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Daybreak venture touts rebirth of architectural past

Huge housing project to focus on the details

By **Lucinda Dillon Kinkead**

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What is it that makes a community endure? What gives a Harvard/Yale or a Federal Heights neighborhood its lasting value and appeal?

Officials for what has been dubbed the largest housing project in Utah's history believe they have some of these answers — a healthy respect for the architectural detailing of 100 years ago.

On Monday, Kennecott Land, a sister company to Kennecott Utah Copper Corp., will announce the names of seven builders for the spectrum of homes planned for a project so massive that some local and state officials say it will drive the feel and development climate for the southwest corner of the Salt Lake Valley.



Crews work on the Daybreak development.

Jeffrey D. Allred, Deseret Morning News

"Monday is a big milestone for Kennecott land and for the seven Utah builders who have partnered with us," said Vicki Varela, vice president of public policy for Kennecott Land.

Using brickwork, columns and other unique design characteristics, developers have started to frame the first of what will be 13,000 homes on what used to be a wasteland of contaminated soil.

The land was once contaminated by mining waste but is now mostly cleaned up. The Environmental Protection Agency has approved the project.

So have officials in the valley's southwest corner.

Jordan School District officials, planners and community leaders have lauded the project. Utah Gov. Olene Walker will attend the event, as will South Jordan Mayor Kent Money.

The Monday event will include a display of two oversized doors, meant to symbolize the opening to land on the valley's west bench.

Officials estimate that within 30 years, 13,667 residential units will be built on 4,200 acres.

The population of South Jordan will grow by 40,000 people.

"We wanted it to have a unique feel which is why we went back to what was being done well, 100 years ago," Varela said. "Enormous care has been taken to create architectural details that go beyond what is going to be done in the marketplace now."

Daybreak will not be a typical Utah suburb.



Antonio Torres frames a house in the 4,200-acre project in the southwest Salt Lake Valley. It will eventually have 13,000 homes.

Jeffrey D. Allred, Deseret Morning News

"These are reminiscent of the Harvard/Yale and Federal Heights and some of the Avenues homes," Varela said.

These old neighborhoods were built in a time when design and quality were paramount. And now Daybreak has set some of the strictest design guidelines ever in this marketplace, she said. The net effect of these guidelines, Varela said, is that Daybreak will have designs that aren't available anywhere else in the Utah market.

- Every builder has to meet the EPA's rigid "Energy Star" rating guidelines, which will result in a 30 percent reduction in gas and power bills for homeowners.
- Most of the homes have garages in the back, which reinforces the friendly, community, neighborhood feel, Varela said.

• Blocks in the Daybreak community will feature a number of different home styles and sizes, so whole segments of one kind of house aren't lumped together.

"Grandma and Grandpa can be living in a townhouses within a very easy walk of a large, single family home where their grandchildren live," Varela said.

• All landscaping and irrigation is deemed "water wise," which suggests xeriscaping, plants natural to this habitat and water conservation efforts. So from the start, Varela said, Daybreak residents will consume 15 percent less water than in other new developments.

• Builders must recycle all their construction waste, so developers here will generate 65 percent less waste than at a traditional construction site.

The area is expected to have light-rail access. It will also include a town center and eventually places for residents to work and shop. About 30 percent of property is protected as open space. The homes will be close to walking and biking trails.

By late May or early June, the largest model home park — with 17 or 18 units — in North America will open at Daybreak. That's when people will be able to buy lots for homes with an average price of \$200,000. "We could have hundreds of homes built by the end of this year," Varela said.

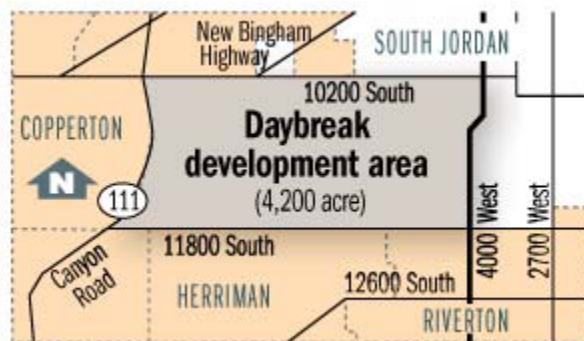
Kennecott mining interests have diminished on the east side of the Oquirrhhs, and with 93,000 acres of land in its control, the company holds 53 percent of developable land in the valley. The company is also one of the largest owners of water rights in the state.

"Homes are designed so there will be a mix of age groups, and income levels that will all be drawn toward living together in the same community," she said. "We think this will create enduring communities because we know a lot of strength comes from people of different circumstances living within proximity of each other in well-designed areas with lots of green space."



A drawing shows the style of neighborhood planned for the development.

Kennecott Land



Deseret Morning News graphic

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