

*“The United States is losing a staggering 2 million acres of land a year to haphazard, sprawling development.”*

**Higher-Density Development:**

# MYTH vs FACT

## Environmental Effects

### MYTH

*Higher-density development is environmentally more destructive than lower-density development.*

### FACTS

- Low-density development destroys natural areas by paving and urbanizing greater swaths of land.
- High-density development offers the best solution to managing growth and protecting clean air and water.

 **Urban Land Nashville  
Institute**

# MYTH vs FACT

## Environmental Effects

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*“Placing new development into already urbanized areas that are equipped with all the basic infrastructure like utility lines, police and fire protection, schools and shops eliminates the financial and environmental costs of stretching those services farther and farther out from the core community.”*

***Higher-Density Development: Myth and Fact*** examines widespread misconceptions related to higher-density development and seeks to dispel them with relevant facts and information.

### **ULI Nashville Civic Leadership Forum Mission Statement:**

To provide elected officials with valuable information for the decisions they make on complex issues that affect our city's development and growth. Participants will gain a deeper understanding of their role in shaping the built environment and learn tools, strategies and talking points to make the best decisions for their constituents, the city and its future.



### **High-Density Housing Series**

- 1. Public Services & Infrastructure
- 2. Property Value
- 3. Traffic & Parking
- 4. Crime Rate
- 5. Environmental Effects
- 6. Attractive Development
- 7. Suburban Preference
- 8. Income Groups

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