

Appendix 2
Smart Growth Principles



Smart Growth

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<http://www.epa.gov/dced/case.htm>
Last updated on Tuesday, October 30, 2012

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Smart Growth Illustrated

Smart growth is all about how we build our communities. It is often easier to communicate ideas about density, design, walkability, and housing and transportation choice with pictures than with words alone. Smart Growth Illustrated does just that -- provides visual examples of smart growth techniques as they have been used in different places. Although every example illustrates several smart growth principles, each was chosen to illustrate one specific principle. In aggregate, these case studies effectively illustrate the 10 smart growth principles as they have been used in 20 communities around the country. [EPA Smart Growth award winners](#) offer more examples of how to use smart growth principles to improve your community.

Smart Growth Principle	Case Study
Mix Land Uses	Eighth and Pearl, Boulder, CO Legacy Town Center, Plano, TX
Take Advantage of Compact Building Design	Belmont Dairy, Portland, OR Highlands' Garden Village, Denver, CO
Create a Range of Housing Opportunities and Choices	Hismen Hin-Nu Terrace, Oakland, CA Benedict Commons, Aspen, CO
Create Walkable Neighborhoods	Northwest Landing, DuPont, WA Bethesda Row, Bethesda, MD
Foster Distinctive, Attractive Communities with a Strong Sense of Place	The Can Company, Baltimore, MD Downtown Brea, Brea, CA
Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas	Abacoa, Jupiter, FL East Lake Commons, Decatur, GA
Strengthen and Direct Development Towards Existing Communities	Mizner Park, Boca Raton, FL Uptown District, San Diego, CA
Provide a Variety of Transportation Choices	King Farm, Rockville, MD The Crossings, Mountain View, CA
Make Development Decisions Predictable, Fair, and Cost Effective	Green Tape Program, Silver Spring, MD Compact Development Endorsement Program, San Francisco, CA
Encourage Community and Stakeholder Collaboration in Development Decisions	Barrio Logan, San Diego, CA East Russell, Louisville, KY



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Smart Growth Illustrated

Eighth & Pearl, Boulder, Colorado

The Eighth and Pearl development in Boulder, Colorado, supports retail, second-story offices, and residential townhouses on the roughly half-acre site of a former gas station. This project exemplifies the potential for successful mixed-use projects on small parcels. Nestled between the pre-World War II Main Street district and adjacent historic residential buildings, the 18,300-square-foot development, designed by Wolff Lyon Architects, was part of a larger city effort to promote mixed-use development that provides a balanced growth pattern.

Because it is such a desirable place to live, Boulder has faced intense economic growth in recent years. In response to this growth pressure, it has been trying to better balance jobs and housing and give residents a wider range of housing options to reduce congestion caused by workers commuting into the city. Eighth & Pearl helps the city meet these goals while maintaining the character of adjacent neighborhoods.

This project serves as a model for future mixed-use projects in the Boulder area. The city rezoned the Eighth & Pearl site from commercial only to mixed uses, which allowed the developer to build at a higher density. This zoning change provides an incentive that may make other developers in Boulder consider mixed-use projects rather than traditional condominium or retail developments. The city also relaxed parking requirements, which let Wolff Lyon reduce asphalt use and design a more pedestrian-friendly environment. The site's design includes 28 underground and 11 surface parking spaces, compact building design, and appealing courtyards for sitting, reading, and conversing. The ground-level shops have large display windows and walkways that engage pedestrians, while second-story offices open onto a rooftop courtyard.

When completed in 1999, the project's commercial rents were approximately two-thirds of typical rates in the nearby Pearl Street Mall, thus providing an affordable alternative for small, local businesses forced out of higher rent shopping areas. The development at Eighth and Pearl won a



Wide sidewalks and plenty of window space invite passing pedestrians to shop.

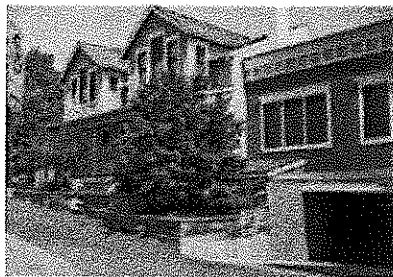
[Larger Picture](#)

SMART GROWTH PRINCIPLES EIGHTH AND PEARL	
#1 Mix Land Uses	★
#2 Compact Building Design	✓
#3 Range of Housing Choices	✓
#4 Walkable Neighborhoods	✓
#5 Distinctive and Attractive Places	✓
#6 Preserve Open Spaces and Farmland	-
#7 Development in Existing Communities	✓
#8 Transportation Choices	-
#9 Predictable and Fair Decision Making	✓
#10 Community and Stakeholder Participation	-

KEY	
★	Principle highlighted by case study

Congress for the New Urbanism Charter Award in 2001.

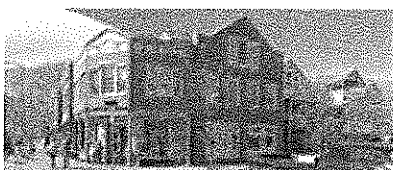
✓	Other principles illustrated
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By placing parking spots underground, the developer was able to provide more homes and a wider variety of uses on this small lot.
[Larger Picture](#)



This inner courtyard is located above the parking structure. It provides semi-private open space for residents and office workers.
[Larger Picture](#)



The stores and offices face the primary street. This buffers the homes in back from the street noise. The mix of development creates a smooth transition from a commercial street to residential side street.
[Larger Picture](#)

[List of all case studies](#) | [Next case study](#)