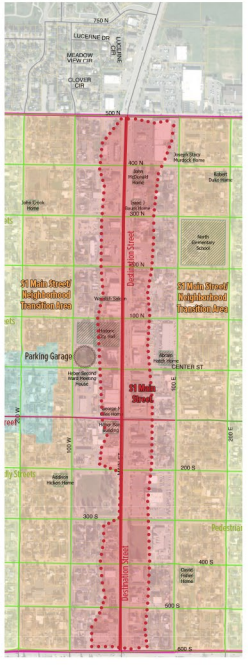
SCENARIO 1: MAIN STREET IS OPEN FOR BUSINESS, LIVING, AND FUN

The Main Street district receives more growth than in other scenarios, with a major focus on growing the business and housing uses that best support more shopping and dining opportunities along with public gathering areas along a destination street. Taller buildings "step back" to keep the building heights on Main Street feeling somewhat lower. A large transition area between Main Street and central neighborhoods provide a comfortable transition to quiet residential areas.

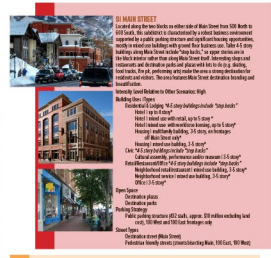
The recreation and tourism district receives somewhat less growth than the Main Street area, but with a focus on a gateway area that includes a cultural center anchor and neighborhood retail commercial that supports train-related tourism, nearby neighborhoods, and significant new missing middle housing near the planned high school.

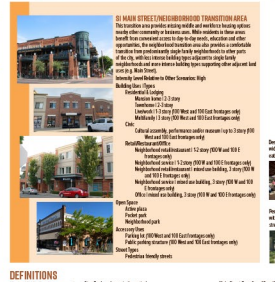
Central neighborhoods in this scenario continue to change, with an emphasis on street improvements geared toward pedestrian friendliness and walkability and the addition of some neighborhood pocket parks. Changes to housing is typical of older neighborhoods: maintaining and enhancing existing homes, rebuilding those that owners deem are no longer satisfactory, and adding attached accessory dwelling units. The 100 South corridor running through Heber's west side central neighborhoods provides significant new housing and access to goods and services.

MAIN STREET DISTRICT



SUBDISTRICTS





DEFINITIONS

Missing Middle Housing: a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes. Examples include town homes and mansion homes.

Workforce Housing: a type of home that aims to provide affordable, safe, and comfortable living spaces for workers and their households. Examples include multiplex or stacked housing (apartments or condos).

Step Back: a change in the vertical plane of multi-story buildings that preserves the pedestrian experience at sidewalk-level by setting the upper story building facade away from the street.

Main Street Branding: "Kreat" is an expression of an area's character. Branding often includes a theme or style expressed along a street through lighting, art, signage, or other features.

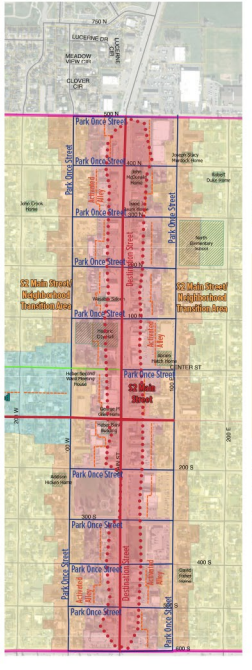
SCENARIO 2: DESTINATION HEBER: STAY AND PLAY

The recreation and tourism district receives the most growth in this scenario, with a hotel/convention center anchor and related neighborhood retail/restaurant/commercial that supports tourism associated with the train and regional recreational opportunities and events. This area also provides significant housing opportunities, with both missing middle and workforce options.

The Main Street district receives significant growth, again with a major focus on growing the business and housing uses that support shopping and dining opportunities and public gathering areas along a destination street. The tallest buildings in this area are on Main Street and then transition down to provide a comfortable shift to quiet residential areas. An alley running north and south behind parts of Main Street provides quieter space for outdoor dining opportunities.

In central neighborhoods, changes to housing is typical of older neighborhoods: maintaining and enhancing existing homes, rebuilding those that owners deem are no longer satisfactory, and adding attached accessory dwelling units. This scenario also includes detached accessory dwellings as a way to provide more neighborhood housing options. In this scenario, the 100 South corridor running through Heber's west side central neighborhoods is more intense than in other scenarios, with ample new places to live, work, eat, and shop.

MAIN STREET DISTRICT



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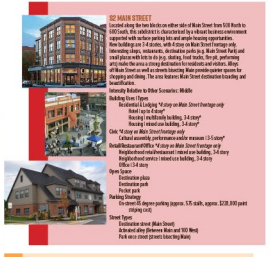

DEFINITIONS

Missing Middle Housing: a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes. Examples include town homes and mansion homes.

Building Height Transition Area: a change in building heights, generally with taller buildings on more intense streets, with shorter buildings as the transition area nears single-family neighborhoods.

Workforce Housing: a type of home that aims to provide affordable, safe, and comfortable living spaces for workers and their households. Examples include multiplex or stacked housing (apartments or condos).

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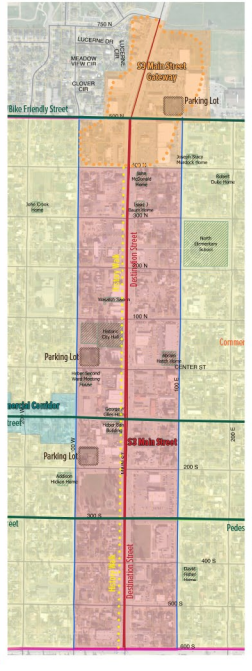
SCENARIO 3: HISTORIC TOWN GROWING TOWN

Main Street receives less growth than in other scenarios, except at the north end of Main, where a gateway area develops, featuring a gathering area surrounded and supported by retail, recreation, hospitality, and housing. While historic buildings are preserved across all of the scenarios, history is the focus for the rest of Main Street in this scenario, with an interpretive walk and building height limits on structures built adjacent to historic structures and places. Infill will encourage uses attractive to visitors and residents (e.g. shopping, dining, gathering).

Mixed use areas in the recreation and tourism district in this scenario emphasize supporting existing recreational amenities like the ball fields, the trails, and the rodeo, and new amenities like a trail depot and conservation garden. Residents and visitors enjoy convenient access to lunch spots and services while in the area, and new neighborhoods near the planned high school benefit from convenient access to recreational amenities, goods, and services.

In this scenario, growth is spread across central neighborhoods, with the addition of detached accessory dwellings, flag lots, and infill cottage style homes. Changes to other housing is typical of older neighborhoods: maintaining and enhancing existing homes, rebuilding those that owners deem are no longer satisfactory, and adding attached accessory dwelling units. The 100 South corridor between 600 West and Main includes new housing and neighborhood retail and services.

MAIN STREET DISTRICT



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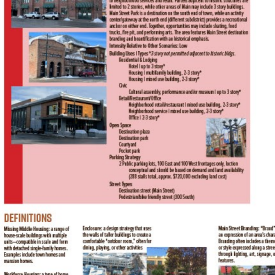

DEFINITIONS

Missing Middle Housing: a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes. Examples include town homes and mansion homes.

Workforce Housing: a type of home that aims to provide affordable, safe, and comfortable living spaces for workers and their households. Examples include multiplex or stacked housing (apartments or condos).

Bike Friendly Street: a design strategy that uses the needs of bike buildings to create a comfortable "outdoor room," often for dining, playing, or other activities.

Main Street Branding: "Kreat" is an expression of an area's character. Branding often includes a theme or style expressed along a street through lighting, art, signage, or other features.