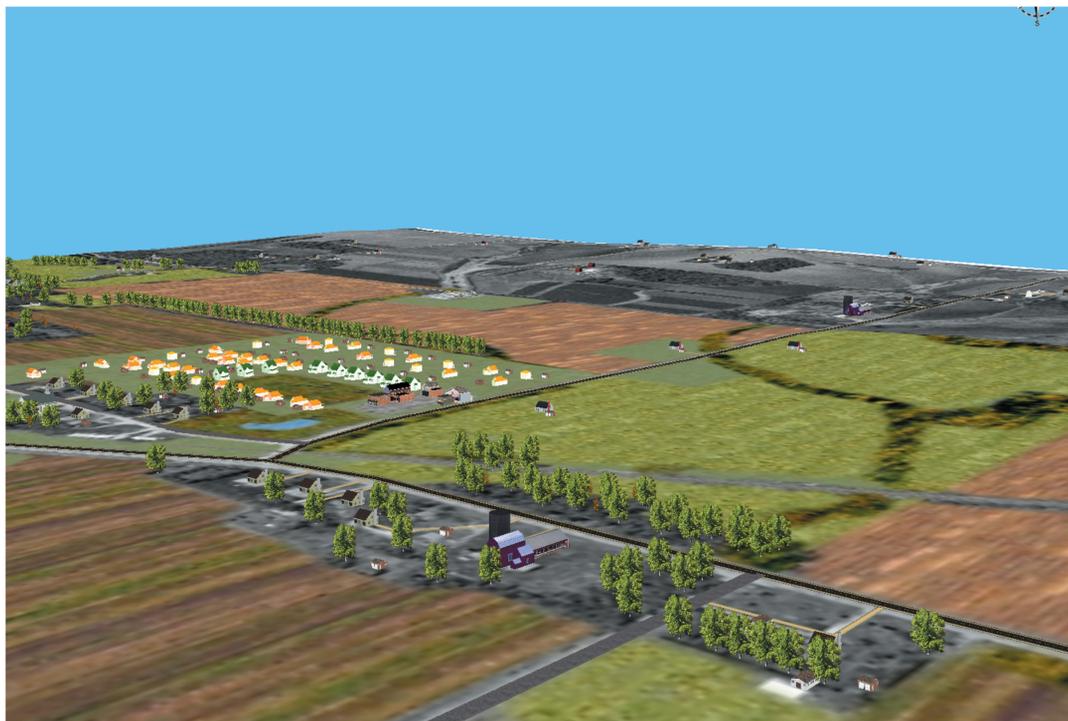


# Scenario: Town Center

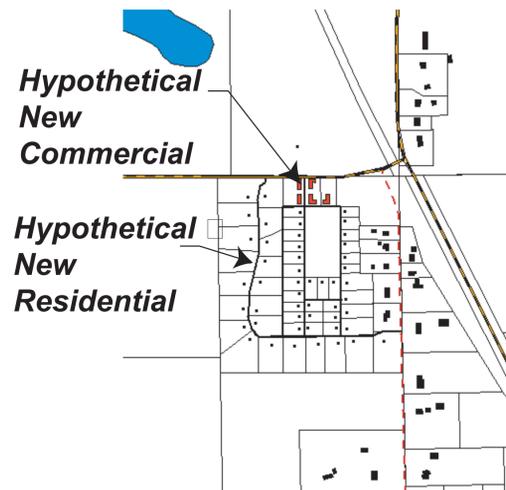
What if the current zoning were changed to allow for the creation of a town center with both small-scale commercial and dense residential development?

The Town Center Scenario explores the possibility of dense, mixed-use commercial and residential development occurring within a small, central location in the community. The remainder of the Township would remain at the current zoning of one house per quarter-quarter section.

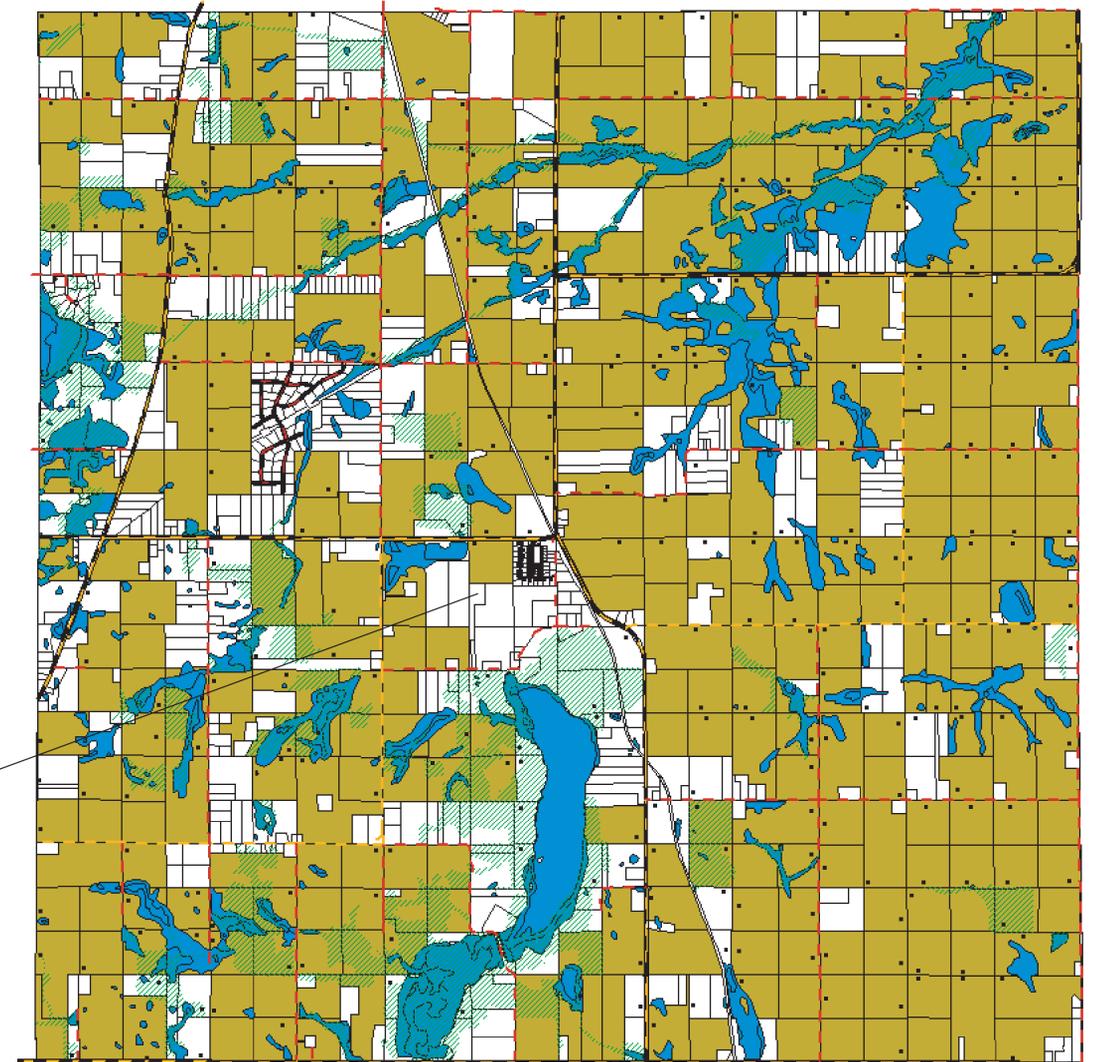
As shown here, the Town Center Scenario would result in 344 additional homes, 1,032 additional residents, and 284 more school children.



**Intersection of 250th St. and Cedar Ave. (looking west)**



**Hypothetical Town Center Detail**



**Eureka Township with Town Center Zoning and Quarter-Quarter Buildout**

The town center design presented here includes a public green space for community gatherings, anchored by a new town hall and surrounded by a mix of single-family homes, duplexes, and apartments. This design also includes an area for small-scale commercial development.

**Note: This scenario is a hypothetical growth scenario only; it is not intended as a recommendation or plan for future development in Eureka.**