



Scenario C

Town Center Clusters with Neighborhood Open Space

New Growth

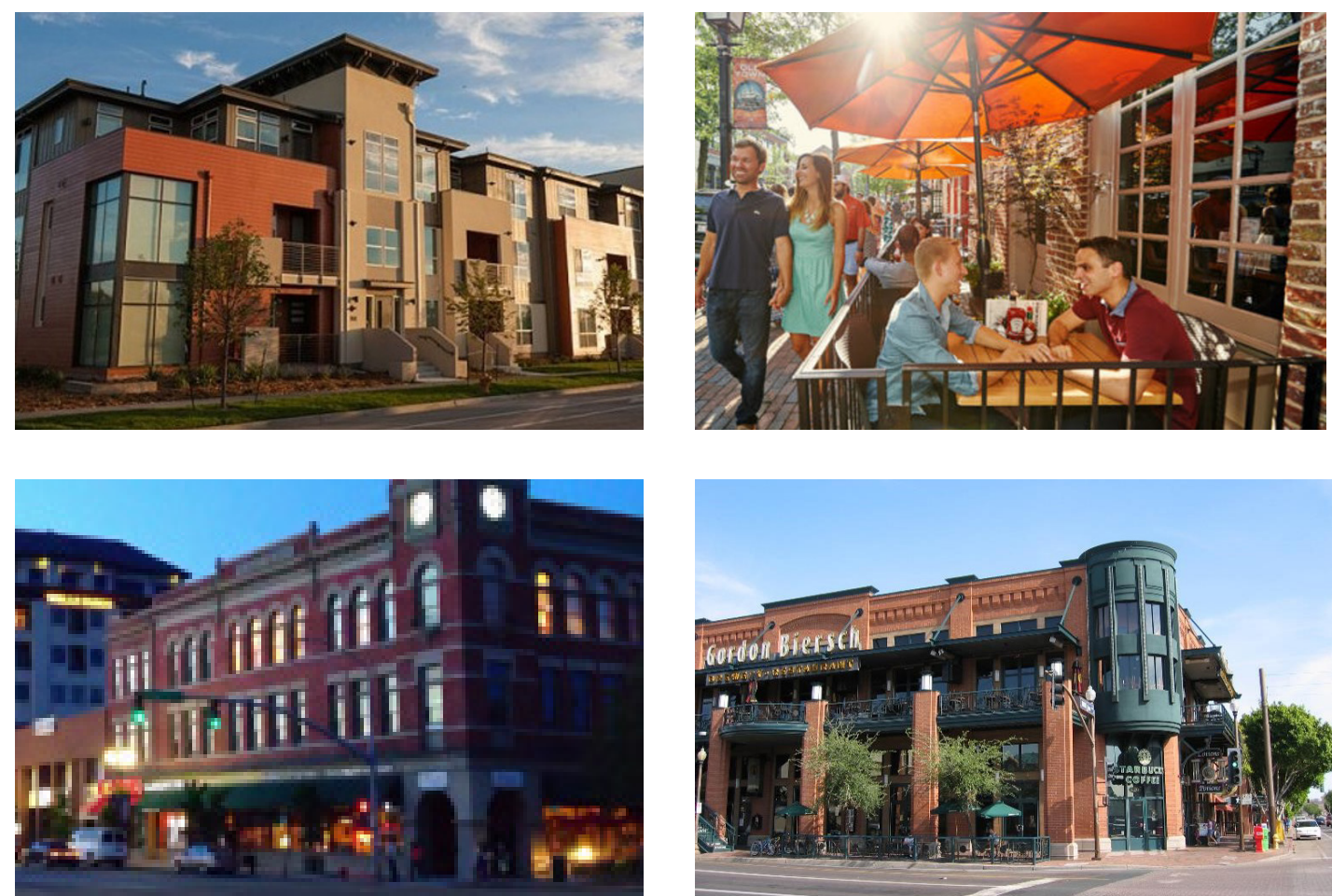
Growth is focused around six smaller town centers that are connected by a series of trails. Town centers are supported by surrounding neighborhoods that include internal open space and trails. Open space is largely preserved by maintaining rural 20-acre zoning and through the subdivision process by clustering development.

Town Centers:

- Destination for living, business, entertainment, dining, shopping, outdoor gathering, and hospitality
- Includes supportive residential uses, including small lot single family, townhomes and multi-family as well as schools and community centers
- Character: mixed-use buildings and walkable streets with sidewalks, street trees and outdoor gathering areas; buildings generally front the street with parking on street or behind buildings

more intense
(some buildings up to 3 stories)

less intense
(apartment homes, townhomes, smaller lot single family)



Neighborhoods with Open Space:

- Subdivisions that typically include flexible lot sizes, a mixture of housing types, and open space, including a prominent park, tree-lined sidewalks or trails and, perhaps, a community garden or small plot farm, equestrian facility, or other common open space use.
- Character: emphasizes common open space with generally smaller backyards; more likely to walk to recreational amenities and to town centers for to day-to-day needs

more intense
(up to 1/10 acre lots)

less intense
(up to 1/2 acre lots)



Business Center

Major job center with hospitality, office, light industrial, and some big box built to front attractive, walkable streetscapes. Buildings up to three stories high.

Hospitality **Retail/Big Box** **Office** **Light Industrial/R&D**



Open Space Preservation:

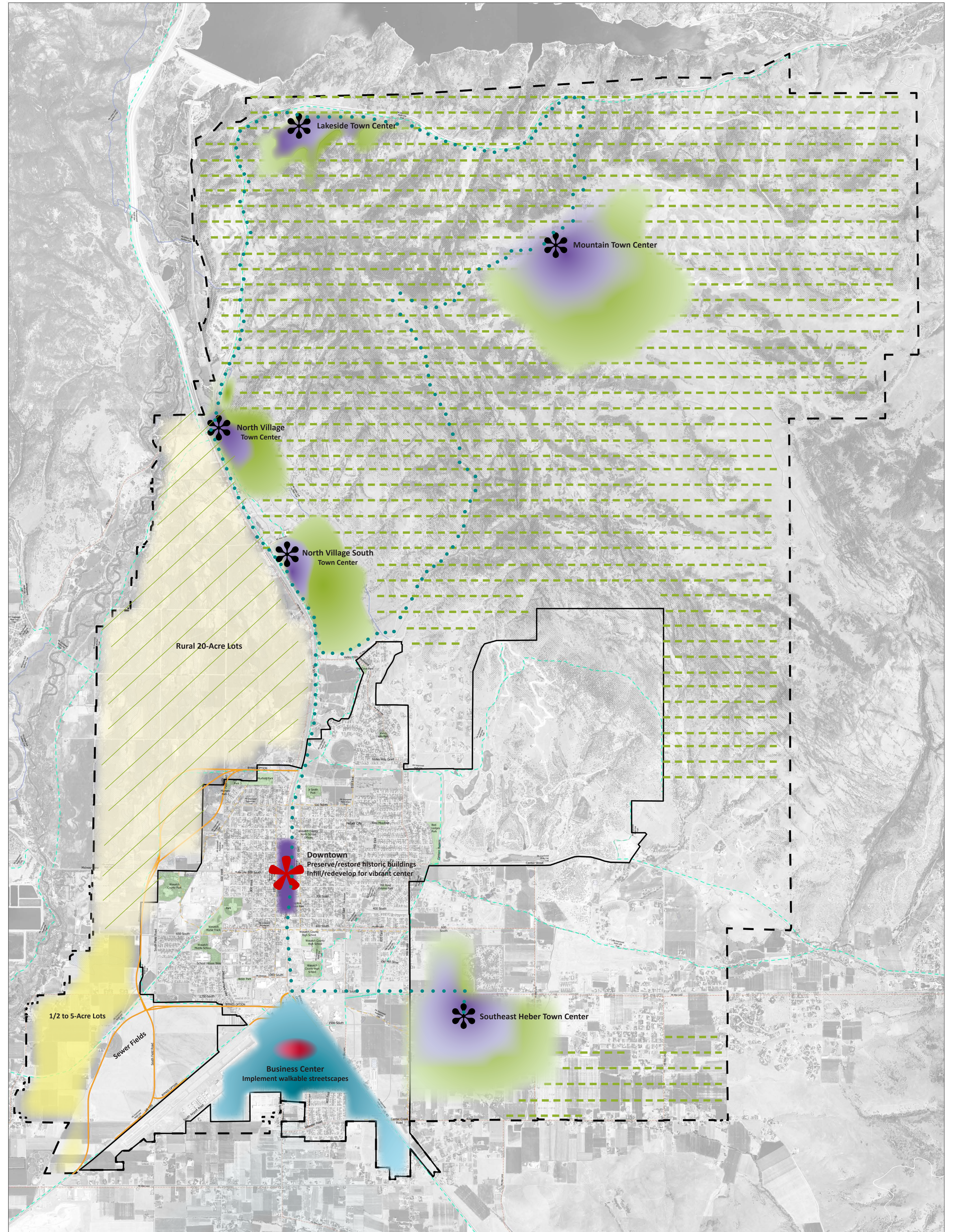
large 20-acre lots preserve rural feel

open space preserved by clustering development in town centers

Trails:

trail/bike path connecting town centers

trails identified in city master plan (see map legend, bottom right)



Heber Study Boundary Trails

Heber City

Primary Streets

Primary Streets

EX-Urban Soft Surface Trail

EX-Bike Lane

EX-Improved Multi-Use Trail

EX-Improved Pedestrian Trail

PR-Urban Soft Surface Trail

PR-Bike Lane

PR-Improved Multi-Use Trail

PR-Improved Pedestrian Trail

PR-Shareway

call other values

Wetlands

Unsuitable slopes

0 2,000 4,000 8,000 12,000 16,000 Feet