

Daybreak Community Masterplan

South Jordan, Utah



The central organizing feature of Daybreak's Eastside is the newly-made Oquirrh Lake. A network of open spaces emanate from it and thread through neighborhoods, pocket parks and civic uses, providing a trail system that complements the street network in linking the community together.

Located at the base of the Oquirrh Mountains in the southern end of the Salt Lake Valley, Daybreak has been advancing the bar of sustainable communities in Utah each year since it broke ground. Unlike the single-use subdivisions common in the region, Daybreak is a true western half to the City of South Jordan, with local and regional scale employment, a range of residential, retail and civic uses and a variety of open space amenities. Most of the residents' daily needs for shopping, day care, recreation, access to nature, and worship can be met within its 2 mile by 4 mile site.

As the largest development tract in the Salt Lake Valley, Daybreak presents a unique opportunity to mold the region's future by demonstrating concepts of sustainability and by minimizing the adverse impacts of growth. Daybreak will be integrally linked into the Salt Lake Valley, with excellent freeway access and multiple light-rail stations connecting mixed-use centers throughout the region. The nearly equal balance jobs and residences helps to reduce local and regional commute demands. Daybreak also leads Utah in its sustainable building programs. Every commercial building is required to be LEED rated, every home is Energy Star rated. Daybreak's open space planning fosters wildlife habitat and movement corridors, uses wetland features to capture and treat storm water, and reduces 'heat islands' throughout the community. Although only a few years old, Daybreak's Oquirrh Lake has already become an important stop on bird migration routes.

Daybreak's masterplanning has been led by Roger Hodges since 2002, first with Calthorpe Associates and since 2009 with Hodges Design.



Daybreak Masterplan - Streets are oriented to create vistas to mountain ranges that ring the Salt Lake Valley. (Work done at Calthorpe Associates)

Program:

- 4,150 Acres
- 60,000 Residents, 20,000 Homes, 20,000 Jobs

Entitled for:

- 3.5million sf Retail,
- 5.3million sf Office/Employment
- 5.0million sf Industrial

Link:

- <http://www.daybreakutah.com/>

Visit: SODA Row Village Center

- 11400S & Kestrel Rise Rd, South Jordan, Utah



Striking views of the Wasatch Front and Oquirrh Mountains are a fixture at Daybreak. The string of parks and trails throughout Daybreak will eventually connect with the Oquirrh Mountains along the Bonneville Trail.



Rio Tinto Corporate Center is the first LEED Platinum building in Utah.



South Daybreak Village Center - Shopping, office employment and denser housing come together. (Work done at Calthorpe Associates)

SoDa Row "Main Street" - Grocery store, shops and denser housing come together at the South Daybreak Village Center. (Photo by Sahara)

