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### Today is dawn at Daybreak

23 model homes open at the giant planned community; Daybreak debuts with 23 model homes

*Lesley Mitchell The Salt Lake Tribune*

SOUTH JORDAN -- Most new subdivisions offer three or four model homes for potential buyers to tour. But that would not be nearly enough for the massive Daybreak master-planned community framed by the Oquirrh Mountains.

Instead of dozens or even hundreds of homes, Kennecott Land plans to build 13,667 single-family and multi-family units on 4,126 acres over the next 10 to 15 years. To jump-start that effort, the community will debut today with nearly two dozen model homes designed by seven builders. Prices range from \$120,000 to more than \$500,000, with most in the \$200,000 range.

"To have that many model homes in one place at one time is truly phenomenal," said Mark Woolley, president of the Salt Lake Homebuilders Association. "It's going to be interesting to watch this development unfold."

When completed, Daybreak is expected to be Utah's largest residential community -- and one of the largest nationwide.

Its hefty number of models -- 23 to be exact -- is collectively billed as the largest model home community in North America. The models feature a mix of exterior colors, styles and materials designed to reduce the feeling of sameness that plagues many modern subdivisions.

There are other departures from traditional subdivision design as well, such as garages positioned behind and to the side of homes. Combined with front porches that encourage people to step out of their homes and interact with neighbors, the subdivision looks and feels much like older Salt Lake City neighborhoods, such as the Avenues.

"The recessed garages and the front porches help to give the community a real walkable feel," said Stephen James, Kennecott Land's manager of design.

Walkable neighborhoods with mixed offices, shops, parks and recreation outlets, including a man-made lake, were the goal of Kennecott Land when it drew up Daybreak.

Established in 2001, the development company grew out of Kennecott Utah Copper Corp., a wholly owned subsidiary of international mining conglomerate Rio Tinto, based in London.

Daybreak is between 10200 South and 11800 South from 4000 West to state Route 111 (about 7200 West). Development plans include 1,250 acres of open space and 9.1 million square feet of office, retail and commercial space.

The development is on part of 93,000 acres acquired years ago by Kennecott Utah Copper, either as mining property or to serve as a buffer between it and residential development.

Today, as ore extraction becomes more difficult, the company hopes to develop the property to provide additional income for Rio Tinto.

Kennecott Land will not build the homes, but will be a master developer designing communities and selling lots to builders who handle actual construction of homes and commercial buildings.

Expectations for Daybreak are high, perhaps because of the large amount of vacant ground that

Kennecott Land possesses.

Kevin Fayles of Envision Utah, which endorses good planning to maintain a high quality of life as the Wasatch Front's population grows, said Daybreak may be a model for future development if it succeeds in emphasizing public transportation, energy-efficient homes and a walkable community design built around commercial elements.

"We're very excited about their efforts," he said. "It's a laboratory of quality growth principles and practices."

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**Caption:** Kennecott Land's Daybreak in South Jordan debuts today. It is expected to become Utah's largest residential community.; Jump Page B16: Kennecott Land's "Daybreak" now has 23 model homes. It is designed to be a "walkable" community.

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