



SCENARIO LASALLE STREET



WHY THIS STATION?
It would serve some newer urban development constructed along Erwin Road while increasing access to a range of multifamily homes to the west and Duke University's main academic campus to the east.

PROPERTY VALUE THROUGH 2057
About \$156.5 million to nearly \$212 million for 337 surrounding acres if nothing changed

WITH LIGHT RAIL AND RELATED DEVELOPMENT?
About \$330 million to more than \$445 million, or 111 percent more

WHICH MEANS
More than \$46 million to \$62.5 million in new tax revenue

POTENTIAL NEW JOBS WITHIN A QUARTER-MILE
About 10 , not including jobs at Duke University

NEW RESIDENTS
Nearly 1,600

AFFORDABLE HOUSING OPPORTUNITY
Give incentives to landlords to conserve existing affordably priced apartments.

OTHER RECOMMENDED AMENITIES
8.5 miles of new sidewalks, more than 4 miles of new streets and more than 2 miles of new paths providing better connections within the station area as well as to bike and pedestrian improvements planned by the City of Durham along Morreene Road.

BONUS BULLET
The area provides some opportunities for infill development that adds urban amenities within reach of transit while providing transitions in building size to nearby neighborhoods.