# City of Mesa Land Development Excellence Awards Breakfast

Tuesday, December 9<sup>th</sup>, 2025 Mesa Convention Center, Building A, Apache Room



#### Breakfast at 7:30am & Presentation at 8:00am

#### Agenda

- i. Introductions & Welcome by Marc Heirshberg
- ii. Development Services Presentation by Nana Appiah
- iii. Office of Economic Development Presentation by Jaye O'Donnell
- iv. Office of Urban Transformation Presentation by Jeff McVay
- v. Awards Presentation
- vi. Closing Remarks

# Introductions & Welcome

Marc Heirshberg, Assistant City Manager





## **Development Services Updates**

Nana Appiah, Development Services Department Director

#### **Policy and Process Improvements**

#### **Development Community Feedback in Action**

- Improve Development Review Process to improve efficiency
  - Eliminate redundancies
  - Aligns permit expiration dates
- > Improve department review coordination
  - Create a cohesive structure and team
- > Improve the **business environment** for development review applicants and minimize multiple reviews
- > Provide small **business assistance and support** (Ombudsman)

#### **Actions Taken - Personnel**

- > Administrative restructuring to enhance staff empowerment and decision-making
  - Assistant Director of Planning-Current Planning/Development Review
  - Assistant Director of Planning-Long Range Planning Initiatives
  - Urban Design Planner
  - Transportation Planner (hiring)
  - Administrative supervisor and team
- Project Managers
  - Data management/workflows
  - Ombudsman

#### **Actions Taken - Policy**

# Improve Development Review Process (Quality Development & Urban Form)

Zoning Code Text Amendments:

- Manufactured Home and RV Subdivision Text Amendment
- Subdivision Text Amendment
- Form-Based Code Text Amendment
- Data Center Text Amendment
- General Plan Consistency
- Marijuana Delivery and Retail Size Amendments

- Adaptive Reuse Permit
- 2025 Zoning Code Refinement
- EO District Amendments
- Procedurally Conforming and Nonconforming Amendments
- Middle Housing Amendments

#### **Proposed Actions - Policy**

#### Align with City Council & Developer Focus Areas

- > Administrative Approvals zoning code text amendments
  - Expand for minor and major site plan approval
  - Expand administrative site plan approvals
- DRB process restructuring
- > Infill Ordinance zoning code text amendments
- Planned Area Development (PAD) zoning code text amendments
  - Use PAD to restrict uses
  - Minimize need for land use Development Agreements

#### **Long Range Planning Policy**

#### **Placemaking Strategies**

- City Entry/Gateway Plan
  - Identify Hierarchy
  - Develop Design Standards
  - Reinforce Community Identity
  - Create Sense of Place
- Wayfinding Plan
  - Guide and Highlight Key Destinations in the City
- > Streetscape Design Standards and Guidelines
  - Establish Distinct Approaches for Key Corridors

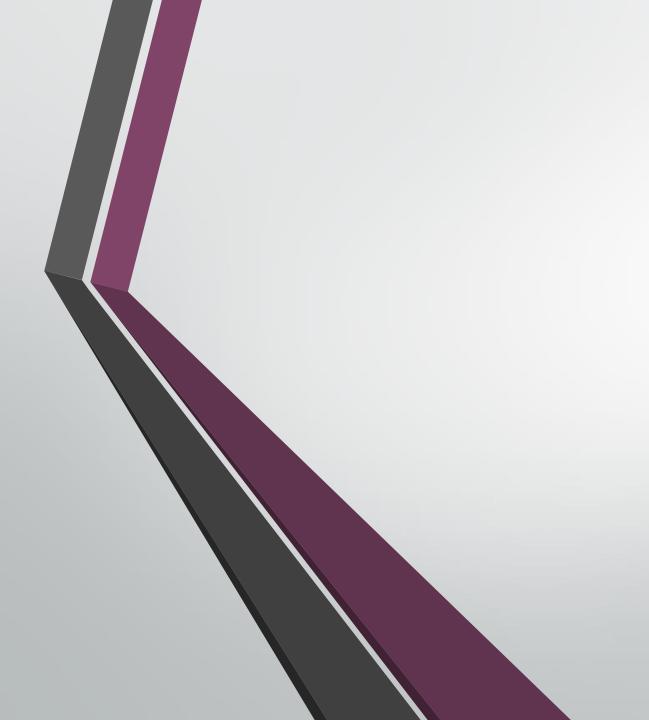
#### 2025 Activity Summary

# Land Use Board Meetings Completed:

- 25 Planning & Zoning Meetings
- 12 Design Review Board Meetings
- 11 Board of Adjustment Meetings

#### **Development Activity Levels:**

- Planning Submissions YTD 2025 –
   1,291
- Building Permits Issued YTD 2025 –
   4,966
- Inspections Completed YTD 2025 –
   42,237



# Thank You

Nana Appiah

nana.appiah@mesaaz.gov

(480) 644-2181





## City of Mesa Office of Economic Development-Looking Forward

**Developer Advisory Forum Awards Breakfast** 

Jaye O'Donnell, Economic Development Director December 9, 2025



## **Our Mission**

#### CITY OF MESA OFFICE OF ECONOMIC DEVELOPMENT

Works to enhance Mesa's economy by:

- promoting a culture of quality
- supporting the creation of higher wage jobs
- promoting direct investment
- increasing prosperity of our residents

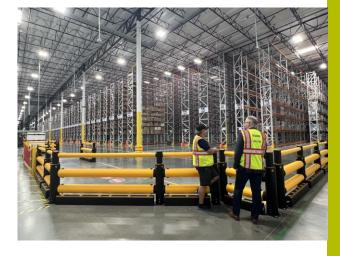
# Advancing business. Growing quality jobs.



## **OED Strategic Goals**

- Grow Mesa's economy through job creation and a strong entrepreneurship ecosystem
- Make Mesa known nationally as a premier business location by generating positive media coverage
- Build a resilient community by attracting and developing high quality labor









## **Lines of Service**



Business
Attraction,
Retention &
Expansion



Entrepreneurship /
Small Business
Development



Redevelopment / Revitalization



Workforce
Development /
Talent Attraction

#### **Support Services**







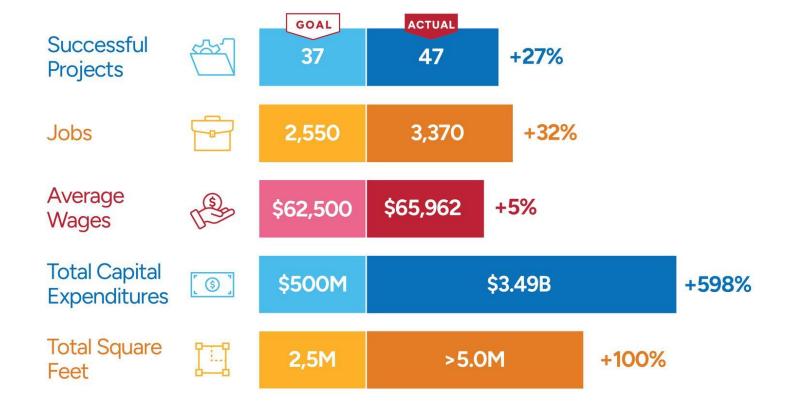
# **Industries of Opportunity**

#### INDUSTRIES/SECTORS

- Healthcare / Biotechnology / Medical Devices
- Aerospace / Aviation / Defense
- Technology / Semiconductors / Electric Vehicles / Batteries
- Advanced Manufacturing
- Tourism / Hospitality / Retail
- Education



## **Business Attraction Success FY24-25**





# FY26 Successes and Prospect Pipeline (July 1, 2025 – YTD)

**FY26 Project Successes** 

FY26 Activi	ty Pi	peline
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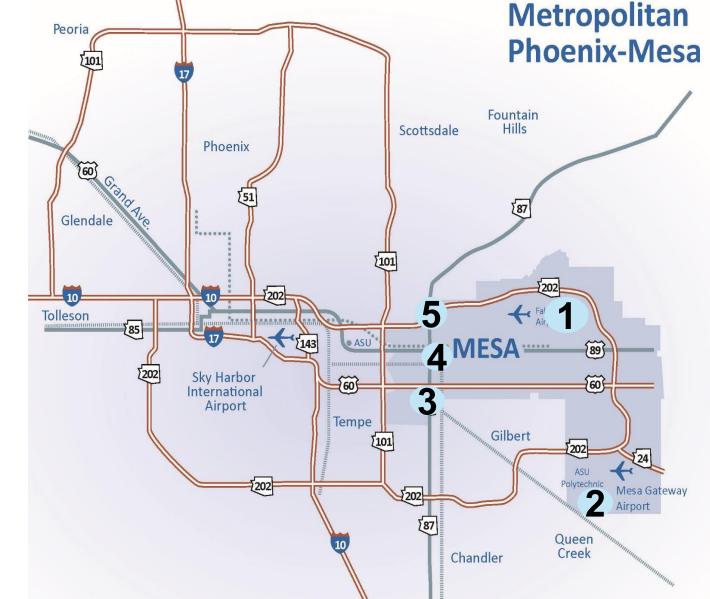
27 companies	5 retail
1,592 jobs created	142 jobs created
\$1.2B in CapEx	\$158M in CapEx
3.1M SF absorbed	148,699 SF total project

64 active projects	20 active retail projects	
128 prospects	34 active retail projects	



**Employment Corridors** 

- 1. Falcon District
- 2. Gateway Area
- 3. Fiesta District
- 4. Downtown Mesa
- 5. Riverview Area





# Southeast Mesa- Gateway

RECENT GATEWAY PROJECTS (85212) - 1/1/2025- 12/1/2025



28

Locates



2,458

**New Jobs** 



\$66,250

Avg. Wage



4,607,540

**Square Footage** 



\$3,468,500,000

Capital Investment







# Southeast Mesa- Gateway

Commercial and Retail Announcements



- Legacy Park
- AAG- Arizona Athletic Grounds
- Cannon Beach
- Gallery Park





# mesa·az Thank you

Jaye O'Donnell Director, Economic Development 480-644-3457 Jaye.Odonnell@MesaAZ.gov

SelectMesa.com

Mesa-Economic-Development

MesaBusinessBuilder

BetterLifeMesa





# THE TRANSFORMATION OF DOWNTOWN MESA

Developer's Advisory Forum Awards Breakfast

December 9, 2025



### RECENT RESIDENTIAL PROJECTS













## UNDER CONSTRUCTION PROJECTS









### CITY PROJECTS

















### Restaurant Incubator

## UNIQUELY LOCAL BUSINESS COMMUNITY













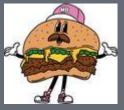
















Mad Candy sweets & soda shop





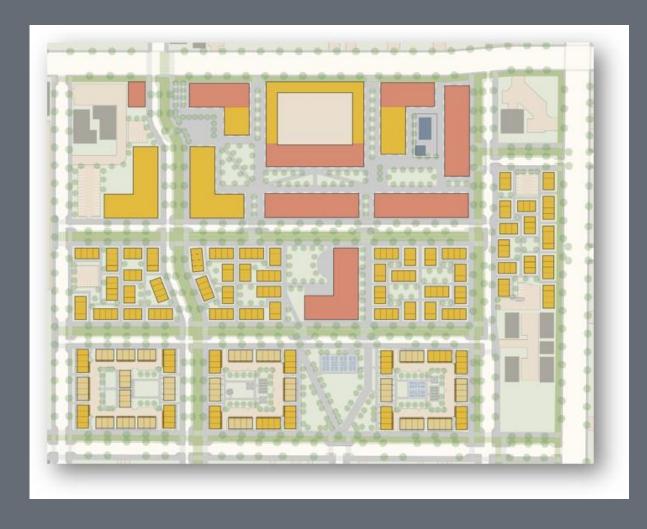




## LOOKING FORWARD



## CULDESAC







#### ASU AND MESA CITY CENTER

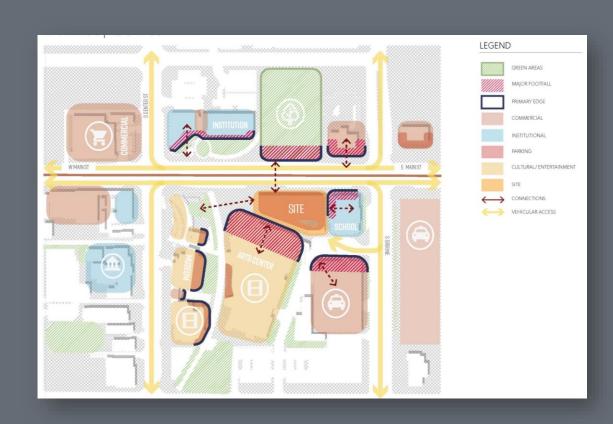
## ASU @ Post Office

Adaptive reuse of current Post Office for future ASU use





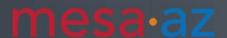
### ASU AND MESA CITY CENTER





#### 51-55 E. Main

RFP for redevelopment in early 2026



#### LOOKING FORWARD



### **AC by Marriott**

New 156 room hotel

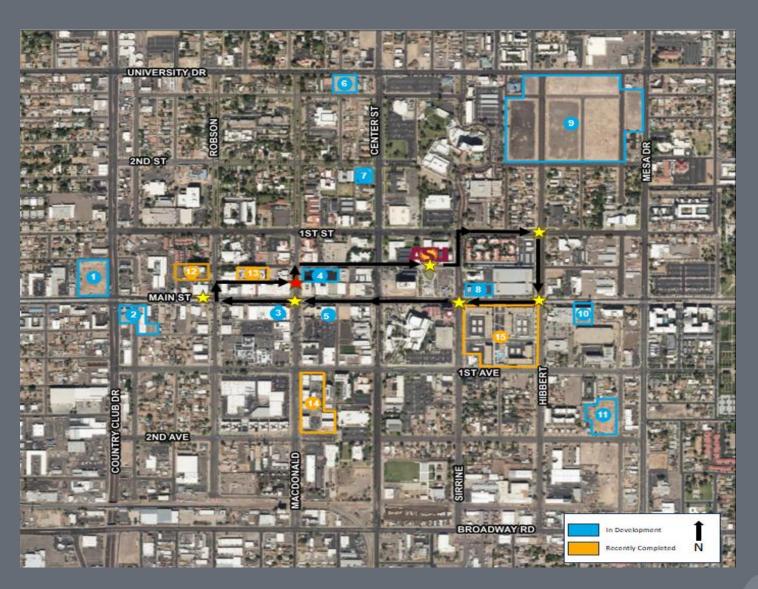


#### Mesa Drive Park-n-Ride

RFP for 6.0± acre redevelopment in early 2026



#### BY THE NUMBERS



254 Residential units added 2010-2020

1,055 Residential units added since 2020

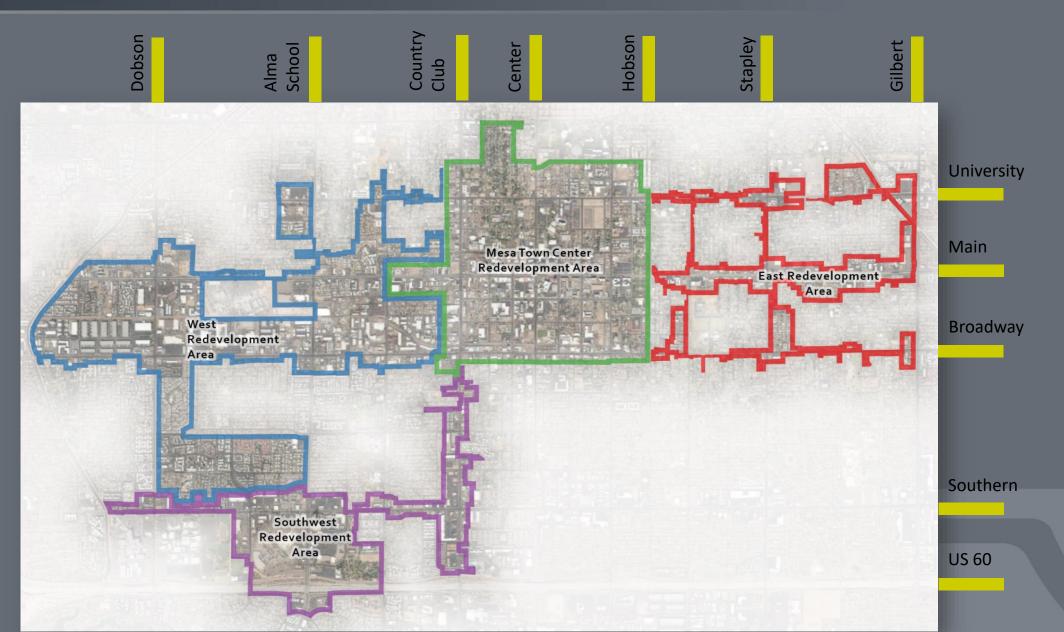
800 Residential units under construction

1,100 Residential units in planning and negotiation

25+ New businesses added since 2020

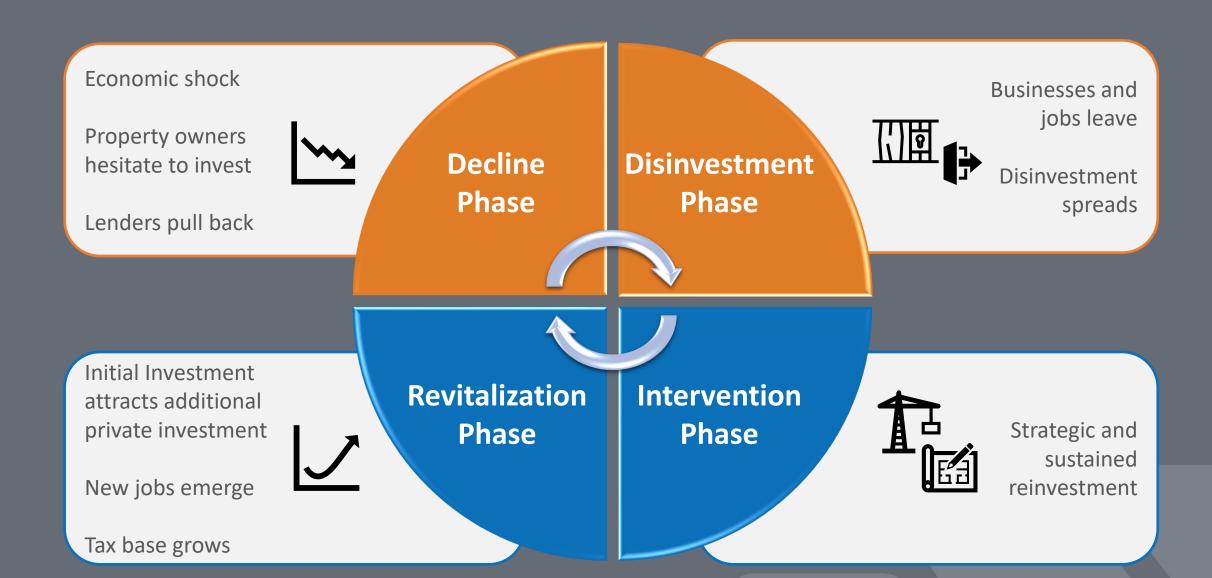
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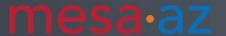
### REDEVELOPMENT PROGRAM



#### mesa az

#### REDEVELOPMENT PROGRAM





#### REDEVELOPMENT PROGRAM



#### Potential Incentives/Programs

- Demolition Assistance
- Enhanced Code Enforcement
- Retail Tenant Assistance
- Vacant Property Registration
- Revolving Loan Fund

#### Potential Funding Sources

- Federal Sources
- Redevelopment Activity Revenue
- One-Time Set Asides



# Thank You

2025 Awards Presentation By Kevin Christopher

## Best Redevelopment

# **Beverly Apartments**

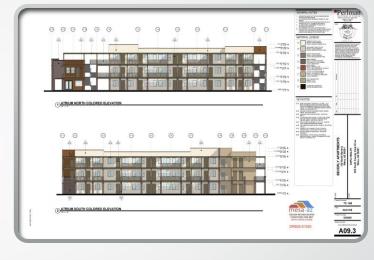
#### 120 N Beverly

Congratulations to Perlman Architects, Tristam Kesti

Earl & Curley, PC, Taylor Earl

COPA Health CFO, Joe Keeper









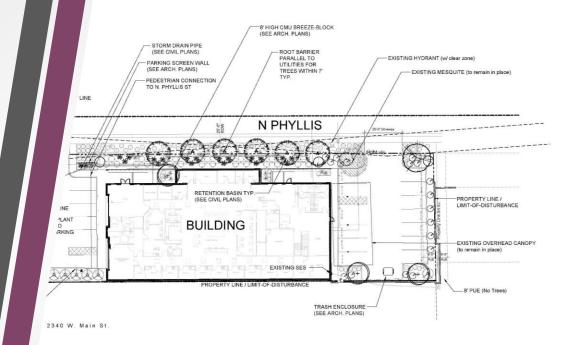
#### **Best Application Submittal**

### St Vincent de Paul 2352 W Main St.

St. Vincent de Paul is a clear example of how a submittal can move through the development review process quickly and efficiently:

- Complete, well organized, and thorough applications
- Communicated the project's intent, design, and community value
- Minimal revisions
- Stay on track with their projected timeline
- Three (3) successful concurrent Planning and Zoning cases

Congratulations to Maret Webb with Vehr/Webb Studio and Pat Donaldson with St Vincent de Paul



#### **Preliminary Landscape Plan**



LDG FOUNDATION & IRRIG NOTES OS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR

APE DATA

10.056 S.F

#### PRELIMINARY LANDSCAPE PLAN NOTES

- All earthwork will be done so that all water drains away from sidewalks, structure
- not exceed 24° inches.
- Quantities are for submittal purposes only.

  All trees shall comply with the latest amended edition
- Location of all trees in SVT to be surveyed and staked by contractor, locations to be approved by City transportation department prior to install. all trees within SVT to be of a species that when fully mature will have a trunk diameter of under 12".
- ottom of canopy, and 14' ht.as measured from highest point of adjacent pa till trees located within SVT to be 36" box + Standard Trunk.

ST. VIN

# Best Approved Elevations

Desert Sky Dermatology 7205 E Baseline Rd.

Congratulations to Woods Associates Architects LLC, Fred E Woods

Porter Brothers Construction Company













DESERT SKY DERMATOLOGY



#### Best Site Plan

### Main 45 Townhomes

#### **7527 E Main St**

Congratulations Jon Gillespie with Rose Law Group and Elliot Barkan Development, LLC







## Best Overall Completed Project

#### Reserve at Red Rock

Northwest corner of N. Recker and E Thomas Rd.

Congratulations to Blandford Homes, Jeff Blandford, Pat Adler, Lori Anderson, Sheri Villa, Christa Walker, Tim Martin, & Kevin Parisot

Norris Design – Alan Beaudoin and Mary Estes

Wood Patel – Dan Matthews

Pew & Lake – Sean Lake











# Thank You for joining us today!

Congratulations to all the winners!

We wish everyone a healthy and prosperous 2026!