

Freeway Landmark Monument CUP

SEC of Southern Avenue & Signal Butte Road



Submitted by:

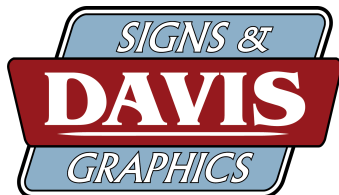
Davis Signs & Graphics

James Rogers

3640 E. Washington St.

Phoenix, AZ 85034

Phone: (480) 945-0196



On Behalf of:

SimonCRE Buddy, LLC

Eric Hurley, Development Project Manager

6900 E. 2nd Street

Scottsdale, AZ 85251

Phone: (480) 566-8662



Introduction and Request

Davis Signs & Graphics, on behalf of SimonCRE Buddy, LLC, is pleased to submit this narrative and related exhibits for a Freeway Landmark Monument (FLM) request at Medina Station, an approved mixed-use regional destination spanning approximately 65 acres at the southeast corner of Southern Avenue and Signal Butte Road in Mesa.

The proposed location of this FLM is identified on the Maricopa County Assessor's Map as APN 220-82-018F (Property).

We are seeking approval of a Council Use Permit for a single Freeway Landmark Monument Sign with a total sign area of 333.6 square feet per side. The sign will be located as shown on the Site Plan included in the application materials and the illustrative graphic below.



Medina Station Background

Medina Station is a planned mixed-use development in East Mesa, situated at the southeast corner of Southern Avenue and Signal Butte Road. Spanning approximately 65 acres, the project is designed to integrate commercial, dining, and residential components to serve as a regional destination.

Retail and Dining – The development will feature around 302,000 square feet of commercial space, anchored with a 148,000 square foot Target. Medina Station will mark the fifth Target location in Mesa and the first since 2004. The commercial space will also include additional major retailers, multiple shops, and a unique restaurant row filled with higher end, sit down restaurants. Medina Station will create a diverse shopping and dining experience.

Residential – Approximately 25 acres are allocated for residential use, with plans to construct about 651 multifamily housing units, offering modern living spaces to accommodate the growing population in East Mesa.

Design and Amenities – Medina Station will feature a modern desert architectural style, prioritizing walkability and seamless connectivity between its commercial and residential areas. The master plan includes a walking and jogging path linking the multifamily developments, encouraging an active lifestyle. Additionally, the design incorporates gathering spaces with lush landscaping and an art program to enhance community engagement.

Development Timeline – With the Mesa City Council's approval of the rezoning request on January 27, 2025, construction on the commercial portion is expected to begin as early as March 2025.

Freeway Landmark Monument Description

The proposed Freeway Landmark Monument has been fully redesigned to incorporate feedback from the December 10, 2024, Design Review Board meeting. The updated design more effectively reflects the modern desert architectural style, as well as the sophisticated colors and materials outlined in the council-approved Medina Station Design Guidelines.

Design – The board-formed concrete base of the FLM complements the monument signs planned along Signal Butte Road and Southern Avenue. Additionally, the cap's slope is designed to match the grand entry monument walls planned for Signal Butte Road and Hampton Avenue, creating a cohesive and unified sign design throughout Medina Station. An overhang was also added to the top cap to integrate an approved architectural feature.

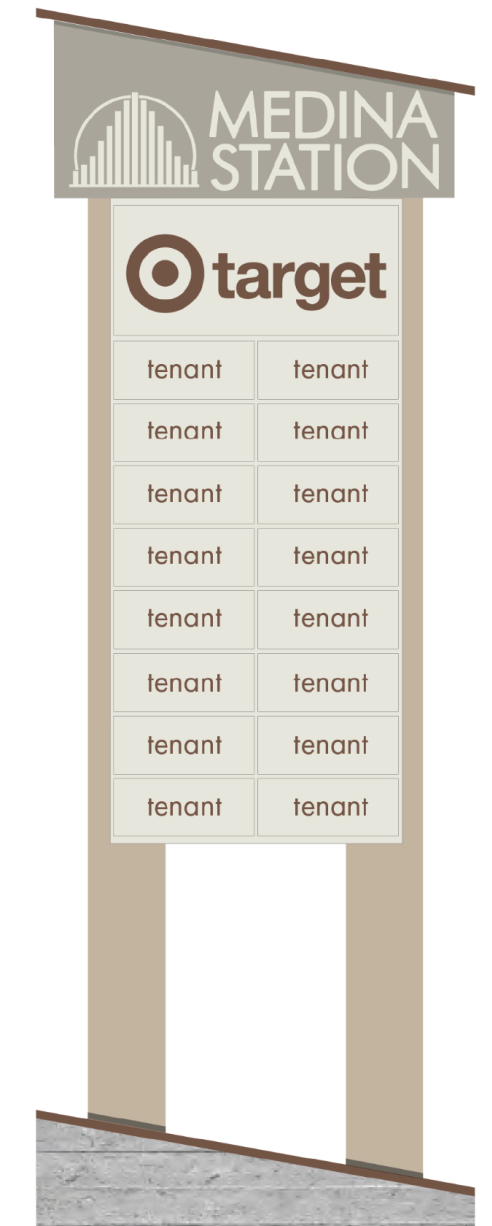
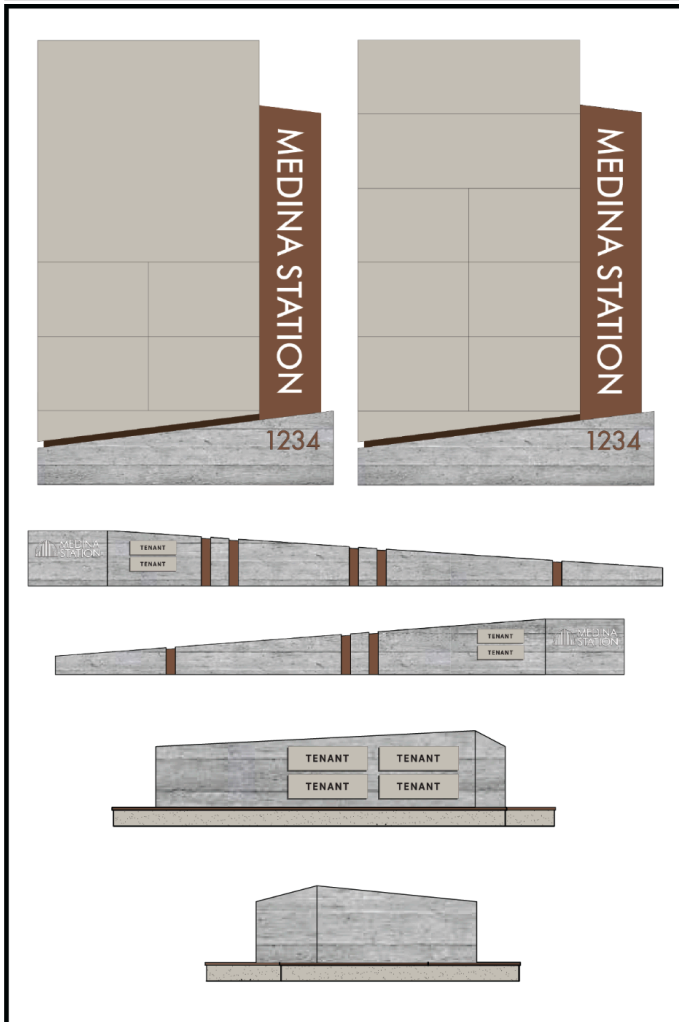
Color – The FLM will seamlessly integrate Design Guideline-approved primary, secondary and accent colors creating a visually striking modern desert sign. The approved primary colors used are Cumulus Cloud, Dorian Gray, and Beige, while Brevity Brown is used as a secondary accent color.

Materials – A carefully curated mix of Design Guideline-approved primary, secondary, and accent materials ensures consistency with the overall Medina Station aesthetic. The

board-formed concrete base matches the monument signs planned along Signal Butte Road and Southern Avenue, as well as the larger monument walls at Signal Butte Road and Hampton Avenue. Montex will be used to give the FLM an appearance of stucco and an accent of Brown painted metal will be added to the base and cap.

Branding – The Medina Station logo was thoughtfully designed to reflect the modern desert aesthetic while paying homage to the picturesque Superstition Mountains that serve as a backdrop to the development. This distinctive branding, placed prominently at the top, establishes Medina Station as a destination while providing clear and effective wayfinding for visitors.

For Reference Only
Monument Signs and Monument Walls Included on Seperate Submittal
BOA24-00870 (CSP)



Proposed Freeway Landmark Monument

Freeway Landmark Monument Guidelines

An FLM is permitted in the LC zoning district if the property is designated as a Mixed-Use Activity District in the General Plan and receives approval through a Council Use Permit (CUP). In addition to meeting the CUP findings outlined in Section 11-70-6 of the Zoning Ordinance, the Council must determine that the FLM complies with the FLM Guidelines.

Compliance with FLM Guidelines

The proposed sign complements and enhances the mixed-use commercial character of Medina Station.

Preventing Over-Concentration – The request is for a single sign, essential for Medina Station’s identification. This is expected to be the only FLM within two miles on the north side of the US 60 Freeway.

Enhancing Traffic Flow – The sign is designed to be aesthetically appealing and functional, aiding wayfinding from the US 60 Freeway. Its visibility will help visitors approach Medina Station safely and navigate the site efficiently.

Protection of Travelers – The FLM does not obstruct views or create distractions for drivers on the US 60 Freeway. Positioned approximately 350 feet from the freeway’s travel lanes, the sign is designed for visibility without being obtrusive.

Alignment with FLM Guidelines Intent

Regulating Advertising Distractions for Public Safety – The sign is placed about 350 feet from freeway travel lanes, which are elevated approximately 15 feet above Medina Station. This distance and elevation provide a safe separation between the sign and passing motorists.

Minimizing Conflict with Public Beautification Efforts – No beautification measures have been implemented in this area. The freeway lacks public art or installations that could be affected by the proposed FLM.

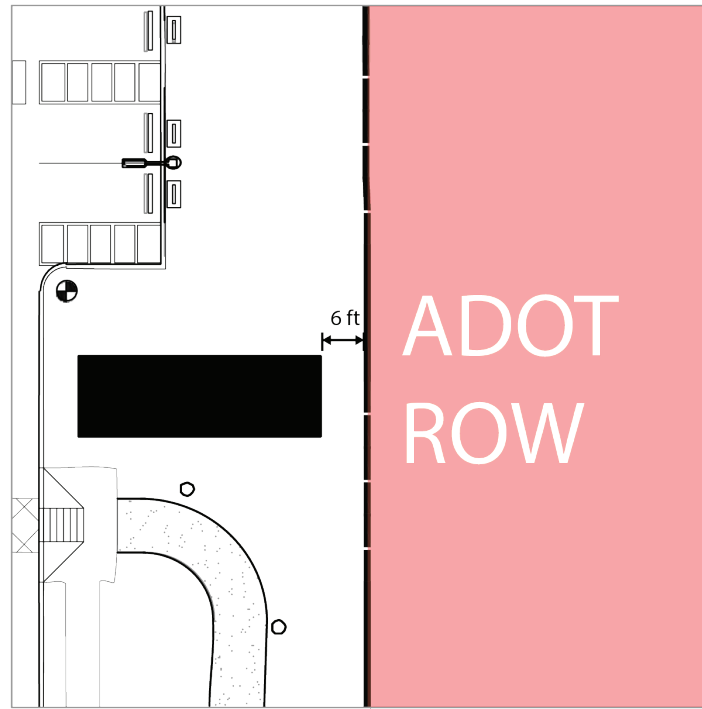
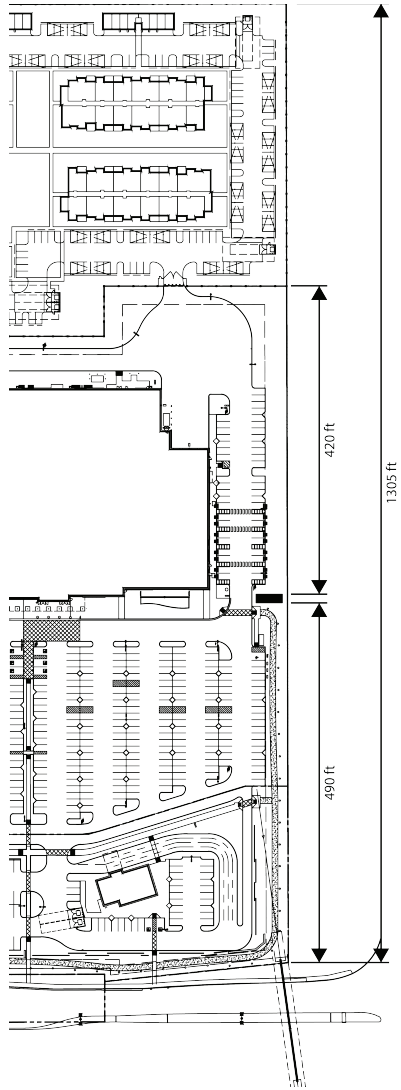
Creating a Pleasing Visual Environment – The FLM is professionally designed in collaboration with the Medina Station developer. It aligns with the architecture, style, and materials of the Medina Station buildings and conforms to the development’s design guidelines.

Ensuring Ongoing Sign Maintenance – The Medina Station property owner’s association will oversee maintenance of the sign and surrounding site. Lighting will be regularly monitored and promptly replaced as needed, while tenant signs will be updated as necessary.

Eligibility & Requirements	FLM Guideline	Proposed
Zoning District	The development must be zoned Limited Commercial (LC), General Commercial (GC), Planned Employment Park (PEP), Light Industrial (LI), or General Industrial (GI)	The development is zoned LC-PAD
Minimum Site Area	The development site must be at least thirty (30) contiguous acres in size	The development is sixty-five (65) acres
Freeway Frontage	The development site must have frontage on a freeway and an intersecting arterial street	The development is adjacent to US 60 and Signal Butte Road
Maximum Number	Eligible development sites are allowed a maximum of one (1) Freeway Landmark Monument	One (1) FLM is proposed
Sign Area	The maximum sign area is determined by: one (1) square foot of total sign area per two (2) lineal feet of freeway frontage	The development has approximately 1300 lineal feet of freeway frontage, allowed sign area would be 650 square feet, proposed sign area is 315 square feet (See Image 1 below for dimensions)
Maximum Height	The maximum height, including any support structures, attachments, and embellishments, shall not exceed sixty (60) feet	The proposed FLM is forty-seven (47) feet, including natural grade the height is fifty-four (54) feet (See Image 2 Below for grade)
Spacing Requirements - FLM	No portion within 2,000 feet of another FLM on the same side of the freeway	No FLM within one (1) lineal mile, north side of freeway (See Image 3 Below)
Spacing Requirements - FLM	No more than three (3) FLM per one (1) lineal mile on same side of freeway	No FLM within one (1) lineal mile, north side of freeway (See Image 3 Below)
Spacing Requirements - Billboards	No portion of a Freeway Landmark Monument may be placed within 1,000 feet of a Billboard	No Billboard within one (1) lineal mile, north side of freeway (See Image 3 Below)

Spacing Requirements - Residential	No portion placed within 500 feet residential unless part of a mixed-use development or line-of-sight study or balloon test is conducted	The proposed FLM is 420' from multi-family residential, a balloon test was conducted, photos from test are included in the submittal package
Setback Requirements - Freeway	The minimum setback from freeway ROW is zero (0) feet, Maximum Setback from freeway ROW is 250 feet	The proposed FLM is approximately six (6) feet north of ADOT ROW (See Image 1 Below)
Setback Requirements - Encroachment	Encroachment into Right-of-Way Prohibited	The proposed FLM does not encroach on ADOT or City of Mesa ROW
Design Standards - Architectural Compatibility	Freeway Landmark Monuments must complement the development site's primary architecture by incorporating design elements from the development site, such as, materials, form, texture, color, and finish.	The proposed FLM has been thoughtfully redesigned to incorporate approved materials, colors and architectural features
Design Standards - Materials	Freeway Landmark Monuments shall be constructed with low maintenance, architectural-grade surfacing materials such as metal, masonry, ceramic tile, glass or stucco.	The proposed FLM will have low maintenance, architectural-grade surfacing materials such as metal, board formed concrete and stucco
Design Standards - Project Identification.	The project or destination name should be clearly visible and located towards the topmost visible portion of the Freeway Landmark Monument	The destination name and logo are prominently placed at the top and accounts for 20% of the sign area
Design Standards - Exposed/External Lighting	Not Applicable	The proposed FLM will not have exposed lighting or external lights
Design Standards - Internal Illumination	Internally illuminated signs shall have opaque backgrounds so that only the sign copy is illuminated, when background is integral to the design of a corporate image or registered trademark, the	The proposed FLM will only be internally illuminated, opaque backgrounds are required so only tenant sign copy is illuminated and brand colors are limited to maintain an aesthetically pleasing design

	background is to be colored to mute the amount of illumination	
Design Standards - Nighttime Illumination	Nighttime illumination is limited to sign copy message and must be extinguished from 11:00 p.m. until sunrise	The proposed FLM will be limited to illuminate sign copy only at night and timed to turn off from 11:00pm to sunrise
Design Standards - Lighting Maintenance	If any component of the lighting becomes nonfunctional, none of the lighting system may be illuminated until the entire lighting system is repaired and is functioning as intended	The FLM will be maintained and in good working order, all illumination will be extinguished in the event any lighting component fails and will remain extinguished until the system is repaired
Electronic Message Display Lighting Controls	Not Applicable	The proposed FLM will not have an electronic display
Maintenance.	All Freeway Landmark Monuments must be maintained according to Section 11-43-7(K)	The Medina Station property owner's association will oversee maintenance of the sign and surrounding site. Lighting will be regularly monitored and promptly replaced as needed, while tenant signs will be updated as necessary.



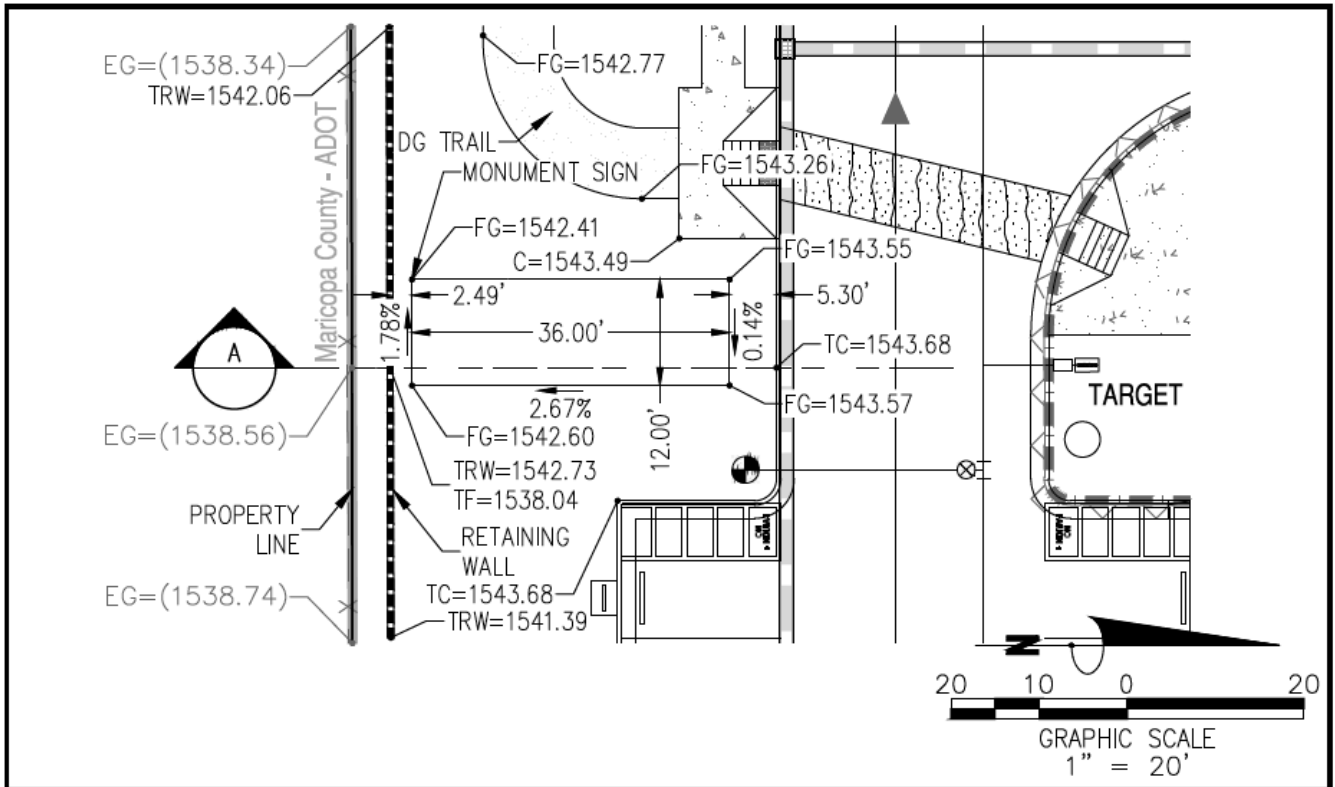
Expanded View

ADOT Frontage: 1,305 lineal feet
 Allowed Sign Area: 650 sq. ft.

Setbacks

- FLM to ADOT ROW: 6'
- FLM to Signal Butte: 490'
- FLM to Mult-Family: 420'

Image 1 (Frontage and Setbacks)



PROFILE SCALE:
 HORIZ: 1" = 20'
 VERT: 1" = 4'

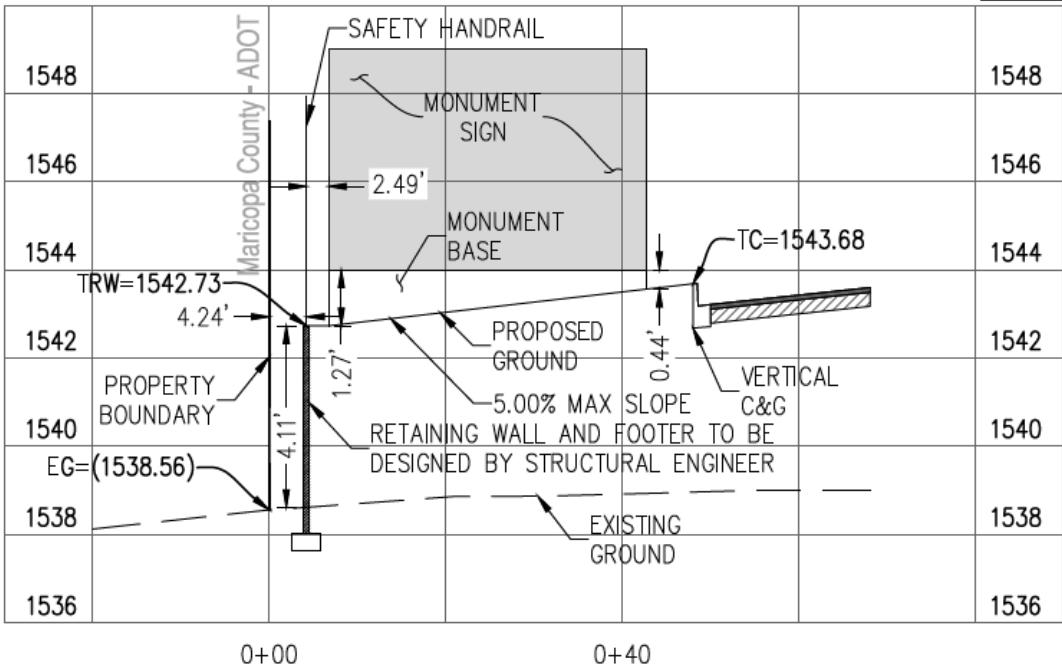


Image 2 (Natural Grade)



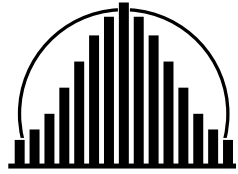
Image 3 (Existing FLM & Billboards within one (1) lineal mile)

Conclusion

The proposed Freeway Landmark Monument is an important component of the Medina Station mixed-use development. The sign proposed in this request is appropriate and necessary to identify the Medina Station project and attract visitors and consumers into the City of Mesa from multiple jurisdictions.

Infused with similar design features as the Medina Station PAD, the proposed sign has a compelling design that is appropriately suited to the surrounding area. The dimensions and location of the sign have been thoughtfully planned and fulfill the objectives of the City's Freeway Landmark Guidelines.

PREPARED FOR:



MEDINA STATION

Freeway Signs

PROOF PRESENTED BY:



OFFICE:



3640 E. Washington St.,
Phoenix, AZ 85034
480-945-0196
www.davis-signs.com
info@davis-signs.com
ROC 292437

OUT TEAM:



Sales:
James Rogers
602-582-3450
James@Davis-Signs.com
Design:
hk
design@davis-signs.com

LOCATION:



S. Signal Butte Rd & E Southern Ave.,
Mesa, AZ

CONTACT:



Kyle Duane
626-716-4019
kyle.duane@simoncre.com

NOTES:



Customer Is Responsible For Providing A Dedicated Electrical Circuit Within 6 Feet
of Each Sign Location and any Desired Electrical Timing Devices.

FILE PATH:



P:\Medina Station\Layout

Planning & Consultation

Design & Fabrication


Installation & Removal

Maintenance & Repair

© Copyright 2021, Davis Signs & Graphics, All Rights Reserved.

DRAWING NUMBER
240438-16



Type Families	SIGNAGE Materials / Colors / Finishes												
<p>The Type Families exhibited on this page shall hereinafter be referred to as the "Project Fonts". <i>All ancillary signage shall utilize font styles from the list below, unless the sign is part of a corporate brand standard. With Landlord approval, Tenant signage may utilize corporate brand standards in relation to: colors, fonts, logos and logotypes.</i></p> <p>Baskerville SemiBold abcdefghijklmnopqrstuvwxyz ABCDEFGHIJKLMNOPQRSTUVWXYZ 0123456789</p> <p>Futura Std Medium abcdefghijklmnopqrstuvwxyz ABCDEFGHIJKLMNOPQRSTUVWXYZ 0123456789</p>	<p>Materials shown under header "Materials, Colors & Finishes" is not an exhaustive list of all materials used to fabricate the development's signs, but rather is a listing of specialty materials that are preferred finishes or veneers. Other materials such as steel, aluminum, acrylic and polycarbonate are also commonly used in the construction of this development's signs.</p> <p><i>All ancillary signage shall match the materials/colors/finishes list below, unless the sign is part of a corporate brand standard. With Landlord approval, Tenant Names and Logos may utilize corporate brand standards in relation to: colors, fonts, logos and logotypes. In the event a tenant does not have official branding; the tenant is to select from the colors below:</i></p> <table border="0"> <tr> <td data-bbox="947 743 1100 899"></td> <td data-bbox="1100 743 1276 899">Translucent Vinyl</td> <td data-bbox="1283 737 1436 899"></td> <td data-bbox="1436 743 1650 899">SW6068 Brevity Brown</td> </tr> <tr> <td data-bbox="947 906 1100 1062"></td> <td data-bbox="1100 906 1276 1062">SW2277 Cumulus Cloud</td> <td data-bbox="1283 899 1436 1062"></td> <td data-bbox="1436 906 1650 1062">SW7512 Beige</td> </tr> <tr> <td data-bbox="947 1068 1100 1224"></td> <td data-bbox="1100 1068 1276 1224">SW7017 Dorian Grey</td> <td data-bbox="1283 1062 1436 1224"></td> <td data-bbox="1436 1068 1650 1224">Board Form Concrete</td> </tr> </table>		Translucent Vinyl		SW6068 Brevity Brown		SW2277 Cumulus Cloud		SW7512 Beige		SW7017 Dorian Grey		Board Form Concrete
	Translucent Vinyl		SW6068 Brevity Brown										
	SW2277 Cumulus Cloud		SW7512 Beige										
	SW7017 Dorian Grey		Board Form Concrete										
Property ID													
	<p>If the tenant does not have official branding colors, signage is to be Matthews Paint White or Black</p>												

■ CLIENT

Medina Station

■ LOCATION

S. Signal Butte Rd
 & E Southern Ave.,
 Mesa, AZ

■ REVISIONS

01	240438-01 Medina Station.ai	10	11.21.24
02	06.27.24	11	12.12.24
03	07.05.24	12	12.18.24
04	07.18.24	13	12.23.24
05	08.06.24	14	12.30.24
06	08.14.24		
07	09.27.24		
08	09.30.24		
09	11.01.24		

■ APPROVALS

SIGN HERE

CUSTOMER APPROVAL
 Customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of copy. By signing your own proof, you approve of its

■ RECITALS



© Copyright 2020 | All Rights Reserved
 Davis Signs & Graphics | 480-945-0196
 3640 E Washington St., Phoenix, AZ 85034

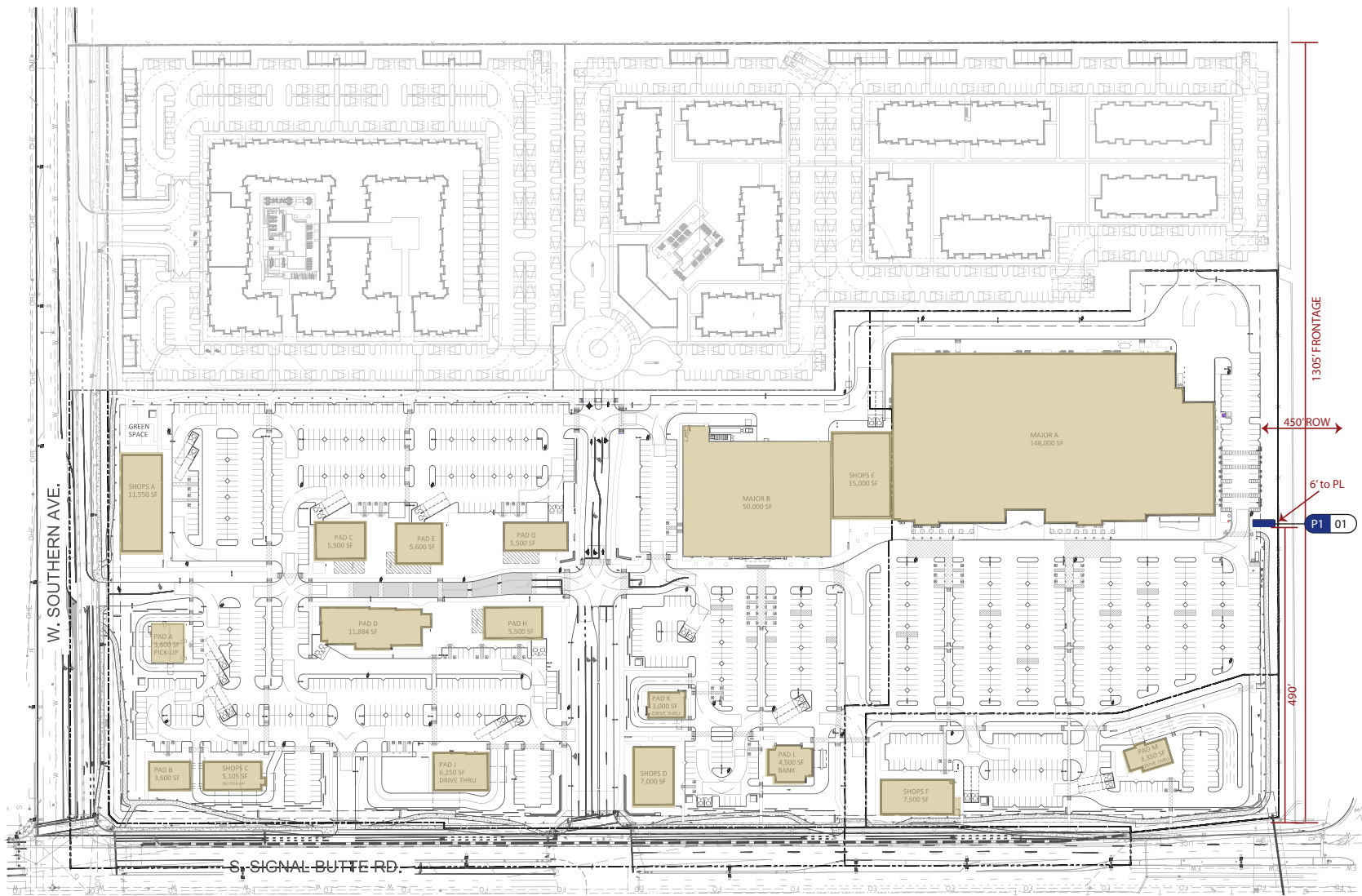
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

ROC 292437



DRAWING NUMBER

240438-16 | 01 OF 09



■ CLIENT

Medina Station

■ LOCATION

S. Signal Butte Rd & E Southern Ave.,
Mesa, AZ

■ REVISIONS

01	240438-01 Medina Station.ai	
02	06.27.24	10 11.21.24
03	07.05.24	11 12.12.24
04	07.18.24	12 12.18.24
05	08.06.24	13 12.23.24
06	08.14.24	14 12.30.24
07	09.27.24	
08	09.30.24	
09	11.01.24	

■ APPROVALS

SIGN HERE

CUSTOMER APPROVAL
Customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of copy. By signing your own proof, you approve of its

■ RECITALS



© Copyright 2020 | All Rights Reserved
Davis Signs & Graphics | 480-945-0196
3640 E Washington St., Phoenix, AZ 85034

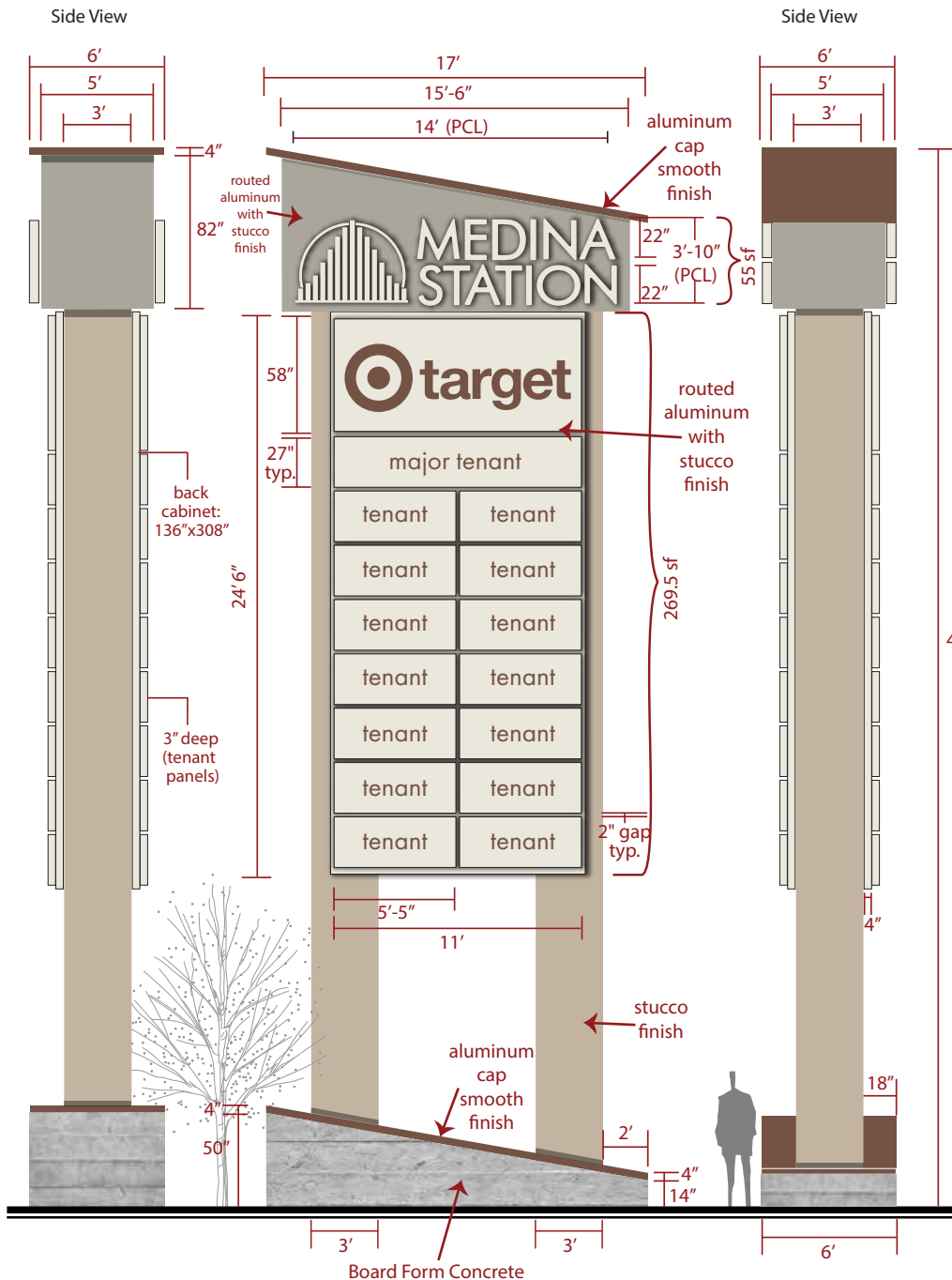
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

ROC 292437



DRAWING NUMBER

240438-16 | 02 OF 09



PROPOSED SIGNAGE

SIGN HEIGHT: 47'
FRONTAGE: 1300 LF, 650 SF SIGN AREA ALLOWED
TOTAL SIGN AREA: 303 SF
TENANT PANEL SIGN AREA: 248 SF

MEDINA STATION (DESTINATION) - 14'X3'10" - 55 SF
MAJOR A - 11'X4'10" - 53 SF
MAJOR B - 11'X2'3" - 25 SF
14 TENANT PANELS - 2'3"X5'5" - 170 SF

1 | D/F ILLUMINATED PYLON DISPLAY | Scale: 1/8" = 1'-0"

NOTE:

- Fabricate and install ONE (1) NEW double -face illuminated pylon freeway sign as illustrated.
- Fabricate and install pan channel letters as illustrated.
(2) TWO sets PCL [MEDINA STATION]
- Fabricate and install tenant faces as illustrated.
(2) Anchor tenant [TARGET]
(32) Sub-tenant.

PAINT COLORS (MONTEX FINISH)

- SW2277 Cumulus Cloud
- SW6068 Brevity Brown
- SW7017 Dorian Grey
- SW7512 Beige

ILLUMINATION

- Hanley White LEDs

PAN CHANNEL LETTERS:

FACE: 1/8" White Acrylic
RETURN: 5" deep
ILLUMINATION: White LEDs
INSTALL: Flat to back panel

FACE

- 1/8" White
- routed .090 Alum

VINYL COLORS

- to match SW6068 Brevity Brown

TRIM CAP COLORS

- White

RETURN COLORS

- White

BACK

- 3mm ACM

ILLUMINATION

- Hanley White LEDs

CLIENT

Medina Station

LOCATION

S. Signal Butte Rd
 & E Southern Ave.,
 Mesa, AZ

REVISIONS

01	240438-01 Medina Station.ai		
02	06.27.24	10	11.21.24
03	07.05.24	11	12.12.24
04	07.18.24	12	12.18.24
05	08.06.24	13	12.23.24
06	08.14.24	14	12.30.24
07	09.27.24		
08	09.30.24		
09	11.01.24		

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

Customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of copy. By signing your own proof, you approve of its

RECITALS



© Copyright 2020 | All Rights Reserved
 Davis Signs & Graphics | 480-945-0196
 3640 E Washington St., Phoenix, AZ 85034

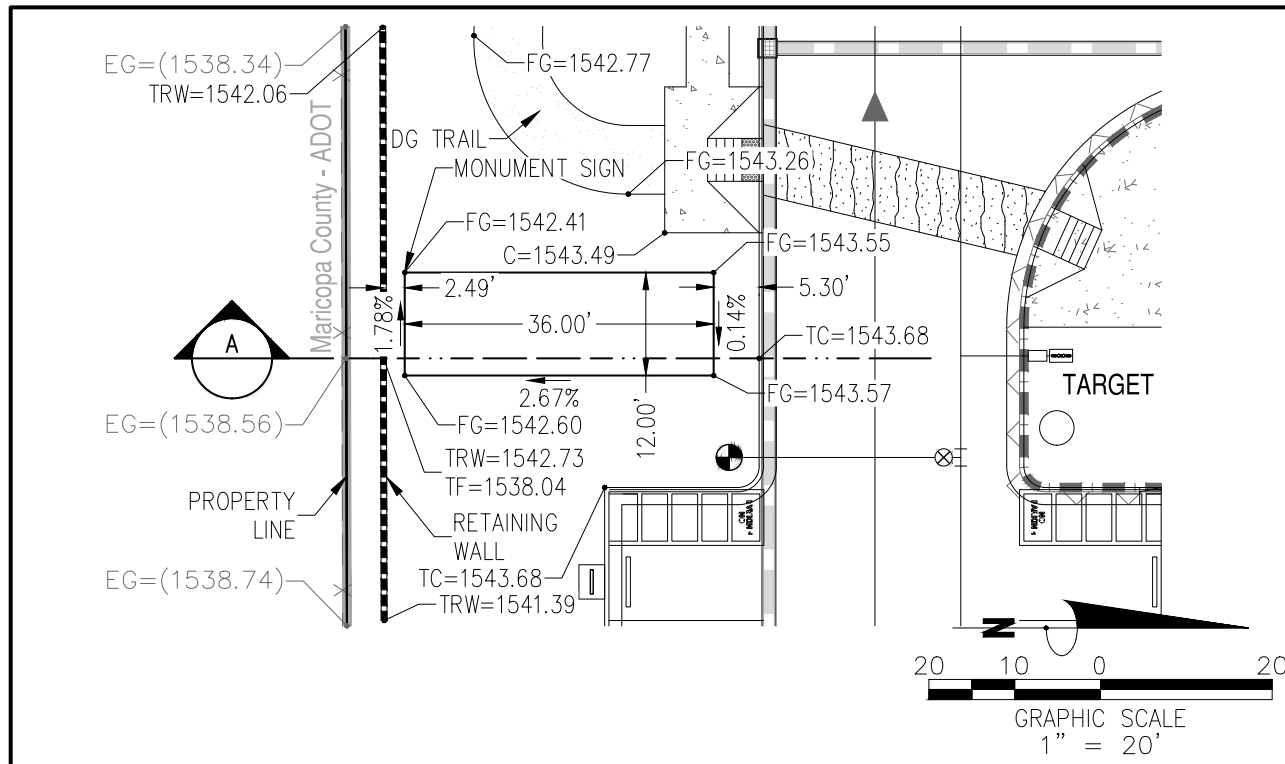
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

ROC 292437



DRAWING NUMBER

240438-16 | 03 OF 09



PROFILE SCALE:
 HORIZ: 1" = 20'
 VERT: 1" = 4'

1548	Maricopa County - ADOT	PROPERTY BOUNDARY	SAFETY HANDRAIL	MONUMENT SIGN	MONUMENT BASE	TC=1543.68	PROPOSED GROUND	5.00% MAX SLOPE	RETAINING WALL AND FOOTER TO BE DESIGNED BY STRUCTURAL ENGINEER	VERTICAL C&G	EXISTING GROUND	1548	
1546												2.49'	1546
1544												4.24'	1544
1542												4.11'	1542
1540												1.27'	1540
1538												1.27'	1538
1536												4.11'	1536
												0+00	0+40

CLIENT

Medina Station

LOCATION

S. Signal Butte Rd & E Southern Ave., Mesa, AZ

REVISIONS

- 01 240438-01 Medina Station.ai
- 02 06.27.24
- 03 07.05.24
- 04 07.18.24
- 05 08.06.24
- 06 08.14.24
- 07 09.27.24
- 08 09.30.24
- 09 11.01.24
- 10 11.21.24

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

Customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of copy. By signing your own proof, you approve of its content and release the vendor to

RECITALS



© Copyright 2020 | All Rights Reserved
 Davis Signs & Graphics | 480-945-0196
 3640 E Washington St., Phoenix, AZ 85034

The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

ROC 292437



DRAWING NUMBER

240438-16 04 OF 09



■ CLIENT

Medina Station

■ LOCATION

S. Signal Butte Rd
& E Southern Ave.,
Mesa, AZ

■ REVISIONS

01	240438-01 Medina Station.ai	
02	06.27.24	08 09.30.24
03	07.05.24	09 11.01.24
04	07.18.24	10 11.21.24
05	08.06.24	
06	08.14.24	
07	09.27.24	

■ APPROVALS

SIGN HERE

CUSTOMER APPROVAL

Customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of copy. By signing your own proof, you approve of its content and release the vendor to

■ RECITALS



© Copyright 2020 | All Rights Reserved
Davis Signs & Graphics | 480-945-0196
3640 E Washington St., Phoenix, AZ 85034

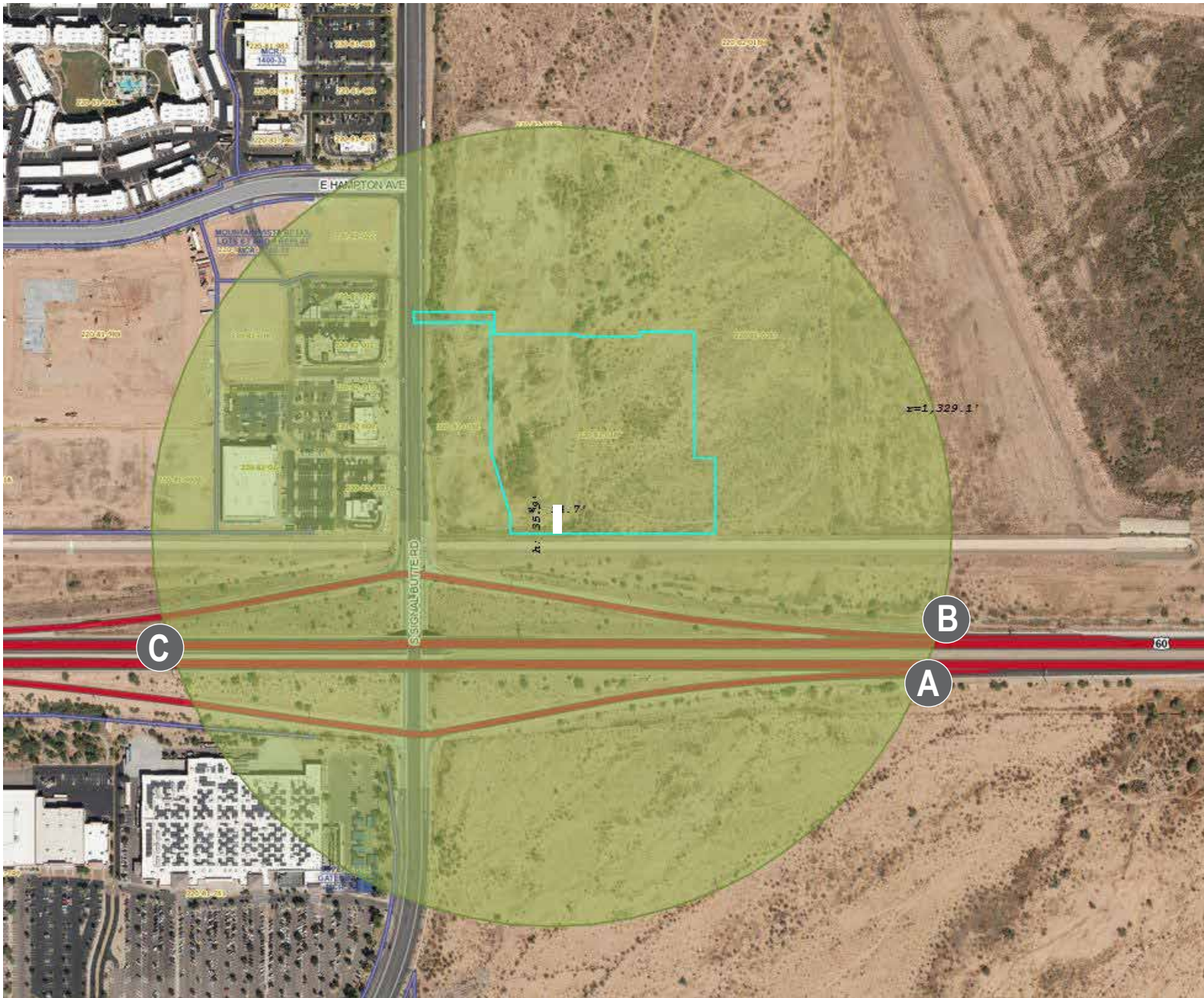
The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

ROC 292437



DRAWING NUMBER

240438-16 05 OF 09



■ CLIENT

Medina Station

■ LOCATION

S. Signal Butte Rd
& E Southern Ave.,
Mesa, AZ

■ REVISIONS

01	240438-01 Medina Station.ai	08	09.30.24
02	06.27.24	09	11.01.24
03	07.05.24	10	11.21.24
04	07.18.24		
05	08.06.24		
06	08.14.24		
07	09.27.24		

■ APPROVALS

SIGN HERE

CUSTOMER APPROVAL

Customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of copy. By signing your own proof, you approve of its content and release the vendor to

■ RECITALS



© Copyright 2020 | All Rights Reserved
Davis Signs & Graphics | 480-945-0196
3640 E Washington St., Phoenix, AZ 85034

The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

ROC 292437



DRAWING NUMBER

240438-16 06 OF 09



CLIENT

Medina Station

LOCATION

S. Signal Butte Rd
& E Southern Ave.,
Mesa, AZ

REVISIONS

01	240438-01 Medina Station.ai		
02	06.27.24	08	09.30.24
03	07.05.24	09	11.01.24
04	07.18.24	10	11.21.24
05	08.06.24		
06	08.14.24		
07	09.27.24		

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

Customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of copy. By signing your own proof, you approve of its content and release the vendor to

RECITALS



© Copyright 2020 | All Rights Reserved
Davis Signs & Graphics | 480-945-0196
3640 E Washington St., Phoenix, AZ 85034

The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

ROC 292437



DRAWING NUMBER

240438-16 | 07 OF 09



■ CLIENT

Medina Station

■ LOCATION

S. Signal Butte Rd
& E Southern Ave.,
Mesa, AZ

■ REVISIONS

- 01 240438-01 Medina Station.ai
- 02 06.27.24
- 03 07.05.24
- 04 07.18.24
- 05 08.06.24
- 06 08.14.24
- 07 09.27.24
- 08 09.30.24
- 09 11.01.24
- 10 11.21.24

■ APPROVALS

SIGN HERE

CUSTOMER APPROVAL

Customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of copy. By signing your own proof, you approve of its content and release the vendor to

■ RECITALS



© Copyright 2020 | All Rights Reserved
 Davis Signs & Graphics | 480-945-0196
 3640 E Washington St., Phoenix, AZ 85034

The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

ROC 292437



DRAWING NUMBER

240438-16 | 08 OF 09



CLIENT

Medina Station

LOCATION

S. Signal Butte Rd & E Southern Ave.,
Mesa, AZ

REVISIONS

- 01 240438-01 Medina Station.ai
- 02 06.27.24
- 03 07.05.24
- 04 07.18.24
- 05 08.06.24
- 06 08.14.24
- 07 09.27.24
- 08 09.30.24
- 09 11.01.24
- 10 11.21.24

APPROVALS

SIGN HERE

CUSTOMER APPROVAL

Customer is solely responsible for proofreading, vendor does not assume any responsibility for the correctness of copy. By signing your own proof, you approve of its content and release the vendor to

RECITALS



© Copyright 2020 | All Rights Reserved
Davis Signs & Graphics | 480-945-0196
3640 E Washington St., Phoenix, AZ 85034

The designs presented herein are the original work of Davis Signs & Graphics. Great time and resources have gone into design and preparation of these designs. Sharing these designs and documentation with persons outside of your organization without written consent from Davis Signs & Graphics is prohibited and will be considered to be copyright infringement. These designs are for the sole purpose of illustrating a proposal for work by Davis Signs & Graphics.

ROC 292437



DRAWING NUMBER

240438-16 | 09 OF 09

MEDINA STATION
SEC Southern Avenue & Signal Butte Road
Citizen Participation Plan for the Freeway Monument Landmark
Case # ZON-00876 & PMT24-17533

December 10, 2024

Purpose: The purpose of this Citizen Participation Plan is to provide City of Mesa staff with the information regarding the efforts made by the Application to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Medina Station - Case Numbers ZON-00876 & PMT24-17533. By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed monument sign.

Contact: Those coordinating the Citizen Participation activities are as follows:

Natalya Upshur, Development Associate
SimonCRE Buddy, LLC
6900 E. 2nd Street
Scottsdale, AZ 85251
Direct: 602.301.6590
Natalya.upshur@simoncre.com

James Rogers, Account Executive
Davis Signs & Graphics
3640 E. Washington St.
Phoenix, AZ 85034
Office: 480-945-0196
Cell: 602-582-3450
james@davis-signs.com

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to for feedback from surrounding property owners:

1. One neighborhood meeting held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included: 1) all property owners within 1000' of the subject property. Additionally, registered neighborhood contracts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).
2. An email distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed project.
3. Presentation was made to attendees in order to provide further clarification on the Freeway Monument Landmark and it's purpose in relation to the development.

Schedule:

Application Submittal - 10/12/2024

First neighborhood meeting - 12/05/2024

Submittal of Citizen Participation Report and Notification materials - 12/10/2024

Planning and Zoning Board Hearing - 12/10/2024

MEDINA STATION
SEC Southern Avenue & Signal Butte Road
Citizen Participation Report for the Freeway Monument Landmark
Case # ZON-00876 & PMT24-17533

December 10, 2024

Purpose: The purpose of this Citizen Participation Plan is to provide City of Mesa staff with the information regarding the efforts made by the Application to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Medina Station – Case Numbers ZON-00876 & PMT24-17533. By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed monument sign.

Contact: Those coordinating the Citizen Participation activities are as follows:

Natalya Upshur, Development Associate
SimonCRE Buddy, LLC
6900 E. 2nd Street
Scottsdale, AZ 85251
Direct: 602.301.6590
Natalya.upshur@simoncre.com

James Rogers, Account Executive
Davis Signs & Graphics
3640 E. Washington St.
Phoenix, AZ 85034
Office: 480-945-0196
Cell: 602-582-3450
james@davis-signs.com

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to for feedback from surrounding property owners:

1. One neighborhood meeting held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included: 1) all property owners within 1000' of the subject property. Additionally, registered neighborhood contracts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).
2. An email distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed project.
3. Presentation was made to attendees in order to provide further clarification on the Freeway Monument Landmark and it's purpose in relation to the development.

Schedule:

Application Submittal – 10/12/2024

First neighborhood meeting – 12/05/2024

Submittal of Citizen Participation Report and Notification materials – 12/10/2024

Planning and Zoning Board Hearing – 12/10/2024

Medina Station Freeway Monument Landmark

Neighborhood Meeting Summary

PMT24-17533 & DRB24-01010

December 5, 2024 at 6:00 pm

Residence Inn – Lost Dutchman/ Meeting Room
10243 E Hampton Ave, Mesa, AZ 85209

Facilitators: Eric Hurley - SimonCRE Project Manager, Kyle Duane - SimonCRE Sr. Development Associate, Natalya Upshur - SimonCRE Development Associate, James Rogers - Davis Signs & Graphics Project Manager

Attendees: 2 Community members, Rina Grocke & Jaden Lara

The meeting began around 6:05pm with Eric Hurley making the introduction of development team members in attendance. Approximately 2 neighbors attended with a sign-in sheet being provided for neighbors and attached to this summary.

Eric Hurley used a PowerPoint presentation to explain the site location and general plan designation, overall master plan, pedestrian & vehicular circulation plans, the zoning schedule and opportunity to participate in the public process. Specific information about different elements of the mixed-use project and the proposed plans were then present. The meeting had an open question and answer format addressing neighbor comments throughout the meeting.

A simplified summary of key discussion points from the meeting as follows:

1. Overview of the Project:

- The Freeway Monument Landmark (FML) will serve as a key feature for the Medina Development near US-60 in Mesa, AZ.
- SimonCRE's experience in similar projects, including Prasada's restaurant row, was highlighted.
- Development aims to be lively, walkable, and filled with unique amenities like art installations, murals, and live music.

2. Development Details:

- Location involves previously state-owned land, purchased in 2021, pending annexation into Mesa.
- Roadway improvements will accompany site development.
- Multifamily and retail elements will include shaded jogging trails and outdoor seating areas designed for comfort during summers.

3. **Freeway Monument Landmark (FML) Design:**
 - The proposed sign will be 47 feet tall, meeting Mesa's standards, and prominently placed along US-60.
 - Renderings were shared to showcase the design, emphasizing artistic features.
4. **Tenant and Retailer Plans:**
 - Notable retailers like Target have committed to the site. Other potential tenants include restaurants like Cooper's Hawk, Cold Beers & Cheeseburgers, and O.H.S.O. Brewery.
 - Plans include outdoor patios, sitting areas with games, and vibrant retail experiences to attract high-end tenants and customers.
5. **Timeline and Next Steps:**
 - The project is in the PAD (Planned Area Development) review phase with the City of Mesa.
 - Pending approval, construction is planned to begin ASAP, with a projected Q3 2025 completion and a Target opening in July 2026.
6. **Traffic and Infrastructure Improvements:**
 - Road expansions will include three lanes on both the north and south sides near Signal Butte Road.
 - Additional traffic signals and restriping are planned for better traffic flow.
7. **Art and Aesthetic Enhancements:**
 - Art installations, murals, and benches will make the site a destination.
 - Signage will maintain uniformity in design, avoiding bright corporate logos to align with Mesa's artistic vision.

Below is a summary of the comments and questions expressed at the neighborhood meeting with consolidated answers provided by the representatives:

Q&A Session

Q: Are the leases finalized for tenants?

- **Eric:** Several are close to being signed. Target is confirmed, ensuring strict design standards for the site.

Q: Will there be a splash pad area?

- **Eric:** No splash pad, but there will be an outdoor seating area with games to create a welcoming atmosphere.

Q: What is the estimated timeline for the project?

- **Eric:** Horizontal construction is anticipated to begin in early 2025, following PAD approval and a 30-day waiting period. Target plans to open in July 2026.

Q: Will the development include additional lanes and traffic signals?

- **Eric:** Yes, road expansions and additional signals are part of the infrastructure plan, with adjustments required by the City of Mesa.

Q: Will the sign be visible from a distance?

- **Kyle:** The sign is designed to be visible along the US-60 but will adhere to height standards set by the City of Mesa.

Q: How many residential complexes will there be?

- **Eric:** Two high-end residential complexes with amenities like indoor pickleball courts and work-from-home-friendly spaces.

Q: What kind of art installations can we expect?

- **James:** Expect murals and artistic features in line with other successful Mesa developments, such as Gallery Park.

Q: What additional tenants are being considered?

- **Eric:** Discussions include tenants, major retailers and other popular restaurants, but details depend on finalized leases.

Q: How can we stay updated on the project?

- **Eric:** Reach out to me or Natalya, and check with the City of Mesa for public updates once designs and leases are finalized.

The meeting concluded around 6:35pm with a focus on the development's artistic and community-friendly vision, ensuring that residents and visitors alike will have a unique, vibrant experience. Additional questions were encouraged to be sent via email for further clarification.

Neighborhood Meeting
Sign-In Sheet

Applicant:
Simon CRE, Davis Signs & Graphics

Property Location:
Medina Station: SEC Southern and Signal Butte Road

Date:
December 5th, 2024

Meeting Location:
Residence Inn - Lost Dutchman/ Meeting Room
10243 E. Hampton Ave
Mesa, AZ 85209

Time:
6:00pm

Case:
PMT24-17533

#	NAME	ADDRESS	ZIP	EMAIL	PHONE
1	Rina Grocke	10933 E Floman Ave	85208	grocke34@gmail	628-332-8847
2	Jaden Lara			jadenlara@icloud	425 919 4052
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					



November 11th, 2024

Dear Neighbor,

SimonCRE is pleased to invite you to a neighborhood meeting to discuss our proposed Freeway Landmark Monument at Medina Station, a new master-planned, mixed-use community near Signal Butte Road and the US-60 Freeway in Mesa, Arizona. This meeting aims to provide you with detailed context for the proposed Freeway Landmark Monument, offer a preview of the design and placement and gather your feedback as a neighboring property owner.

About Medina Station: Medina Station is envisioned as a vibrant mixed-use development, featuring retail, commercial, restaurant, and multi-family residential spaces. The proposed site encompasses approximately 60 net acres, known under Maricopa County Assessor parcel numbers 220-82-018A, 018B, 018C, and 018D. Attached, you will find a copy of the proposed master development plan, which includes placement and integration of the Freeway Landmark Monument within the broader community design.

Freeway Landmark Monument Proposal: We are requesting approval from the City of Mesa to install a Freeway Landmark Monument at Medina Station. Key details of the proposed sign are as follows:

- **Dimensions:** 47' x 18' at 330.7 sf
- **Placement:** The sign will be positioned south of the lot to optimize visibility from the US-60 Freeway, ensuring clear directional signage for the commercial components of Medina Station.
- **Design Features:** Double faced Pylon display featuring white acrylic pan channel letters illuminated via white LED

Meeting Purpose: This neighborhood meeting is designed to inform adjacent property owners and community members about the Freeway Landmark Monument role within the Medina Station development. Your input is valuable, and we welcome your questions and comments on the proposed design, placement, and any other aspects of this project.

Date:	Thursday, December 5, 2024
Time:	6:00 p.m.
Place:	Residence Inn – Lost Dutchman Meeting Room 10243 E. Hampton Ave Mesa, AZ 85209

Next Steps: Following the neighborhood meeting, our proposal will proceed through the City of Mesa's planning review process. This includes future public hearings with the City's Planning & Zoning Board

and City Council. If you live within 1,000 feet of the site or attend this neighborhood meeting, you will receive notification of these future hearings.

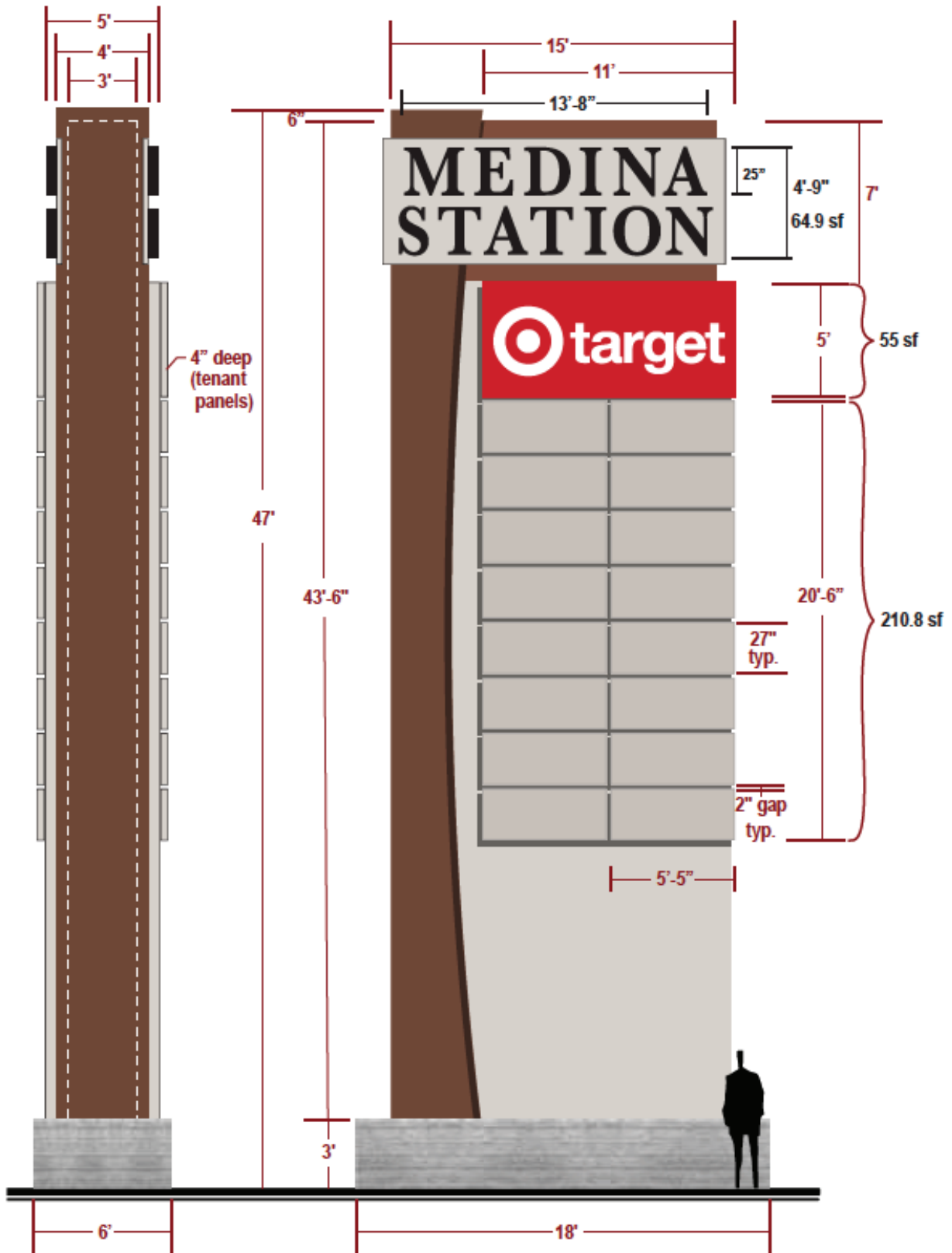
Contact Information: For any questions before the meeting, please feel free to contact me directly. See below for contact information.

We look forward to meeting you, sharing our vision for the Medina Station community, and addressing any feedback you may have.

Sincerely,

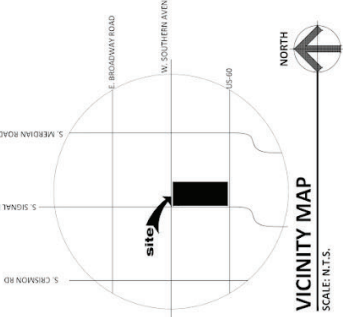
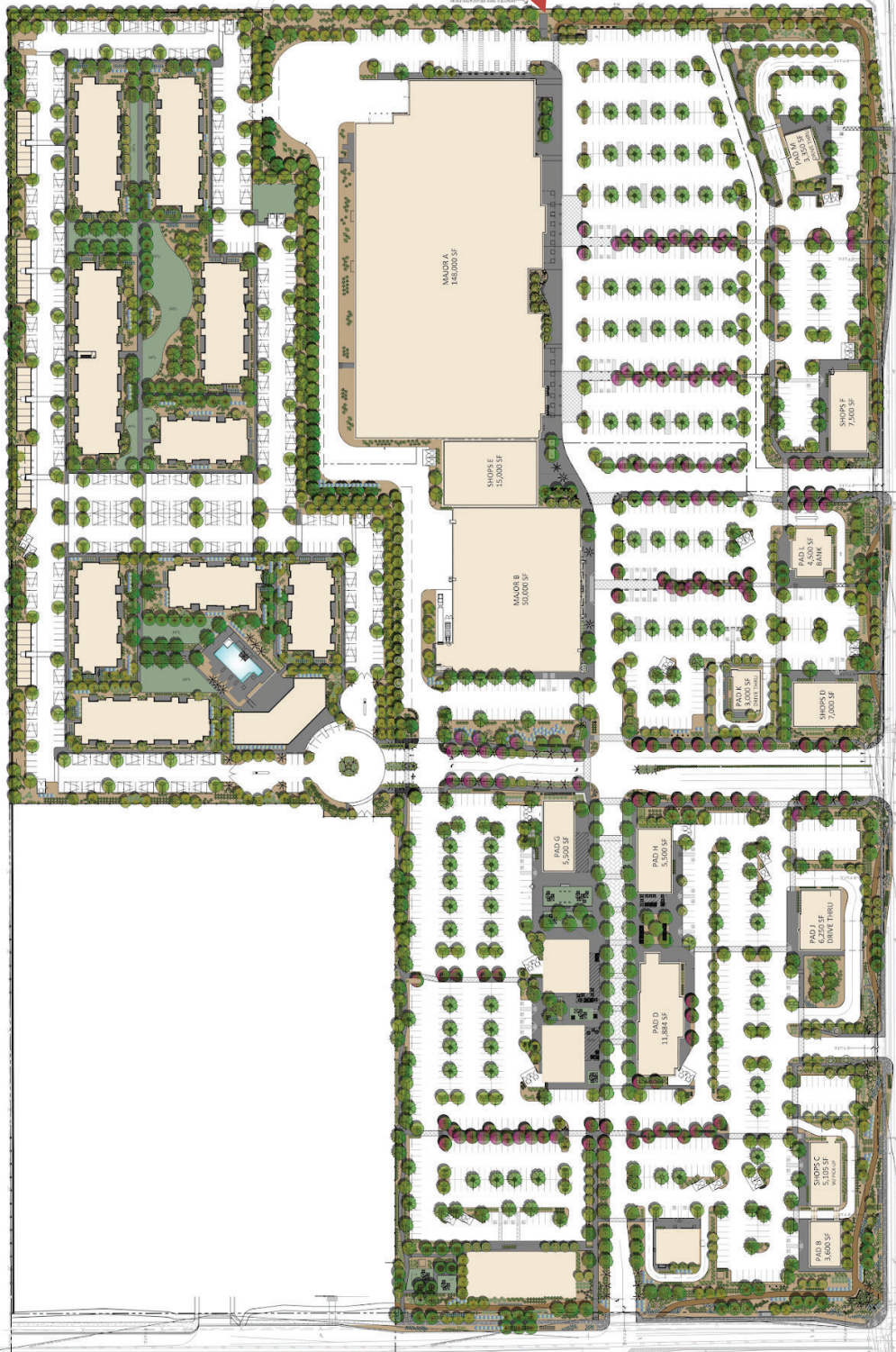
A handwritten signature in black ink, appearing to read "Natalya Upshur". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Natalya Upshur
Development Associate
SimonCRE Scout, LLC
(480) 566-8955 ext. 169
Natalya.upshur@simoncre.com



LANDSCAPE LEGEND

- ACACIA (10 GAL)
- ADONIS (10 GAL)
- AGAVE (10 GAL)
- AGAVE (20 GAL)
- AGAVE (30 GAL)
- AGAVE (40 GAL)
- AGAVE (50 GAL)
- AGAVE (60 GAL)
- AGAVE (70 GAL)
- AGAVE (80 GAL)
- AGAVE (90 GAL)
- AGAVE (100 GAL)
- AGAVE (110 GAL)
- AGAVE (120 GAL)
- AGAVE (130 GAL)
- AGAVE (140 GAL)
- AGAVE (150 GAL)
- AGAVE (160 GAL)
- AGAVE (170 GAL)
- AGAVE (180 GAL)
- AGAVE (190 GAL)
- AGAVE (200 GAL)
- AGAVE (210 GAL)
- AGAVE (220 GAL)
- AGAVE (230 GAL)
- AGAVE (240 GAL)
- AGAVE (250 GAL)
- AGAVE (260 GAL)
- AGAVE (270 GAL)
- AGAVE (280 GAL)
- AGAVE (290 GAL)
- AGAVE (300 GAL)
- AGAVE (310 GAL)
- AGAVE (320 GAL)
- AGAVE (330 GAL)
- AGAVE (340 GAL)
- AGAVE (350 GAL)
- AGAVE (360 GAL)
- AGAVE (370 GAL)
- AGAVE (380 GAL)
- AGAVE (390 GAL)
- AGAVE (400 GAL)
- AGAVE (410 GAL)
- AGAVE (420 GAL)
- AGAVE (430 GAL)
- AGAVE (440 GAL)
- AGAVE (450 GAL)
- AGAVE (460 GAL)
- AGAVE (470 GAL)
- AGAVE (480 GAL)
- AGAVE (490 GAL)
- AGAVE (500 GAL)
- AGAVE (510 GAL)
- AGAVE (520 GAL)
- AGAVE (530 GAL)
- AGAVE (540 GAL)
- AGAVE (550 GAL)
- AGAVE (560 GAL)
- AGAVE (570 GAL)
- AGAVE (580 GAL)
- AGAVE (590 GAL)
- AGAVE (600 GAL)
- AGAVE (610 GAL)
- AGAVE (620 GAL)
- AGAVE (630 GAL)
- AGAVE (640 GAL)
- AGAVE (650 GAL)
- AGAVE (660 GAL)
- AGAVE (670 GAL)
- AGAVE (680 GAL)
- AGAVE (690 GAL)
- AGAVE (700 GAL)
- AGAVE (710 GAL)
- AGAVE (720 GAL)
- AGAVE (730 GAL)
- AGAVE (740 GAL)
- AGAVE (750 GAL)
- AGAVE (760 GAL)
- AGAVE (770 GAL)
- AGAVE (780 GAL)
- AGAVE (790 GAL)
- AGAVE (800 GAL)
- AGAVE (810 GAL)
- AGAVE (820 GAL)
- AGAVE (830 GAL)
- AGAVE (840 GAL)
- AGAVE (850 GAL)
- AGAVE (860 GAL)
- AGAVE (870 GAL)
- AGAVE (880 GAL)
- AGAVE (890 GAL)
- AGAVE (900 GAL)
- AGAVE (910 GAL)
- AGAVE (920 GAL)
- AGAVE (930 GAL)
- AGAVE (940 GAL)
- AGAVE (950 GAL)
- AGAVE (960 GAL)
- AGAVE (970 GAL)
- AGAVE (980 GAL)
- AGAVE (990 GAL)
- AGAVE (1000 GAL)



© 2024 RKA
 ALL RIGHTS RESERVED
 THIS PLAN IS THE PROPERTY OF RKA ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RKA ARCHITECTS, INC.

La.00
 MEDINA STATION
 SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE
 MESA, ARIZONA
 DATE: 10.21.24 (PRELIMINARY)
 RKA#AF24082.50

LANDSCAPE PLAN
 SCALE: 1"=80'-00"
 NORTH



T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 10446 N. 74th Street, Suite 150
 Scottsdale, AZ 85258
 P: 602.265.4328
 EMAIL: tmmcqueen@tjma.net

SITE DATA

PANEL NUMBER(S) (DATE): 220-80-018A, 220-80-018B, 220-80-018C, 220-80-018D
 LC ROAD
 PROPOSED ZONING: LC-RD
 GROSS SITE AREA: 65.5 ACRES (2,832,172 S.F.)
 MAX BUILDING HEIGHT: 55.78 ACRES (2,604,181 S.F.)
 MAXIMUM LOT COVERAGES: 40.0%
 25' OF MAJORS
 302,409 SF
 15' 0" 300' 0" 300' 0" 200' 0" 200' 0" 400'

TOTAL BUILDING AREA:
 (11,500,000 S.F. / 1,441,875 S.F.)
 (2,798,700 S.F. / 350,014 S.F.)
 (278,700 S.F. / 35,000 S.F.)
 PUBLIC SPACE PROVIDED:
 1,475 SPACES
 1,475 SPACES
 395 SPACES
 113 SPACES
 87 SPACES
 18 SPACES
 40 SPACES
 36 SPACES
 73 SPACES
 160 SPACES
 78 SPACES
 79 SPACES
 76 SPACES
 63 SPACES
 30 SPACES
 12 SPACES
 31 SPACES

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

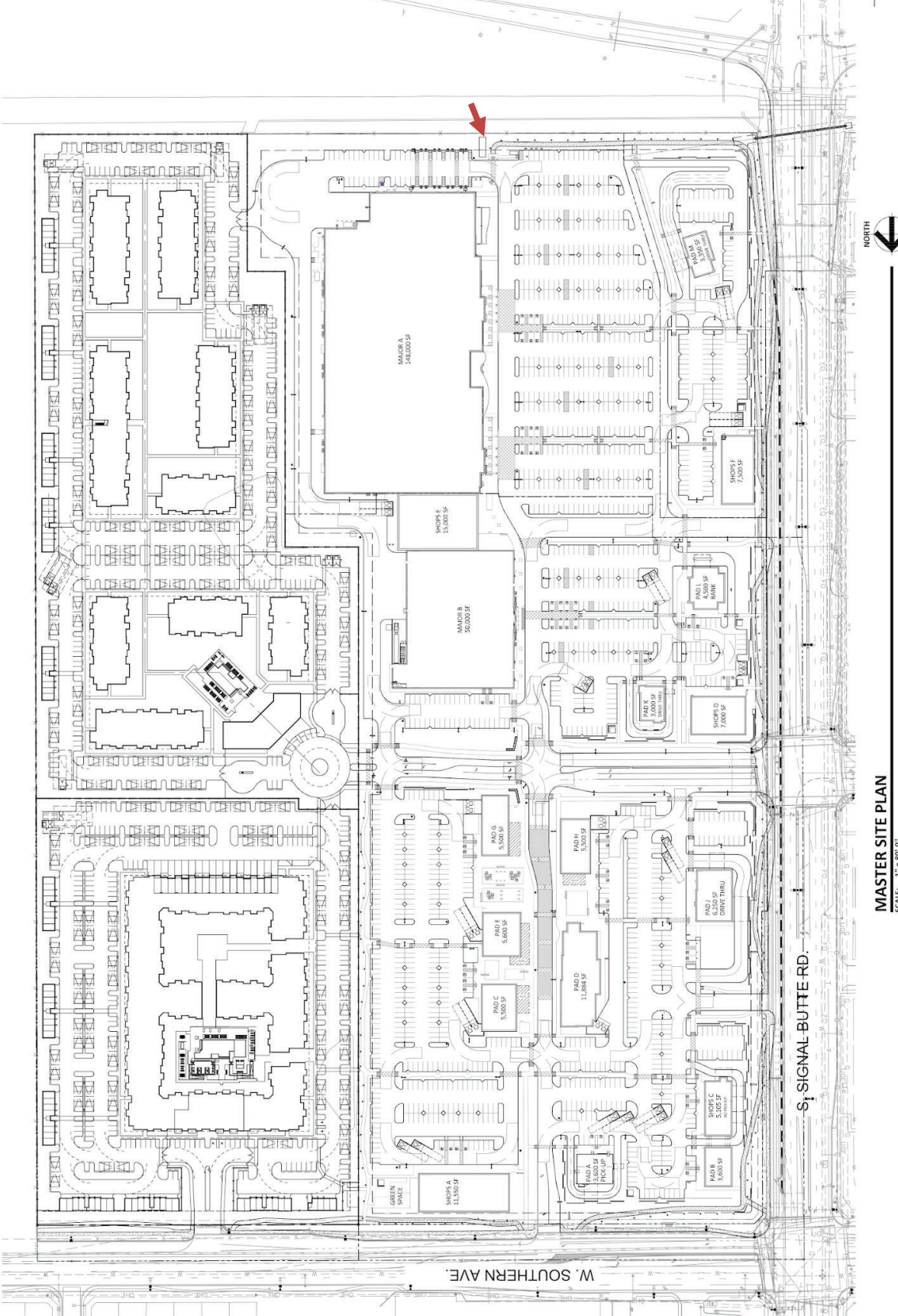
1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR

1 SPACE PER 70'S S.F.
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR
 1 SPACE PER 200'S S.F. OUTDOOR



VICINITY MAP
 SCALE: 1" = 1/4" = 100' FT.
 NORTH

10-540
 W. SOUTHERN AVENUE
 E. EROGOWAY ROAD
 S. SIGNAL BUTTE ROAD
 S. CISION RD
 S. MERIDIAN ROAD

LOT AREAS
 LOT 1: 12,000 SF INT. AREA / 2.28 ACRES
 12,000 SF GROSS AREA / 2.84 ACRES
 LOT 2: 10,000 SF INT. AREA / 2.00 ACRES
 10,000 SF GROSS AREA / 2.50 ACRES
 LOT 3: 15,000 SF INT. AREA / 3.00 ACRES
 15,000 SF GROSS AREA / 3.75 ACRES
 LOT 4: 20,000 SF INT. AREA / 4.00 ACRES
 20,000 SF GROSS AREA / 5.00 ACRES
 LOT 5: 25,000 SF INT. AREA / 5.00 ACRES
 25,000 SF GROSS AREA / 6.25 ACRES
 LOT 6: 30,000 SF INT. AREA / 6.00 ACRES
 30,000 SF GROSS AREA / 7.50 ACRES
 LOT 7: 35,000 SF INT. AREA / 7.00 ACRES
 35,000 SF GROSS AREA / 8.75 ACRES
 LOT 8: 40,000 SF INT. AREA / 8.00 ACRES
 40,000 SF GROSS AREA / 10.00 ACRES
 LOT 9: 45,000 SF INT. AREA / 9.00 ACRES
 45,000 SF GROSS AREA / 11.25 ACRES
 LOT 10: 50,000 SF INT. AREA / 10.00 ACRES
 50,000 SF GROSS AREA / 12.50 ACRES
 LOT 11: 55,000 SF INT. AREA / 11.00 ACRES
 55,000 SF GROSS AREA / 13.75 ACRES
 LOT 12: 60,000 SF INT. AREA / 12.00 ACRES
 60,000 SF GROSS AREA / 15.00 ACRES
 LOT 13: 65,000 SF INT. AREA / 13.00 ACRES
 65,000 SF GROSS AREA / 16.25 ACRES
 LOT 14: 70,000 SF INT. AREA / 14.00 ACRES
 70,000 SF GROSS AREA / 17.50 ACRES
 LOT 15: 75,000 SF INT. AREA / 15.00 ACRES
 75,000 SF GROSS AREA / 18.75 ACRES
 LOT 16: 80,000 SF INT. AREA / 16.00 ACRES
 80,000 SF GROSS AREA / 20.00 ACRES
 LOT 17: 85,000 SF INT. AREA / 17.00 ACRES
 85,000 SF GROSS AREA / 21.25 ACRES
 LOT 18: 90,000 SF INT. AREA / 18.00 ACRES
 90,000 SF GROSS AREA / 22.50 ACRES
 LOT 19: 95,000 SF INT. AREA / 19.00 ACRES
 95,000 SF GROSS AREA / 23.75 ACRES
 LOT 20: 100,000 SF INT. AREA / 20.00 ACRES
 100,000 SF GROSS AREA / 25.00 ACRES
 LOT 21: 105,000 SF INT. AREA / 21.00 ACRES
 105,000 SF GROSS AREA / 26.25 ACRES
 LOT 22: 110,000 SF INT. AREA / 22.00 ACRES
 110,000 SF GROSS AREA / 27.50 ACRES
 LOT 23: 115,000 SF INT. AREA / 23.00 ACRES
 115,000 SF GROSS AREA / 28.75 ACRES
 LOT 24: 120,000 SF INT. AREA / 24.00 ACRES
 120,000 SF GROSS AREA / 30.00 ACRES
 LOT 25: 125,000 SF INT. AREA / 25.00 ACRES
 125,000 SF GROSS AREA / 31.25 ACRES
 LOT 26: 130,000 SF INT. AREA / 26.00 ACRES
 130,000 SF GROSS AREA / 32.50 ACRES
 LOT 27: 135,000 SF INT. AREA / 27.00 ACRES
 135,000 SF GROSS AREA / 33.75 ACRES
 LOT 28: 140,000 SF INT. AREA / 28.00 ACRES
 140,000 SF GROSS AREA / 35.00 ACRES
 LOT 29: 145,000 SF INT. AREA / 29.00 ACRES
 145,000 SF GROSS AREA / 36.25 ACRES
 LOT 30: 150,000 SF INT. AREA / 30.00 ACRES
 150,000 SF GROSS AREA / 37.50 ACRES
 LOT 31: 155,000 SF INT. AREA / 31.00 ACRES
 155,000 SF GROSS AREA / 38.75 ACRES
 LOT 32: 160,000 SF INT. AREA / 32.00 ACRES
 160,000 SF GROSS AREA / 40.00 ACRES
 LOT 33: 165,000 SF INT. AREA / 33.00 ACRES
 165,000 SF GROSS AREA / 41.25 ACRES
 LOT 34: 170,000 SF INT. AREA / 34.00 ACRES
 170,000 SF GROSS AREA / 42.50 ACRES
 LOT 35: 175,000 SF INT. AREA / 35.00 ACRES
 175,000 SF GROSS AREA / 43.75 ACRES
 LOT 36: 180,000 SF INT. AREA / 36.00 ACRES
 180,000 SF GROSS AREA / 45.00 ACRES
 LOT 37: 185,000 SF INT. AREA / 37.00 ACRES
 185,000 SF GROSS AREA / 46.25 ACRES
 LOT 38: 190,000 SF INT. AREA / 38.00 ACRES
 190,000 SF GROSS AREA / 47.50 ACRES
 LOT 39: 195,000 SF INT. AREA / 39.00 ACRES
 195,000 SF GROSS AREA / 48.75 ACRES
 LOT 40: 200,000 SF INT. AREA / 40.00 ACRES
 200,000 SF GROSS AREA / 50.00 ACRES
 LOT 41: 205,000 SF INT. AREA / 41.00 ACRES
 205,000 SF GROSS AREA / 51.25 ACRES
 LOT 42: 210,000 SF INT. AREA / 42.00 ACRES
 210,000 SF GROSS AREA / 52.50 ACRES
 LOT 43: 215,000 SF INT. AREA / 43.00 ACRES
 215,000 SF GROSS AREA / 53.75 ACRES
 LOT 44: 220,000 SF INT. AREA / 44.00 ACRES
 220,000 SF GROSS AREA / 55.00 ACRES
 LOT 45: 225,000 SF INT. AREA / 45.00 ACRES
 225,000 SF GROSS AREA / 56.25 ACRES
 LOT 46: 230,000 SF INT. AREA / 46.00 ACRES
 230,000 SF GROSS AREA / 57.50 ACRES
 LOT 47: 235,000 SF INT. AREA / 47.00 ACRES
 235,000 SF GROSS AREA / 58.75 ACRES
 LOT 48: 240,000 SF INT. AREA / 48.00 ACRES
 240,000 SF GROSS AREA / 60.00 ACRES
 LOT 49: 245,000 SF INT. AREA / 49.00 ACRES
 245,000 SF GROSS AREA / 61.25 ACRES
 LOT 50: 250,000 SF INT. AREA / 50.00 ACRES
 250,000 SF GROSS AREA / 62.50 ACRES
 LOT 51: 255,000 SF INT. AREA / 51.00 ACRES
 255,000 SF GROSS AREA / 63.75 ACRES
 LOT 52: 260,000 SF INT. AREA / 52.00 ACRES
 260,000 SF GROSS AREA / 65.00 ACRES
 LOT 53: 265,000 SF INT. AREA / 53.00 ACRES
 265,000 SF GROSS AREA / 66.25 ACRES
 LOT 54: 270,000 SF INT. AREA / 54.00 ACRES
 270,000 SF GROSS AREA / 67.50 ACRES
 LOT 55: 275,000 SF INT. AREA / 55.00 ACRES
 275,000 SF GROSS AREA / 68.75 ACRES
 LOT 56: 280,000 SF INT. AREA / 56.00 ACRES
 280,000 SF GROSS AREA / 70.00 ACRES
 LOT 57: 285,000 SF INT. AREA / 57.00 ACRES
 285,000 SF GROSS AREA / 71.25 ACRES
 LOT 58: 290,000 SF INT. AREA / 58.00 ACRES
 290,000 SF GROSS AREA / 72.50 ACRES
 LOT 59: 295,000 SF INT. AREA / 59.00 ACRES
 295,000 SF GROSS AREA / 73.75 ACRES
 LOT 60: 300,000 SF INT. AREA / 60.00 ACRES
 300,000 SF GROSS AREA / 75.00 ACRES
 LOT 61: 305,000 SF INT. AREA / 61.00 ACRES
 305,000 SF GROSS AREA / 76.25 ACRES
 LOT 62: 310,000 SF INT. AREA / 62.00 ACRES
 310,000 SF GROSS AREA / 77.50 ACRES
 LOT 63: 315,000 SF INT. AREA / 63.00 ACRES
 315,000 SF GROSS AREA / 78.75 ACRES
 LOT 64: 320,000 SF INT. AREA / 64.00 ACRES
 320,000 SF GROSS AREA / 80.00 ACRES
 LOT 65: 325,000 SF INT. AREA / 65.00 ACRES
 325,000 SF GROSS AREA / 81.25 ACRES
 LOT 66: 330,000 SF INT. AREA / 66.00 ACRES
 330,000 SF GROSS AREA / 82.50 ACRES
 LOT 67: 335,000 SF INT. AREA / 67.00 ACRES
 335,000 SF GROSS AREA / 83.75 ACRES
 LOT 68: 340,000 SF INT. AREA / 68.00 ACRES
 340,000 SF GROSS AREA / 85.00 ACRES
 LOT 69: 345,000 SF INT. AREA / 69.00 ACRES
 345,000 SF GROSS AREA / 86.25 ACRES
 LOT 70: 350,000 SF INT. AREA / 70.00 ACRES
 350,000 SF GROSS AREA / 87.50 ACRES
 LOT 71: 355,000 SF INT. AREA / 71.00 ACRES
 355,000 SF GROSS AREA / 88.75 ACRES
 LOT 72: 360,000 SF INT. AREA / 72.00 ACRES
 360,000 SF GROSS AREA / 90.00 ACRES
 LOT 73: 365,000 SF INT. AREA / 73.00 ACRES
 365,000 SF GROSS AREA / 91.25 ACRES
 LOT 74: 370,000 SF INT. AREA / 74.00 ACRES
 370,000 SF GROSS AREA / 92.50 ACRES
 LOT 75: 375,000 SF INT. AREA / 75.00 ACRES
 375,000 SF GROSS AREA / 93.75 ACRES
 LOT 76: 380,000 SF INT. AREA / 76.00 ACRES
 380,000 SF GROSS AREA / 95.00 ACRES
 LOT 77: 385,000 SF INT. AREA / 77.00 ACRES
 385,000 SF GROSS AREA / 96.25 ACRES
 LOT 78: 390,000 SF INT. AREA / 78.00 ACRES
 390,000 SF GROSS AREA / 97.50 ACRES
 LOT 79: 395,000 SF INT. AREA / 79.00 ACRES
 395,000 SF GROSS AREA / 98.75 ACRES
 LOT 80: 400,000 SF INT. AREA / 80.00 ACRES
 400,000 SF GROSS AREA / 100.00 ACRES
 LOT 81: 405,000 SF INT. AREA / 81.00 ACRES
 405,000 SF GROSS AREA / 101.25 ACRES
 LOT 82: 410,000 SF INT. AREA / 82.00 ACRES
 410,000 SF GROSS AREA / 102.50 ACRES
 LOT 83: 415,000 SF INT. AREA / 83.00 ACRES
 415,000 SF GROSS AREA / 103.75 ACRES
 LOT 84: 420,000 SF INT. AREA / 84.00 ACRES
 420,000 SF GROSS AREA / 105.00 ACRES
 LOT 85: 425,000 SF INT. AREA / 85.00 ACRES
 425,000 SF GROSS AREA / 106.25 ACRES
 LOT 86: 430,000 SF INT. AREA / 86.00 ACRES
 430,000 SF GROSS AREA / 107.50 ACRES
 LOT 87: 435,000 SF INT. AREA / 87.00 ACRES
 435,000 SF GROSS AREA / 108.75 ACRES
 LOT 88: 440,000 SF INT. AREA / 88.00 ACRES
 440,000 SF GROSS AREA / 110.00 ACRES
 LOT 89: 445,000 SF INT. AREA / 89.00 ACRES
 445,000 SF GROSS AREA / 111.25 ACRES
 LOT 90: 450,000 SF INT. AREA / 90.00 ACRES
 450,000 SF GROSS AREA / 112.50 ACRES
 LOT 91: 455,000 SF INT. AREA / 91.00 ACRES
 455,000 SF GROSS AREA / 113.75 ACRES
 LOT 92: 460,000 SF INT. AREA / 92.00 ACRES
 460,000 SF GROSS AREA / 115.00 ACRES
 LOT 93: 465,000 SF INT. AREA / 93.00 ACRES
 465,000 SF GROSS AREA / 116.25 ACRES
 LOT 94: 470,000 SF INT. AREA / 94.00 ACRES
 470,000 SF GROSS AREA / 117.50 ACRES
 LOT 95: 475,000 SF INT. AREA / 95.00 ACRES
 475,000 SF GROSS AREA / 118.75 ACRES
 LOT 96: 480,000 SF INT. AREA / 96.00 ACRES
 480,000 SF GROSS AREA / 120.00 ACRES
 LOT 97: 485,000 SF INT. AREA / 97.00 ACRES
 485,000 SF GROSS AREA / 121.25 ACRES
 LOT 98: 490,000 SF INT. AREA / 98.00 ACRES
 490,000 SF GROSS AREA / 122.50 ACRES
 LOT 99: 495,000 SF INT. AREA / 99.00 ACRES
 495,000 SF GROSS AREA / 123.75 ACRES
 LOT 100: 500,000 SF INT. AREA / 100.00 ACRES
 500,000 SF GROSS AREA / 125.00 ACRES

MASTER SITE PLAN
 SCALE: 1" = 80' 0"

MEDINA STATION
 SEC OF S. SIGNAL BUTTE AND W. SOUTHERN AVENUE
 MESA, ARIZONA
 DATE: 10-18-2024 (FINAL)

RKAA
 ARCHITECTS, INC.

MSP-1
 RKA#24082.50



Medina Station

Freeway Monument Landmark Neighborhood Meeting

December 2024





DEVELOPER

SIMONCRE

Eric Hurley, Project Manager
Kyle Duane, Sr. Development Associate
Natalya Upshur, Development Associate



CONSULTANT



James Rogers, Project Manager

SIMONCRE





RETAIL DEVELOPMENT

WE ARE **SIMONCRE**

⇒ A FULL-SERVICE COMMERCIAL REAL ESTATE DEVELOPMENT AND ACQUISITION COMPANY BASED IN SCOTTSDALE, AZ.





⇒ VISION

To create a lasting impact for our team, clients, and the communities we serve through responsible development.

⇒ MISSION

We deliver superior developments on time and under budget, while holding ourselves to the highest standards. We embody an entrepreneurial spirit in creating real estate solutions that are innovative, flexible, and effective, while building lasting relationships along the way.

AT OUR CORE

	BE FIRST. BE FAST. PERSIST.		DO MORE. BE MORE.
	BE DIRECT. SHOW RESPECT.		BE FLEXIBLE. EMBRACE CHANGE.
	BE INSPIRED. BE PROUD.		SAY IT. OWN IT.
	DREAM UP. TEAM UP.		BE HELPFUL. BUILD TRUST.





MAJOR RETAILERS

& NATIONAL CLIENTS



TO NAME A FEW





BY THE NUMBERS

280+

PROJECTS

675+

LEASE DEALS

\$820 M+

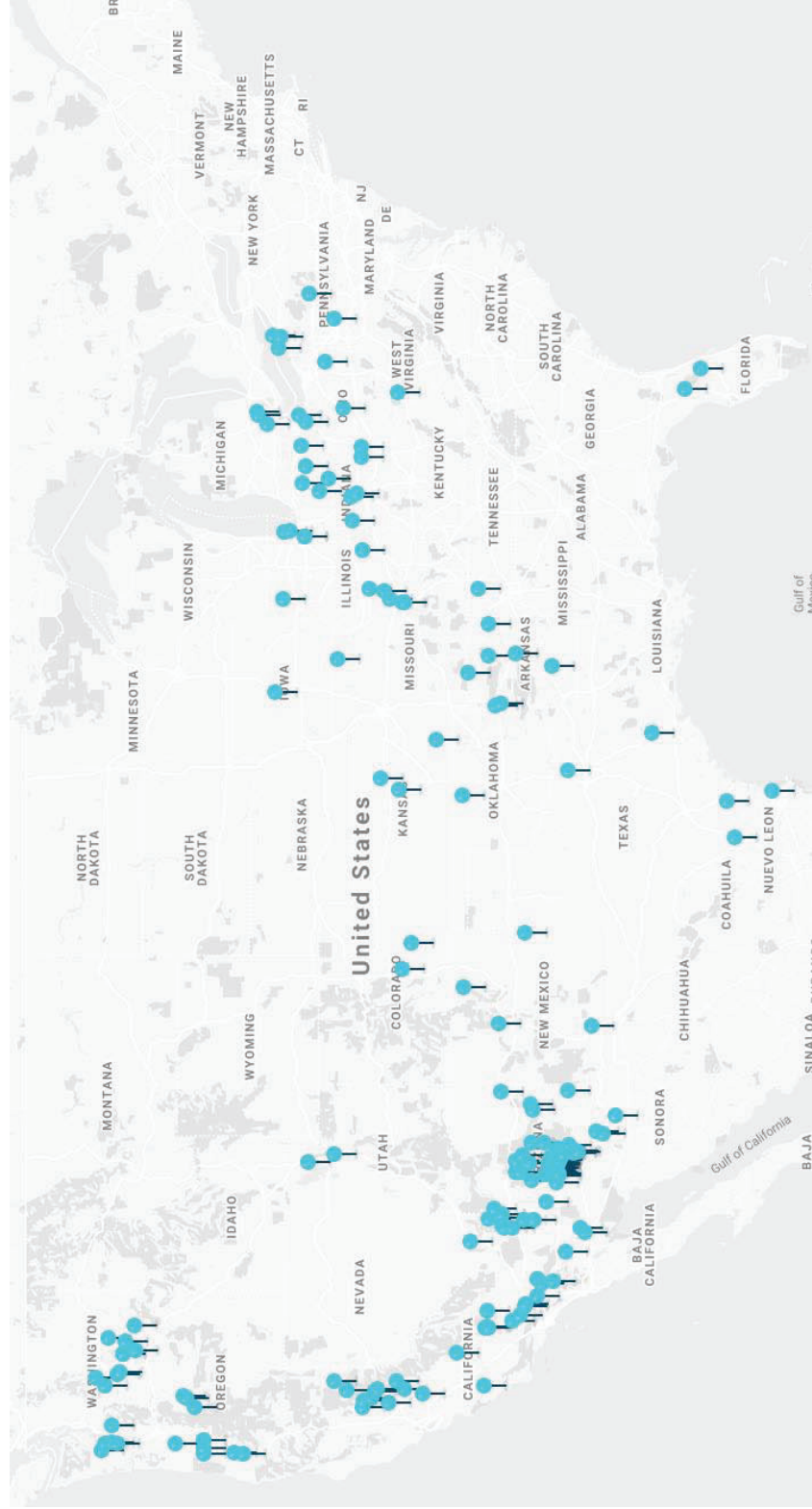
TOTAL VALUE

23

STATES

14

YEARS





MEDINA STATION

MESA, AZ



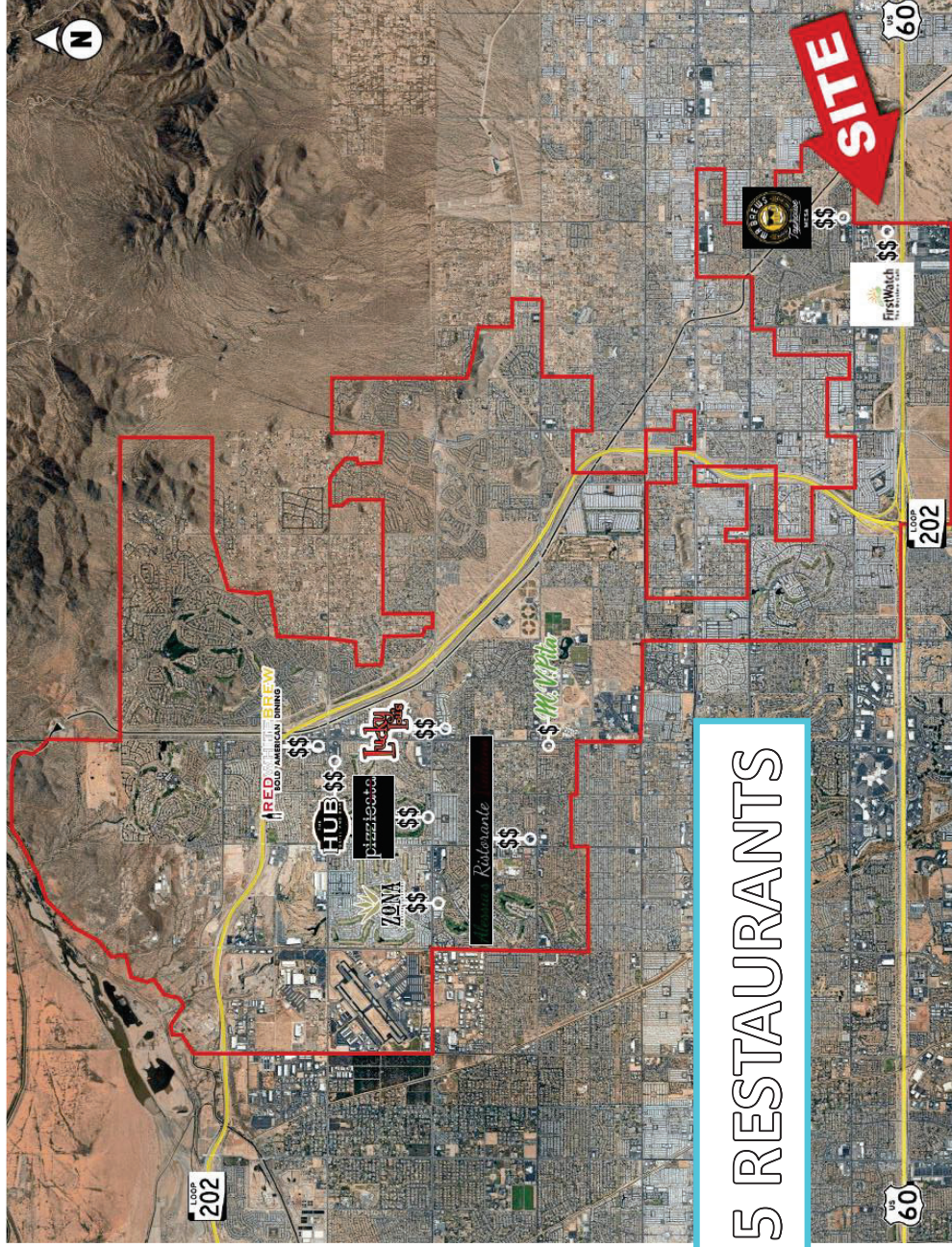
CLOSE AERIAL





TRADE AREA



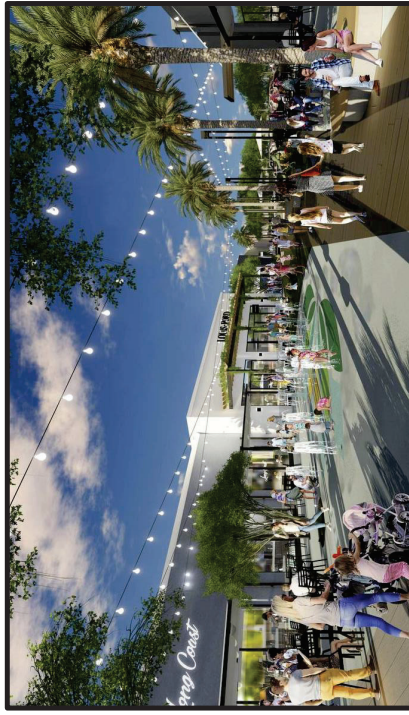
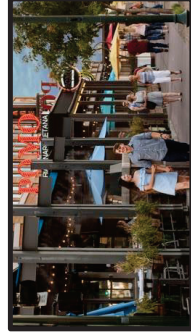
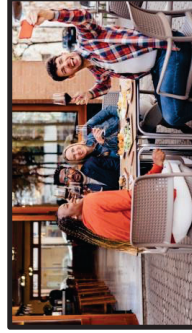
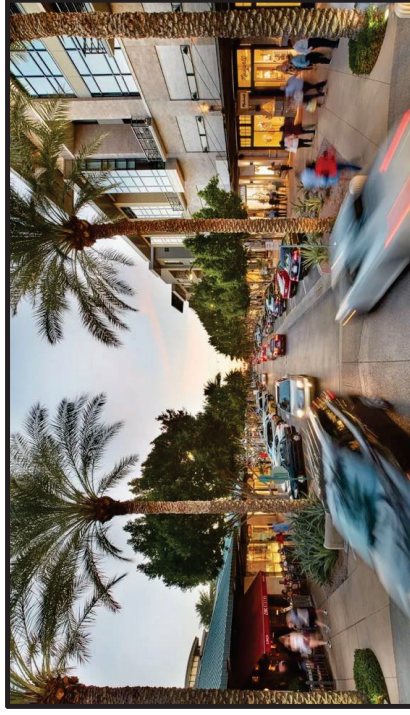


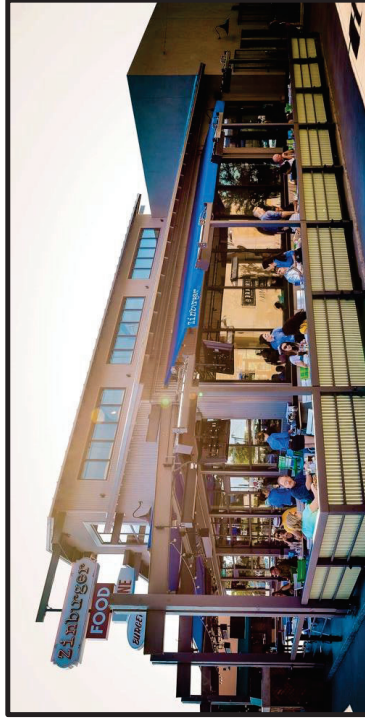
DISTRICT 5 RESTAURANTS



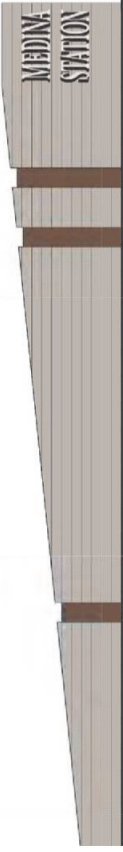
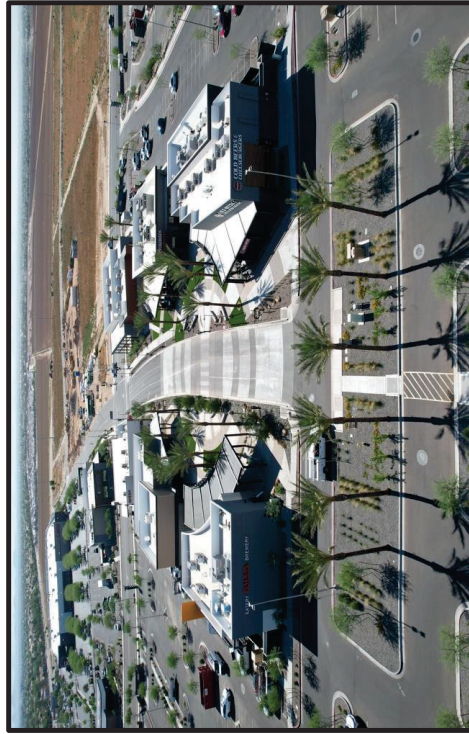


OUR VISION





OUR VISION





SITE PLAN



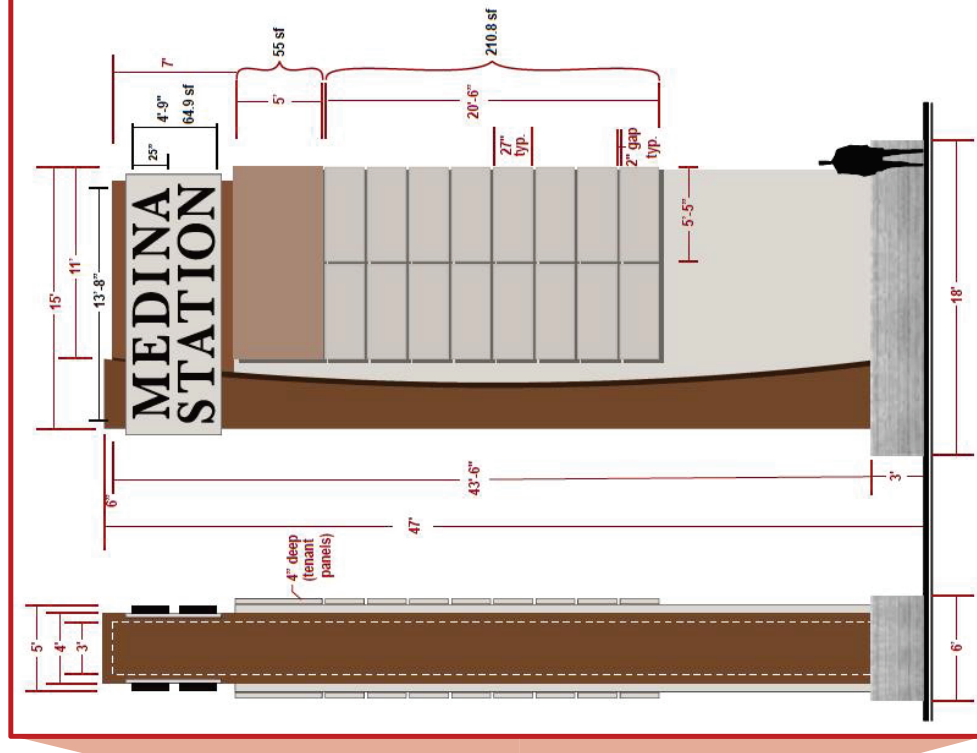


Requests to the City of Mesa

Freeway Monument Landmark



- **Dimensions:** 47' x 18' at 330.7 sf
- **Placement:** The sign will be positioned south of the lot to optimize visibility from the US-60 Freeway, ensuring clear directional signage for the commercial components of Medina Station
- **Design Features:** Double faced Pylon display featuring white acrylic pan channel letters illuminated via white LED





Signage Benefits & Features

Freeway Monument Landmark

Eco-Friendly Lighting

Equipped with **Hanley White LEDs**, the sign provides energy-efficient lighting that minimizes operational costs while maintaining high brightness levels.

Modern Design and Durability

The sign features **push-thru acrylic tenant faces with white LED illumination**, ensuring excellent visibility day and night. Durable materials, including an aluminum cabinet and routed aluminum panels, are used for longevity.

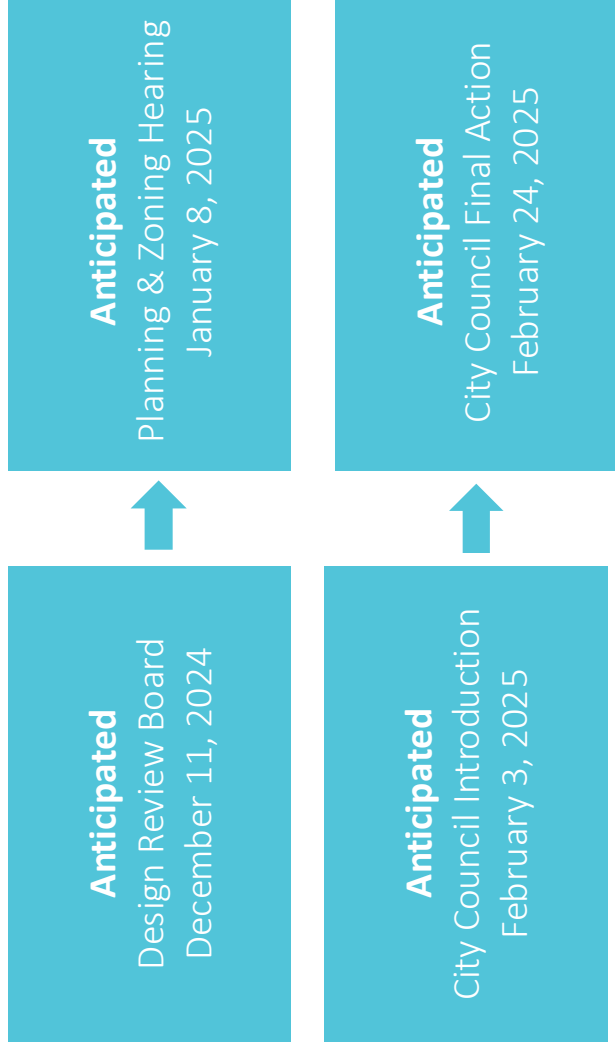
Strategic Placement

Positioned prominently near the freeway, the sign serves as a landmark for Medina Station, driving traffic to the development and enhancing tenant success.





Anticipated Schedule & Next Steps





Comments or Questions?



Natalya Upshur
Development Associate

Natalya.Upshur@gmail.com
(480)-566-8955

