

A large, textured orange circle with faint floral patterns. The circle has a watercolor-like texture with various shades of orange and yellow. Faint, stylized floral patterns are visible within the circle, particularly on the left side. The text "The unfolding story of DAYBREAK" is written in white across the bottom of the circle.

The unfolding story of DAYBREAK



Did you know

that the TV dinner was introduced at about the same time as the modern suburb? We're not trying to make you a better Jeopardy player. It's just interesting when you consider that they're both sort of tidy and compartmentalized. The chicken nuggets on the bottom, the corn niblets in the upper left corner, and that other stuff (whatever it is) in the upper right corner. Kind of like the typical suburb, with the homes over here, the parks over there, and the shops, restaurants and offices way over there.

There's nothing wrong with compartmentalization, as a rule. But applied to a community, it actually creates some of the problems that people complain about these days. For one thing, it forces you to drive everywhere you need to go – to work, to the coffee shop, to the dry cleaner, to pick up the kids. You even have to drive to exercise. (Which, when you think about it, is just wrong.)

It's kind of ironic. Here you are racing from one place to another in your car, and you're always running out of time. Feeling stressed. Wishing you had another you to get the kids to soccer practice. By placing the barrier of distance between homes and the other places people need to be, the traditional suburban model separates businesses from their customers and employers from their employees. By trapping us in our little car bubbles, it also separates us from each other.

And like the TV dinner, the modern suburb can be pretty bland. Everything tends to feel a bit, you know, processed. There's a lot of beige going on. A lot of garage doors and concrete driveways and privacy fences. Not much individual expression and, thus, very few tasty surprises.

Obviously, we've spent some time thinking about this. And we're here to present you with a different recipe altogether. Some call it New Urbanism. Some call it smart growth. We call it Daybreak. It's a healthy mix of parks, schools, shops, restaurants, offices, trails, community gardens, swimming pools, more parks, a wide variety of homes, and in the center, a big, beautiful lake. All within easy walking or biking distance.

But Daybreak is more than a collection of stuff. It's a different way of thinking about community. For instance, we think a community should be designed to help you solve problems. Save time. Be healthy. And find more joy in everyday life. (It's just common sense, but apparently not that common.)

We think community is a big idea. It's home to all kinds of living things: native plants and wildlife as well as humans and their pets. It's home to cultural memory and tradition. And it's home to businesses and services that generate commerce and economic prosperity. A great community is more than houses.

And we think a community should be dynamic, not static. It should be constantly inventing and reinventing itself. Finding new ways to stay relevant and valuable – from one generation to the next.

These are just some of the things that make Daybreak different. And, as you walk around Oquirrh Lake, as you browse the shops of SoDa Row, as you walk the tree-lined streets and say hi to people you pass by, you'll feel this difference all around you. **Here, there's no plastic covering. Nothing frozen, artificially flavored or pre-packaged about it. It's all fresh.**



the 5 minute rule

Studies have shown that most suburban-dwelling Americans are willing to walk a quarter mile to get where they want to go. That's their comfort zone. And for the vast majority who happen not to be Olympic speedwalkers, it's about a five-minute walk. Beyond that, they'll probably jump in the car.

At Daybreak we've taken this observation to heart and turned it into a guiding principle for the planning of the community. The idea here is to bring everything in close, right into the neighborhoods, so that when you step out your front door, you're within a five-minute walk of a park or a trail. Perhaps a school or a community center or a village center's shops and restaurants. Possibly even a big lake. It just makes sense that the more places you have within walking distance, the more you'll walk. The more you can accomplish on your walk. And the better you'll feel.

Of course, our five-minute universe expands considerably if you happen to be pedaling or skating instead of walking. Then more of these destinations are within easy reach.

Whichever way you choose to go, the main thing is that you're using your legs, you're getting your heart pumping, and you're burning calories stored in your body instead of petroleum.



how to get around in Daybreak

meander mosey stroll ramble lollygag skip skate jog run bike scoot NEV* bus transit row paddle sail rail and when all else fails, drive

0 mph 40+ mph



TUESDAY in the park with Dog. (A short story about good planning.*)

It all starts when you step out your door and into your element.
You think, "Okay, got everything... Dog, sunglasses, doodie bag."
The essentials.

You head toward the lake. In a matter of minutes you're walking
along the shore where you see other ~~dogs~~ dog
walkers who have the same idea. There are a few
kayakers out on the water, too.

You stop to talk to your neighbor who's out with his
schnauzer. You give him your dissertation about
dogs and how the world is their bathroom. Dog lifts
his leg and proves your point, then urges you onward.
You say goodbye, Dog sniffs the schnauzer
and off you go.

The trail is well-traveled today. Runners, cyclists,
strollers and an elderly woman walking with a
cane. You say "hi" and she says "It's going to rain."
"Hmmm, not a cloud in the sky," you murmur looking
up. A polite smile as you pass.

You're headed for SoDa Row to get an
iced latte and a paper. Maybe pick up your
dry cleaning. A route which brings you past a
community garden. And wouldn't Dog just
love a fresh carrot? He'll eat anything
after all. He's a dog :)



The community garden is teeming with gonzo gardeners and a class
of four-footers from the elementary school. They've
single-filed over to the garden to check their
sunflowers and tomatoes. Funny how kids like vegetables
when they get to know them as seeds first.

The tomatoes are ripening on the vine. You're not allowed
to leave without an armful, plus some basil and onions.
Looks like you're making something later, something...
~~Mediterranean~~ Mediterranean. Dog eats his carrot.

It's kind of a load you're carrying. And as you teeter down the sidewalk,
trying not to fumble the produce, a friend shouts hello from his
front porch and waves you over. You set your things down and take a seat
on the swing. You chat. You sip a cold drink. He gives you a
sack for your things plus some fresh garlic he picked from his
own garden yesterday. And off you go again.

You and Dog arrive at SoDa Row where there's a lot going on...
people dining on the patio. Kids eating ice cream. Shoppers
browsing the boutiques. And down the street, a live band playing
at **Fizz Fest**, one of the many annual festivals at Daybreak.
There is dancing in the street. You'd like to bust a move too,
but you still have places to go and things to do.



You tie Dog to a tree and run into the store. You emerge
with a newspaper and some freshly baked bread sticks.
You quickly head home, having completely forgotten to pick up
the latte and dry cleaning, the thought of homemade marinara
pushing ~~the~~ everything else out of your head.
You pull out the chef's ~~or~~ knife and **badda-boom-badda-bing**,
you have a pot of tangy tomato-y goodness on to simmer.

Now you wait. You take your newspaper out onto
the front porch to enjoy the great outdoors...
but what do you know, it's beginning to rain.

home

It's a beautiful thing.

You're a young couple, and you're talking about buying your first home and getting the bikes out of the living room. (How cool would that be?)

You're a mother of four, wishing you had just one more bedroom and a full-time nanny and one of those instant home makeovers they show on that cable channel – but the extra bedroom will do.

You're in your early sixties, and the kids have flown the coop. Two have families of their own now, and you're thinking something smaller, something easier, something closer to the grandkids ... that would be nice.

You're a senior corporate executive and you're thinking about building a new custom home – but you want your kids to grow up in a friendly, well-established neighborhood.

You're 31 and you love the city, being able to walk to your favorite places and meet friends (if only you could afford to live there). Maybe there's something like town – but out of town.

Or you're ... somebody else who wants something else.

The beautiful thing about Daybreak is that there's something here for everyone. Homes of all sizes, styles, colors, and price ranges. Everything from farmhouse traditional to post-modern minimalist. From near-country to near-urban. From stylishly practical lofts and townhomes to stunningly original custom homes. And not only does a variety of life stories and life styles energize the community, a variety of homes enhances the landscape. It makes the simple act of walking down the street an adventure. There will never be a mistaking of one street for another because every street is unique. Beautiful in its own way.



The legacy of Daybreak

From the very beginning, the vision of Daybreak has been different from that of most other new neighborhoods.

More than a nice place to live, with pretty homes and a pretty park or two, it is the result of careful planning and long-term thinking. Daybreak is a place built for generations.

What is the difference, you ask? It's the difference between a subdivision and a village. A one-dimensional idea and a rich, multifaceted experience. It's the difference between a design that is stuck in time and a timeless source of creativity.

Above all, Daybreak is founded on the knowledge that the decisions we make today will be felt by our children and their children. What we all want is a community that will enrich their lives and equip them for future success.

We believe Daybreak is that kind of place. A real community with a vibrant social life and a deep connection to nature. A place where business and commerce are welcomed as part of the community because community prosperity goes hand in hand with economic prosperity. And Daybreak is a leader in the conservation of energy and other natural resources because we owe it to our children to make their world a safe and healthy place to live.

This is the enduring legacy of Daybreak – and the key to lasting value.

We're Rio Tinto's Kennecott Land, the people behind Daybreak. Our commitment to sustainable development is just one of the ways we are helping to ensure a healthy and prosperous future for the Salt Lake Valley. If you would like to see the progress we're making, we invite you to visit DaybreakUtah.com and review our annual Sustainability Reports.

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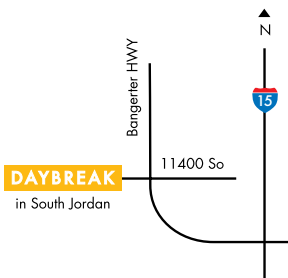
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