

# CENTRAL HEBER VISION

The heart of our community and region, Central Heber is a destination area featuring unique shopping, dining, and gathering areas for residents and visitors who enjoy a welcoming and peaceful environment with a sense of history and place in a beautiful mountain valley. The Main Street District is our economic catalyst, featuring our historic center and working, living, and public gathering areas in a mixed use environment, which help support street level retail, restaurants, and entertainment. Outdoor-oriented local and regional recreation are features at our Recreation and Tourism District, which is the place to go to enjoy the train, rent a bike, enjoy a ballgame, or plan regional recreational adventures. Heber's quiet central neighborhoods provide places to live that are rooted in our history while also conveniently located nearby places to work, play, shop and dine.

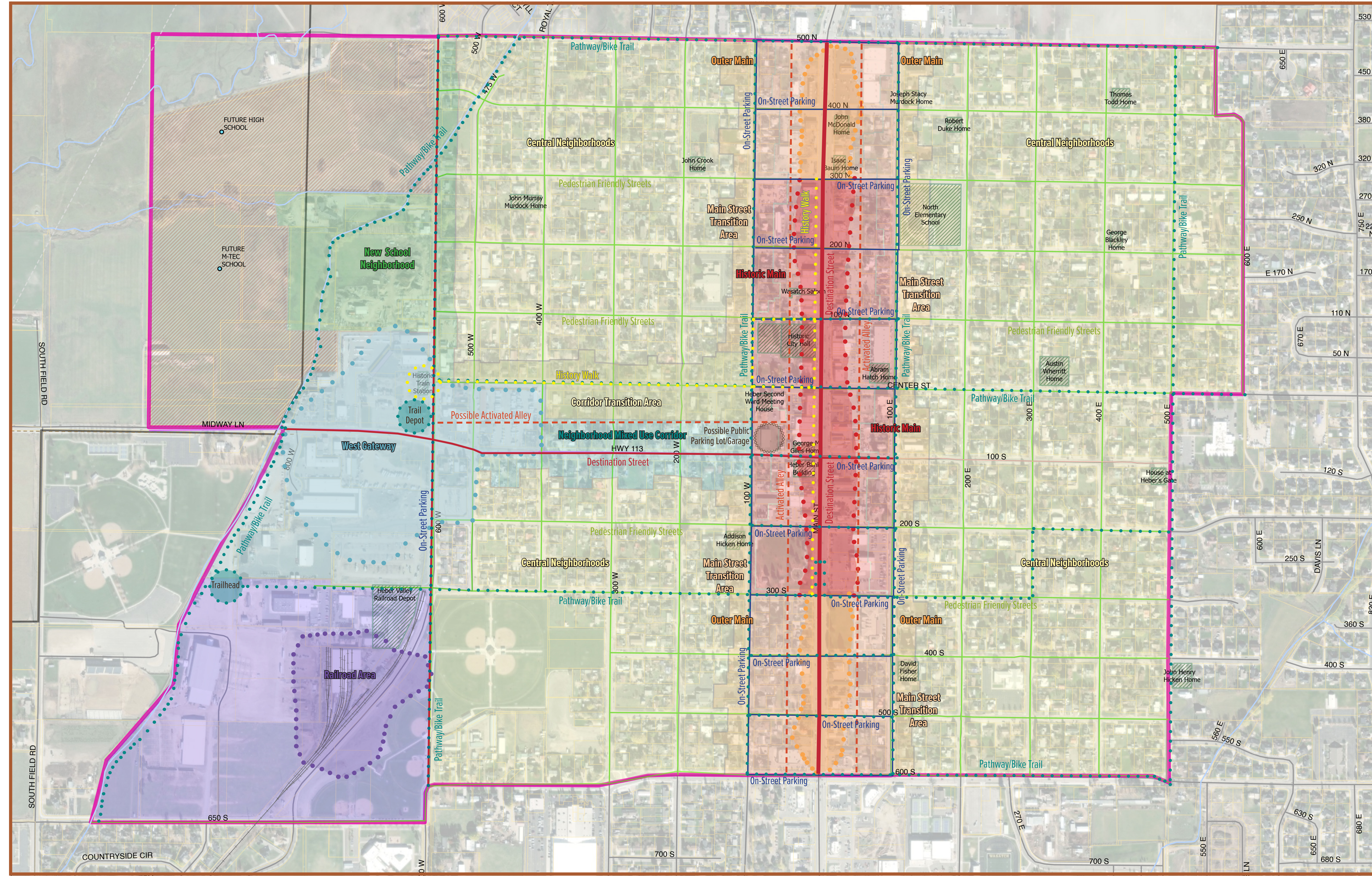
## GENERAL RECOMMENDATIONS

1. Highlight Heber's sense of history and place in a beautiful mountain valley, and its welcoming and peaceful environment.
2. Create a walkable, bikeable central city, with safe and pleasant streets.
3. Connect destination places and districts with interesting, pedestrian-friendly routes.
4. Create increased living and working opportunities in the Main Street area, for economic resilience and to better support uses like shopping, dining, gathering, and entertainment.
5. Activate and connect public spaces on Main Street, including Heber City Park, Civic Center Block, and the Public Safety Block, adding amenities, activities, and attractions that people return to again and again.

6. Enliven the streets in Heber's Main Street area with features that provide interest and comfort and encourage repeat visits.
7. Create a new recreation/lifestyle gateway on the west side of town that supports existing and new recreation, tourism, and outdoor-oriented pursuits, better positioning Heber as a destination for regional recreational opportunities.
8. Provide a small neighborhood dining/shopping area near the train station to provide amenities adjacent to tourism and sporting events.
9. Create a new missing middle neighborhood east of the planned high school to provide needed housing options.
10. Preserve Central Heber's neighborhoods, enhancing their quiet, friendly atmosphere while providing options for new housing that fits into the historic fabric.

## RECREATION & TOURISM DISTRICT

The western gateway into Heber from Midway at 600 West and 100 South is anchored by a flex-space venue and plaza supporting recreational opportunities and lifestyle. It includes mixed uses focusing on meeting day-to-day needs of nearby residents and visitors, and supporting and expanding local and regional recreation and tourism opportunities. A small commercial area adjacent to the railroad depot provides convenient options for dining and services. Needed missing middle and more reasonably priced housing is provided east of the planned high school.



## MAIN STREET DISTRICT

Main Street is characterized by a vibrant business environment and ample housing opportunities that support dining, shopping, playing, and gathering opportunities, providing a strong destination in the heart of Heber City. Historic Main (300 North to 300 South) features the richest suite of options for people to return to again and again, from restaurants and shops to inviting public spaces and streets, making the area a strong destination for residents and visitors. Alleys off Main Street as well as streets bisecting Main provide quieter spaces for shopping and dining. Outer Main (north of 300 North and south of 300 South) offers the greatest opportunities for working and living near Historic Main. The District as a whole features Main Street destination branding and beautification.

### HISTORIC MAIN | OUTER MAIN | MAIN STREET TRANSITION AREA

Historic Main = 300 North to 300 South | Outer Main = north of 300 North and south of 300 South

**Character**  
Highly active destination Main Street featuring live/work/play/shop/dine/gather opportunities; historic/classic architecture in Historic Main District and historic themed but more flexible architecture in Outer Main.

**Focus**  
Major focus on business and housing that supports shopping/dining/play/gathering; Heber City Park, Civic Center Block, and Public Safety Block provide active park/plaza space for gathering

**Features**  
Walkable streets, on-street parking district wide, alley pilot project(s) behind Main Street for a quiet dining/pedestrian experience, history walk on Main Street with a major feature at Civic Center Block, publicly owned historic buildings and places preserved, active destination public space at Heber City Park, Civic Center Block, and Public Safety Block

**Placemaking**  
Benches, outdoor dining areas, street trees, plaza space, fire pits/heaters, bike racks, activity structures, art/sculptures, planters, attractive streetlights

**Activity Spaces to Consider**  
Skating ribbon/rink, farmer's market, rock climbing wall/boulders, food truck court, food hall, concert/event amphitheater, fitness stations, water feature

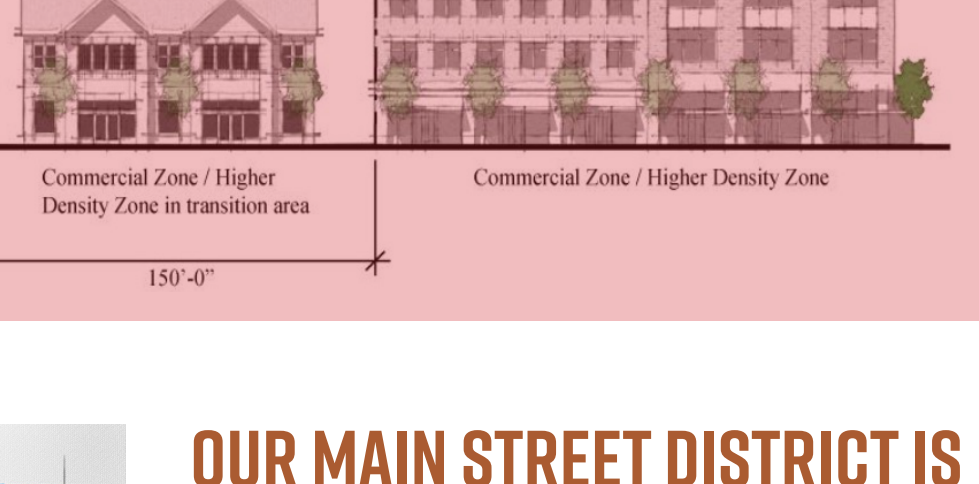
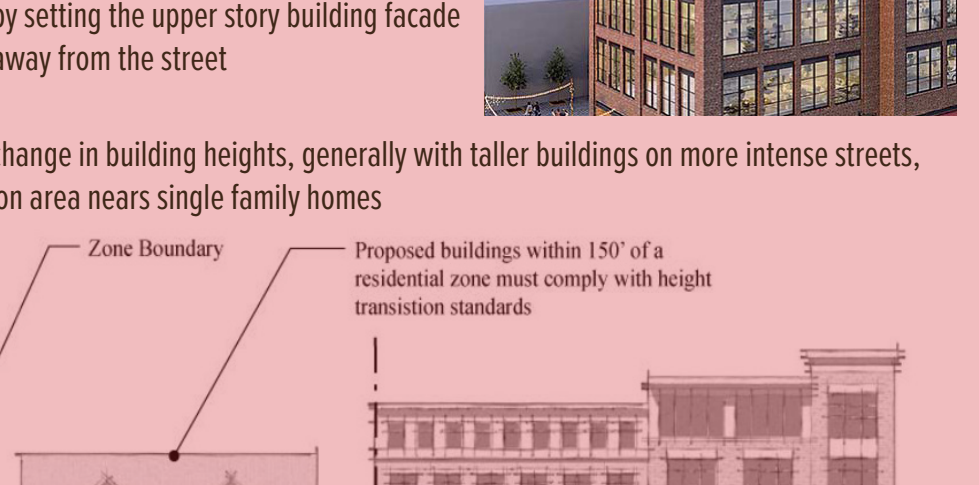
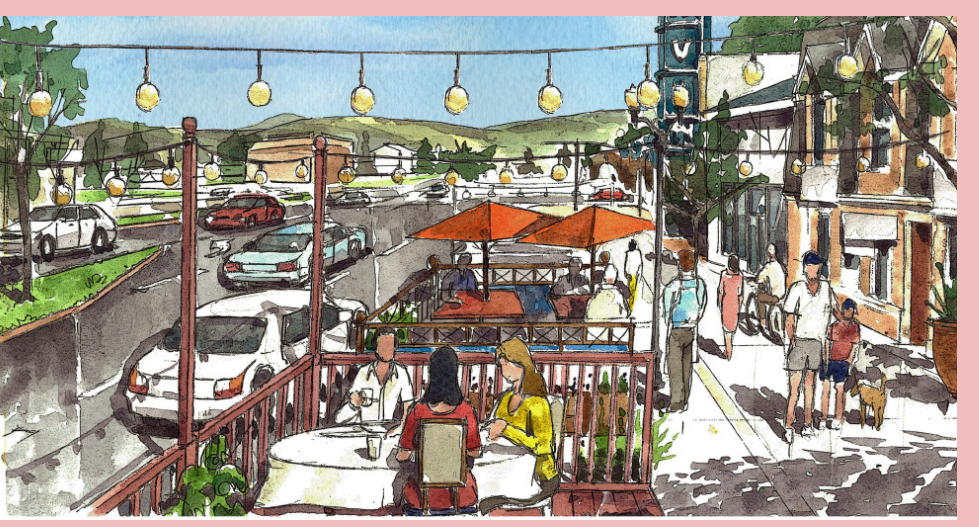
**Use Mix**  
**Historic Main & Outer Main**  
Residential & Lodging: missing middle/multifamily, hotel  
Civic  
Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office  
Open Space: destination plaza/park  
Commercial use required on Main Street-facing first floor facades in Historic Main, with limited percentage allowed for residential or office access doors  
Residential allowed on Main Street-facing first floor facades in Outer Main

**Main Street Transition Area**  
Residential: single family, missing middle  
Accessory uses: home-based business, attached/detached accessory dwelling units, Open space: pocket park/plaza

**Parking**  
Striped on-street public parking district wide, private parking lots/garages but not fronting Main Street in Historic Main area, public parking lot/public parking garage possible in future phase

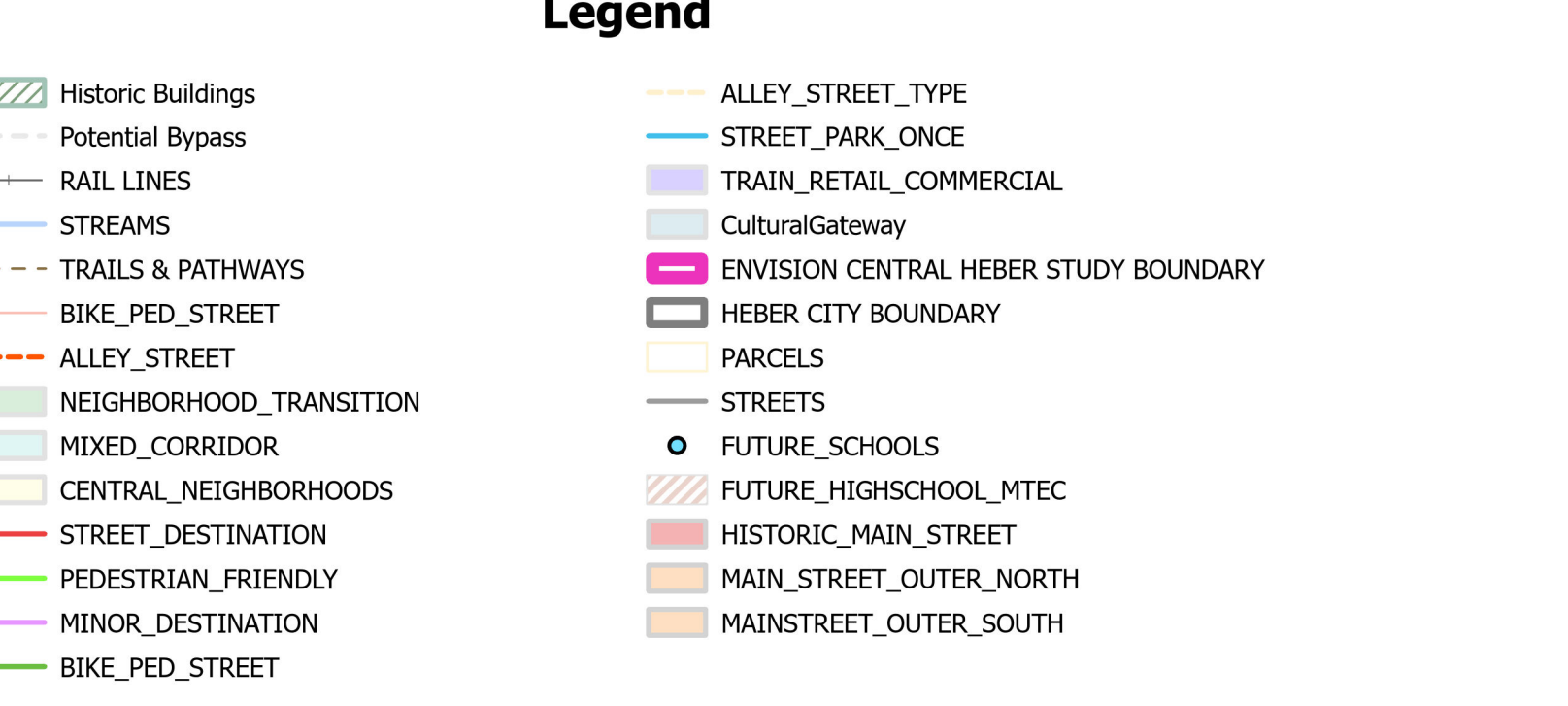
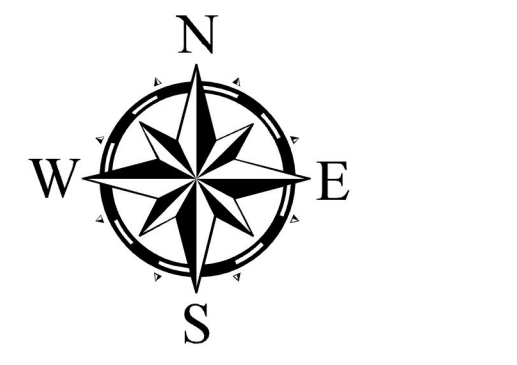
**Building Height**  
Up to three stories allowed in Historic Main, with step backs up to four stories allowed  
Up to four stories allowed in Outer Main with step backs for buildings over three stories; up to five stories allowed if incorporating additional design features and affordable housing (on site or off site)  
Step backs required for buildings over three stories on Main Street  
Step backs required for buildings over two stories adjacent to publicly-owned historic places  
Building height transition required; buildings on 100 West/100 East frontages limited to three stories or less  
Require other height-softening strategies (e.g. roofline variation, building modulation, attached features, corner cuts/plazas)

**Visual Preferences**  
Style: mix of existing historic and new modern and traditional  
Preferred building materials: brick, sandstone, glass, timbers, rock  
Apply existing design standard for classic commercial requiring historic/classic commercial features (e.g. storefront), but with flexibility for a mix of styles, especially in Outer Main  
Historic Main: increase existing design standards, and encourage a greater number of classical/historic building features



### DEFINITIONS

**Activated Alley:** primarily a pedestrian space with extra-wide sidewalk or shared pathway, street trees, and seating/eating/gathering/event space.  
**Destination Street:** a pedestrian-friendly street with extra-wide sidewalk, street trees, seating/eating space, and on-street parking.  
**Missing Middle Housing:** a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes that provide housing for middle income households. Examples include town homes and mansion homes.  
**Pedestrian Friendly Street:** a street that feels comfortable for people with wide sidewalk, street trees, and on-street parking.  
**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).



## CENTRAL NEIGHBORHOODS DISTRICT

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. Detached accessory dwellings and flag lots are allowed to provide more neighborhood housing options, but in keeping with the feel of a predominantly single family residential area. The 100 South corridor between 600 West and Main includes new missing middle housing and neighborhood retail, restaurants, and services.

### CENTRAL NEIGHBORHOODS & MIXED USE CORRIDOR

**Character**  
Quiet, pedestrian-friendly streets with a range of homes built across decades, supported by a neighborhood corridor that includes additional housing options and convenient neighborhood retail, restaurants, and services.

**Focus**  
Residential, with some neighborhood retail and commercial along 100 South

**Features**  
Pedestrian-friendly streets with bike network, neighborhood parks, a potential alley pilot project between 100 South and Center Street, history walk connecting the original train depot and the Civic Center Block, historic structures and homes enhanced

**Use Mix**  
**Neighborhoods**  
Residential: single family  
Open Space: neighborhood park

**Accessory Uses:** home-based business, attached accessory dwelling units, detached accessory dwelling units with height equal to or lower than main home height, flag lots

**Neighborhood Mixed Use Corridor**  
Residential & Lodging: missing middle multifamily, hotel  
Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office (on commercial corners on 100 South)  
Open Space: pocket park/plaza, neighborhood park  
Parking: on-street public parking, private parking lots behind buildings

**Corridor Transition Area (area between mixed use corridor and neighborhoods)**  
Residential: missing middle, single family  
Open Space: pocket park/plaza, neighborhood park

**Building Height**  
Up to three stories



**OUR MAIN STREET DISTRICT IS FOR NURTURING COMMUNITY**  
As we grow, our Main Street District will feature new places to live and work, and especially places to gather together, to celebrate, to share a meal, to support a local artisan or shopkeeper. This is where we enjoy life together and practice our tradition of being friendly, warm, and welcoming.