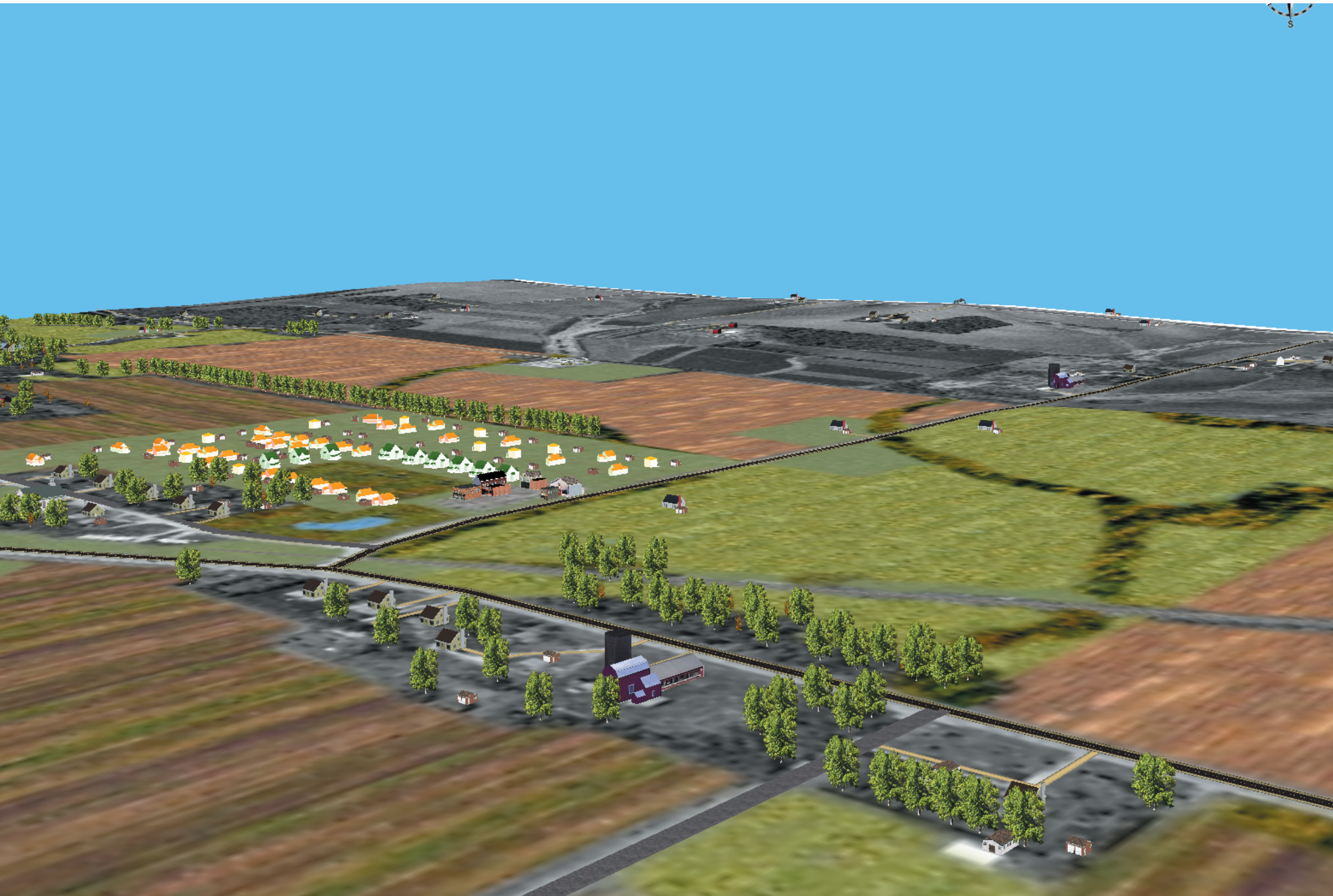


Scenario: Town Center

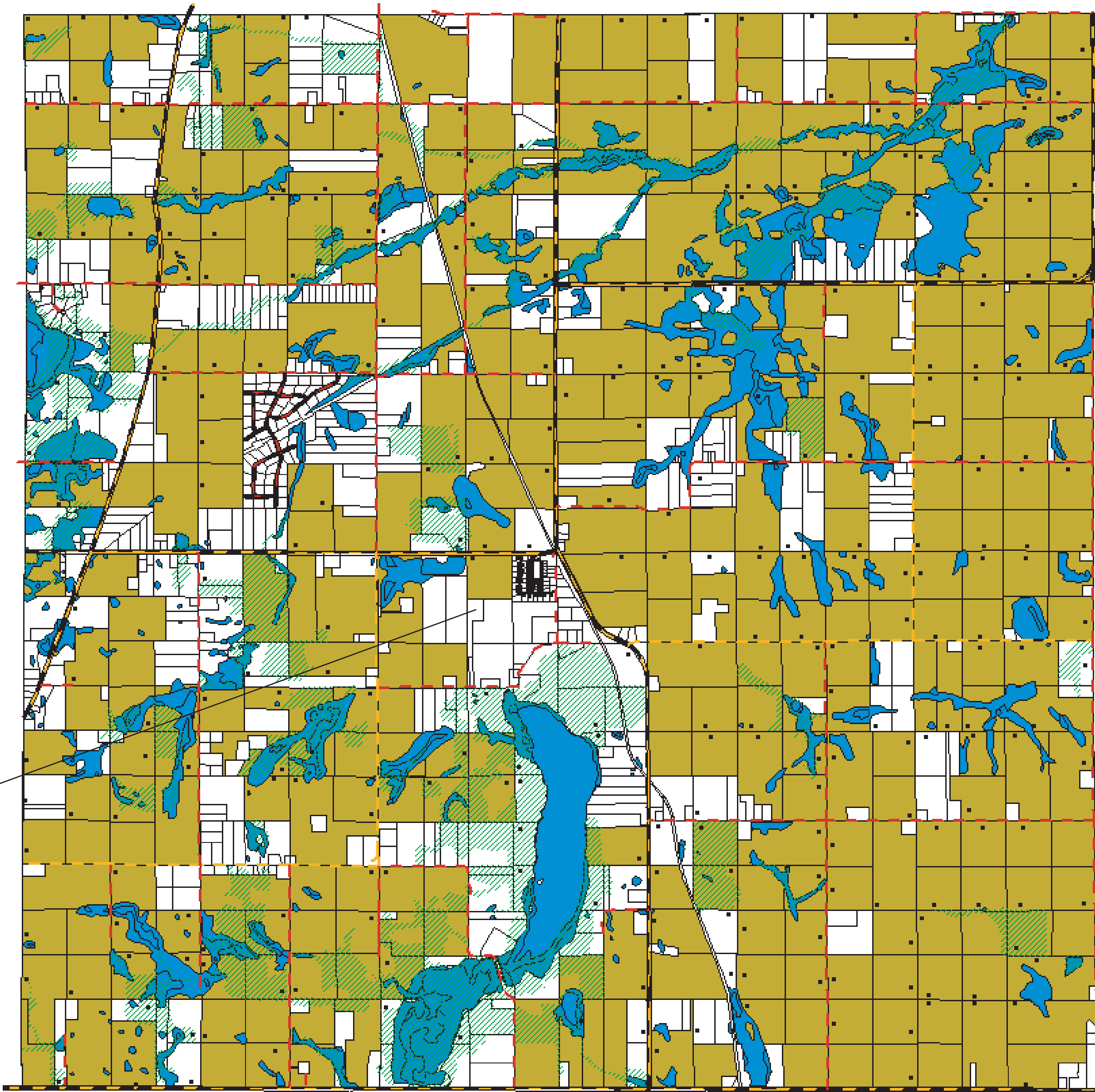
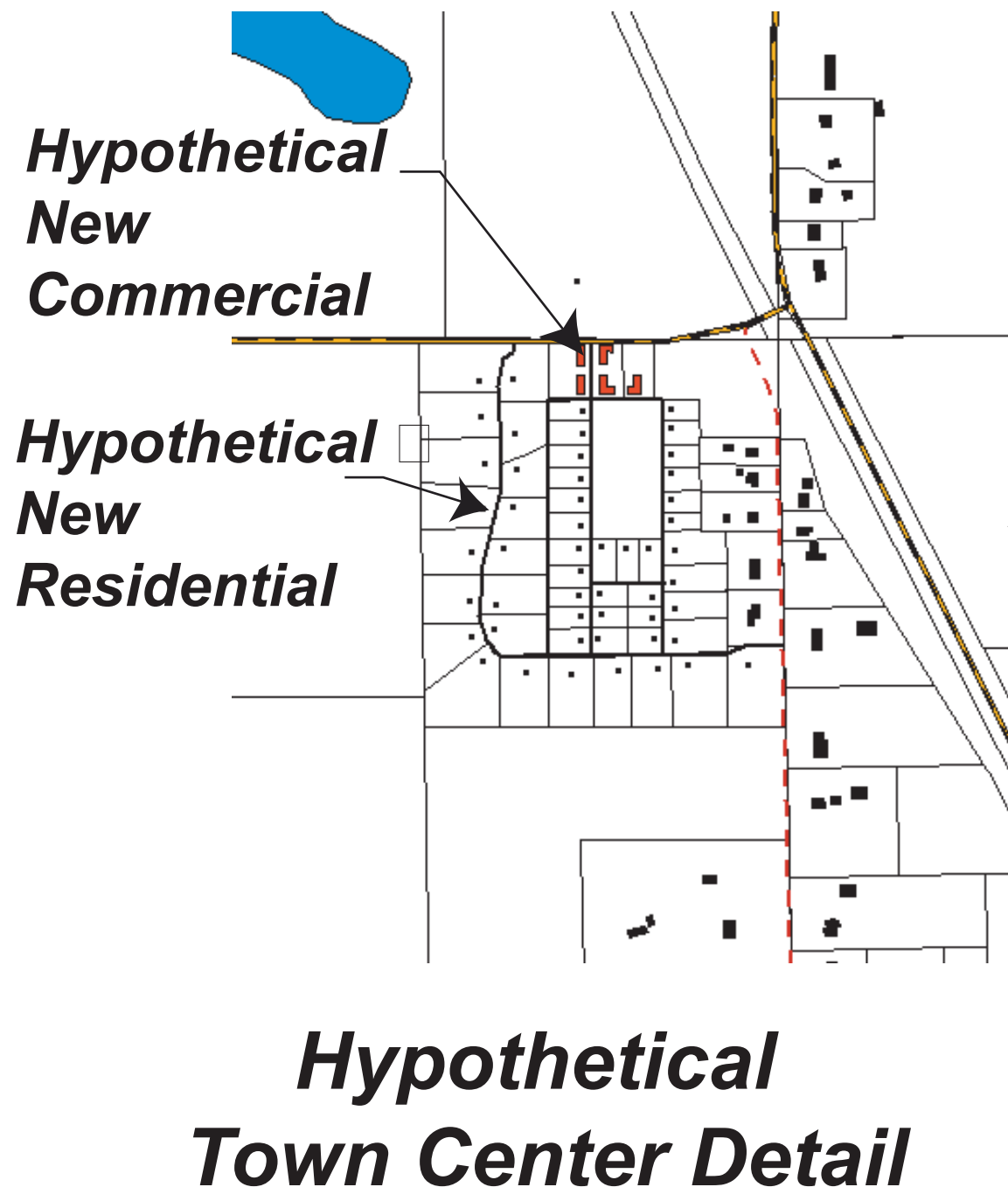
What if the current zoning were changed to allow for the creation of a town center with both small-scale commercial and dense residential development?

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)



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.