



North Hill Street Master Plan

Sponsored by:

***THE CITY OF GRIFFIN, SPALDING COUNTY
& THE MINERVA GROUP***

Draft Plan Presentation

May 17, 2008

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TEAM**

Tunnell-Spangler-Walsh & Associates

Bleakly Advisory Group

URS Corporation

Today's Agenda

- Welcome and Introduction
- Overview of Planning Process
- Plan Recommendations
 - Land Use and Design
 - Transportation
- Implementation
 - Zoning/Land Use changes
 - Redevelopment Financing
- Next Steps
- Questions
- Prioritization Exercise
- Adjourn

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Project Team

Sponsors:



**Atlanta Regional
Commission**



Spalding County



City of Griffin



Minerva Group

Consultants:



**Bleakly Advisory
Group**

*Economics &
TAD Process*



**Tunnell-Spangler-Walsh
& Associates**

*Project Management &
Community Design*



**URS
Corporation**

Transportation

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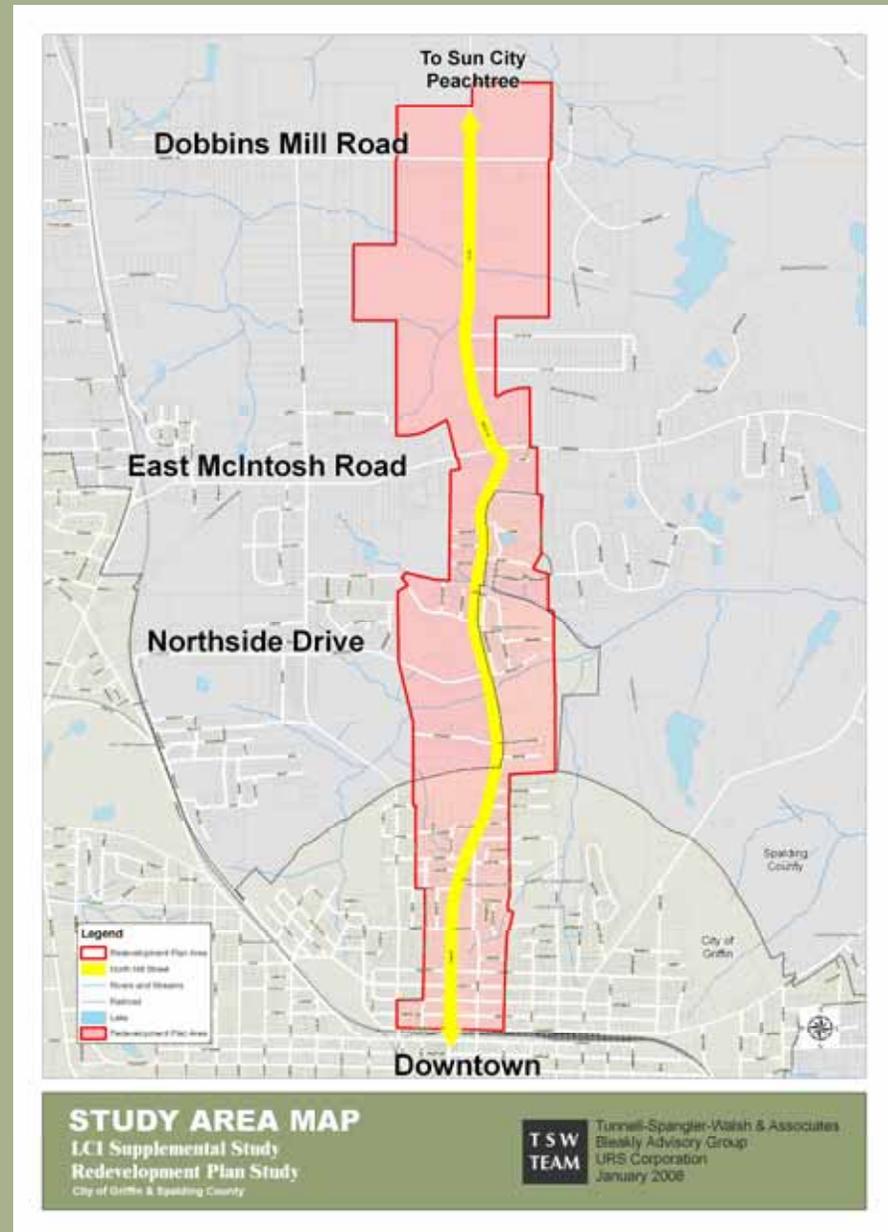
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Project Overview

- Study Area
- Plan purpose
 - Inventory existing conditions
 - Land use vision
 - Transportation vision
 - Specific recommendations
 - Implementation strategy
 - Redevelopment plan



Planning Process

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Planning Process

Public Outreach

- Interviews
- Kickoff Meeting
 - January 24, 2008
- Community Workshop
 - February 9, 2008
- Draft Plan Presentation



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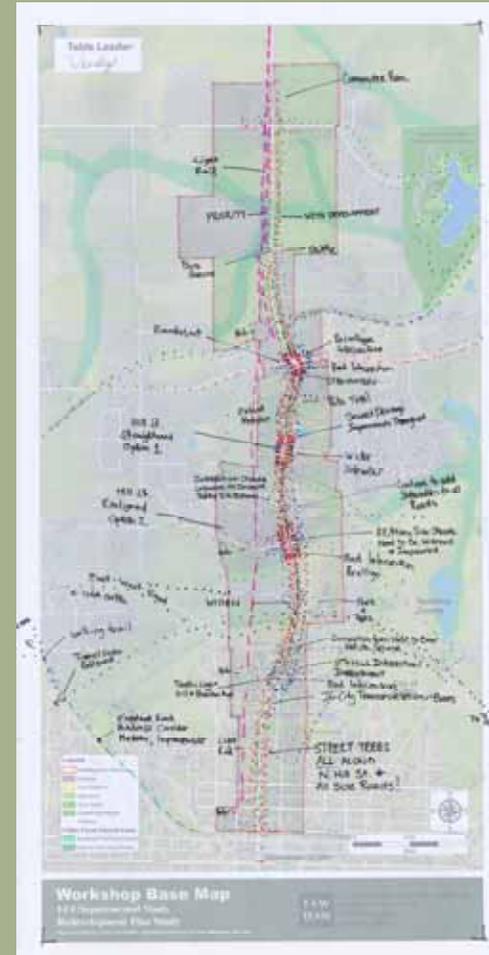
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Planning Process

The plan was prepared based on:

- Community ideas



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Planning Process

The plan was prepared based on:

- Community ideas
- Land use & transportation analysis
- Economic considerations
- City and county feedback



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Recommendations *Land Use*

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You asked for a plan that...

- Preserves historic resources and neighborhood identity
- Increases neighborhood commercial uses
- Provides housing options
- Creates jobs



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The Plan Recommends:

- Preserving historic resources:
 - Neighborhood residential areas
 - Downtown Griffin
 - Churches and schools
- Creating redevelopment nodes



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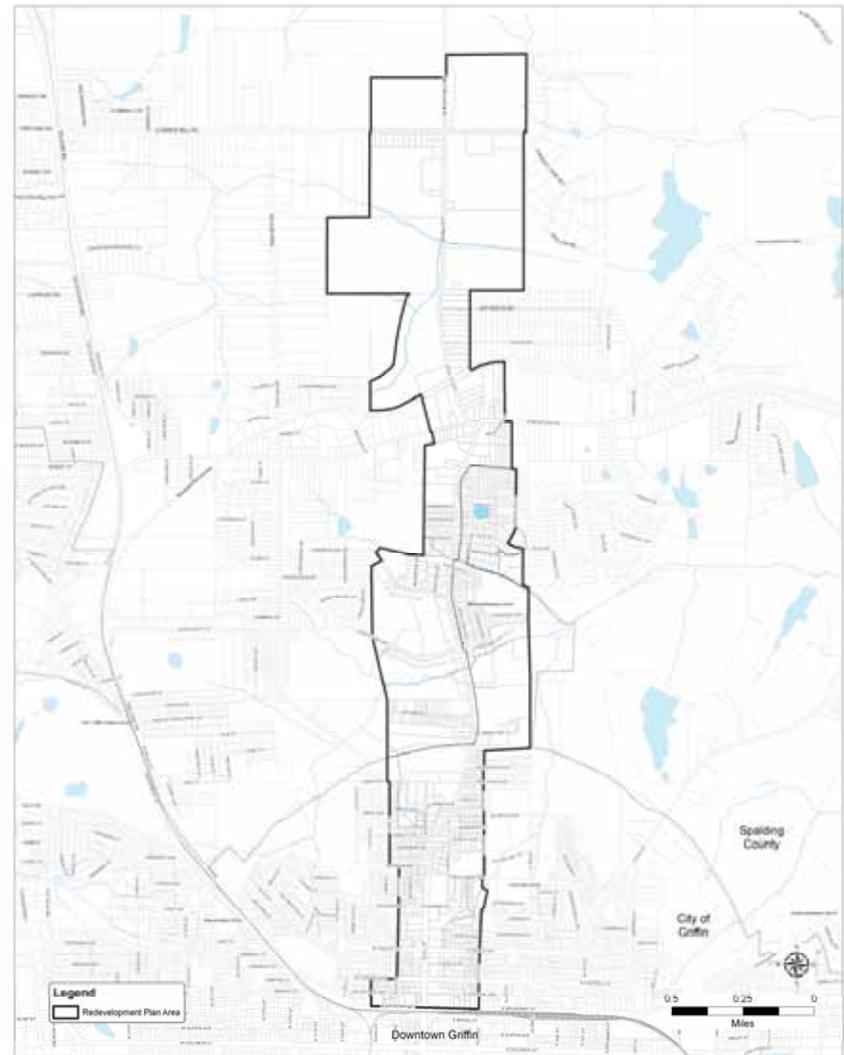
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Redevelopment Nodes

- Mixed-use
 - Retail
 - Offices
 - Above-shop housing
- Scaled to surrounding neighborhoods



PROPOSED LAND USE

LCI Supplemental Study
Redevelopment Plan Study

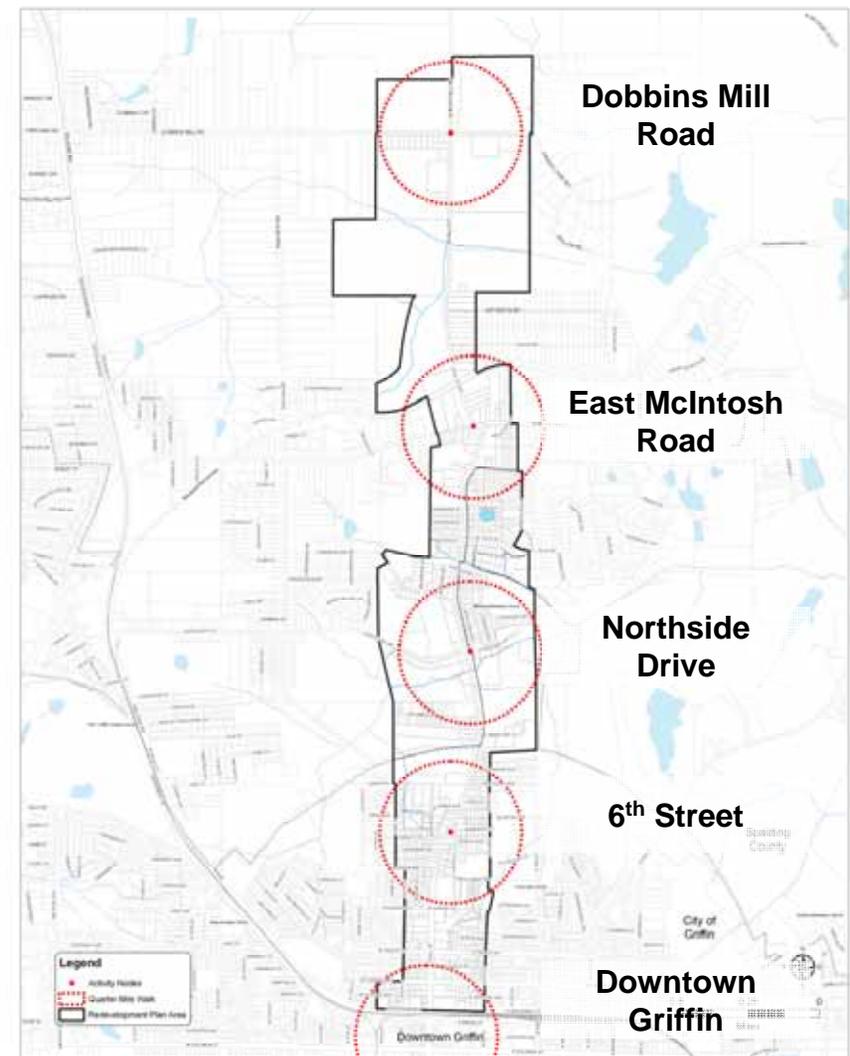
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Redevelopment Nodes

- Mixed-use
 - Retail
 - Offices
 - Above-shop housing
- Scaled to surrounding neighborhoods
- Five locations:
 - Downtown
 - 6th Street
 - Northside Drive
 - East McIntosh Road
 - Dobbins Mill Road



PROPOSED LAND USE

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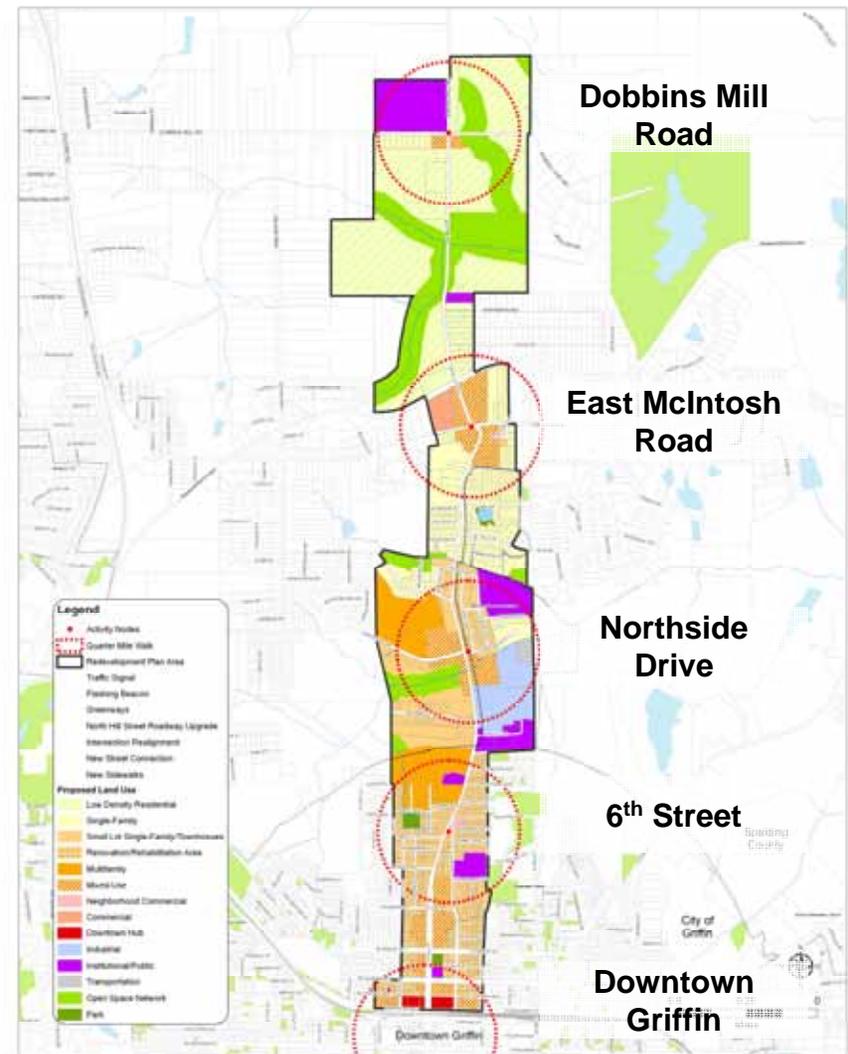
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The Plan Recommends:

- Preserving historic resources:
 - Neighborhood residential areas
 - Downtown Griffin
 - Churches and schools
- Creating redevelopment nodes.
- Surrounding nodes with housing and open space.



PROPOSED LAND USE

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Land Use Categories



Low Density Residential

- Height: 1 to 2.5 stories
- Uses: Single-family homes
- Density: max. 1 unit/acre

Focused in areas without existing or future sewer service



Photos are intended to show scale, not style

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Land Use Categories

Single-Family Residential

- Height: 1 to 2.5 stories
- Uses: Single-family homes
- Density: max. 6 units/acre

***Includes many existing neighborhoods
in Spalding County***



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Land Use Categories

Small Lot Single-Family/Townhouse

- Height: 1 to 3 stories
- Uses: Single-family homes, townhouses
- Density: max. 8 units/acre

Includes existing neighborhoods in City of Griffin



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Land Use Categories

Multifamily

- Height: 1 to 3 stories
- Uses: Multifamily, single-family homes, townhouses
- Density: max. 14 units/acre

Limited to existing apartment complexes



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Land Use Categories

Mixed-use

- Height: 2 to 3 stories
- Uses: Retail, offices, above-shop housing
- Density: max. 14 units/acre



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Land Use Categories

Industrial

- Height: 1 to 2 stories
- Uses: Offices, light industrial space
- Density: max. n/a

Limited to existing industrial sites



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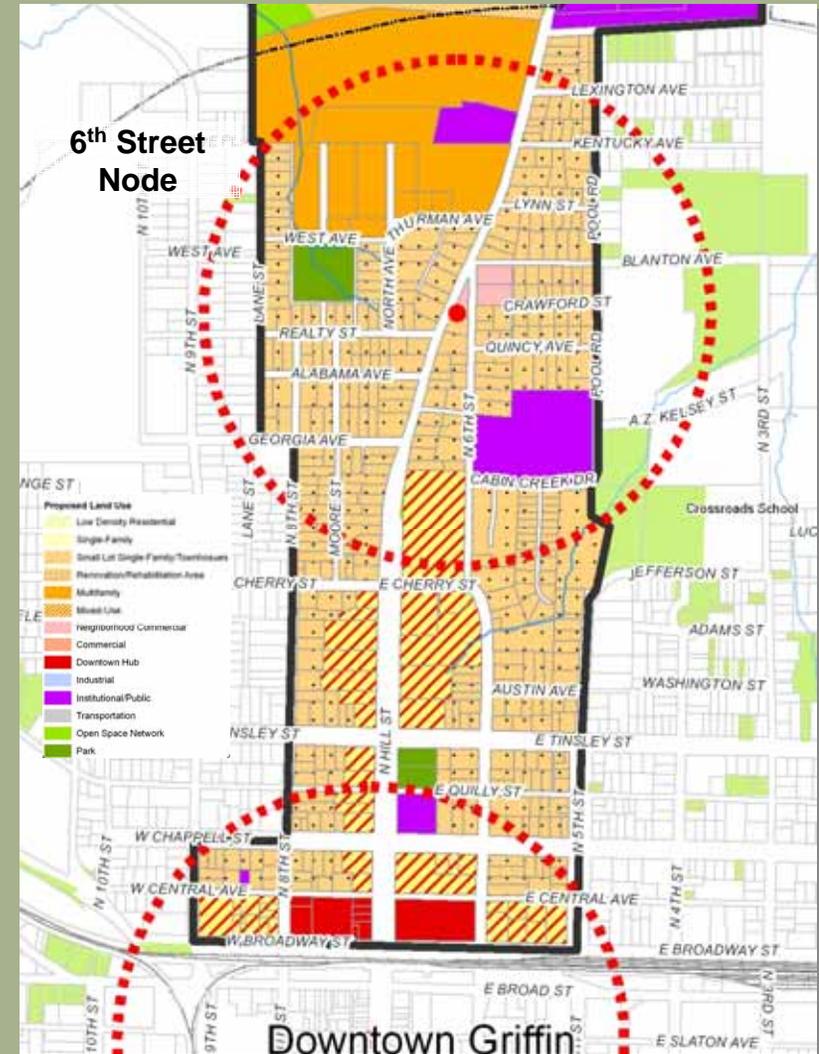
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South Sector

- Better housing for residents
- North Hill Street
 - Mixed-Use
 - Small lot single-family houses and townhouses
- Business incubator and housing at Northside E.S.
- 6th Street Node

25 – Year Land Use Potential

- 500 – 600 new jobs
- 500 – 600 new homes
- 250,000 – 350,000 sf new commercial



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6th Street Node

- Renovated historic building
- 15,000 sf mixed-use building
 - Shops and restaurants
 - Offices or housing above
- 3,000 sf commercial
- Neighborhood plaza
- 3 new single-family homes on vacant lots
- Intersection reconfiguration



6TH STREET CONCEPT

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Recommended Blanton Avenue Project



Note:

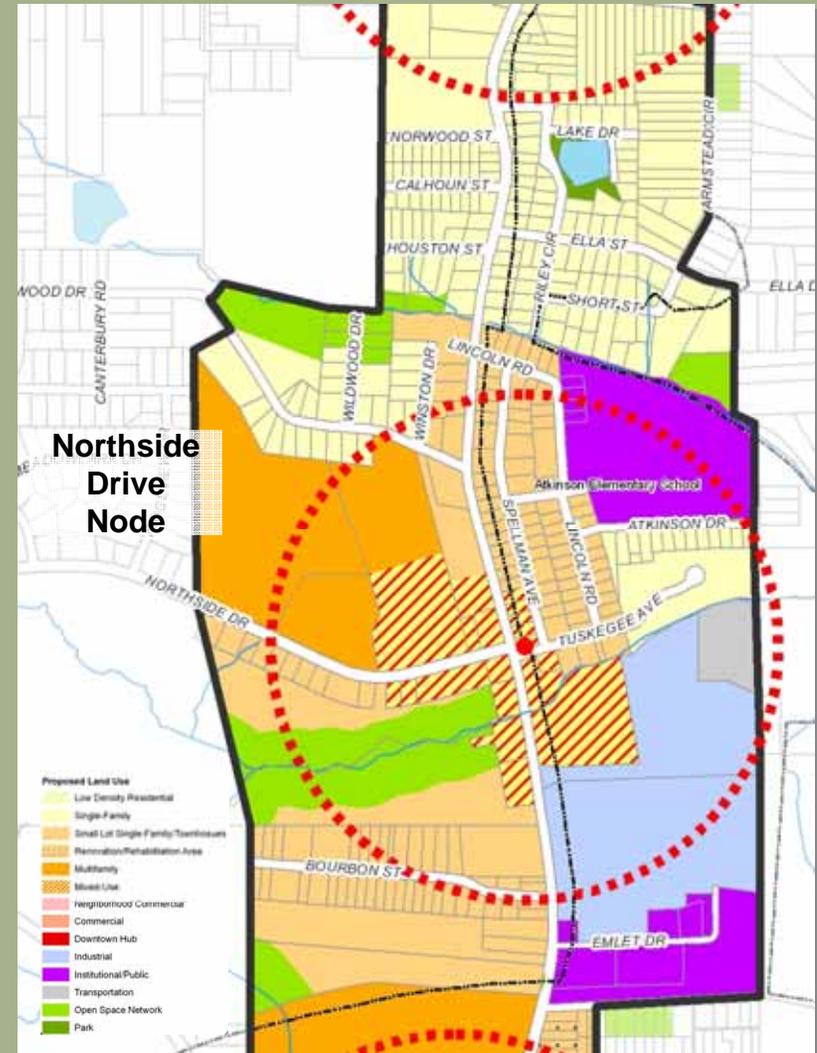
This graphic is for illustrative purposes only. It is intended to show one possible option for long-term development along North Hill Street. All designs are the artist's interpretations.

South Central Sector

- Preserved neighborhoods
- Light industrial/business space
- Green space
- Northside Drive Node

25 – Year Land Use Potential

- 200 – 300 new jobs
- 900 – 1,000 new homes
- 100,000 – 150,000 sf new comm./industrial



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Northside Drive Node

- 56,500 sf commercial
 - Shops
 - Gas station
 - Offices
- 15,000 sf light industrial
- 54 townhouses
- 57 new or renovated single-family homes
- Creek side green space
- Transportation upgrades



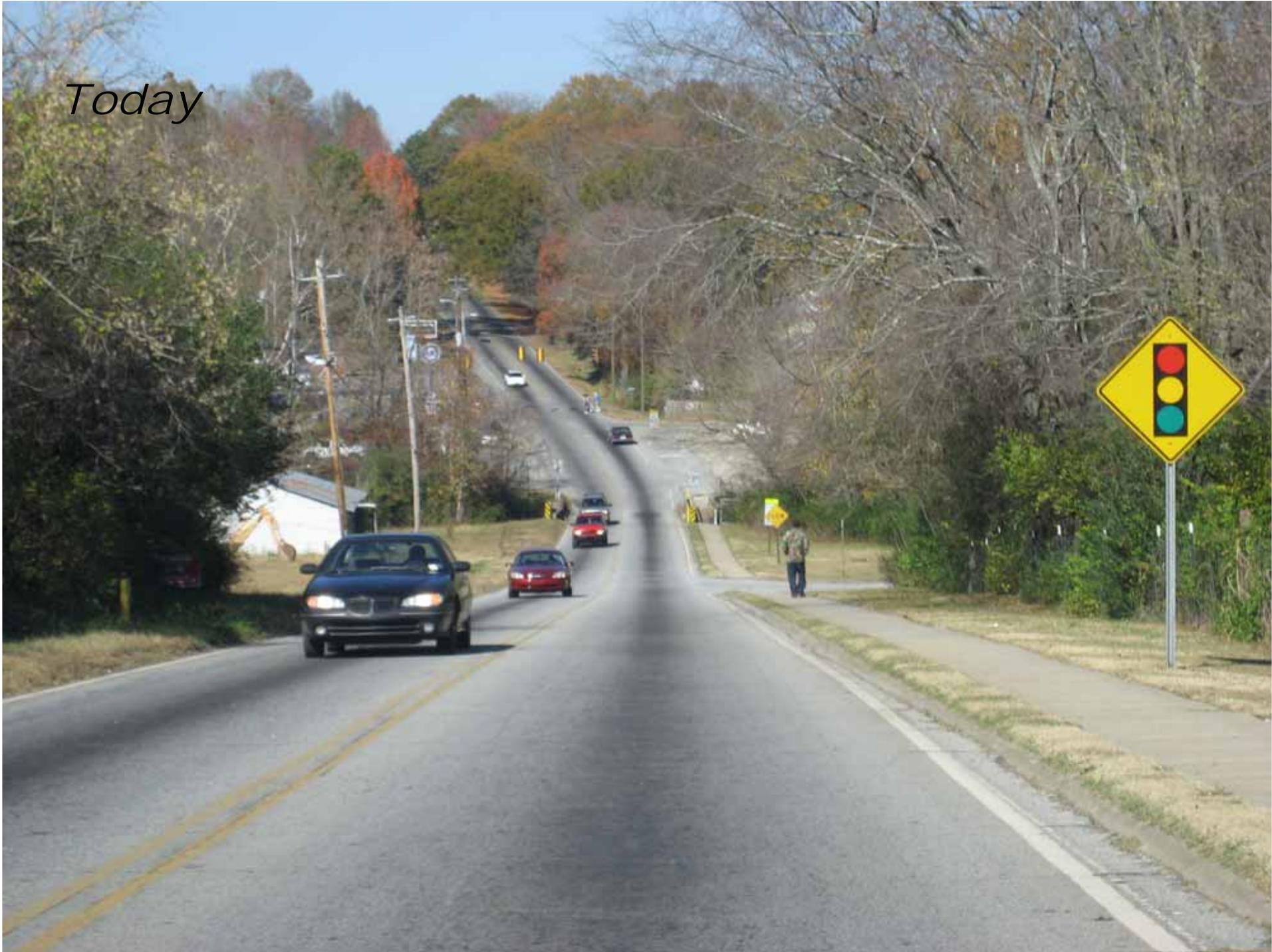
NORTHSIDE DRIVE CONCEPT
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Today



Recommended Future Character



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*Recommended
Spellman Avenue
Townhouse Character*

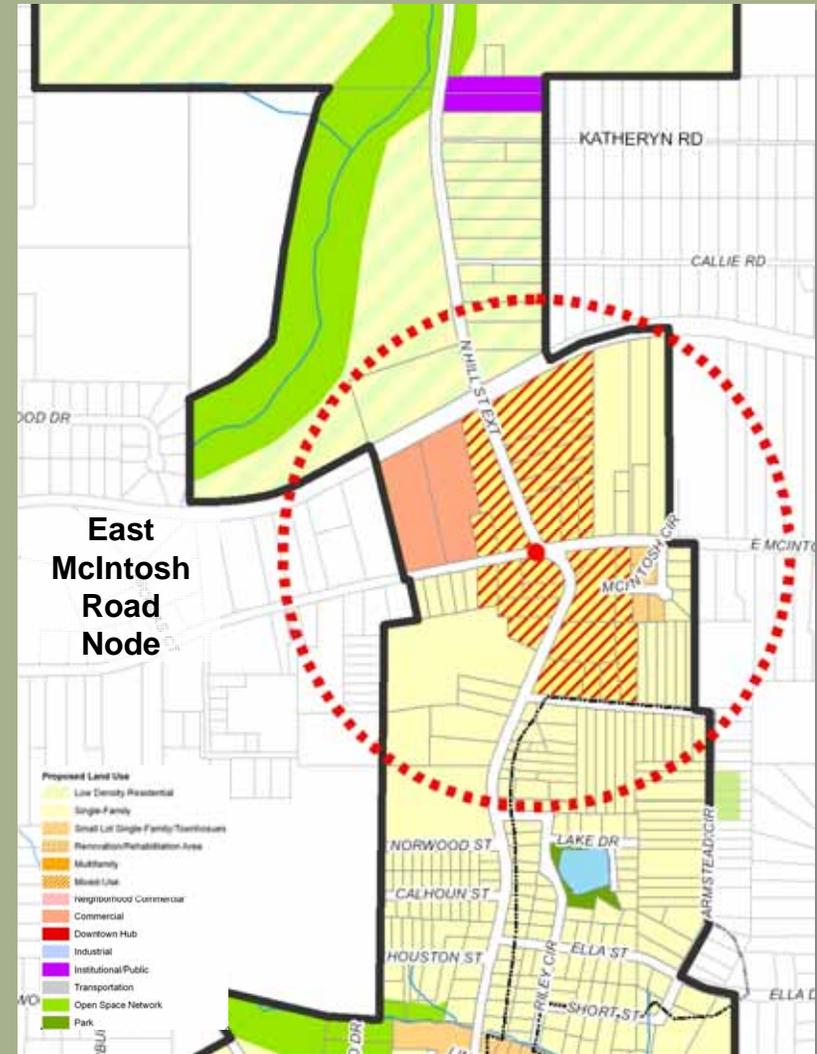


North Central Sector

- Preserved neighborhoods
- Low density single-family
- Green space
- East McIntosh Road Node

25 – Year Land Use Potential

- 500 – 600 new jobs
- 200 – 300 new homes
- 250,000 – 300,000 sf new commercial



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East McIntosh Rd Node

- 129,300 sf commercial
 - Offices
 - Shops
 - Restaurants
- 40,000 sf supermarket
- 30 townhouses
- 23 small lot single family houses
- Roosevelt Railroad



EAST MCINTOSH CONCEPT

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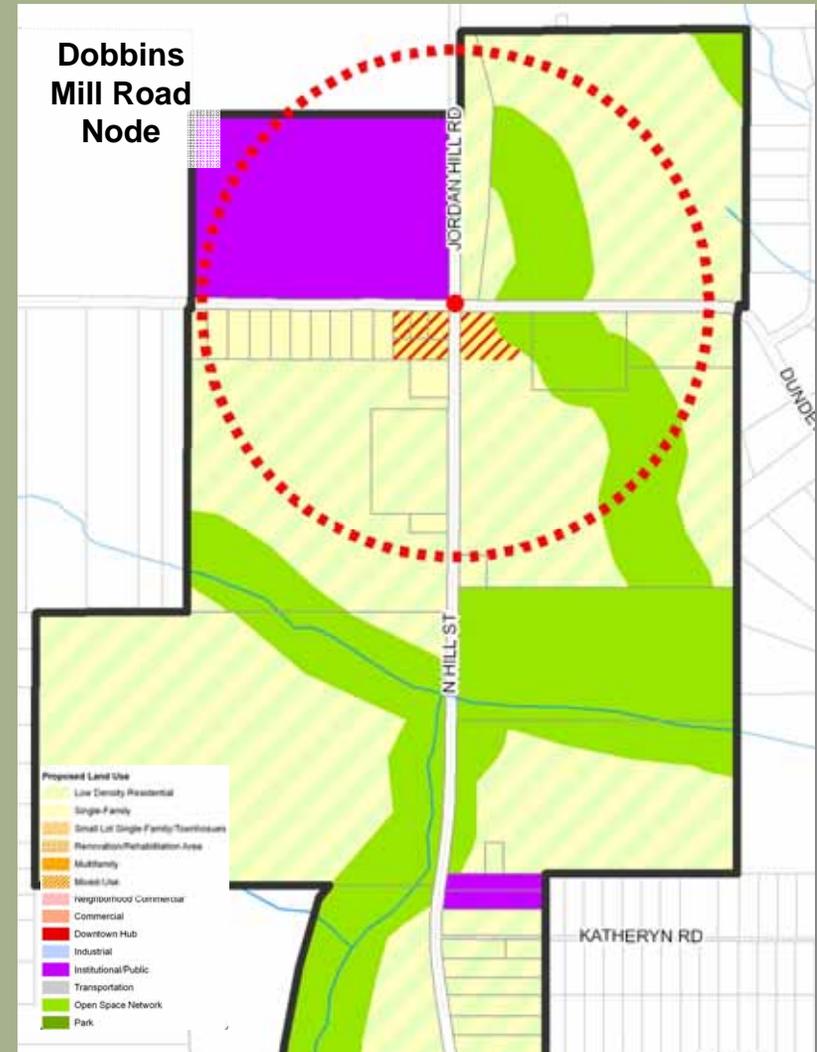
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North Sector

- Low density single-family
- Green space along creeks
- Dobbins Mill Road Node
 - Only 3 to 5 businesses
 - Focused on park users

25 – Year Land Use Potential

- 25 – 75 new jobs
- 200 – 250 new homes
- 20,000 – 30,000 sf new commercial



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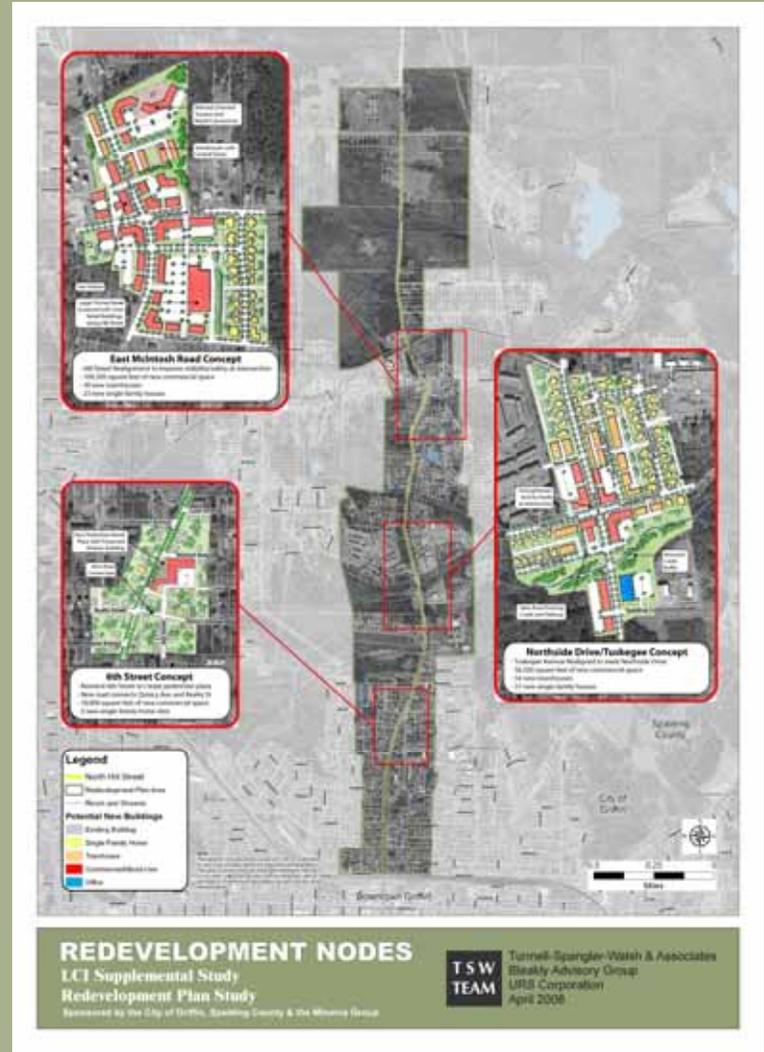
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25 Year Land Use Potential

As many as:

- 1,225 - 1,575 new jobs
- 620,000 - 830,000 sf new commercial
- 1,800 - 2,150 new homes

The ability to achieve this will be further discussed in a few minutes



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You asked for a plan that...

- Increases parks and open spaces.
- Provides a range of park types:
 - Pocket parks
 - Greenways
 - Active parks



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The Plan Recommends:

- Protected open space
 - Stream banks buffers
 - Roosevelt Railroad
- New park spaces
 - West Avenue Park
 - Within new developments
- Greenway trails



Bicycle facilities will be discussed further in the transportation discussion

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Recommendations *Transportation*

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You asked for a plan that...

- Supports pedestrian, bicyclist and motorist safety
- Provides connectivity to the greater community
- Increases accessibility throughout the corridor
- Serves as a catalyst for redevelopment



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Roadway Projects - \$12.9 M – \$13.5 M

- Upgrade North Hill Street from Chappell Street to East McIntosh Road
 - **Option 1:** Add bicycle lanes and two 6' sidewalks **OR** \$7,119,300
 - **Option 2:** Add 10' multiuse trail and 6' sidewalk \$7,581,000
- Connect Bourbon Street to Elm Street \$2,417,900
- Realign intersections:
 - Close North 6th Street at Blanton Avenue and connect Realty Street to Quincy Avenue \$953,500
 - Align Northside Drive and Tuskegee Avenue \$1,129,000
 - Realign N. Hill Street at East McIntosh Road \$1,090,100
- Upgrade traffic controls
 - North Hill Street at Chappell Street and Chappell Street at North 6th Street \$275,000
 - Traffic signs and pavement markings throughout study area \$10,000

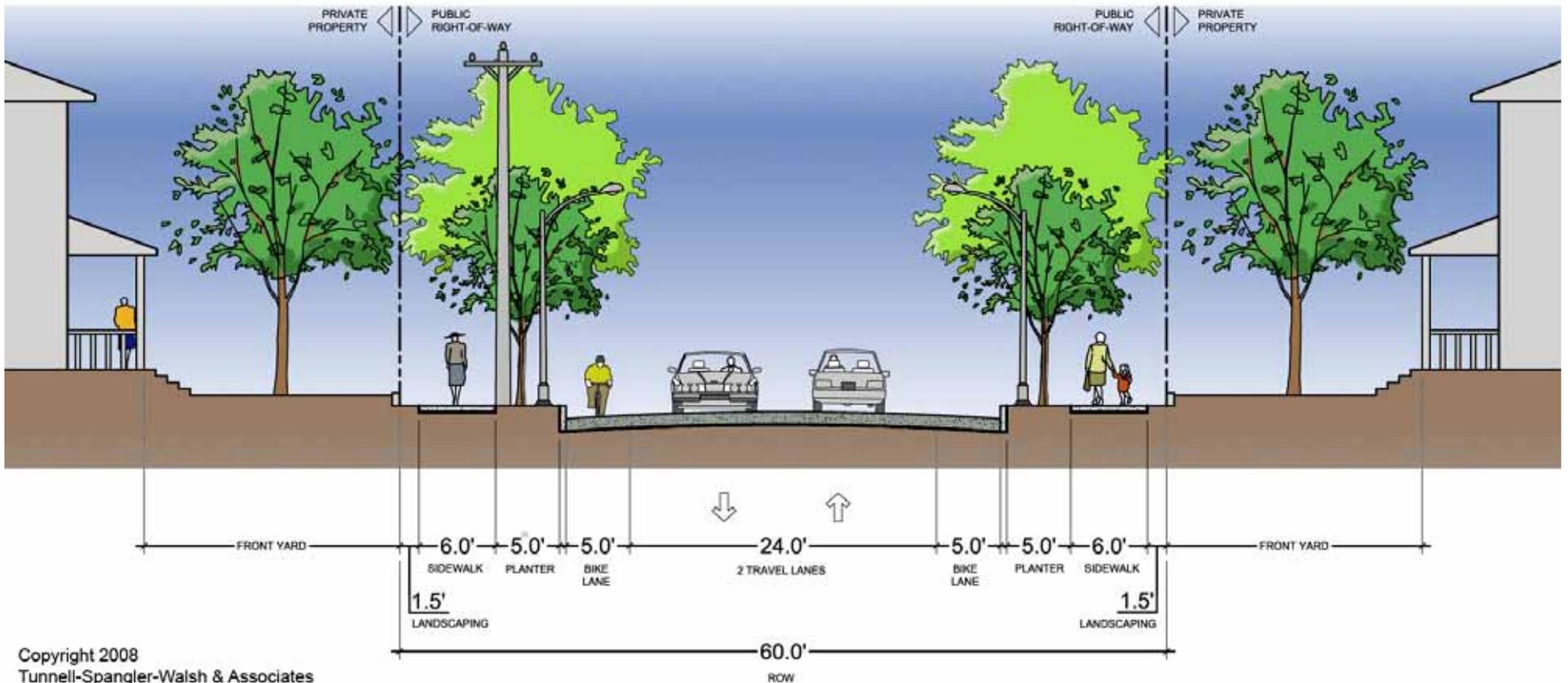
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North Hill Street – Proposed Cross-Section



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Pedestrian & Bicyclist Connections - \$11.9 M

- Develop 12' multi-use trail connection from Jordan Hill Walking Trail to Dundee Lake Park \$2,133,300
- Add sidewalks on North Hill Street
 - Cherry Street to Blanton Avenue \$646,600
 - Kentucky Street to Northside Drive \$746,700
 - Northside Drive to Dobbins Mill Road/Dundee Lake Road \$3,471,900
- Add sidewalks to:
 - East McIntosh Road \$2,015,700
 - Northside Drive \$1,251,200
 - Lincoln Road \$239,900
 - Bourbon Street \$602,900
 - Elm Street \$810,300

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Transportation Project Considerations

- Determining project priorities
 - Estimated total cost - \$24.9 M (\$6.9 M local funds needed)
 - Long-term corridor reinvestment
- Implementation schedule
- Funding



North Hill Street at East McIntosh



North Hill Street at Northside Drive and Tuskegee Avenue



North 6th Street at E. Chappell Street

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Implementation *Zoning and Land Use*

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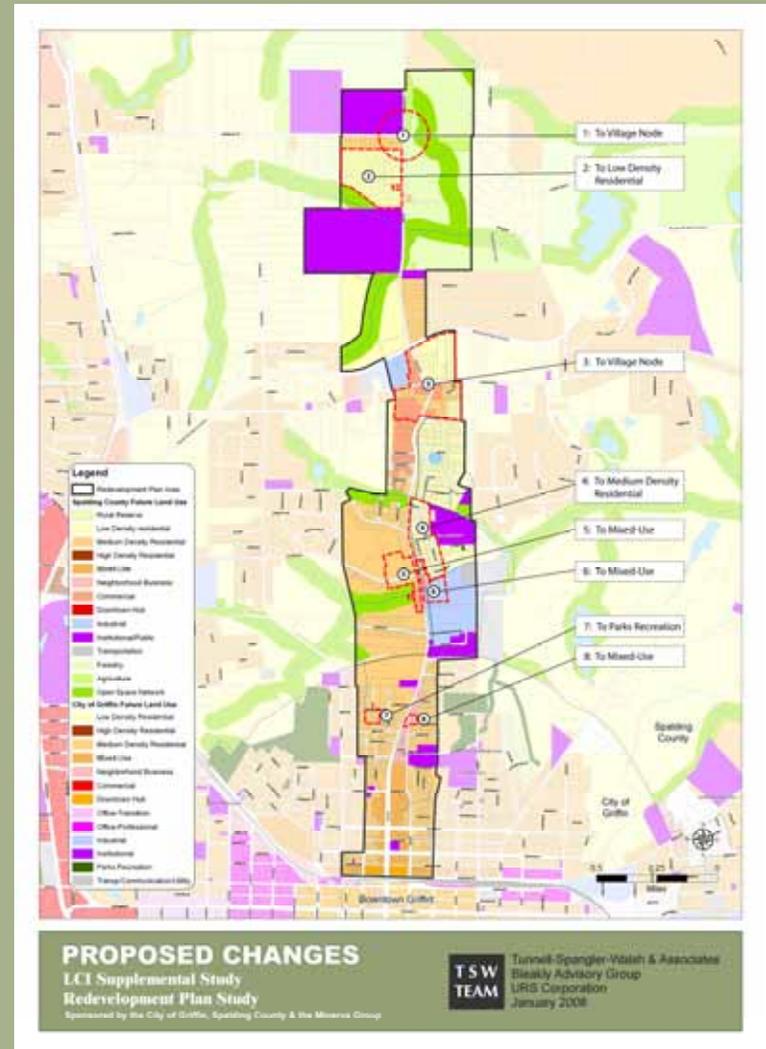
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Future Land Use Plan

- Amend city/county future land use plans to reflect vision:
 - Village nodes
 - Low density residential
 - Mixed-use
 - Medium density residential



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Zoning

- Update city/county zoning to reflect vision:
 - Incorporate recommended design standards
 - Specified districts to be determined

- Provide windows for between 20 and 40 percent of the area of upper story street-facing facades, with each façade calculated independently.
- Provide equally-sized upper story windows in a grid pattern.
- Provide storefronts at the ground level consisting of:
 - A non-glass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
 - A tinted glass window beginning at the top of the bulkhead or knee wall, to a height not less than 10 feet and not more than 12 feet above the adjacent sidewalk. Such glass should provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
 - A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
 - A glass transom located above the glass display window between 18 and 36 inches in height.
 - A minimum of 75 percent of the length of the first floor facade shall be provided in glass, including glass doors and display windows.
 - No linear distance of more than 10 feet without intervening glass display windows or glass doors.
 - First story drop ceilings recessed a minimum of 18 inches from the display window opening.
- Require stair risers and foundations to be enclosed.
- Prohibit garage doors within 20 feet of the front facade, and discourage them facing the street.
- Prohibit snap-in window muntins or grids-between-glass. Rather, encourage one-over-one windows or simulated divided lights.
- Limit street facing facades to brick, stone, or hard coat stucco.
- Require facade materials to be arranged horizontally, with materials having a more visually-heavy appearance placed below lighter ones. No more than two different materials or colors should be used on one facade.



Upper story windows should be arranged in a grid pattern



Windows should not be tinted



One-over-one windows should be provided in place of snap-in muntins

Implementation *Redevelopment Financing*

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Existing Conditions Reflect Declining Condition of the Study Area

- Estimated 2,850 people live in the Study Area
 - Nearly 12% of Griffin's population
- The study Area has been losing population
 - Nearly 400 fewer residents live there today than in 1990
- Compared to the City and County, the Study Area:
 - Has a younger population (by about 2 years)
 - Has a higher African American population (78% of the total)
 - Has more renters (63% of all households are renters)
 - Has fewer married couple households (29% of all households)
 - Has more children under 18 (32% of residents)
 - Has lower household incomes (40% to 45% lower than the County)
- The number of families living in the Study Area has declined by 15% since 1990

Housing Quality and Tax Base is Declining

- The average age of housing in the Study Area is 11 years older than the County average
- The value of owner occupied homes is 30% lower than the County average

Growth Forecasts for the Study Area predict minimal change over the next 20 years

TOTAL PROJECTED DEMAND GROWTH: 2010 - 2030			
	Study Area	Griffin	Spalding County
Demographic Projections			
Population	184	2,722	17,951
Households	124	900	8,181
Employment [1]	2,801	11,328	16,369
Comm/Ind SF [2]	735,000	2,974,000	4,297,000

[1] Forecasts for Griffin and the Study Area are approximated, based on Census Tract boundaries.

[2] Approximated from employment projections, excluding government.

Sources: BAG/ARC/City of Griffin 2004 Comp. Plan

- The absence of growth means that service costs will likely grow faster than revenues over the next 20 years

Residential New Home Prices in the County are Modest

- Recent County-wide sales activity is consistent with the ARC's long-range growth forecasts

SPALDING COUNTY NEW HOMES SALES 2004 - 2008					
	2004	2005	2006	2007	2008*
Single Family					
Units	187	305	271	192	45
Price	\$138,507	\$166,152	\$180,789	\$204,883	\$217,838
Townhome/Condo					
Units	49	67	57	23	3
Price	\$88,190	\$109,899	\$113,908	\$135,841	\$205,997

Source: Smart Numbers

**As of 1st Qtr. 2008*

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Physical Development Potential of the Study Area is Enormous

Summary of New Development Potential

City of Griffin URDP

North Hill Street Corridor

7-May-08

The following is a summary of gross anticipated new housing units, non-residential floor area, and jobs. It does not include sites identified as not subject to change, such as schools, parks, or similar fixed facilities that are not likely to redevelop.

Sector	Acres	New Commercial S.F.	New Jobs	New Housing Units
City of Griffin				
6th Street	1.5	18,000	36	3
South City	146.7	281,513	563	526
Northside	32.5	71,500	143	111
Mid City	158.0	-	-	133
Subtotal	338.6	371,013	742	774
Unincorporated County				
Mid County	139.6	49,984	100	822
North County	376.9	119,434	239	309
East McIntosh	27.5	169,300	339	53
Subtotal	544.1	338,717	678	1,184
Totals	882.7	709,730	1,420	1,958

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Physical Development Potential of the Corridor Exceeds Demand over the Forecast Period

- Capture rates needed to build-out the development potential of the Corridor by 2030 are unrealistically high

DEVELOPMENT POTENTIAL AS A PERCENTAGE OF TOTAL 2010 - 2030 DEMAND			
Estimated Study Area Development Potential	Total Study Area	Inside Griffin	Spalding County
Housing	1,958	774	1,184
Employment	1,420	742	678
Comm/Ind SF	709,700	371,000	338,700
Indicated Capture Rate Needed to Achieve Build-out Within 20 Years		Griffin Portion/ City Demand	County Portion/ County Demand
Housing		86.0%	16.3%
Employment		6.6%	13.4%
Comm/Ind SF		12.5%	25.6%

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More realistic capture rates result in 45% to 55% of development potential being realized over 20 years

- Even this level of development will be difficult to achieve
- Growth is probably not possible without implementing planned public improvements

"ACHIEVABLE" CAPTURE RATE OF TOTAL 2010 - 2030 DEMAND			
Estimated "Achievable" Development: 2010-2030	Total Study Area	Inside Griffin	Spalding County
Housing	863	135	728
Employment	818	566	252
Comm/Ind SF	330,530	237,920	92,610
Estimated Achievable Capture Rate Assuming Plan Implementation		Griffin Portion/ City Demand	Unincorporated Portion/ Co. Demand
Housing		15.0%	10.0%
Employment		5.0%	5.0%
Comm/Industrial Building Area (SF)		8.0%	7.0%

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Bleakly Advisory Group
URS Corporation

Redevelopment Strategy

- Implement the proposed public improvements
- Establish a Tax Allocation District over most/all of the Corridor
 - Depends on a positive voter referendum in the Fall election
 - Griffin portion of the TAD should combine N. Hill Street with Downtown
 - School District will eventually need to participate to leverage meaningful funding
- Residential Strategy
- Commercial Strategy
 - Develop Key Nodes North from Downtown Griffin
 - South from McIntosh

Griffin Redevelopment Area Characteristics

City of Griffin Parcels		
	<u>Taxable</u>	<u>Exempt</u>
Number of Parcels	923	94
Total Acreage	260.4	96.9
Full Market Value	\$62.5 mill	\$84.5 mill
Digest Value (40% FMV)	\$25 mill	NA
Digest Value/Acre	\$95,964	NA
Digest Value/Parcel	\$27,070	NA
Estimated Homeowners	28	NA

City of Griffin currently receives roughly \$1,300 per acre in real estate taxes from the Study Area, including Downtown.

Sources: BAG/Spalding County Board of Tax Assessors

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Spalding County Redevelopment Area Characteristics

Unincorporated Parcels		
	<u>Taxable</u>	<u>Exempt</u>
Number of Parcels	257	13
Total Acreage	515.6	108.4
Full Market Value	\$17 mill	\$8.2 mill
Digest Value (40% FMV)	\$6.8 mill	NA
Digest Value/Acre	\$13,187	NA
Digest Value/Parcel	\$26,458	NA
Estimated Homeowners	37	NA

Spalding County currently receives roughly \$400 per acre in real estate taxes from the unincorporated portion of the Study Area.

Sources: BAG/Spalding County Board of Tax Assessors

Projects Proposed in the Plan Could Add Substantial Value to the Corridor

- Including redevelopment projects in Downtown Griffin, there is potential to attract \$91 million to the Study Area over an extended period.

POTENTIAL DEVELOPMENT SUMMARY: 2008 VALUES

Target Area	6th Street	Northside Drive	East McIntosh Road	Infill	Downtown Griffin	TOTAL
Development						
Commercial	18,000	71,500	169,300	25,000	65,000	348,800
Single Family Detached	3	57	23	75	0	158
Condo/Townhome		54	30	25	100	209
Total Value						
Commercial (sf)	\$1,800,000	\$7,150,000	\$16,930,000	\$2,500,000	\$6,500,000	\$34,880,000
Single Family (\$200,000/unit)	\$600,000	\$11,400,000	\$4,600,000	\$15,000,000	\$0	\$31,600,000
Condo/TH (\$120,000/units)	\$0	\$6,480,000	\$3,600,000	\$3,000,000	\$12,000,000	\$25,080,000
TOTAL FULL MARKET VALUE	\$2,400,000	\$25,030,000	\$25,130,000	\$20,500,000	\$18,500,000	\$91,560,000

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The value of new development would generate roughly \$1.5 million per year in new real estate taxes

- Roughly 45% of future revenues are associated with school taxes

Potential TAD Millage at Completion: 2008 VALUES		
Estimated FMV		\$91,560,000
Digest Value		\$36,624,000
City Millage	8.6	\$314,966
County Millage	13.89	\$508,707
School Millage	18.81	\$688,897
Estimated Total Annual Millage at Build Out:		\$1,513,000

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If invested in a TAD, this development could leverage nearly \$14 million in bond financing

- Bond financing would need to be phased in multiple issues
- TAD financing could pay for most-all of local match plus provide financing for redevelopment projects

Bond Financing Assumptions	6.5%	25	Years
Total Bond Amount: (Rounded)			\$ 13,790,000
Uses			
Infrastructure/Project Assistance:			\$ 10,250,000
Two Year's Capitalized Interest:			\$1,800,000
Debt Service Reserve:			1,200,000
Bond Issuance Costs @:		2.5%	336,250
TAD Expense Reimbursements:			200,000
Annual Debt Service Payments			(\$1,171,609)

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Questions/Discussion

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Next Steps

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NEXT STEPS

- Finalize Master Plan document
- Present to Spalding County
 - May 22, 2008; 6:00 pm
- Present to City of Griffin
 - May 27, 2008; 9:00 am
- Prepare redevelopment plan
 - Summer 2008



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Questions?

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Prioritization Exercise

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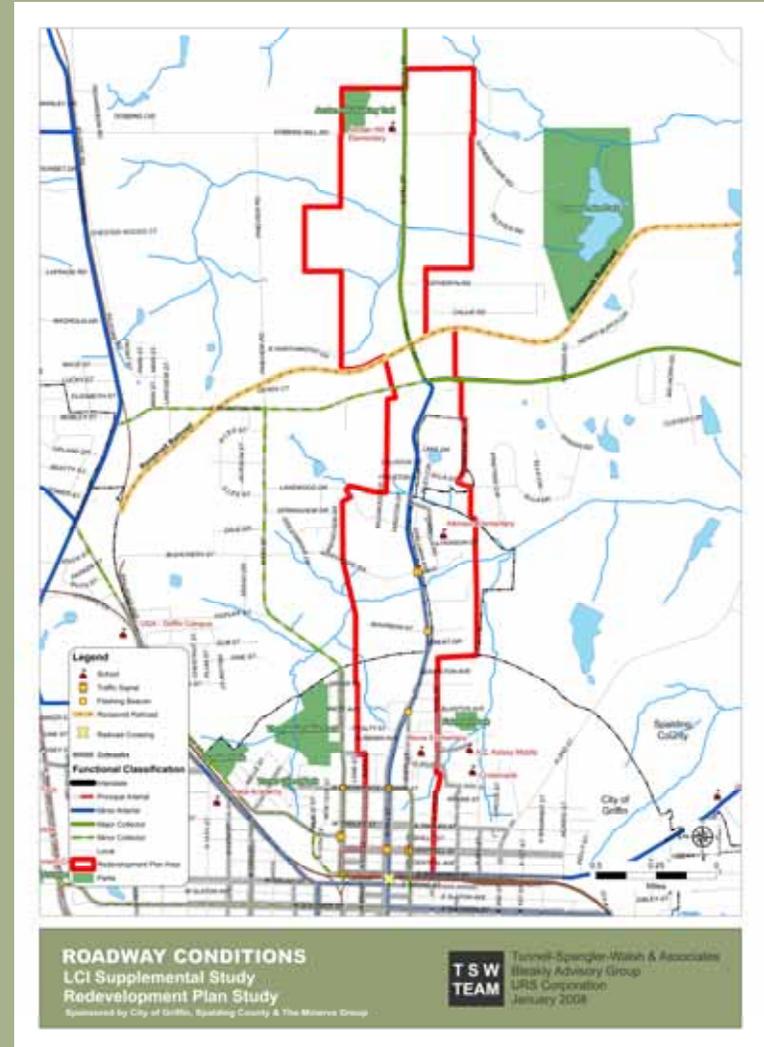
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As you leave...

- Place one sticky dot by your priority transportation project

Thank you!



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