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Smart Growth Essentials



Creating Equitable, Healthy, and Sustainable Communities: Strategies for Advancing Smart Growth, Environmental Justice, and Equitable Development (EPA, 2013): This publication offers low-income, minority, tribal, and overburdened communities strategies to shape development that responds to their needs and reflects their values. Community-based organizations, local and regional decision-makers, developers, and others can use these strategies to build healthy, sustainable, and inclusive communities. EPA 231-K-10-005. www.epa.gov/smartgrowth/creating-equitable-healthy-and-sustainable-communities



Our Built and Natural Environments: A Technical Review of the Interactions Between Land Use, Transportation, and Environmental Quality (2nd Edition) (EPA, 2013): This update of the 2001 publication examines how development patterns affect the environment and human health and provides evidence that certain kinds of land use and transportation strategies can reduce development impacts. EPA 231-K-13-001. www.epa.gov/smartgrowth/our-built-and-natural-environments



This Is Smart Growth (International City/County Management Association and Smart Growth Network, 2006): This publication illustrates how communities can turn their values, visions, and aspirations into reality, using smart growth techniques to improve development. It features 40 places around the country, from cities to suburbs to small towns to rural areas, that have found success by implementing smart growth principles. EPA 231-K-06-002. www.epa.gov/smartgrowth/smart-growth-publication

Así es el Desarrollo Inteligente (Spanish translation): www.epa.gov/smartgrowth/asi-es-el-desarrollo-inteligente



Getting to Smart Growth: 100 Policies for Implementation (International City/County Management Association and Smart Growth Network, 2002): Featuring 100 distinct and real-world-tested approaches, the report identifies 10 policies for each of the 10 smart growth principles and provides more than 60 “Practice Tips” to describe the experience of communities that have used these policies. EPA 231-R-05-001. www.epa.gov/smartgrowth/getting-smart-growth-100-policies-implementation

Cómo Alcanzar el Desarrollo Inteligente (Spanish translation):

www.epa.gov/smartgrowth/como-alcanzar-el-desarrollo-inteligente



Getting to Smart Growth II: 100 More Policies for Implementation (International City/County Management Association and Smart Growth Network, 2003): This second volume describes more concrete techniques to put the 10 smart growth principles into practice. EPA 231-R-05-002. www.epa.gov/smartgrowth/getting-smart-growth-100-policies-implementation

Cómo Alcanzar el Desarrollo Inteligente, II: 100 Políticas Adicionales Para Su Implementación (Spanish translation):

www.epa.gov/smartgrowth/como-alcanzar-el-desarrollo-inteligente



National Award for Smart Growth Achievement: (EPA, 2002-2015): Through this award, EPA recognizes communities that use the principles of smart growth to create places that respect community culture and the environment, foster economic development, and enhance quality of life and public health. Booklets with illustrated case studies of the winners are available at:

www.epa.gov/smartgrowth/national-award-smart-growth-achievement



Smart Growth Illustrated (EPA, updated 2011): It is often easier to communicate ideas about density, design, walkability, and housing and transportation choices with pictures than with words alone. Smart Growth Illustrated provides visual examples of smart growth techniques as they have been used in 20 places around the country.

www.epa.gov/smartgrowth/smart-growth-illustrated

Brownfields and Infill Development



Attracting Infill Development in Distressed Communities (EPA, 2015): This report helps economically distressed communities determine their readiness to pursue infill development and identify strategies to better position themselves to attract infill development.

www.epa.gov/smartgrowth/attracting-infill-development-distressed-communities



Equitable Redevelopment of Petroleum Brownfields for Zuni Pueblo and Other Tribal Communities (EPA, 2013): This step-by-step guide to redeveloping petroleum brownfield sites to bring new investment and opportunity to communities focuses on sites in Zuni Pueblo in New Mexico but can be useful to tribes nationwide.

www.epa.gov/smartgrowth/equitable-redevelopment-petroleum-brownfields-zuni-pueblo-and-other-tribal-communities



Residential Construction Trends in America's Metropolitan Regions: 2012 Edition (EPA, 2012): This report analyzes residential construction trends in previously developed areas to determine where infill development was taking place in 209 U.S. metropolitan regions between 2000 and 2009. The findings affirm the overall conclusions of the 2010 and 2009 reports while painting a more geographically detailed picture of infill development trends.

www.epa.gov/smartgrowth/residential-construction-trends-americas-metropolitan-regions-2012-edition



Restructuring the Commercial Strip: A Practical Guide for Planning the Revitalization of Deteriorating Strip Corridors (EPA, 2010): This guide provides help on coordinating public and private investments and essential planning and design strategies to create a multimodal transportation system and thriving neighborhoods. www.epa.gov/smartgrowth/restructuring-commercial-strip



Turning Bases Into Great Places: New Life for Closed Military Facilities (EPA, 2006): The challenges of having a military base close may seem daunting, but many communities have transformed former bases into valuable assets. This guidebook discusses creating a vision for former installations that provides housing and transportation choices, creates a mix of jobs and housing, and makes the most of natural assets. www.epa.gov/smartgrowth/turning-bases-great-places

Business and Economic Development



 **Framework for Creating a Smart Growth Economic Development Strategy: A Tool for Small Cities and Towns** (EPA, 2016): This step-by-step guide can help small towns build a place-based economic development strategy. The tool is intended for small and mid-sized cities, particularly those that have limited population growth, areas of disinvestment, and/or a struggling economy. www.epa.gov/smartgrowth/framework-creating-smart-growth-economic-development-strategy



How Small Towns and Cities Can Use Local Assets to Rebuild Their Economies (EPA, 2015): Case studies highlight small towns and cities that used their existing assets and distinctive resources to pursue economic development. The report also summarizes several tactics that communities can use to become more economically resilient. www.epa.gov/smartgrowth/how-small-towns-and-cities-can-use-local-assets-rebuild-their-economies



Smart Growth and Economic Success: Investing in Infill Development (EPA, 2014): This paper examines the challenges of infill development and how developers can overcome them, outlines demographic trends driving increasing demand for infill, and summarizes research on how reduced infrastructure costs and higher property values can earn developers a good return on their investment while protecting the environment, strengthening the economy, and improving quality of life. www.epa.gov/smartgrowth/smart-growth-and-economic-success-investing-infill-development



Smart Growth and Economic Success: Strategies for Local Governments (EPA, 2014): Smart growth strategies can help local governments build on existing assets and maximize the return on investment while helping to protect the environment and human health. This paper reviews the latest evidence of the connection between smart growth approaches and the fiscal strength of local governments to help them make decisions about where and how to grow. www.epa.gov/smartgrowth/smart-growth-and-economic-success-strategies-local-governments



Smart Growth and Economic Success: The Business Case (EPA, 2013): Many companies recognize that compact, walkable downtowns are good for business and are choosing their operating locations accordingly. This report discusses how locations with housing and transportation options, a mix of uses close together, and a high quality of life can provide economic advantages for businesses while protecting the environment. www.epa.gov/smartgrowth/smart-growth-and-economic-success-business-case



Smart Growth and Economic Success: Benefits for Real Estate Developers, Investors, Businesses, and Local Governments (EPA, 2012): This report discusses how developers, businesses, local governments, and others can reap economic advantages from compact, walkable development that provides a diversity of options. www.epa.gov/smartgrowth/smart-growth-and-economic-success-benefits-real-estate-developers-investors-business-and



Market Acceptance of Smart Growth (EPA, 2011): This study compares resale prices for single-family houses and townhouses in smart growth developments with units in conventional developments that are equivalent in terms of size, age, amenities, and location. www.epa.gov/smartgrowth/market-acceptance-smart-growth

Climate Change and Energy



District-Scale Energy Planning (EPA, 2015): This report from a project with San Francisco explored how the public sector could encourage establishing district-scale energy systems that meet local goals. It includes a four-phase process for district-scale energy planning. www.epa.gov/smartgrowth/district-scale-energy-planning



Using Smart Growth Strategies to Create More Resilient Communities in the Washington, D.C., Region (EPA, 2013): This guidebook gives local governments smart growth policy options that can help them prepare for climate change impacts while also meeting other environmental, economic, and social goals. www.epa.gov/smartgrowth/using-smart-growth-strategies-create-more-resilient-communities-washington-dc-region



 **Strategies for Sustainable Communities: A Guidebook Based on California Community Types** (EPA, 2011): This guidebook helps local governments determine what combination of greenhouse gas reduction strategies, smart growth practices, and sustainability policies are best for their type of community. www.epa.gov/smartgrowth/strategies-sustainable-communities



Iowa Climate Change Adaptation and Resilience Report (EPA, 2011): EPA and FEMA worked with state and local leaders in Iowa to figure out how the latest science on changing weather patterns due to climate change could be integrated into local and state planning efforts to prepare for and mitigate future natural disasters.

www.epa.gov/smartgrowth/iowa-climate-change-adaptation-and-resilience-report



Location Efficiency and Housing Type – Boiling it Down to BTUs (EPA, 2011): This study finds that a home’s location and access to transit are as important to reducing energy use as are energy-efficiency measures in homes and cars.

www.epa.gov/smartgrowth/location-efficiency-and-housing-type



Getting Smart About Climate Change (International City/County Management Association and Smart Growth Network, 2010): This report outlines nine strategies for successfully applying smart growth principles to climate concerns on the local and regional levels.

<http://bit.ly/1Y5Q96X>

Disaster Resilience and Recovery



Creating Safe Growth Strategies for the San Francisco Bay Area (EPA, 2015): This report discusses how to incorporate resilience to natural hazards and climate change into regional and local land use planning.

www.epa.gov/smartgrowth/creating-safe-growth-strategies-san-francisco-bay-area



 **Flood Resilience Checklist** (EPA, 2014): This checklist can help communities determine whether they are prepared for a flood. It includes overall strategies to improve flood resilience as well as specific strategies to conserve land in river corridors; protect people and property in vulnerable areas; direct development to safer areas; and manage stormwater in the watershed.

www.epa.gov/smartgrowth/flood-resilience-checklist



Reports from Assistance to Iowa Communities (EPA, 2009): These reports, from an EPA and FEMA project to help Iowa communities rebuild after floods and tornadoes, present smart growth strategies to help communities prepare for and recover from natural disasters.

www.epa.gov/smartgrowth/smart-growth-technical-assistance-iowa

Plans, Visioning, and Development Codes



 **Sustainable Design and Green Building Toolkit for Local Governments** (EPA, 2013): Local codes affect the design, construction, renovation, and operation and maintenance of a building and its immediate site. This toolkit helps local governments, the development community, and other building professionals identify and remove barriers to sustainable design and green building in their codes and permitting processes.

www.epa.gov/smartgrowth/sustainable-design-and-green-building-toolkit-local-governments



 **Essential Smart Growth Fixes for Rural Planning, Zoning, and Development Codes** (EPA, 2012): This tool provides policy options that can help rural communities strengthen their economies while preserving their character. These policies can help rural communities ensure that their development is fiscally sound, environmentally responsible, and socially equitable. Topics include fiscal impact analysis, commercial development, wastewater infrastructure, rural roads, and efficient development patterns. EPA 231-K-12-001.

www.epa.gov/smartgrowth/essential-smart-growth-fixes-communities



 **Public Involvement Plan and Toolkit for Las Cruces** (EPA, 2011): This toolkit can help communities develop strategies that invite and maintain the participation of all residents, especially ethnically diverse, low-income populations and others that have had little or no involvement in community planning and design.

www.epa.gov/smartgrowth/public-involvement-plan-and-toolkit-las-cruces



 **Essential Smart Growth Fixes for Urban and Suburban Zoning Codes** (EPA, 2009): This tool explores 11 Essential Fixes to address the most common barriers local governments face in implementing smart growth. Topics include mixed use, parking requirements, street standards, stormwater, and smart annexation policies. Actions are organized as modest adjustments, major modifications, or wholesale changes. EPA 231-K-09-003.

www.epa.gov/smartgrowth/essential-smart-growth-fixes-communities



 **Smart Growth Guidelines for Sustainable Design and Development** (EPA, 2009): These guidelines provide a starting point for communities to consider where, how, and what to develop using public investments. They help communities choose smart locations, create a sense of place, and incorporate green building and infrastructure. The guidelines support existing certification programs, such as LEED-ND and ENERGY STAR. EPA 231-K-09-004.

www.epa.gov/smartgrowth/smart-growth-guidelines-sustainable-design-and-development



 **Smart Growth Scorecards** (Collected by EPA, 2006): EPA has collected a set of sample scorecards, developed by various organizations and municipalities, to help communities assess their development policies and proposed projects. www.epa.gov/smartgrowth/smart-growth-scorecards



Best Development Practices: A Primer for Smart Growth (International City/County Management Association and Smart Growth Network, 1998): This primer describes land use practices that create attractive communities, offer more transportation choices, and protect the environment. www.epa.gov/smartgrowth/best-development-practices-primer-smart-growth

Rural Smart Growth



 **Smart Growth Self-Assessment for Rural Communities** (EPA, 2015): This tool, designed specifically for rural communities, helps villages, towns, and small cities evaluate their policies to create healthy, environmentally resilient, and economically robust places. www.epa.gov/smartgrowth/smart-growth-self-assessment-rural-communities



Putting Smart Growth to Work in Rural Communities (International City/County Management Association and Smart Growth Network, 2010): Smart growth strategies can help guide growth in rural areas while protecting natural and working lands and preserving the rural character of existing communities. EPA 231-K-10-003. www.epa.gov/smartgrowth/putting-smart-growth-work-rural-communities

School Siting



 **The Smart School Siting Tool** (EPA, 2016): This tool helps communities align school site selection with planning policies and capital investments, understand how well school siting and other community planning processes are coordinated, and compare school siting alternatives. www.epa.gov/smartgrowth/smart-school-siting-tool



Schools for Successful Communities: An Element of Smart Growth (Council of Educational Facility Planners International and EPA, 2004): Where and how schools are built will profoundly affect the environment and the communities they serve. This publication helps communities invest in schools that will give their children the best possible education, use taxpayer dollars wisely, and improve the entire community. www.epa.gov/smartgrowth/schools-successful-communities-element-smart-growth



Travel and Environmental Implications of School Siting (EPA, 2003): This study shows that school siting and design can influence traffic congestion, air pollution, school transportation budgets, and children's health. This research provides a basis for making sound school investment decisions that will lead to the high-quality schools and neighborhoods we all desire. www.epa.gov/smartgrowth/travel-and-environmental-implications-school-siting

Transportation and Air Quality



 **Smart Location Database** (EPA, 2013): This nationwide geographic data resource for measuring location efficiency makes data about built environment characteristics more easily accessible. Users can compare the location efficiency of different neighborhoods or metropolitan regions, use the tool's data for scenario planning, or use it to conduct research or develop tools. www.epa.gov/smartgrowth/smart-location-mapping



 **Access to Jobs and Workers Via Transit Tool** (EPA, 2013): This geospatial data resource and web mapping tool allows users to compare the accessibility of neighborhoods via public transit service. www.epa.gov/smartgrowth/smart-location-mapping



 **Infrastructure Financing Options for Transit-Oriented Development** (EPA, 2013): Transit-oriented development often requires significant investments in infrastructure and community facilities. This report provides an overview of existing and emerging tools and strategies for funding and financing transit-oriented infrastructure such as bike and pedestrian improvements, parks, streetscape improvements, structured parking, and utilities. www.epa.gov/smartgrowth/infrastructure-financing-options-transit-oriented-development



Guide to Sustainable Transportation Performance Measures (EPA, 2011): This guide helps transportation agencies incorporate environmental, economic, and social sustainability into decision-making through the use of performance measures. www.epa.gov/smartgrowth/guide-sustainable-transportation-performance-measures



 **Mixed-Use Trip Generation Model** (EPA, 2011): This spreadsheet tool makes it easy to estimate trips generated by a new mixed-use development to more fairly assess these projects in development review processes. www.epa.gov/smartgrowth/mixed-use-trip-generation-model



Measuring the Air Quality and Transportation Impacts of Infill Development (EPA, 2007): This report illustrates how regions can calculate the transportation and air quality benefits of infill, based on standard transportation forecasting models. The results suggest that infill development can be one of the most effective transportation and emission reduction investments regions can pursue. EPA 231-R-07-001.

www.epa.gov/smartgrowth/measuring-air-quality-and-transportation-impacts-infill-development



Parking Spaces/ Community Places: Finding the Balance Through Smart Growth Solutions (EPA, 2006): Parking policies and requirements can have a strong influence on both the built and natural environments in a community. The approaches described in this report can help communities explore new, flexible parking policies that can encourage growth and balance parking needs with other goals. EPA 231-K-06-001. www.epa.gov/smartgrowth/parking-spacescommunity-places



Pedestrian- and Transit-Friendly Design: A Primer for Smart Growth (International City/County Management Association and Smart Growth Network, 1999): This primer suggests design elements that make walking and transit use easier and more comfortable, offering illustrations of key features. www.epa.gov/smartgrowth/pedestrian-and-transit-friendly-design

Water and Green Infrastructure



Greening America's Capitals Reports (EPA, 2011-2015): Through the Greening America's Capitals Program, EPA works with state capital cities to develop an implementable vision of distinctive, environmentally friendly neighborhoods that incorporate innovative green infrastructure strategies. Reports from the projects provide helpful ideas for other places.

www.epa.gov/smartgrowth/greening-americas-capitals



Enhancing Sustainable Communities With Green Infrastructure: A Guide to Help Communities Better Manage Stormwater While Achieving Other Environmental, Public Health, Social, and Economic Benefits (EPA, 2014): Communities across the country want to protect their water quality while also getting the greatest possible benefit from every investment they make. This report aims to help local governments, water utilities, nonprofit organizations, neighborhood groups, and other stakeholders integrate green infrastructure strategies into plans that can transform their communities. EPA 100-R-14-006.

www.epa.gov/smartgrowth/enhancing-sustainable-communities-green-infrastructure



Long-term Planning for Sustainable Water and Wastewater Infrastructure in Wellpinit, Washington, for the Spokane Tribe of Indians (EPA, 2013): This report evaluated the tribe's water and wastewater needs, identified actions to improve the systems' capacity for new development, and helped ensure successful long-term operation of the infrastructure. www.epa.gov/smartgrowth/long-term-planning-sustainable-water-and-wastewater-infrastructure-wellpinit-washington

www.epa.gov/smartgrowth/long-term-planning-sustainable-water-and-wastewater-infrastructure-wellpinit-washington



 **Impervious Surface Growth Model** (EPA, 2012): This spreadsheet tool can help communities estimate and compare the likely impervious surface impacts of proposed housing and commercial development scenarios. The tool models impervious surface growth based on density of housing and jobs as well as the proposed development's location within a metropolitan region.

www.epa.gov/smartgrowth/impervious-surface-growth-model



 **Water Quality Scorecard: Incorporating Green Infrastructure Practices at the Municipal, Neighborhood, and Site Scale** (EPA, 2009): This tool can help communities in rural, suburban, and urban settings incorporate green infrastructure practices into local codes and ordinances to protect local water quality and improve both the built and natural environments. EPA 231-B-09-001.

www.epa.gov/smartgrowth/water-quality-scorecard



Smart Growth for Coastal and Waterfront Communities (NOAA, EPA, International City/County Management Association, and Rhode Island Sea Grant, 2009): Featuring 10 guidelines for development along the water, this publication highlights tools, techniques, and examples and is intended for planners, local decision-makers, developers, nonprofit groups, and others with an interest in waterfront development issues. EPA 231-K-09-001. www.epa.gov/smartgrowth/smart-growth-coastal-and-waterfront-communities

www.epa.gov/smartgrowth/smart-growth-coastal-and-waterfront-communities



Protecting Water Resources with Higher-Density Development (EPA, 2006): This study helps communities better understand the impacts of higher and lower density development on water resources. The findings indicate that low-density development may not always be best for protecting water resources. EPA 231-R-06-001.

www.epa.gov/smartgrowth/protecting-water-resources-higher-density-development



Growing Toward More Efficient Water Use: Linking Development, Infrastructure, and Drinking Water Policies (EPA, 2006): Growth affects the costs of water infrastructure, demand for water, and the efficiency of water delivery. However, water policies also influence growth. This report examines ways to accommodate growth while keeping water consumption and distribution costs down. EPA 230-R-06-001. www.epa.gov/smartgrowth/growing-toward-more-efficient-water-use

www.epa.gov/smartgrowth/growing-toward-more-efficient-water-use



Using Smart Growth Techniques as Stormwater Best Management Practices (EPA, 2005): To comply with the Clean Water Act, more than 6,000 communities are developing municipal stormwater permitting programs. This publication reviews nine smart growth techniques that can prevent or manage stormwater runoff to help communities encourage smarter growth and meet regulatory requirements.

www.epa.gov/smartgrowth/using-smart-growth-techniques-stormwater-best-management-practices



Protecting Water Resources with Smart Growth (EPA, 2004): This publication compiles 75 policies to help communities, local governments, and state and regional planners who are already familiar with smart growth and are seeking ideas on how to protect their water resources. These policies improve communities while protecting water quality. EPA 231-R-04-002.

www.epa.gov/smartgrowth/protecting-water-resources-smart-growth

Miscellaneous



Smart Growth Implementation Assistance (SGIA) Reports (EPA, 2005-2015): The SGIA program helps communities find solutions to a wide variety of development-related challenges such as disaster resilience, climate adaptation, stormwater management, corridor revitalization, and affordable housing. The reports from completed projects can give other communities models and tools to help improve development.

www.epa.gov/smartgrowth/smart-growth-implementation-assistance-project-summaries



Creating Great Neighborhoods: Density in Your Community (Local Government Commission, EPA, and National Association of Realtors, 2003): This publication highlights successful community-led efforts to create vibrant neighborhoods through density and introduces five time-tested design principles to ensure that density improves the community.

www.epa.gov/smartgrowth/creating-great-neighborhoods-density-your-community



Affordable Housing and Smart Growth: Making the Connection (National Neighborhood Coalition and Smart Growth Network, 2001): This report provides case studies of smart growth approaches that can make more affordable housing available. Public, private, and nonprofit entities can consider these approaches to create more affordable housing in their communities.

www.epa.gov/smartgrowth/affordable-housing-and-smart-growth-making-connection

To get announcements about new EPA smart growth publications, technical assistance, and other news, please sign up for EPA's smart growth listserv by going to www.epa.gov/smartgrowth or by sending an email to smart_growth_list_serve-subscribe@lists.epa.gov.



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