



# Design Review Board



# DRB23-00873

## Dutch Bros

Jennifer Merrill, Senior Planner

May 14, 2024



# Request

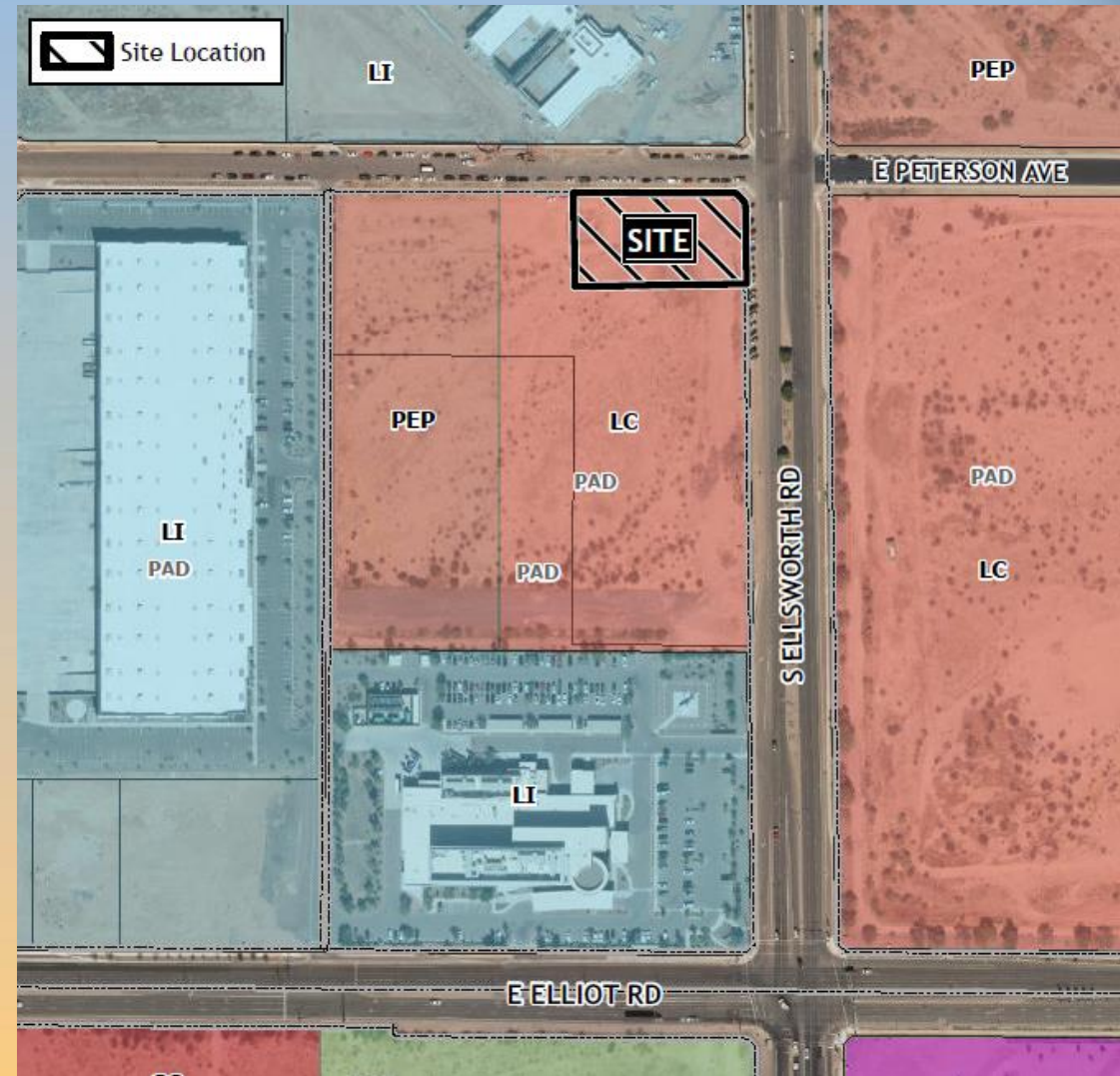
- Design Review
- To allow for a coffee shop with a drive-thru





# Location

- North of Elliot Road
- West of Ellsworth Road
- South of Peterson Avenue





# Site Photo

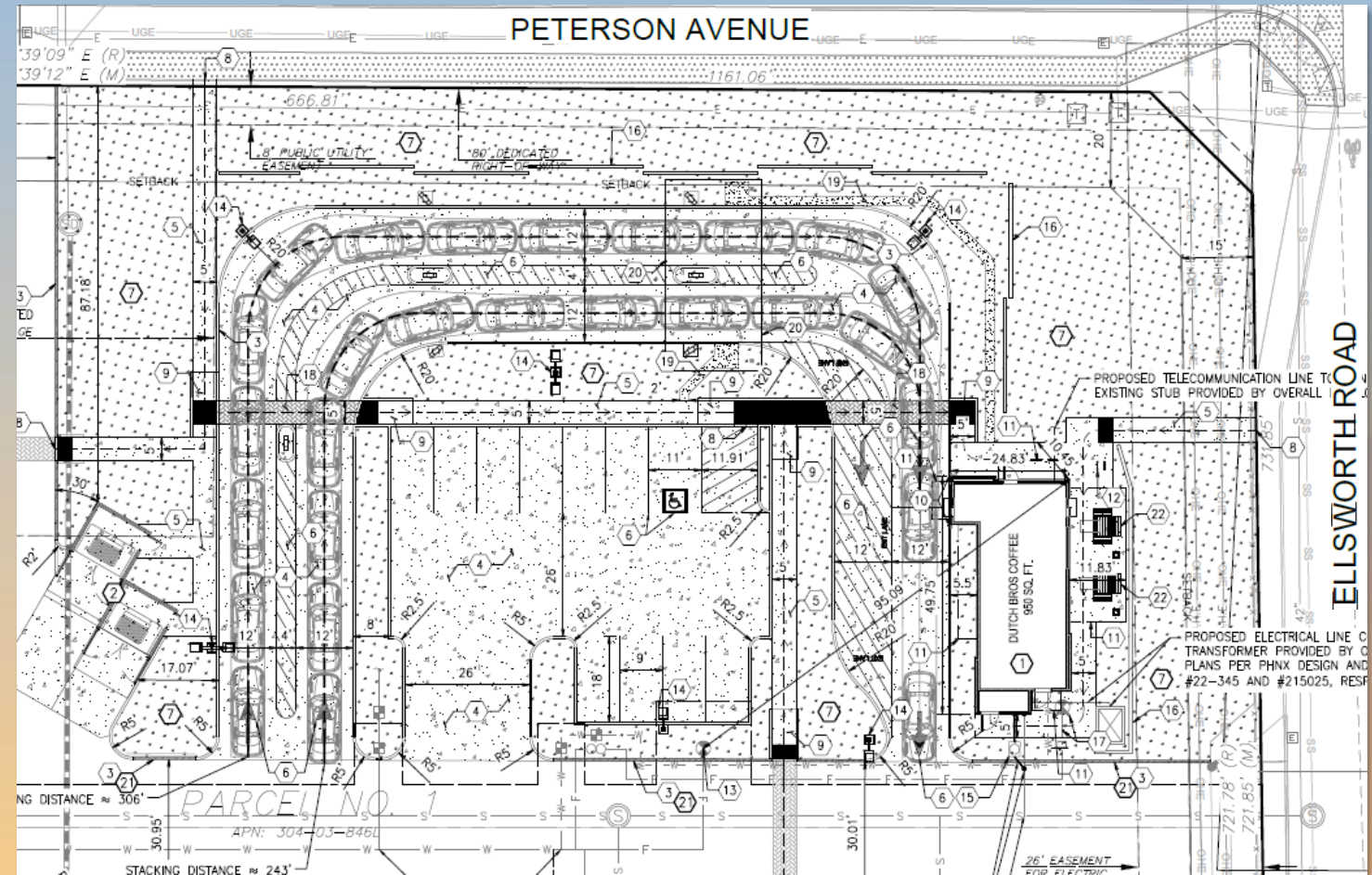


Looking southwest from Peterson Ave and Ellsworth Road



# Site Plan

- 950 square foot building
- Two-lane drive-thru with shade structure
- Walk-up window with outdoor seating area
- Walkways to Peterson and Ellsworth





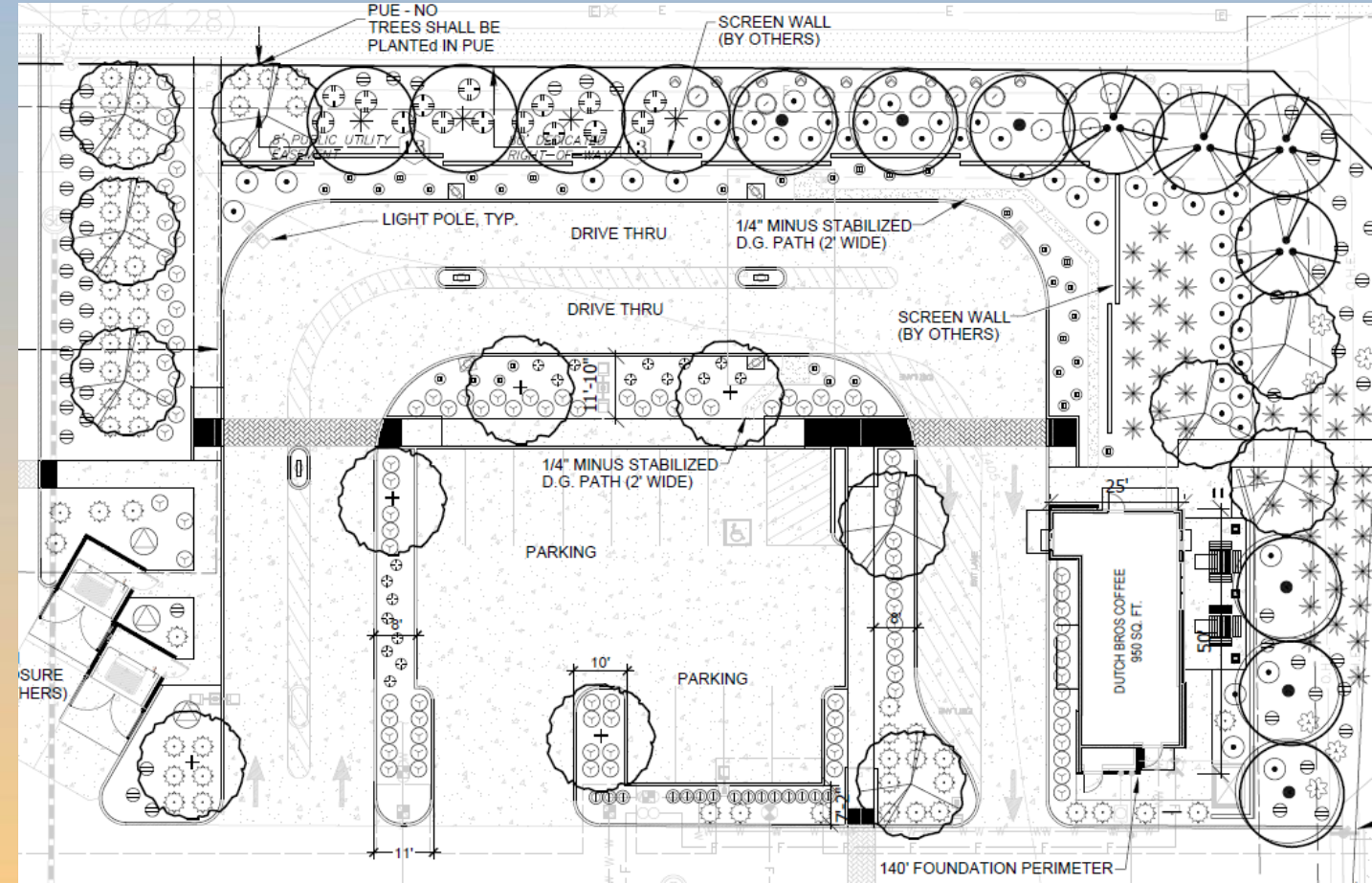
# Landscape Plan

## PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	GAL
•	ACACIA ANEURA MULGA	36" BOX	2" CAL
⊗	CASALPINEA MEXICANA MEXICAN BIRD OF PARADISE	15 GAL	.75" CAL
+	PISTACIA X 'RED PUSH' RED PUSH PISTACHE	24" BOX	1.5" CAL
⊗	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	2" CAL
+	ULMUS PARVIFOLIA LACEBARK ELM	24" BOX	2" CAL

## SHRUBS AND GROUND COVER

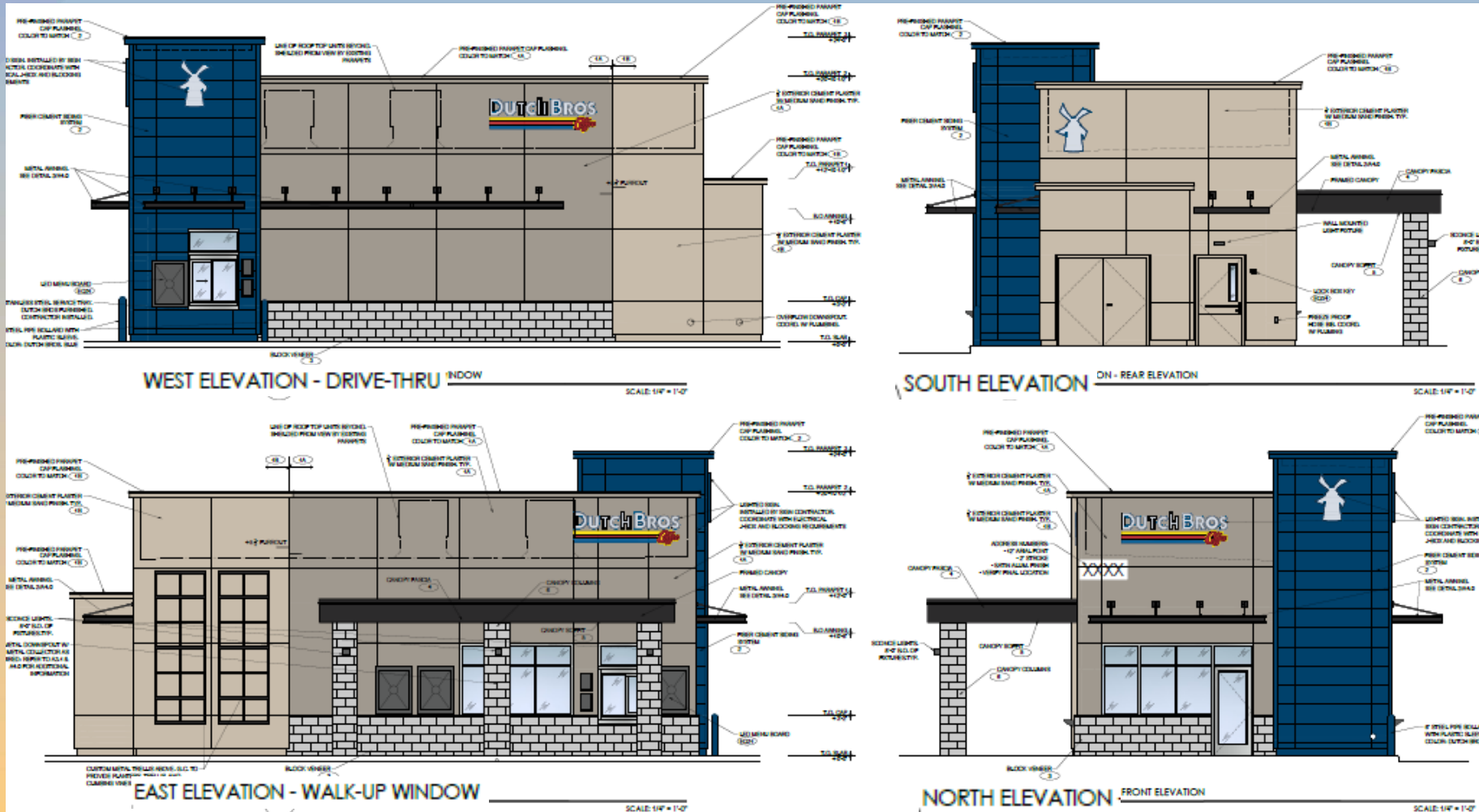
⊕	ALOË X 'BLUE ELF' BLUE ELF ALOË	5 GAL
⊗	BOUGAINVILLEA X 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL
⊗	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	5 GAL
⊗	DASYLIRION LONGIFOLIUM TOOTHLESS DESERT SPOON	5 GAL
⊗	DODONAEA VISCOSA HOPSEED BUSH	5 GAL
⊕	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU BUSH	5 GAL
⊕	EREMOPHILA MACULATA 'OUTBACK SUNRISE' OUTBACK SUNRISE EMU BUSH	1 GAL
⊗	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHT® RED YUCCA	5 GAL
⊗	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL
•	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO LANGMAN'S SAGE	5 GAL
*	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE PURPLE MUHLY	5 GAL
⊗	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE® OLIVE	5 GAL
⊕	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL
⊕	RUELLIA PENINSULARIS DESERT RUELLIA	5 GAL



140' FOUNDATION PERIMETER



# Elevations







# Colors and Materials



FIBER CEMENT SIDING AT TOWER  
NICHHA - ILLUMINATION AWP-1818  
COLOR: DUTCH BROS BLUE



BLOCK VENEER AT WAINSCOT & COLUMNS  
ECHELON STANDARD MASONRY 8" X 4" X 16"  
COLOR: SALT AND PEPPER



EXTERIOR CEMENT PLASTER  
SHERWIN WILLIAMS- SW7642  
COLOR: PAVESTONE



EXTERIOR CEMENT PLASTER  
SHERWIN WILLIAMS- SW9173  
COLOR: SHIITAKE



CANOPY FASCIA & AWNINGS  
SHERWIN WILLIAMS - SW 6258  
COLOR: TRICORN BLACK



# Renderings



Northeast elevation



North elevation



# Renderings



Southwest elevation



# Renderings



Southeast elevation



# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

*Staff welcomes any feedback*

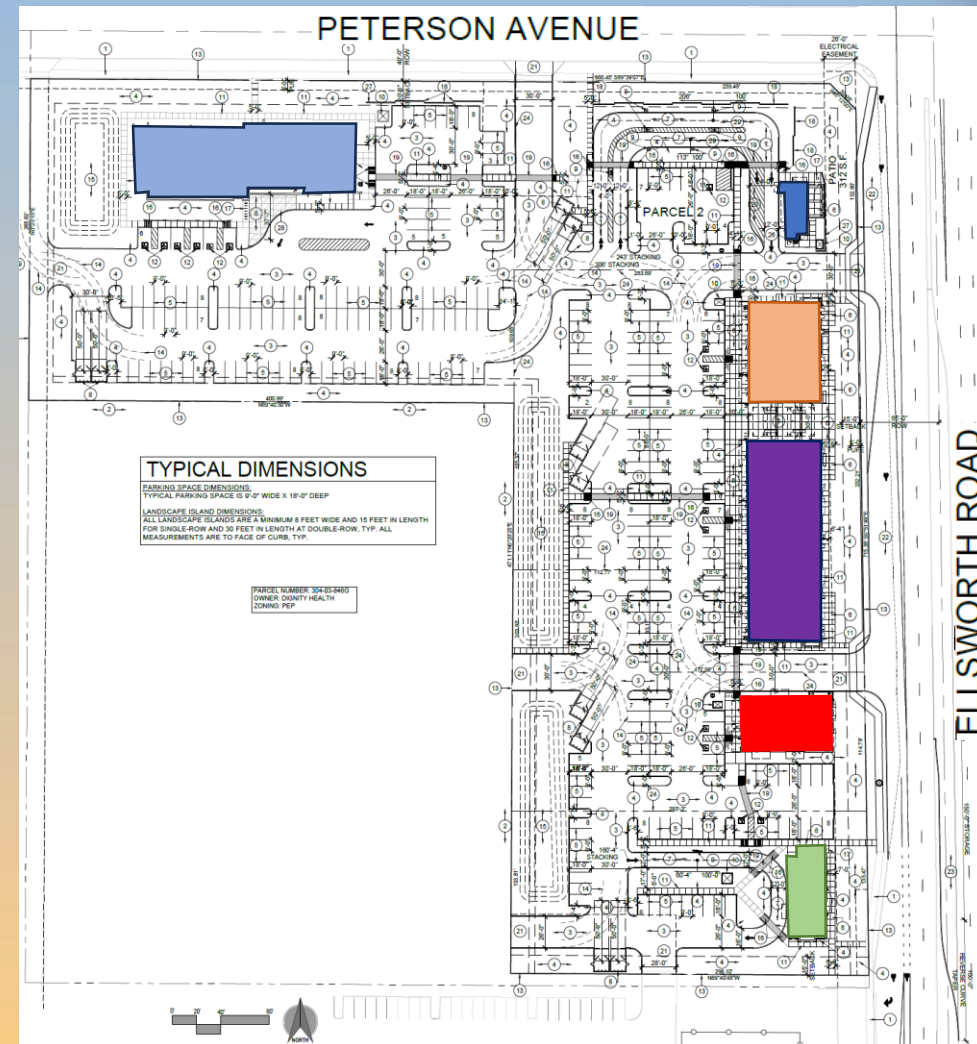


# Design Review Board



# Site Plan – overall center

- Parcel 1: Hotel
- Parcel 2: Drive-through coffeeshop (Dutch Bros)
- Parcel 3: Pad B and Shops A
- Parcel 4: Pad C
- Parcel 5: Drive-through restaurant (Arby's)
- Outdoor seating areas
- 6 total access points (3 internal)





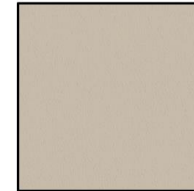
# Colors and Materials (center)



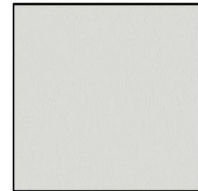
BLOCK VENEER 8" X 4" X 16"  
ECHELON STANDARD MASONRY  
COLOR: SALT AND PEPPER



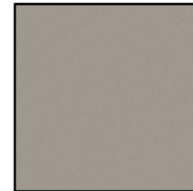
WOOD SIDING  
ALPOLIC  
COLOR: MPL MAPLE



SYNTHETIC STUCCO SYSTEM  
FINISH: SMOOTH SAND FINISH  
COLOR: SHERWIN WILLIAMS  
SW 9173 "SHIITAKE"



SYNTHETIC STUCCO SYSTEM  
FINISH: SMOOTH SAND FINISH  
COLOR: SHERWIN WILLIAMS  
SW 7666 "FLEUR DE SEL"



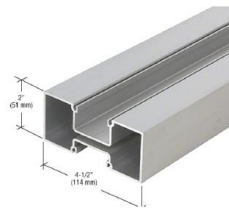
SYNTHETIC STUCCO SYSTEM  
FINISH: SMOOTH SAND FINISH  
COLOR: SHERWIN WILLIAMS  
SW 7642 "PAVESTONE"



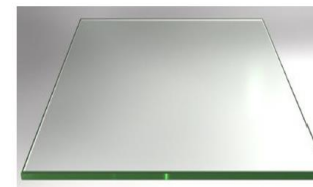
METAL CANOPY AND COLUMN  
COLOR: SHERWIN WILLIAMS  
SW 6258 "TRICORN BLACK"



HARDSCAPE  
COLOR: GRAY CONCRETE  
BROOM FINISH



ALUMINUM STOREFRONT  
MANUFACT: KAWNEER  
COLOR: CLEAR ANODIZED



1" INSULATED GLAZING  
VALUE: (U=0.29. SHGC=0.28)





# Landscape Plan

PLANT PALETTE			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES/PALMS</b>			
	*Acacia aneura	Mulga	36" Box
	Acacia salicina	Willow Acacia	24" Box
	*Caesalpinia mexicana	Mexican Bird of Paradise	15 Gal
	Nerium Oleander	Oleander Tree	24" Box
	Pistacia 'Red Push'	'Red Push' Pistache	24" Box
	*Sophora secundiflora	Texas Mountain Laurel	24" Box
	Quercus virginiana	Southern Live Oak	24" Box
	Ulmus parvifolia	Evergreen Elm	24" Box
<b>ACCENTS</b>			
	Aloe barbadensis	Medicinal Aloe	5-Gal
	*Aloe 'Blue Elf'	'Blue Elf' Aloe	5-Gal
	*Chamaerops humilis	Mediterranean Fan Palm	5-Gal
	Bougainvillea 'Torch Glow'	'Torch Glow' Bougainvillea	5-Gal
	Dasylirion longissimum	Toothless Spoon	5-Gal
	Dasylirion wheeleri	Desert Spoon	5-Gal
	Hesperaloe funifera	Giant Hesperaloe	5-Gal
	Hesperaloe p. 'Perpa'	Brakelights Red Yuucca	5-Gal
	*Muhlenbergia 'Nashville'	'Nashville' Grass	5-Gal
	Pedilanthus macrocarpus	Lady Slipper	5-Gal
	*Tecoma 'Orange Jubilee'	Orange Jubilee Vine	5-Gal
<b>SHRUBS</b>			
	Callistemon 'Little John'	'Little John' Bottlebrush	5 Gal.
	*Dodonaea viscosa	Hopseed Bush	5-Gal
	Eremophila hygrophana	Blue Bells	5-Gal
	Leucophyllum spp	'Lynns Legacy' Sage	5-Gal
	Leucophyllum langmaniae	Rio Bravo Sage	5-Gal
	Myrtus communis	Dwarf Myrtle	5-Gal
	Olea europaea	'Little Ollie'	5-Gal
	Russelia equisetiformis	Coral Bush	5-Gal
	Ruellia peninsularis	Baja Ruellia	5-Gal
<b>GROUND COVERS</b>			
	*Eremophila 'Outback Sunrise'	Outback Sunrise	1-Gal
	*Lantana montevicensis	Purple Lantana	1-Gal
	*Lantana 'New Gold'	New Gold Lantana	1-Gal
	Portulacaria afra	Trailing Elephants Food	1-Gal
	Rosmarinus officinalis	Upright Rosemary	1-Gal
	'Pyramidalis'		

