

FOR IMMEDIATE RELEASE: April 22, 2013

New analysis of Nashville area development reveals opportunity for public savings

Preview of national report hits home for Tennessee taxpayers

CONTACT: Craig Chester, 202-215-8858, cchester@smartgrowthamerica.org

Nashville, TN – New analysis unveiled today reveals that Tennessee taxpayers could save money by using smarter development strategies.

William Fulton, Vice President of Policy Development and Implementation for Smart Growth America, unveiled the findings as part of his presentation for the Nashville Next speaker series.

Smart Growth America examined the relative fiscal costs and benefits of three development scenarios in Nashville-Davidson County; The Gulch, a smart growth oriented development project; Lennox Village, a New Urbanist-style development in a 'greenfield' location; and Bradford Hills, a conventional suburban residential subdivision outside of the city. The study focused on the financial cost of providing ongoing city services to the residential component of each project, including police, ambulance and fire service costs as well as the overall impact to the County's general fund. Upfront infrastructure cost was not included in the analysis.

"What this study demonstrates is how smart growth strategies can help Nashville save money while also helping to create strong, productive communities," said Bridget Jones, Executive Director of Cumberland Region Tomorrow. "By encouraging development in the places where infrastructure already exists, Nashville can eliminate funding for redundant capacity and make the most of existing services. "

"Embracing smart growth strategies is a tremendous opportunity for cities across the country," said Fulton. "Choosing financially responsible development patterns will be a crucial component of their future fiscal health and overall economic success."

The analysis examined three financial factors: cost, revenue and surplus. On a per-unit basis, the New Urbanist-style Lennox Village had the lowest cost to provide ongoing public services. At \$1,300 per unit, providing services to Lennox Village cost almost 20 percent less than the conventional suburban Bradford Hills, at \$1,600 per unit. The per-unit cost for The Gulch, the smart growth project was \$1,400 or 13 percent less than the cost of serving Bradford Hills.

The Gulch project provided Nashville-Davidson County with the most revenue to the county's general fund in the form of property tax and sales tax likely to be generated by the project's residents. At \$3,370 per unit, the revenue for The Gulch was more than double that of Bradford Hills (\$1,620/unit) and two-and-a-half times as much as Lennox Village (\$1,340/unit).

The Gulch project also provided the greatest surplus of the three scenarios, generating \$115,720 per acre in net revenue—almost 1,150 times the net revenue generated by Bradford Hills (\$100) and 148 times the net revenue of Lennox Village (\$780).

The Nashville findings released today will be included in a forthcoming report, *Building Better Budgets: A National Examination of the Fiscal benefits of Smart Growth Developments* due later this month from Smart Growth America. The report includes local studies from 13 cities in 12 states that compare different development scenarios. The report will include first-of-its-kind national conclusions about the cost savings of smart growth strategies.

Smart Growth America is the only national organization dedicated to researching, advocating for and leading coalitions to bring smart growth practices to more communities nationwide. From providing more sidewalks to ensuring more homes are built near public transportation or that productive farms remain a part of our communities, smart growth helps make sure people across the nation can live in great neighborhoods. For additional information visit www.smartgrowthamerica.org.

#