



DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 11/16/2023

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

980 sf Dutch Bros Coffee with associated site improvements

APPLICATION INFORMATION

Applicant/Owner: Ron Austerman - Dutch Bros Coffee		Phone: 602-320-8598
Address: PO Box 1929		Email: ron.austerman@dutchbros.com
City: Grants Pass	State: OR	Zip: 97528
Professional/Agent (if any): Brianna Uy - Barghausen Consulting Engineers, Inc		Phone: 360-880-8326
Address: 18215 72nd Avenue South		Email: buy@barghausen.com
City: Kent	State: WA	Zip: 98032
Proprietary Interest in Site: Civil Engineers	List all owners: Peligro, LLC contact: Scott Baird	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: D-1 & E-1 and A	Block:	Unit: NA
Subdivision/Addition: North Fourth Street Homesites Addition	MRGCD Map No.: 32	UPC Code: 101406145427142022 & 2023 & 2024
Zone Atlas Page(s): F14	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): .9 acres


LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5565 4th Street NW Between: 4th Street NW and: 5th Street NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

None known

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: 	Date: January 2, 2025
Printed Name: Ron Austerman	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

Form S3



FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

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- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

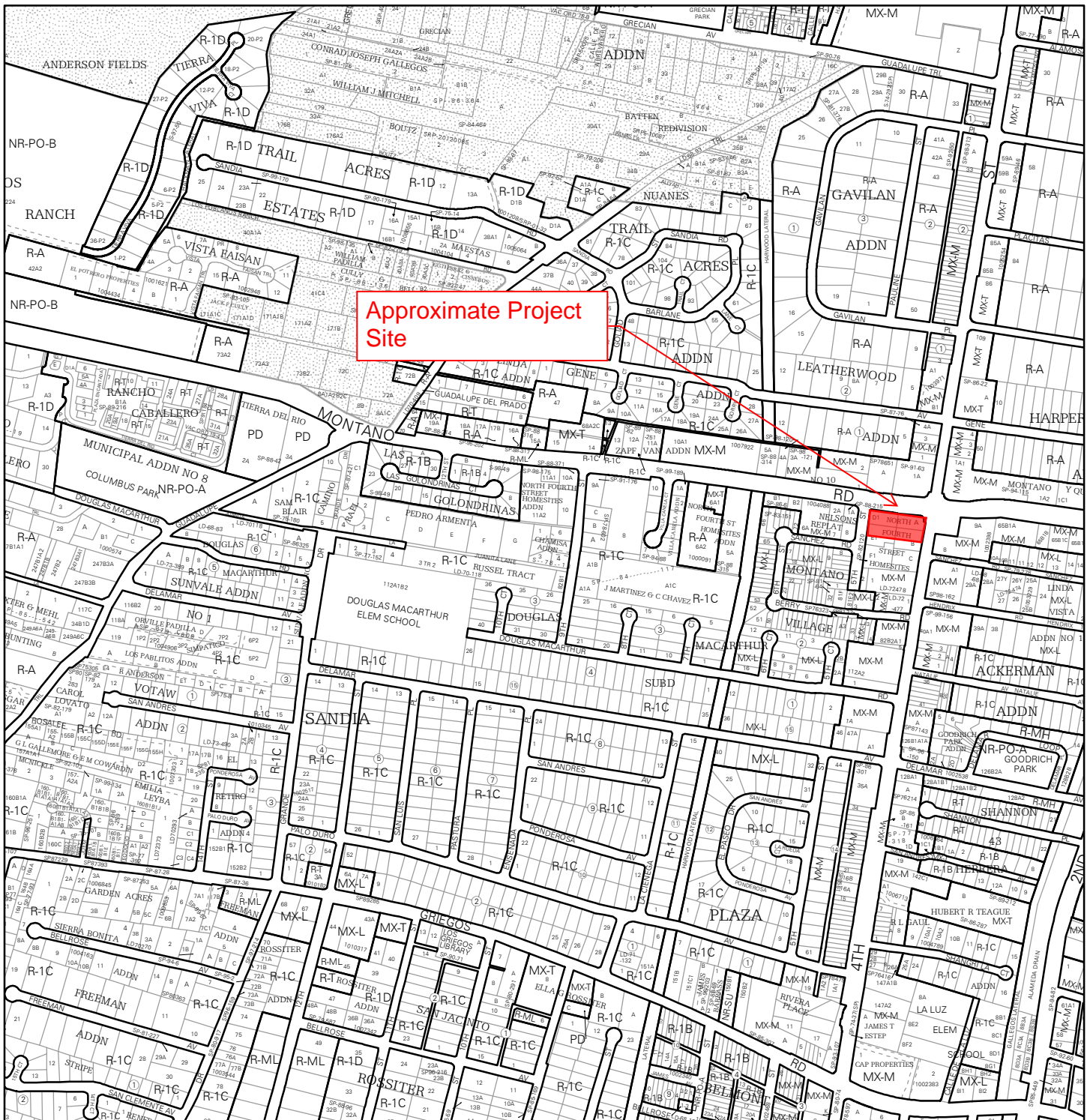
_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

Zone Atlas Map

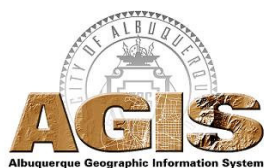




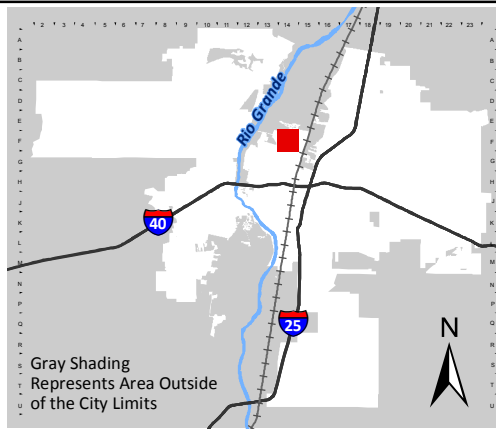
Approximate Project Site

For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

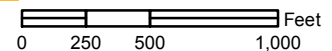


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



Project Narrative





BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

Project Narrative Sketch Plan Application

Dutch Bros Coffee (NM0505)

PREPARED BY

Barghausen Consulting
Engineers, LLC

PREPARED FOR

Dutch Bros, LLC.

CLIENT ADDRESS

300 North Valley Drive
Grants Pass, OR 97526

SITE ADDRESS

5565 4th Street Northwest
Albuquerque, NM 87107

PROJECT NO.

23923

DATE

01/02/2025

JURISDICTION

City of Albuquerque

Project Overview

The project proposes to develop three (3) parcels for a total of 0.9 acres for construction of a new 980-square-foot Dutch Bros Coffee with double drive-through lanes to accommodate up to 31 vehicles in the queue. A separate covered service window will be offered for walk-up customers on the western side of the building opposite the drive-through service window. Site improvements include an exit bypass lane, interior and exterior landscaping, and a trash and recycling enclosure. Surface parking for 28 vehicles is provided.

Operational Characteristics

Dutch Bros Coffee, known for their upbeat baristas and genuinely caring service, is a growing drive-through coffee company with more than 900 locations in 17 states and over 24,000 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 nonprofit organizations. Dutch Bros Foundation and Dutch Bros Coffee are both about people first and actively engage in their communities through giving and action in four core areas: youth, music, health, and origins.

Queuing and Stacking

Approximately 620 feet of stacking space is available behind the drive-through window. 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, so 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.

Site Design and Orientation

The proposed Dutch Bros Coffee building will be constructed on three (3) existing parcels. The existing buildings will be demolished. The Dutch Bros Coffee building is located on the east side of the site. Access will be provided to the north off Montano Road and to the west off 5th Street. Once cars enter off Montano Road, the drive-through leads customers along the southern property line to the service window on the eastern building façade. The project will include a separate customer window that is oriented to the west of the site to serve pedestrian walk-up traffic only. The trash enclosure is located near the 5th Street entrance.

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 City of Albuquerque IDO standards. 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 to keep glare away from the adjacent land uses and rights-of-way.

Questions

As we are in the feasibility stage of the project, we respectfully request answers to the following questions:

Planning and Land Use/Entitlements

1. Please confirm the required land use approval process including identifying submittal requirements, fees, schedule for public hearings, as well as the projected timeframe for staff review.
2. Please identify any opportunities for seeking an expedited plan review schedule.
3. Please identify if permit applications may be processed concurrently with the land use process for entitlements at the applicant's risk.
4. Please confirm environmental review requirements.
5. Please review the Site Plan and provide feedback on any modifications that may be required to obtain entitlement approvals.
6. Please identify any special trash enclosure requirements such as minimum dimensions, building design, or roof requirements.
7. Please identify any hours of operation restrictions.

Traffic and Circulation

1. Please identify any circulation and LOS issues, define their relevance to the site design, and any proposed mitigations.
2. Please identify any right-of-way dedications, frontage improvements, access restrictions, and/or permits associated with off-site improvements.
3. Please quantify any applicable traffic impact and/or mitigation fees.
4. Please confirm if a traffic analysis is required. If so, please identify the specific scope of work to be addressed by a traffic engineer.
5. This project is located on a major transit corridor and along a multi modal and main street corridor. Are there additional standards that pertain to the site?

Fire Marshal

1. Please discuss the adequacy of current hydrants and the need/location for additional hydrants.
2. Please confirm the adequacy of fire flow and/or water supplies for fire-fighting needs.
3. Please identify any requirements for special alarm systems and/or sprinklers.

Building

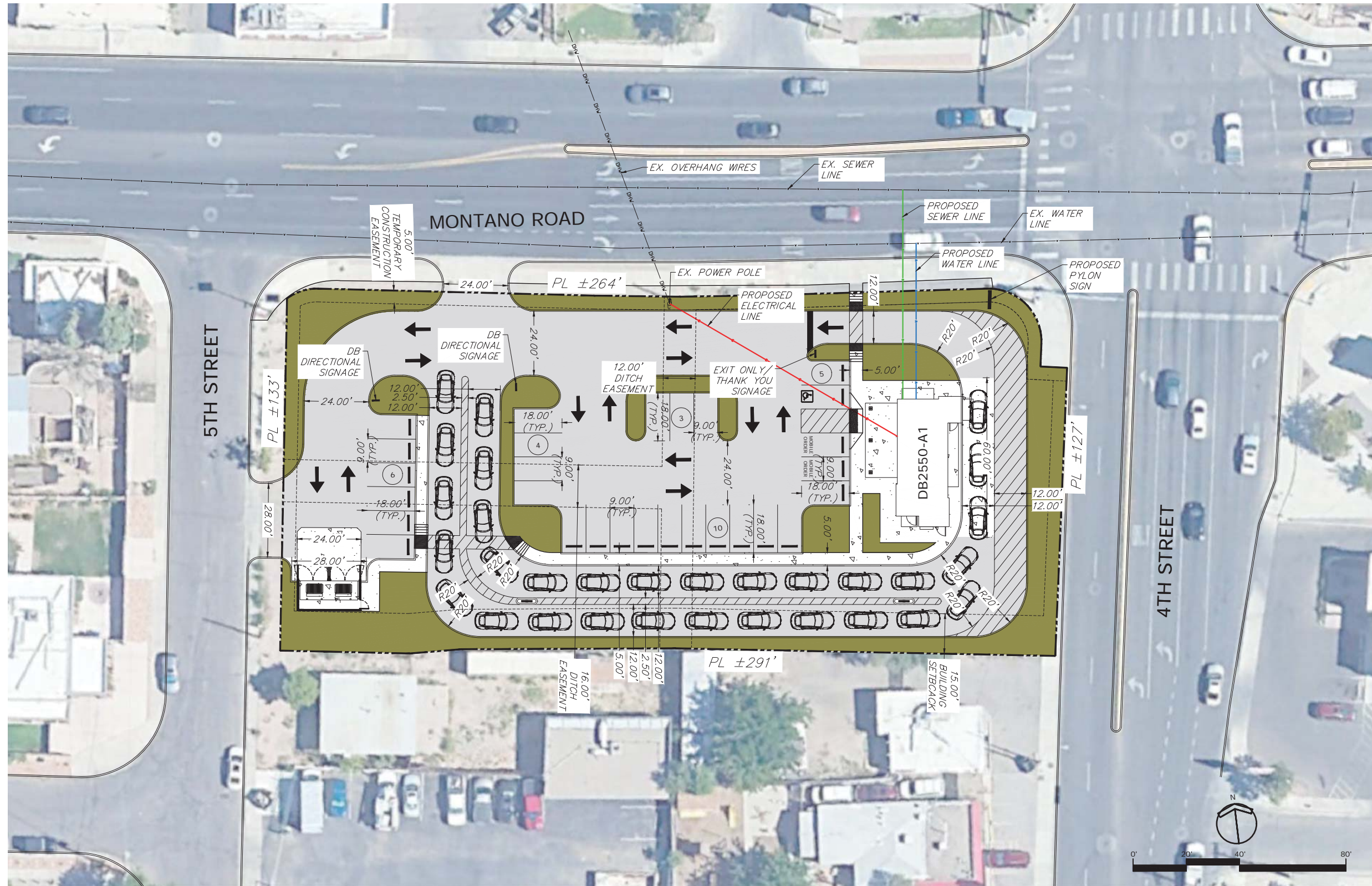
1. Please identify all permits required for this project; describe the submittal process and review timeframe.
2. Please identify any available process to expedite plan reviews during the Building Permit Application.
3. Discuss any accessibility requirements relevant to the site plan.

Engineering and Utilities

1. Identify any special requirements for access, grading, erosion control and stormwater system design, and water quality controls.
2. Please confirm if the stormwater requirements will require a roof on the trash enclosure.
3. Please identify the nearest available utilities to serve the project site. Describe any special requirements for water, sewer, power, and/or telephone service such as easements or permits.
4. Identify if a separate civil engineering review is required prior to or concurrent with the building permit process; describe submittal requirements and review timeframe.
5. Identify and quantify, if possible, all utility impact and/or mitigation fees.

Preliminary Site Plan





SITE INFORMATION

BUILDING SQ. FT.:	950 S.F.
PARKING SPACES:	28 SPACES
PROTECTED QUEUING:	31 CARS
SITE ACREAGE±:	±0.90 AC.
SITE SQ. FT.±:	±39,084 S.F.

DEVELOPER

COMPANY:	DUTCH BROS. CORPORATE
NAME:	MARK BAKER
PHONE:	541.955.4700

DESIGNER


COMPANY:	TECTONICS DESIGN GROUP
NAME:	MATT RASMUSSEN
PHONE:	775.824.9988

ARCHITECT

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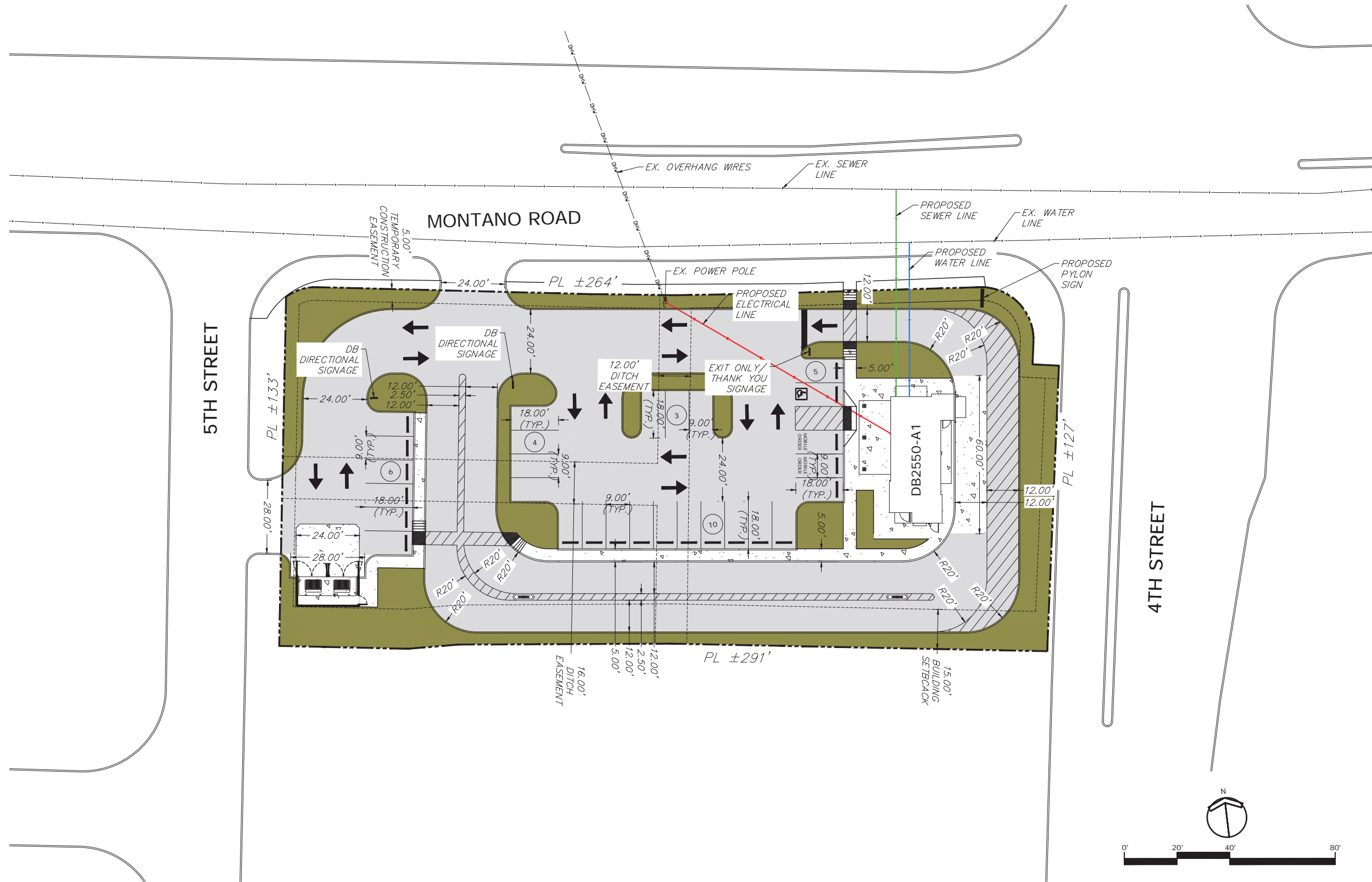


12/16/24
DATE REVIEWED

APPROVED:
NO RESUBMITTAL
REQUIRED

REVISE:
RESUBMITTAL
REQUIRED

CONTACT THE DB REAL ESTATE REPRESENTATIVE FOR FURTHER CLARIFICATION



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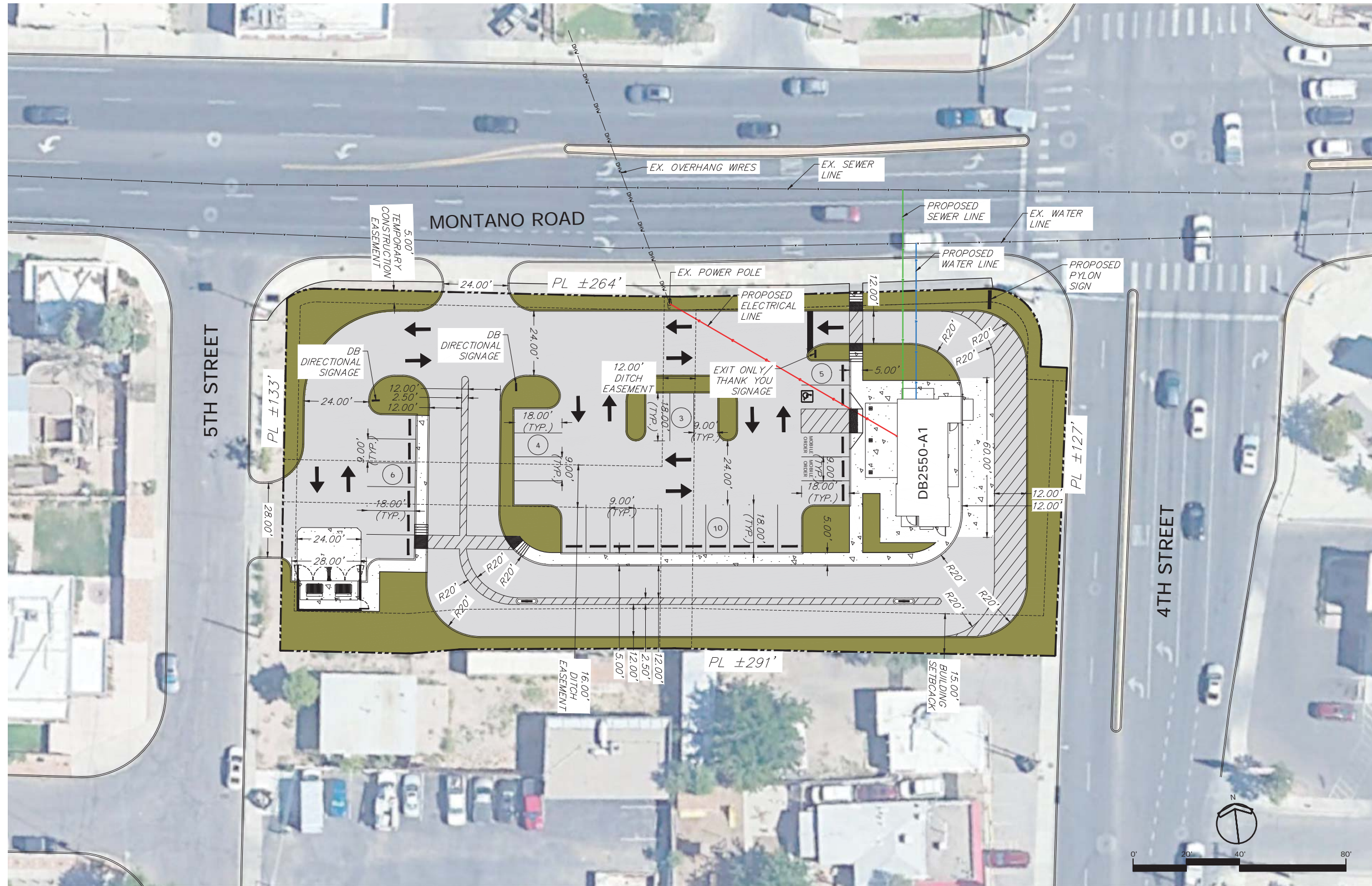
Site Plan

Dutch Bros. Coffee

5565 4th St, Albuquerque, NM 87107

11/25/24





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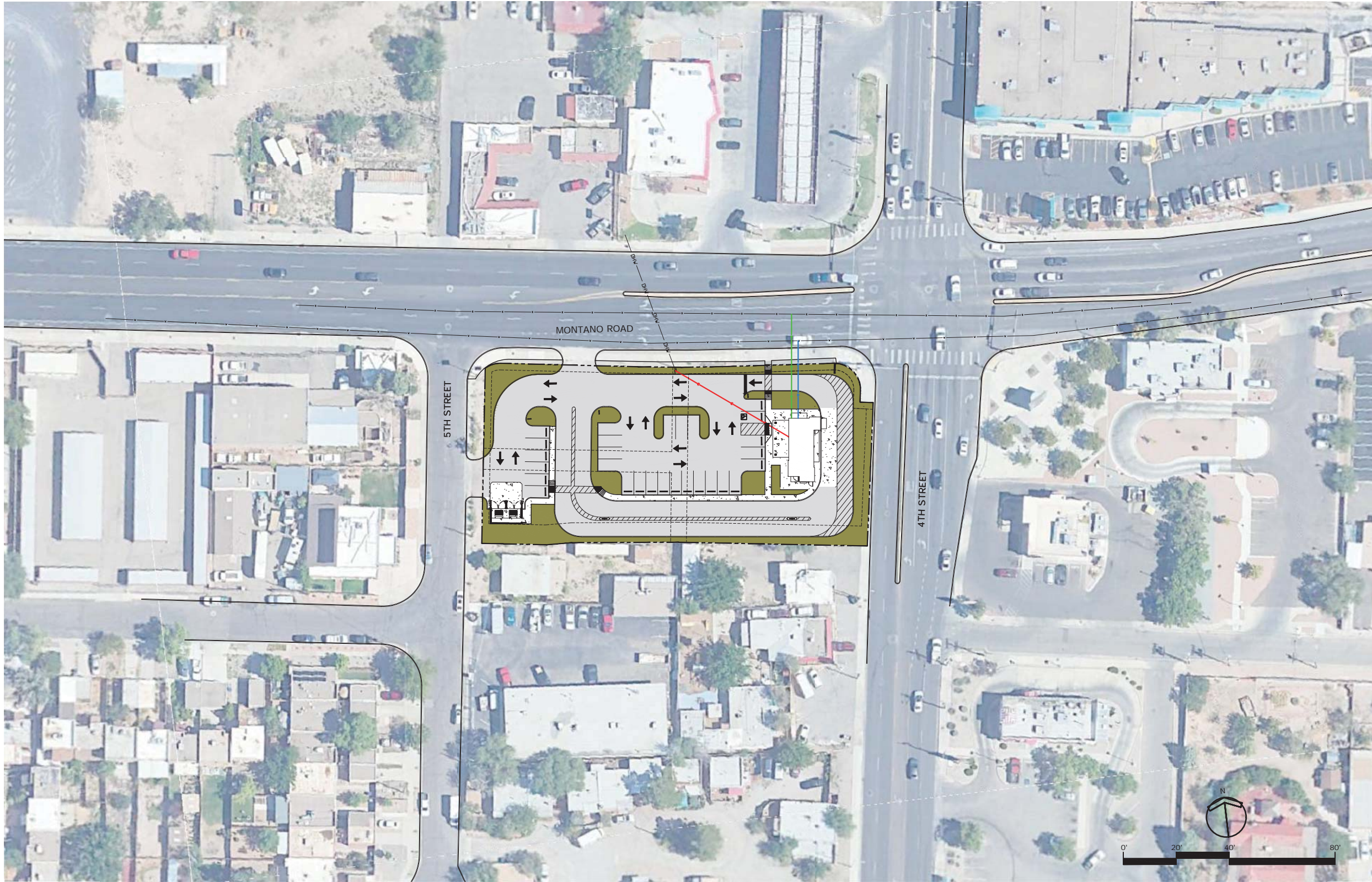
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Large Aerial

Dutch Bros. Coffee

5565 4th St, Albuquerque, NM 87107

11/25/24

