



Mesa City Center & Downtown Innovation District ASU – Post Office – Light Walk

City Council Study Session
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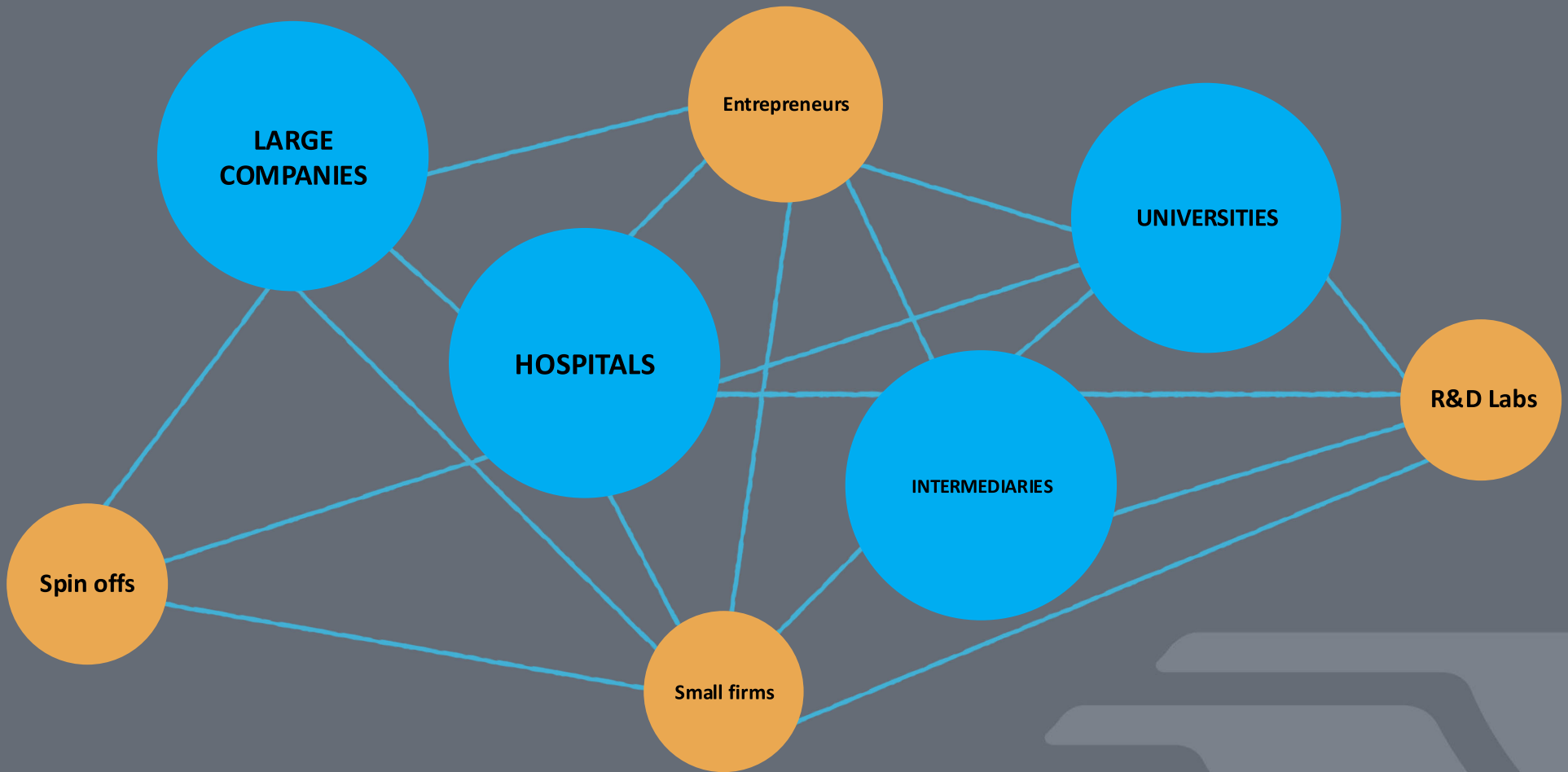
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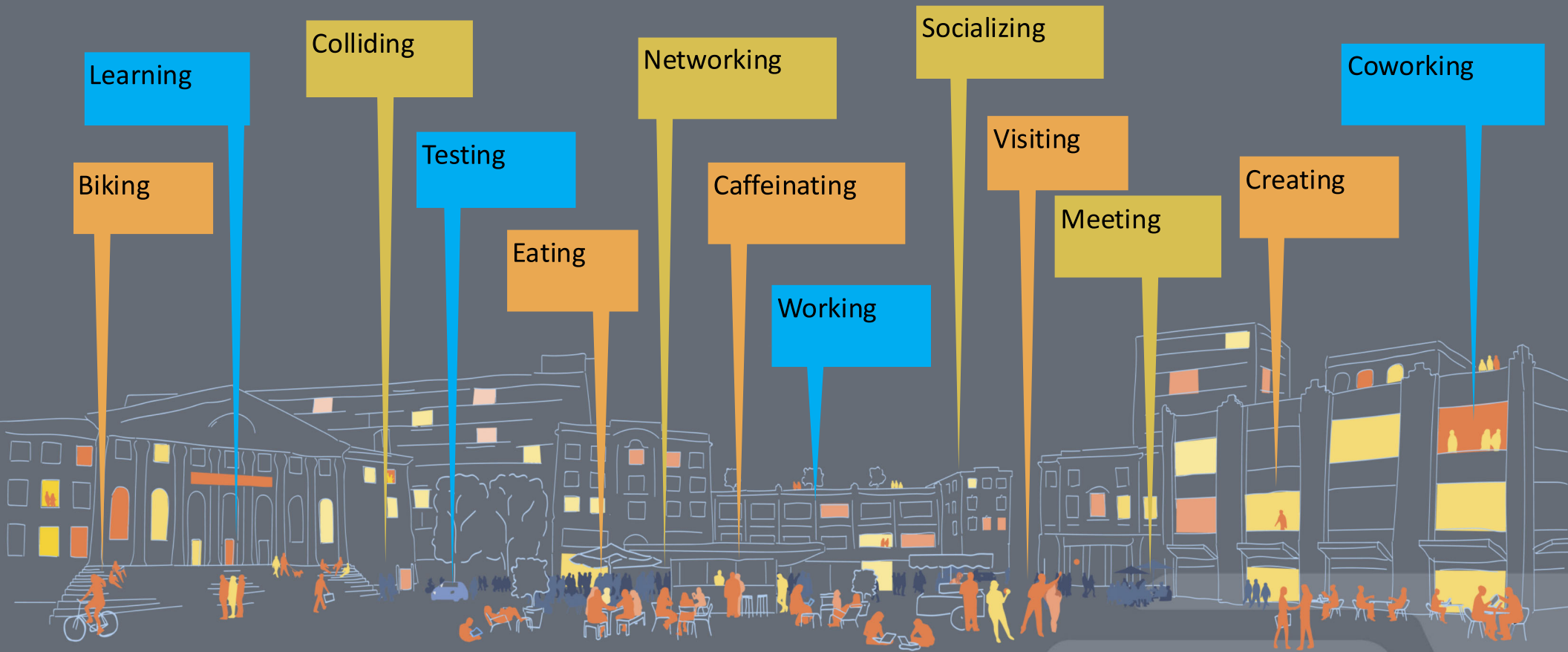




- The MIX Center: a deliberate public investment
- Anchors Downtown Arts and Innovation District
- ASU's established the Digital Technology Zone in downtown
- Downtown is a burgeoning ecosystem of entrepreneurship and innovation
- Significant private investment in small business growth and redevelopment



Innovation processes increasingly demand collaboration.



Downtown Mesa brings together a diversity of **economic**, **place** and **networking assets** in one destination.

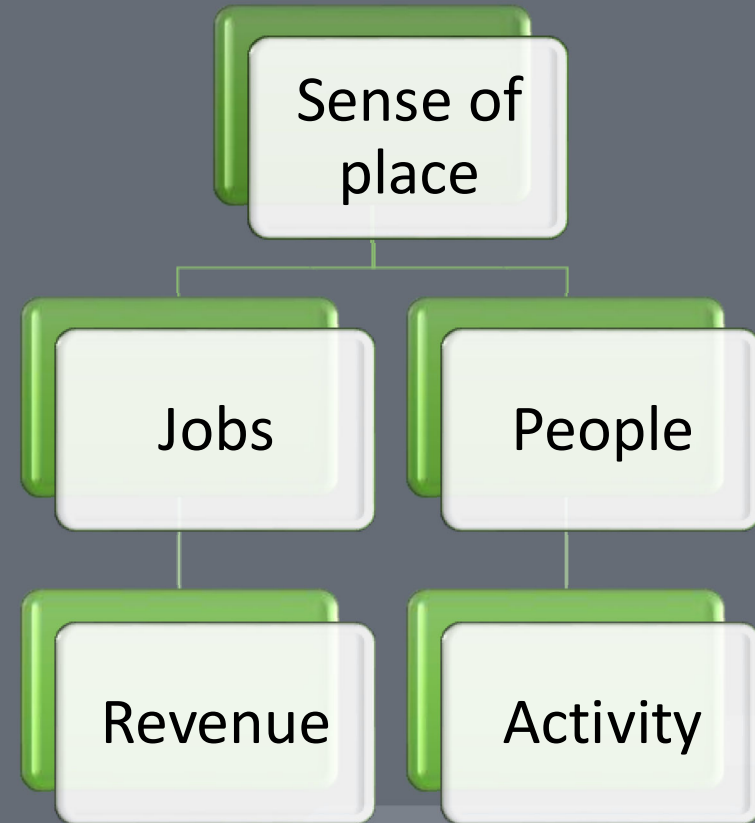
Sense of place establishes conditions for consistent presence



Predictable presence brings economic activity



Increased activity brings revenues that supports further economic activity and job creation



University of Cincinnati Downtown-Urban Design Produces \$10.6 billion of Innovation Investment in 2022

Campus connectivity transforms downtown into a hub for design and entrepreneurship. High quality urban design, public realm investment tied to campus growth

ASU Phoenix Downtown Campus Generates \$21.2 billion in total economic activity

Integrated mixed-use campus activates retail, civic space, private investment and a strong partnership with the City

Portland State University Campus Model Generates \$1.8 billion in Retail, Food & Transit Spending in 2024

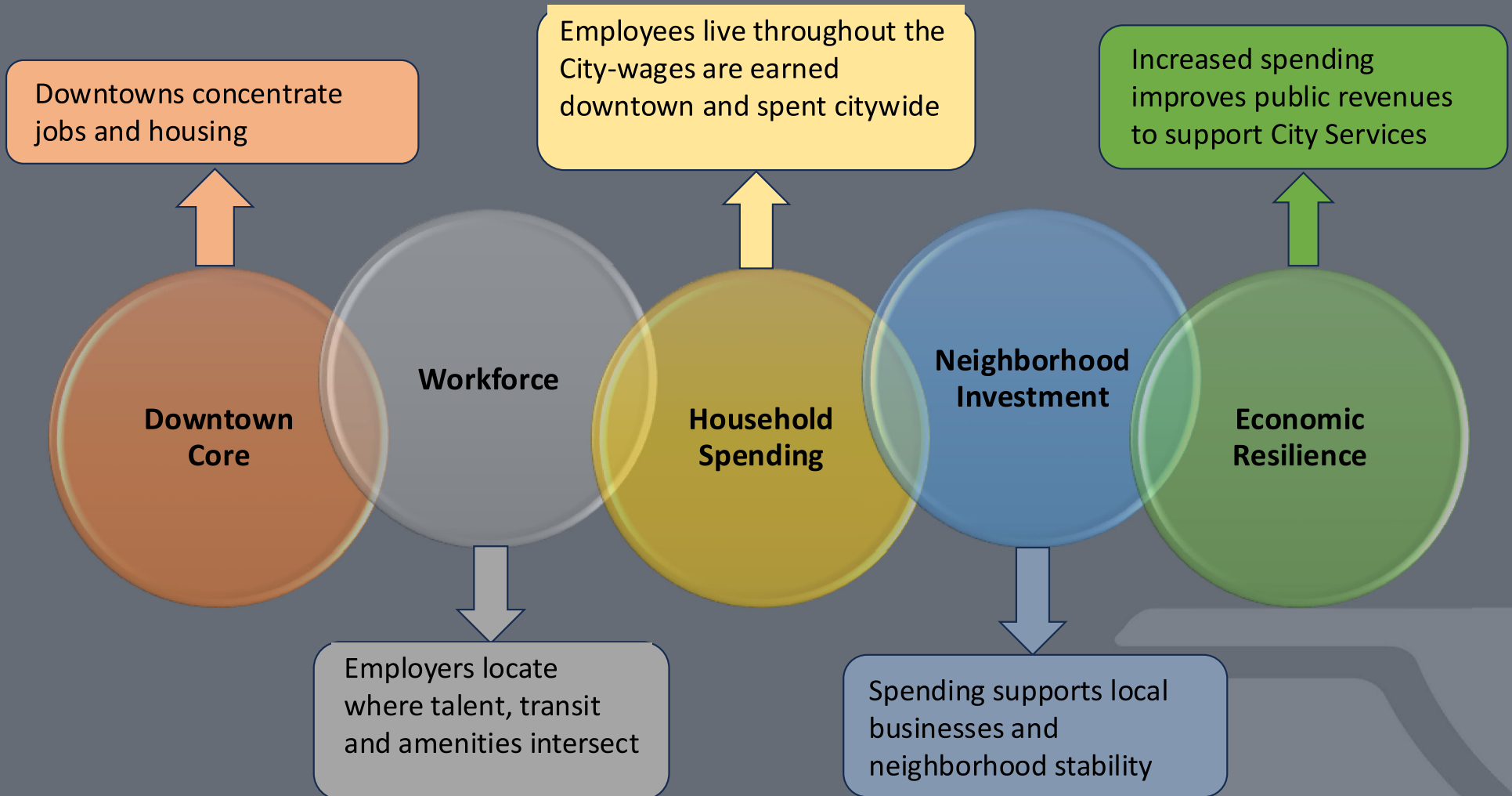
Students and faculty fuel daily activity with no isolated campus bubble with shared use buildings and an emphasis on urban living and sustainability

Temple University Expansion Spurs \$1.5 billion in Healthcare & Life Sciences Output in 2025

Record enrollment due to professional programs strengthen employer alignment and year-round activity increases downtown housing demand

Georgia State University's Adaptive Reuse of Downtown Buildings Drives \$3.22 billion in Economic Activity in 2024

Vacant offices converted to housing stabilizes downtown and supports transit-oriented student population along with local spending.



MOVING FORWARD

- Proximity and density drives economic activity
- Integrated education and business support matters
- Public investment can improve the feasibility and success of private projects
- Intentional employer attraction
 1. City and ASU will partner to identify target businesses
 2. City and ASU will partner on business attraction strategy

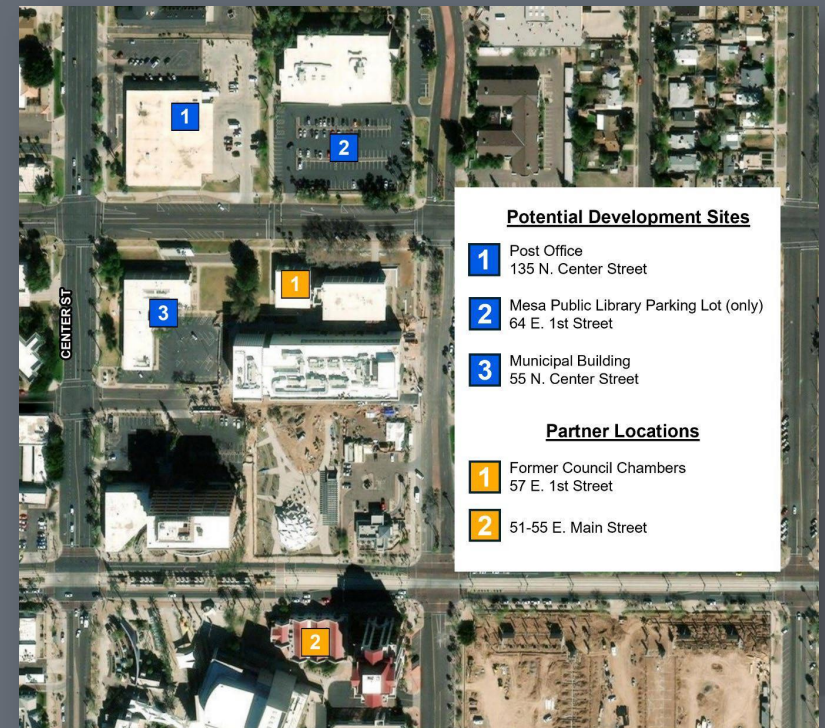


Identifies three potential development sites for future ASU projects

1. Post Office, 135 N Center St
2. Mesa Public Library Parking Lot, 64 E 1st Street
3. Municipal Building, 55 N Center

Identifies two potential partner locations

1. Former Council Chambers, 57 E 1st Street
2. 51-55 E Main Street





1. 51-55 E Main Street
2. ASU Creative Technologies at Post Office
3. The Light Walk

REDEVELOPMENT OF 51-55 E. MAIN STREET

City, with ASU engagement, will release an RFP/RFQ

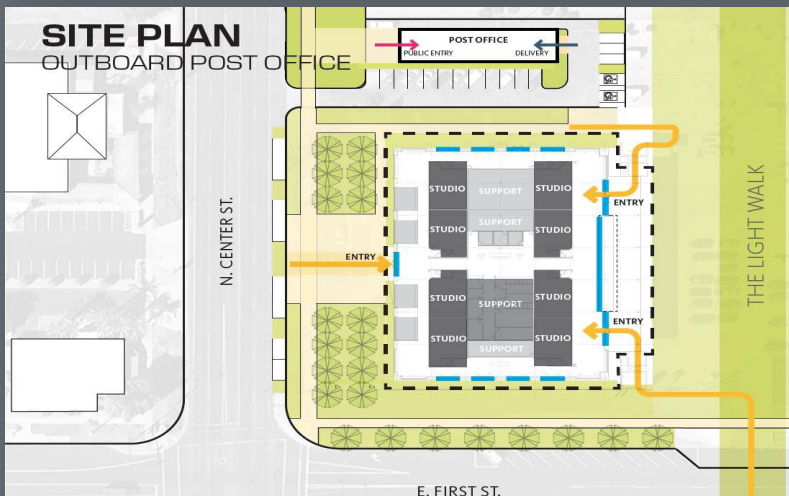
- Vision for minimum eight-story mixed-use building
- 100-120K SF
- First floor retail and restaurant
- MAC food service and event space
- Upper floors office uses
- City, with ASU engagement, will select developer to negotiate a public-private partnership to develop project
- City will maintain ownership of the land and enter into long term ground lease
- The City will use a portion of the building for office space and Mesa Arts Center support functions
- ASU may use a portion of the building
- There is demonstrated interest from qualified development partners

Provide Class A office space to companies

- Currently no Class A office space to offer
- Possibility to collaborate with businesses who want to locate near ASU
- Possibility to reach companies who want to be near students and downtown vibrancy

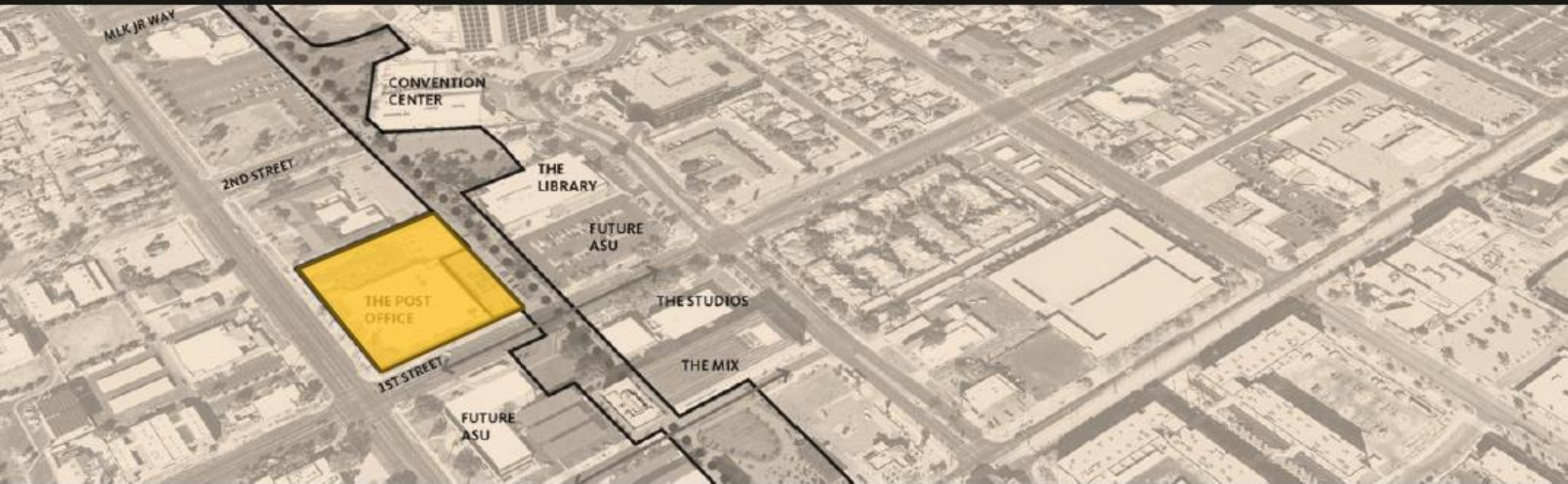


Seeking Council direction on moving forward with releasing an RFQ/RFP for selection of a developer to enter into a public-private partnership for development of 51-55 E. Main Street



VISION OF ASU CREATIVE TECHNOLOGIES

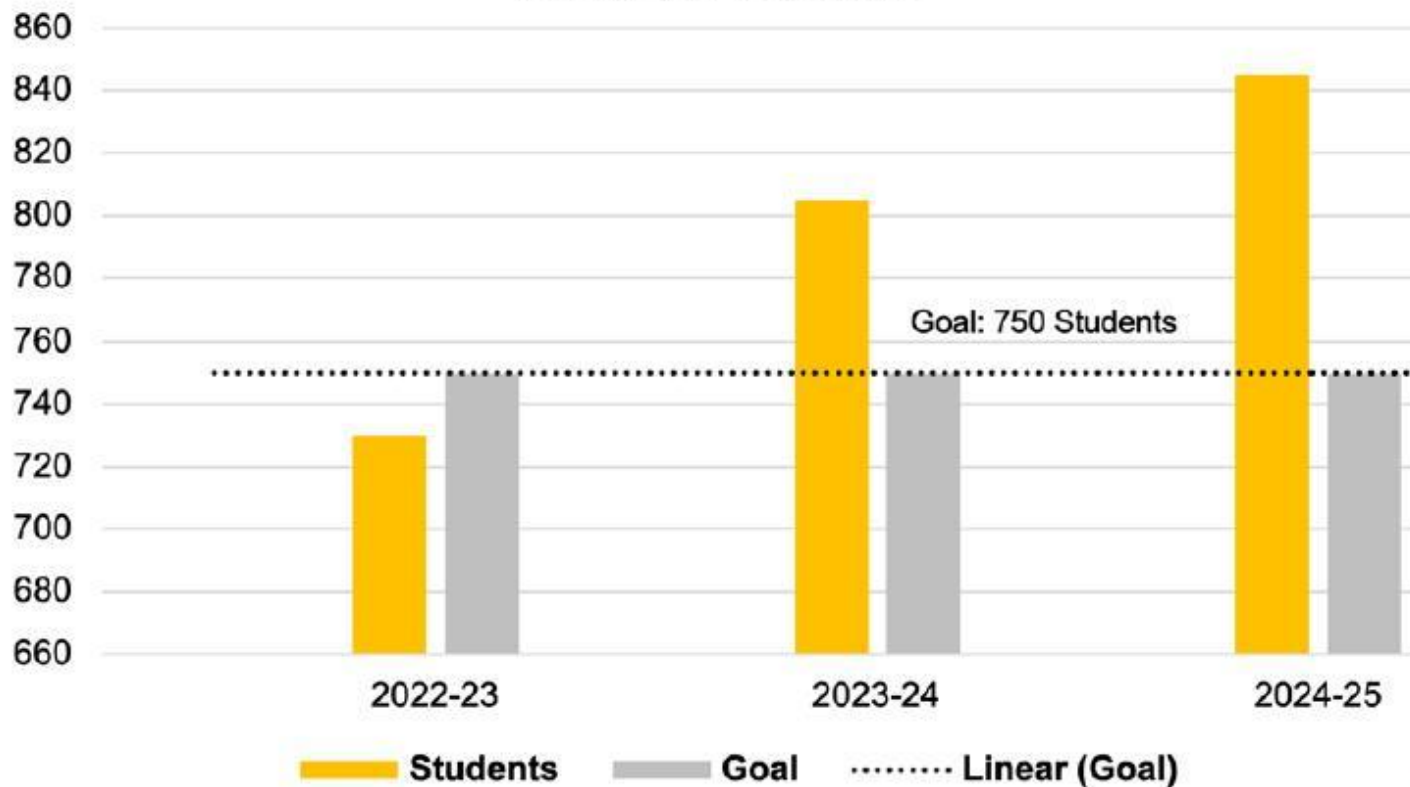
Enriched by the legacy as Mesa's Downtown Post Office, the building & site is re-imagined as a hub of creative technology, a place where students, faculty, and industry partners can bring stories, projects, and technologies to life-where students have the agency to tinker & iterate. The expansive and flexible concrete form accommodates an ever-evolving set of programs designed to change with industry and the imagination of students.



ASU Creative Technology Building – Reuse of the Post Office

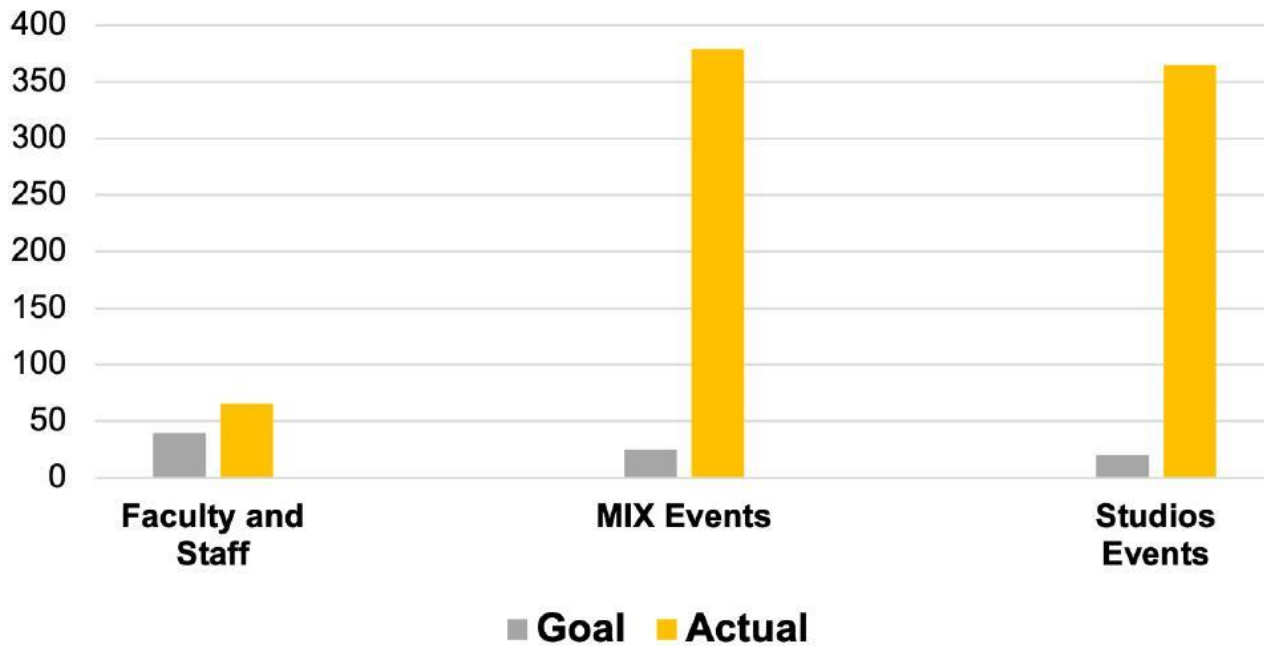
The MIX Center

Student Growth



The MIX Center and The Studios

Faculty / Staff and Events



2025 Year in Review

ASU Center for Creative Technology at Mesa City Center



The MIX Center

- 379 Events
- 19,482 Event attendees
- 250 Tours offered
- 3,476 Tour attendees

The Studios

- 337 Events
- 46 Community-based orgs, companies, & institutions formally reserved space
- 6 Major collaborations and sponsored initiatives
- 365 Organizations engaged with The Studios
- 313 Companies & organizations utilized coworking space along with an additional 411 individual members

Industry Collaborations

The MIX Center

Sponsored Research

- Amazon Web Services (AWS)
- Canon U.S.A., Inc.

Workforce Exploration

- Boeing

Research Partner

- National Cardiovascular Research Center of Spain

Collaboration Exploration

- Cox Communications
- Cox Science Center & Aquarium – FL
- Mesa Youth Creative Agency

Delegations

- St George's, University of London
- Budapest Metropolitan University

Partners

- Netflix – Screening
- Mesa Arts Center Youth – Program
- Japanese Film Festival of Arizona (JFFA)

The Studios

Company Sponsored Events

- East Valley Innovation Night - Meta
- Igniting Innovation Venture Challenge - Mesa West Rotary

Community Companies Reserving Space: 337 Events

- Arizona Association of Teachers of Mathematics
- Arizona Hispanic Chamber of Commerce
- Mesa Public Schools
- Mesa United Way
- OPTICS for Healthcare (OHC)
- Proof Bread
- Valley Leadership

Companies Using Coworking Space: 313

- LISC Phoenix
- Mesa Community College
- CompuSol of Santa Fe New Mexico

Comprehensive City Partnership



SITE PLAN

OUTBOARD POST OFFICE

POST OFFICE
PUBLIC ENTRY DELIVERY

N. CENTER ST.

ENTRY

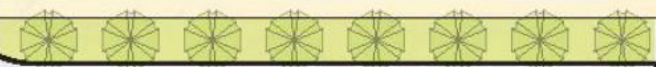
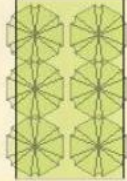
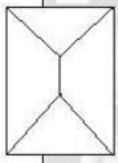
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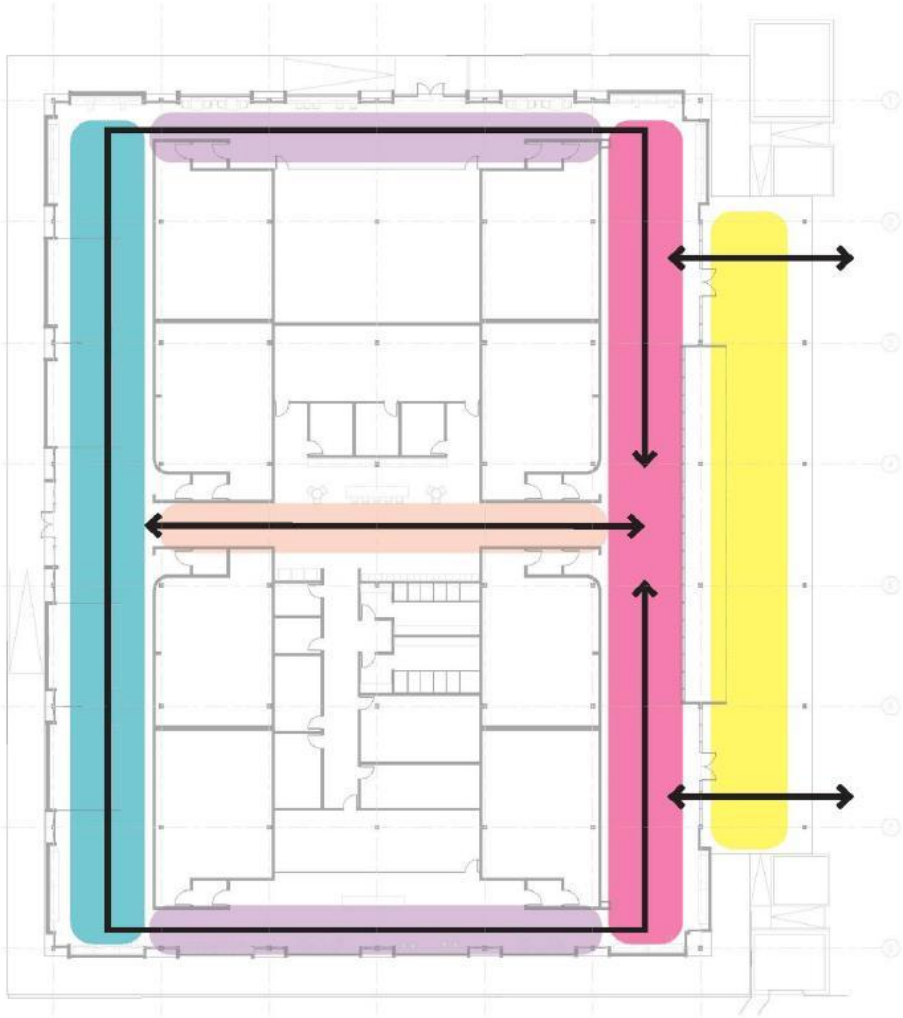
ENTRY

THE LIGHT WALK

E. FIRST ST.



POST OFFICE | PLANNING ZONES



WELCOME ZONE | SOCIAL + EVENTS

SHARE ZONE | PINUP + COLLABORATION

TECH ZONE | SMALL GROUP + INDIVIDUAL

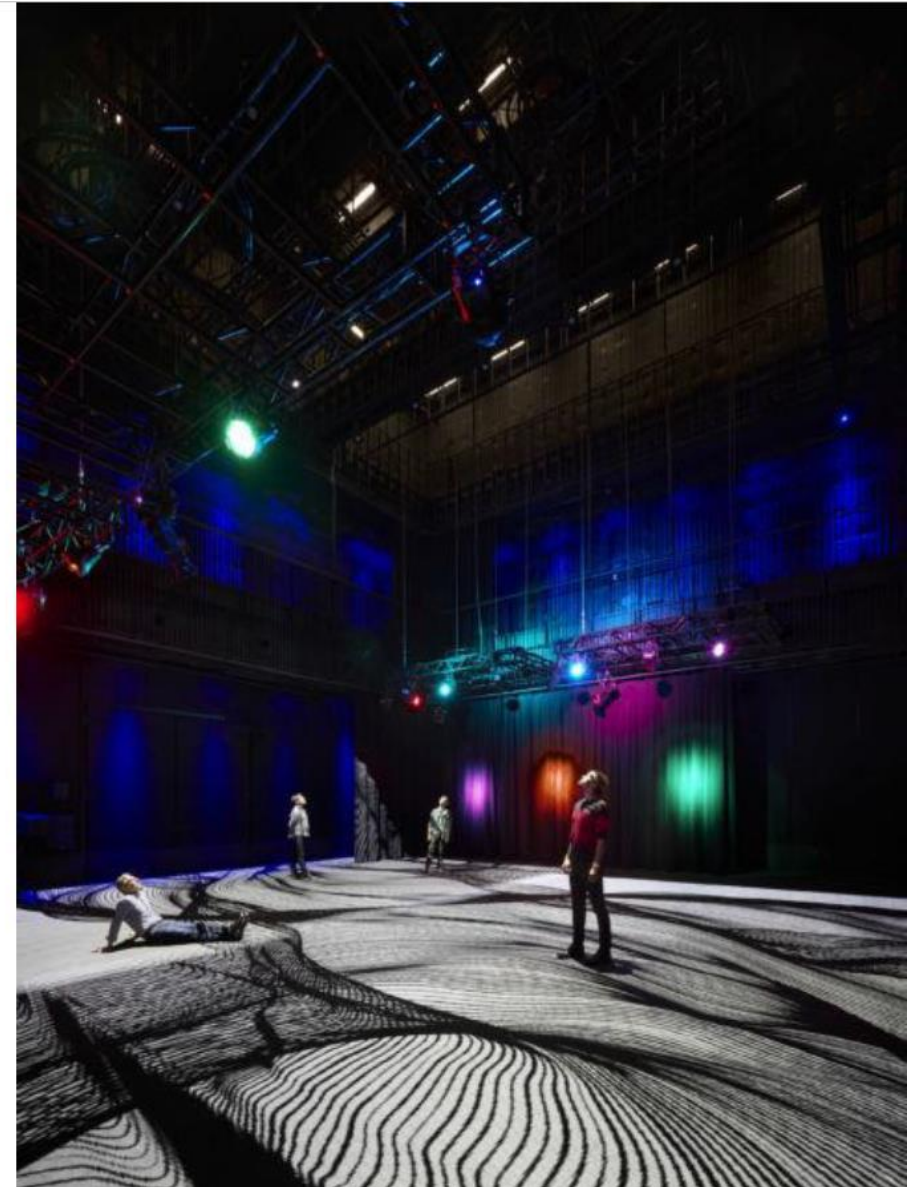
QUIET ZONE | FOCUS + STUDY

CONNECT ZONE | BREAK & SUPPORT

Program Growth

Potential Program	Projected Enrollment 2035
Upper Division Creative Tech (such as interdisciplinary Design, Game, Animation to join Film)	600
Low-residency Emerging Creative Tech (such as Virtual Film Production)	300
Graduate Degrees in Creative Tech (such Immersive Experience Design, Extended Reality, Entertainment Engineering)	250

* **Stackable programs depending upon program growth needs and availability of capital funding / space**



Conceptual Program Elements

Growth of ASU Center for Creative Technology at Mesa City Center

- **Computer Classroom**
- **VR Labs**
- **Flexible Studios**
- **Black Box**
- **Print Lab or Production**
- **Exhibit or Showcase Space**
- **Offices**
- **Open Office for Workstations**
- **Lecture**















End of ASU Slides

ASU Creative Technology Building – Reuse of the Post Office



BENEFITS OF ASU CREATIVE TECHNOLOGIES AT POST OFFICE

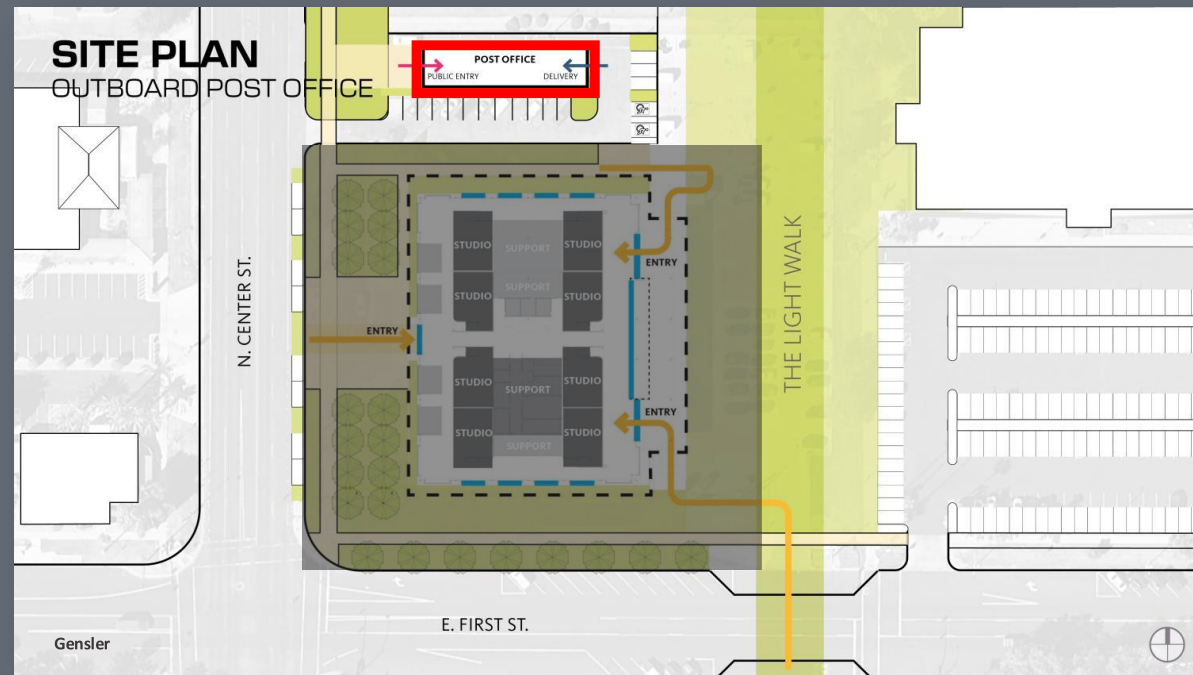
- Strengthen the Downtown Arts and Innovation District through expanded ASU presence
- Adaptive reuse of a strategic downtown asset
- Provide additional opportunity for academic programming
- Drive demand for ASU aligned businesses
- Maintains a retail postal presence while providing greater building efficiency for USPS and ASU

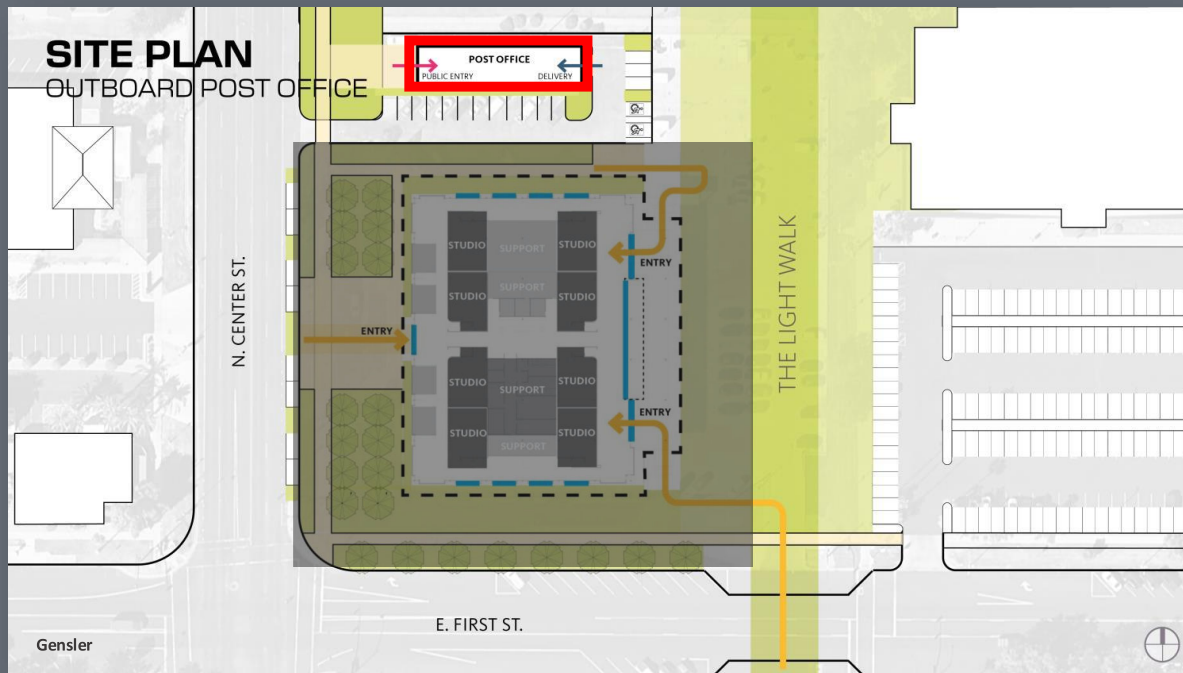
BACKGROUND

USPS operations in 1971 after outgrowing Mesa’s first post office, now The Post. The City held a 55-year ground lease that expired May 31, 2025. Upon the expiration of the ground lease, the City became the “landlord.”

CURRENT POST OFFICE LEASE

- Entered into a 3-year lease on June 1, 2025
- Lease expires May 31, 2028
- Engaged with USPS throughout the lease negotiations and during conceptual study





PROPOSED RETAIL-ONLY POST OFFICE

- Concept is reflective of current retail-only post office facilities
- City partners with USPS to complete final design and construct a new retail post office
- City and USPS negotiate a long-term lease for the new retail post office

New Retail Post Office
\$3,361,875

ASU Creative Technologies at Post Office
\$24,896,850 (excludes FF&E)

Infrastructure
\$5,000,000

Seeking Council direction on moving forward with negotiating a lease , including a cost share with ASU for development of ASU Creative Technologies at the Post Office and negotiating with USPS for a new retail post office with long-term lease

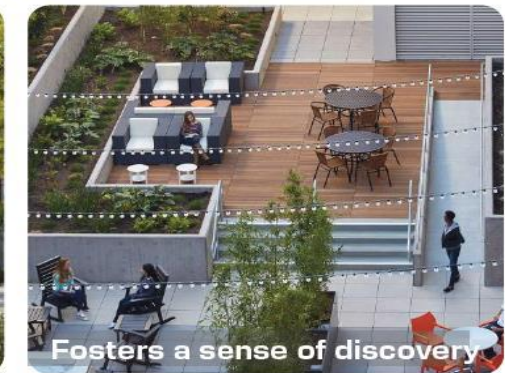


VISION

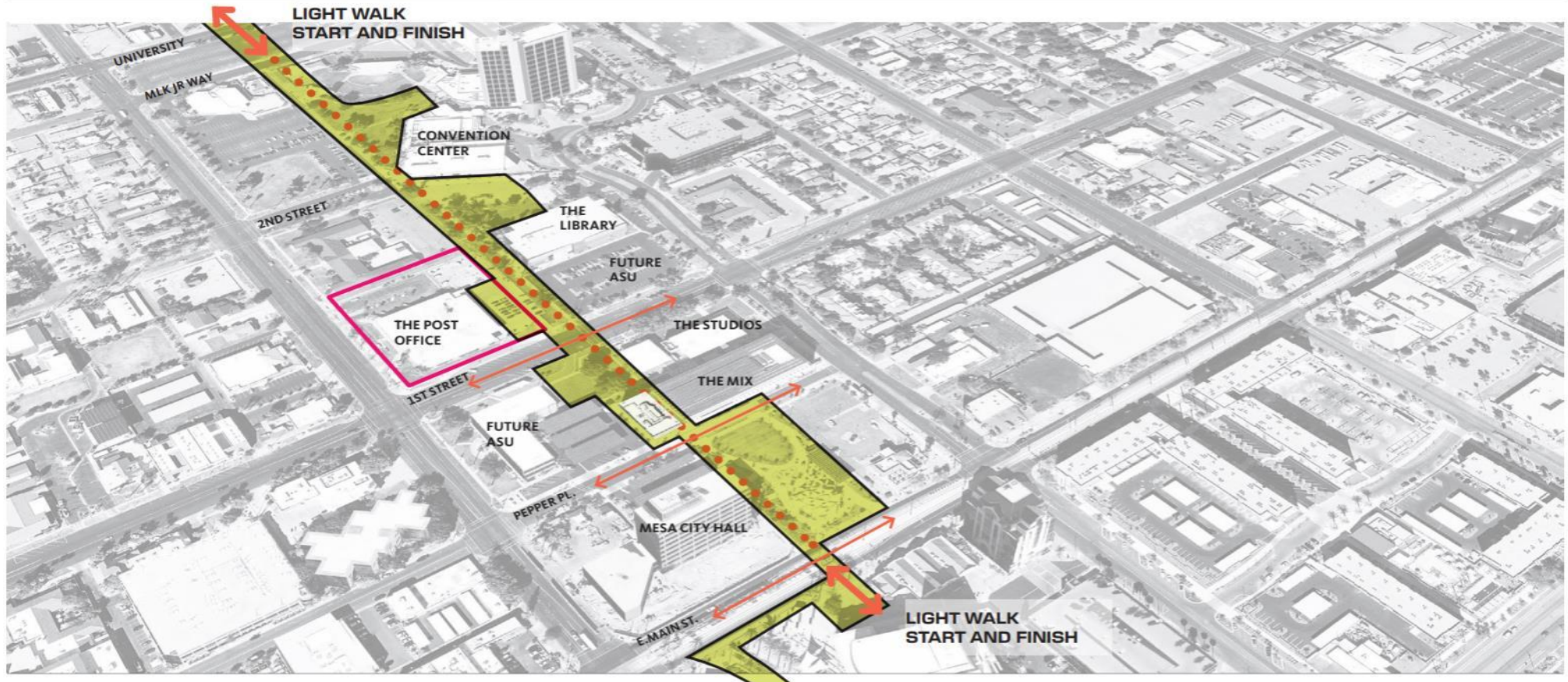
As iconic as it is welcoming, Downtown Mesa's Light Walk will provide a safe and shaded connection from Mesa Arts Center at the south to The Convention Center and Amphitheatre to the north, with moments of interest and respite along the journey. Immersive and engaging activations will change from day to night, responding to visitor movement and energy, creating a fresh experience each time people return.

Gensler

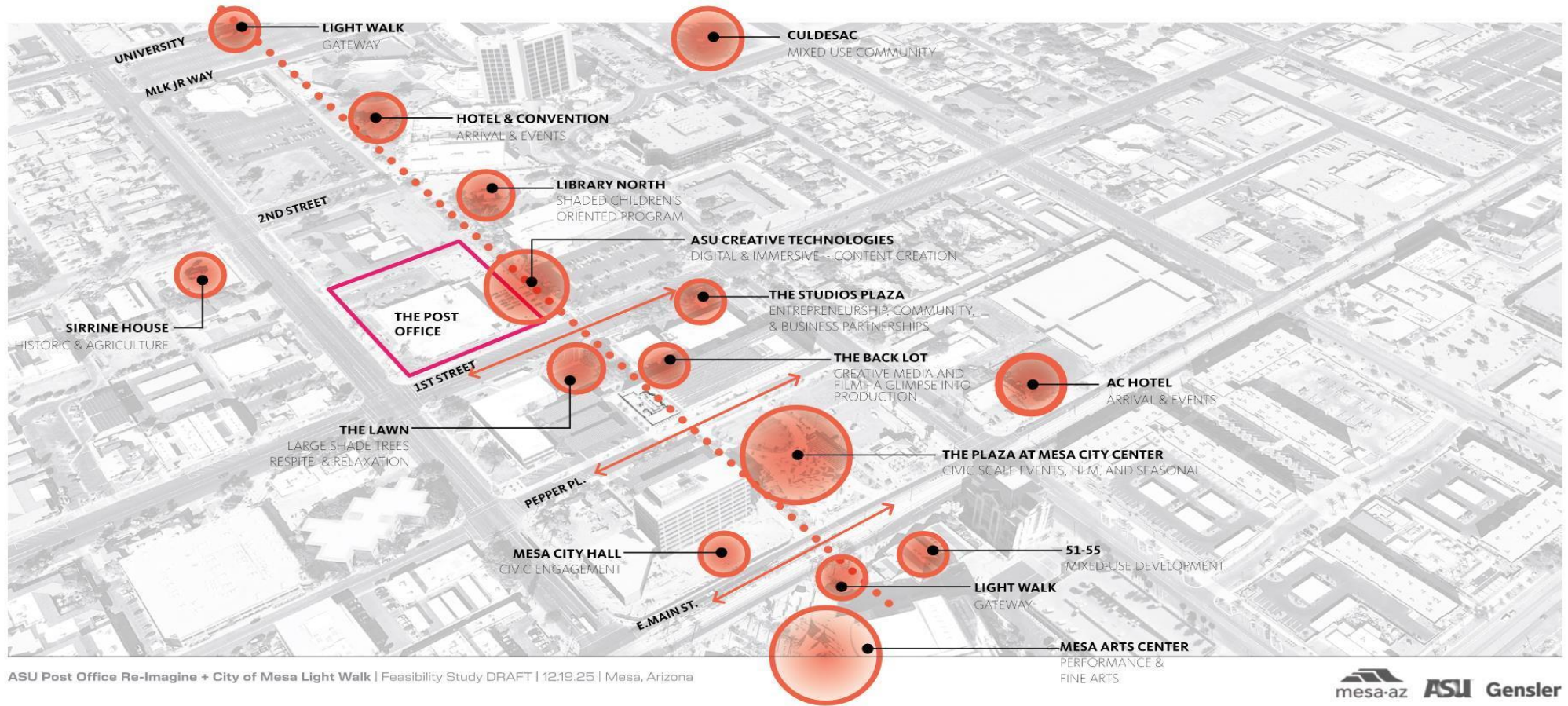
GUIDING DESIGN PRINCIPLES - THE LIGHT WALK



LIGHT WALK - SCOPE



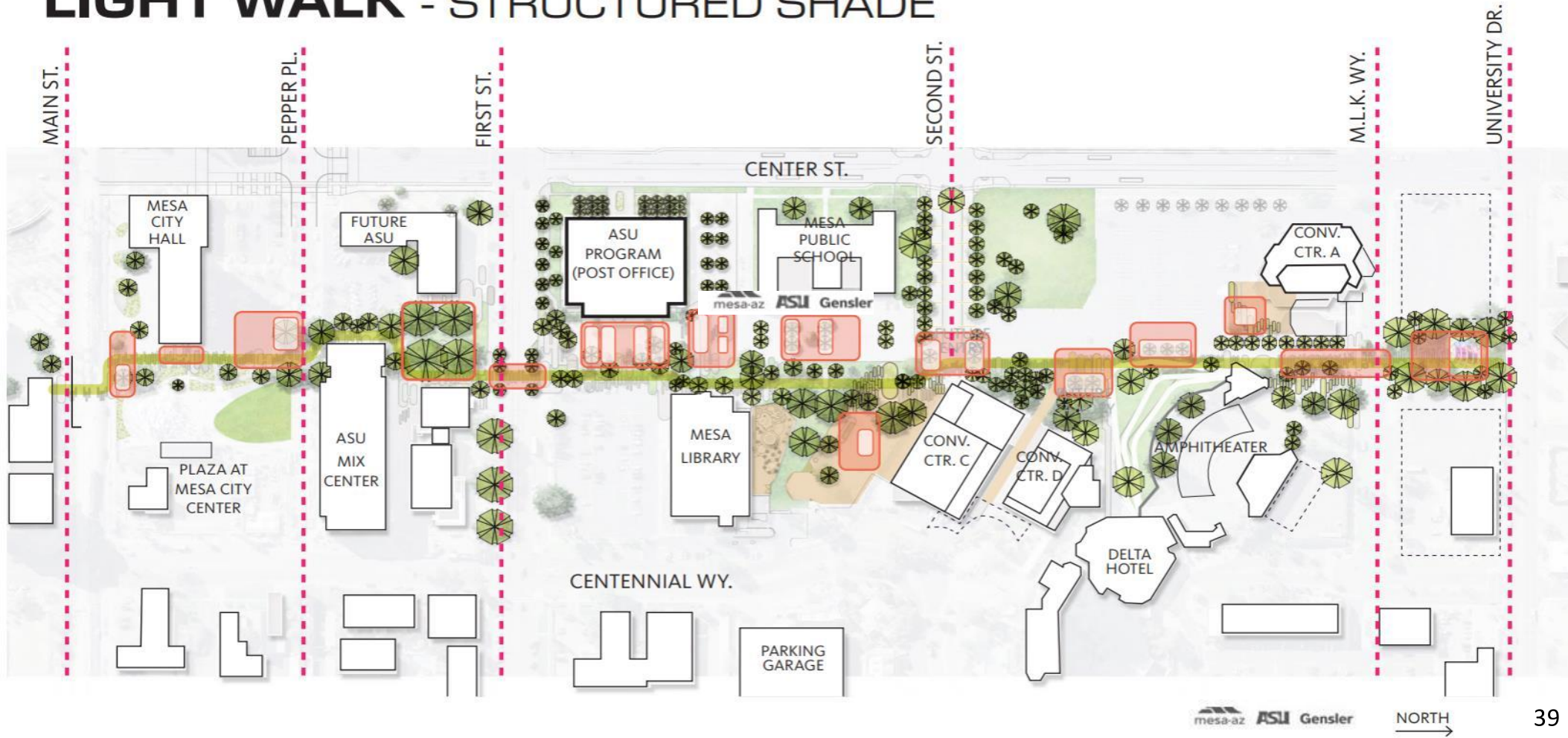
LIGHT WALK - PROGRAMMATIC NODES



LIGHT WALK - LANDSCAPE



LIGHT WALK - STRUCTURED SHADE



LIGHT WALK - PROGRAM ZONES







1st Street looking NW at the Post Office

Gensler



Library looking West at the Post Office

Gensler



Post Office looking South

Gensler



Library looking West at the Post Office

Gensler



Post Office looking South

Gensler



BENEFITS OF THE LIGHT WALK

- Strengthen Main Street connectivity from Amphitheater and Convention Center
- Enhance employee, resident, and visitor experience
- Support increased economic activity
- Reinforce Downtown Arts and Innovation District
- Support future economic development opportunities

- 2.6 mile long open space and pedestrian trail opened in 2016
- Created over 1,000 jobs
- Has generated more than \$1 billion in economic development
- Currently planning a \$56.8 million 2-mile expansion
- Convention Center expansion of \$40 million tied into this project
- Increased property values near the Riverwalk





- 7-miles of planned 22-mile continuous multi-use trail have been completed
- \$9 billion economic impact
- 3,555 affordable housing units completed
- Contributed to creation of 29,500 new jobs
- Instrumental in revitalizing Atlanta's arts and culture

- 8-mile trail opened in 2013
- The \$63 million dollar project focused on beautification
- Between 2008-2014 assessed values of properties within 500 ft increased by \$1 billion
- Created a greater connectivity to downtown
- 48% of business owners have seen an increase in revenue
- On average trail users spent \$53 per person in 2015





ECONOMIC BENEFIT OF LIGHT WALK

- Amphitheater, Convention Center, Library, and MAC generate approximately 1,000,000 annual visitors
- 327,000 Light Walk users annually
- \$16 million in annual downtown retail and restaurant spending
- 137 jobs supported annually
- \$4.8 million in annual labor income
- \$372 million in total visitor spending over 20 years
- \$7.4 million in City sales tax revenue over 20 years

Source: Applied Economics, January 2026

The Light Walk can help convert arts, education, employment, and civic activity into sustained downtown spending, jobs, and revenue

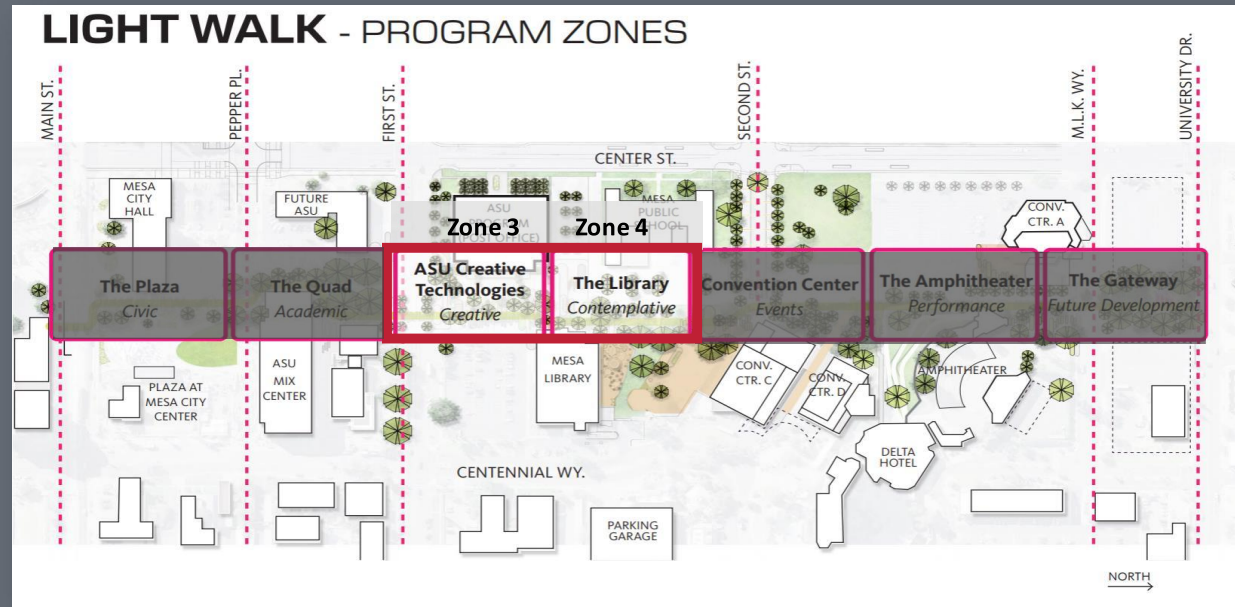
Light Walk Concept Fly-Through

The Light Walk design concept forms the vision for a civic corridor that will be a destination and connector unique in the Valley. The Light Walk concept will be implemented over time, and as part of future public and private investments.

PROPOSED PHASE 1 LIGHT WALK

Zone 3 and Zone 4

Seeking Council direction to move forward with Zones 3 & 4 of the Light Walk for further refinement and future Council consideration



DISCUSSION AND QUESTIONS

WITH COUNCIL'S DIRECTION, STAFF WILL:

- Negotiate agreements and cost share with ASU for ASU Creative Technologies at Post Office for Council action prior to further design
- Negotiate design/development and lease for new retail post office with USPS
- Release RFQ/RFP for 51-55 E. Main Street
- Focus on Zones 3 & 4 of the Light Walk for further refinement and future Council consideration

