



February 6, 2017

City of Boise
Planning & Development Services
Boise City Hall, 2nd Floor
150 N Capitol Boulevard
Boise, ID 83701
Phone: 208-608-7100

Design Review Application – Longhorn Steakhouse

Dear Design Review Committee Members:

Longhorn Steakhouse has more than 470 restaurants across 40 states and is a division of Darden Restaurants, Inc. (NYSE:DRI), which owns and operates more than 1,500 restaurants. Longhorn Steakhouse is known for fresh steaks and offering the widest variety of cuts served in a relaxed, warm atmosphere, and their lunch menu features over 30 different combinations including a variety of salads and burgers. In addition, as part of its commitment to making a positive difference in the local community, Longhorn restaurants have donated nearly 12 million pounds of food to local nonprofit organizations across the country.

Longhorn Steakhouse restaurants are full-service, casual dining steakhouses serving both lunch and dinner. Emphasizing high quality, Longhorn appeals to all guests with its distinctive combination of attentive personalized service and flavorful entrees served in an inviting, comfortable atmosphere. The restaurant's atmosphere is warm, friendly, and reminiscent of a rancher's home in the American West. Guests enjoy dining surrounded by soft natural materials accented by stacked stone, Remington bronzes and original oil paintings of western scenery.

Their Signature Menu at Longhorn has been recognized for the past 25 years for serving tender, juicy steaks including the signature Flo's filet, classic NY strip, T-bone and the Outlaw Ribeye. LongHorn Steakhouse also features an extensive menu consisting of fresh salmon, shrimp, chicken and fall-off-the-bone ribs. Freshly made salads, soups, hearth-baked bread and irresistible desserts accompany these delicious entrees.

Subject to State and City of Boise approvals, Darden Restaurants plans to demolish the existing building located at 7997 Franklin Road and construct a new restaurant with code compliant building, parking and landscape amenities.

Real Estate
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February 6, 2017
Page 2

The design of the Longhorn Steakhouse meets the following requirements. The site layout is arranged so that the building is located on the corner of Franklin Rd. & I-84 and the front door is facing Franklin Rd. The material and colors use are natural soft colors to work with the surroundings. The building has four (4) sided architecture which is similar on all sides. The entrance has a base of stone with accents of full height stone on some exterior features. The building has multiple heights and finishes to break up massing. The facades have articulated breaks as needed.

The proposed project data is as follows:

- Property Area – +/- 0.46 acres
- Building Floor Area – 5,593 sq. ft. (LH-15R+ Prototype)
- Parking provided – 40 spaces + shared parking (*copy of Cross Parking Agreement included*)
- Signage: Four (4) building signs, two (2) steer logos, one (1) monument sign
- Seating – 202
- Hours of Operation - normal hours are 11am-10pm Sunday through Thursday, and 11am-11pm on Friday and Saturday.
- Number of employees - +/-25 maximum per shift, with three shifts = +/- 90 total (Full and Part-time)
- LongHorn Steakhouse typically has two (2) trash bins and recycles cardboard - pick up is approximately 4 times per week. All deliveries and pick-ups are coordinated before 10am.

I appreciate your consideration for Design Review.

Sincerely,

Kourtnie Airheart

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