

# Daybreak at South Jordan

*South Jordan, Utah*



RENDERING BY GILBERT GORSKI

Located at the base of the Oquirrh Mountains in the southern end of the Salt Lake valley, Daybreak will be a sustainable, full-service community with local and regional scale employment, residential, retail and civic uses, and a full range of open space amenities. The project is being developed by Kennecott Land and comprises the largest undeveloped parcel in single ownership in the Salt Lake Valley. Daybreak presents a unique opportunity to shape the Salt Lake Valley's future growth through demonstrating many concepts of sustainability and by minimizing impacts that come with growth.

Daybreak's multi-use nature will create a community that can meet many of the residents' daily needs for shopping, day care, recreation, places of worship, and even employment within the site. In addition to making possible a commute completely within Daybreak, the nearly equal balance of jobs to homes helps reduce regional commute demands. Daybreak will also be integrally linked to the Salt Lake region, with excellent freeway access and multiple transit connections invigorating mixed-use centers throughout the site.

The Daybreak design principles will emphasize sustainable landscape through the use of native or naturalized plantings; the creation and preservation of wildlife habitat and movement corridors; storm water capture, treatment and infiltration in

constructed wetlands; and the provision of shade to reduce heat islands in the community.



**Daybreak Master plan** - Streets are oriented to the Southwest and Northwest to frame views of the Oquirrh Mountains.

<b>Client:</b>	Kennecott Land
<b>Project Type:</b>	Neighborhood Plan
<b>Scope:</b>	Mixed-use brownfield master plan
<b>Program:</b>	4,157 acres, 13,600 Residential, 2.4msf Retail, 5.2msf Office, 1.5msf Industrial
<b>Date:</b>	2004



**Eastside Masterplan** - The central organizing feature of the Eastside is the lake. A network of open space corridors threading through the neighborhoods link the lake with a series of pocket parks and civic uses, providing gathering places and a secondary circulation system throughout the community.

Development will begin at the Southeast corner of the Daybreak site and will include both a neighborhood center focusing on civic uses and a village center containing a grocery store and small scale retail and office.

The Mountain View Corridor at the western edge brings light rail transit service and a regional parkway to the Town Center, which will include 1.8 million square feet of regional retail, office, and urban residential. To the north and south of the Town Center along the transit line will be major employment centers totalling 3.4 million square feet.

*Village Centers provide basic services such as grocery stores, shops, restaurants, civic uses and small offices. Medium density residential is clustered around village centers. Home offices may also benefit from the visibility of being located at the periphery of village center cores.*



RENDERING BY THOMAS PROSEK

*A typical Neighborhood Center at Daybreak consists of an elementary school and medium density housing surrounding a neighborhood park. Community facilities - often places of worship - are typically incorporated into neighborhood centers.*



RENDERING BY GILBERT GORSKI

*Neighborhood Street* - The primary building block of Daybreak is the residential neighborhood. Neighborhood streets have a calm character that encourages interaction.