

“Although residents of low-density single-family communities tend to have two or more cars per household, residents of high-density apartments and condominiums tend to have only one car per household.”

Higher-Density Development:

MYTH vs FACT

Traffic & Parking

MYTH

Higher-density development creates more regional traffic congestion and parking problems than low-density developments.

FACTS

- Less traffic is generated per unit with higher-density development than low-density development.
- Walking and public transit are more feasible.
- Opportunities for shared parking are created.
- Public transit experiences higher ridership and a greater return on investment.

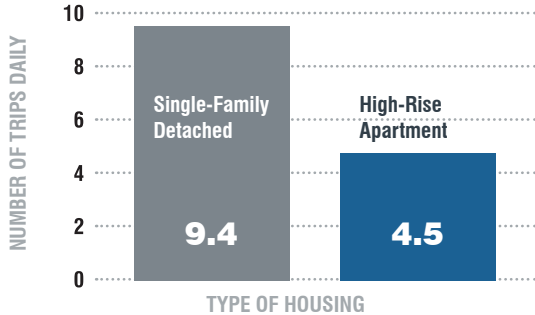


MYTH vs FACT

Traffic & Parking



Average Daily Car Trips Per Unit



Source: Institute of Transportation Engineers, *Trip Generation Manual*, 10th edition, vol. 2 (Washington, D.C.: Author, 2017).

“Mixed-use neighborhoods make it easier for people to park their car in one place and accomplish several tasks, which not only reduces the number of car trips required but also reduces overall parking needs for the 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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