

LETTER OF INTENT

Site Development Plan Dutch Bros Coffee

5810 Omaha Boulevard
Colorado Springs, Colorado 80915

Prepared by:
Barghausen Consulting Engineers, Inc.

November 7, 2023

Our Job No. 23098



BARGHAUSEN

Letter of Intent – Site Development Plan

Dutch Bros Coffee (CO0907)

PREPARED BY

Barghausen Consulting
Engineers, Inc.

PREPARED FOR

Dutch Bros Coffee

CLIENT ADDRESS

110 S.W. 4th Street, Grants Pass, OR 97526

SITE ADDRESS

5810 Omaha Boulevard,
Colorado Springs,
Colorado 80915

PROJECT NO.

23098

DATE

03/28/2024

JURISDICTION

El Paso County

Project Overview

The project proposes to demolish the existing gas station, convenience store, and car wash for construction of a new 950-square-foot Dutch Bros Coffee with a drive-through service window. Site improvements will include asphalt paving and parking lot striping, a double drive-through lane with stacking for up to 26 vehicles, a bypass lane, interior and perimeter landscaping, and a trash and recycling enclosure. The Dutch Bros Coffee building will include an additional service window on the north side of the building to serve walk-up patrons. Surface parking for twelve (12) vehicles is proposed.

The project site is located at 5180 Omaha Boulevard in Colorado Springs with parcel number 5406304025 and consists of 26,869 square feet of developed land with an existing building on site.

The property is currently zoned Commercial Regional (CR) and is within a Commercial Airport Overlay District (CAD-O) within the El Paso County Jurisdiction. Drive-through restaurants are permitted with the approval of a Site Development Plan.

Applicant Information

Owner

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Dutch Bros Coffee Characteristics

Dutch Bros Coffee, known for their upbeat baristas and genuinely caring service, is a growing drive-through coffee company with more than 600 locations in eleven states and over 12,000 employees. Their three main values include speed, quality, and service. All Dutch Bros Coffee locations serve Private Reserve Coffee, White Coffee, and Decaf Coffee as espresso options, all roasted in Grants Pass, Oregon. Along with coffee, the menu includes a variety of Dutch Bros Blue Rebel energy drinks, lemonade, and tea. Limited packaged food items will be provided such as muffin tops and granola bars.

Dutch Bros Coffee continues to grow; wherever it does, the love, donations and smiles grow with it. The company donates over \$3.5 million a year to its local communities and non-profit organizations. Dutch Bros Foundation and Dutch Bros Coffee are both about people first and actively engage in its communities through giving and action in four core areas: youth, music, health, and origins.

Queuing and Stacking

Approximately 500 feet of stacking space is available behind the drive-through window to provide queuing for up to 26 vehicles. Dutch Bros Coffee will implement a runner system at the proposed facility that is designed to increase speed and efficiency in serving drive-through customers. Dutch Bros Coffee employees travel from vehicle to vehicle to greet customers and take orders. These "runners" utilize a handheld device to transmit customer's orders to the multiple drink stations inside the building. Additionally, runners will charge individuals while in line; by the time they arrive at the service window they may pick up their order and be on their way. This system decreases wait times while allowing the runners to have a more personal face-to-face interaction with customers.

The drive-through will not include any speaker boxes. All customer orders are taken in person either at the window or with a runner that carries a handheld device to transmit orders to the kitchen. This ordering process minimizes noise impacts and decreases the amount of vehicle idling at menu boards that are common at traditional drive-through facilities.

Operational Measures

The Dutch Bros Coffee site is proposing an extensive directional sign package that will direct customers throughout the site. In addition, the layout of the site was designed to create the best possible flow and the maximum queuing possible to reduce spillover onto neighboring properties or the public roads.

All staff are required to attend a monthly shop meeting to discuss traffic plans in detail. In addition, the staff will gather before each shift to ensure the traffic strategy is set.

Approximately three (3) or four (4) staff will be dedicated to the parking area throughout the day to take orders and receive payments. In addition, one (1) person's sole responsibility will be traffic control. Tactics will include instructing all vehicles to pull forward as close as possible to utilize the maximum queuing.

Site Design and Orientation

The existing gas station, convenience store, and car wash will be demolished for construction of the Dutch Bros Coffee drive-through. The drive through entrance is located to the northeast corner of the site and consists of dual lanes. The dual drive-through lanes wrap around the north and west property lines accessing the drive-through service window at the southeast corner of the site. Dutch Bros Coffee includes a separate customer window that is oriented to the opposite side of the structure to serve pedestrian walk-up traffic only. The subject property will utilize the existing access to the east of the site off Omaha Boulevard and the existing internal drive aisles to access the site.

Architecture

The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. Canopy awnings are provided over all entrances and service doors, including a large 300-square-foot canopy over the customer walk-up service window providing weather protection. The building features modulation with a tower element, building wall articulation, and building materials that are aesthetically pleasing and compatible with other newer developments in the community. Colorful and visually interesting wall signs depicting the Dutch Bros Coffee logos will be installed on all sides of the building.

Signs and Lighting

Signs proposed for use at the project site will conform to the El Paso County Zoning Code. Signs proposed to be installed at the project site include a freestanding sign, wall signs, menu signs, drive-through, parking lot, and directional signs. Signs will be constructed with high-quality materials and properly installed under separate permits.

Site lighting will be provided at the project site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and pedestrian scale lighting within the patio space and along the pedestrian pathway. Exterior building lighting will be installed on the building façade. The drive-through area will be provided with security lighting. All lights will include shields to direct light toward the project site and keep glare away from the adjacent land uses and rights-of-way.

Findings

The project will conform to the General Development Standards outlined in Chapter 6 and Chapter 5 of the El Paso Land Development Code, which includes compliance with the required setbacks, parking, landscaping, lighting, and sign requirements for the purpose of promoting the health, safety, convenience, and welfare of the general public and the creation of sound economic development for present and future inhabitants of El Paso County, Colorado.

Zoning

The Commercial Regional (CR) District is intended to accommodate regional centers providing ease of pedestrian and vehicular circulation, unity of architectural design, and best serving the convenience of the public and aesthetic enhancement of the community and region. The project will serve the convenience of the public by providing quick, upbeat, and friendly customer service to the surrounding businesses and residents while also enhancing the community through aesthetically pleasing site landscaping and architectural design that is compatible with existing uses. The project will provide ease of pedestrian and vehicular circulation by utilizing the existing access to the east of the site off Omaha Boulevard and the existing internal drive aisles. The proposal will be providing pedestrian access via a clearly marked pedestrian pathway that will lead walk up customers to the designated walk-up customer window opposite the drive-through service window.

Standards	Requirement	Proposal
Parking	1 per 100 square feet	12 spaces
Setbacks:		
Front	50 feet	65 feet
Side	None	
Rear	None	
Landscaping Buffer	25 feet	25 feet
Height	45 feet	24 feet
ADA parking	1 spot	1 spot

Traffic

A Traffic Report prepared by Hales Engineering is enclosed with this submittal for further detail regarding potential traffic impacts.

Utilities

The proposal will utilize existing water meters, sewer laterals, and electric transformers that previously served the gas station. The existing meters will serve the project and will require coordination with the Cherokee Metro Water District. The Utility Plan is enclosed with this submittal to outline the proposed utilities.

Conclusion

The proposed Dutch Bros Coffee will enhance the commercial character of the CR district. Dutch Bros Coffee is a successful business that will promote improvement of the existing commercial area. Dutch Bros Coffee locations are known to be clean and well maintained, providing quick service from friendly staff. The proposed coffee shop will provide excellent products and service, along with enhanced landscaping areas, lighting, and pedestrian open space at the project site that will benefit all customers and users in the immediate vicinity and the surrounding areas.