



October 25, 2019

City of Boise
Planning and Development Services
150 N. Capitol Blvd.
Boise, ID 83701

RE: **CHASE BANK FIVE MILE FRED MEYER RELO**
1575 S Five Mile Road
Boise, ID 83709
Chase OVP No. 38200P354224
PMDG JOB NO. JPM19002.0

Project Description:

The application incl. architectural drawings and documents are being submitted by PM Design Group Inc. on behalf of JP Morgan Chase and pertain to the property located at 1575 S Five Mile Rd., Boise, ID; APN: R23436100002; zoned: C-1D (Neighborhood Commercial w/Design Review Overlay).

The site is located within the "Elms Park Shopping Center" at the corner of W Overland Road and S Five Mile Road. Currently the lot is vacant and is used as part of the shopping center parking lot. The parking lot can be accessed from W Overland Road and S Five Mile Road. The existing strip mall building in the shopping center is mainly used by restaurant and retail tenants, such as Awakening Coffee, Hooligans Bar & Grill, Asian Fusion, Classy Nails, Metro PCS, H & R Block, Liquor Store etc. There is public sidewalk along the frontage and a lawn planter strip with some trees along the back of that sidewalk at W Overland Road and S Five Mile Road. Overhead power lines are running along the East property at S Five Mile Road.

There is residential area behind the shopping center to the North. Across from the center are other shopping centers with parking lots towards the street that house chain stores such as Fred Meyer, Albertson and Walgreens.

Chase is proposing to construct a new branch building and a drive-thru ATM with a freestanding canopy on the corner lot. In addition, the scope is to upgrade the parking lot and the landscaping on this lot. The branch store inside Fred Meyer will be closed and relocated to this new building. The hours of operation are estimated to be on Mon. through Fri. 9 am to 6 pm with Sat. and Sun. closed. The vestibule ATM, an exterior walk-up ATM and the Drive-thru ATM can be accessed at any time. The employee count is about five.

Overall the branch is designed to minimize the use of bankers in the transitional work. While tellers will be available and in plain sight, the bank hopes to handle about 80% of routine needs with in-branch technology. Bankers are equipped with tablets and with easy access to other technology in order to interact with consumers as naturally as possible in multiple environments. The intent is for the customer to have a full experience not just a place for processing transactions. The experience is to include financial education as well.

The convenience of self-service is available as well with the ATMs inside, the walk-up ATM and the drive-thru ATM. Despite the mobile technology, the ATM is still popular with customers nationwide. The convenience to do the transaction from the car is attractive to the customers as it is easier and more comfortable in case they have to wait in line.

The building is proposed to be situated in the center of the lot with the drive-thru behind the building. There are several easements, storm drain piping from the shopping center and the required 62' dedication from ACHD along W Overland Road and the setbacks preventing the building to be located any closer to the street. The site layout with the existing parking stalls and the drive aisle circulation along the frontages is reused while in the future the parking stalls along W Overland Road will be eliminated for the dedication. The Landlord is remodeling the site parking on the shopping center site under separate application and permit. Overall the shopping center with the corner Chase lot will lose about 40 stalls with these improvements. A path of travel from the public sidewalk is proposed to access the new branch and the existing shopping center strip mall building.

The building is rectangle in shape with some tower elements and glazing frontages. The exterior building elevations have been updated to reflect the client's latest design in materials and colors. The design has a modern look to it but includes tactile finishes such as synthetic wood siding and stone veneer. The colors are brown, cream and silver grey. The storefront is clear anodized finish. The awnings and the canopy are of an aluminum finish.

The improvements will renew the area and will give a new enhanced experience to the customers. We are looking forward to coordinate with the city in the anticipation of a fast approval of the project.

Please let us know if you have any questions.

Respectfully,



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