

# for you. for Utah.

the rewards of sustainable living at Daybreak



# good things last



They hold their value and even grow in value over time ... unlike ordinary things, which tend to lose their value and fade away. The question is: how can you tell the difference, especially in the beginning when all things are shiny and new? Well, you have to know what to look for.

Which brings us to our subject of "sustainability." Like "green" and "recycle" and "hybrid" and "carbon footprint," it appears to be part of the vocabulary of the moment. But sustainability is no passing fad. It's here for the long haul, and when properly understood and put into practice it can benefit us all in profoundly important ways (as you'll see).

We don't mean to sound overly dramatic, but our ability to live sustainably today will determine, in large part, the kind of future we leave for our children. Fortunately, **a sustainable lifestyle is also a rewarding lifestyle.** It's like being told by your doctor that you need to eat more chocolate.



welcome  
to Daybreak —  
**sustainable**  
living realized

Since 2004 Daybreak has become one of the Salt Lake Valley's great success stories: home to over one thousand families so far, and a showcase for sustainable ideas and technologies.

In fact, everything we do has to pass the sustainability test: Is it good for you? Is it good for our community? Is it good for the planet? Is it good for our economy? You can see from these questions that **sustainable thinking is just as down-to-earth practical as it is blue-sky philosophical.** It's big and it's small. It's for you, and it's for Utah. And we'll show you how we're bringing it to life at Daybreak.



# live healthy



Daybreak is designed to get you off your bucket seat. It gives you lots of places to go without having to use the car. You can walk to the park, you can walk your kids to school, you can walk to the community center. Soon, you'll even be able to walk to the store for a loaf of bread. (Like they do in Europe, which explains why Europeans tend to look so fit and so ... European.) **Daybreak can do a lot for your state of mind** — and body — thanks to:

- + 22 miles of walking and biking trails
- + over 250 acres of parks and open space (and that's just a fraction of what's to come)
- + a 65-acre manmade lake for kayaking, canoeing, sailing and jogging around
- + a community center\* with fitness center
- + 2 soccer fields, 2 volleyball courts, 4 basketball courts, and 2 tennis courts
- + and a neighborhood elementary school where 71% of the students walk or ride bikes to school at least once a week

\* We recommend the 7:00 a.m. yoga class for a deep stretch.



**variety** is the  
spice of Daybreak

What's true in nature is also true in our human community: **variety is not only more interesting, it's more synergistic and sustainable.**

People of different life stages, lifestyles, professions, incomes, interests and so on . . . these make for a much livelier and richer social fabric. A true community. At Daybreak, this variety is reflected in the wide range of homes and architectural styles.

- + a choice of the region's finest homebuilders
- + all kinds of homes including lofts, town homes, carriage town homes, mansion town homes and single-family homes
- + prices from the \$100s to over \$1 million
- + something for everyone — from first-time homebuyers to growing families to empty-nesters and retirees





let's get to  
**know** each other

In some neighborhoods, people hardly know their neighbors. Which doesn't make for a very neighborly neighborhood. At Daybreak residents have all kinds of opportunities to form friendships and create their own local traditions and rituals. In other words, to be sociable. A good community plan promotes this kind of interaction through neighborhood schools, events, community centers, parks, and shopping & dining destinations. **But a great community takes on a life of its own and fills its own social calendar.**

- + three community gardens, with more on the way
- + an activity-rich community center
- + community pool and splash park\*
- + ball fields
- + soon, a village center called SoDa Row, right next to the lake
- + Movie Nights in the Park, the annual 5K Fun Run, and all sorts of other events and seasonal celebrations

\* You want to see a powerful social magnet? Just go to the splash park on a hot summer day. Or to the soccer field on a crisp autumn Saturday morning. Where children go, parents follow.



good  
for business

Homes, by themselves, are usually not enough to make a sustainable community. They have to be **connected to other things** — offices, shopping, dining, entertainment and so forth — that provide the economic engine for life in the community. These days, most people commute to employment centers by car. But at Daybreak our plan is to gradually bring employment, shopping, dining and professional services right into the neighborhood, within walking or biking distance of home. And to offer convenient public transit from Daybreak into the City.

- + Daybreak Corporate Center, 175,000 sq. ft. of office space
- + village centers, like SoDa Row, with shops, restaurants and services
- + Daybreak Commerce Park, a light industrial district being created along the northeast edge of the community
- + TRAX light rail scheduled to begin service in 2010



# let's be nice to Mother Nature

If we're good to her, she'll be good to us in return. That's why we've envisioned Daybreak, from the very outset, as a **leading example of environment-friendly planning and building practices**. From the way we place homes on the land to the grass we plant in the yard, we're always seeking opportunities to conserve open space, trees, water, petroleum, clean air and other vital resources. Our goal is to raise the bar (and lower our impact on the planet) every year.

- + 30% of Daybreak's land is dedicated to open space
- + over 250 acres dedicated to parks and trails (1,000 acres are planned)
- + 8,600 new trees planted (100,000 are planned)
- + Daybreak homes save an average of 5,206 gallons of water each month, measured against comparable homes in older neighborhoods
- + wetlands function as part of an advanced storm water retention system
- + our builders and contractors recycle more than three fourths of their construction waste



# save energy (among other things)

Being **energy smart** doesn't just make **environmental sense**. It makes **economic sense**. Using advanced technologies and renewable energy sources that are available today, we can significantly reduce our consumption of conventional electricity and natural gas. In the process, we can greatly reduce our CO<sub>2</sub> emissions. Because, when you can walk or bike to places, you're not stuck in traffic, burning time, money and hydrocarbons. You're not contributing to the problem. You're helping to solve the problem. And that feels good.

- + Daybreak was the first Utah community to require every home to be built to EPA Energy Star<sup>®</sup> guidelines. As a result, our homes use 30% less energy on average than non-Energy Star homes
- + Daybreak residents save an average of \$300 per year on utilities
- + Kennecott Land, master developer of Daybreak, encourages residents to purchase wind-generated renewable energy from the Rocky Mountain Power Blue Sky Program. Through participation in the program, Daybreak residents reduced their carbon dioxide output by 2,730 tons in 2007 alone
- + we are participating in the Solar Salt Lake City project to increase the use of photovoltaic panels
- + the Daybreak Community Center and Elementary School are two of the community's LEED<sup>®</sup>-certified\* public facilities and feature geothermal heating and cooling
- + we are exploring net zero energy home designs

\* Leadership in Energy and Environmental Design, established by the U.S. Green Building Council.



## the pursuit of happiness

When you're in a really good neighborhood — a sustainable neighborhood — you can feel it. Walking down a tree-lined street, you can feel the pride of ownership. You see the care that goes into the yards, the small artful touches on the front porches. You see people out and about, in the parks and the community gardens. In the shops and cafes. On the lake. Kids walking to school. You get a sense that it's all working as one harmonious ecosystem. It feels timeless, but also state-of-the-art. Designed for the times and prepared for the future — so that the neighborhood will just keep getting better and better. This is the ultimate reward of sustainability, and Daybreak is the first new community in Utah to fully embrace it. **This is the meaning of “for you. for Utah.”**

- + more homebuyers are choosing Daybreak than any other master-planned community in Utah
- + we remain committed to providing attainable housing for everyone while protecting the integrity of the Daybreak vision
- + we will be improving the household recycling program, exploring more renewable energy strategies, breaking ground for an active adult neighborhood and, soon, opening the first shops and restaurants in our new village center
- + Daybreak is a work in progress. We don't have all the answers, but we're always learning and seeking new ideas\*

\* Adaptability, it turns out, is a very sustainable attribute.

for you  
for utah



DAYBREAK®  
This is getting good.

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