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Kennecott Land Opens Door to Salt Lake Valley's West Bench

*With Seven Homebuilders on Board, Construction of Utah's
Largest Master-Planned Community Is Underway*

SALT LAKE CITY (Monday, April 5, 2004) – With seven of Utah's best homebuilders on board, Kennecott Land has opened the doors to construction of the Daybreak community, the first of many enduring communities planned for Salt Lake Valley's West Bench.

Governor Olene Walker, along with South Jordan Mayor Kent Money and other community leaders, marked the milestone at a special event held on Daybreak property in South Jordan on Monday. The Governor expressed her support for Kennecott Land's implementation of quality growth principles on the Salt Lake Valley's West Bench.

Daybreak is a 4,126-acre mixed-use community in South Jordan. The master plan includes more than 13,000 homes, 1,500 acres of parks and open space, three town centers, quality schools and a large lake used for recreation and irrigation.

The community will provide multiple transportation options, including the Mid-Jordan Light Rail Spur, the Mountain View Corridor and walking and biking trails. The largest model-home park in North America is scheduled for completion in June. Some 20 homes will be complete at that time as well as a state of the art information which meets strict environmental standards.

Peter McMahon, President of Kennecott Land, spoke to local dignitaries and business leaders about the importance of building communities that use less of the state's natural resources while building on community principles that matter most to Utahns.

"Kennecott Land is committed to creating enduring and sustainable communities on the West Bench," said McMahon. "We're building communities with livable neighborhoods, great schools, open space and plenty of transportation options. Today, we join our partners of South Jordan, Envision Utah and others to welcome the builders who will begin building our first sustainable community of Daybreak."

According to John Potts, Vice President of Development and Chief of Operations for Kennecott Land, many of the elements that make a community sustainable begin in the neighborhoods. That's why Kennecott Land developed innovative design and quality guidelines that set Daybreak apart from other developments. They include:

- **The design and scale of neighborhoods**
Daybreak neighborhoods will promote neighborliness and walkability through pedestrian friendly streets and homes with front porches.
- **The diversity of housing**
The seven homebuilders will work side-by-side building a wide range of housing styles, from entry level to custom. Each builder is required to provide home designs unique to Daybreak that reinforce the architectural traditions of early Salt Lake neighborhoods. A single block may include a pioneer Victorian-style home, a craftsman bungalow, a prairie style and a classical revival home.
- **Energy Star rated homes**
All homes are required to meet EnergyStar standards. This means homes are supplied with high-efficiency furnaces, air-conditioning and appliances and built with energy saving materials. This will save residents an average of 30 percent on their energy bills.
- **High-quality and environmentally-friendly building materials**
Kennecott Land is requiring builders to use long-lasting materials such as 30-year roofs and more brick and fiber cement siding (shingle) rather than stucco. Builders are using environmentally friendly building materials such as recycled lumber products, concrete containing recycled content, cork flooring and solar panels.
- **Low VOC (volatile organic compounds) producing materials**
Kennecott Land has restricted use of glues, paints, fabrics and other materials that have a high VOC rating. This improves indoor air quality.
- **High-efficiency irrigation and water-wise planting in yards**
Builders are required to landscape yards with high-efficiency irrigation systems and plant yards using less turf and more indigenous plants. Planners estimate this will result in 13% water savings for residents.
- **A mandatory builder recycling program.**
Builders at Daybreak are participating in a builder recycling program which will reduce construction waste by an estimated 65 percent.

Kennecott Land is uniquely positioned to build sustainable communities on Salt Lake Valley's West Bench. With 93,000 acres of land, there is an opportunity to plan enduring communities, where timeless neighborhoods, are mixed with open space, well-planned transportation corridors, and job centers and commercial space that create a vibrant local economy. With a 100-year history in the Salt Lake Valley, there is a commitment to continued community collaboration and partnership.

Kennecott Land has begun Phase I of Daybreak build-out, which includes the development of infrastructure, building of homes, construction of a new elementary school and the lake. A model home village and information center will open in June, 2004.

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