

CERTIFIED. GREEN. NEWPARK.

Certified

LEED-ND (Leadership in Environmental & Energy Design – Neighborhood Development) is a land development rating system developed by a joint venture of the world's leading organizations for environmental improvement: US Green Building Council, Natural Resources Defense Council and Congress for New Urbanism. Thousands of the world's most respected government, private sector, and environmental entities are member organizations of these groups including the EPA, Sierra Club, Harvard University, Boston City, etc. LEED and LEED-ND certifications are objective, universally respected, third party ratings.

Newpark is Utah's first and only LEED-ND certified green land development. It is a model for future growth patterns essential to fighting climate change.

LEED-ND may be the most difficult LEED designation to achieve. As of September 25, 2009, there were 3,316 LEED certified buildings, but only 39 LEED-ND certified land developments worldwide, only 23 of which have exceeded Newpark's LEED Silver certification.

Green

Location	Mixed Housing Types	High Density	Downcast Lighting
Walkability	Grey Water Line	Minimized Set Backs	Open Space Preservation
Public Recreation	Traffic Mitigation	Efficient Green Space	Wetlands Preservation
Bike Parking	Affordable Housing	Endangered Species	Energy Efficient Buildings
Public Transit	Mixed Uses	Low Speed Limits	Pedestrian Interstate
Mini-parks And Trails	Heat Island Control	Minimized Water Use	Underpass
Pollution cleaning detention basins	Shuttles	Leed Buildings	
	Dispersed Parking	Sun Calendar	

Newpark

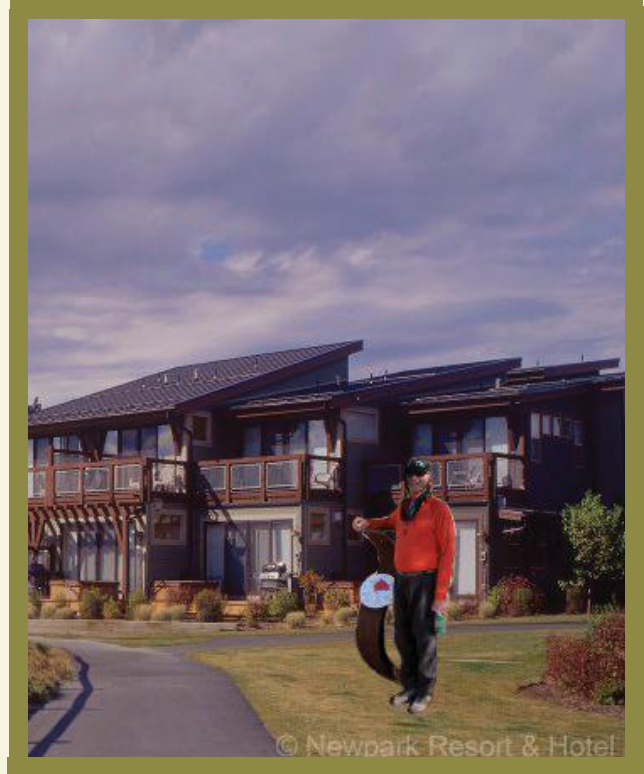
Park City's Newpark exists because of visionary Summit County leaders, environmentally astute area citizens, and Park City Transit's cooperation. Newpark is a new live, work, play neighborhood that uniquely mixes ski-resort living with urban amenities and services. With its LEED-ND certification, Newpark stands as a model for responsible and environmentally sensitive land development everywhere.

LOCATION.

SIGN HIGHLIGHTS

Newpark is located adjacent to pre-existing development allowing it to:

- [] Minimize New Roads
- [] Minimize Utility Infrastructure
- [] Reduce Travel Times
- [] Reduce Traffic Impacts

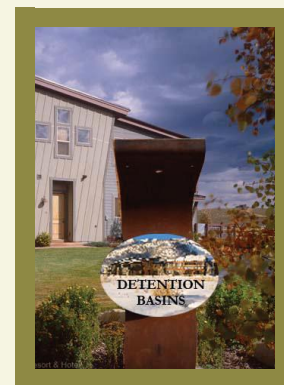


Why it Matters?

Newpark is located adjacent to pre-existing development allowing it to minimize new roads, utility infrastructure, travel times, and traffic impacts. A pre-requisite for any LEED-ND certification calls for the new development, or re-development to be located adjacent to existing developed ground. Much of today's sprawl results from 'Wilding'. Wilding occurs when new private and public sector development locates in outlying locations where ground is cheap and there are no or few neighbors to oppose the plans. Such locations often result in: low density planning; large open space consumption; unnecessary traffic; expensive new road and utility infrastructure. Often the developments are visited for a single purpose office, residential, institutional, recreational, restaurant, or retail buildings. Newpark's location facilitates multi-purpose, walkable, or very short drive, trips including all these functions.

When coupled with other LEED-ND encouraged elements appropriate locations allow: reduced parking due to staggered time of day parking peaks; compact infrastructure; dense development patterns necessary for public transit; open space preservation; reduced energy needs; reduced pollution; reduced landscape irrigation needs; etc. A Newark visitor can achieve most of his/her needs on foot.

SIGNAGE.



PROPOSED SIGNS

0. WELCOME – to Newport, Utah’s First and Only LEED-ND Certified Development . . . building on our region’s green tradition
1. LOCATION – Newport is located adjacent to pre-existing development allowing it to minimize new roads, utility infrastructure, travel times, and traffic impacts
2. OPEN SPACE – Newport dedicated 257 acres of open space to Swaner Preserve. This land will be preserved in perpetuity for the well-being of local ecological communities and people who appreciate their beauty and recreational opportunities.
3. WATER – Newport’s water consumption is perhaps 50% lower than normal due to reduced landscaping requirements. Lawn areas have been limited to heavily used trailside parks and Newport Amphitheatre. Plantings are largely drip irrigated.
4. DENSITY – Newport is a dense project, with 1,025,000 square feet of development built or planned within 35 acres. Density, seen by the uninformed as the enemy of the environment, is widely recognized as essential to sustainable growth by leading thinkers. “If everyone has a cabin in the woods, there will be no woods left”.
5. MIXED USES – Newport houses many types of uses: shops; retail; restaurants; public recreation; a hotel; second homes; Class A offices; family entertainment/bowling; nature museum; sun calendar; public amphitheatre; bank; affordable housing; workforce dormitory (coming).
 - Office and bank daytime parking is used for recreation and retail on weekends and at night
 - Single car trips can serve for shopping, work, and recreation needs reducing regional traffic
 - Residents can walk to all needs
 - Sidewalks make it safe and enjoyable to walk between use types
6. ENERGY EFFICIENT HOMES – Newport’s residences generally share walls, floors, or ceilings with neighboring residences, dramatically reducing their heating and cooling energy demands.
7. WALKABILITY - Sidewalks, slower speed limits, cross walks, and benches encourage walking. Newport buildings all include sidewalk frontage entries and limited distances between entry doors to energize streets and make them strolling friendly. On-site and neighboring uses provide 99% of peoples’ needs within walking distance. Newport’s structured parking and layout limit the distance between parking and end uses, enhancing walking practicality.
8. PUBLIC TRANSIT –Summit County and Park City public transit serves Newport with 80+ stops per day, reducing needs to drive. Newport’s density exceeds the 6 units/acre commonly thought essential for economic public transit. Newport’s bus stop include shelters with lights and benches, and a transit public restroom.
9. TRAFFIC – Newport’s mixed uses allow single car or walk trips to serve multiple needs, thus reducing traffic. Newport provided Summit County with the ground needed to build the frontage road south of I-80, thereby eliminating a bottleneck on adjacent highway 224.
10. SET BACKS – Summit County and Newport worked together to achieve a development plan that eliminated most building setback requirements. Such requirements increase land consumption and water irrigation requirements.
11. LEED BUILDINGS – Swaner Eco Center is one of just 3- buildings worldwide to achieve LEED-Platinum certification. Newport donated the Swaner Eco Center building site valued at \$1,800,000, enhancing regional environmental education resources.
12. LEED BUILDINGS – Best Buy
13. DETENTION BASINS – Detention basins are required wherever new buildings, roads and parking lots reduce rain and snow absorption into the ground. They slow down the resulting run off water to reduce the risk of downstream flooding. Newport’s detention basins include plantings that clean up the run off from Newport, as well as much of Kimball junction, before releasing it back into the East Canyon drainage. These plantings also provide wildlife habitat for area birds and insects.
14. PUBLIC RECREATION – Newport and Summit County cooperated on a density creation program that provided the Snyderville Recreation District Field House land free of charge.
15. AFFORDABLE HOUSING – Newport is one of just Summit County developments that built rent controlled affordable housing on site, enhancing neighborhood diversity. Many Newport Studios residents work within walking distance of their homes.
16. HEAT ISLAND CONTROL – Large asphalt areas generate ‘heat islands’ that increase and sustain the temperature of the local microclimate. Newport reduced its heat island impact by placing over 50% of its parking under cover or in garages.
17. UNDERPASS – Newport created an I-80 underpass to facilitate community connectedness, increase walking and decrease traffic.
18. SUN CALENDAR – Newport’s Sun calendar is perhaps the world’s most intuitive. Sun Calendar disks tell visitors the time and date, helping us understand our relationship to nature.
19. MINI-PARKS AND TRAILS – All Newport residences are within walking distance of neighborhood parks and trail access. This trail provides access by foot or bike to Park City and nearby mountain trails.
20. BIKE PARKING – Convenient bike parking increases bike usage and reduces driving.
21. GREY WATER LINE – Newport signed an easement allowing Snyderville Water Reclamation District to install a regional grey water recirculation pipe within Newport
22. WETLANDS PRESERVATION – Newport preserved over 95% of its wetlands and built manmade wetlands to provide 150% mitigation for disturbed wetlands.
23. ENDANGERED SPECIES – No endangered species live within Newport or its dedicated open space.
24. DOWNCAST LIGHTING – All Newport exterior lights shield the majority of their illumination from the night sky. This facilitates night sky star gazing.
25. SHUTTLES - Newport Owners Association supplements public transportation with free skier/boarder van service
26. OPEN SPACE MAINTENANCE - Newport has set up a conservation management program with Swaner ECO CENTER to assure appropriate natural resource management.
27. OPEN SPACE PRESERVATION MODEL - Newport demonstrates the least expensive way to preserve open space compressing its 293 acres of building density onto just 36 developed acres. Common, open space consumptive, development patterns would have consumed the mile wide mountain face north of I-80 as well as 70 acres of Swaner Nature Preserve east of Newport. The public saved, perhaps, \$20,000,000 in open space bonding taxes using this planning methodology.
28. MIXED HOUSING TYPES - Newport mixed housing types, breaking with the monotony of homogeneous neighborhoods. – Affordable housing, dormitories, luxury stacked flats and townhomes, and luxurious hotel suites provide housing variety. This mix enhances neighborhood vibrancy.
29. DISPERSED PARKING - Newport has widely dispersed covered, garage, on street, and side/rear of building parking spaces, minimizing large lots and reducing heat island impacts. It built one bike rack space for every ten parking spaces.
30. SPEED LIMITS - 10 mph speed limits make walking safer.

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