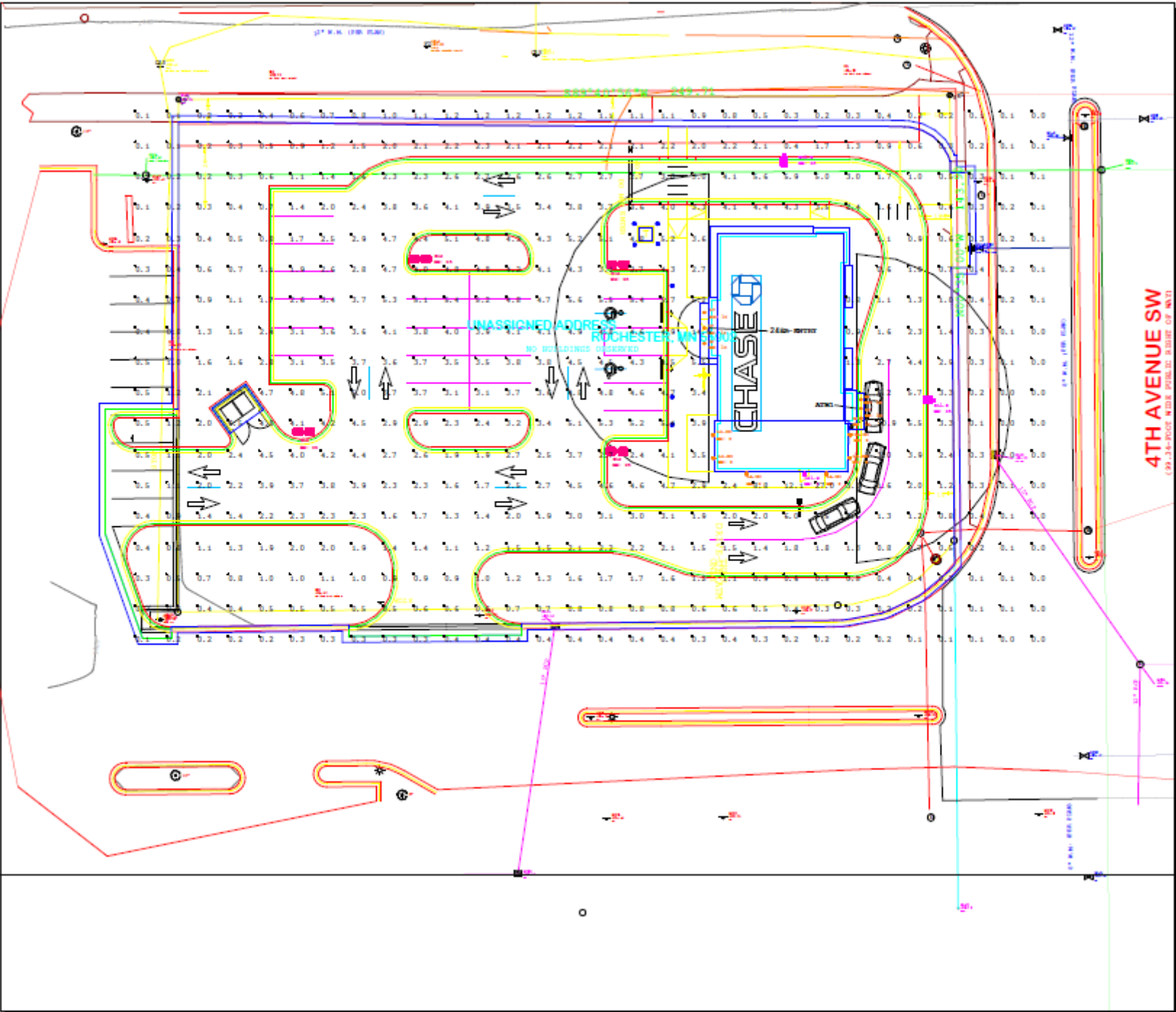


METAL COPING CAP
COLOR: BLACK

Photometric Plan

calculation summary							
label	units	avg	max	min	avg/min	max/min	description
ATNI 5'	FC	72.83	110.8	22.6	3.22	4.90	FC TAKEN 5' FROM ATNI @ 3'-0" AFO
ATNI 50'	FC	2.84	85.9	0.0	N.A.	N.A.	FC TAKEN 50' FROM ATNI @ 3'-0" AFO
ENTRY 10'	FC	26.10	86.0	4.0	6.53	21.50	FC TAKEN 10' FROM ENTRY @ 3'-0" AFO
ENTRY 50'	FC	5.61	48.7	3.2	1.75	13.03	FC TAKEN 50' FROM ENTRY @ 3'-0" AFO
SITE	FC	2.06	27.0	0.0	N.A.	N.A.	FC TAKEN @ SHADE

luminaire schedule				
symbol	label	qty	part number	description
	AL2	4	BACL01004A740-COMMNO-01-FINISH	FULL CUTOFF AREA LIGHT
	AL3-W	2	BACL01002A740-COMMNO-01-FINISH WITH SHIELD BAC-BEL-SHLD	FULL CUTOFF AREA LIGHT W/SHIELD
	L7	6	5011AT20L	RECESSED DOWNLIGHT
	L4-W	6	9004-W1-W-LED3090-W-SE-L1-08V	WALL MOUNT DR LIGHT
	L21-W	1	XTOR50-W	WALL MOUNT FULL CUTOFF SD WALLPACK



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	16
Total	24

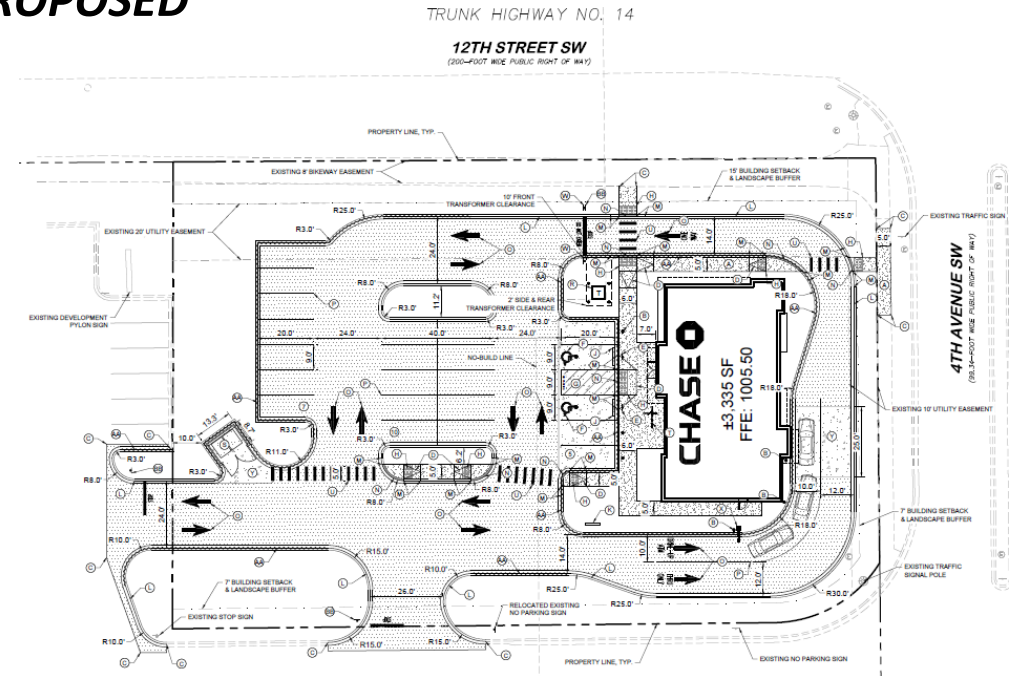
Table 2. Generated Traffic Projections – Drive-in Bank

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).