

RECREATION & TOURISM DISTRICT VISION

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.



WEST GATEWAY | NEW SCHOOL NEIGHBORHOOD | RAILROAD AREA

Character

An outdoor-oriented district that lets Main Street shine while supporting local recreational activities and regional recreational destination pursuits.

Focus

Outdoor and recreational lifestyle

Features

Flex-space lifestyle center and gathering area; trails (including Spring Creek Canal Trail), trailheads, and a trail depot with bike rentals and repair; potential shuttle to Main Street, pedestrian and bike friendly boulevard along 600 West to connect the West Gateway and the Railroad Area

Placemaking

Wide sidewalks, benches, outdoor dining areas, street trees, plaza space, fire pits/heaters, bike racks, activity structures, art/sculptures, planters, attractive streetlights

Use Mix

West Gateway

Residential & Lodging: hotel, housing in mixed use buildings with ground floor commercial

Civic: cultural assembly, performance and/or museum

Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office (main floor retail/restaurant required)

Open Space: active plaza, pocket park, conservation garden

Parking: on-street public parking areawide, private parking lots

Railroad Area

Retail/Restaurant/Office: neighborhood retail/restaurant, neighborhood service, office

Parking: on street public parking areawide, private parking lots

New School Neighborhood

Residential: missing middle, multifamily

Open Space: neighborhood park

Building Height

West Gateway

Up to four stories

Step backs required for buildings over three stories

Encourage other height-softening strategies (e.g. roofline variation, building modulation, attached features, corner cuts)

Railroad Area:

Up to two stories

New School Neighborhood:

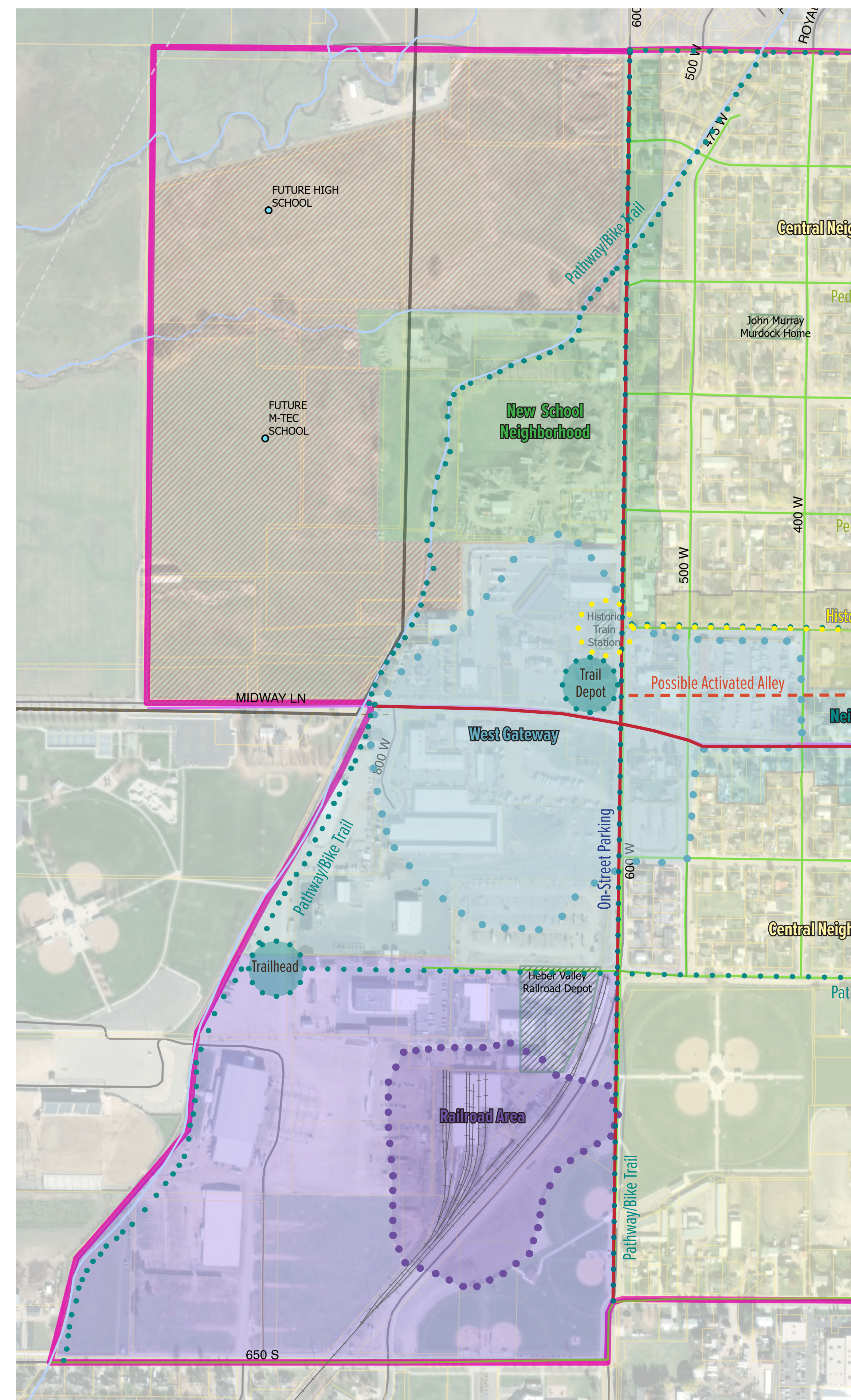
Up to three stories

Visual

Style: classic materials and features, modern/clean lines

Preferred building materials: brick, wood/composite siding, sandstone, timbers

Design standards requiring classic commercial features (e.g. storefront), but with flexibility for a variety of styles (e.g. mountain modern)

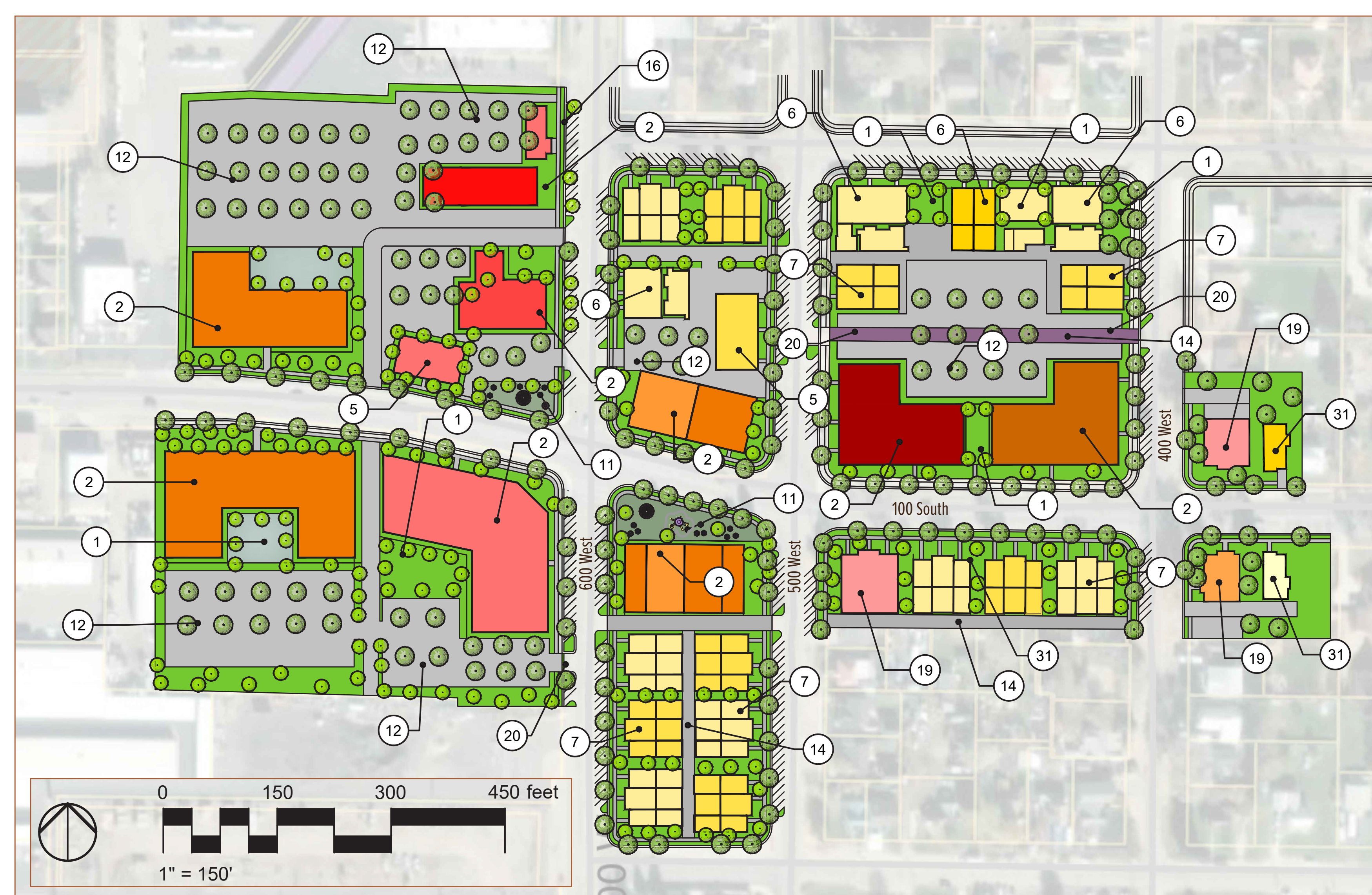


DEFINITIONS

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.

Multifamily/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).

WEST GATEWAY CONCEPT



SYMBOL

SYMBOL	DESCRIPTION
1	COMMON AREAS (LANDSCAPE, POCKET PARKS, COURTYARDS)
2	BUILDINGS (OPTIONS INCLUDE: MIXED USE, COMMERCIAL, HOTEL OR APARTMENTS)
5	COMMERCIAL BUILDING - FACING STREET WITH PARKING LOCATED TO THE SIDE OR REAR OF THE BUILDING
6	MISSING MIDDLE HOUSING (HOUSE SCALE, UNIT MIX IS TYPICALLY 3-5 PER BUILDING UP TO 12 UNITS A BUILDING)
7	MISSING MIDDLE HOUSING (TOWNHOMES, MANSION HOMES)
11	PLAZA
12	SURFACE PARKING AREAS - INCLUDING LANDSCAPING, TREES, AND WALKS. WHENEVER POSSIBLE PARKING LOTS SHOULD BE SHARED AND CONNECT TO MULTIPLE LOTS AND BUILDINGS.
14	RESIDENTIAL ALLEY - PROVIDING ACCESS TO GARAGES, FLAG LOTS, AND ADUS.
16	HISTORIC TRAIN BUILDING - TO BE PRESERVED IF POSSIBLE. POTENTIAL USES INCLUDE MUSEUM, RESTAURANT, OFFICE, OR RETAIL.
19	COMMERCIAL BUILDING COMPATIBLE IN SCALE AND DESIGN WITH MISSING MIDDLE HOUSING. BUILDINGS SHOULD BE CLOSE TO THE STREET WITH PARKING ON THE SIDE OR REAR.
20	PARKING ENTRANCES (NOT ON ARTERIAL STREETS)
31	SINGLE FAMILY OR MISSING MIDDLE HOUSING (COMPATIBLE IN SCALE AND DESIGN WITH SINGLE FAMILY RESIDENTIAL)

