

Newpark. Certified. Green.

Newpark has been recognized as a model for future growth by nationally, highly respected, environmental leaders. The following summary provides background regarding Newpark's LEED-ND Silver Certification. Visit <http://newparktowncenter.com/green.html> to find extensive information about LEED-ND and Newpark.

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The following information is organized for content in a system of signs spread throughout Newpark Town Center located adjacent to various "Green" Newpark features.

There will a major sign with LEED-ND Silver USGBC placard including the following text.

Newpark. Certified. Green.

In October, 2009, building on our region's green traditions, Newpark became Utah's first green certified (United States Green Building Council (USGBC) land development (LEED-ND) with only 23 land developments worldwide ranked above its LEED-ND Silver rating at that time. Newpark happened through cooperative visionary support of Summit County leaders and citizens, Park City Transit, and Newpark's owners.

The LEED for Neighborhood Development Rating System integrates the principles of smart growth, urbanism and green building into the first national system for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high levels of environmentally responsible, sustainable development. LEED for Neighborhood Development is a collaboration among **USGBC, Congress for the New Urbanism, and the Natural Resources Defense Council**. Thousands of the world's most respected government, private, educational, and environmental entities are members of these groups.

Smart land development patterns are a crucial factor in reducing new buildings' traffic, water, energy, and open space impacts. Look for the 30 signs throughout Newpark to learn why Newpark achieved LEED-ND recognition.

Signs placed throughout Newpark will explain many of its LEED-ND critical features

Appropriate Location

Newpark is located adjacent to pre-existing development allowing it to minimize new roads, utility infrastructure, travel times, and traffic impacts.

New development often occurs away from existing development because there are no neighbors to fight such locations and the land is less costly. Public approvals of detached outlying new development, whether for private or public uses, promotes sprawl, consumes open space, causes unnecessary traffic, undermines public transit efficiency, and necessitates new infrastructure.

Open Space

Newpark dedicated 257 acres of the adjacent Utah State University Swaner Preserve's 1,100+ open space acres, perpetually preserving it at no cost to tax payers. LEED-ND criteria reward these open space preservations because they are part of a regional plan, minimizing disjointed, smaller dedications. These acreage donations were made possible by Newpark's new urbanism high density planning. The public-private collaborative planning facilitated superior environmental patterns and eliminated public spending to buy open space.

This land will be preserved in perpetuity for the well-being of local ecological communities and enhancing the region's beauty and trail opportunities.

Open Space Preservation Model

Newpark demonstrates that the least expensive way to preserve open space is through visionary planning. Newpark compressed 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 Newpark. The public saved, perhaps, \$20,000,000 in open space bonding taxes using this planning methodology.

Water Efficiency and Usable Green Space

Newpark's water consumption is perhaps 50% lower than area averages due to reduced landscaping requirements. Lawn areas have been limited to heavily used trailside parks and Newpark Amphitheatre. Plantings are largely drip irrigated. Preserved open spaces provide green relief without any manmade irrigation. By concentrating lawn areas in larger, more usable configurations, irrigation water provides greater benefits than typical subdivision lawns.

Density

Newpark is a dense project, with 1,025,000 square feet of development built or planned within 35 acres. Density, seen by some 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".

Mixed Uses – Traffic and Multi-function car trips

Newpark 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; luxury hotel rooms; and open market rental housing (coming). Single car trips can serve for shopping, work, and recreation needs reducing regional traffic; hence Newpark's slogan – live, work, play, shop, dine, stay.

Mixed Uses - Walkability

Residents and visitors can walk to 99% of daily needs within Newpark or proximate, pre-existing development. Upon build-out, public and private resources will have provided sidewalks and pedestrian crosswalks at all locations where needed. Interior speed limits will encourage a pedestrian priority environment, further encouraging walking.

Newpark buildings all include sidewalk frontage entries and limited distances between entry doors to energize streets and make them strolling friendly.

Mixed Uses - Parking

Office and bank daytime parking is used for amphitheater-concerts and retail visitors at night and on weekends. Basin Recreation's public field house parking needs peak at night and on weekends, when office parking lots are vacant.

By careful use positioning to achieve opposite peak parking uses, Newpark has reduced land consumption with asphalt. Most Newpark parking serves more than one use over the course of a week.

Energy Efficient Building through Shaping and Shared Surfaces

Alternative energy use is exemplified by the LEED-Platinum Swaner Eco Center; however, energy conservation is mostly achieved at Newpark through buildings' shapes and placements. Newpark's residences generally share walls, floors, or ceilings with neighboring residences, dramatically reducing their heating and cooling energy demands. Square footages achieved with octopus shaped buildings have much higher heating and cooling loads than boxier buildings.

Careful planning can achieve architectural interest through juxta-positioning building footprints, also allowing both public and private outside spaces.

Public Transit

Summit County and Park City public transit were essential to Newpark’s LEED-ND certification. Public transit serves Newpark with dozens of stops per day, reducing needs to drive and reducing residents’ car ownership needs. Newpark’s density exceeds the six units/acre commonly thought essential for economic public transit. Newpark’s density exceeds the 14 units/acre and the missed use functions often deemed essential to rapid regional transit operations and efficient commuter systems.

Newpark’s bus stops include shelters with lights and benches, with its main stop housing a public restroom.

LEED Buildings

Swaner Eco Center is one of a few hundred buildings worldwide to achieve LEED-Platinum certification. Newpark donated the Swaner Eco Center building site valued at \$1,800,000, enhancing regional environmental education resources.

LEED BUILDINGS – Best Buy

Best Buy is actively pursuing LEED certification for its Newpark store.

Setbacks

Summit County and Newpark worked together to achieve a development plan that eliminated most building setback requirements. Such requirements increase land consumption and water irrigation requirements, breaking up grass areas into small parcels generally not useable. Many traditional land use requirements, such as setbacks, will need to be adjusted to fit sustainable development patterns.

Affordable Housing

Newpark is one of just two Summit County developments that built rent controlled affordable housing on site, enhancing neighborhood diversity. Many Newpark Studios residents work within walking distance of their homes.

Public Recreation

Newpark and Summit County cooperated on a density creation program that provided the Snyderville Recreation District Field House land free of charge.

Mini-parks and Trails

All Newpark 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.

Wetlands

Newpark preserved over 95% of its wetlands and built manmade wetlands to provide 150% mitigation to more than offset its extremely limited disturbed wetlands area.

Grey Water Recirculation Line

Snyderville Basin Water Reclamation District installed a reclaimed water recirculation line in this Highland Drive section. SBWRD has a long range plan to pump reclaimed sewer effluent uphill for use on crops and golf courses.

Sewer effluent contains phosphates. It can replace both imported fertilizers, much of which currently runs off and causes fish killing algae blooms in East Canyon Creek, and irrigation water. This will both reduce fertilizer importation and clean up sewer effluent.

State of the Art Detention Basins

The wetlands east of this trail are man made to both sustain plantings and slow down storm run-off from Newpark and adjacent roads and parking lots. Standard, widely used the detention basins are routinely constructed to slow down storm water, preventing downstream flash floods. Unlike standard basins, Newpark’s are improved with wetland plantings which both provide wildlife habitat and clean up run-off water prior to re-entering nearby streams.

Traffic Mitigation

In addition to its mixed uses allowing single car or walk trips to serve multiple needs, Newpark provided Summit County with the ground needed to build the frontage road south of I-80, thereby eliminating a bottleneck on adjacent highway 224. Experience indicates this critical system addition more than offset Newpark’s traffic impact.

Interstate Highway Underpass

Newpark created an I-80 underpass to facilitate community connectedness, increase walking and decrease traffic. Most often, interstate highways isolate neighborhoods and thus increase local driving needs

Sun Calendar

Newpark’s Sun calendar is perhaps the world’s best and most intuitive natural calendar. Sun Calendar disks tell visitors the time and date, helping us understand our relationship to nature. The shadows cast by the sun are unique to each moment of time and earth location. Sun Calendar Plaza tab on the environmental section of the Newparktowncenter.com website for a detailed explanation).

Bike Parking

Newpark provided extensive, convenient bike parking to both increase bike usage and reduce driving needs.

Endangered Species

No endangered species live within Newpark or its dedicated open space.

Downcast Lighting

Almost all Newpark exterior lighting is shielded from the night sky, thereby enhancing stars’ visibility. Better night sky viewing enhances Newpark’s ambience, helps put more people outside at night, reduces wildlife disruptive light pollution and connects Newpark residents and visitors to their environment and place in the universe.

Shuttles

Newpark Owners Association supplements public transportation with free skier/boarder van service.

Open Space Maintenance

Newpark has set up a conservation management program with Utah State University’s Swaner ECO CENTER to assure appropriate natural resource management.

Mixed Housing Types

Newpark mixed housing types break the monotony of homogeneous neighborhoods. Affordable housing, luxury stacked flats and town homes, and luxurious hotel suites provide housing variety. This mix enhances neighborhood vibrancy.

Dispersed Parking and Heat Island Control

Newpark 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. Large asphalt areas generate ‘heat islands’ that increase and sustain the temperature of the local microclimate. Newpark further reduced its heat island impact by placing over 50% of its parking under cover or in garages

Speed Limits

10 mph speed limits make walking safer.