

# Mixed-use project near Scottsdale Fashion Square ‘months out’ from construction

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## COMMERCIAL REAL ESTATE



*A conceptual rendering of the Hazel & Azure project planned across Scottsdale Fashion Square.*  
ZOM LIVING VIA CITY OF SCOTTSDALE

**T**he developer has laid the groundwork for a big project in a prominent area of Scottsdale, but vertical construction is still a few months away.

Hazel & Azure, a development that would bring more than 500 luxury apartment units and 14,000 square feet of ground-floor commercial space to Scottsdale and Camelback roads, will head back to Scottsdale’s development review board on Thursday. The developer is seeking approval of hardscape and landscape plans for improvements to the bank of the Arizona Canal next to the proposed project.

Those approvals are necessary for the project to start building vertically, said Jason Morris of Withey Morris Baugh PLC — the land-use attorney for Hazel & Azure. He added the canal bank improvements involved input from Salt River Project, Maricopa County Flood Control District and the city of Scottsdale to move forward.

“We just came to an accord with all of the governmental entities and now can move forward on the canal improvements,” Morris said. “We need to go to DRB, which we’ll do Thursday and then I believe the council needs to bless it as well, which will be about a month later assuming we stay on schedule.”

Proposed improvements include pathways, enhanced paving and landscape at the street intersection and the redevelopment of an existing drainage swale and more, according to project documents submitted to Scottsdale’s development review board.

Should the project receive approval from the development review board and city council, Morris thinks vertical construction is likely “months out.” When the project gets going, it’s expected to last for 18 months, Morris previously told the Phoenix Business Journal.

“None of the building plans or any bits and pieces of the actual project have stopped since our original DRB approval,” Morris said.

### Amenities at Hazel & Azure

Orlando, Florida-based ZOM Living is the developer of the project, which will include two buildings and 532 luxury units. ZOM

Living received unanimous approval for the site plan, landscape plan, and building elevations for Hazel & Azure last September.

Plans call for the Hazel building to take up the bulk of the residential units, with 362 units planned. That building will be located to the north of the site. Hazel will also be the home to most of the ground-floor commercial components with more than 13,000 square feet planned for the site. Azure, to the southeast, will include 170 units across the 12-story building with another 960 square feet for ground-floor retail.

The plans also call for a rooftop pool terrace at the Azure building that will allow for views of Camelback Mountain as well as the Arizona Canal. The two buildings will share 837 parking spaces for residential and retail parking.

In early 2021, ZOM Living announced that it was making its Arizona debut with a \$500 million investment to build as many as 1,600 luxury apartment units in metro Phoenix. ZOM Living bought 33 acres out of bankruptcy proceedings in Phoenix and Scottsdale, paying \$82 million for four parcels, including the 3.78-acre site across from Fashion Square.

CallisonRTKL Inc. is the project architect of Hazel & Azure, and Atwell Group is the civil engineer

The area around Fashion Square could look significantly different in the coming years. In addition to the planned Hazel & Azure development, HCW Development LLC is on track to open its 11-story, 265-key Caesars Republic Scottsdale hotel in February 2024.

While no plans have been officially filed, Fashion Square owner Macerich is considering “multifamily, residential and up to 500,000 square feet of class A office” in the area surrounding the mall. Macerich told the Phoenix Business Journal in February that it will work over the next 18 to 24 months to iron out a site plan and figure out exactly what it looks to develop around Fashion Square.

Macerich is in the middle of renovations inside the mall too, which include upgrading the columns, flooring and lighting as well as relocating elevators and escalators. ■