

# Arizona Heath & Technology Park

## 2001 Comprehensive Sign Plan - ZA01-41

### Revisions / Modifications:

**2005 - ZA05-044:** AT Still University / Alter Group : Increase height of Sign Type C to six feet

**2009 - BLD2009-03960:** YMCA / Airpark Signs & Graphics : Increase height of Sign Type C to six feet eight inches

**2009 - PLN2009-00331:** GMR Mesa LLC / Priority Sign Inc :

**2019 - ZA - - :** Abrazo / JRC Design : Modification of Abrazo Mesa Hospital parcel, Increase height of Sign Type B to twelve feet

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Sign Plan  
Elevation - Arizona Health Sciences

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- ZA05-044
- Abrazo Addendum

## **Signage Statement**

### **ASHS and Arizona Health and Technology Park**

5 . 04. 01

#### **The development**

A 50-acre parcel of land, located at Recker Road and Baseline Road, is the site for Arizona School of Health Sciences' (ASHS) new campus. The graduate institution offers advanced degrees in a variety of health professions. ASHS' signature facility, scheduled for completion in Fall 2001, is the centerpiece of the 89-acre Arizona Health and Technology Park.

The School has already begun to foster exciting alliances with local businesses and medical and information technology partners. Not only are they strengthening their educational mission, but are positioning themselves to provide a range of community resources.

ASHS is seeking tenants and partners for the Arizona Health and Technology Park to provide educational synergy in the areas of clinical experience, research, educational technology, healthcare technology, and student services will be attracted to the park. This university community is targeted to include a hospital(s), retirement village, clinical providers, research and clinical research entities, and housing. The campus community should aid in the recruitment of both faculty and students, build reputation, and attract resources, and enhance the learning process.

A division of the Kirksville College of Osteopathic Medicine (KCOM), the Arizona School of Health Sciences offers masters degree programs, doctoral degree programs and distance education programs in audiology, medical informatics, physical therapy, occupational therapy, sports health care and physician assistant studies.

#### **Signage**

As with all developments, aesthetically relevant and appropriately designed signage is an integral way to guide users and visitors around the property on both vehicular and pedestrian scales. The objective of the signage plan for this development is to relate it architecturally and aesthetically to the materials and forms being used in the building design.

#### **Monument Signs**

The monument signs that are proposed for The Arizona Health And Technology Park will be comprised of a stucco base, a Sedona Red sandstone element on which the signage will be mounted relating directly to the materials used in the building façade with a vertical element clad in perforated stainless steel. Three

**ASHS and Arizona Health and Technology Park**  
**Signage Statement**  
Page 2

Monument sign types have been developed with the largest (A) at the development entrance at the intersection of Baseline Road and S Sunview. It is suggested that this sign identify the entire development, and that major tenants such as the "Arizona School Of Health Sciences" or "Health South" be permitted to place their logo on the entrance sign displaying the nature on the synergistic relationship of all the tenants in the Health and Technology Park.

The second smaller monument sign (B) would be located in front of the School at the intersection of S. Sunview and S. Still Cir. Sign type (B) is also proposed for other major tenants on the property. The smallest monument sign is proposed at the entrance driveway to each tenant site. The 3 monument sign types will have pin mounted, rear illuminated aluminum letters and/or an integrated aluminum sign cabinet to display copy.

Aluminum post and panel Directional Signs, Sign Type D, may be utilized to direct to critical destinations within individual parcels. Sign Type D may not be used on shared roadways of the Arizona Health and Technology Park unless they are approved by the Arizona Health & Technology Park Association.

Except for the site currently under development, the locations shown of other sign types (B) and (C) on the sign plan are not necessarily reflective of their final locations as the adjacent sites have not yet been designed and exact driveway locations are not yet determined. See the attached site plan for the proposed locations of sign types A, B and C as well as the color elevation of each of the three monument signs.

The quantities of sign types (B) and (C) will vary depending on the final lot divisions that are executed as the development of the 89 acre parcel evolves over the coming few years. It is anticipated that monument signs would be permitted based upon compliance with Mesa's sign ordinance 11-43-3-D for detached signs. The attached sign site plan shows the lot divisions used in the preliminary plat but are not necessarily indicative of the final lot subdivisions.

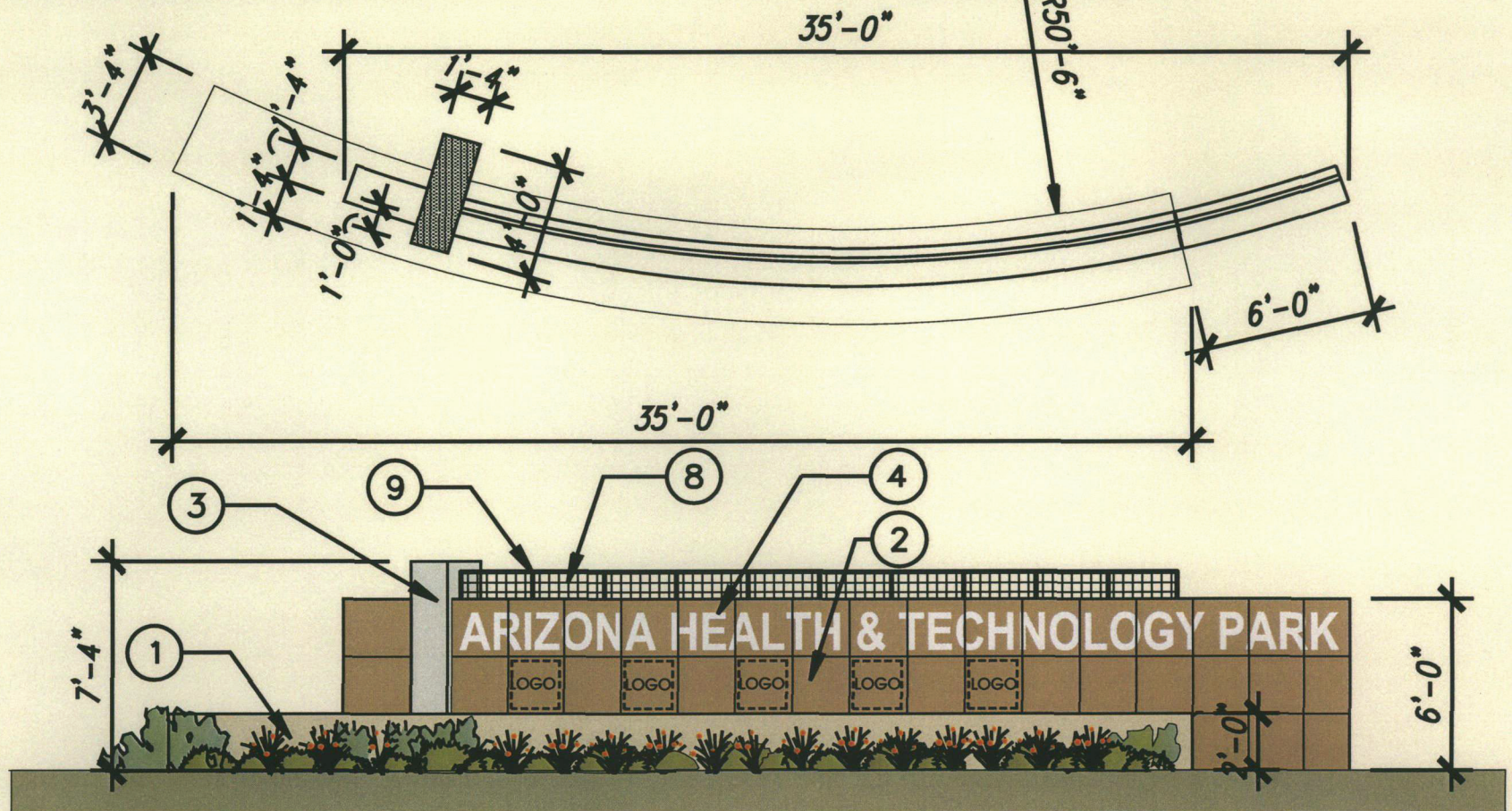
**Building mounted(attached) Signs**

It is proposed that the school logo be mounted on the curving sandstone wall adjacent to the building entrance (D). One of the primary driving forces that drove the School to purchase property adjacent to the Superstition Freeway, was the ability for freeway traffic to be able to identify the school. The sign plan proposes an illuminated sign reading "Arizona School of Health Sciences" on the west end of the north façade (E).

It is anticipated that all future attached building signage would conform to the City of Mesa Sign ordinance.



- |  |  |
|--|--|
| 1. CMU BASE w/ STUCCO FINISH TO MATCH BUILDING | 5. SANDSTONE CAP- SLOPE.               |
| 2. CMU WALL w/ SANDSTONE VENEER                | 6. MORTAR CAP w/ STUCCO FINISH- SLOPE. |
| 3. CMU WALL w/PERFORATED STAINLESS STEEL COVER | 7. CONCRETE FOOTING.                   |
| 4. PIN MOUNTED, REAR ILLUMINATED               | 8. 4" X 4" WOVEN WIRE MESH             |
| NATURAL ALUMINUM LETTERING - 16"               | 9. 1" X 1" TUBE STEEL FRAME            |

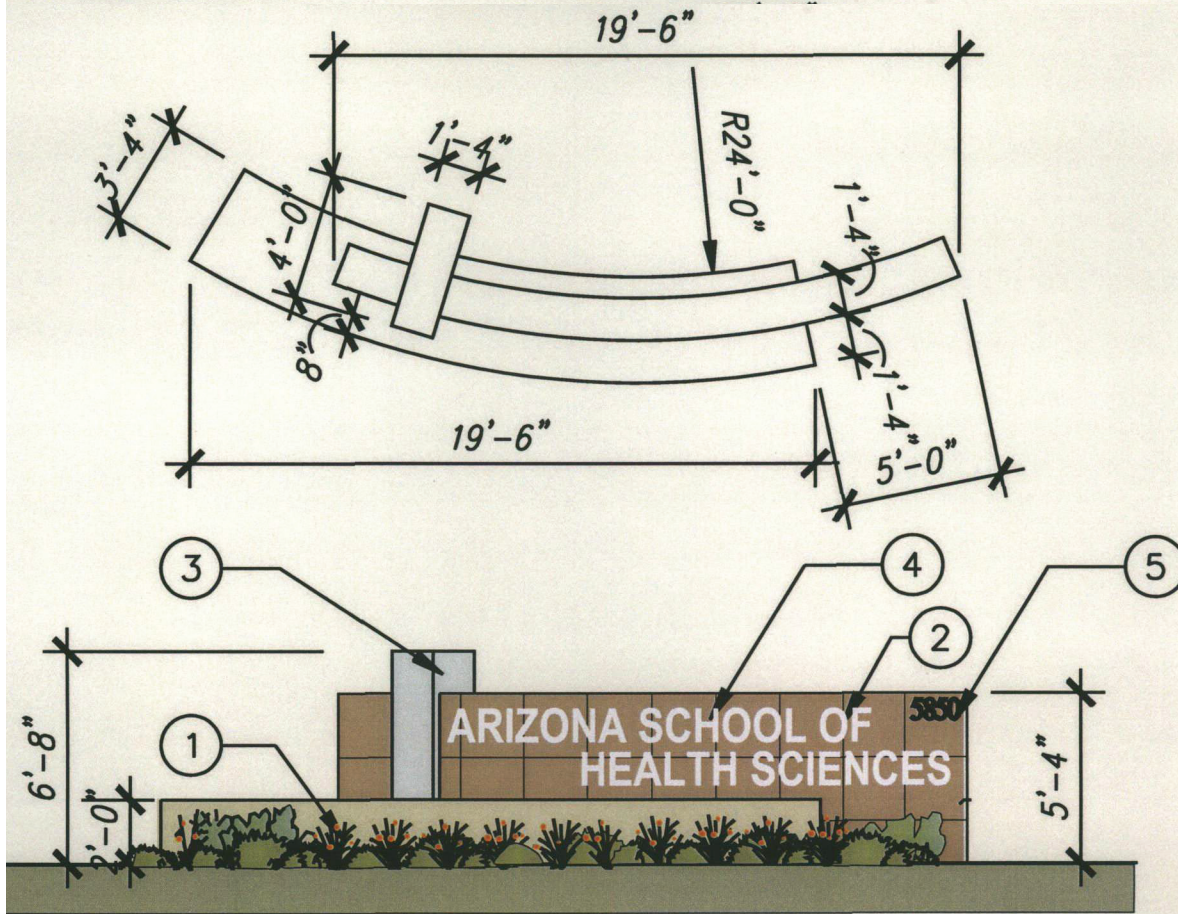


A

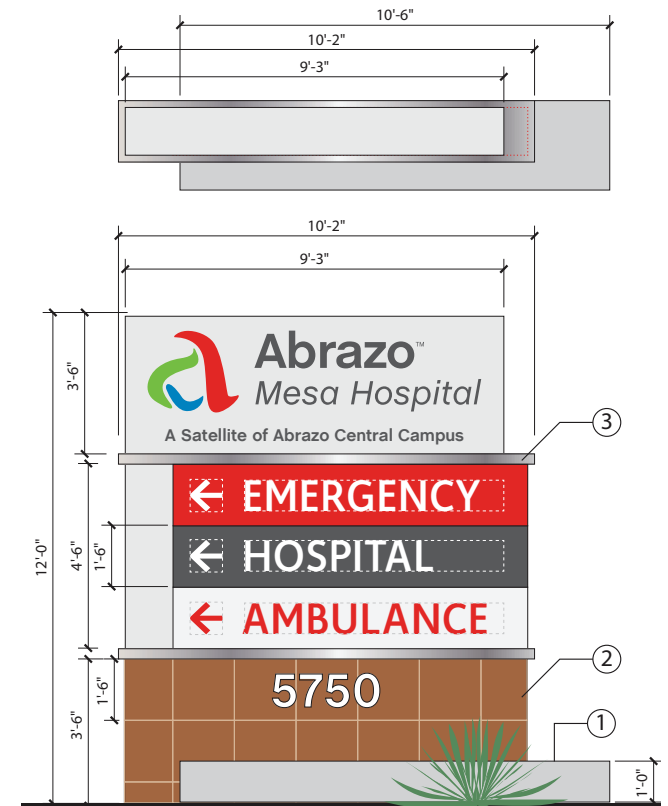
Monument Sign at Baseline/ S. Sunview



1. CMU BASE w/ STUCCO FINISH TO MATCH BUILDING.
2. CMU WALL w/ SANDSTONE VENEER
3. CMU WALL w/PERFORATED STAINLESS, BRUSHED ALUMINUM, OR STUCCO FINISH
4. PIN MOUNTED , REAR ILLUMINATED 12" ALUMINUM LETTERING
5. SURFACE MOUNTED 8" (3/4" STROKE) ALUMINUM LETTERING,



EXAMPLE 1 : SIGN AT 6'-8"



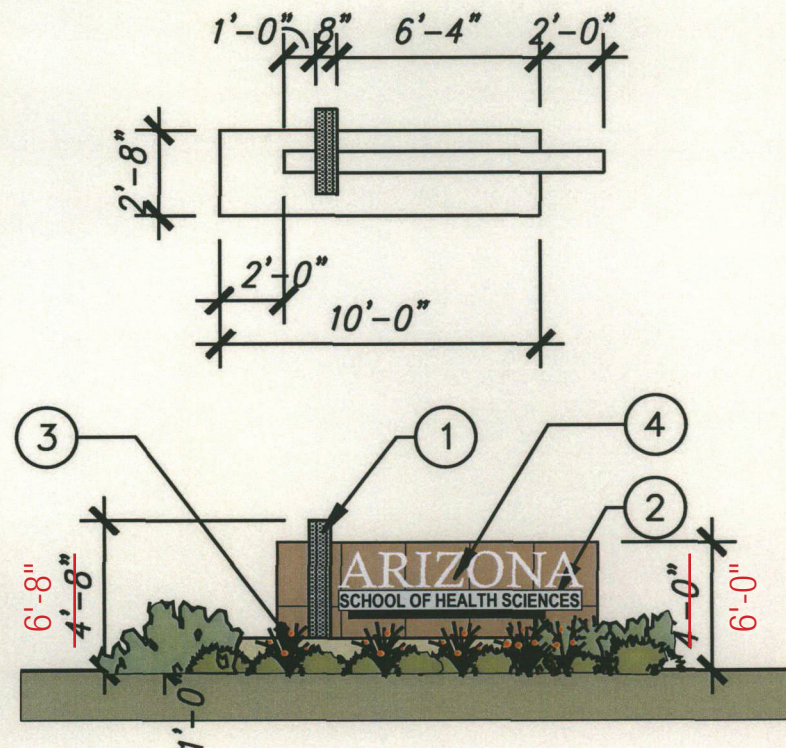
EXAMPLE 2 : SIGN UP TO 12'-0"

B

## Monument Sign at Major Tenants



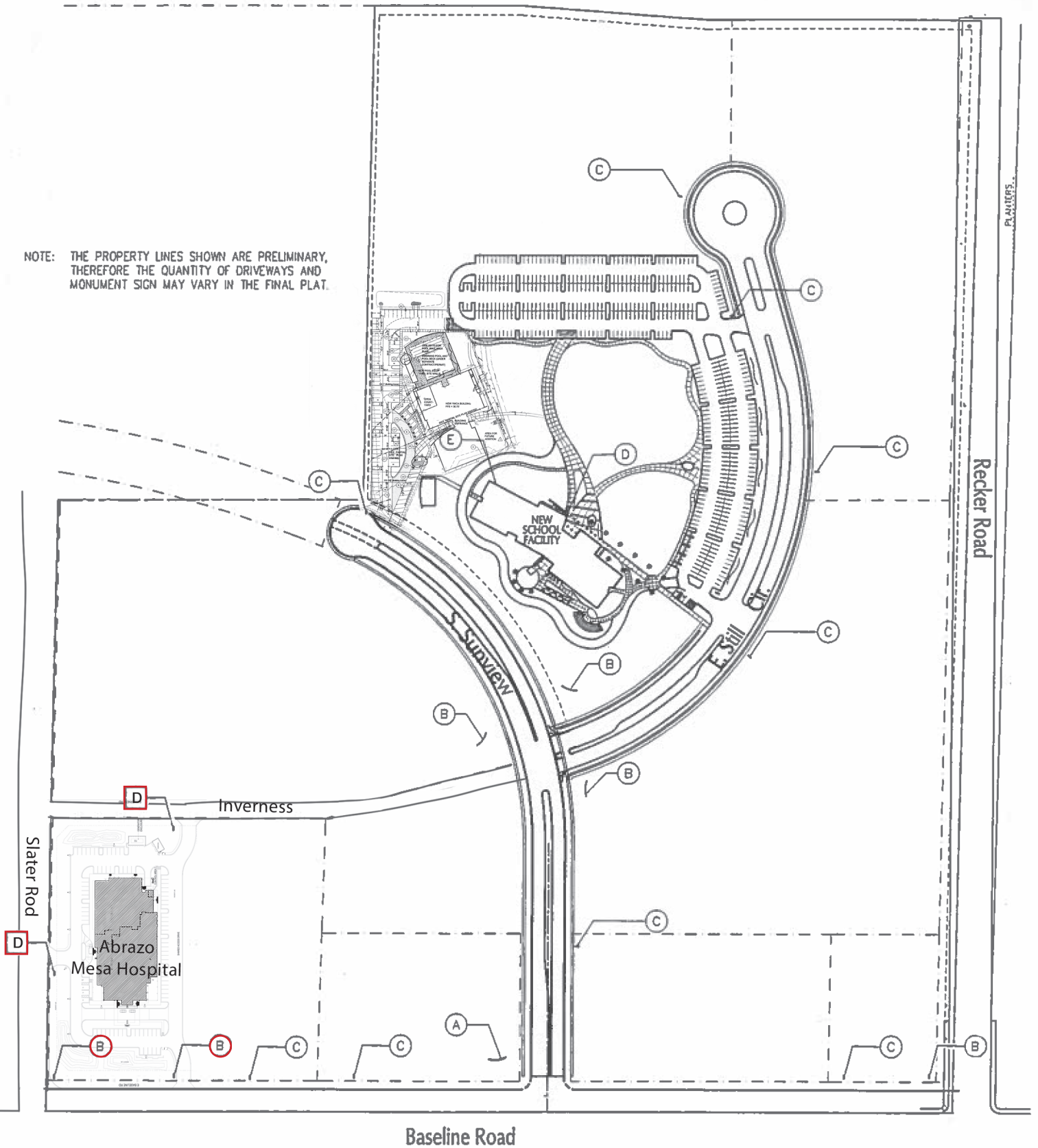
1. CMU BASE w/ PERFORATED STAINLESS STEEL
2. CMU WALL w/ SANDSTONE VENEER
3. CMU WALL w/ STUCCO FINISH TO MATCH BUILDING.
4. SURFACE MOUNTED ALUMN. LETTERING

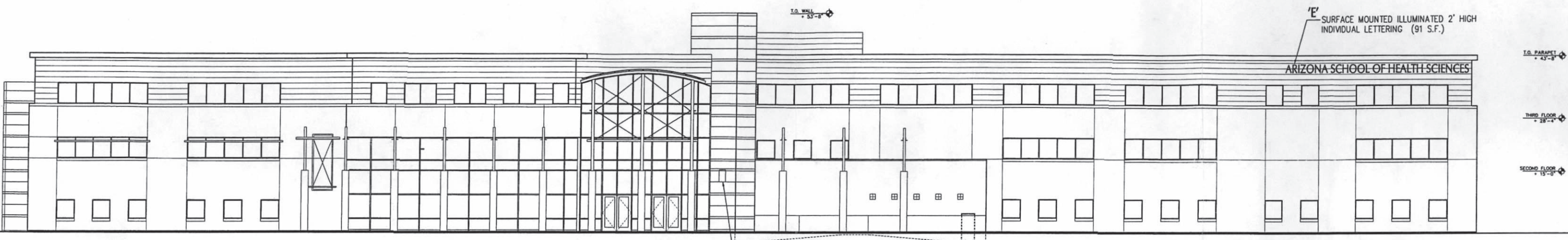


# Monument Sign at Driveways

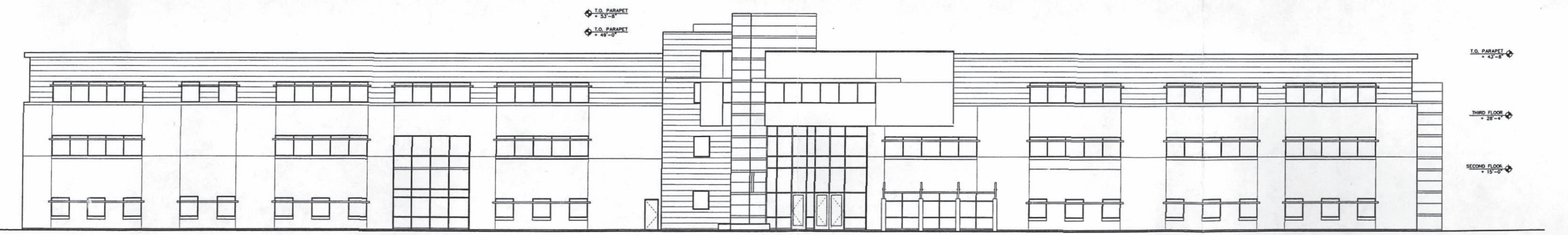


NOTE: THE PROPERTY LINES SHOWN ARE PRELIMINARY, THEREFORE THE QUANTITY OF DRIVEWAYS AND MONUMENT SIGN MAY VARY IN THE FINAL PLAT.





NORTH ELEVATION



SOUTH ELEVATION



# APPENDIX



APPLICATION  
Zoning Administrator/Board of Adjustment

Pre-App CS  
Received \_\_\_\_\_

Property Address 58600 East Baseline Road Zoning District M-1-PAD  
Property Owner Arizona School of Health Sciences Applicant Durrant  
Signature [Signature] Signature [Signature]  
Address 73210 W. Camelback Rd Address 426 N. 44th St.  
City/Zip Code Phoenix, 85017 City/Zip Code Phoenix, 85008  
Phone No (602) 589-1045 Phone No (602) 275-6830

Request ☐ Variance ☒ Special Use Permit ☐ Interpretation ☐ Mod Of PAD

List Requests (Be specific) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Items Required for a Complete Submittal

Failure to provide the items noted below will result in a delay of your hearing date.  
(All drawings must be fully dimensioned and drawn to scale)

RECEIVED

MAY 04 2001

City of Mesa Planning

- ☒ Application Form ☒ Citizen Participation Plan Sheet  
☒ Application Fee \$ 300 ☒ Elevations  
☒ Site Plan ☐ Landscape Plan  
☐ Floor Plan ☒ Sign Plan (Existing and proposed)  
☒ Justification/Compatibility Statement (typewritten on separate sheet) ☐ Homeowner's Assoc /Architectural Committee Written Approval  
☒ No. of copies required of plans 9 ☐ Other \_\_\_\_\_

Planning Division Office Use Only

Zoning Administrator: Hearing Date June 5, 2001 Case No ZA01-41  
☒ Approved ☐ Denied ☐ Withdrawn ☐ Continued to  
☒ Conditions "B" signs on parcels of 15 acres or more  
Board of Adjustment: Hearing Date \_\_\_\_\_ Case No \_\_\_\_\_  
☐ Approved ☐ Denied ☐ Withdrawn ☐ Continued to  
☐ Conditions (See Minutes)  
Downtown Development Committee: Meeting Date \_\_\_\_\_ Board of Adjustment Secretary  
[Signature]  
Zoning Administrator





APPLICATION  
Zoning Administrator/Board of Adjustment

Pre-App By GS  
Date \_\_\_\_\_

Property Address 5855 E. Still Circle Zoning District M-1

Property Owner A.T. Still University Applicant The Alter Group

Signature [Signature]

Signature Tim Becker

Address 5855 E. Still Circle

Address 2525 E. Camelback Rd

City/Zip Code Mesa, AZ 85206

City/Zip Code #285 Phoenix, AZ 85016

Phone No (480) 219-6000

Phone No (602) 956-9000

Email gcloud@atsv.edu

Email tbecker@altergroup.com

Request: ☐ Variance ☒ Special Use Permit ☐ Interpretation ☐ Mod Of PAD ☐ DIP ☐ SCIP

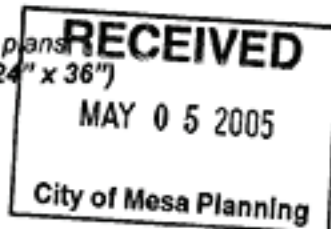
List Requests (Be specific) modification to Comprehensive  
Sign Plan. to allow 6'-0" height, variation from  
original Sign Type C design, flexibility in  
monument-sign location.

Items Required for a Complete Submittal

Failure to provide the items noted below will result in a delay of your hearing  
(All plans must be fully dimensioned, drawn to scale, and not larger than 24" x 36")

- ☒ Application Form  
(Original set of all 3 sheets: white, yellow, and pink)
- ☒ Application Fee \$ 800
- ☒ Justification/Compatibility Statement
- ☒ Signed Citizen Participation Plan form, and  
Completed Notice of Staff Report Availability form
- ☐ Homeowner's Assoc./Architectural  
Committee Written Approval
- ☐ Photos

- 2 \_\_\_\_\_ copies of required plans  
(sheets not larger than 24" x 36")
- ☒ Site Plan
- ☐ Floor Plan
- ☐ Elevations
- ☐ Landscape Plan
- ☒ Sign Plan (existing and proposed)
- ☐ Other \_\_\_\_\_



Planning Division Office Use Only

Zoning Administrator: \_\_\_\_\_ Hearing Date: 6-14-05 Case No.: ZA05-044

☒ Approved ☐ Denied ☐ Withdrawn ☐ Continued to: \_\_\_\_\_

☒ Conditions as submitted, 3, 6' high sign

[Signature]  
Zoning Administrator

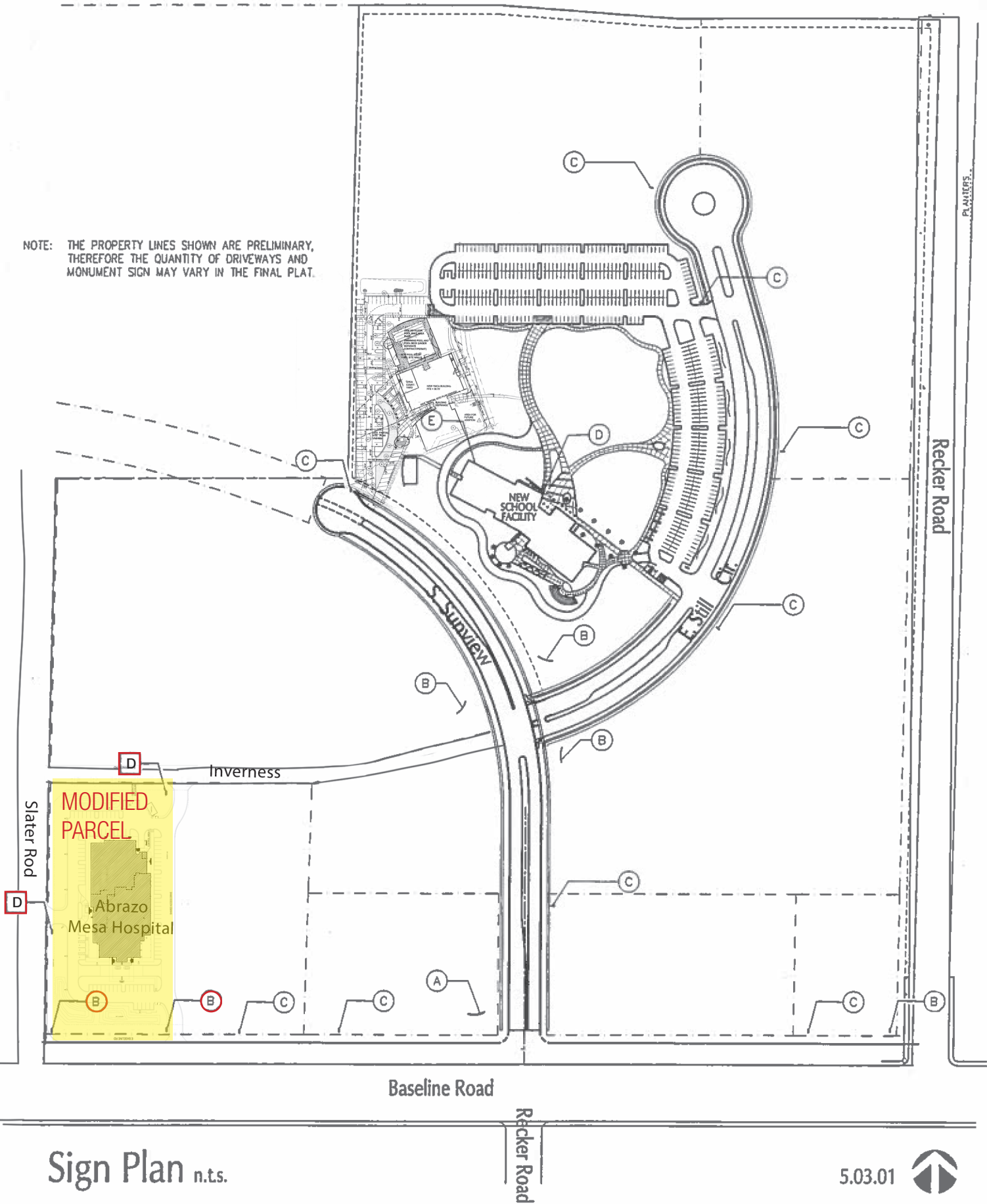
Board of Adjustment: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Case No.: \_\_\_\_\_

☐ Approved (See minutes) ☐ Denied ☐ Withdrawn ☐ Continued to: \_\_\_\_\_

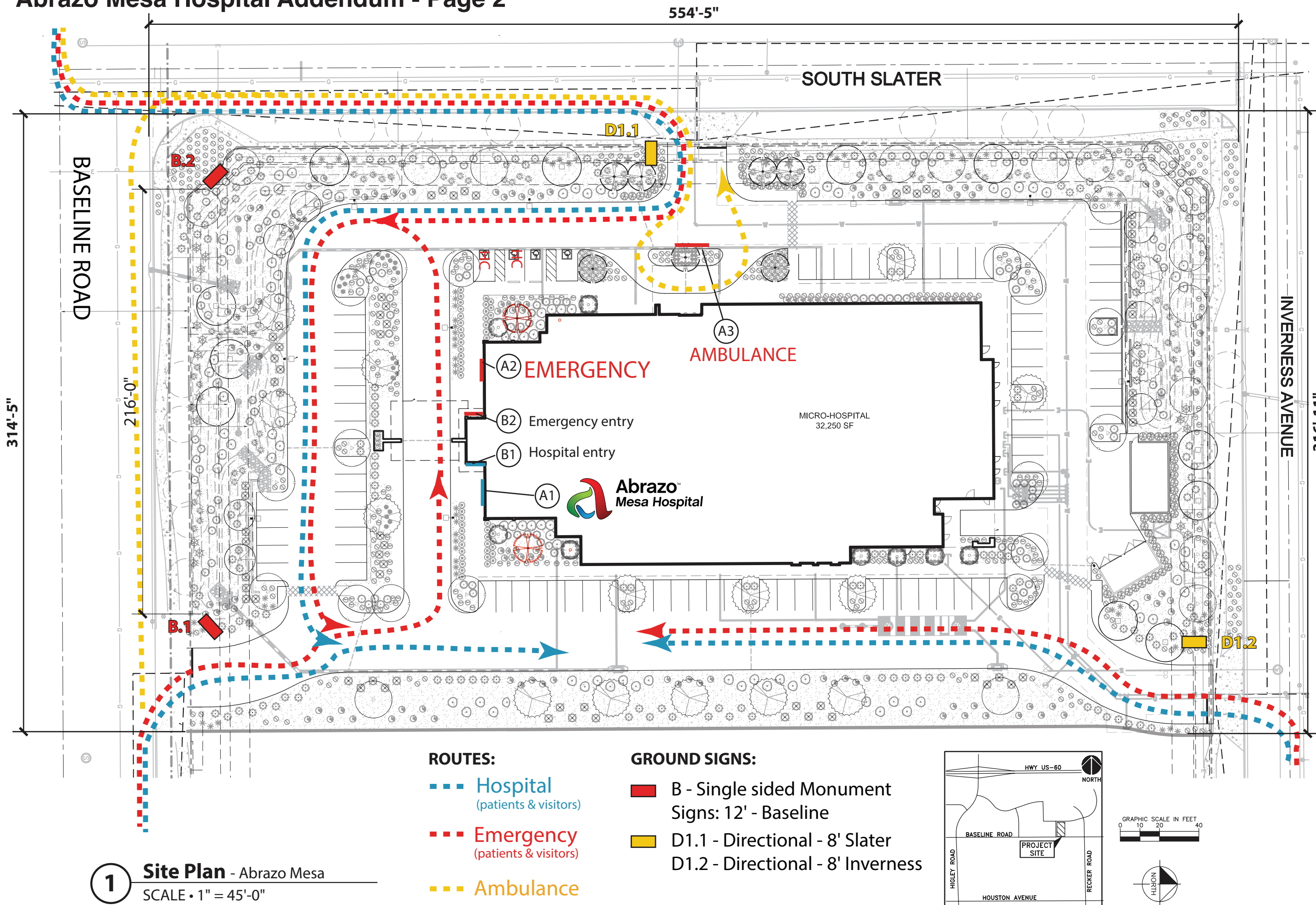
☐ ZA Appeal \_\_\_\_\_

Board of Adjustment Secretary

NOTE: THE PROPERTY LINES SHOWN ARE PRELIMINARY, THEREFORE THE QUANTITY OF DRIVEWAYS AND MONUMENT SIGN MAY VARY IN THE FINAL PLAT.







JRC DESIGN

ENVIRONMENTAL GRAPHICS  
WAYFINDING  
CORPORATE COMMUNICATIONS

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art-is-all@jrcdesign.com

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PROJECT  
**Abrazo Mesa**

CLIENT  
USPI

PROJECT NO 18.19

PHASE DI

DATE 03.05.2019

SCALE AS NOTED

DRAWN BY JRC / RRD

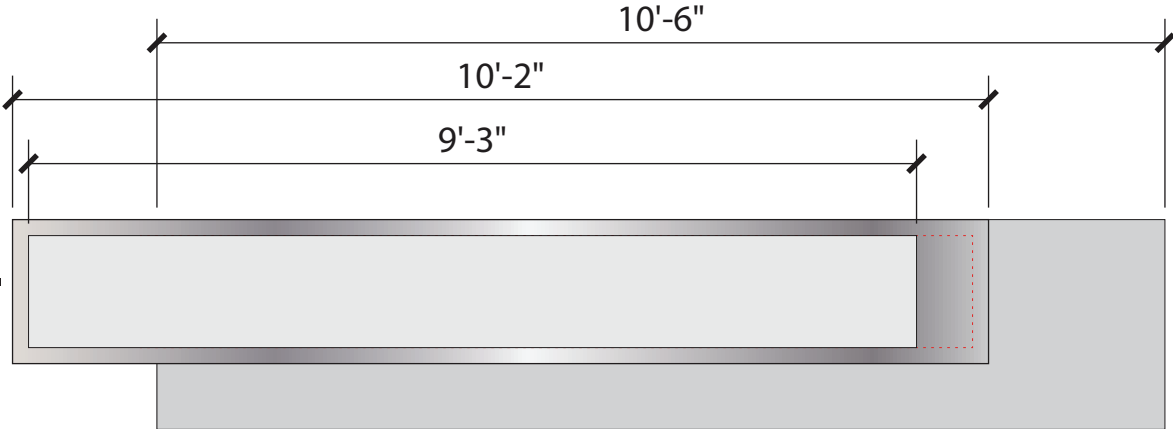
CHECKED BY

REVISIONS

CLIENT APPROVAL

DATE

SHEET



Sign Type B

Two single facing “Sign Type B” signs (B.1 and B.2 per Abrazo Standards) are proposed along Baseline Road. B.1 is SE facing to direct north bound traffic onto the property and B.2 SW facing to direct south bound traffic to turn left onto Slater Road. This sign configuration and placement is necessary because there is no driveway access for south bound traffic to turn left due to a raised median on Baseline Road. These signs have been approved by the AH&TP Association.



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PROJECT NO 18.19

PHASE DI

DATE 03.05.2019

SCALE AS NOTED

DRAWN BY RRD

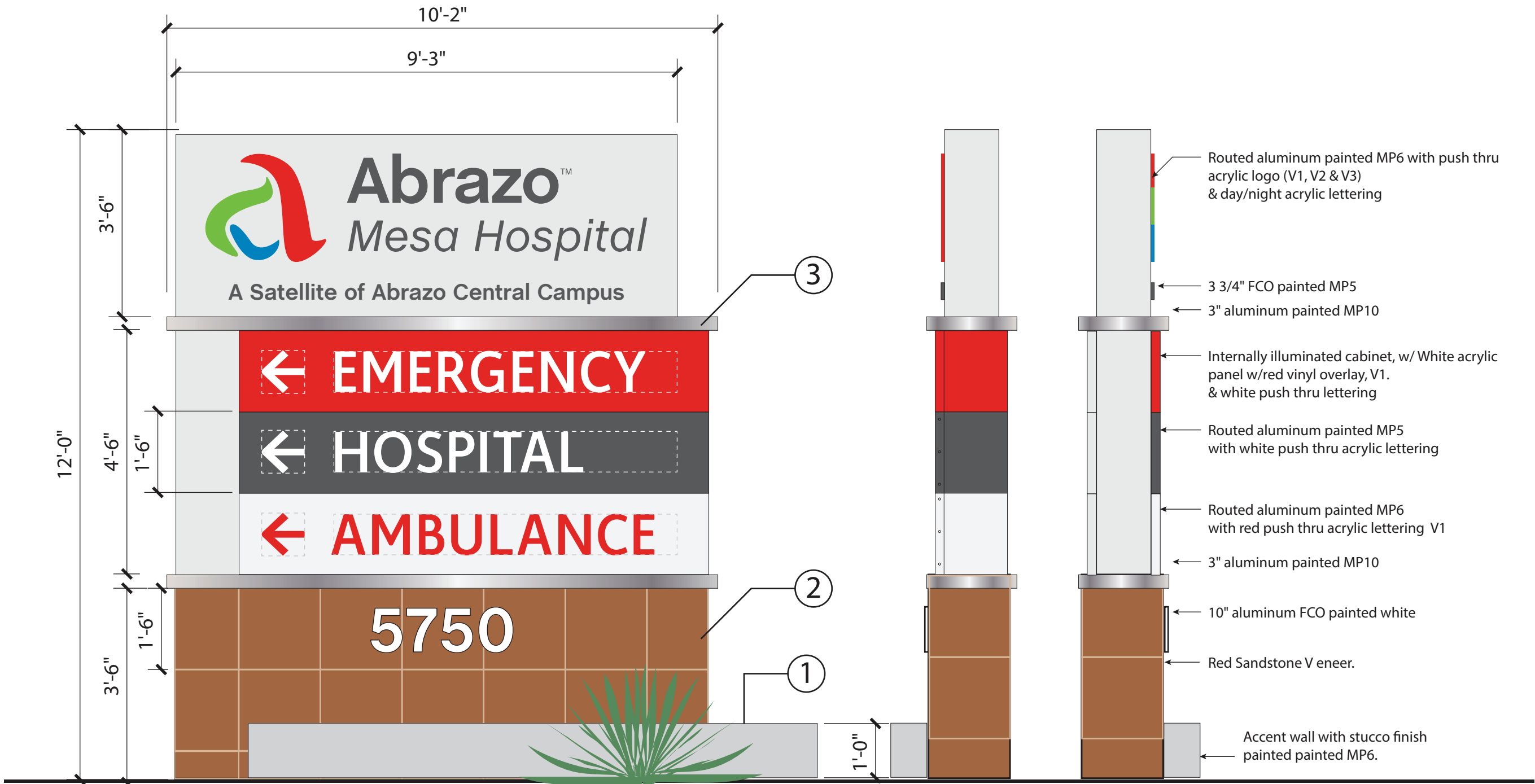
CHECKED BY

REVISIONS

CLIENT APPROVAL

DATE

SHEET



1 B - Baseline/Slater Road, Single sided  
SCALE • 1/2" = 1'-0"



# Sign Type D

Two double faced post and panel illuminated directional signs are proposed. One at Slater to direct Emergency and Ambulance traffic onto the property, and one along Inverness to direct Emergency traffic onto the property who may be arriving from the North. Abrazo Mesa Hospital has an active 24-hour Emergency department, therefor illuminated sign faces are necessary. These directional signs are critical in directing patients to the Hospital These signs have been approved by the AH&TP Association.



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