



SCENARIO MLK JR. PARKWAY



- WHY THIS STATION?**
This station will unlock the transformative potential for an aging suburban area with possibilities for strengthening connections to nearby residential areas.
- PROPERTY VALUE THROUGH 2057**
About \$117 million to more than \$158 million for 419 surrounding acres if nothing changed
- WITH LIGHT RAIL AND RELATED DEVELOPMENT?**
More than \$512 million to \$693 million, or 338 percent more
- WHICH MEANS**
From \$76 million to more than \$102 million in new property tax revenue
- POTENTIAL NEW JOBS WITHIN A QUARTER-MILE**
Nearly 4,500
- NEW RESIDENTS**
More than 6,400
- OTHER RECOMMENDED AMENITIES**
5 miles of new sidewalks, 2.5 miles of new streets and more than 2 miles of new paths. The future path network will provide connections to the south along University Drive providing safe and convenient options for people to better access the station area from the Blue Cross Blue Shield offices and surrounding neighborhoods
- BONUS BULLET**
This station area could have a walkable neighborhood core with an intentional variety of activities that retains the diverse mix of local businesses and provides opportunities for new types of businesses such as co-working spaces.