Kennecott Land
Sustainable Communities
2006 SWEEP’s Workshop
Snowbird Utah

“The fight for sustainable development will be won or lost in our cities”
Klaus Töpfer, Executive Director, United Nations Environment Programme
Geographical context

- 93,000 acres owned by Kennecott Land (about 1/3 larger than the land area of Salt Lake City)
- 144 square miles
- 53% of all developable land in the Valley
- All within 20 miles of downtown
Company essentials

• Incorporated in 2001
• Future development of ~40% of the land
• Best alternative to accommodate growth
• First project: Daybreak
Our vision

“Be a recognized leader in Sustainable Development (SD)”
Driving Principles

- Environmental excellence
- Distinct neighborhoods
- Higher density
- Mixed use
- Variety of housing choices
- Transportation alternatives
Environmental management system

• Proactive impact management
• Environmental excellence culture
• ISO 14001 Certification
Daybreak infrastructure

- Secondary irrigation of open space
- Storm water retained on-site
- Open space
- Water-wise landscape
- On-site gravel extraction
Daybreak community

- EPA’s Energy Star homes
- LEED standard
- Ground source heating
- Community gardens
Current opportunities

- Renewable energy
- Gray water re-utilization
- Design standards
- Low-income housing solutions
- Stronger sales pitch for sustainable development
Future challenges

- Post-occupancy studies
- Demand management
- Energy and carbon neutral
- Open space management
“Urban growth is our opportunity, not our enemy. It invites us to correct the past, to build places that are productive for business and for the people who live there, places that are infused with nature and stimulating to man’s creative sense of beauty – places that are in scale with people and so formed as to encourage and give strength to the real community which will enrich life; build character and personality; promote concern, friendship, brotherhood.”

Jim Rouse