

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



Worth Discovering • auroragov.org

December 12, 2019

Phillip Cross
Taylor Morrison
1420 W Canal Court, Suite 170
Littleton, CO 80120

Re: Initial Submission Review – Murphy Creek PA 14 – Major Site Plan & Preliminary Plat
Application Number: **DA-1250-47**
Case Number: **2019-4020-00**

Dear Mr. Cross:

Thank you for your initial submission, which we started to process on Monday, October 28, 2019. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Monday, December 30, 2019.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Your estimated Planning Commission date is still set for Wednesday, January 22, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7184.

Sincerely,

A handwritten signature in cursive script, appearing to read "Heather L. Lamboy".

Heather L. Lamboy, AICP
Planning Supervisor

cc: Matthew Valente, Taylor Morrison 6455 S Yosemite St, Suite 1000 Greenwood Village, CO 80111
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1250-47rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ Please update elevations based on changes to the design. Also please provide a material sample exhibit with the next submission. Note materials/color schemes on the elevation drawings.
- ✓ Provide an approval letter from the Murphy Creek Architectural Review Committee.
- ✓ Please note the location of monument signs and columns. A license agreement may be needed for the construction of anything within an easement.
- ✓ Please include data block as requested by Fire/Life Safety.
- ✓ Please ensure to align access points to have a continuous local trail connecting the open space and trail adjacent to Harvest back to the open space to the west of the site.
- ✓ Please provide a water conservation table.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- A. No community questions or concerns were received during this review period. Margie Sobey, the contact for MCGC Neighbors, commented that the Association would provide comments after the neighborhood meeting.

2. Completeness and Clarity of the Application

- A. Please provide an approval letter from the Murphy Creek Architectural Review Committee.
- B. Please add an amendment box to the cover sheet for noting future amendments to the site plan.
- C. No phasing is proposed, correct? If the project is to be built in one phase, please remove phasing notes.
- D. Please delete “this note is only required where applicable” on notes 16 and 17.
- E. All of note 17 is not applicable in this case, please remove.
- F. Please renumber notes 18-20.
- G. The trail alignment does not match on the landscape drawing as noted on the previous pages. Please correct.
- H. At the neighborhood meeting you indicated that there would be one monument sign at the southernmost entry into the neighborhood. Please note location of monument sign on the overall site plan and sheets L-1 and L-5. Also please indicate location of decorative columns.
- I. There is only one trail noted in the green amenity space on the southernmost part in the Landscape Plan. On the other hand, there are two trails illustrated on the site plan civil drawings. Which one is correct?

3. Zoning and Land Use Comments

A. Buckley AID:

Because this property is located within the Airport Influence District of Buckley Air Force Base (BAFB), the applicant must assure that an aviation easement has been conveyed to the City of Aurora for this parcel and that this easement has been recorded with the Adams County Clerk and Recorder along with the first plat in accordance with Section 146-817 of the Aurora Zoning Code.

To streamline this process, the City of Aurora will record the aviation easement for the applicant. The applicant is responsible for the following:

- Completing the easement form
- Obtaining the property owner’s signature
- Notarizing the document
- Including a legal description of the property
- Including a survey of the property



The completed easement form can be dropped off or e-mailed to Porter Ingram at pingrum@auroragov.org. It may also be e-mailed to the case manager. The easement form is available on the city website at www.auroragov.org, Business Services, Development Center, Development Process, Forms & Applications.

Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with Section 146-811. The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors. Please contact Porter Ingram at 303-739-7227 with any additional questions regarding the AID.

4. Architectural and Urban Design Issues

- A. Please update elevations based on changes made with the refinement of the design. Include material/color information for all proposed paint schemes.
- B. Please provide elevation drawings of the “flipped” building footprint. This will assist in compliance with the “distinct” floorplan requirement.
- C. You may consider adding additional colors to your palette to better differentiate the designs. The Murphy Creek standards generally call for earth tones. I have included a color palette as an attachment from the Colfax Corridor approved color scheme for reference and ideas on a city-approved earthtone palette.

5. Signage Issues

- A. Please note the location of the monument signs and decorative columns on the overall site plan as well as the landscape plan sheets L-1 and L-5, and others as applicable. Please be aware that if these are constructed in a utility or other easement, a license agreement will be required. License agreements typically take 6-8 weeks to process; please begin that process as soon as possible if it is needed.

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish / Comments in bright teal)

A. Sheet L-1

- Include a water conservation table. The table should list the square footages of the water conserving vs. non-water conserving landscape areas as a percentage of the overall landscaped areas.

B. Sheet L-2

- Include fencing on this sheet. Three different line types. Add to the legend.
- Add street names. If a street does not have a name, label it as A, B, C etc.
- Text mask all text on the sheets.
- Label the monument sign.
- Curbside landscape (tree lawn) areas that are 6' or less in width shall be landscaped with shrubs at a minimum. Ornamental grasses are permitted up to 40%. Quantities shall be calculated as 1 shrub per 40 sf. of curbside landscape. The remaining area may be mulch or native seed. Sod is not permitted in curbside landscape areas that are 6' in width or narrower.
- Adjust the minimum number of species of street trees per the comments for each street.
- The grading and lot lines read too similar. Darken the lot lines and use the property line type for those. A long dash and two short dashes.
- Label the walks - all sheets.



- If this curbside landscape (tree lawn) is less than 10' wide – S. Flatrock Trail Road, it cannot be sod, even xeric. Reveille turf while xeric is over watered because people do not like to see it go dormant (brown) during the height of summer and so it isn't xeric. Sod xeric or not is only permitted in the curbside landscape if it is 10' in width or wider. Unless specified in the FDP as permitted, then the curbside landscape must be a combination of shrubs and native seed. Refer to the new Unified Development Code.

- Enlarge the text/font all sheets.

- If edger is being used, darken it and possibly show it as a dashed line so that it stands out and add to the legend.

C. **Sheet L-3**

- Add a note to see enlargement Sheet L-8.

D. **Sheet L-7**

- Need to specify seed mixes for both conditions.

- Font is too small. The font should be at a minimum the same size as the font used for the title "PLANT SCHEDULE OVERALL"

- Ornaments shall be a minimum of 2".

- Boxwood do not perform well here. Please select another species.

E. **Sheet L-8**

- Label and dimension. Concrete sidewalk?

- Label what appear to walls.

F. **Sheet L-9**

- While it is fine for this graphic, there are more than two interior lots. Create one plant schedule for the interior lots that has multiple tree selections both ornamental and deciduous and shrubs. Otherwise all the interior lots could be identical in the plant installations. Keep the graphics as an example of what could be done.

G. **Sheet L-11**

- Change to Section 146-4.7.7 Landscape, Water Conservation, Stormwater Management

- Change to Section 146-4.7.9 Fence and Wall Regulations

- Provide a table that demonstrates compliance with the curbside landscape requirement for the shrubs. The square footage of the curbside landscape shall be calculated and whatever area is leftover after the shrubs are shown can be planted with native seed and/or mulch. It depends on the width of the curbside landscape area. Native seed is only permitted in areas that are 6' or wider.

- See comment on Sheet L-2, but the streets need to be listed separately as A, B, C etc. with the east and west, north and south sides listed to accurately account for the street trees.

- The common open space areas/tracts need to be broken out separately and they all need to meet the open space landscape requirement independently of one another. There appear to be four tracts. The additional two tracts are detention ponds and have been accounted for in the table. See graphic illustration this sheet.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

- A. Advisory note: Benchmark included on civil plans must be COA benchmark.
- B. Add the following note: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.
- C. If phasing is proposed, please show intended phase lines on the site plan and civil plans. If no phasing is shown, all public improvements will be required prior to the issuance of the first Certificate of Occupancy.
- D. 250' radius is required for Local Type 1 streets.
- E. Show and label proposed street lights, including required lights on S Flatrock Trail.
- F. Label curb ramps where noted.
- G. Per the pre-application notes, the internal roads are required to have 5.5' sidewalks to meet current COA standards.
- H. Label curb return radius, typical all intersections.
- I. Show and label the retaining walls. Indicate the material type.
- J. There aren't any alleys on the site.
- K. Please refer to Section 4.02.7.08 of the Roadway Manual for additional requirements for terraced retaining walls. Structural calculations shall be submitted with the first civil plan submittal. A railing or barrier is required on all walls over 30".
- L. Should the pipe extend past the retaining walls on Sheet 4?
- M. Please provide additional contour labels.
- N. Label the slope, remember the 3% maximum for 100 feet from a collector street.
- O. For each detention pond: Show/label 100-year water surface elevation, show/label pond maintenance access to the bottom of the pond as well as the top of the outlet structure, indicate direction of emergency overflow, label side slopes, show/label drainage easement.
- P. Show and label the existing storm sewer.
- Q. Lot corner elevations are not required on a site plan. Please remove.
- R. A license agreement is required for all structures within the drainage easement for the detention ponds.
- S. Add a note that the street light locations are conceptual and the final street light locations will be determined with the lighting plan submitted with the civil plans.
- T. Street lights are also required on South Flatrock Trail as part of the photometric layout.
- U. Please refer to the draft lighting standards for street light requirements. The minimum required average luminance for roadways is 0.3, for sidewalks is 0.4
- V. A minimum 15' lot corner radius is required.

9. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

- A. Consider widening the noted ramp on Sheet 3 to allow some overlap of ADA crossing.
- B. The noted area on Sheet 3 is a suitable location for a pedestrian bumpout. If not provided, it is required to have signs prohibiting parking for 100' on approach and 20' downstream on each side.
- C. Remove the noted ramp location on Sheet 3.
- D. Sight triangles appear to be too short. Verify they are based on 35mph Design Speed and are placed based on stop sign location.
- E. On Sheet L-2 and L-5, add a label for dimension from stop sign face to the first tree. Per COA Standard TE-13.3, the distance shall be at least 50 feet.
- F. On Sheet L-5, Relocate these 3 trees to be outside of visibility of approach to stop sign. Based on the curvature of the roadway, use COA STD TE-13.3 and 115' approach distance. Ensure this label and dimension has been provided on next submission.



G. Comments 11.20.19 for Traffic Impact Study:

- 1) Analysis & discussion of application of Traffic Calming elements have not been addressed.
- Streets have been signed as 15mph, but have not associated elements.
- Two pedestrian crossing locations (not at intersections) would either require pedestrian bump outs or prohibition of parking for 100' on approach & 20' downstream of crossing.

10. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

A. Sheet 2 / Notes

- Crossed out text and notes can be removed.
- Add notes and data block.

B. Sheet 3 / Overall Site

- Provide road detail
- Hydrant locations

B. Sheet 5 / Utility

- Hydrant locations
- Label & indicate hydrants on Landscaping, Utility, & Site.

11. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

A. On Sheet 2, reference the City of Aurora case number of the Master Utility Report.

B. On Sheet 4, how is access being provided into these ponds? See Chapter 6.39 of the City of Aurora Storm Drainage Design & Technical Criteria.

C. On Sheet 5, a conformance letter is required showing that this plan matches the original utility study for this area.

D. Setbacks are not required on utility plans.

E. A valve is needed on the north leg of the noted tee.

F. Valves are to be placed by property lines. This will need to be reflected on the civil plans.

G. Where noted, the water/sewer services do not match the typical layout requirement.

H. What is the meaning of the redlined symbol on Sheet 5?

I. The layout of the intersection of Street 1 and Street 2 could result in multiple waterline lowerings. Why not keep the sanitary sewer on the west side of the road for this length?

J. Please show anticipated water meter locations. This is to allow for positions of trees to be adjusted to allow driveways to be installed without going over water meters or through trees.

K. Include a water conservation table. The table should list the square footages of the water conserving vs. non-water conserving landscape areas as a percentage of the overall landscaped areas.

L. On sheet L-2, a tree may have to be moved to allow a driveway on this lot without it going over the proposed water meter. It is encouraged that all lots are checked for water meter and tree locations.

M. Tract A & B need to include drainage easements for their entirety.

12. Parks & Open Space (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

A. See redline comments on the Site Plan. Please ensure to align access points to have a continuous local trail connecting the open space and trail adjacent to Harvest back to the open space to the west of the site.

B. Please note that the trail and 'linear park' corridor as existing is metro district owned and maintained.

C. Please be aware that the Murphy Creek GDP outlines that construction and maintenance responsibilities for the credited PSCO easement corridor fall to Murphy Creek. The current connection/walk does not match the original location proposed within the GDP however the current improvements and walk location have been accepted by PROS. No further requirements are needed for the park corridor.

**D. Golf Course Waiver and Property Owner Notification**

In accordance with the Golf Course Development Agreement, all purchasers of property within 1,000 feet of the Murphy Creek Golf Course shall be informed of the risks commonly associated with the ownership of property adjacent to a golf course. Purchasers shall also provide the City of Aurora and the Golf Course Enterprise with a release from liability from said purchasers, successors and assigns from risks and hazards associated with the golf course in a form acceptable to the City and the Golf Course Enterprise. The release shall be deemed a covenant running with the land and shall be recorded in real property records of the Arapahoe County Clerk and Recorder and with the City of Aurora. No certificate of Occupancy shall be issued for any residential unit until a release of liability is delivered to the City of Aurora and the Golf Course Enterprise.

E. Golf Fees

Each dwelling unit within the Murphy Creek South subdivision shall be assessed golf development fees in accordance with past golf course agreements as follows:

Single-family Dwelling Unit - \$600/DU

F. Park Development Fees

Per the requirements of Annexation Agreement 85-251 recorded for the Murphy Creek subdivision, the applicant shall pay \$300 per dwelling unit for Park Development Fees payable at the time of building permit issuance.

13. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- A. See the red line comments on the plat and site plan.
- B. Add street names to the plat and site plan.
- C. Make sure the site plan matches the plat references and names exactly.
- D. Send in the closure sheet for the description.
- E. Send in the Title Commitment updated to be dated within 120 calendar days of the plat approval date.
- F. Send in the Certificate of Taxes Due for the platted area.
- G. Send in the State Monument Records for the aliquot corners used on the plat.
- H. Note that Tracts A, B, C, etc., are to be privately owned and maintained.
- I. Add the 6' Gas easement note: "The easements hereon shown and labeled 6' Gas Easement are for the exclusive use as gas easements; except other utilities, service walks, and driveways may cross said easements at substantially right angles."
- J. Add the overflight easement note (see above comments regarding the Buckley AID).
- K. Change all 6' utility easements to 6' gas easements.
- L. Add the 8' utility easement in the rear of the lots (noted in subdivision plat checklist).
- M. Add ROW width for S De Gaulle Court.
- N. Delete ownership information and add "unplatted" where noted.
- O. Add lot line distances where noted.
- P. Make sure street rights-of-way will suffice – confirm with Civil Engineering.

14. Revenue (Jason Fowler / 303-739-7393 / jfowler@auroragov.org)

- A. Storm Drainage Development fees due 12.88 acres x \$1242/acre = \$15996.96. Make Check Payable to City of Aurora.

15. Arapahoe County Public Works (Sue Liu / 720-874-6546 / sliu@arapahoegov.com)

- A. The Arapahoe County Public Works and Development – Engineering Services Division appreciates the opportunity to review the outside referral for the proposed Development. We have no comment regarding the referral at this time based on the information submitted. Please know that other Divisions in the Public Works Department may submit comments as well.



16. Arapahoe County Planning (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other Divisions and/or Departments in Arapahoe County may submit comments.

17. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

A. Please see attached letter.

18. Aurora Public Schools (Josh Hensley / 303-365-7812 / jd hensley@aurorak12.org)

A. The school land dedication obligation for this portion of the Murphy Creek subdivision was fulfilled with the 2002 school site agreement. There is no additional school obligation for this proposal on Planning Area 13.



Public Works and Development

6924 South Lima Street
Centennial, CO 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
Relay Colorado: 711
www.arapahoegov.com

BRYAN D. WEIMER, PWLF
Director

November 4, 2019

City of Aurora
15151 E Alameda parkway, Ste. 2300
Aurora, CO 80012

**RE: Murphy Creek PA 14 – Major Site Plan/Preliminary Plat
DA-1250-47**

Attn: Heather Lamboy, Planning Department Case Manager

The Arapahoe County Public Works and Development – Engineering Services Division appreciates the opportunity to review the outside referral for the proposed Development. We have no comment regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Public Works Department may submit comments as well.

Sincerely,

Sue Liu, P.E.
Public Works and Development
Engineering Services Division



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

November 12, 2019

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Heather Lamboy

Re: Murphy Creek PA 14 – Murphy Creek Subdivision Filing No. 17, Case # DA-1250-47

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above captioned project and requests 10-foot wide rear-lot utility easements within the lots abutting Tracts C and D. A 10-foot wide utility easement is also requested within Tract A along South Flatrock Trail for connectivity of utilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Please also note that PSCo has existing electric transmission lines east of the subject property. Any off-site activities including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the plat, it is the responsibility of the property owner/developer/contractor to go to the website at www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

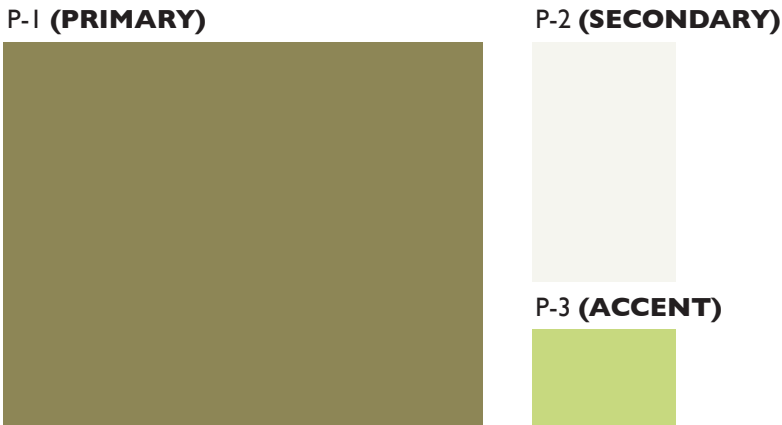
Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Colfax Avenue Design Standard - Exterior Paint Palettes

COMMARTS • April 30 2005

Palette 1

(roadside district)



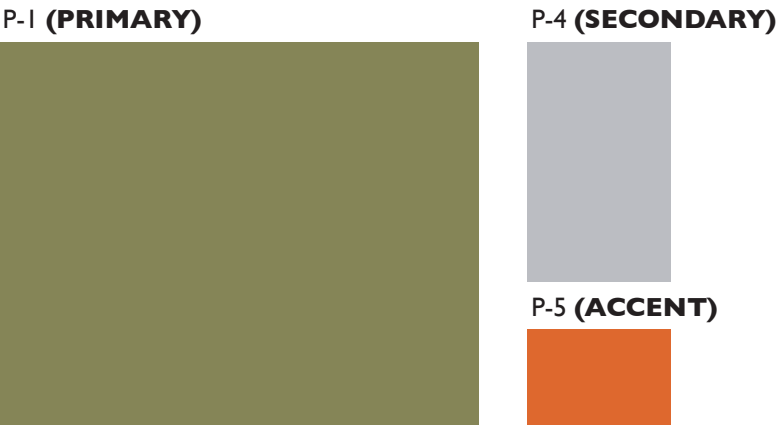
PRIMARY
P-1: Benjamin Moore (classic colors), 1574 rushing river

SECONDARY
P-2: Benjamin Moore (color preview), OC-130 cloud white

ACCENT
P-3: Benjamin Moore (classic colors), 527 warren acres

Palette 2

(roadside district)



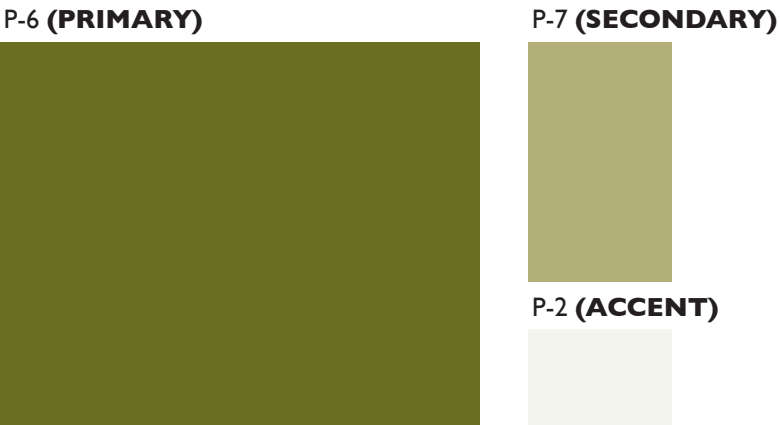
PRIMARY
P-1: Benjamin Moore (classic colors), 1574 rushing river

SECONDARY
P-4: Benjamin Moore (color preview), HC-169 coventry gray

ACCENT
P-5: Benjamin Moore (classic colors), 104 sienna clay

Palette 3

(roadside district)



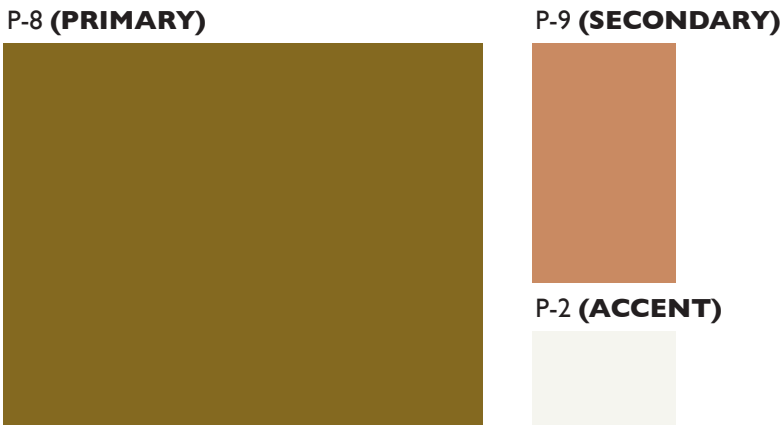
PRIMARY
P-6: Benjamin Moore (classic colors), 475 galapagos green

SECONDARY
P-7: Benjamin Moore (classic colors), 1517 mosaic tile

ACCENT
P-2: Benjamin Moore (color preview), OC-130 cloud white

Palette 4

(roadside district)



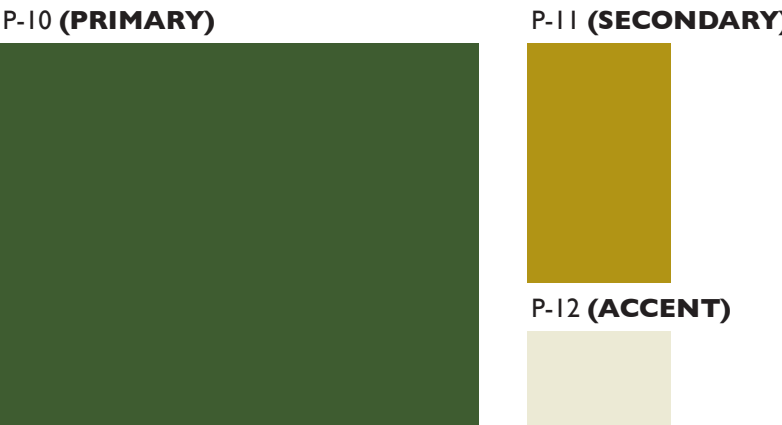
PRIMARY
P-8: Benjamin Moore (color preview), HC-106 crownsville gray

SECONDARY
P-9: Benjamin Moore (color preview), 2163-40 metallic gold

ACCENT
P-2: Benjamin Moore (color preview), OC-130 cloud white

Palette 5

(roadside district)



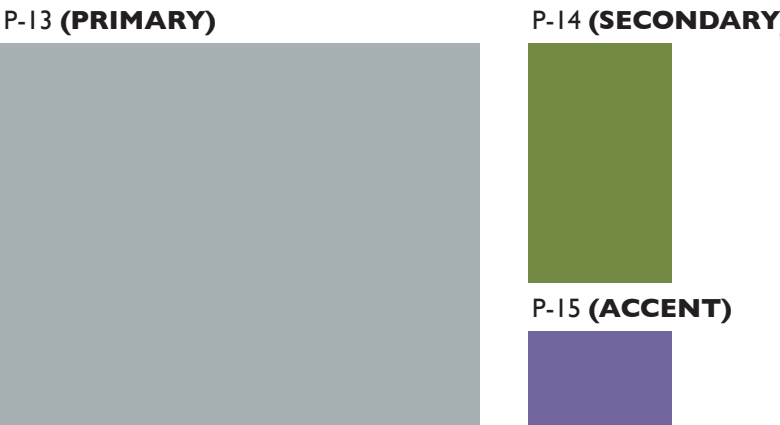
PRIMARY
P-10: Benjamin Moore (color preview), HC-124 caldwell green

SECONDARY
P-11: Benjamin Moore (color preview), HC-17 summerdale gold

ACCENT
P-12: Benjamin Moore (classic colors), 954 spring in aspen

Palette 6

(roadside district)



PRIMARY
P-13: Benjamin Moore (classic colors), 1586 silver mink

SECONDARY
P-14: ICI 986, main street u.s.a.

ACCENT
P-15: Benjamin Moore (classic colors), 1413 purple haze

Palette 7 (roadside district)

P-16 (PRIMARY)

P-17 (SECONDARY)

P-18 (ACCENT)

PRIMARY
P-16: Benjamin Moore (color preview), HC-28 shelburne buff

SECONDARY
P-17: Benjamin Moore (classic colors), 1448 frozen in time

ACCENT
P-18: Benjamin Moore (color preview), HC-64 townsend harbor brown

Palette 8 (roadside district)

P-19 (PRIMARY)

P-2 (SECONDARY)

P-20 (ACCENT)

PRIMARY
P-19: Benjamin Moore (color preview), HC-25 quincy tan

SECONDARY
P-2: Benjamin Moore (color preview), OC-130 cloud white

ACCENT
P-20: Benjamin Moore (color preview), HC-159 philipsburg blue

Palette 9 (roadside district)

P-21 (PRIMARY)

P-22 (SECONDARY)

P-23 (ACCENT)

PRIMARY
P-21: Benjamin Moore (color preview), HC-108 sandy hook gray

SECONDARY
P-22: Benjamin Moore (color preview), HC-31 waterbury cream

ACCENT
P-23: Benjamin Moore (classic colors), 181 pan for gold

Palette 1 (pedestrian district)

P-21 (PRIMARY)

P-24 (SECONDARY)

P-18 (ACCENT)

PRIMARY
P-21 : Benjamin Moore (color preview), HC-108 sandy hook gray

SECONDARY
P-24 : Benjamin Moore (color preview), HC-51 audubon russet

ACCENT
P-18 : Benjamin Moore (color preview), HC-64 townsend harbor brown

Palette 2 (pedestrian district)

P-25 (PRIMARY)

P-26 (SECONDARY)

P-12 (ACCENT)

PRIMARY
P-25: Benjamin Moore (color preview), HC-95 sag harbor gray

SECONDARY
P-26: Benjamin Moore (classic colors), 188 eye of tiger

ACCENT
P-12: Benjamin Moore (classic colors), 954 spring in aspen

Palette 3 (pedestrian district)

P-4 (PRIMARY)

P-2 (SECONDARY)

P-27 (ACCENT)

PRIMARY
P-4: Benjamin Moore (color preview), HC-169 coventry gray

SECONDARY
P-2: Benjamin Moore (color preview), OC-130 cloud white

ACCENT
P-27: Benjamin Moore (classic colors), 705 sioux falls

Palette 4 (pedestrian district)

P-28 (PRIMARY)

P-16 (SECONDARY)

P-29 (ACCENT)

PRIMARY
P-28: Benjamin Moore (color preview), HC-24 pittsfield buff

SECONDARY
P-16: Benjamin Moore (color preview), HC-28 shelburne buff

ACCENT
P-29: Benjamin Moore (classic colors), 1419 persian violet

Palette 5 (pedestrian district)

P-22 (PRIMARY)

P-5 (SECONDARY)

P-2 (ACCENT)

PRIMARY
P-22: Benjamin Moore (color preview), HC-31 waterbury cream

SECONDARY
P-5: Benjamin Moore (classic colors), 104 sienna clay

ACCENT
P-2: Benjamin Moore (color preview), OC-130 cloud white

Palette 6 (pedestrian district)

P-12 (PRIMARY)

P-19 (SECONDARY)

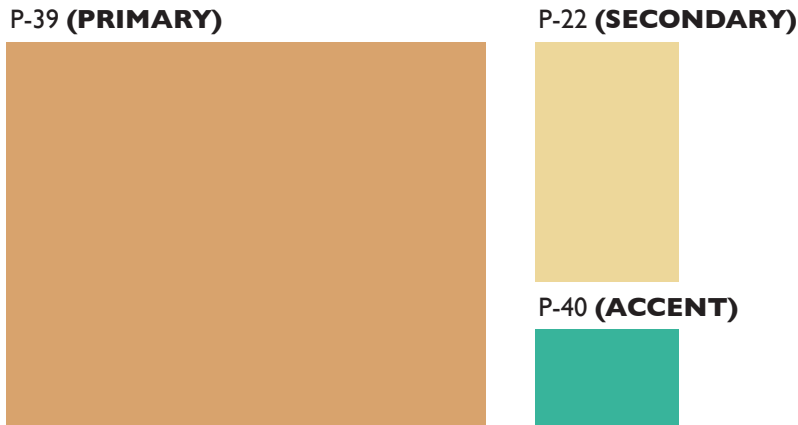
P-30 (ACCENT)

PRIMARY
P-12: Benjamin Moore (classic colors), 954 spring in aspen

SECONDARY
P-19: Benjamin Moore (color preview), HC-25 quincy tan

ACCENT
P-30: Benjamin Moore (color preview), OC-122 cotton balls

Palette 7 (pedestrian district)

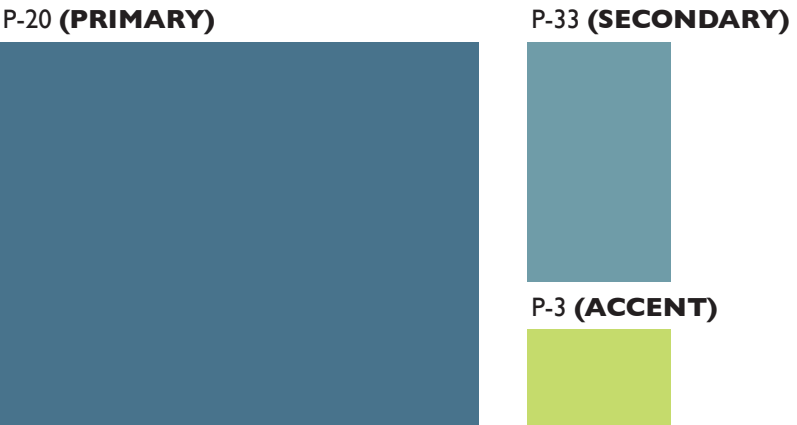


PRIMARY
P-39: Benjamin Moore (color preview), HC-47 brookline beige

SECONDARY
P-22: Benjamin Moore (color preview), HC-31 waterbury cream

ACCENT
P-40: Benjamin Moore (color preview), 2041-40 juneau spring

Palette 8 (pedestrian district)

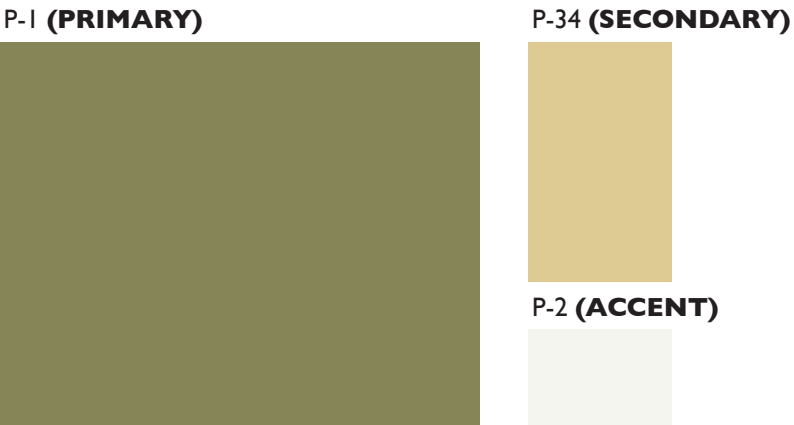


PRIMARY
P-20: Benjamin Moore (color preview), HC-159 philipsburg blue

SECONDARY
P-33: Benjamin Moore (color preview), HC-145 van courtland blue

ACCENT
P-3: Benjamin Moore (classic colors), 527 warren acres

Palette 9 (pedestrian district)

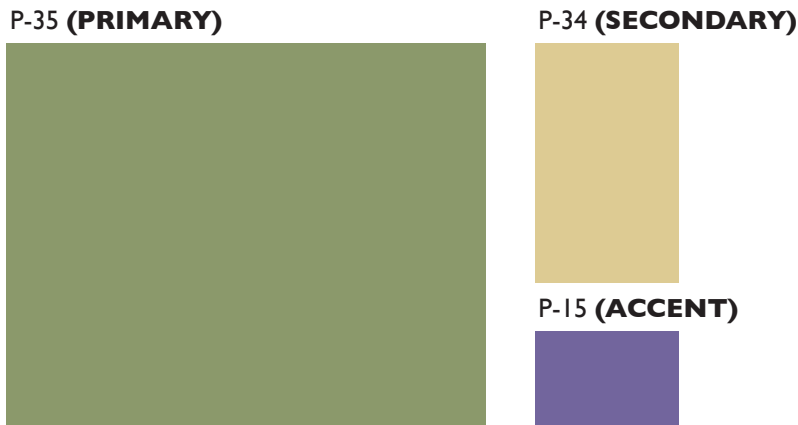


PRIMARY
P-1: Benjamin Moore (classic colors), 1574 rushing river

SECONDARY
P-34: Benjamin Moore (color preview), HC-90 crown point sand

ACCENT
P-2: Benjamin Moore (color preview), OC-130 cloud white

Palette 10 (pedestrian district)

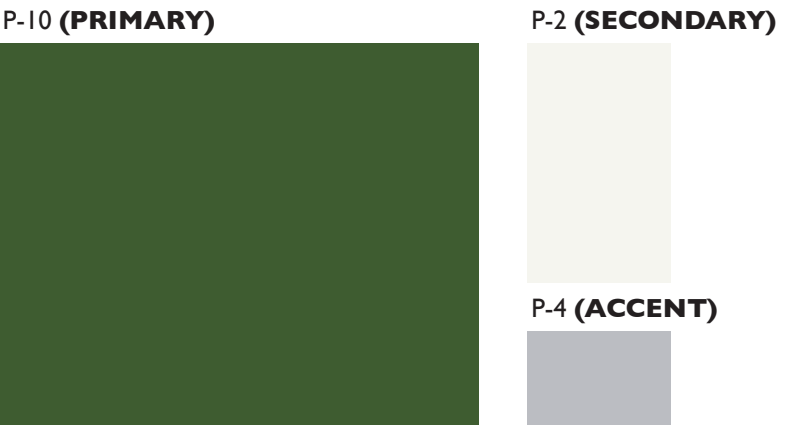


PRIMARY
P-35: Benjamin Moore (classic colors), 445 greenwich village

SECONDARY
P-34: Benjamin Moore (color preview), HC-90 crown point sand

ACCENT
P-15: Benjamin Moore (classic colors), 1413 purple haze

Palette 11 (pedestrian district)

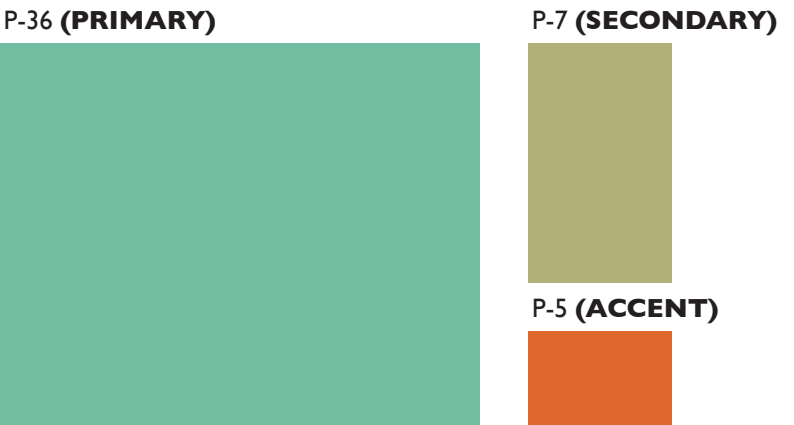


PRIMARY
P-10: Benjamin Moore (color preview), HC-124 caldwell green

SECONDARY
P-2: Benjamin Moore (color preview), OC-130 cloud white

ACCENT
P-4: Benjamin Moore (color preview), HC-169 coventry gray

Palette 12 (pedestrian district)



PRIMARY
P-36: Devoe 3C21 -4 silver pine

SECONDARY
P-7: Benjamin Moore (classic colors), 1517 mosaic tile

ACCENT
P-5: Benjamin Moore (classic colors), 104 sienna clay

Palette 13 (pedestrian district)

P-37 (PRIMARY)

P-2 (SECONDARY)

P-38 (ACCENT)

PRIMARY
P-37: Benjamin Moore (color preview), 2128-40 oxford gray

SECONDARY
P-2: Benjamin Moore (color preview), OC-130 cloud white

ACCENT
P-38: Benjamin Moore (classic colors), 172 sunny days

Palette 14 (pedestrian district)

P-32 (PRIMARY)

P-39 (SECONDARY)

P-40 (ACCENT)

PRIMARY
P-32: Benjamin Moore (classic colors), 1195 patina

SECONDARY
P-39: Benjamin Moore (color preview), HC-115 georgian green

ACCENT
P-40: Benjamin Moore (color preview), HC-133 yorktowne green

Palette 15 (pedestrian district)

P-13 (PRIMARY)

P-3 (SECONDARY)

P-30 (ACCENT)

PRIMARY
P-13: Benjamin Moore (classic colors), 1586 silver mink

SECONDARY
P-3: Benjamin Moore (classic colors), 527 warren acres

ACCENT
P-30: Benjamin Moore (color preview), OC-122 cotton balls

Palette 16 (pedestrian district)

P-41 (PRIMARY)

P-39 (SECONDARY)

P-17 (ACCENT)

PRIMARY
P-41: Benjamin Moore (classic colors), 474 mistletoe

SECONDARY
P-39: Benjamin Moore (color preview), HC-115 georgian green

ACCENT
P-17: Benjamin Moore (classic colors), 1448 frozen in time

Palette 17 (pedestrian district)

P-35 (PRIMARY)

P-42 (SECONDARY)

P-38 (ACCENT)

PRIMARY
P-35: Benjamin Moore (classic colors), 445 greenwich village

SECONDARY
P-42: Benjamin Moore (classic colors), 290 fresh butter

ACCENT
P-38: Benjamin Moore (classic colors), 172 sunny days

Palette 18 (pedestrian district)

P-27 (PRIMARY)

P-2 (SECONDARY)

P-7 (ACCENT)

PRIMARY
P-27: Benjamin Moore (classic colors), 705 sioux falls

SECONDARY
P-2: Benjamin Moore (color preview), OC-130 cloud white

ACCENT
P-7: Benjamin Moore (classic colors), 1517 mosaic tile