



SCENARIO DURHAM STATION & BLACKWELL/MANGUM



WHY THESE STATIONS?

They serve central downtown, with one at the Durham Transportation Station providing GoDurham and GoTriangle bus connections and the other at the main north/south pedestrian spine and core of the downtown Durham business district.

PROPERTY VALUE THROUGH 2057

About \$338 million to more than \$457 million for 309 surrounding acres if nothing changed

WITH LIGHT RAIL AND RELATED DEVELOPMENT?

More than \$654 million to nearly \$886 million, or 93 percent more

WHICH MEANS

More than \$241 million to \$326 million in new tax revenue

POTENTIAL NEW JOBS WITHIN A QUARTER-MILE

Nearly 1,300

NEW RESIDENTS

More than 2,100

AFFORDABLE HOUSING OPPORTUNITY

New affordable homes built on city land next to Durham Station and on the old police head quarters site as well as new affordable homes, mixed-income redevelopment and rehabilitation of existing homes at nearby Durham Housing Authority communities.

OTHER RECOMMENDED AMENITIES

Improved streets and sidewalks with new development as well as new public spaces near the Blackwell-Mangum station and along the Durham Belt Line.

BONUS BULLET

City-owned parking lots along Ramseur Street offer an opportunity for infill redevelopment to draw activity to the north side of the railroad tracks and provide an opportunity to create a walkable environment along the north side of the street.