

February 1, 2024

# The Transformation of Downtown Mesa

**Jeffrey McVay**  
Manager of Downtown Transformation

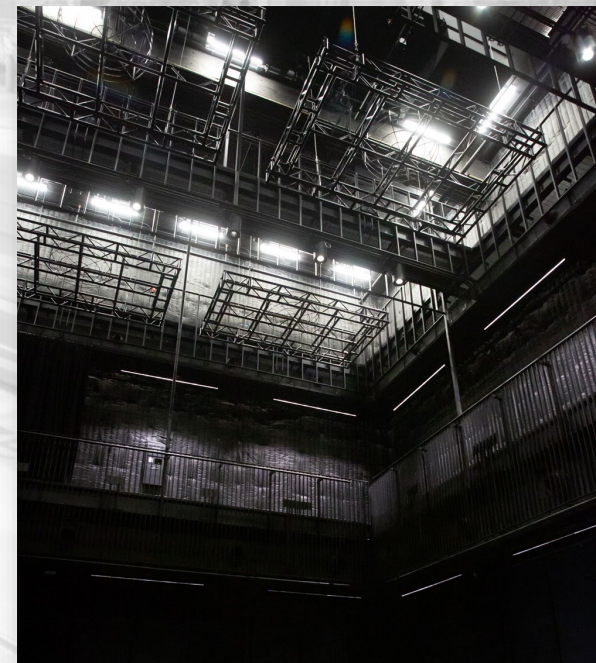


# **DOWNTOWN INNOVATION DISTRICT**

# ASU @ MESA CITY CENTER



- **ASU Media and Immersive eXperience Center (MIX)**
- **118,000 SF - \$73.5M**
- **Classes began August 2022**



# THE STUDIOS @ MESA CITY CENTER



- Partnership with ASU Entrepreneurship and Innovation Institute
- Public gateway to the downtown Innovation District
- Adaptable, open design that allows wide variety of activities
  - Workshops and events
  - Entrepreneurship training
  - Mentoring
  - Incubator and accelerator programs
- Corporate partnerships
- Ideate, prototype, incubate
- Phase I – Opened August 2022
- Phase II – Under construction
  - Mesa Business Builder

# THE PLAZA @ MESA CITY CENTER



- **Two acres**
- **Interactive water feature**
- **Permanent ice rink**
- **Event lawn**
- **Signature shade element**
- **Opened July 2022**

# CO+HOOTS @ BENEDICTINE



- **10,000 SF - \$2.15M Build-out @ Benedictine University-Mesa**
- **CO+HOOTS Institute @ Benedictine University**
  - **Innovative educational partnership**
  - **Entrepreneurship degree program**
  - **Co-working space**
- **Opened June 2022**



**SELECT DOWNTOWN  
DEVELOPMENT PROJECTS**

# THE GROVE ON MAIN





# ECO MESA



# MELODY ON MAIN



# THE GRID

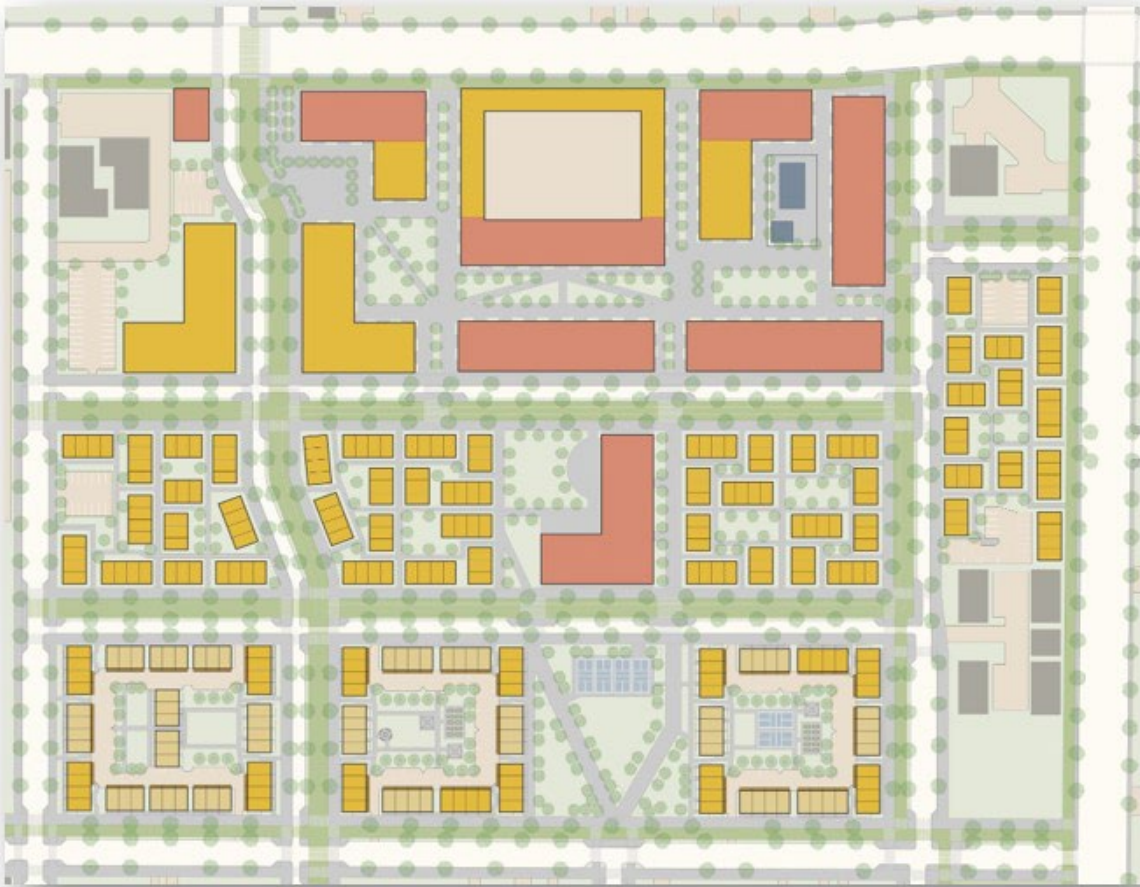


# 2<sup>ND</sup> AVENUE COMMONS





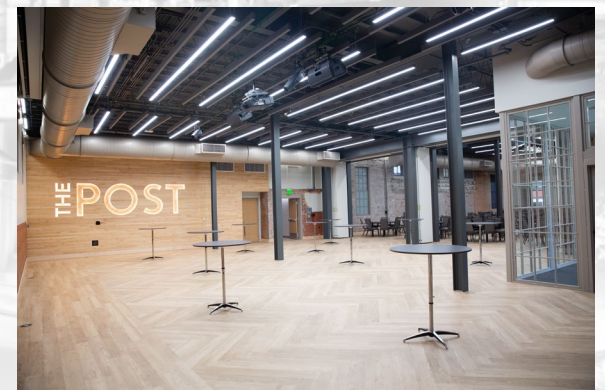
# CULDESAC



# CITY COUNCIL CHAMBERS



# THE POST





# NEON GARDEN @ THE POST



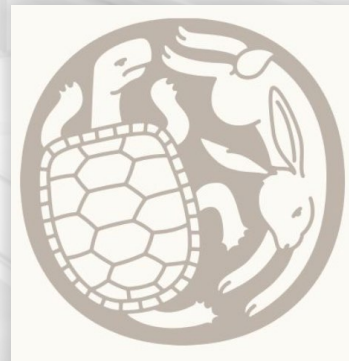
mesa.az  
January 19 © 2023 GH2 Architects, LLC

GH2  
ARCHITECTS

# RESTAURANT INCUBATOR



# RECENT ADDITIONS AND COMING SOON



# OVERVIEW OF DOWNTOWN DEVELOPMENT PROJECTS



**City of Mesa Downtown**  
mesa-az Development Projects

- Encore-Residences on First**  
Lot 1: \$13 Million | 3 Stories | 24 market-rate apts  
Status: Complete  
Lot 2: \$39 Million | 3 Stories | 72 market-rate apts  
Status: Under Construction
- Artspace Mesa**  
\$15.8 Million | 3 Stories | 50 artist live/work apts  
1,450 sq ft retail | 2,900 sq ft event space  
Status: Opened in 2018, fully leased
- The Grid**  
\$75 Million | 7 Stories | 196 market-rate apts  
plus 75 micro-units | 15 row homes | 24,000 sq ft retail  
Status: Under Construction
- The Residences on Main**  
\$59 Million | 5 Stories | 198 market-rate apts  
20,000 sq ft retail  
Status: Development Agreement - Pre-construction
- ECO Mesa**  
\$30 Million | 7 stories | 102 above market units  
4,000 sq ft retail  
Other: Highly sustainable development  
Status: Development Agreement Pre-Construction
- Transform 17**  
The site was cleared by the City of Mesa in the 80's. Citizen outreach has produced guiding principles that will be used to direct master planning efforts. Status: Conceptual Master Plan Complete. MOU and Exclusive Dealings Agreement approved
- The Grove on Main**  
4 stories | 283 market-rate units | 12,000 sq ft retail  
18,000 sq ft of institutional space  
450 u/g parking spaces | 1.6 acres of open space  
Leasing - Construction Complete Summer 2021
- Façade Improvement Program**  
The Façade Improvement Program provides design and construction services to downtown businesses  
8 properties involved in Phase 1  
Status: 8 Complete
- Commons on Second**  
144 Units | 3 Stories  
Status: Permitting  
Anticipated groundbreaking late 2021
- CO-HOOTS @ Benedictine University**  
\$2.15 Million | 10,000 sq ft buildout to support academic entrepreneurship in addition to co-working space.
- Mesa Arts District**  
4 stories | 340 market rate units | 18,000 SF retail live-work units | Other: retains two sites for future mid-rise buildings. Status: Zoning/Development Agreement Approved. Pre- Construction
- ASU @ Mesa City Center**  
\$73.5 Million | 3 Stories | 118,000 sq ft  
Includes a 2-acre 1st phase of the Plaza @ City Center  
Status: Under Construction. Classes begin Spring 2022
- The Studios @ City Center**  
Buildout of 1st floor 7,600 sf, mechanical, and outdoor core. Partnership with ASU Entrepreneurship and Innovation Institute. Status: Under Construction. Estimated completion January 2022

**254** Residential units added  
2010-2020

**397** Residential units added  
since 2020

**867** Residential units under  
construction

**1,900** Residential units in  
planning/negotiation

**21** New businesses added since  
2020

**11** New businesses under  
construction or lease



# FAÇADE IMPROVEMENT

# ORIGINAL DOWNTOWN FAÇADE IMPROVEMENT PROGRAM

## 2018-2019

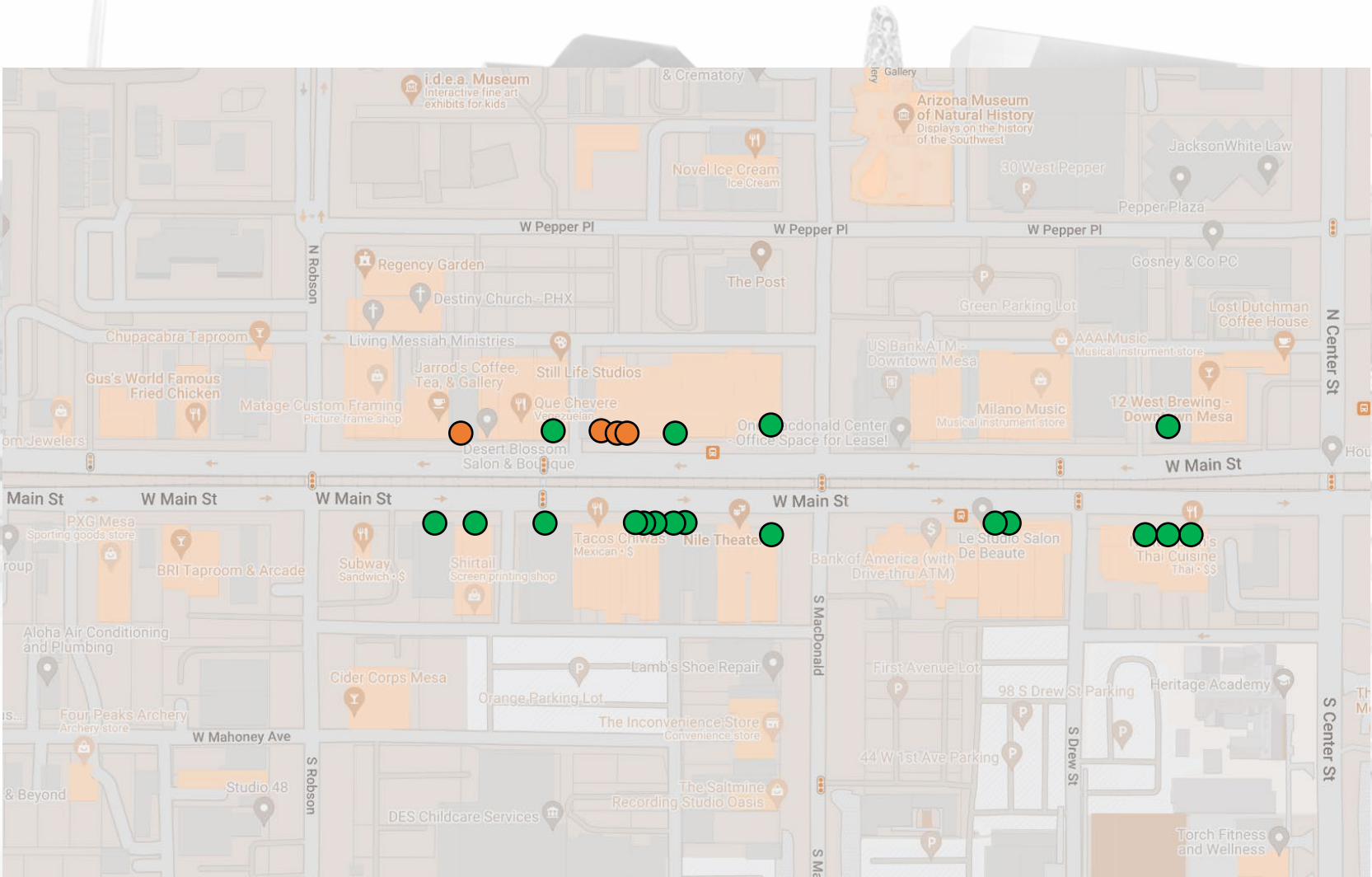
- 1.2 MM budget
- 8 properties funded

## Goals

- Remove/replace colonnades
- Increase jobs
- Increase small business revenue
- Reduce vacancy rate



# SELECTIONS



## CURRENT DOWNTOWN FAÇADE IMPROVEMENT PROGRAM

### 2022-2025

- 4.4 MM budget
- 18 properties funded
- 4 alternate properties

### Goals

- Remove/replace colonnades
- Increase jobs
- Increase small business revenue
- Reduce vacancy rate

# PROGRAM DETAILS

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- Preference for properties with colonnade
- Program Area: Country Club to Center, 1st St to 1st Ave
- City managed design and construction using design-build delivery method
- Historically sensitive design
- Private participants must contribute 5% of the total estimated direct construction cost





## Economic Development Initiative Grant – Façade Improvement

- Congressionally directed spending of \$300,000 for façade improvement
- Mesa is providing a \$300,000 match
- Program is in development
  - Funds must be obligated by September 2025
  - Funds must be expended by March 2030



# Program Funding Sources

<b>Funding Source</b>	<b>Amount</b>
Economic Development Initiative	\$300,000
City Matching Funds	\$300,000
ARPA	\$4,400,000
<b>Total Façade Improvement Budget</b>	<b>\$5,000,000</b>



**Thank You**