

## **Project Narrative**

Project Address: NE Corner of 1293 E. Higgins Rd, Schaumburg IL 60173

Client: US Bank

Project Architect: RSP Architects

Project Contact: Michael.Lenz@rsparch.com

## **PROJECT DESCRIPTION**

On the existing site of 1293 E. Higgins Rd, Schaumburg IL, 60173, a 3,984 square foot ground-up US Bank branch location is being proposed in the northeast corner. The site is within a B-2 zoning district, where there is an existing shopping center which includes Kohl's, Bentley's Pet Stuff and Grooming & Self Wash, Dollar Tree, Verizon Business Services, Jersey Mike's Subs, Starbucks, Raising Cane's, and a Target.

## **BANK OPERATIONS**

The new US Bank branch will include one walk-up ATM, two drive-through banking lanes under a drive-through canopy, three teller lines, six offices, and one conference room.

## **SITE IMPROVEMENTS**

Improvements to the existing site will be required for this project, which consist of an accessible entrance from the public right of way off E. Higgins Rd., islands and landscaping surrounding the building, sidewalk, and a trash enclosure. The site for US Bank has 26 parking stalls, including one van accessible stall and one accessible parking stall. The property line for the proposed site has an area of 31,428 square feet.

## **DESIGN**

Materiality for this project includes brick, limestone veneer, glazing, and metal panels. Colors for these materials consist of light grey (limestone veneer), medium grey (brick), dark grey (metal panel), bronze (metal panel), white (metal panel), and blue (metal panel). These colors and materials are consistent with US Bank's branding at their recent Midwest ground-up projects. There will be an entrance canopy on the north façade for the main entrance. This canopy wraps around the NW corner through part of the west façade. At the southeast façade is the drive-through canopy. The building's east facade will have a signage wall for visibility off Meacham Rd. Additional signage for the building will include one on the north façade for visibility off E. Higgins Rd., and one on the west façade for the patrons of the shopping center's visibility. Additional signage for the site will include wayfinding and pylon signage. This signage will be handled under a separate permit.