



SCENARIO ALSTON AVENUE



WHY THIS STATION?
This is the last station north of NC 147 serving neighborhoods to the north and east of downtown, and it also provides park and ride access from Alston Avenue and NC 147.

PROPERTY VALUE THROUGH 2057
About \$27 million to nearly \$37 million for 328 surrounding acres if nothing changed

WITH LIGHT RAIL AND RELATED DEVELOPMENT?
\$184.5 million to nearly \$250 million, or 678 percent more

WHICH MEANS
\$102.5 million to nearly \$139 million in new tax revenue

POTENTIAL NEW JOBS WITHIN A QUARTER-MILE
More than 400

NEW RESIDENTS
More than 1,600

AFFORDABLE HOUSING OPPORTUNITY
New affordable and mixed-income homes on land owned by the Durham Housing Authority.

OTHER RECOMMENDED AMENITIES
A mile of new sidewalks, a half-mile of new streets and 2 miles of new paths including improved connections between the light-rail station and the R Kelly Bryant Bridge, and along Grant Street to improve the connection between the station and property owned by the Durham Housing Authority

BONUS BULLET
The station and park-and-ride lot are positioned to allow joint development around the station with a parking deck. The goal for this station area is to preserve the existing residential communities and allow the owners of underused commercial, industrial or vacant properties to create a more walkable urban community with a mix of housing, shopping and services close to both downtown and NCCU.