

The Transformation of Downtown Mesa

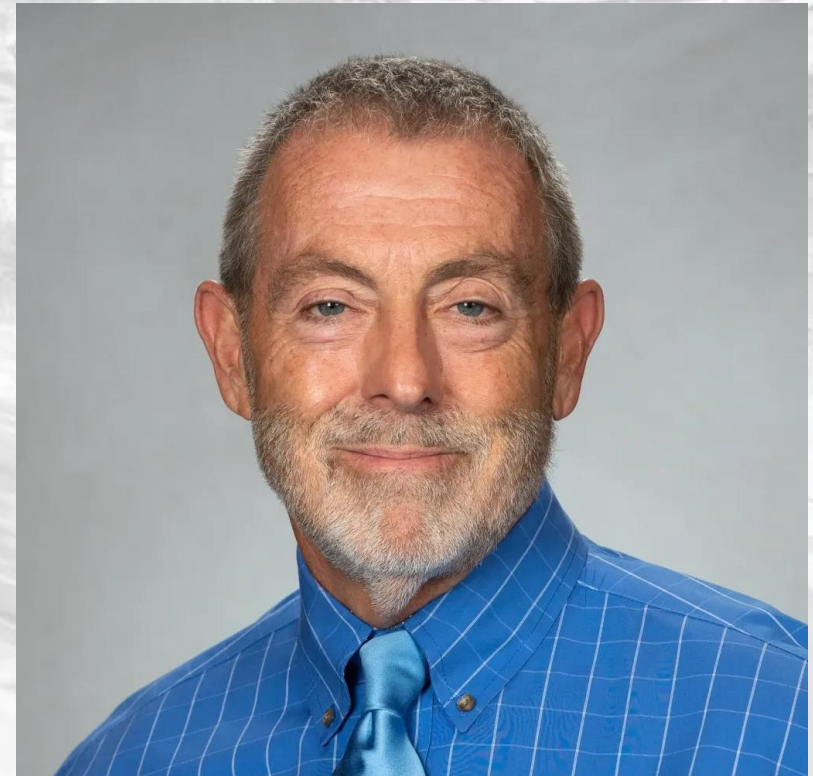
Jenn Duff

District 4 Councilmember

**Mayor Elect
Mark Freeman**



**District 1 - Councilmember Elect
Rich Adams**





DOWNTOWN INNOVATION DISTRICT

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

MESA BUSINESS BUILDER @ THE STUDIOS

VISION

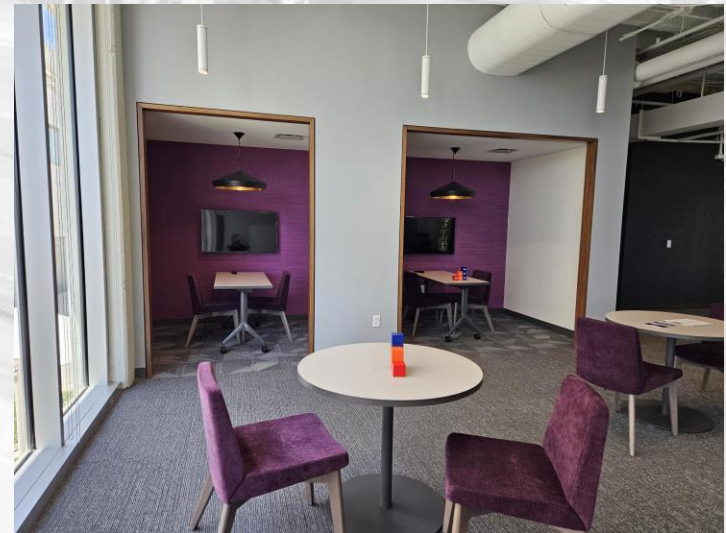
Mesa Business Builder @ The Studios is the heart of Mesa's small business and entrepreneurship community.

MISSION

Mesa Business Builder @ The Studios provides connectivity and access to resources and organizational partners for small businesses and entrepreneurs to improve their core business practices to grow and prosper.

ASSETS AND AMMENITIES

- One-on-one meeting spaces
- Conference rooms & event spaces
- Computer lab & software
- Technology & tech tools
- VR/AR studio/screening room
- Podcast booth & sound equipment
- Business equipment



A grayscale, long-exposure photograph of a city street. In the foreground, a train is blurred as it moves across the frame. The street is lined with buildings, palm trees, and streetlights. The overall scene is bright and slightly overexposed, giving it a clean, modern feel. The text 'SELECT DOWNTOWN DEVELOPMENT PROJECTS' is overlaid in the center in a bold, black, sans-serif font.

SELECT DOWNTOWN DEVELOPMENT PROJECTS

ECO MESA EAST (MACDONALD AND PEPPER PLACE)

Housing Units: 119



RESIDENCES ON MAIN (COUNTRY CLUB AND MAIN)

Housing Units: 198



FORGE TOWERS (ROBSON AND PEPPER)

Housing Units: 176



ZENCITY (CENTER AND MAIN)

Housing Units: 90



EDGE ON MAIN (COUNTRY CLUB AND MAIN)

Housing Units: 400



LEGACY SQUARE (2ND AVE AND PROMEROY)

Housing Units: 423



CULDESAC (UNIVERSITY AND MESA DRIVE)

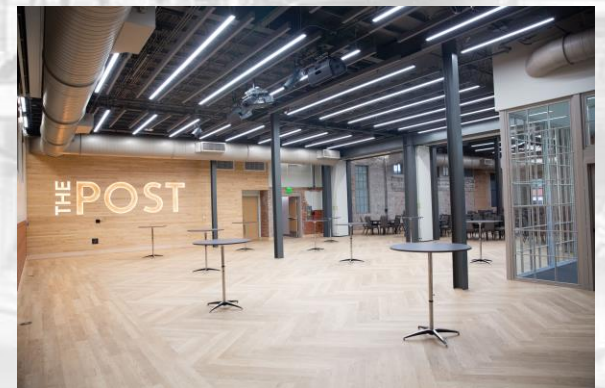
Housing Units: 1,000



CITY COUNCIL CHAMBERS (CENTER AND MAIN)



THE POST (MACDONALD AND PEPPER PLACE)



NEON GARDEN @ THE POST



SIRRINE HOUSE



AMMENITIES

- Herb gardens and farm plots with an educational component
- Food truck alley and space for pop-up restaurants
- Event and dining grove with structured shade



RESTAURANT INCUBATOR (111 W. MAIN STREET)





FAÇADE IMPROVEMENT

ORIGINAL DOWNTOWN FAÇADE IMPROVEMENT PROGRAM

2018-2019

- 8 properties funded

2022-2025

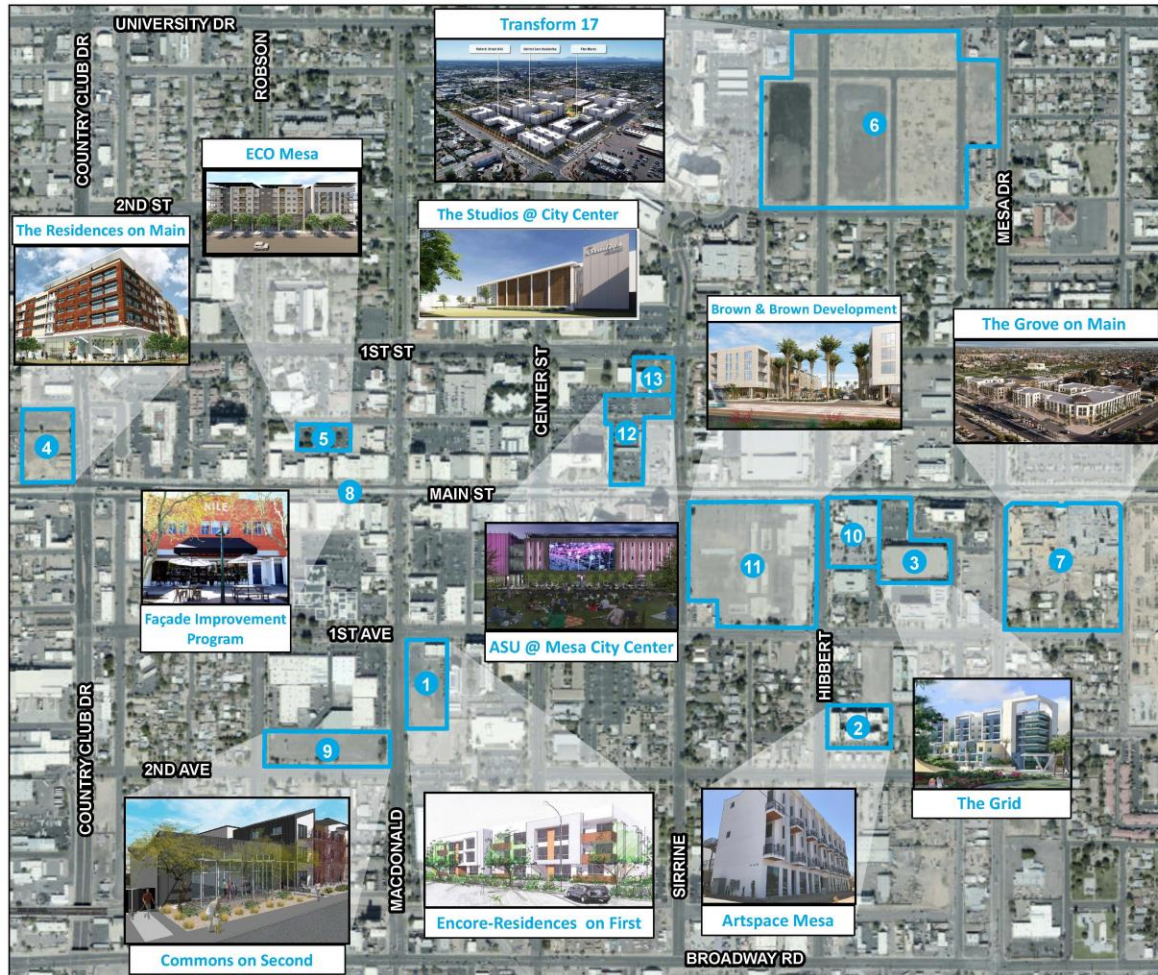
- 18 properties funded
- 4 alternative properties

Goals

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



OVERVIEW OF 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 outboard
 core. Partnership with ASU Entrepreneurship
 and Innovation Institute. Status: Under Construction.
 Estimated completion January 2022

254 Residential units added
2010-2020

877 Residential units added
since 2020

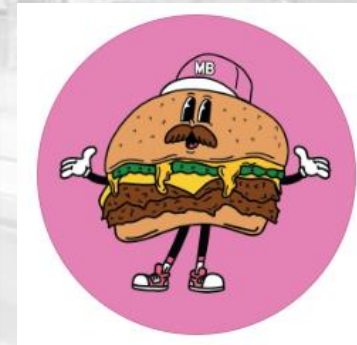
374 Residential units under
construction

1,719 Residential units in
planning/negotiation

32 New businesses added since
2020

7 New businesses under
construction or lease

RECENT ADDITIONS AND COMING SOON



DOWNTOWN



Thank You