



# SCENARIO DILLARD STREET



**WHY THIS STATION?**  
It serves the eastern end of downtown including the government services district.

**PROPERTY VALUE THROUGH 2057**  
Nearly \$188 million to \$254 million for 312 surrounding acres if nothing changed

**WITH LIGHT RAIL AND RELATED DEVELOPMENT?**  
More than \$495 million to nearly \$670 million, or 164 percent more

**WHICH MEANS**  
About \$177.5 million to \$240 million in new tax revenue

**POTENTIAL NEW JOBS WITHIN A QUARTER-MILE**  
More than 500

**NEW RESIDENTS**  
More than 700

**AFFORDABLE HOUSING OPPORTUNITY**  
New affordable homes built on county land on the 300 and 500 blocks of East Main as well as new affordable homes, mixed-income redevelopment and rehabilitation of existing homes at nearby Durham Housing Authority communities.

**OTHER RECOMMENDED AMENITIES**  
Half a mile of new sidewalks in addition to improved streets and sidewalks.

**BONUS BULLET**  
This development scenario would cultivate and preserve the industrial-style buildings and mix in new urban development, Refitting the industrial buildings for new uses such as artisans and maker spaces