

### SCENARIO A: BEDROOM COMMUNITY (BASELINE PROJECTION)

DESCRIPTION	EXISTING NEIGHBORHOODS/NEW NEIGHBORHOODS	COMMUNITY: DOWNTOWN, CENTERS AND GATHERING PLACES	SHOPPING, JOBS AND ECONOMY	OPEN SPACE	TRAILS	ACCESS, MOBILITY AND PARKING
<p>This scenario simply tries to provide a picture of what the Heber area could be like if we continue to grow in the same pattern that we have grown in the recent past. Generally following current zoning and the development trends of the last 20 years, new residential growth is dispersed with some focus at the edges of Heber City. Housing is mostly in the form of medium to larger lot standard subdivisions. Most new shopping and jobs are located at the edges of town or spread out along highway corridors. The North Fields remains mostly open, with some development at the Hwy 40/River Road junction.</p>	<ul style="list-style-type: none"> <li>Existing neighborhoods are stable with little or no change; vacant lots may see construction over time.</li> <li>Most new housing occurs in suburban neighborhoods in outlying areas, with some townhomes and apartment homes on the edges of town.</li> <li>New neighborhoods provide mostly medium and larger lot single family homes, as well as townhomes and apartment homes.</li> </ul>	<p>Community life mostly happens in suburban neighborhoods.</p>	<p>Most shopping and jobs are located in retail, office and industrial parks on the north and south ends of town.</p>	<ul style="list-style-type: none"> <li>People mostly experience open space in their back yards or in common areas of apartment homes developments.</li> <li>North Fields remains largely rural, with 20-acre lot zoning; other agriculture is largely replaced with housing.</li> <li>Zoning precludes development on slopes over 30%.</li> </ul>	<p>City's currently planned trail system is built.</p>	<ul style="list-style-type: none"> <li>Most people access shopping, services, recreation and employment by driving.</li> <li>Prioritizes vehicles over pedestrians.</li> </ul>

### SCENARIO B: CORRIDOR FOCUS

DESCRIPTION	EXISTING NEIGHBORHOODS/NEW NEIGHBORHOODS	COMMUNITY: DOWNTOWN, CENTERS AND GATHERING PLACES	SHOPPING, JOBS AND ECONOMY	OPEN SPACE	TRAILS	ACCESS, MOBILITY AND PARKING
<p>Growth is focused primarily along the Hwy 40 corridor, with larger lot subdivisions in outlying areas. Jobs are focused along the corridor and in an office park south of town.</p>	<ul style="list-style-type: none"> <li>Existing neighborhoods are stable with little or no change; vacant lots may see construction over time.</li> <li>Most new housing is a mix of townhomes, apartment homes and suburban neighborhoods along the Highway 40 corridor, with larger lot subdivisions in outlying areas.</li> </ul>	<p>Community life mostly happens in suburban neighborhoods.</p>	<p>Most shopping and jobs are located in retail and commercial strips along the Highway 40 corridor or in office and industrial parks south of town.</p>	<ul style="list-style-type: none"> <li>People mostly experience open space in their back yards or in common areas of apartment homes developments.</li> <li>North Fields remains largely rural, with 20-acre lot zoning; other agriculture is largely replaced with housing.</li> <li>Zoning precludes development on slopes over 30%.</li> </ul>	<p>City's currently planned trail system is built.</p>	<ul style="list-style-type: none"> <li>Most people access shopping, services, recreation and employment by driving.</li> <li>Prioritizes vehicles over pedestrians.</li> </ul>

## SCENARIO C: TOWN CENTER CLUSTERS WITH NEIGHBORHOOD OPEN SPACE

DESCRIPTION	EXISTING NEIGHBORHOODS/NEW NEIGHBORHOODS	COMMUNITY: DOWNTOWN, CENTERS AND GATHERING PLACES	SHOPPING, JOBS AND ECONOMY	OPEN SPACE	TRAILS	ACCESS, MOBILITY AND PARKING
<p>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.</p>	<ul style="list-style-type: none"> <li>• Most existing neighborhoods are stable with little or no change; vacant lots may see construction over time.</li> <li>• Blocks immediately adjacent to Main Street likely to see infill and redevelopment.</li> <li>• Town centers feature new compact single family, townhomes, and apartment homes with outdoor gathering spaces and parks.</li> <li>• Centers are surrounded by new neighborhoods that feature open space and trail networks.</li> </ul>	<ul style="list-style-type: none"> <li>• Town centers are a focal point of community life—gathering places with churches, schools, services, and activities.</li> <li>• Downtown: historic buildings are preserved/restored; area experiences infill and redevelopment for a vibrant center.</li> </ul>	<p>Most shopping and jobs are located downtown, in new town centers, and in a business center south of downtown.</p>	<ul style="list-style-type: none"> <li>• Most people easily walk to parks, plazas and open space.</li> <li>• Significant open space between Heber City and Jordanelle Reservoir is preserved by clustering development in town centers.</li> <li>• North fields remains largely rural, with 20-acre lot zoning.</li> <li>• Zoning precludes development on slopes over 30%.</li> </ul>	<ul style="list-style-type: none"> <li>• Trails link centers to one another.</li> <li>• City's currently planned trail system is built.</li> </ul>	<ul style="list-style-type: none"> <li>• Emphasis on improving local access and mobility for biking walking and driving; trips generally shorter, as day-to-day needs are closer to home.</li> <li>• Emphasis on 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.</li> </ul>

## SCENARIO D: DESTINATION CENTERS SURROUNDED BY RURAL OPEN SPACE

DESCRIPTION	EXISTING NEIGHBORHOODS/NEW NEIGHBORHOODS	COMMUNITY: DOWNTOWN, CENTERS AND GATHERING PLACES	SHOPPING, JOBS AND ECONOMY	OPEN SPACE	TRAILS	ACCESS, MOBILITY AND PARKING
<p>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. Welcoming to locals and tourists alike.</p>	<ul style="list-style-type: none"> <li>• Most existing neighborhoods are stable with little or no change; vacant lots may see construction over time.</li> <li>• Blocks immediately adjacent to Main Street likely to see infill and redevelopment.</li> <li>• Destination centers feature new compact single family, town homes, and apartment homes with outdoor gathering spaces and parks.</li> <li>• New rural residential clusters provide opportunity to live on a medium to small lot nearby large open space areas featuring agricultural uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Community life is most vibrant in destination centers, where most opportunities for working shopping, learning and recreation exist.</li> <li>• Emphasis on 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.</li> <li>• Downtown: historic buildings are preserved/restored; area experiences infill and redevelopment for a vibrant center; downtown is a major center for housing and quality jobs.</li> </ul>	<ul style="list-style-type: none"> <li>• Most shopping and jobs are located downtown, and in a new destination centers in the North Village Jordanelle Mountain areas.</li> <li>• Some new big box, office and light industrial is built south of downtown.</li> </ul>	<ul style="list-style-type: none"> <li>• Most people easily walk to parks, plazas and open space.</li> <li>• Significant open space between Heber City and Jordanelle Reservoir is preserved by clustering development in town centers.</li> <li>• North and South Fields are permanently protected; development rights or land is purchased and conservation easements are put in place.</li> <li>• Zoning precludes development on slopes over 30%.</li> </ul>	<ul style="list-style-type: none"> <li>• Long linear trails, including lake-to-lake trail and trail linking destination centers.</li> <li>• City's currently planned trail system is built.</li> </ul>	<ul style="list-style-type: none"> <li>• Emphasis on improving local access and mobility for biking walking and driving; trips generally shorter, as day-to-day needs are closer to home.</li> <li>• Emphasis on 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.</li> <li>• Additional emphasis on regional mobility with the addition of a bus running between Park City, Heber and Provo, with a transit center in Heber.</li> </ul>