



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 09/22/08

Project No.: 856 - PA - 2008

Coordinator: \_\_\_\_\_

Case No.: 17 - DR - 2007 #3

Project Name: Scottsdale Fashion Square Phase 10 Expansion-Modern Steak & Marcellas Restaurants

**Project Location:** 7014-590 E. Camelback Road, Scottsdale 85251

## Property Details:

☐ Single-Family Residential    ☐ Multi-Family Residential    ☒ Commercial    ☐ Industrial

Current Zoning: D-RCO-2 PBD-DO    Proposed Zoning: \_\_\_\_\_

Number of Buildings: \_\_\_\_\_    Parcel Size: \_\_\_\_\_

Gross Floor Area/Total Units: \_\_\_\_\_    Floor Area Ratio/Density: \_\_\_\_\_

Parking Required: \_\_\_\_\_    Parking Provided: \_\_\_\_\_

Setbacks:    N - \_\_\_\_\_    S - \_\_\_\_\_    E - \_\_\_\_\_    W - \_\_\_\_\_

## Description of Request:

### Modern Steak

#### Patio Shade Canopy Narrative

The proposed patio shade canopy at Modern Steak is comprised of eleven bands of laser cut steel panels that undulate from the ground, up to a central support, then continue up to the face of the mall structure. The laser cut steel panels have been perforated using a custom graphic design that emulates the dappled shadow play of the leaves of a tree. The perforated openings vary in size from small amorphic cuts to large expansive apertures that allow controlled sunlight to reach the patio. The entire canopy is powder-coated in a high-gloss white paint.

The patio canopy is integrated with natural landscape at the sidewalk edge with trees growing through large rounded apertures along the southern face. Vines growing from grade planters encapsulate the fire elements on the patio. The canopy has indirect lighting that reflects down onto the diners inside, as well as emanating outward through the apertures with a general glow that enhances the perforations on an urban scale.

Fire elements consisting of two large Roman brick clad hearth blocks carry steel beams against which the steel panel canopy system is supported. These double-sided fireplaces are located on each end of the patio (east and west). The Roman brick mass has been painted with flat sheen white paint to compliment the white steel canopy panels.

The proposed façade of the restaurant will be clad with white, flat sheen painted Roman brick to a height that aligns with the main entry of the mall. The signage will be integrated into this brick element with front-lit cutout lettering. The main entry will utilize steel frames and wood doors with patterned glass. This area will utilize a series of LED downlights to bathe the area in glittering light.

### MARCELLA'S

Marcella's is an Italian Restaurant that compliments the tenant mix at the expansion to Scottsdale Fashion Square. It is in a 8,673 SF Space specifically designed by the architects for a restaurant. As part of the approved use for the development and specifically a restaurant for the space the parking, entrance location, and other related infrastructure has already been addressed by the landlord/developer. The approved site plan for the restaurant has 1,085 SF of patio space of which 528 SQ. FT are now proposed to be covered with a loggia and the balance is proposed to be covered with an open pergola. Both of these structures are designed to be integrated into the tenant's branded façade. The branded façade has been designed to be integrated into the Scottsdale Fashion Square Façade.

## Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



# Modern Steak

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Scottsdale Fashion Square  
Scottsdale, Arizona

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