

Maryanne Corder Neighborhood Grant Application
Due April 27, 2021 at 5pm

Name of Association: Las Brisas

Number of households: 144

Project Name: Community Sign

Project Address: (Mailing address)

Name of Primary Contact:

Email:

Address:

Name of Authorizing Individual:

HOA Board President)

Address:

1. Brief Project Description:

Our community was built in the late 1970s. For a multitude of reasons, our community fell into disrepair for many years. In the last three years we have had a transition in HOA board leadership with a renewed commitment to community maintenance and upgrades. That includes carport and balcony replacements, painting, area xeriscape conversion, pool upgrades, irrigation upgrades and repairs, new gates, ADA access to mailboxes, conversion to desert adapted trees and more. One area that needs a good deal of attention and improvement is our easement/streetscape along Broadway. We would like to start with a new "Las Brisas" community sign. Our current sign is dated and unattractive. We would like to replace the existing sign on the existing wall. We want a sign that is more current, aesthetically appealing and easier to read.

2. Project Budget:

Sign Design/site specs	\$3750
Sign Fabrication/Installation	<u>\$6081</u>
Total Project Cost:	\$9,831
HOA Match	\$2,458
Grant funds requested	\$7,373

3. Maintenance Plan:

Once installed, a new sign should require little to maintenance. There will be no illumination and during the design process, we heeded Dean's advice that a single metal panel sign might invite more vandalism, therefore the new sign will involve individually installed channel clip-mounted letters, similar to what is already in place.

4. Staff Contacts:

Dean Miller- Community Development
Brenda Clark- Neighborhood Services

5. Narrative:

Our goal is to continue to responsibly invest in our community in sustainable ways. After many years of neglect and band-aid spending, we have climbed out of a deep hole and now find ourselves in a position to be more proactive versus reactive. In the last year, we have been able to make a number of improvements. We are now in the process of updating the paint colors, replacing dated wood structures and just finishing up our xeriscape buffer zones from last year's grant. We are aware that our streetscape along Broadway is dated and the most unattractive in our corridor. We have removed a number of dead trees and repaired the irrigation along that area. Now we would like to kickoff a spruce up of that area with a new sign.

With this grant, we are requesting funds to replace the existing sign with a fresh, clean design. We have retained a seasoned sign design company, Design Farm Studio, who has worked on a number of sign projects in Tempe. After Design Farm Studio's initial site assessment and our meeting with Dean Miller, several design concepts were presented to the Las Brisas HOA board, where a final selection was made. Apart from this request, the HOA also plans to repair and paint stucco along the easement area and freshen up some desert-adapted shrubs that were lost to extreme heat and/or poor irrigation.

Impact

Environmental Benefit-

Not applicable for this project

Accessibility to Community Members-

We shared our plans via our website for one month and also posted printed fliers at every household and gave residents an opportunity to share their feedback for a two-week period. While we didn't receive a large number of responses, the ones we did receive were favorable. While we now have committed board, we do have some homeowner apathy in Las Brisas with a good number of renters and we don't have a high degree of participation in open board meetings.

Aesthetic Enhancement-

The Las Brisas HOA is working hard to be good stewards of the community, help preserve property values and set a better example around maintenance and upkeep. This investment will allow us to continue down the path of instilling pride in our neighborhood by investing

in both functional and aesthetic improvements. The upgrade to the sign along with a refresh to stucco and plants also improves the aesthetic environment beyond our community, extending to our neighbors along the Broadway corridor.

Health & Safety-

The proposed sign is a bit larger than the existing sign with an easier-to-read font. This will provide better visibility from the street. This will make the sign easier to spot for visitors and emergency response.

Addressing Neighborhood Deficiency-

Unfortunately, after a long period of neglect we have a number of deficiencies to address, and we have been ticking them off. No homes or structures were painted for more than 15 years. The property was basically maintained, with no attention given to upgrades or improvements. In the last few years, we've made progress on the more egregious issues, and now we are attempting to take it to the next level. A favorable nod from the City in support of a new sign and our own efforts toward a refresh of the stucco, paint and plants will give us an opportunity to be proud of the "face" we present to our neighbors and the larger Tempe community.

Attachments:

- Image and callouts for new sign design
- Google imaging of area for sign perspective
- Three bids for sign fabrication and installation
- Copy of the community engagement notice that went to all homeowners and was posted on our website
- Compiled feedback about project



Las Brisas

at river drive



DRAFT



Entry Sign Design Package

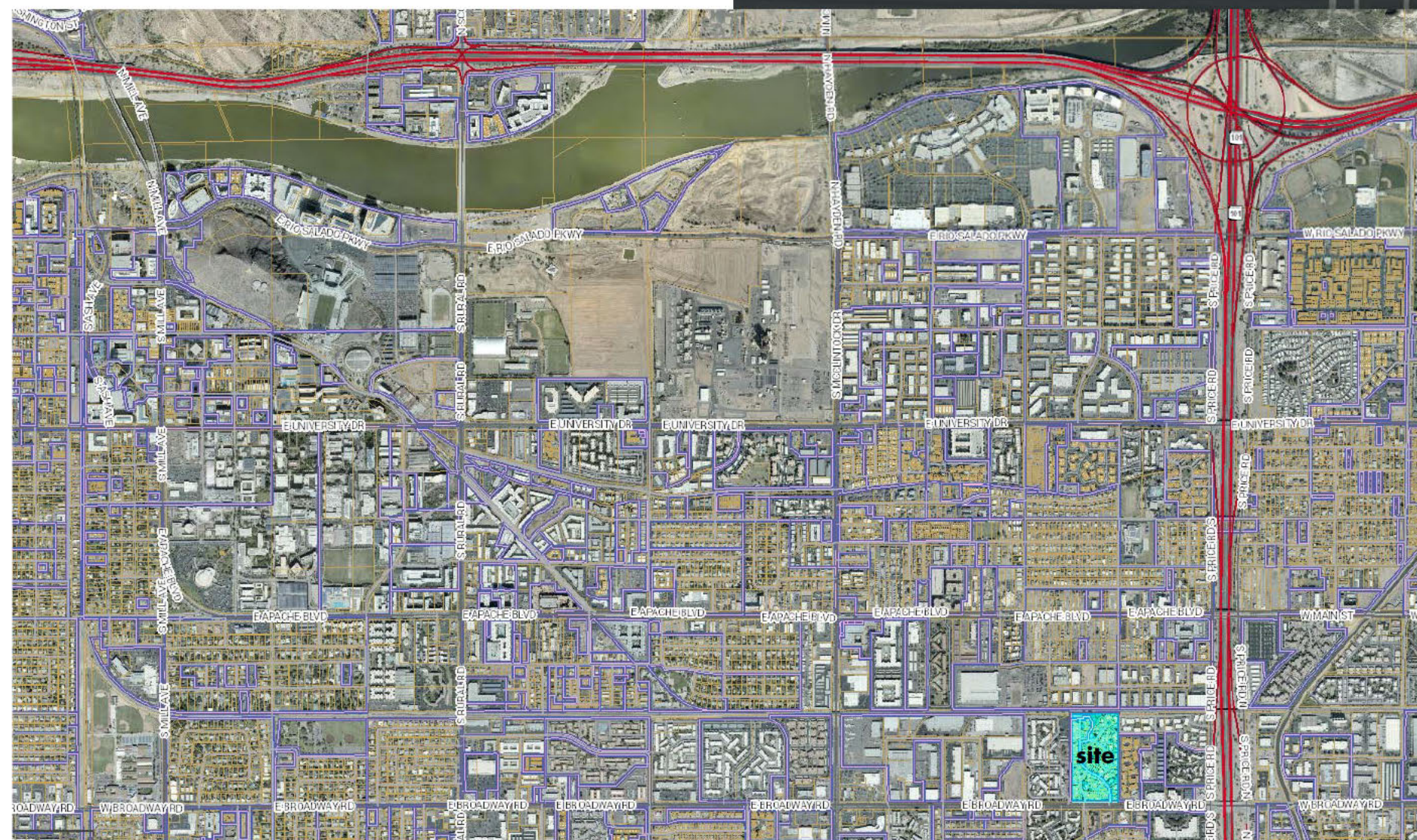
april 21, 2021

LEGEND

- Project Site Location
- Sign Location



VICINITY MAP/SITE LOCATION MAP



SITE SIGN LOCATION AERIAL



project number
21003

project name
LAS BRISAS

type
N/A

description
VICINITY
MAP/SITE
LOCATION MAP
& SITE SIGN
LOCATION
AERIAL

scale
NTS

date
4.21.21

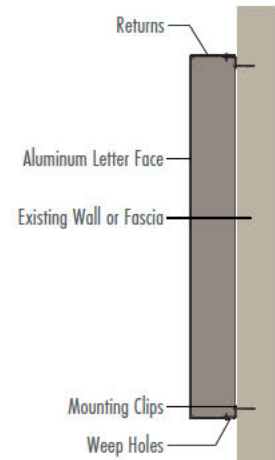
revised date

10212 south 43rd st
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**GD
100**

NON-ILLUMINATED, REVERSE PAN CHANNEL LETTER DETAIL



scale: NTS

NOTES

- "Las Brisas" to be clip mounted reverse aluminum pan channel letters with 3" returns.
- "at river drive" to be 1/2" thick pin mounted letters powder coated to match approved HOA paint color.

COLORS

SW 6006
Black Bean
Interior / Exterior
Location Number: 252-C2

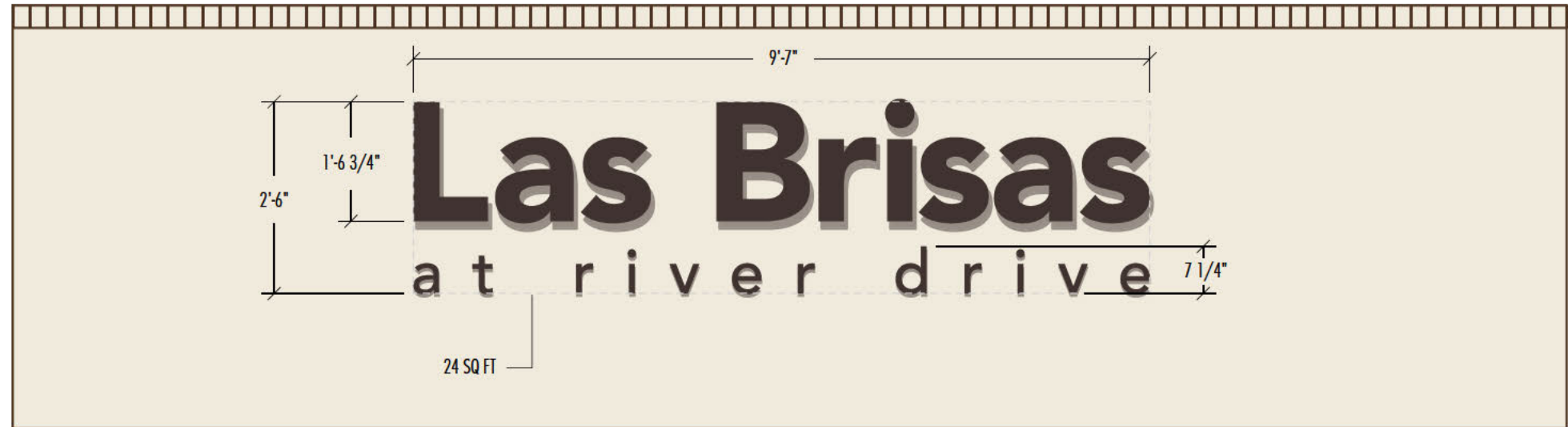
POWDER COAT TO MATCH FOR SIGN

252 Black Bean

SW 6385
Dover White
Interior / Exterior
Location Number: 261-C2

WALL PAINT COLOR (FOR TOUCH UPS)

261 Dover White



scale: 1/2"=1'



scale: NTS



project number
21003

project name
LAS BRISAS

type
N/A

description
SIGN DESIGN

scale
1/2"=1'

date
3.31.21

revised date
4.20.21

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101**



project number
21003

project name
LAS BRISAS

type
N/A

description
SIGN DESIGN
MOCK-UP
RENDERINGS

scale
NTS

date
4.16.21

revised date
4.21.21

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**GD
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Re: Las Brisas Entry Sign - Preliminary Estimate

David Taylor <david@smithcraftsigns.com>

1:26 PM 

To [REDACTED]

▶  1 attachment View Open in browser Download

Hey [REDACTED]

Hope you are doing well.

Here's some budget pricing to fabricate and install the sign as spec'd below:

"Las Brisas" to be clip mounted reverse aluminum pan channel letters with 3" returns. "at river drive" to be 1/2" thick pin mounted letters. Both items to be painted or powder coated to match approved HOA color SW606 "Black Bean".



Includes: fabrication, installation, estimated permit and permit procurement fees and estimated taxes

Excludes: internal illumination, ground illumination fixtures, providing power to sign location, wall construction / repair, wall painting

\$6,300.00

Let me know if you need any further information.

Best regards -

David Taylor

SMITHCRAFT
CUSTOM ARCHITECTURAL SIGNS

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m 480.329.6134

david@smithcraftsigns.com (<mailto:danny@smithcraftsigns.com>)www.smithcraftsigns.com (<http://www.smithcraftsigns.com/>)

Feedback

From: [REDACTED]**Reply-** [REDACTED]**Date:** Wednesday, April 21, 2021 at 5:56 PM**To:** [REDACTED]**Subject:** Re: Las Brisas Entry Sign - Preliminary Estimate

Design Farm Studio - Las Brisas

Description	QTY			TOTAL
Non-illuminated Aluminum RPC Letterset. 1'-6 3/4" - "Las Brisas" and 7 1/4" x 1/2" Aluminum FCO - "at river drive". Letters to be Clip/Pin Mounted to Existing Pony Wall.	1	\$3,776.00	\$3,776.00	\$3,776.00
General Conditions			\$1,850.00	Project Management, Shop Drawings, Permitting, Field Survey \$2,305.71
Tempe, AZ Sales Tax Rate 8.1%			\$455.71	
CONTRACT TOTAL				\$6,081.71

CLARIFICATIONS

Estimate is valid for 60 days.



Woman Owned Small Business Certified
#W1100397

Airpark Signs & Graphics Inc
1205 N. MILLER ROAD
TEMPE, AZ 85281
480.966.6565
www.airparksigns.com

ADDRESS

[Redacted Address]

SHIP TO

[Redacted Ship To]

Proposal 10886

DATE 04/22/2021

SALES REP

Gretchen Wilde

ACTIVITY	QTY	RATE	AMOUNT
RE: Las Brisas Signage Budget			
Fabricate and install entry I.D. per provided design Combination reverse pan channel and water jet cut aluminum, powder coated, non-illuminated mounted flush 2 set Budget price (per set) *Permit fee additional	2	4,000.00	8,000.00T
*Airpark Signs & Graphics to obtain permit. City Fees to be added to final invoice, no mark-up.			

AUTHORIZATION TO PROCEED: Please sign & return the approved Estimate, corresponding artwork and 50% deposit. Please make checks payable to Airpark Signs & Graphics. We gladly accept Visa, Mastercard or American Express. Estimate and artwork can be e-mailed to Sales Rep.

SUBTOTAL	8,000.00
TAX (8.1%)	648.00

TOTAL \$8,648.00

Accepted By

Accepted Date

Exact sales tax and permit fees will be added to final invoice as applicable.

Dear Homeowners,

Just as we did last year, we have an opportunity to apply for a Tempe Neighborhood Grant to support a capital improvement project in our community. Last year we applied for and received funding to install curbing and xeriscape borders around stucco walls and fences to both conserve water and protect the stucco. This year we would like to apply for funds to freshen up our entrance.

As we continue to update the look of our community with new paint colors, we think it's time to update to look of our original "Las Brisas" entry sign. The front planters are also in need of some TLC. Please give us your feedback on this idea or share other ideas for community improvements by April 16th. Thanks!

Community Response Around New Entrance Sign

-Thumbs up on the new sign, hope we can get something at a later date for the other entrance.

[REDACTED]

-I'm in support of a new community sign along Broadway.

[REDACTED] River Dr.

-I'm so pleased to hear that we may have an opportunity to update our old sign with the new design.

[REDACTED]

- I think freshening up the front area is a positive step. I'm in favor of a new sign at River and would eventually like to consider signage at the Shannon entrance as well.

[REDACTED]

-I am in support of a new sign. The new design is clean and easy to read.

[REDACTED]

-I'm in favor of a more current sign at our Broadway entrance.

[REDACTED]

-I am in support of the new sign design

[REDACTED]

The following community members also shared their support of a new entrance sign:

