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.

Want more information? Please see gotriangle.org/tod/guidebook