

Draft 6/10/19

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# **Goodyear Civic Square at Estrella Falls**

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## **FINAL PLANNED AREA DEVELOPMENT**


A MIXED USE

PLANNED AREA DEVELOPMENT

IN GOODYEAR, ARIZONA

Case No. 19-210-00004

1<sup>st</sup> Submittal: May 10, 2019

2nd Submittal: June , 2019

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## **I. INTRODUCTION**

A Vicinity Map is provided at EXHIBIT 1. The Site is bordered on the north by Virginia Avenue and Encanto Boulevard, on the west by Bullard Wash Park, on the south by McDowell Road, and on the east by 150<sup>th</sup> Drive (for the portion of the Site located south of Monte Vista Road) and approximately 1,000 feet east of 150<sup>th</sup> Drive (for the portion of the Site located north of Monte Vista Road). The intent of this PAD is to allow the development of a mixed-use development that includes a combination of municipal, office, commercial, retail, multifamily and single-family residential, and other complementary land uses appropriate for a civic square environment.

This PAD recognizes the importance of this location as a future City Center, including a Municipal “Core Area” that will include a new City Hall and Civic Square Park. This development is intended to be a vibrant area where residents and visitors can live, work, play and recreate within a walkable and bikeable environment. This PAD shall function as the Site’s development standards framework and identifies the standards, regulations and design palette for the Site.

## **II. DEVELOPMENT PLAN**

The Site is divided into three distinct Parcels (Parcels “A”, “B”, and “C”). A Parcel Boundary and Context Plan is provided at EXHIBIT 2. Parcel A is approximately 48 acres located southwest of the 150<sup>th</sup> Drive and Monte Vista Road intersection, Parcel B is approximately 39 acres located northwest of the 150<sup>th</sup> Drive and Monte Vista Road intersection, and Parcel C is approximately 17 acres located southeast of the 150<sup>th</sup> Drive and Virginia Avenue/Encanto Boulevard intersection. Monte Vista Road separates the Parcel A and Parcel B areas, and 150<sup>th</sup> Drive separates the Parcel B and Parcel C areas.

An Illustrative Conceptual Land Use Plan is provided at EXHIBIT 3. The Illustrative Conceptual Land Use Plan shows some (but not all) of the various land uses that are allowed within the Site. Parcel A is intended to be developed around a Core Area generally depicted on EXHIBIT 3. The Core Area shown on EXHIBIT 3 is conceptual only and the boundary of the Core Area may be administratively adjusted to meet the intent of this PAD. The roadway network within Parcel A should be in general conformance with the Illustrative Conceptual Land Use Plan.

## **III. LAND USES**

The intent of the PAD is to permit types of uses that encourage pedestrian activity to create a vibrant pedestrian-level Civic Square. Farming uses are allowed on the Site as an interim use prior to development. The following uses are permitted on the Site.

**Permitted Uses:**Parcel A (Core Area)

1. Auto sales, limited to indoor use only, no outdoor display in excess of 3 vehicles or storage of vehicles;
2. Bar, microbrewery, brew pub and similar uses;
3. College/University;
4. Commercial, including general retail and services;
5. Entertainment establishments (indoor), except outdoor music entertainment is permitted as a complementary use to the primary permitted use (such as outdoor music on an outdoor patio of a coffee shop);
6. Financial institution; but excluding drive-throughs (except on the rear and sides of a building, subject to obtaining a Use Permit) and non-chartered financial institutions;
7. Government offices, libraries, auditoriums, museums, amphitheaters and other municipal uses;
8. Health club;
9. Hotel and ancillary uses typical of hotels (e.g., private swimming pool, restaurant(s), meeting rooms, personal services, car rental, etc.);
10. Medical offices, not including Urgent Care;
11. Multi-family, including Apartments, and Condominium units, except they are not permitted on the first floor of a building;
12. Professional Offices;
13. Personal and household services;
14. Restaurants, coffee shops, and similar uses without drive-thru but walk-up windows are permitted;
15. Structured and surface parking;
16. Similar uses as determined by the Zoning Administrator to meet the intent of this PAD.

Parcel A (outside of Core Area):

All uses permitted in Parcel A (Core Area), and in addition, the uses listed below:

1. Hospital (excluding an emergency room);
2. Multifamily, including Apartments, Condominiums and Townhomes. Single story residential and single family detached buildings are not permitted. Townhomes and condominiums may be located on individual lots and units;
3. Private business, professional, and trade schools so long as they do not include an accessory use that is otherwise prohibited by this PAD (e.g.; an automotive repair trade school);
4. Private educational uses (e.g., Learning Center).

Parcel A Use Permit Uses:

The following uses are permitted through a use permit:

1. Animal Boarding (outside core area only);
2. Auto sales and leasing: up to a maximum of 15 vehicles displayed outside;
3. Drive-through facilities (outside core area only);
4. Day care facility;
5. Private business, professional, and trade schools so long as they do not include an accessory use that is otherwise prohibited by this PAD (located within the core area);
6. Veterinary office (outside of core area only).

A use permit must be obtained through the process outlined in the City of Goodyear Zoning Ordinance. In order to obtain a use permit, the following conditions must be met:

1. Use permit review criteria outlined in the City of Goodyear Zoning Ordinance.
2. The use must be found to not alter the development standards listed in this PAD and the major concepts depicted in the Illustrative Conceptual Land Use Plan.
3. The use does not negatively impact on-site or off-site traffic nor cause negative impacts on the roadway infrastructure described within this PAD.
4. The use does not negatively impact public parking facilities; public open spaces; and sidewalks in a manner above and beyond the impact of the listed permitted uses.

Parcel B:

1. Single family and Multifamily residential (attached and detached) – “For Sale” and “For Rent” permitted.

Parcel C:

1. All uses permitted on Parcel A (outside of Core Area);
2. Multifamily – age-restricted, without nursing, medical or food service;
3. Urgent care facilities.

**Accessory Uses:**

Parcels A (Core Area and Non-Core Area) and C

1. Ancillary uses intended primarily to serve tenants, employees and business invitees of the principal building and use, such as restaurants, snack bars, cafeterias, gift shops, and similar retail uses, such as uses that are located in common areas of a building;
2. Kiosks for retail sales and services not otherwise prohibited by this PAD;
3. Outdoor dining, entertainment, and assembly;
4. Outdoor display of merchandise during normal business hours;
5. Public events, subject to the City’s special event regulations;

6. Valet parking facilities;
7. Walk-up windows; walk-up ATM machines; and pick-up facilities that do not include a drive-through.

Parcel B

1. Ancillary uses typical of residential uses (e.g., pools);
2. Detached accessory building, subject to the regulations in the City of Goodyear Zoning Ordinance;
3. Home business, other than home daycare, subject to the regulations in the City of Goodyear Zoning Ordinance.

**Prohibited Uses in Parcels A, B, and C:**

1. Adult and sexually oriented businesses;
2. Automotive oriented uses including gas stations, service and repair shops, and car wash;
3. Automotive and equipment rentals, except as an accessory use to a hotel with up to 5 rental vehicles permitted.
4. Automotive sales and leasing; with more than 15 vehicles displayed outside;
5. Bail bonding;
6. Crematory;
7. Donation bins and drop-off facilities;
8. Funeral home;
9. Hospitals that include an emergency room;
10. Manufactured home sales;
11. Maintenance yards;
12. Pawn Shop;
13. Plasma center;
14. Medical marijuana dispensaries;
15. Mini-storage and RV, truck, boat or trailer storage;
16. Non-chartered financial institution;
17. Nursing home;
18. Outdoor storage as a primary use or accessory use
19. Private cafeteria as a primary use or accessory use
20. Smoke shop/vape shop;
21. Tattoo & body piercing studio.

**Additional uses prohibited in Parcel 1 (Core Area)**

- Drive-thru businesses (walk up windows permitted); except financial institutions may include drive thru service only on the rear and sides of the building, subject to obtaining a Use Permit.

**IV. DEVELOPMENT STANDARDS**

The Development Standards for the Site are identified below.

**A. Development Standards Table**

Building Height	
Parcel A (Core Area)	Min: 40 feet, except 20 feet within 300' of 150 <sup>th</sup> Drive (Min. Building Height applies to buildings only – not parking structures. Parking structures shall be no higher than the tallest adjacent building within the Core Area); Max: 150 feet
Parcel A (Non-Core Area)	Min: 20 feet; Max: 150 feet
Parcel B	Max: 40 feet
Parcel C	Min: 25 feet; Max: 60 feet
Minimum Perimeter Setback	
Virginia Ave.	15 feet
Encanto Blvd.	15 feet
150 <sup>th</sup> Drive	10 feet
Monte Vista Road	10 feet
McDowell Road	12 feet
West Boundary of Site (Bullard Wash)	0 feet
East Boundary of Parcel C	0 feet (12 feet setback required if a road is constructed along the east boundary of Parcel C in the future)
Minimum Interior Building Setbacks	
Parcels A and C	0 feet



Parcel B (Traditional Detached Homes)	<p>Front = 20' Front Facing Garage; 15' to Living Area or Side Entry Garage; 8' Covered Porch.</p> <p>Side = 5' Minimum</p> <p>Rear = 15' Minimum</p>
Parcel B (Detached Green court homes)	<p>Front = 10' Minimum</p> <p>Rear = 3' Minimum at shared drive/alley</p> <p>Side = 5' to Property Line (0' setback allowed when a Use and Benefit Easement provides a minimum of 5' functional side yard.)</p>
Parcel B (Attached Townhomes)	<p>Front = 10' Minimum to living space; 5' to porch. Architectural features allowed to project up to 2' into setback.</p> <p>Rear = 0'; Driveway length: 3' Minimum to 5' Maximum to garage or 18' Minimum driveway to garage.</p> <p>Side = 0'; Note: at end units, 5' Minimum setback to living area and 0' Minimum to porch.</p>
Accessory Building Height & Setbacks	<p>All regulations and development standards above applicable to the principal building shall apply to community or common area accessory buildings. Accessory buildings located on private lots shall comply with City of Goodyear standards for accessory buildings from the rear and side yard property lines.</p>
Open Space (Core Area & Parcel A)	0% (exclusive of the Civic Square Park)
Open Space (Parcels B & C)	5% of the net lot area
Parking	Pursuant to Section IV.E below

The Perimeter Setbacks identified above shall be measured around the perimeters of Parcels A, B and C. Interior Building Setbacks shall be applied to all other future interior property lines. With respect to perimeter and interior building setbacks on Parcels A and C, the intent is to locate buildings in close proximity to adjacent sidewalks and streets to create pedestrian interaction with future uses/buildings and encourage landscaping and building features that will shade the pedestrian areas adjacent to the buildings.

## **B. SITE LAYOUT**

The following design principles shall be implemented on future development plans:

- All uses developed adjacent to Bullard Wash Park shall integrate with the Park with pedestrian connectivity.
- All uses shall integrate with adjacent streets, open spaces and neighboring uses.
- Integration shall mean the provision of enhanced and appropriate design elements that promote pedestrian connectivity, human interaction and ADA accessibility. The design elements shall encompass landscape, hardscape, ADA facilities and wayfinding in addition to civil engineering design elements.
- The intent of the design layout is that buildings will front public streets in order to create an attractive, safe, and functional pedestrian environment and that parking lots will not be placed between buildings and public streets. Because of the unique shape and layout of the Site and possibility for multiple frontages, the placement of buildings and parking lots, along with any necessary tools to treat the edges of parking lots, will be determined and further detailed in the comprehensive streetscape package outlined in Section VIII.A.

## **C. LIGHTING**

Exterior lighting shall comply with Article 10 of the Zoning Ordinance, except as provided herein. The site shall be designated Lighting Zone 4. However, in general and when appropriate, Parcels B and C (if developed as residential) shall follow the requirements for Lighting Zone 2; Parcel A and Parcel C (if developed as commercial) shall follow the requirements of Lighting Zone 3. Within Parcels A and C, both street and pedestrian level lighting shall provide fixtures scaled appropriately to specific locations while providing adequate lighting levels for security and wayfinding. Fixtures shall be consistent in character and complementary to the adjacent building design and landscape palettes. Emphasis should be placed on creating more intimate lighting distribution patterns that enhance the pedestrian experience along streetscapes and internal walkways.

#### **D. SCREENING, FENCING, AND WALLS**

Outdoor storage, trash enclosures, and mechanical equipment must be screened by walls and/or landscaping that complement adjacent building design.

No perimeter screening, fencing, or walls are required, except parking areas located adjacent to Bullard Wash, McDowell Road, 150<sup>th</sup> Drive, Monte Vista Road, Virginia Avenue and Encanto Boulevard shall be screened with a minimum 36-inch screen wall. Alternatives to 36-inch screen wall, such as landscaping and/or berms, may be approved by the Development Services Director or designee. Where appropriate, open view fence should be used, except fences/walls may be used for appropriate screening, safety, and security reasons, subject to approval from the Development Services Director or designee.

#### **E. PARKING**

Parking within Parcels B and C shall be in accordance with Article 6 of the Zoning Ordinance, except as modified herein. Parking within Parcel A may be part of a mixed-use shared parking program that considers compatible uses and current market parking demands. The Parcel A shared parking program shall be created by a professional traffic engineer and administratively approved by the City's Zoning Administrator. The owners of individual developments that are part of a mixed-use shared parking program shall be required to enter into a Master Shared Parking Agreement to allow cross-access and shared parking across therein-identified portions of Parcel A.

Multifamily Parking within Parcel C shall be as follows:

Minimum Parking Requirements for Multifamily uses (Parcel C)	
Min. Parking Spaces	1 space per efficiency unit  1.5 spaces per 1 and 2 Bedroom Units  2 spaces per 3 Bedroom Unit
Min. Guest Parking Spaces	None – guest parking requirements included within the above Min. Parking Spaces requirements.
Parking Space Size	Regular – 8.5' x 18'  Compact – 8 x 16' (maximum of 10% of the parking spaces may be Compact)

	Parallel – 8' x 22'  *2.5' vehicle overhang is allowed on Regular and Compact parking spaces.
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## **V. STREETS**

The City recognizes that this development is different and unique. The City is committed to finding the appropriate street design that strikes a balance between streetscape aesthetics, pedestrians and bicyclists, vehicles, public safety and delivery of public services. Periphery streets designed to access parcels A, B and C shall be treated with sidewalks, landscaping and lighting consistent with adjacent development frontages and generally consistent with City standards, except as required to create a unique pedestrian experience on this Site consistent with the intent of this PAD. Internal streets, both public and private, should promote a more intimate scale of pedestrian-level activity by reducing widths while responding to specific vehicular traffic needs. Traffic speeds should be slowed, encouraging safe and inviting pedestrian flows and crossings at designated locations. Street-side parking should be encouraged, where appropriate. Canopy trees should be located adjacent to the streets in a landscape strip and spaced to promote both shade to pedestrians on the detached sidewalks and visual definition to the street corridors. Themed street lighting should be coordinated with the landscaping, periodic benches and trash receptacles that further promote an active streetscape.

## **VI. SIGNAGE**

Parcel A and C: Goodyear Civic Square at Estrella Falls is a unique development within the City that requires unique and appropriate sign regulations. Developer shall submit a Comprehensive Sign Plan to the City that is appropriate for the proposed land uses and pedestrian environment that is encouraged on the Site.

Parcel B: In accordance with the applicable Sections of Article 7 (Sign Regulations) of the Zoning Ordinance.

## **VII. LANDSCAPING**

A landscape palette of materials shall be developed that reinforces the desired pedestrian activity and complements the building architecture while remaining sensitive to the desert environment. Canopy shade trees, with appropriate size and spacing to promote long-term growth and health, shall be placed along all primary walkways adjacent to street frontages and internal circulation pathways to promote walkable environments within individual parcel developments. Complementary, supplemental planting should feature variety in shape and color and be used to further define circulation, provide points of visual focus and enhance views from

internal spaces while providing further visual connections to the exterior surrounding environment.

Within Parcel C (Multifamily Uses), landscape islands within parking areas shall be a minimum width of 5 feet and a minimum of 5% of the total surface parking areas shall be landscaped.

#### **A. PARCEL A - STREETScape**

All street furniture (street lights, trash cans, benches, etc.); street pavement materials; and landscape plants shall have a cohesive theme. Phase 1 of the Parcel A development shall determine the materials to be used throughout the development of Parcel A. Prior to the development of Phase 1, a comprehensive streetscape package establishing the design theme for the streets, including cross sections, landscaping, street furniture, etc., will be approved by the Development Services Director or designee.

### **VIII. ARCHITECTURE AND BUILDING FORM**

Building design should be in general conformance with the City's Design Guidelines unless expressly modified by this PAD, subject to minor deviations to ensure compliance with the intent of the Civic Square vision.

This PAD is intended to be a form-based code for Parcels A and C. Therefore, with respect to the building form and in addition to the minimum and maximum building heights provided in the Development Standards Section above, the exterior building facades shall follow the general framework described below.

Building Design (Parcels A and C):

1. All sides of a structure should exhibit design continuity and contain exterior materials that exhibit quality and durability.
2. Visible side and rear building facades should have an appropriate level of design and finish compatible with the front façade.
3. Monotonous building elevations should be avoided, building accents should be expressed through differing materials or architectural detailing.
4. Multiple buildings on the same site should respect architectural styles, materials, forms, features, colors and other elements from the same area that promote compatibility and encourage quality and creative design. These could include: continuation of distinctive rooflines, covered walkway alignments, consistent detailing and finish, accent features on all visible sides of structures, compatible shapes, material, wall and landscaping treatment.

- Parcel A: Parcel A will be anchored by the Goodyear City Hall Complex. As such, the 4 to 5 story building should serve as an icon for the City and establish a building design vocabulary that sets the tone for the surrounding development. Both form and materials should convey a sense of quality and permanence with design that will convey strength and a sense of timelessness commensurate with its stature as the hub of the City Center. Materials should include appropriate scale, texture and detail at the base levels of buildings to enhance the pedestrian experience. Shading elements should be integrated into the building design to provide additional protection at building entries and primary walkways not shaded by adjacent canopy trees. Surrounding buildings should utilize a complementary design palette, while respecting the City Hall as the dominant architectural statement. Diversity of design is encouraged. Sameness of all buildings is not desired. Common threads, through material, texture, color and form should be utilized to link all buildings together in a common, integrated design environment.
- Parcel B: The intent of this PAD is to allow Single Family Homes (detached and attached), Green Court Homes, and Townhomes on this parcel. The housing may be “for sale” and/or “for rent.” The architectural styles of the homes may include Farmhouse, Ranch, Craftsman, Contemporary, and Prairie. A variety of different types of high quality materials and color schemes shall be utilized, such as but not limited to Brick veneer, board and batten siding, shutters, shake siding, tapered columns with stone veneer base, metal awnings, stucco, and other accent features consistent with the architectural style of the Home.
- Parcel C: Parcel C will provide complementary uses to Parcel A & B. One of the primary uses will be “for rent” apartments with an urban experience. The density and architectural forms of the apartments will reflect a compatible architectural style of the Goodyear Civic Square at Estrella Falls. Variations in materials and textures at an appropriate scale will enhance the community experience. Shading through landscaping, building forms, and covered walkways will be integrated into the design. Connectivity of various buildings through walkways and walking paths will weave the various active and passive amenity areas together for an enhanced resident experience encouraging access & enjoyment for the entire community.
- The design, materials and colors of commercial buildings should complement the architecture of commercial buildings within Parcel A. Further, commercial buildings should be in general conformance with the City’s Commercial Design Guidelines, subject to minor deviations to allow compatibility with Parcel A.

#### Other Regulations:

1. Building Design shall follow the City Design Guideline Manual, except as modified herein.
2. Within Parcel A, a minimum of 50 percent of the sidewalks or pedestrian ways should be shaded (at tree maturity). Further, developments should include shading along their entire right-of-way frontage, excluding driveways, loading and service bays. Required shade can be accomplished by one or a combination of the following methods:
  - a. Landscape and shade trees.
  - b. Structural shade elements, trellises, or covered walkways attached to the primary building. Depth of the shade cover should be a minimum of six feet measured from any point of ground floor façade to the exterior column or vertical plane of the overhang. The maximum head clearance should not exceed 20 feet measured from finished grade.
  - c. Detached shade structures should be a minimum of six feet in depth and a minimum of 12 feet in height and should incorporate architectural elements and design of adjacent structures.

#### **IX. MATERIALS PALETTE**

Materials shall reflect the quality and permanence of the design vocabulary described above. Traditional materials such as brick, block, stone, stucco / EFIS, concrete, steel and glass should be used to create forward-thinking design solutions that respect historical context and avoid modern interpretations that may not promote the desired timelessness. Accent materials such as tile, metal panels and others that complement the primary palette are encouraged, where appropriate. Though flexibility in the palette is desired, single material use should be avoided with a blend of the above materials desired to reinforce the building architecture and create a variety of texture, form and color. Each building should respect those adjacent to it by utilizing materials and color to create common threads that create compatibility while allowing for individuality.

The buildings within Civic Square should be architecturally styled to achieve harmony and continuity of design. See EXHIBIT 4 for illustrative examples of the types of materials that should be used within the Core Area. The illustrative examples are intended to demonstrate quality and to communicate the vision for Civic Square. The illustrative examples are not regulatory. Corporate colors and materials may be used as accents so long as the end result is high quality architecture with appropriate and harmonious visual ties to the balance of Civic Square.

## **X. CONCLUSION**

This PAD is consistent with the City's PAD Zoning District's intent to accommodate, encourage and promote developments with innovative design involving residential and nonresidential land uses, which together form an attractive, harmonious development in the community. This PAD includes development standards, guidelines and form-based zoning principles to create the framework for an innovative mixed-use development that will be developed around a municipal core area, including a potential City Hall and Civic Square Park. This development is intended to be a vibrant area where residents and visitors can live, work, play and recreate within a walkable and bikeable environment.





**EXHIBIT 1**

**VICINITY MAP**





EXHIBIT 2

PARCEL BOUNDARY AND CONTEXT PLAN







### EXHIBIT 3

NOTE:  
SEE PAD SECTION IV (LAND USES) FOR  
ADDITIONAL DETAIL ON PERMITTED USES,  
USES PERMITTED SUBJECT TO USE PERMIT,  
ACCESSORY USES & PROHIBITED USES

## GOODYEAR CIVIC SQUARE AT ESTRELLA FALLS

GOODYEAR, ARIZONA

### ILLUSTRATIVE CONCEPTUAL LAND USE PLAN

THIS EXHIBIT IS FOR CONCEPTUAL LAND USE  
ONLY AND NOT FOR VEHICULAR CIRCULATION





## Exhibit 4

### Materials Palette – Illustrative Examples

The following include examples of the types of materials and colors that are envisioned for Civic Square but are not meant to be regulatory.







