



Heber City Community Reinvestment Agency (CRA) Project Overview

Project Title: 100 South 100 West Parking Structure

Project Category: Parking improvements

Project timing: Fiscal year start: 2025
Fiscal year end: 2026

Project location:
100W and 100S (Site of existing fire station, Heber Light & Power)

Strategic relevance:
This is one of the priority key initiatives to implementing the Envision Central Heber 2050 Plan; Heber City Council Budget and Policy Priorities for fiscal year 2025



Project description:

In the 10-block core of downtown Heber City, there are 338 public parking spaces, far short of the demand for more than 900 spaces needed to accommodate the re-development of Heber City’s core “downtown,” and C Street: an intimate, pedestrian-only shopping, dining and entertainment district (concept, above left). As this three-block street is developed, current private parking would be converted to gathering spaces: outdoor dining, water features, small stages, seating and walking areas, greatly enhanced beautification, and a variety of interactive activities. Converting this area to a pedestrian-only avenue, will net a loss of 185 parking spaces. Additionally, C Street will be home to more than 80 small businesses (retail and eateries) ranging from market kiosks to in-line shops ranging from 500 square feet to 2,500 square feet. The 100 South 100 West parking deck (490 parking spaces) will accommodate the loss of private parking, will accommodate all shops (employees and customers) along C Street and Main Street (Highway 40 - above, right). This would be the first of three public parking structures (to be developed over the next 20 years) - all with built-in street-front retail (top right example). Exteriors will include native sandstone and green-wall elements, elevators, and four floors of parking (including the top deck). The image (top right) uses brick instead of sandstone, but shows that parking garages can be architecturally appealing. The C Street parking garage for Heber City would blend in with the historic feel of the Tabernacle (City Hall) and Performing Arts Center, behind City hall and it, alone, will more than double the parking capacity currently available in the 10-block core downtown area.

Project cost estimate:

\$17,150,000 (\$35,000 per parking stall x 490 spaces). Street-level retail built into the garage would be privately developed.

Project funding source:

CRA funds, federal transportation grants, naming rights, lease of space for private-sector retail development, parking revenues, impact fees

Project sequencing and phasing:

2025: Site planning and engineering, acquisition and demolition of existing structures, funding sources put in place. 2026: Development of the parking structure, retail development along S100W and Festival Streets.