

DAYBREAK®

Fact Sheet

Basic Stats:

- Roughly 1 in 6 new homes sold in the Salt Lake Valley since 2004 has been in Daybreak.
- Approximately 8,000 homes have been built to date. The community could be as large as 20,000 homes at full build out so it's only 30% complete. There are currently about 28,000 people living in Daybreak.
- Opened in 2004 by Rio Tinto | Kennecott. Sold to Värde Partners in 2016 and a new development company was formed, Daybreak Communities.
- Located in South Jordan, Utah and nicely situated about a half hour from both downtown Salt Lake and the new "Silicon Slopes" technology district in northern Utah County.
- Created from Rio Tinto | Kennecott's non-mining land as a showcase for industry-leading sustainable development.
- 4,100 total acres with 20% set aside as open space.
- Currently 10 home builders selling 30+ different home collections across all life stages and lifestyles (singles, couples, families, empty nesters). This creates diversity in the neighborhood, and allows people to stay in the community as their housing needs change, keep kids in same schools, same friends, etc.
- Daybreak offers 11 neighborhoods or "villages," each with 500-1000 homes at buildout. Distinct neighborhoods designed for families, empty nesters (55+), luxury buyers, urban buyers. New village neighborhoods open every few years.
- Daybreak currently has more than 1.9 million square feet of commercial development completed and is home to over 2,000 employees. As development continues to occur in the commercial areas, these figures will increase considerably.
- Olympus at Daybreak was the first for-rent community opened in 2010, 315 apartments. Vida at Daybreak is the 2nd for-rent community with 473 units near the TRAX station.
- Home prices range from \$180,000 to over \$1 Million. Avg. Home Price \$400,000. Every year several homes sell above \$1M.
- Though the community runs the full spectrum, Daybreak leans toward being an affluent place, 68% of Daybreak residents earn above the median HH income for Salt Lake County which is \$71,230 per year.
- About 20% of new home sales each year come from existing Daybreak residents who choose to stay within the community as their needs change. This is possible due to the variety of housing options available.

Transportation:

- 10600 S. & 11400 S. are two main arteries into Daybreak. Both have offramps from I-15. Intersections at Bangerter Highway have undergone redesign recently in anticipation of additional growth in the area.
- TRAX light rail opened in Aug. 2011 with two stops in Daybreak. Daybreak is currently the end of the line for the Red line which runs up to the University of Utah. Commute time from Daybreak to Courthouse stop downtown is 40 minutes (about the same as in a car, but without traffic, parking, gas costs).
- The Mountain View Corridor, which opened in 2013 and runs through the center of Daybreak, will anchor the major commercial, town center, and mixed-use components of Daybreak. Currently the MVC connects down to Utah County via Porter Rockwell Blvd. and up to 5400 S. in SLC. It's currently being extended up to the Hwy 201 with the tie-in taking place by 2021.

Walkability/Bike Access:

- Daybreak is designed on a principle called “The 5 minute rule” where every home in the community is within a 5 minute walk of some type of amenity (school, pool, park, lake, shopping/dining). Trails, sidewalks and paths make up a network that allows people to become less dependent on their cars.
- Over 30+ miles of trails connect pedestrians to the whole community. The loop, which is a ribbon of open space that weaves throughout the Upper villages, will connect pedestrians as well as cyclists to the rest of the community and to other future amenities.
- The Bike Highway, which is integrated into the Loop, will carry cyclists and runners on a protected trail system (separated from vehicular traffic) throughout the Upper Villages and back to the lake. The street system is designed to keep runners and cyclists safe by providing a safe route with signalized crossings, including one at Mountain View Corridor that provides safe crossing back to the Lower Villages.
- Fall 2020, Daybreak will begin construction on The Spokes—a multi-faceted bike park. This bike park is more than a park; it’s a whole series of experiences that ramble through our Highland Park Village neighborhood (located in the Upper Villages) along the trail network known as the Loop. And it’s not just for mountain bikes. It’s also for skateboards, inline skates, BMX bikes, even Strider Bikes.

Sustainability:

- Every home in Daybreak is third-party tested and inspected and receives a HERS (Home Energy Rating System) score that provides the homeowner with a measure of the home’s overall energy efficiency similar to MPG on a car.
- Daybreak has an aggressive plan to plant 100,000 trees, we’re already well on our way. We have a tree farm onsite where we grow trees from saplings. This allows us to transplant larger trees, improves mortality rate, and reduces transportation impacts (costs and vehicle emissions).
- Many of Daybreak’s commercial buildings are LEED Certified. The Rio Tinto Regional Center is LEED Platinum, which was the first of its’ kind in Utah. The University of Utah Medical Center and the buildings along SoDa Row are also LEED certified.
- Daybreak raises honey bees at a handful of locations throughout the community. This is a biodiversity initiative that helps support the local bee population and helps to pollinate trees and flowers. Daybreak produces fresh local honey that can be purchased at The Hub, a new restaurant and visitor center located in the heart of the Upper Villages.
- Over 70% of all construction waste from home building gets recycled.
- Daybreak worked with local and state government officials to bring the TRAX redline into the community 10 years ahead of schedule.

Schools:

- Currently, there are 3 public elementary schools (K-6) and 1 middle school in Daybreak that are part of the Jordan School District. A 4th public elementary school is currently under construction in Highland Park Village and anticipated to open for the 2021-2022 school year.
- Daybreak is also currently home to three Charter schools: Early Light Academy (K-8), American Academy of Innovation (6-12), and Daybreak Academy (Pre-K & Kindergarten + Daycare).
- For the most current information on public school boundaries please visit: <http://planning.jordandistrict.org/boundaries/>
- Daybreak works closely with the Jordan School District to keep them aware of future plans for growth and to identify sites within the community where the district can purchase land for schools. Daybreak’s goal is to create walkable neighborhoods where most kids can walk to school. There are several benefits to walking to school including health and wellness, fewer cars and buses on the road contributing to our air quality challenges, and the time saved by parents who don’t have to do pick up and drop off.
- A [University of Utah study](#) showed that 88% of 5th grade students in Daybreak walk or ride a bike to school vs. only 17% in a neighboring community that was built on a more conventional Suburban model. The positive

impact of a walkable community results in a healthier population and reduced air pollution from buses and cars taking kids to school.

Economy & Industry

- Another element of the community's design is to address the Salt Lake Valley's long term economic and air quality challenges by bringing jobs closer to where people live. Currently, Rio Tinto, University of Utah Health, eBay, the SoDa Row merchants, businesses at Trail Crossing, Jordan School District and the Home Builders employ about 2,000 full time employees within the community, many of whom are fortunate to live in the community. Daybreak's future downtown, which has been strategically located adjacent to Mountain View Corridor (MVC) and the TRAX line, is designed to accommodate thousands of jobs in future office buildings, as well as, several hundred thousand square feet of additional retail space. As the community grows, opportunities to work and shop closer to home will grow along with it.
- Daybreak's unique to Utah design and range of housing options allowed it to remain strong and economically viable through the last recession while many other area developments were shuttered. The variety of timeless housing types and the strong emphasis on community are part of the community's DNA that makes it more economically resilient by design.
- The SoDa Row Village center features several local merchants, eateries and small business offices. The central location makes it convenient for residents to walk/bike there for dinner, a treat, a weekend concert (live music every Friday & Saturday evening June-September) or the local Daybreak Farmers Market (every Saturday morning June-October).
- The new North Shore Village center, adjacent to Oquirrh Lake & South Jordan Parkway, will be anchored by a 17,000 sq. ft. Harmons Market and include additional shop space for future restaurants, retail, and residential units. Construction is set to begin in 2020.
- Downtown Daybreak located adjacent to MVC is beginning to emerge and will grow into a multifaceted regional destination of workplaces, restaurants, homes, transportation and open space. A new county library is currently under construction and will offer a rooftop garden, a makerspace and other features, it will redefine the whole notion of a library.
- University of Utah Medical Center: 200,000 sq. ft.+ multi-specialty clinic (Moran Eye, Huntsman Cancer, Orthopedics, Pharmacy, Emergency room, AirMed Helicopter, etc.) opened in 2011 directly adjacent to the Trax line in Downtown Daybreak. Medical staff and patients can ride the train door to door between Daybreak and the main facility on campus in under an hour. The University and Daybreak are working on plans for future expansion in the area.
- In 2019, the University opened the South Jordan Care Navigation Center adjacent to the medical center, bringing 350 new employees to the community.
- The University has also partnered with the Veterans Administration Salt Lake City Health Care System to bring a VA Health Clinic in Downtown Daybreak.

Amenities

- Multiple parks large and small, usually within a short walk or bike ride of home.
- 30+ miles of trails throughout the community with more being added as you blink.
- The Loop, which is a ribbon of open space that weaves throughout the Upper Villages, will connect pedestrians as well as cyclists to the rest of the community and to other future parks and amenities.
- The Bike Highway, which is integrated into the Loop, will carry cyclists and runners on a protected trail system (separated from vehicular traffic) throughout the upper villages and back to the lake. The street system is designed to keep runners and cyclists safe by providing a safe route with signalized crossings, including one at Mountain View Corridor that provides safe crossing back to the lower villages.
- In Fall 2020, Daybreak will begin construction on The Spokes—a multi-faceted bike park. This bike park is more than a park; it's a whole series of experiences that ramble through our Highland Park Village neighborhood

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- Oquirrh Lake is a 65 acre man-made lake located in the Lower Villages of Daybreak. Residents can bring their own non-motorized boats or check out one of the HOA's boats or paddle boards for free at the recently completed Beach Club.
- The Watercourse announced in 2019 is a series of waterways that you can walk along, picnic beside and even paddleboard on. Eventually it's planned to wind its way throughout the Upper Villages, leading to a small lake and community gathering place called the Cove. This amenity will take about three years to complete.
- 4 community swimming pools, 1 kids splash pool open to all residents, plus several neighborhood specific pools in our 55+ communities and apartment communities.
- Community Center- Full club quality gym, basketball courts, running track and community swimming pool. This facility is connected to Daybreak Elementary school which allows for shared use of the gym and other facilities. Several large multipurpose rooms are also available for rent by Daybreak residents for community meetings, continuing education classes, etc.
- Basketball, volleyball, tennis and pickleball courts as well as soccer fields and a frisbee golf course are located in the community. Visit MyDaybreak.com for a complete list.
- Community Gardens throughout the community, residents can rent a plot close to home for the season
- High Speed Fiber to the Home (FTTH) Internet currently at 100MB speed is provided to the community through a bulk agreement between Century Link and the master homeowners association as part of each homeowner's monthly assessments. Gig speeds are available for an additional charge.

Shopping and Dining

- Daybreak's SoDa Row Village center is home to several unique shops and eateries as well as major office users including Rio Tinto and Daybreak Communities.
- The Trail Crossing Shopping Center located adjacent to Mountain View Corridor and anchored by Smith's Marketplace also feature a variety of shopping and dining options close to home or work.
- A complete list of shopping and dining options is available at <https://www.daybreakutah.com/commercial-ventures/>

More at www.DaybreakUtah.com

Information subject to change without notice

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