



PARK PLAZAS

SIGN PROJECT – OVERVIEW

PHASE ONE – ASSESS 80+ SIGNS

January - April 2021

2 categories of signs:

- * Cul-de-sac signs - 8 page 'Condition' document
- * Miscellaneous - 5 page 'Condition' document

PHASE TWO – ACTION ITEMS

May 2021

Eventually accomplished by volunteers and staff:

- * Removal of numerous peeling and damaged signs
- * Removal of outdated Parcourse sign and others
- * Repaint backs of Private Property signs where peeling
- * Removal of entry sign facing in wrong direction

CONDITION of PARK PLAZAS SIGNS
We cannot let this situation continue to deteriorate.

Park Plazas Signs – Action Items for Oscar, MAY '21

Entry warning signs (numbers indicate place markers on attached map.)

 1 - Papagayo path to Junipero – REMOVE now.	 3 - Off PI Blanca at stair. REMOVE now.	 6 - Plaza Blanca at Rodeo – SW side. Damaged. Facing wrong way! REMOVE now.
 4 (back) - Off PI Blanca by tunnel S side. Back is previous rotting sign. **** Scrape and paint.	 5 (back) - Off PI Blanca by tunnel N side. Back is previous rotting sign. **** Scrape and paint.	 On Relampago, half way down drive. Back is rotting. **** Scrape and paint.

Miscellaneous signs

 8 - On Rojo on right as you drive in. Ancient. REMOVE.	 10 - Luna - on ground. Needs immediate attention.	 Near Rustic Path on Estates side. REMOVE.
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PHASE THREE – CREATE SIGN STUDY GROUP

June 2021

- ▶ 7 members:
 - * Kathy Hargrave (Junípero), Chair
 - * Laurie Glaze (Chamisa)
 - * Diane Graves (Chamisa)
 - * Jane Morris (Ristra)
 - * Mary Needham (Luna)
 - * Deirdre Stiles (Orquídea)
 - * Art Ireland (Relámpago) - resigned (May 3, 2022)

PHASE FOUR - RECOMMENDATIONS

Miscellaneous Signs

July 2021

- ▶ Polled members for opinions on Misc. Signs
- ▶ Compiled all opinions
- ▶ Made recommendations to Tom Carr:
 - * Remove numerous outdated signs at entries - DONE
 - * Add leash-law stickers to Mutt Mitt dispensers - DONE
 - * Eventually replace Private Property signs
 - * Add Path Closed signs where needed (needs to be assessed by a different group) - IN PROCESS
 - * Eventually add 'Welcome to Park Plazas' signs at entries


Park Plazas Sign Replacement Group - July Opinion Poll

At this point, we are dealing with signs in 5 categories:

- 1) Signs at Park Plazas entrances at Plaza Blanca (2) and Plaza Verde. Please answer #1 below.
- 2) Signs at entrances and on paths that have some form of "Private Property" on them. Please answer #2 below.
- 3) Signs dealing with dogs. Please answer #3 below.
- 4) Signs that say "Don't walk through this area" or "Stay on the designated paths" - waiting for additional discussion.
- 5) Signs for cul-de-sacs - waiting for oodles of research.

Please let me know your opinions about signs in each of the first 3 categories by responding to the following:


1 - At the entrances we have numerous signs. In the space below each sign, tell me if you think they are necessary/unnecessary, outdated, confusing or any other adjective(s) you choose. Feel free to write additional comments.



REMOVE ALL OF THESE ASAP:



EVENTUALLY REPLACE THESE:

4 (back) - Off Pl Blanca by tunnel S side. Back is previous rotting sign. **** Scrape and paint.

5 (back) - Off Pl Blanca by tunnel N side. Back is previous rotting sign. **** Scrape and paint.

On Relampago, half way down drive. Back is rotting. **** Scrape and paint.


ALL DOGS MUST BE LEASHED
It's the Law!
Santa Fe City Code — 5-5.4
Report violations:
Santa Fe Animal Services
(505) 428-3710

Please help protect and preserve our common area landscape and natural habitat by staying on the paved or graveled paths.
Thank you
Park Plazas Community Services Association

PATH CLOSED
Please do not enter

Welcome to PARK PLAZAS
A private, covenant-enhanced community nestled among a thousand trees.
Please don't urinate. No urinals.

PARK PLAZAS SIGNS THAT NEED IMMEDIATE ATTENTION



Park Plazas Sign Project
RECOMMENDATIONS by the Sign Study Group

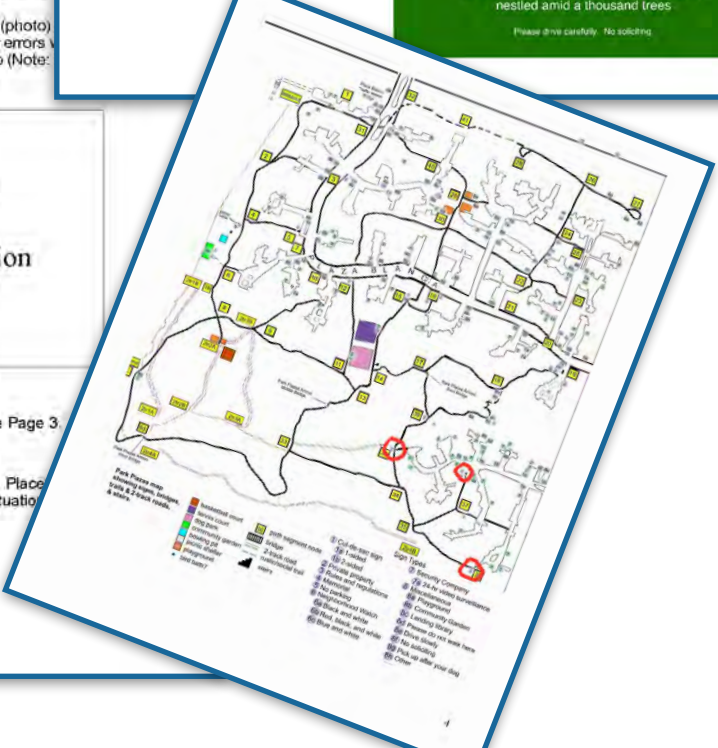
Signs into 5 categories:
1) Signs at Plaza Blanca (2) and Plaza Verde. Stand on paths that have some form of "Private Property" on them.
2) Signs that say "Don't walk through this area" or "Stay on the designated paths" - research is still taking place.
3) Signs dealing with dogs.
4) Signs at 3 entrances that coordinate with the eventual replacement of the existing signs. These signs should be designed, constructed, and installed. See examples on Page 3.
5) Neighborhood Watch signs.

Other signs that have been removed. Other signs that need to be scraped and repainted. Signs that are not welcome. See Pages 2 (photos) and 3 (text) for signs that have spelling and grammar errors. Please use the photos to physically used, and add tree logo (Note: do not mistake again).

PRIVATE PROPERTY
Walking paths and all common areas are owned and maintained by the Park Plazas Community Services Association for the exclusive use of owners, residents, and invited guests.

Category #3
Add stickers to Mutt Mitts dispensers, to be ordered from Graphic Sky. See Page 3.

Category #4
Art has suggested signage. It should follow the green, white, black theme. Placement decided by Art and Tom based on property lines. See Page 3. (Note: Punctuation)



PHASE FIVE - RESEARCH

Cul-de-Sac Sign Replacement

August - October 2021

- ▶ Distributed document detailing naming conventions as conceived by developer
- ▶ Polled members for opinions on appearance of cul-de-sac signs
- ▶ Compiled all opinions
- ▶ Created document detailing need for improved wayfinding including additional directional signs, adding street name to signs, improving lighting for nighttime navigation
- ▶ Researched signage in neighborhoods throughout Santa Fe, categorized types of signs, created overview with recommendations

Park Plazas Signage Information

Plaza	1-sided signs	(even numbers)	(odd numbers)	Reposition sign
Plaza Amarilla	Sunflower	2862-2876	(even numbers)	
Girasol	Chamisa in bloom	2830-2852	(odd numbers)	Small direction sign*
Chamisa	Daffodil shape	2831-2853	(even/odd numbers)	
Narciso	Tulip	2800-2821		
Plaza Rojo	1-sided signs	2837-2863	(odd numbers)	
Manzana	Apple	2801-2835	(even numbers)	
Ristra	Bunch of chiles	2800-2836	(even numbers)	
Cereza	Several cherries	2838-2864	(even numbers)	
Fresa	Strawberry			
Plaza Azul	1-sided signs	2978-2998	(even numbers)	
Colina	Gentle hill	2962-2976	(even numbers)	
Flores	Flower	2938-2960	(odd numbers)	
Luna	Crescent moon	2923-2957	(odd numbers)	
Pinon	Pine tree	2981-2999	(odd numbers)	
Estrella	Star			
Plaza Verde	1-sided signs	2801-2807	(odd numbers)	
Iguana	Lizard	2809-2815	(odd numbers)	
Tortuga	Turtle	2817-2823	(even/odd numbers)	Small direction sign*
Chili	Single chile pepper	2825-2882	(even numbers)	
Esmeralda	Square-cut gem	2836-2862	(even numbers)	
Junipero	Juniper tree	2800-2832	(even numbers)	
Papagayo	Parrot			
Plaza Blanca	2-sided signs			

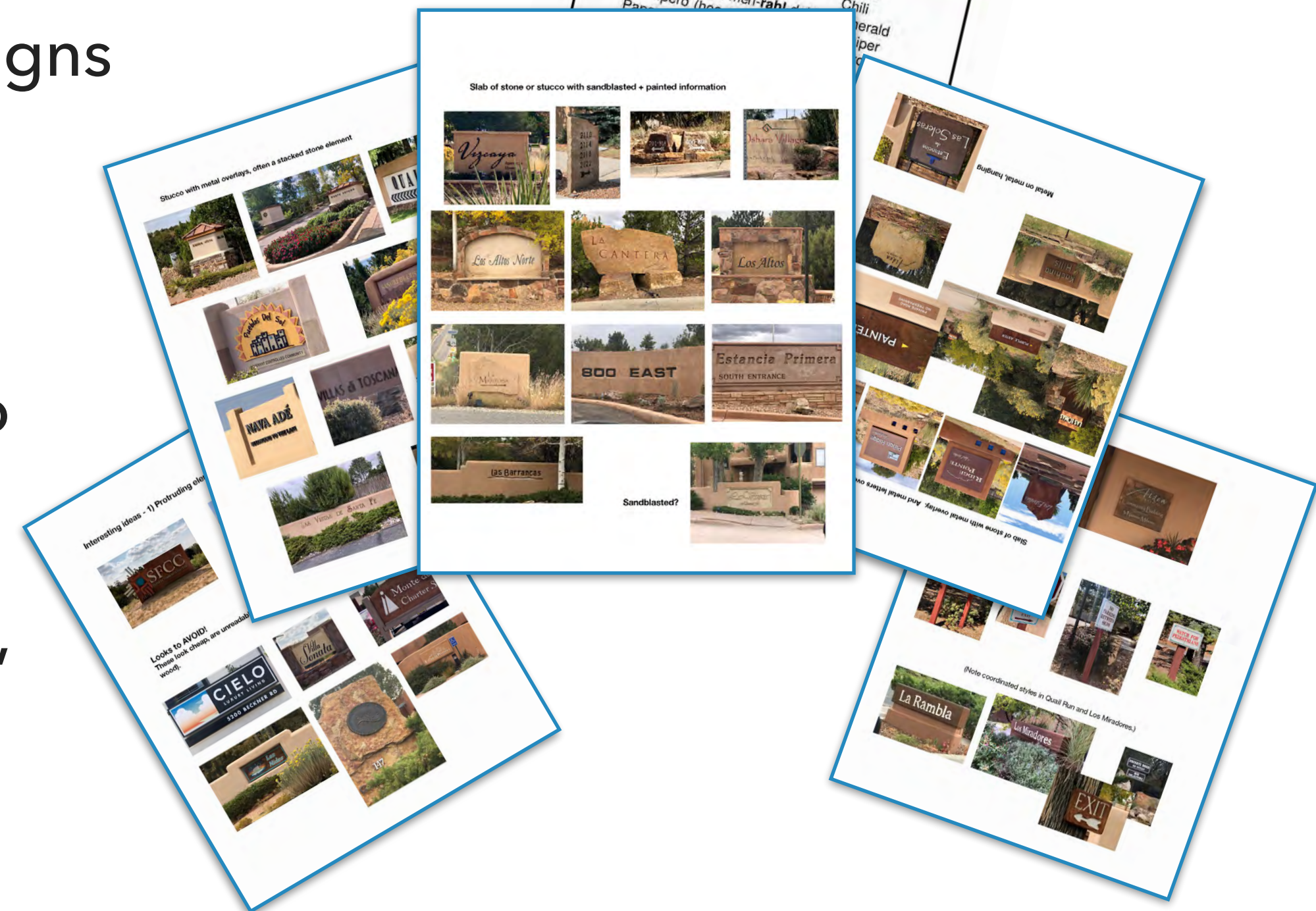
PLAZA BLANCA	
Clavel (k'lah-bel)	Carnation
Yucca (yuc-uh)	Yucca
Molino (moh-lee-no)	Mill
Pájaro (pah-ha-ro)	Bird
Rosa (ro-sa)	Rose
Paloma (pah-lo-mah)	Dove
Puerta del Sol (pwehs-tah del sohl)	Sunset
Relámpago (reh-lahm-pah-go)	Flash of lightning
Lirio (lee-ryo)	Iris or Lily
Campanilla (kahm-pah-nee-yah)	Snowdrop (flower)
Cordero (kohr-deh-ro)	Swan
Cisne (sees-neh)	Lamb
Nube (noo-beh)	Cloud
Mariposa (mah-ree-po-sah)	Butterfly
Nieve (nyeh-beh)	Snow
La Luz (lah loos)	The Light
Orquídea (or-kee-deh-ah)	Orchid

PLAZA AMARILLA	
Narciso (nahr-see-so)	Daffodil
Tulipán (too-lee-pahn)	Tulip
Chamisa (chah-mee-sah)	Chamisa
Girasol (hee-rah-sohl)	Sunflower

PLAZA ROJO	
Manzana (mahn-sah-nah)	Apple
Ristra (rree-strah)	Ristra
Cereza (seh-reh-sah)	Cherry
Fresa (freh-sah)	Strawberry

PLAZA AZUL	
Colina (koh-lee-nah)	Hill
Flores (floh-es)	Flowers
Luna (loo-nah)	Moon
Pinon (pin-yon)	Pinon
Estrella (ehs-treh-yah)	Star

PLAZA VERDE	
Iguana (ih-gwa-nuh)	Iguana
Tortuga (tohr-toe-gah)	Turtle
Chili (chih-i)	Chili
Esmeralda (ehs-meh-rah-l)	Esmerald
Junipero (hoon-ee-pee-ro)	Juniper

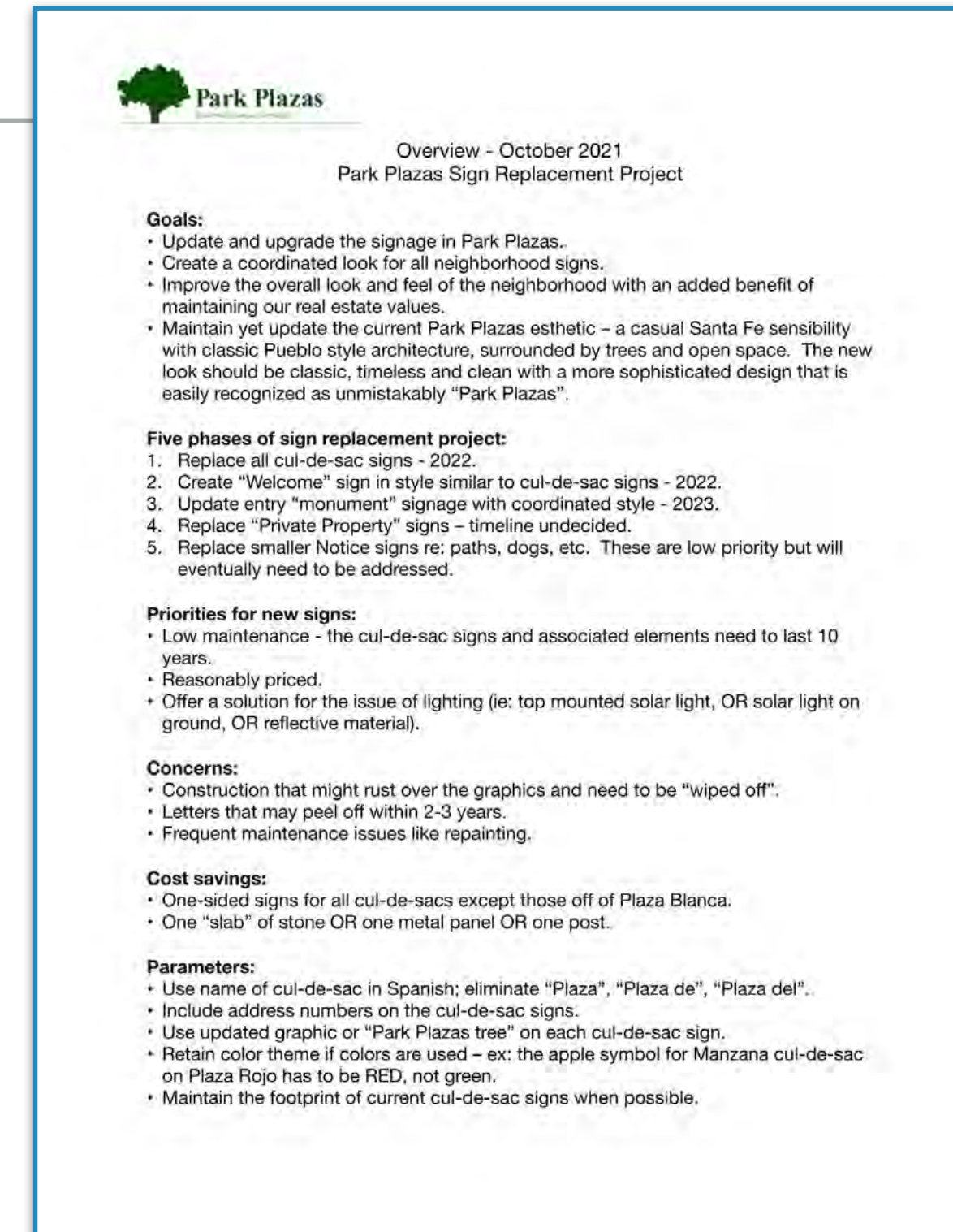


PHASE SIX – RECOMMENDATIONS

Cul-de-Sac Sign Replacement

October 2021

- ▶ Researched/interviewed sign companies seeking design, fabrication and installation capability
- ▶ Took Peter Tengler of Artman Productions on tour of Park Plazas
- ▶ PPCSA Board of Directors approved hiring Artman Productions to design new cul-de-sac signs, create mockups and provide cost estimate
- ▶ Created 'Overview of 2021 Park Plazas Sign Replacement Project'



Cul-de-Sac Sign Replacement SUMMARY OF OVERVIEW

October 2021

► Priorities for new signs:

- * Low maintenance
- * Reasonably priced
- * Offer a solution for the issue of lighting

► Concerns:


- * Construction that might rust over the graphics and need to be "wiped off"
- * Letters that may peel off within 2-3 years
- * Frequent maintenance issues like repainting

► Cost savings:

- * One-sided signs for all cul-de-sacs except those off of Plaza Blanca
- * One "slab" of stone OR one metal panel OR one post

► Parameters:

- * Use name of cul-de-sac in Spanish; eliminate "Plaza", "Plaza de", "Plaza del"
- * Include address numbers on the cul-de-sac signs
- * Use updated graphic or "Park Plazas tree" on each cul-de-sac sign
- * Retain color theme if colors are used - ex: the apple symbol for Manzana cul-de-sac on Plaza Rojo has to be RED, not green
- * Maintain the footprint of current cul-de-sac signs when possible

 Overview - October 2021
Park Plazas Sign Replacement Project

Goals:

- Update and upgrade the signage in Park Plazas.
- Create a coordinated look for all neighborhood signs.
- Improve the overall look and feel of the neighborhood with an added benefit of maintaining our real estate values.
- Maintain yet update the current Park Plazas esthetic - a casual Santa Fe sensibility with classic Pueblo style architecture, surrounded by trees and open space. The new look should be classic, timeless and clean with a more sophisticated design that is easily recognized as unmistakably "Park Plazas".

Five phases of sign replacement project:

1. Replace all cul-de-sac signs - 2022.
2. Create "Welcome" sign in style similar to cul-de-sac signs - 2022.
3. Update entry "monument" signage with coordinated style - 2023.
4. Replace "Private Property" signs - timeline undecided.
5. Replace smaller Notice signs re: paths, dogs, etc. These are low priority but will eventually need to be addressed.

Priorities for new signs:

- Low maintenance - the cul-de-sac signs and associated elements need to last 10 years.
- Reasonably priced.
- Offer a solution for the issue of lighting (ie: top mounted solar light, OR solar light on ground, OR reflective material).

Concerns:

- Construction that might rust over the graphics and need to be "wiped off".
- Letters that may peel off within 2-3 years.
- Frequent maintenance issues like repainting.

Cost savings:

- One-sided signs for all cul-de-sacs except those off of Plaza Blanca.
- One "slab" of stone OR one metal panel OR one post.

Parameters:

- Use name of cul-de-sac in Spanish; eliminate "Plaza", "Plaza de", "Plaza del".
- Include address numbers on the cul-de-sac signs.
- Use updated graphic or "Park Plazas tree" on each cul-de-sac sign.
- Retain color theme if colors are used - ex: the apple symbol for Manzana cul-de-sac on Plaza Rojo has to be RED, not green.
- Maintain the footprint of current cul-de-sac signs when possible.

BUDGET -
Cul-de-sac signs - total of 53 panels:

- 19 one-sided
- 17 two-sided
- additional small address signs for Cisne, Esmeralda, Tulipan, Ristra - on posts

3 WELCOME signs in a coordinated design, placed half block into the neighborhood from the entry streets' Monument signs. Text - "Welcome to Park Plazas (tree logo)" -

- 4 1/2' x 3' (?), 5' off ground (?).
- Entry on Plaza Blanca @ Rodeo Rd.
- Entry at Plaza Blanca @ Camino Carlos Rey
- Entry at Plaza Verde @ Camino Carlos Rey

Deliverables for Consulting stage of the PP Sign Replacement Project:

- Design for cul-de-sac signs - several examples with design and materials to be used.
- Cost estimate for each cul-de-sac sign. Please break out difference in cost for creating 32 individual name graphics (ie: apple, lamp, lightening) as opposed to simply using the Park Plazas tree logo on each sign.
- Prototype or small-scale model.
- Design for WELCOME sign.
- Cost estimate for each WELCOME sign.
- Estimate for installation of all signs.
- Lighting options.

Style:

- We like the street signs in Las Lomas.

- as well as several examples in the gallery on ArtmanProductions.com - specifically, Lena St. Lofts and David Naylor.

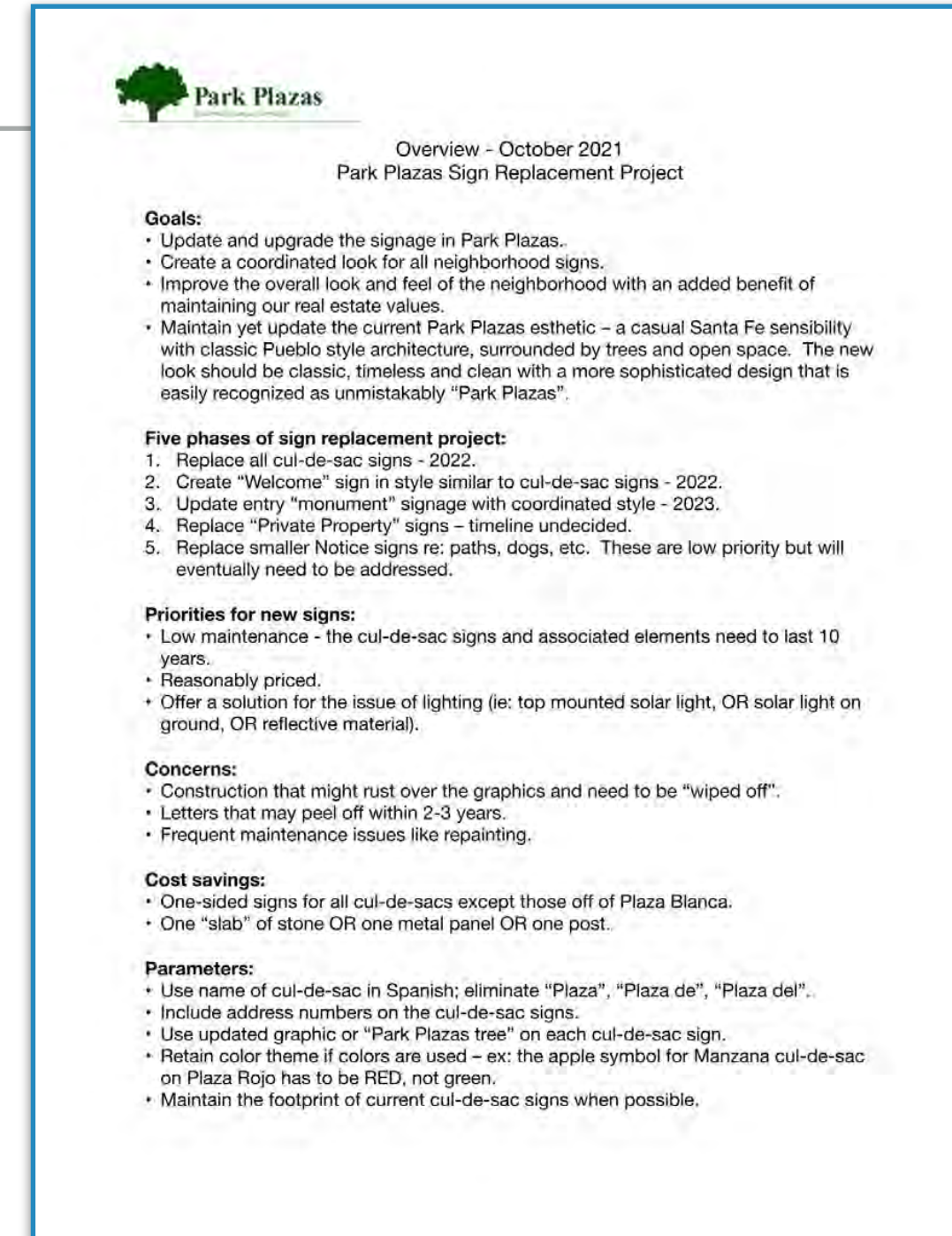


- Here is an idea - metal or CAB mounted on rusted panel.

Cul-de-Sac Sign Replacement SUMMARY OF OVERVIEW

October 2021

- ▶ **BUDGET - Cul-de-sac signs - total of 53 large panels:**
 - * 19 one-sided
 - * 17 two-sided
 - * additional small address signs for Cisne, Esmeralda, Tulipan, Ristra - on posts
- ▶ **3 WELCOME signs in a coordinated design**, placed half block into the neighborhood from the monument signs on entry streets. Text - "Welcome to Park Plazas (tree logo)" - 4 1/2' x 3' (?), 5' off ground (?)
- ▶ **Deliverables for Consulting Phase of the PP Sign Replacement Project:**
 - * Design for cul-de-sac signs - several examples with design and materials to be used
 - * Cost estimate for each cul-de-sac sign - break out difference in cost for creating 36 individual name graphics (ie: apple, lamp, lightning) as opposed to simply using the Park Plazas tree logo on each sign
 - * Prototype or small-scale model
 - * Design for WELCOME sign and cost estimate
 - * Estimate for installation of all signs
 - * Lighting options



PRIORITY GOALS

Wayfinding and Navigation

Currently difficult for:

- ▶ Emergency vehicles!
- ▶ Workmen
- ▶ Deliveries
- ▶ Visitors

Where are even-numbered addresses?
Odd-numbered addresses?

What about forks in Ristra, Tulipan, Cisne, Esmeralda?

Navigation at night is extremely difficult.

LOST



PRIORITY GOALS

A Fresh Design

- ▶ Updates and enhances our 50 year-old community
- ▶ Harmonizes with the Pueblo style architecture of Park Plazas
- ▶ Complements the distinguishing features of our homes and neighborhood aesthetics



PRIORITY GOALS

Low Maintenance

- ▶ Metal panels
- ▶ No painted elements
- ▶ Lights mounted on top



PHASE SEVEN – DESIGN BY ARTMAN

Cul-de-Sac Sign Replacement

November 2021 - March 2022

- ▶ Tom, Richard and Kathy met with Peter
 - ▶ Provided Peter with extensive research
-
- ▶ Peter presented several designs concepts
 - ▶ Tom, Richard, Kathy chose a concept for development
 - “rusty” metal panel to complement natural look of Park Plazas
 - silver-colored appliqués for visibility
 - mounted on railroad ties to retain original theme

Park Plazas Cul-de-Sac Sign Information

Notes: 1 - We will have to address how to deal with the Spanish accent marks. We have been inconsistent in the past. Even grammarians don't agree.
 2 - There is a difference between a Piñon tree and a Juniper tree - see illustrations at the end of the document.
 3 - Further assessment needs to be made on repositioning of signs.

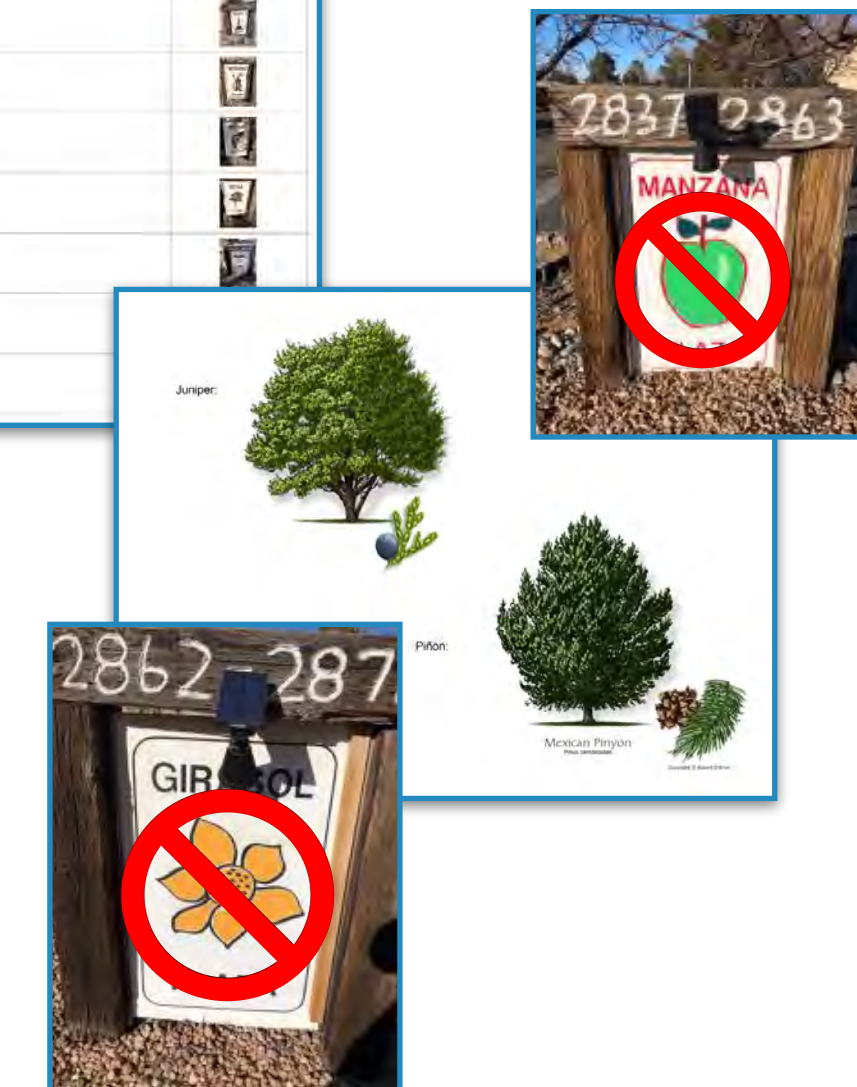
Plaza Amarilla	1-sided signs	Additional sign needed	Previous graphic
Girasol	Sunflower 2862-2876 (even numbers)		
Chamisa	Chamisa in bloom 2830-2852 (even numbers)	Reposition sign	
Narciso	Daffodil 2831-2853 (odd numbers)		
Tulipan	Tulip 2800-2821	Address direction sign for addresses on R-L branches	

1-sided signs	Additional sign needed	Previous graphic
Iguana 2801-2807 (odd numbers)		
Turtle 2808-2815 (odd numbers)		
Single chile pepper 2817-2823 (odd numbers)		
Emerald (square-cut) 2825-2862	Address direction sign for addresses on R-L branches	
Junipero Juniper tree 2836-2862 (even numbers)		
Papagayo Parrot 2800-2832 (even numbers)		

Lirio Iris flower 3120-3152 (even numbers)		
Campanilla Bell w/ clapper (changed) 3100-3118 (even numbers)		
Cordero Lamb 3066-3096 (even numbers)		
Cisne Swan 3028-2064 (even numbers)	Address direction sign for addresses on R-L branches	
Nube Cloud 3000-3024 (even numbers)		
Mariposa Butterfly 2978-2988 (even numbers)		
Nieve Snow / snowflakes 2928-2966 (even numbers)		
La Luz Candle w/ flame (changed) 2900-2920 (even numbers)		
Orquidea Orchid flower 2870-2892 (even numbers)		

Plaza Blanca	2-sided signs	Additional sign needed	Previous graphic
Clavel Carnation flower 2871-2891 (odd numbers)			
Yucca Yucca 2917-2943 (odd numbers)			
Molino Windmill / Mill 2945-2967 (odd numbers)			
Pájaro Bird 2969-2979 (odd numbers)			
Rosa Rose flower 2961-2993 (odd numbers)			
Paloma Dove 3068-3096 (odd numbers)			
Puesta del Sol Sunset 3158-3178 (odd numbers)			
Relámpago Lightning 3154-3174 (even numbers)			

Plaza Azul	1-sided signs	Additional sign needed	Previous graphic
Colina Gentle hill(s) 2978-2998 (even numbers)			
Flores Flowers 2962-2976 (even numbers)			
Cereza Cherry / Several cherries 2800-2836 (even numbers)			
Fresa Strawberry 2838-2864 (even numbers)			



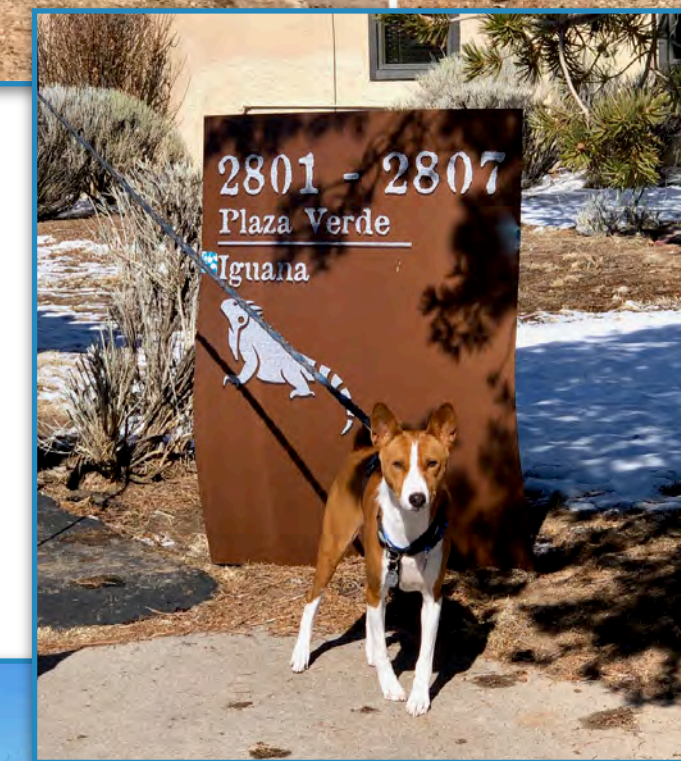
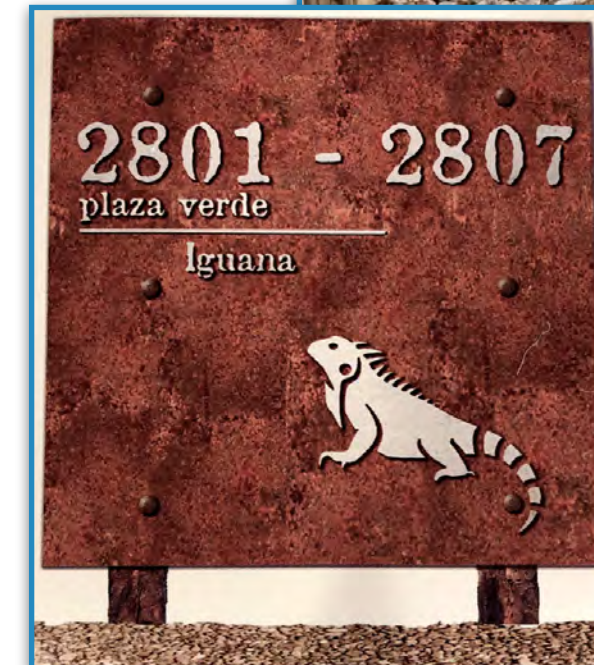
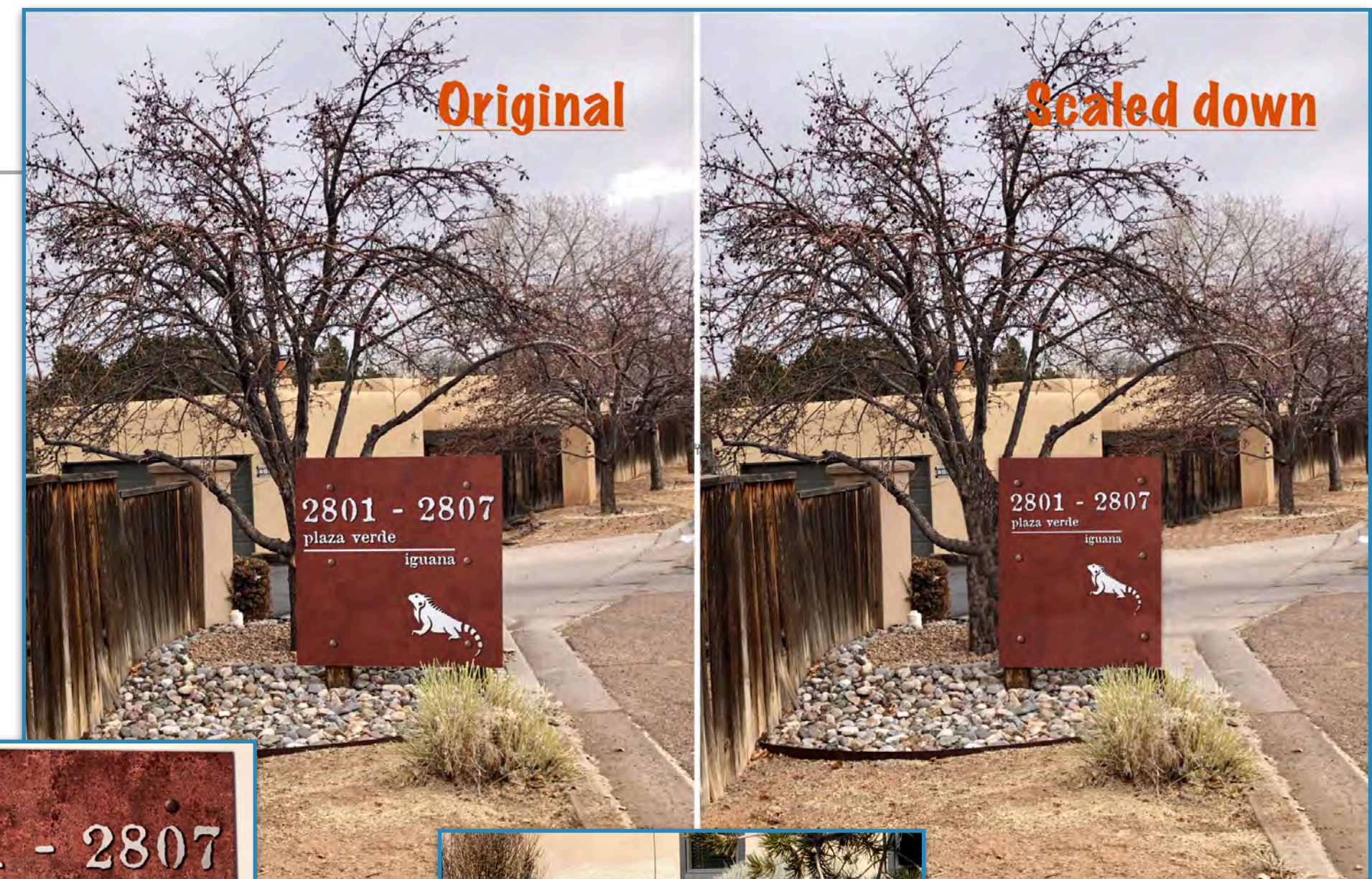
PHASE EIGHT – MOCKUPS

Cul-de-Sac Sign Replacement

March - April 2022

- ▶ Peter presented basic design and materials
- ▶ Peter created mockups for onsite viewing - Plaza Verde
- ▶ Sign size was modified
- ▶ New mockups were created
- ▶ Modifications: posts - metal; appliqués - aluminum; metal panel - powder-coated
- ▶ Entire Sign Group + Tom & Bruce attended viewing - Chamisa Plaza

-
- ▶ Peter provided cost estimate



LOOKING TO THE FUTURE – PARK PLAZAS 50th ANNIVERSARY! 2024

New cul-de-sac signs and lighting will:

- ▶ Implement maintenance-free, long-lasting signs



LOOKING TO THE FUTURE – PARK PLAZAS 50th ANNIVERSARY!

2024

New cul-de-sac signs and lighting will:

- ▶ Increase value of our homes with a fresh, updated look for the community

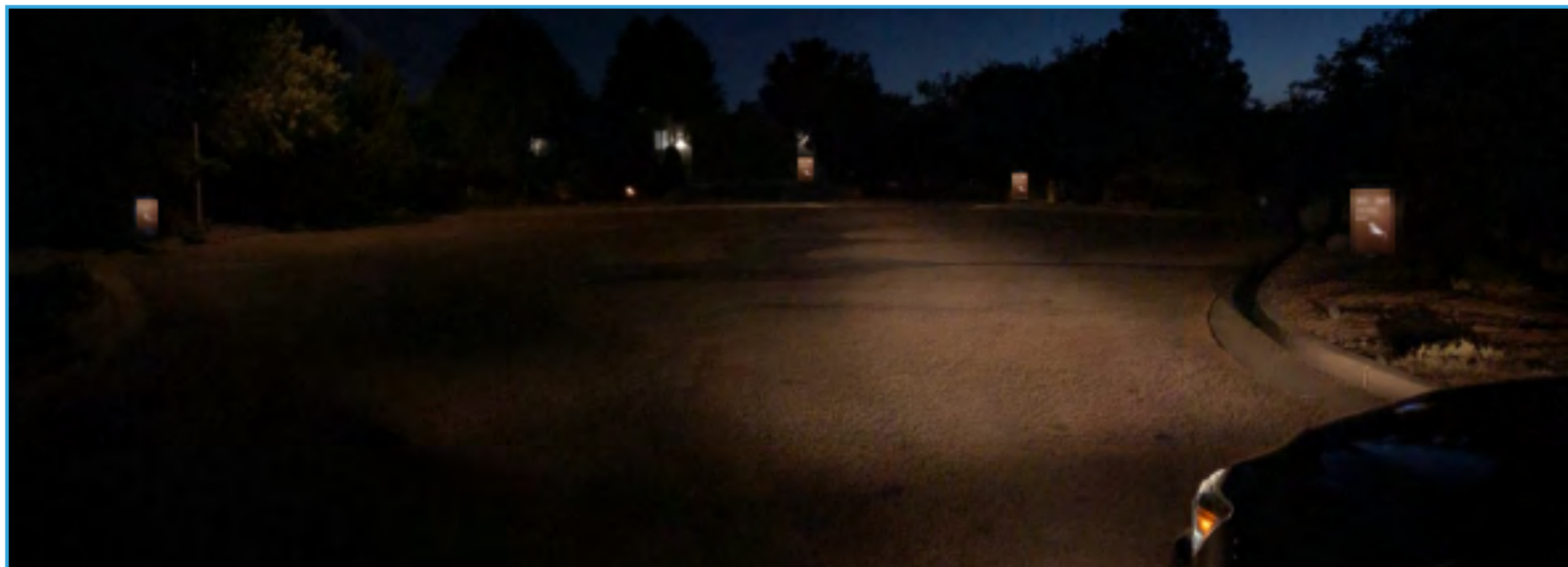


LOOKING TO THE FUTURE – PARK PLAZAS 50th ANNIVERSARY!

2024

New cul-de-sac signs and lighting will:

- ▶ Improve navigation and wayfinding throughout the neighborhood



LOOKING TO THE FUTURE – PARK PLAZAS 50th ANNIVERSARY! 2024

