

Newpark Town Center

CREATING A SUSTAINABLE, WALKABLE TOWN CENTER IN UTAH SKI COUNTRY

by Lee Ingalls

It's been a long, strange trip for developer Jim Doilney. A former academic (he received a PhD in Urban and Regional Economics in the 1970s), ski bum, and software designer, he's now a conventional production builder with an increasing eye towards sustainability and green vision. "When I started building, I decided to give people what they wanted instead of what I thought they should want," says Doilney, who is now the co-owner of Newpark Corporation, Inc. in Park City, UT. "But I still harbored this goal of trying to do good things."

Doilney, who recently turned 60, is hoping to achieve both of those objectives with his current project, Newpark Town Center.

Above: Newpark's paved trail assures its residents access to active and tranquil natural spaces.

"Newpark is sort of the pinnacle of my career," says Doilney, adding that the project provides him an opportunity to put into practice a number of his core beliefs, one of which is that urban landscapes should be planned in such a way as to reduce sprawl. "It doesn't matter if you've got a LEED-Platinum building if you're in a sprawl environment and you have ten times the surface area of another building of the same square footage," he says.

Located six miles from the center of Park City, the Newpark Town Center is a mixed-use development that brings together housing, office, recreation, and shopping functions arranged in a compact design that minimizes the impact on the surrounding environment. When

complete, the complex will consist of more than 800,000 square feet of interior construction on 36 acres of developed space and 257 acres of dedicated open space.

Doilney notes that Newpark aims to be a walkable town center for western Summit County, UT. "It's very important in a town center that you give people something to do without the need to drive," he says.

In addition to the resort, walkable amenities at Newpark include:

- environmental education center;
- conference center;
- retail shops;
- restaurants;
- eight-screen movie theater;
- medical and dental clinics;
- liquor store;
- grocery stores.

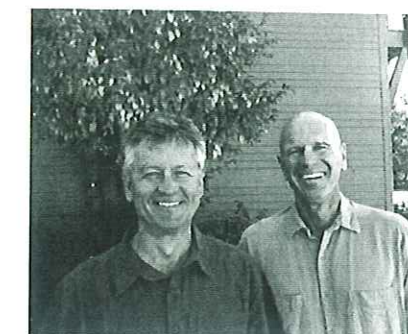
Notably, Newpark Town Center is participating in the US Green Building Council's LEED for Neighborhood Development pilot program. LEED-ND aims to certify "exemplary development projects that perform well in terms of smart growth, new urbanism, and green building." Newpark is currently at Stage 2 in the three-stage certification process.

Doilney says avoiding sprawl started with the location of the site. Newpark is near the intersection of Interstate 80 and Utah 224, a regional highway. This puts it in close proximity to existing transit, infrastructure and services. It's also near Redstone Plaza, an existing business development. "So we were filling in the blanks rather than starting from scratch," says Doilney.

Parking at Newpark is widely dispersed in a variety of configurations (covered, garage, on-street, and side and rear of buildings). This minimizes the number of large lots and reduces heat island

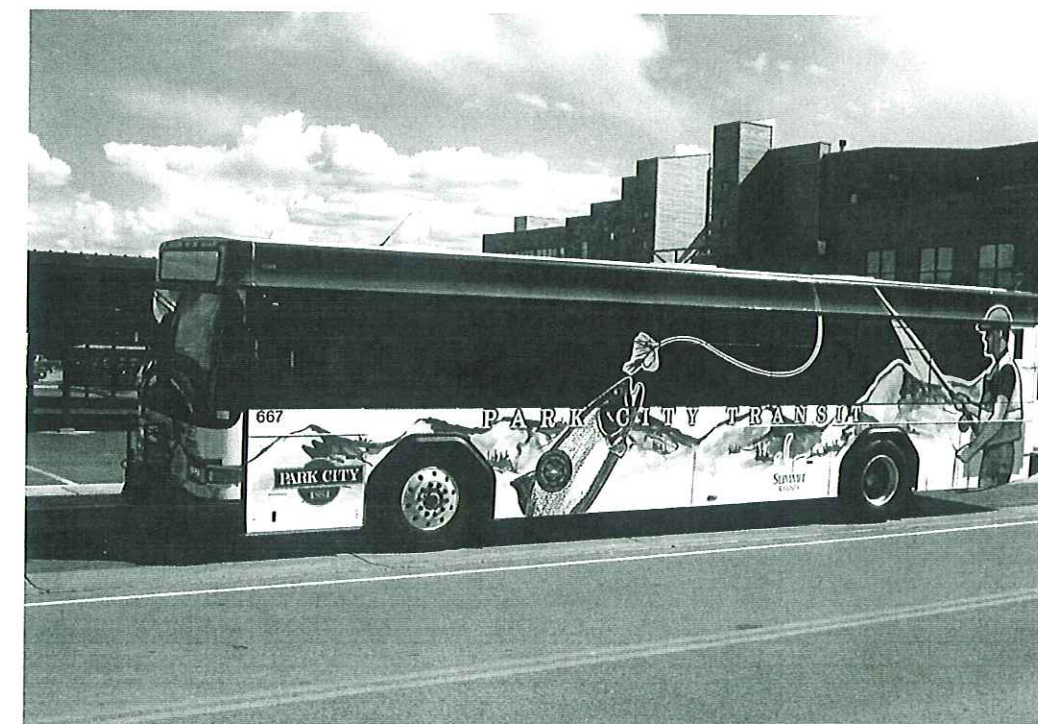
effect. Parking is also planned for shared use, with office workers and recreation visitors using the same parking spaces at different times. To reduce car dependence and encourage biking and walking, Newpark provides one bike rack space for every ten parking spaces; sets speed limits within the town center at 20 miles per hour for safer walking; and offers free shuttles during peak demand periods.

A predecessor of Newpark owned by Doilney built 200 residences on the north side of Interstate 80 and miles of bike trails leading up into the Wasatch Mountains. To make these residences and trails accessible to the new development, Newpark converted a former drainage culvert under I-80 into a pedestrian underpass.



Left to right: Marc Wangsgard and Jim Doilney co-developed Newpark Town Center.

"Newpark is sort of the pinnacle of my career." *Jim Doilney, developer*



Above: Newpark promoted a special election creating Summit County's transit district, which offers free public buses.

Preserving open space is another goal of the development and a key factor in obtaining LEED-ND certification. Newpark borders the Swaner Nature Preserve, a 1200-acre wetland. Doilney estimates that Newpark preserved more than 95 percent of the wetlands within its LEED-ND project boundary as well as off-site open space. It also replaced the two acres of wetlands with man-made wetlands in detention basins along the Newpark Town Center's eastern border. These man-made wetlands help filter and purify water contaminated by roads and parking lots.

Newpark Corporation donated more than 400 acres to the Swaner Nature Preserve for the Swaner EcoCenter. This 10,000-square-foot educational facility, which opened in September 2008, sits adjacent to Newpark Town Center. Officials with the preserve expect it to be the first structure in Utah to qualify for LEED Platinum status.

Doilney also hopes that Newpark will serve as proof to more traditional developers that environmentally responsible development can be done while still making a profit.

"The question is, Did you make the amount of money you would have if you'd developed in a sprawl fashion? If you did, that's the end of the story," notes Doilney. GBQ

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Above: The Swaner EcoCenter's Education Center sits adjacent to Newpark Hotel's swim-out pool and paved trail and expects to achieve LEED Platinum certification.



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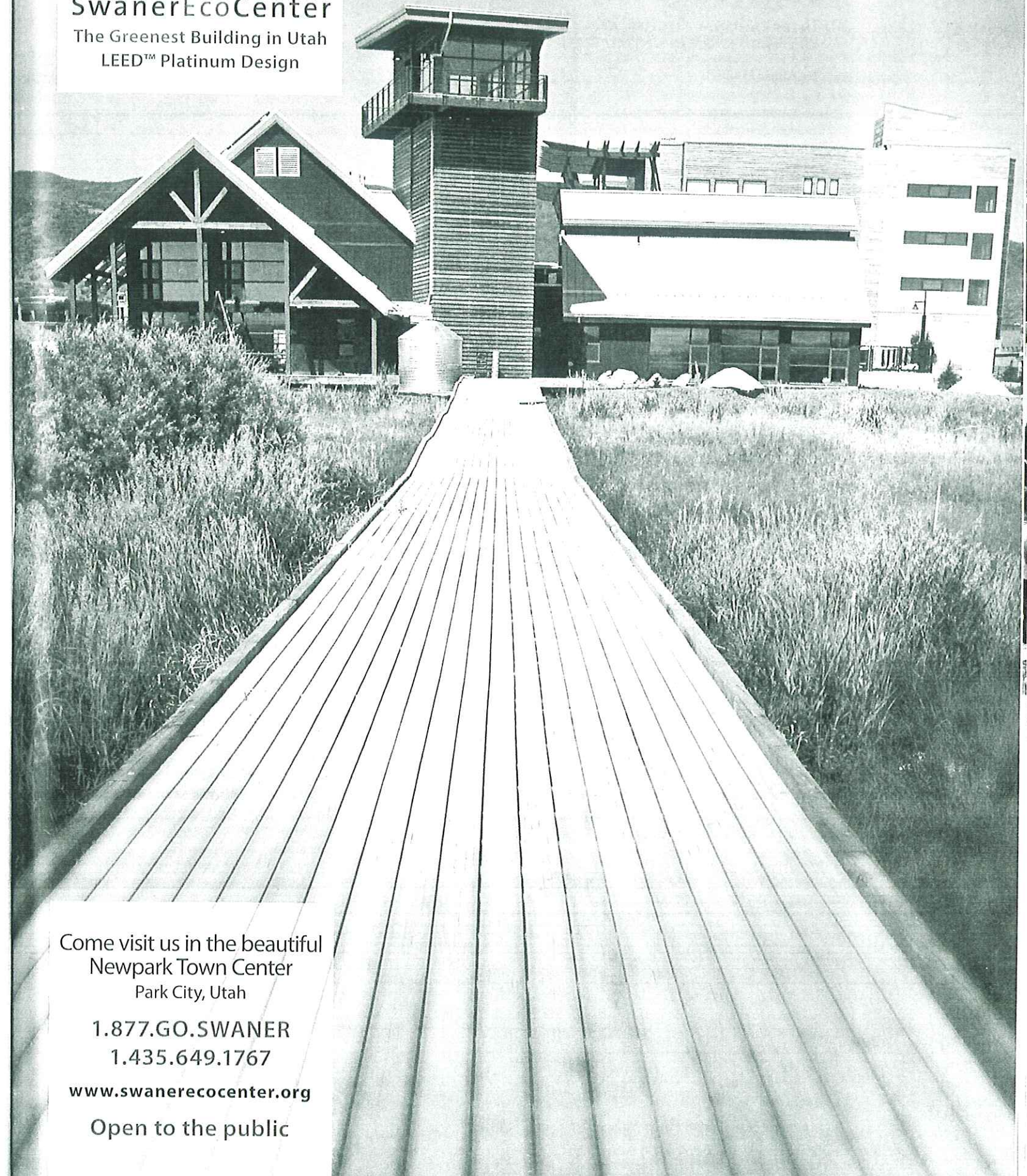
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