

February 17<sup>th</sup>, 2025

**City Of Bloomington**

1800 West Old Shakopee Road  
Bloomington, MN 55431-3027  
952-563-8700 (MN Relay 711)

Subject: Proposed JP Morgan Chase Bank – East Bloomington Lyndale Ave South and 98<sup>th</sup> Street

As Chase Bank’s authorized representative and AOR/EOR firm for the proposed project please allow this letter to serve as our request to proceed with our DRC review application for the above project.

Project Summary:

The proposed project is for the new ground-up construction of a freestanding 3,432 S.F. stand-alone bank branch within the established parking lot of the existing shopping center. Project scope includes:

- Interior Walk-Up Vestibule ATM
- Drive Thru ATM and Night depository
- (4) offices
- Conference room
- (2) station teller line
- Restrooms
- Back of house Employee room, Elec room and Data room.
- Site improvements include additional green space landscaping as well as an ADA accessible ramp from the public right of way.

Requested “Flexibilities”:

Reviewing the local zoning code we request the following (3) “Flexibilities” be granted:

1. Proposed Bank Branch footprint of 3,432 S.F. is less than the code suggested footprint of 4,000 S.F. It is our professional opinion the size of the overall constructed branch is appropriate to the scale of services provided and in keeping with current trends in banking nationwide. Additionally, the size of the proposed building scale and placement is in response to Chase’s desire to provide a direct access ADA ramp to traverse the -3’-0” grade change from the public right of way and adjacent transit bus stop to the finished grade of the site for customer convenience and safety.
2. Proposed Bank Branch services will include a Drive thru ATM and Night depository. Local code would indicate a requirement of 6 car stacking capability. It is our professional opinion while this stacking requirement would be appropriate for a staffed teller operation the typical transaction time for a drive-up ATM reduces this wait time. In review of Chase bank Transaction data, we feel the proposed depth of 4 to 5 cars is appropriate.
3. Proposed Bank Branch exterior finish pallet includes a mix of aluminum and glass storefront, cultured hewn stone veneer, ACM panels and simulated vintage wood Nichiha fiber cement panels in (2) distinct colors. Zoning code would indicate that the simulated vintage wood Nichiha fiber cement panels are considered a secondary material and may be limited to 15% or less of the total building envelope.



Engineering  
& Design

It is our professional opinion the requested above "Flexibilities" are respectful of the character of the locality and would not be injurious to the use or enjoyment of other properties in the vicinity. These requests are in keeping with the character of the adjacent buildings. Approval of the proposed "Flexibilities" will not be detrimental to the health, safety, or welfare of the public or of those utilizing the property or nearby properties. The proposed development is appropriate in scale with the existing adjacent buildings single story buildings. It is our opinion, the addition submitted Chase Bank proposal will positively contribute to current retail fabric of the City of Bloomington.

The addition of Chase Bank at this location will generate 6-10 high paying jobs. Chase actively works with the community to educate and provide processes to bring unskilled/lightly skilled workers into the banking workforce.

The proposed design presents an inviting façade of high-quality materials and glazing along west 98<sup>th</sup> street.

The project further will reduce the amount of underused on-site parking and impermeable surfaces as compared to the existing site. Project will meet Chase Bank sustainability goals and achieve LEED certification.

Respectfully submitted,

REGARDS,

A handwritten signature in black ink, appearing to read "Dan McAuley".

DAN MCAULEY | SENIOR DESIGNER  
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