



## SCENARIO NINTH STREET



**WHY THIS STATION?**  
It serves a historic and evolving mixed-use neighborhood center west of downtown Durham and provides access to neighborhoods to the north and potential redevelopment of Duke's Central Campus.

**PROPERTY VALUE THROUGH 2057**  
163 million to \$220.5 million for 416 surrounding acres if nothing changed

**WITH LIGHT RAIL AND RELATED DEVELOPMENT?**  
More than \$434 million to \$587 million, or 166 percent more

**WHICH MEANS**  
Nearly \$86 million to \$116 million in new tax revenue

**POTENTIAL NEW JOBS WITHIN A QUARTER-MILE**  
Almost 4,300

**NEW RESIDENTS**  
More than 4,700

**AFFORDABLE HOUSING OPPORTUNITY**  
Potential for a partnership with the university in addition to land banking for future affordable homes.

**OTHER RECOMMENDED AMENITIES**  
A mile of new sidewalks, a half mile of new streets and a mile of new paths, in addition to improved streets and sidewalks.

**BONUS BULLET**  
The scenario would preserve the historic fabric and neighborhood identity of Ninth Street, while allowing new opportunities for people to live and work nearby.