



## SCENARIO **GATEWAY**



### **WHY THIS STATION?**

Gateway capitalizes on an important regional location ideally situated for redevelopment that includes a large employment and mixed-use suburban center and for reinventing Eastowne within the station area.

### **PROPERTY VALUE THROUGH 2057**

\$40 million to about \$54 million for 242 surrounding acres if nothing changed

### **WITH LIGHT RAIL AND RELATED DEVELOPMENT?**

\$229 million to nearly \$310 million, or 473 percent more

### **WHICH MEANS**

More than \$70 million to \$95 million in new tax revenue

### **POTENTIAL NEW JOBS WITHIN A QUARTER-MILE**

More than 6,500

### **NEW RESIDENTS**

Nearly 2,400

### **AFFORDABLE HOUSING OPPORTUNITY**

Potential for a partnership with developers to build affordable homes and land bank for future affordable homes.

### **OTHER RECOMMENDED AMENITIES**

4 miles of new sidewalks, 2 miles of new streets and a mile of new paths, including a bike and pedestrian connection to Eastowne. This connection is an opportunity to enhance the walkable, transit-supportive campus that UNC Health Care is planning at Eastowne. By making this connection, the influence of the light-rail station would extend to Eastowne, increasing its potential for private economic development in addition to buildings for UNC Health Care.

### **BONUS BULLET**

Gateway provides the opportunity to attract corporate office tenants to a creative environment that incorporates community amenities that include parks, plazas and greenway trails. Expanded bicycle and pedestrian facilities would allow residents south of Old Durham-Chapel Hill Road to walk into the station area to enjoy new options for dining, shopping and neighborhood services.