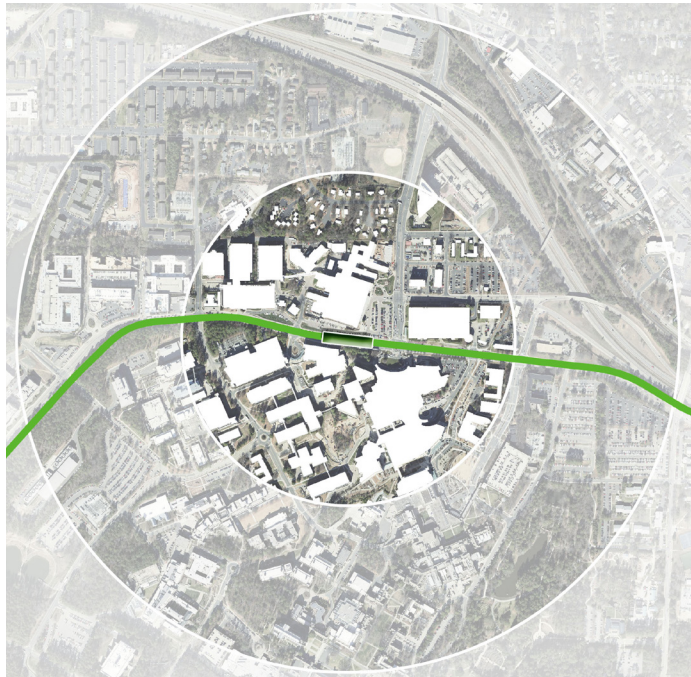


SCENARIO DUKE-VA MEDICAL CENTER



WHY THIS STATION?
It serves the major employment and medical destinations of Duke University Medical Center and VA Hospital.

PROPERTY VALUE THROUGH 2057
About \$38 million to more than \$51 million for 63 surrounding acres if nothing changed

WITH LIGHT RAIL AND RELATED DEVELOPMENT?
More than \$89 million to \$120 million, or 134 percent more

WHICH MEANS
About \$11 million to nearly \$15 million in new tax revenue

POTENTIAL NEW JOBS WITHIN A QUARTER-MILE
0, not including jobs at Duke University or the medical centers.

NEW RESIDENTS
0

AFFORDABLE HOUSING OPPORTUNITY
Potential for a partnership with the university in addition to land banking for future affordable homes.

OTHER RECOMMENDED AMENITIES
Almost a mile of new paths that could connect to existing green space and provide new connections as a part of a potential redevelopment of Central Campus.

BONUS BULLET
Duke could transform employee parking lots plus several blocks of aged apartment buildings on Central Campus in any number of ways including into research, housing, academic purposes or a more comprehensive urban village that integrates university and private buildings.