

- || THROW OUT BYPASS COULET OPTION
- DIMINISHES ACTIVITY ON W. 11th
  - DOES NOTHING FOR 7th
  - NEGATIVE RESPONSE TO 1-WAY ON W. 11th

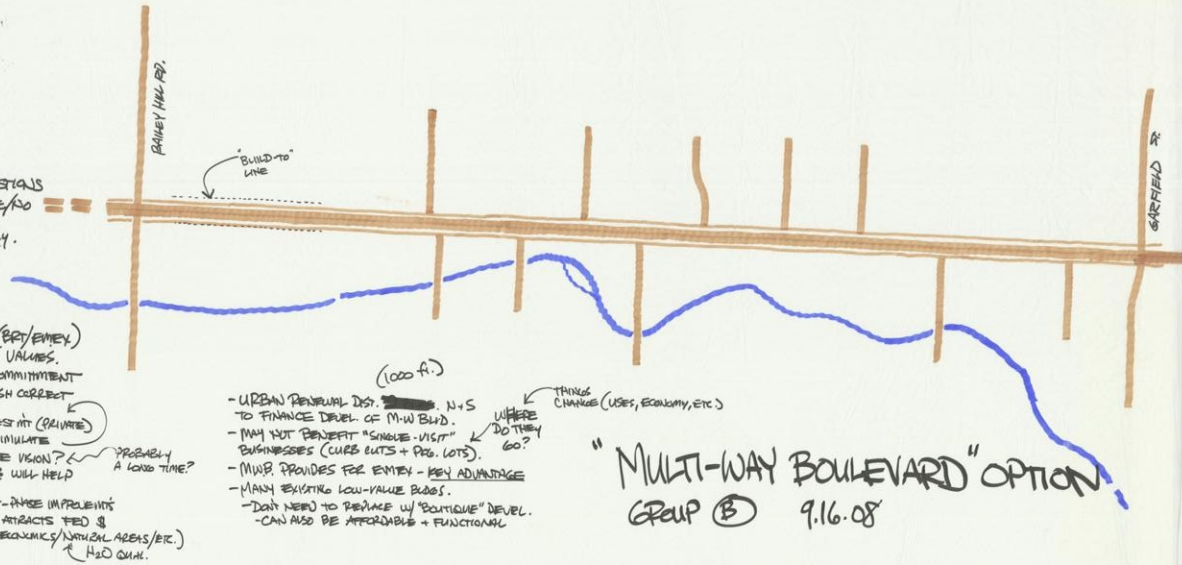
D.O.A.

MORE THINKING NEEDED W. OF BAILEY MILL

★ NEED TO ANSWER PUBLIC'S QUESTIONS ABOUT HOW A MUB WORKS - LITTLE/NO EXPERIENCE OR UNDERSTANDING...  
- COMM. MEMBERS' ADVOCACY KEY.

★ MUB NEEDS PHASING

- HOW DOES THIS WORK W/ITD? (BRT/EMEX)
- BETTER SEEN w/HOWEVER PROP. VALUES.
- NEEDS LONG TERM POLITICAL COMMITMENT
- SHORT TERM: COUNCIL ESTABLISH CORRECT "BUILD-TO" LINE
- CHICKEN/EGG PROBLEM w/INVESTMENT (PRIVATE)
- BEST TO COMPLETE ASAP TO STIMULATE
- HOW LONG UNTIL PEOPLE SEE VISION? (PROBABLY A LONG TIME?)
- ALSO NEED TO SHOW THAT MUB WILL HELP SOLVE TRAFFIC ISSUES.
- PLUG IN EMEX SCENAR, SHORT-TERM IMPROVEMENTS
- DEMONSTRATION PROJECT THAT ATTRACTS FEED \$ (COMBO. TRANSIT/HAND USE + ECONOMICS/NATURAL AREAS/ETC.)



- URBAN RENOVATION DIST. N+S TO FINANCE LEVEL OF M-W BLVD.
- MAY NOT BENEFIT "SINGLE-VISIT" BUSINESSES (CURB CUTS + Pkg. LOTS).
- MUB PROVIDES FOR EMEX - KEY ADVANTAGE
- MAYN EXISTING LOW-VALUE BLDGS.
- DONT NEED TO REPLACE W/ "BOULIQUE" DEVEL.
- CAN ALSO BE AFFORDABLE + FUNCTIONAL

"MULTI-WAY BOULEVARD" OPTION  
GROUP B 9.16.08