

The essence of One Scottsdale is an environment of choreographed diversity consisting of commercial retail, restaurants, office, hotel and residential uses located at the northeast corner of Scottsdale Road and the 101 Freeway in Scottsdale, Arizona. The first Phase of the project was to have included a total of ten buildings, each separately designed by eight prominent architects, to be concurrently constructed, to achieve a simultaneous opening, originally planned for 2010.

The landscape, hardscape and streetscapes were designed to provide the unifying character to create a complementary and cohesive pedestrian experience throughout the community, utilizing combinations of landscape, hardscape, architecture, gardens, plazas, street plantings and site amenities.

Due to the urban character of One Scottsdale, it is anticipated that the entire environment be a combination of created and re-created landscape. The perimeter landscape will utilize primarily native materials to blend with the established character of the existing neighboring areas to the north and northeast, to provide continuity to the Scenic Corridor along Scottsdale Road and to provide a naturalistic landscape buffer to the east and south. This naturalistic landscape theme will transition into an urban streetscape at the project entries through the use of enhanced plant densities and the introduction of non-native materials. The interior streetscapes and plazas will complement the urban character of the project, providing pedestrian oriented comfort and clear visibility to retail uses.



Image Courtesy of Dale Gardon Design

### Client

DMB

### Location

Scottsdale, Arizona

### Design Team

Design Architects

- Robert A.M. Stern Architects
- will bruder+PARTNERS, Ltd.
- BAR Architects
- Tihany Design
- Three Architecture
- Dale Gardon Design

Architects of Record

- DFD CornoyerHedrick
- Langdon Wilson
- BAR Architects

### Size

Total Project: 120 acres  
Planning Unit II: 60 acres  
Phase I: 22 acres

### Services

Landscape Master Plan  
Conceptual Grading  
Landscape Architecture

- Hardscape Design
- Site Amenities
- Landscape Design

Roof Top Amenity Areas

### Budget

Phase One: \$6,500,000

### Completion

TBD

## One Scottsdale - Phase 1

The first phase of development includes roadway and infrastructure to service the Dial Corporation headquarters and the "Core" of Planning Unit II. The Core area consists of ten buildings including office, residential, retail, hotel, restaurants, parking structures and open space, designed in concert, by eight different architects. The site's hardscape, streetscape and landscape will bring unity to the overall development by creating a unique identity that compliments the diverse architectural statements.

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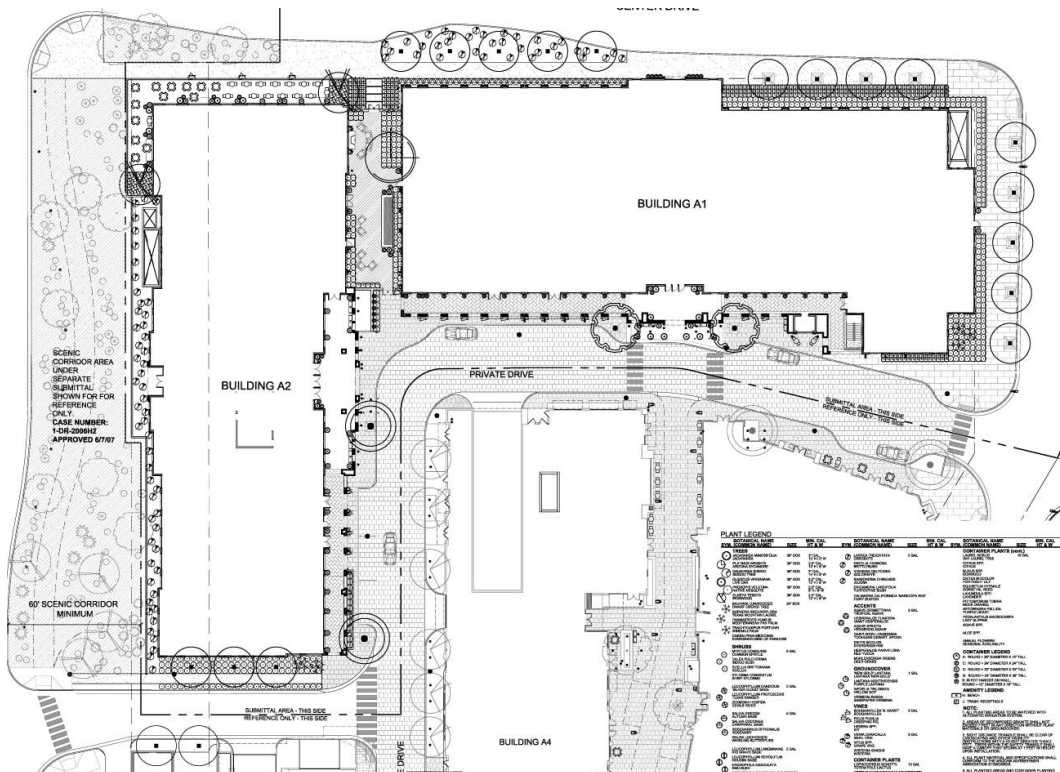
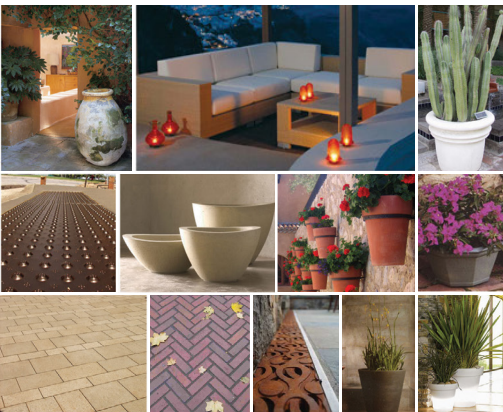


**One Scottsdale - Block A1 and A2 / Dale Gardon Design**



The Block A district of One Scottsdale is most reminiscent of a small urban village within a larger urban context that exudes the charm of varied pedestrian scaled experiences. The northwest quadrant of the Block is comprised of two, four story office buildings, totally approximately 200,000 sf, both designed by Dale Gardon Design. The architectural character of Building A1 is designed in a Spanish Mediterranean style and Building A2 is comprised of a Spanish Mission style. Both buildings are constructed over two levels of subterranean parking, which will provide parking for the entire Block A area. DFD CornoyerHedrick is serving as the Architect of Record for all of Block A.

The hardscape design utilizes architecturally complimentary materials including a Herringbone patterned brick throughout the building arcades and Ashlar patterned limestone pavers in the adjoining courtyard between the two buildings. The streetscape, including the pedestrian walks and private drives use custom pre-cast concrete pavers to emphasize the pedestrian scale of the district and to account for the overstructure conditions. Site amenities include intimate water features within the courtyard and a series of complimentary pots containing a diverse collection of cacti and succulents, adding a uniquely southwest identity.



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Designed by will bruder+PARTNERS, Ltd., Building A3 is designed and detailed to respond to its desert environment and complement the mix of architectural character of its urban neighbors. With nearly the entire ground level given to retail, restaurant and guest services, the building, surrounding hardscape and landscape are designed to animate the streets, courtyard and pedestrian breezeway. Above the retail ground level are four stories of residential townhomes comprised of sixty seven units and a roof top terrace including a swimming pool and a variety of residential amenities.

The streetscape, pedestrian courtyards and plazas adjoining A3 are designed to compliment the contemporary nature of the building architecture. Material choices include the use of curved steel and cast in place concrete walls and raised planters, which are used to functionally address the site challenging grading issues and to effectively direct the flow of the pedestrian traffic through the plazas. In keeping with One Scottsdale's overall hardscape material palette, the pedestrian areas utilize a custom concrete paver system, similar in appearance to terrazzo, which transitions in color to a muted palo verde green throughout the building arcades and breezeway.

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Architect of Record

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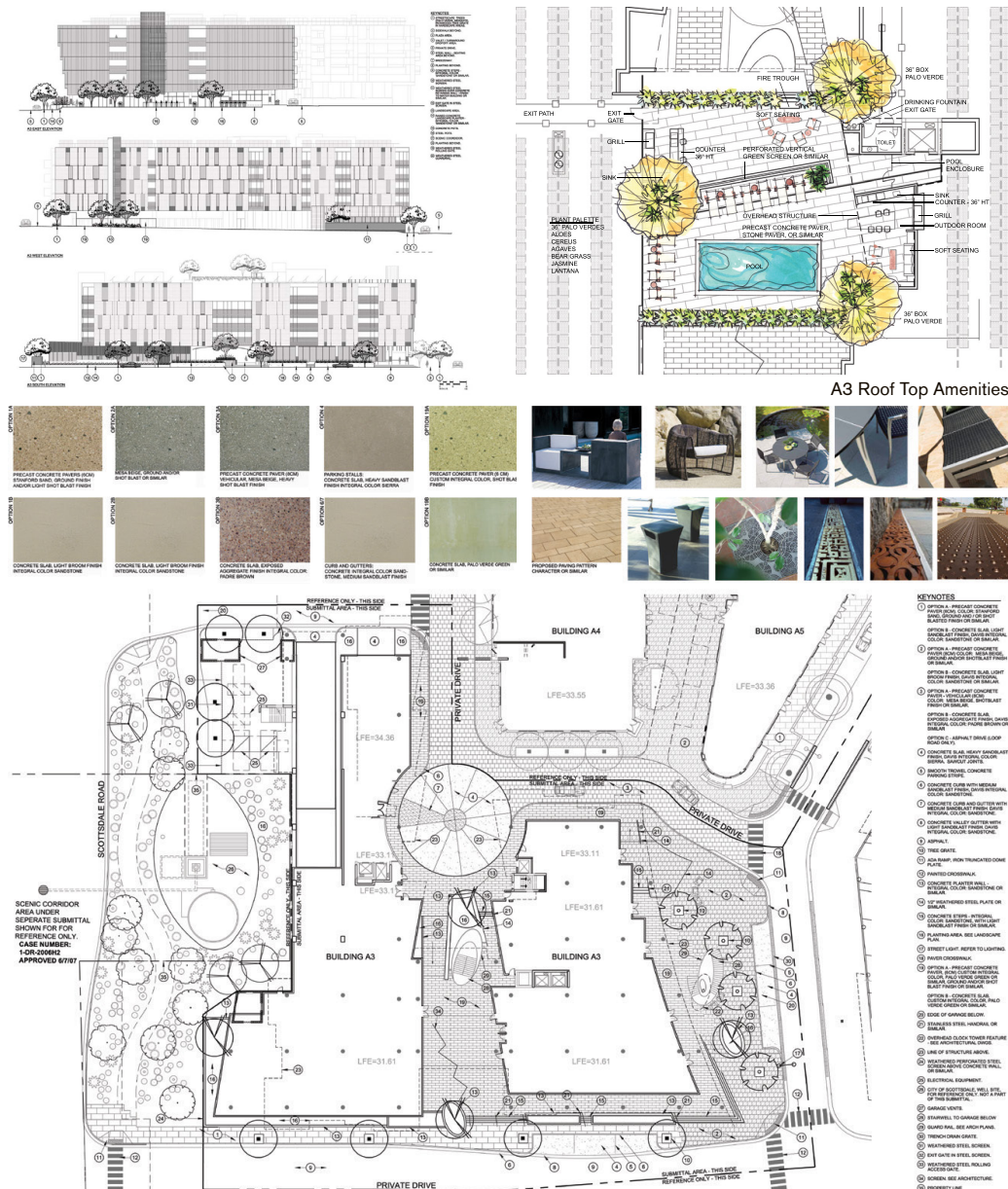
Roof Top Amenity Areas

#### Budget

Phase One: \$6,500,000

#### Completion

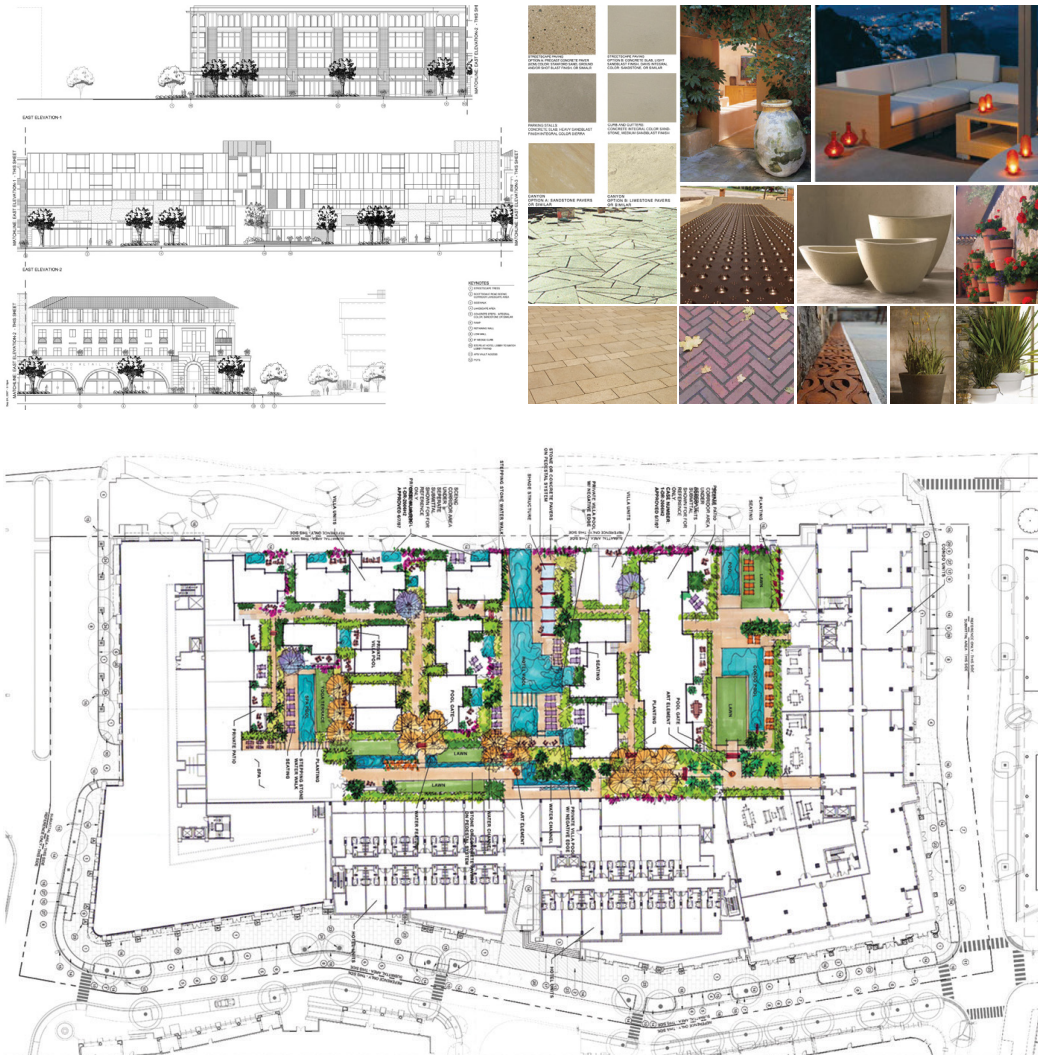
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## One Scottsdale - Block B / Three Architecture

Located on the western edge of Phase 1, Block B is comprised of a high-density mixed-use retail/residential condominium and hotel project to be constructed within the master plan of One Scottsdale. The site will be developed with a below-grade parking structure and street-level drop-off parking. The project area includes the development of lush desert landscape with integrated hardscape at ground level. The project design includes arrival courts, pedestrian links, and rooftop pool terrace amenity for the hotel.



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-Langdon Wilson

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Roof Top Amenity Areas

### Budget

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### Completion

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