



SCENARIO PATTERSON PLACE



WHY THIS STATION?
Patterson Place capitalizes on opportunities for transformation of the existing shopping center into a conveniently located and walkable suburban center with a range of employment, housing and commercial uses.

PROPERTY VALUE THROUGH 2057
About \$126 million to more than \$170 million for 721 surrounding acres if nothing changed

WITH LIGHT RAIL AND RELATED DEVELOPMENT?
374 million to \$506 million, or 197 percent more

WHICH MEANS
\$101 million to more than \$136 million in new tax revenue

POTENTIAL NEW JOBS WITHIN A QUARTER-MILE
Almost 5,700

NEW RESIDENTS
Nearly 3,700

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

OTHER RECOMMENDED AMENITIES
More than 6 miles of new sidewalks, 3 miles of new streets and 2 miles of new paths, including a new complete street bridge over I-40 between Patterson Place and Gateway.

BONUS BULLET
This station area could be the perfect example of a suburban retrofit, reconfiguring retail and surface parking into a bustling center of commerce and family-oriented entertainment with the potential to draw a new major employer and a range of housing types.