

## Scenario D

## Destination Centers Surrounded by Rural Open Space

## New Growth

*This scenario features permanent preservation of cherished open lands and views while focusing growth in three strong centers: a revitalized downtown and new destination centers at both the Hwy 40/River Road junction and in the mountains. Access to open space includes long, linear trails connecting the centers and the lakes.*

### Destination Centers:

**Overall Character:** walkable streets with sidewalks, street trees and outdoor gathering areas; buildings front the street with parking on street or behind buildings in the interior of blocks; welcoming to locals and tourists alike

**Downtown:** While preserving/restoring historic buildings, downtown sees significant infill and redevelopment, which provides housing, jobs, shopping, entertainment and dining options, and hospitality/hotel. Buildings may feature lower level retail or commercial and upper level offices, housing and hotel rooms. Downtown is a center for housing and quality jobs.

**North Village:** The village features day-to-day services and shopping, hospitality and recreation amenities; center includes clustered, walkable neighborhoods with housing in a range of densities, lot sizes and types.

**Jordanelle Mountains:** Mountain destination center with day-to-day services and shopping as well as hospitality and recreation amenities; center includes housing in a range of densities, lot sizes and types.

## Rural Residential Cluster

New rural residential clusters feature housing on about 25% of lands, while permanently preserving approximately 75% as open space, which could be used for farming, shared equestrian facilities, etc.

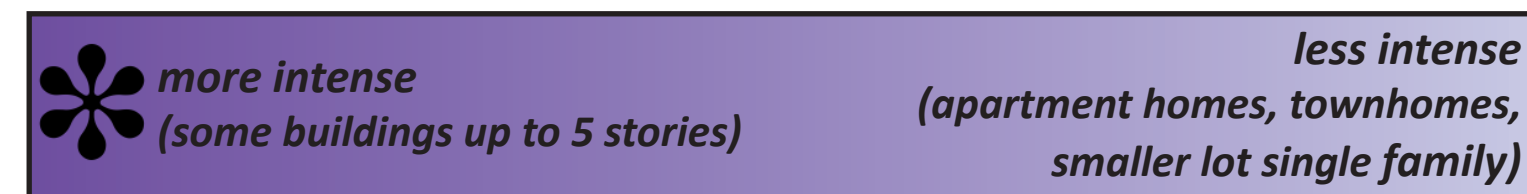
### Open Space Preservation:

**North and South Fields** are permanently protected. Land or development rights are purchased, and conservation easements are placed, precluding future development.

**Mountains:** Ridgelines, slopes, canyons and portions of mountain valleys are preserved through zoning (which precludes development on slopes over 30%) and clustering development into centers.

**Trails:** emphasis on long, linear trails, including a lake-to-lake trail along the Provo River

**Bus Service:** runs between Park City, Heber, and Provo; transit hub in downtown Heber



*approximately 75% preserved open space, 25% housing*



*permanently protected open space*

~~open space preserved by clustering  
development in destination centers~~

*lake-to-lake trail via Provo River, trails  
connecting destination centers*

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

