

Bremen Comprehensive Plan 6000 a growth and enhancement strategy for Bremen, Indiana





The Bremen Comprehensive Plan 6000 (BCP6K) is a community-driven initiative to address the future of Bremen, Ind., by providing guidelines to shape the future of the town. The plan provides a framework for future decision-making to accommodate the growth of Bremen to 6000 residents. It will serve as the official policy document addressing land use and development issues based on community engagement activities and steering committee input. The decisions made through this process include the integration of natural, man-made, and cultural environments that create a quality-of-life framework for the residents of Bremen.

A comprehensive plan provides a vision for the future growth and development of a community. It focuses on establishing future land-use and development patterns that equip community decision makers with policy and program direction to implement the vision. This plan adopted by the Bremen Town Council is the blueprint for public and private investment in the community as related to decisions about housing; commercial, industrial, recreational, and environmental land-use; infrastructure; and transportation.

The following plan is organized around these topics:

- About Bremen
- Housing Opportunities
- Economic Development
- Greenways & Trails Network
- Bremen Thriving

Comprehensive Plan Mandate

Indiana state statutes indicate the primary objective of a comprehensive plan is...

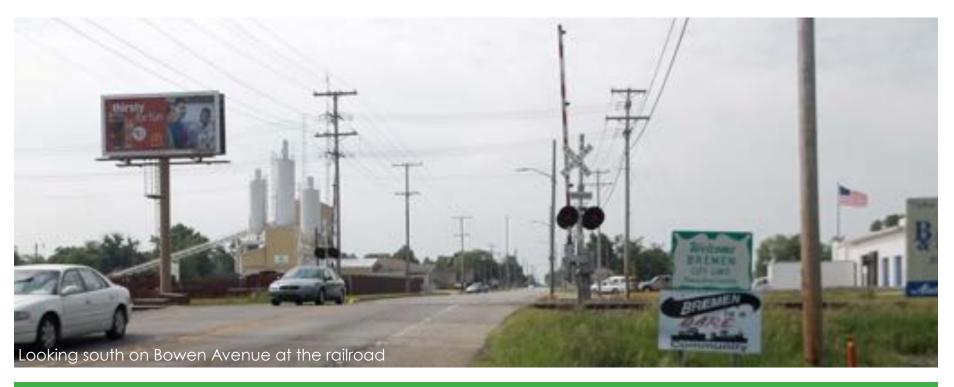
IC 36-7-4-501 Comprehensive plan; requirement; approval; purpose

Sec. 501. A comprehensive plan shall be approved by resolution in accordance with the 500 series for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development.

The plan must include...

IC 36-7-4-502 Comprehensive plan; contents Sec. 502. A comprehensive plan must contain at least the following elements:

- (1) A statement of objectives for the future development of the jurisdiction.
- (2) A statement of policy for the land use development of the jurisdiction.
- (3) A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.



About Bremen

This Bremen Comprehensive Plan is based on growth needs to accommodate 6000 residents, an increase of 1500 people or 500 households. This would represent growth of 30 percent.

The plan does not project the number of years this growth will take; instead, it looks at the impact of the growth of Bremen based on this population increase. This approach enables the community to prioritize decisions and guide development while managing the resources needed to accommodate growth. The comprehensive plan is concentrated on maintaining the quality of life current residents cherish.



Community
Workshop

April June July Sept Oct Dec Jan April

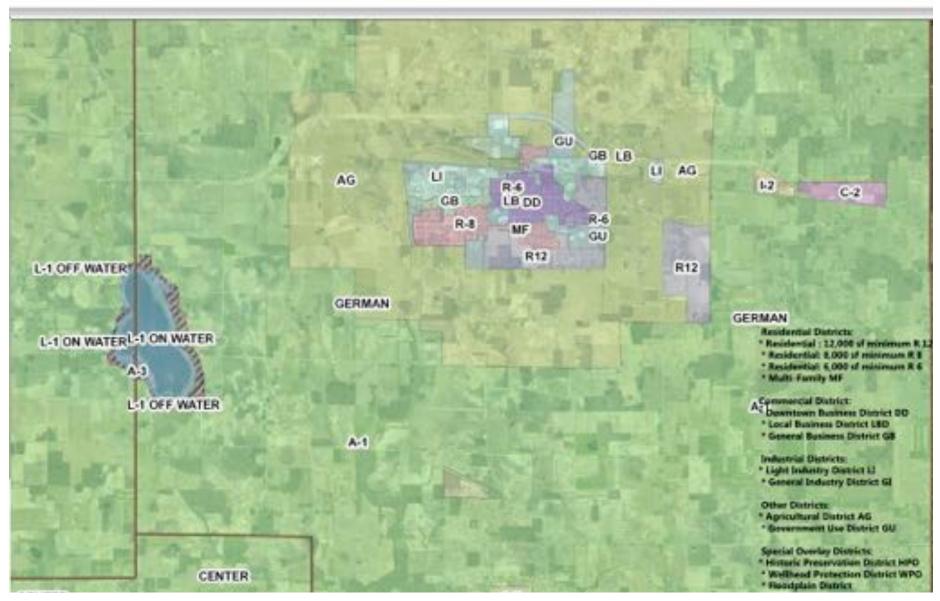
Community
Survey

Community
Steering committee members participating in workshop

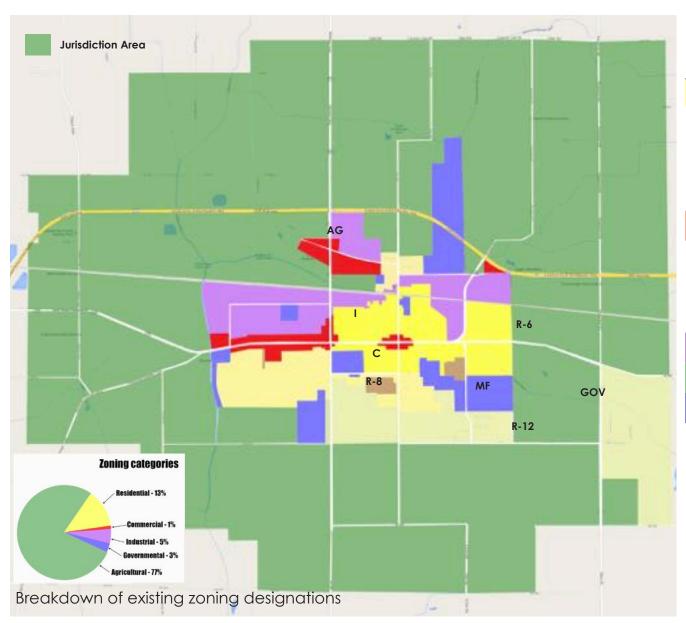
Public
Presentation

Current Zoning

Marshall County, IN



GIS zoning map for Bremen and German Township



Zone	Acres	% of Sub-total	% of Total
Residential Subtotal	1,435		13%
MF	30	2%	
R-6	395	28%	
R-8	312	22%	
R-12	698	49%	
Commercial subtotal	150		1%
Downtown Business District	12	8%	
Local Business District	1	1%	
General Business District	137	91%	
Industrial District (Light Industrial)	541		5%
Agricultural District	8,375		77%
Government Use District	337		3%

Land Development Opportunities

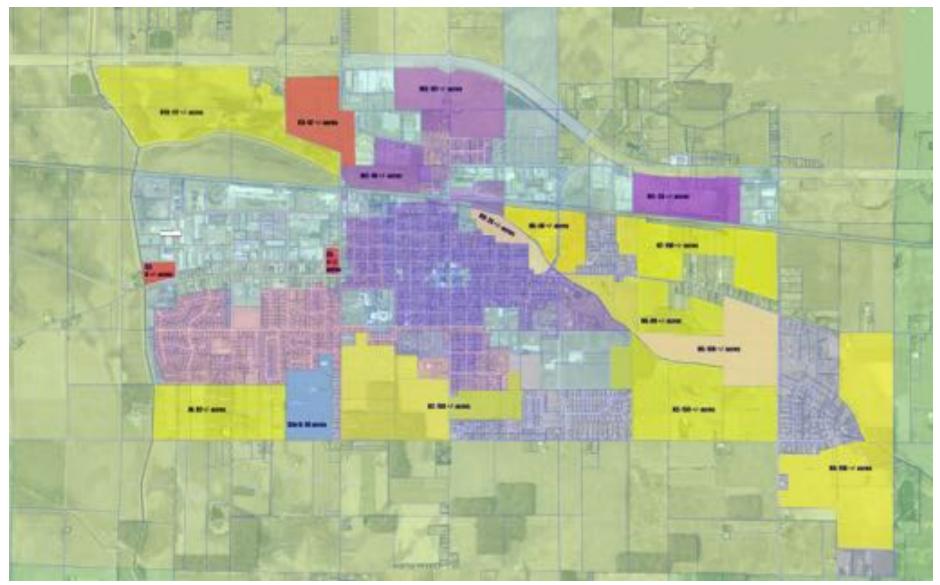
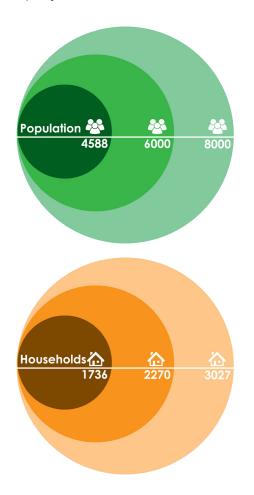


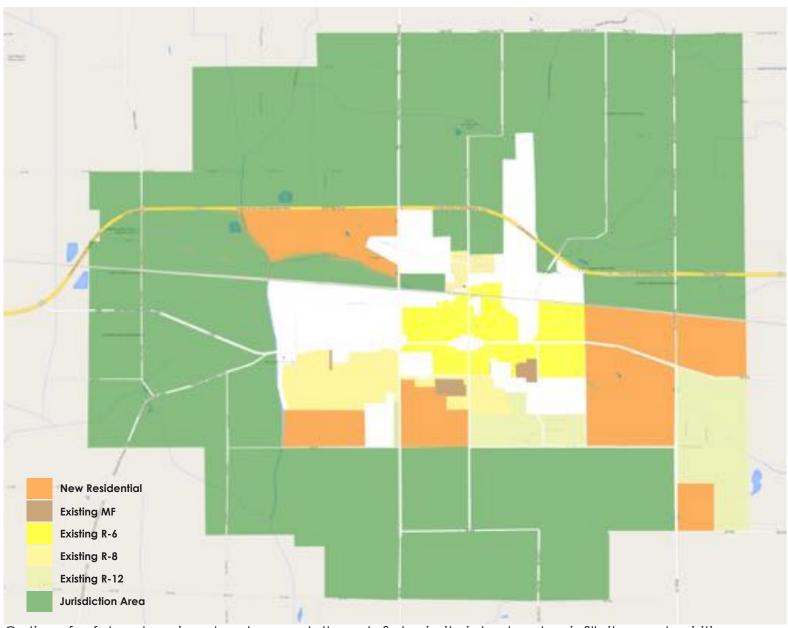
Diagram of adjacent areas proposed for development

Future development decisions are informed by population projections, shown in the table at right. Current community characteristics (age, households, people per household) are projected forward to calculate what Bremen will look like with a population of 6,000, 8,000, and eventually 10,000. This plan is based on a population projection of 6,000.



Total population	4,588	percentage	6000	8000	10000	
Under 5 years	325	7.1	426	568	710	
5 to 9 years	357	7.8	468	624	780	
10 to 14 years	361	7.9	474	632	790	
15 to 19 years	345	7.5	450	600	750	
20 to 24 years	259	5.6	336	448	560	
25 to 29 years	267	5.8	348	464	580	
30 to 34 years	281	6.1	366	488	610	
35 to 39 years	303	6.6	396	528	660	
40 to 44 years	296	6.5	390	520	650	
45 to 49 years	292	6.4	384	512	640	
50 to 54 years	297	6.5	390	520	650	
55 to 59 years	269	5.9	354	472	590	
60 to 64 years	200	4.4	264	352	440	
65 to 69 years	161	3.5	210	280	350	
70 to 74 years	155	3.4	204	272	340	
75 to 79 years	123	2.7	162	216	270	
80 to 84 years	131	2.9	174	232	290	
85 years and over	166	3.6	426	288	360	
			6222	8016	10020	
	P	erson/				
	н	ousehold	6000	8000	10000	total population
Total existing households	1,736	2.64	2270	3027	3784	total households @ 2.64/HH
	١	New Households:	534	1291	2048	increase in households
		_				_
Total existing households	1,736 n	ew households:	534	1291	2048	new households (total)
Owner-occupied housing units	1,173	68%	361	873	1384	new owner occupied
	1,736 n	ew households:	534	1291	2048	new households (total)
Households with individuals 65	506	29%	155	376	596	
years and over	230					

Land Area	existing allocation				
R-6 (7 units/acre)	27.50%	new households: required acres:	147 21	355 51	563 80
R-8 (5.4 units per acre)	21.70%	new households: required acres:	116 21	280 52	444 82
R-12 (3.6 units per acre)	48.60%	new households: required acres:	260 72	627 174	1839 511
MF	2.00%	% new households:	11	26	41

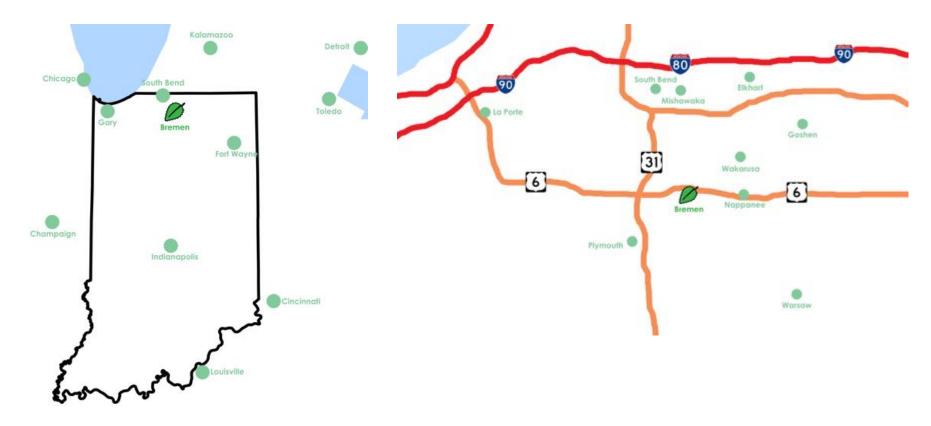


Options for future housing development, though first priority is to develop infill sites and exisiting residential zones



Options for future industrial development, though priority is to develop infill and existing industrial zones first

Bremen In Context



CENSUS DATA (2013 estimate)

	Bremen		Wakar	usa	Nappai	nee	Plymou	th	Warsay	٧	Goshe	n	Mishav	vaka
AGE							-							
Total population	4,588	percentage	1,758	percentage	6,648	percentage	10,033	percentage	13,559	percentage	31,719	percentage	48,252	percentage
Under 5 years	325	7.1	91	5.2	567	8.5	833	8.3	1,022	7.5	2,833	8.9	3,299	6.8
5 to 9 years	357	7.8	119	6.8	526	7.9	826	8.2	946	7	2,386	7.5	3,052	6.3
10 to 14 years	361	7.9	147	8.4	480	7.2	718	7.2	914	6.7	2,167	6.8	2,985	6.2
15 to 19 years	345	7.5	114	6.5	443	6.7	688	6.9	843	6.2	2,317	7.3	3,223	6.7
20 to 24 years	259	5.6	92	5.2	410	6.2	660	6.6	948	7	2,614	8.2	4,117	8.5
25 to 29 years	267	5.8	76	4.3	474	7.1	713	7.1	1,173	8.7	2,423	7.6	4,189	8.7
30 to 34 years	281	6.1	89	5.1	437	6.6	674	6.7	968	7.1	2,112	6.7	3,414	7.1
35 to 39 years	303	6.6	99	5.6	488	7.3	631	6.3	851	6.3	1,940	6.1	3,146	6.5
40 to 44 years	296	6.5	124	7.1	436	6.6	579	5.8	824	6.1	1,813	5.7	2,886	6
45 to 49 years	292	6.4	126	7.2	453	6.8	592	5.9	865	6.4	1,881	5.9	3,074	6.4
50 to 54 years	297	6.5	109	6.2	410	6.2	588	5.9	908	6.7	1,663	5.2	3,131	6.5
55 to 59 years	269	5.9	94	5.3	410	6.2	547	5.5	805	5.9	1,548	4.9	2,832	5.9
60 to 64 years	200	4.4	88	5	280	4.2	458	4.6	676	5	1,282	4	2,346	4.9
65 to 69 years	161	3.5	66	3.8	205	3.1	338	3.4	517	3.8	1,104	3.5	1,701	3.5
70 to 74 years	155	3.4	55	3.1	180	2.7	310	3.1	435	3.2	917	2.9	1,300	2.7
75 to 79 years	123	2.7	55	3.1	167	2.5	286	2.9	326	2.4	841	2.7	1,208	2.5
80 to 84 years	131	2.9	62	3.5	144	2.2	275	2.7	267	2	857	2.7	1,112	2.3
85 years and over	166	3.6	152	8.6	138	2.1	317	3.2	271	2	1,021	3.2	1,237	2.6
Median age (years)	36.6				34.8		34.3		34.8		32.4		34.7	
		percentage		percentage		percentage		percentage		percentage		percentage		percentag
16 years and over	3,462	75.5	1,377	78.3	4,975	74.8	7,511	74.9	10,505	77.5	23,909	75.4	38,342	79.5
18 years and over		72.4	1,320	75.1	4,796	72.1	7,232	72.1	10,147	74.8	23,030	72.6	37,126	76.9
21 years and over	3,144	68.5	1,266	72	4,562	68.6	6,848	68.3	9,672	71.3	21,520	67.8	34,881	72.3
62 years and over	847	18.5	438	24.9	985	14.8	1,788	17.8	2,190	16.2	5,452	17.2	7,888	16.3
65 years and over	736	16	390	22.2	834	12.5	1,526	15.2	1,816	13.4	4,740	14.9	6,558	13.6
Male population	2,192	47.8	805	45.8	3,248	48.9	4,805	47.9	6,654		15,498	48.9	22,703	47.1
· · ·											1 400			

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25 to 29 years 30 to 34 years	267 281	5.8 6.1	76 89	4.3 5.1	474 437	7.1 6.6	713 674	7.1 6.7	1,173 968		2,423 2,112	7.6 6.7	4,189 3,414	7.1	
35 to 39 years	303	6.6	99	5.6	488	7.3	631	6.3	851	6.3	1,940	6.1	3,146	6.5	
40 to 44 years 45 to 49 years	296 292	6.5 6.4	124 126		436 453	6.6 6.8	579 592	5.8 5.9	824 865	6.1 6.4	1,813 1,881	5.7 5.9	2,886 3,074	6 6.4	
50 to 54 years	297	6.5	109	6.2	410	6.2	588	5.9	908		1,663	5.2	3,131	6.5	
55 to 59 years 60 to 64 years	269 200	5.9 4.4	94 88	5.3	410 280	4.2	547 458	5.5 4.6	805 676	5.9	1,548 1,282	4.9	2,832 2,346	5.9 4.9	
65 to 69 years	161	3.5	66		205	3.1	338	3.4	517		1,104	3.5	1,701	3.5	
CENSUS DATA (20	13 estim	ate)/	55 55	3.1	180 167	2.7 2.5	310 286	3.1 2.9	435 326	3.2 2.4	917 841	2.9 2.7	1,300 1,208	2.7 2.5	
80 to 84 years	131	2.9	62		144	2.2	275	2.7	267	2	857	2.7	1,112	2.3	
85 years and over	Bremen		Wakar	usa	Nappa	nee	Plymou	łh ^{3.2}	Warsay	٧	Gosher	n ^{3.2}	Mishav	vaka	
Median age (years)	36.6		42		34.8		34.3		34.8		32.4		34.7		7
Total population	4,588	рекелтере	1,758	percentage	6,648	регоептере	10,033	agetneorea	13,559	againeanea	31,719	againeanea	48,252	регсептере	4
16 years and over	3,452	75.\$ 72.8	1,3/77 1,3/20	78,3	4 <i>875</i> 4 <i>32</i> 6	7 8 .8 72.9	7,693	7 8.3 72.1	1094 4 7	7 7.5 7478	23,893 23,980	75.4 7 2.6	38,242 37,022	78.5 76.3	
18 years ranglyeers 21 years candyeers	3,3 2 54 3,3 4 4	68,5	1,1245/6	7 5.8	4.4802	68,8	7, <u>823,2</u> 6,78,488	68,2	9,96742	78.3	22,580	67.8	321,985	78,3	
62 years crist years	84475	18.5	4384	2 4.9 2 2.2	965 90.6	14.8	1,788	17.8	28/20	1 6:2 1374	52,457	17.2	<u>7,888</u>	1 6 , 3	
65 y eggricanad ye kgri 25 to 29 years	72 349 267	<u>\$66</u> 5.8	<u>390</u> 76	4.3	<u>843,40</u> 474	7.1	1, 526 713	1 <u>6,2</u> 7.1	1,984[86 1,173	8.7	<u>42,76404</u> 2,423	1 8,9 7.6	4,558 4,189	8.7	
Male popelities years	2,192	47.B	805	45.8	3,248	48.9	4,805	47.9	6,854	49.1	15,498	48.7	22,703	47.1	1
Under 5 years 40.10 44 years	179	3,8	124	2.6	288 262	4,3	- 44	45	5324	6.1	1,480	4.7	1,633	3:4	_
5 to 49 years 45 to 49 years 10 to 14 years	175 175 181	3,8 3.9		3.7	262	3.9 3.5	427 380	43 38	556 457 480 447	3:4 3.5	1/2/4	3.2 3.2	<u> </u>	3.2	
### ##################################	33	\$ 3	199	4.2 3.3	233	3.4	320	3.4	708 4475	3.3	1 1/683	377	1,25	\$3	
20 to 24 years	128 142	2,8 3.1	- 55	2.2	135 244	37	318	3,7 3,7	4885 804	3.8 4.5	1,286	4.1	7.580 7.825 2.060	3.8 4.3	
30 to 34 years 70 to 74 years	149	3.5	\$25	2,1	205 242	3,4	346	3,4	488 404 577 438	415 3.8	1,000	3,5	1,688	3,5	
35 to 45 years 35 to 34 years 35 to 34 years 45 to 44 years 45 to 45 years 45 to 45 years	131 138 142 143 156	3.4 3.	<u>48</u> 55	3.1	242	3.6 3.2	317	32 22	438	3.2 3.2	994 225	3.T 2.2	1,554	372	
85 to 49 years 45 to 49 years 85 years and over	148	32		3,₹	2f2 240 138	3.6 2. 8		3,	441	\$	99.4 925 988 7981	25 37 32	1,452	23 24	
85 years 47 years 50 to 54 years 55 to 59 years	1'48	3.2 2.9	49	2.8	1 ¹ 8 ³ 9 211	2.8 3.2	291	2.9	405	3.3	762	2. 5 2.4	1,528	3.2	
Median age (a/eagissa)s	3606	2.2	37	2.1	3498	2.1	3423	2	3418	2.4	3224	1.8	3447	2.2	
65 to 69 years 16 years and a garage	68 3,4672	perde 5 tage	26 12977	perdebtage 7813	97 47 9 75	perde5tage 7428	7,821	perde3tage 7429	221 106905	1.6 7725	493 2 3 /909	perde6tage 7524	714 3 § 3 § 42	perde b tage 1915	
18 y lefato difict equa	3,350	7214	123520	1.4	467296	Ø29:1	71,0432	72.1	103547	74.8	2 3 4030	7216	3#8026	7 6 .9	
21 y@Cuto 8Ac/easer 852 yeeans amal ower	3,1474 8407	68.5 089.5	1,12%66 33 8	1.1 2.1	<u>45662</u> 9485	0886 0478	698248 177588	0893 077.8	98472 261990	Ø163 0652	23,1520 53,0432	67.8 17.2	348881 73888	10283 0483	
65 years and over	736	16	390	22.2	834	12.5	1,526	15.2	1,816	13.4	4,740	14.9	6,558	13.6	-
Median age (years)	34.9	47.0	39.2	45:0	33.7		31.4	47-0	33		30.7	40-0	33.3	474	_
Male population 16 years and over	2,192_ 1,4 2 5	per 47/:8 ge 35.4	805 6 <u>λ</u> ጷ	per 4:5:18 ge 35 ₄	3,248	per 48 .1 9 ge 3 6 .3	4,805 3,47,6	per 47 /1 9 ge 3 4 .6	6,654 5, ର୍ ଷ୍ଟେ	percentage 37.5	15,498	per 48 ; 9 ge 36.1	22,703	per 47 /t 1 ge	
18 years and over	1,560	34 ₈ 32.3	5 <u>84</u>	33.7	2,3,1,8	34.9	3,322	33.4	4,894	36.2 34.4	10,872	34.7	17,962	35.4	
21 yegrşandi çeyeş 62 yegrşandi çeyeş	1,482	32.5 32	5 5 3 14 2	3).5 8.4	2,290 4,631	33.d 6.2	333 29	3 <u>1</u> . <u>2</u> 4.3,	4.4961 8447	39.6 42	10,254 2,53b	3 <u>3.3</u> 4.7	16, <u>93</u> 3 3,083	33.2 6.4	
65 years and over	3728	5.8	127	7.2	343	<u>5, b</u>	<u>- 518</u>	5,2	4788	3.6	મૃક્ષુણ	5,7	3,4825	5.2	
Female population rears	2,396	52.2	9 53	54.2	3, 400	3.7 53.4	372 5,228	3.7 52.4	6, 90 5	50.7	1.290 16, 22 (1	53.4	2 060 25,549	52.9	7
GAder39 years	114596	33.24	46	2.8	2#2	4.2	389	3.8	488	3.&	1,99548	4.3	11,6664	3.9	4
4051 to 494 yearns 145 to 149 yearns	11815	339 33.92	545 7548	33.11 48.27	284 2440	342 33.75	<u>32992</u> 32389	4 334	44982 44848	3.€ 332	1,912/52	32.79	11, 4455 6 11, 4455 29	331 38	
150 Ho 154 years	11948	4.2	50	3.28	2189	3.3	328	3.3	34943	2.9	1 719489	3.6	11,6428	3.4	
25 to 29 years 20 to 29 years	11:3314	2.9	349	2.8	2115	3.2	32402	32.44 324	44605 536291	3,34 4.2	1,517323	3.8	2,29826 2,102497	4.8 4.8	
365 to 349 years	1368	21.95	<i>92</i> 6	Ъ5	298	3.25	3336	3.3	2/2/71	3.3	1,49136	3.26	1.77/246	3.6	
35 to 34 years 45 to 44 years	1 457	3.2 3.5	<u>520</u>	2.9 3.94	2748 2624	3.7 3.A	<u>3122</u> 218074	3.12	4 K9 3925	2.19	9346 8388	2.8	1,53952 1,4628	3.3 3	
480 Ho 494 yearns	1.447	3.2	58	3.3	256	9.28	293	20.99	48#	3.4	Ø1132	2.19	1,38175	39.38	
85 y s@rto d4d/ears 55 to 59 years	1.492	30.29 2.9	597 45	3.4 2.6	2 48	30.37	2 95 310	3.1	46 9 400	3.4 3	880 2 786	2.7	1,36703 1,546	30.38 3.2	
Median ageo(tyeeans) ars	34.9	2.2	.51	2.9	33]7	2.1	3164	2.6	333	2.6	3007	2.2	1339.3	2.7	
65 to 69 years 16 years 26 or 8 years	93	perc2ntage	40 255	2.3 2	2011	perdefitage	3886	per2entage	296 2669	perdentage	611 154637	percentage	987 1 7 9 5 87	percentage	
18 yZ5df9 ZR2/69E4	1 7/3	134	384	4372	2958	3/69	3,832	1.8	1.864	1.4	150002	3497	17,887 17,882 18,9527	35:7 35:4 33:52	
21 y & Lity & A A Y & SUBY 85 X & CURS CORD OXER	1,484 1,26	3283 2475	93 3 h la57	2.4 6-5	<u> 28800</u> 293	33 ³ 1	3,839 2,42	3182	4,831 202	<u></u>	154554 7181	32 ⁷ 3 243 ⁷	16 /0 27 28673	33 ⁵ .2 148 ₁	
65 years and over	272	5.9	127		342	5.1	519	5.2	678	5	1.819	5.7	2 486	5.2	7
Median age (years) Female population	38.5 2,396	per §2 it 2 ge	45 953	percentage	35.6 3,400	per ge ntage	37.3 5,228	per @2 it 0 ge	37.4 6,905	per §0.†9 ge	34.5 16,221	per g∋ nt¶ge	36.3 25,549	per §2 † 9 ge	J
16 yegra gngl,over	1,83,7	402	762	43.3	2,5164	38.6	4,035	40.2	5,41,6	38.8	12,472	39.3	20,655	42.8	
18 years and oyer. 21 years and oyer.	1,764 1,462	38.4 36.2	73 <u>6</u>	41.9 40.4	2,47,8 2,3,6,2	37.3 35.5	3,89,0 3,73,8	39 37.)	5,243	3 <u>8.7</u> 37 ₂	12,038	38 ₇ 35.5	20,064 18,854	43.6 39 ₃ 1	
62 yegrs and over	5 65	17.2	281	4<u>9.6</u> 16.6	572	8,5	1,3/2588	13.5	1 334/2	98	3,326	19.5	4,895	304	
65 yeyars connd opyers	464	19.4	263	15	493	3.5	1,907	304	1,428	84	4,383	<u>%3</u>	4,933	8,4	
25 to 29 years 30 to 34 years	125 135	2.7 2.9	37 52	2.1 3	230 213	3.5 3.2	341 333	3.4 3.3	569 447	4.2 3.3	1,133 1,016	3.6 3.2	2,129 1,726		
35 to 39 years	147	3.2	51	2.9	246		312	3.1	413	3	946	3	1,592	3.3	
Total households	1,736	percentage	665	percentage	2,545	percentage	3,940	percentage	5,461	percentage	11,344	percentage	21,343	percentage	
Family households (families)	1,155	41 E	448	67.4	1,792		2,401	60.9	3,311	60.6	7,580	66.8	11,730	55	
[7] With own children under 18		66.5													
years	579	33.4	208	31.3	874	34.3	1,224	31.1	1,577	28.9	3,708	32.7	5,418	25.4	
Husband-wife family With own children under 18	877	50.5	359	54	1,342	52.7	1,564	39.7	2,353	43.1	5,381	47.4	7,577	35.5	
years	420		156	23.5	602	23.7	717	18.2	953	17.5	2,312	20.4	2,942	13.8	
Male householder, no wife present	91	5.2	17	2.6	145	5.7	248		258	4.7	718		1,088	5.1	

65 to 69 years	93	2.2	40		108	1.6	212	2.6	296	2.6	611	1.9	987	2.7
70 to 74 years 75 to 79 years	88 73	1.9 1.6	35 30	1.7	101 105	1.5 1.6	188 182	1.9	266 191	1.4	546 500	1.7 1.6	765 728	1.6 1.5
80 to 84 years 85 years and over	84 126	1.8 2.7	43 115		88 90	1.3 1.4	183 242	1.8 2.4	183 202	1.3 1.5	545 719	1.7 2.3	725 867	1.5 1.8
Median age (years)	38.5				35.6		37.3		37.4		34.5		36.3	
16 years and over	1,837	percentage 40	762	percentage	2,564	percentage 38.6	4,035	percentage 40.2	5,416	percentage 39.9	12,472	percentage 39.3	20,655	percentage 42.8
CENSUS® DATA (20)	13 estim	ate3}.4	736 713		2,478 2,362	37.3 35.5	3,910 3,719	39 37.1	5,243 5,011	38.7 37	12,038 11,266	38 35.5	20,064 18,854	41.6 39.1
62 years and over	Bremen		Wakari	usa	Nappan	nee	1,158 Plymout	h 10.5	Warsay	٧	Goshe r	10.5	Mishaw	/aka
HOUSEHOLDS BY					парран		,			-	0 0.0.10.	•		
To tal pe pulation	4,588	percentage	1,758	percentage	6,648	percentage	10,033	percentage	13,559	percentage	31,719	percentage	48,252	percentage
Under 5 years 5 to 9 years Total households	325 357 1,736	7.1 percentage	91 	percentage	567 	8.5 percentage	833 826 37980	8.3 percentage	1,022 946 5,461	7.5 percentage	2,833 	percentage	3,299 3,052 21,9343	percentage
Family households (families)	1,381	7.9 66.5	448	6754 5.2	14492	7.2 70.4	25981	7.2 60%	39 ,3 31	6.7 60 ? 6	2:187° 3:38ō	6.8 7638	31 273 0	6.2 65 5
With own childsep under dis	259 367 281	5.6 35384	- 92 7/18	5.2 34.33	410 874 437	34.3	17,234	31.11	948	28.9	2,614 3,468 2,112	8.2 3297 6.7	4,117 4,1498 3,414	8.5
30 to 34 years Husbangs-wifesfaerily	281 803	6.1 50,6	89 369	5.1 54	437 14 84 2	5237	674 16 5 64	6.7 39:37	968 283\$3	4331	2.112 5,940	6.7 4714	3,414 3,548	25.4 7.1 35s5
With own childrens unacles dis	2 26 292	24.2	134	23.5	136 453	293.67 6.8	₹79 592	582 5 9	834 865	67 ¹ 5	5,813 1.881	2074	2,884 3,074	19.8
Male househgoder 5210 wife	297 269	6:5 5.9	109	2:3	449 410	6.7	548 547	6.3	298 805	4.7	1,663	6.3	3.b8b	65 5.9
With own children wade de	299 161	4.4	98 98	2	280 205	4:3 3.1	458 338	4.6 3.4	9749 9749	2.7	1,282	3.7	2,346 1,701	4.97 3.5
65 to 69 Years Female hous ehtolder eno	155 183	3.4 10.8	55 72	3.1 10.8	180 305	2.7 2.3	338 310 589	3.1 14,9	435 328	3.2 1 ,2,8	1.104 917 1 ₈ 481	2.9 1 3 71	1,300 3,065	2.7 14.4
husbdfhdpfresefff With own children under 18 85 years and over 85 years and over	123 131 168	8.2	55 62 1392	5.9	182	2.5 2.2 2.2	286 273 370	2:9° 2.7 3.2	267 267	2:4° 2 827	847 · 857 19821	2:7· 2:7 3.26	1,112	2.5 2.8 2.8
Nonfamily households [7]	581	33.5	217	32.6	753	29.6	1,539	39.1	2,150	39.4	3,764	33.2	9,613	45
Median age (years) Householder living alone	3626	30.1 percentage	199	29.9 percentage	34.8	24.6 percentage	1,321	33.5	1 ,79 1	32.8 percentage	3,713	27.4 percentage	7,980	37.4 percentage
16 years and 16 years	3,202 3,3 2 2	75.8 7264	1.877 1.820	79.3 3.9	42975 4.996	74.8 72.4	7.43711 71.982	7429 72.71	10 .35 5	7 2.5 7 4 8	23,959 23,930	79.2 72.8	38,34 <u>6</u> 37,426	78.9
21 years afignoule 65 years and over	3,349 849	88.5 18.5	11286 488	1 9 22 13.1	43 5 62 985	88.6 14.8	68548 14888	21.6 12.8	9,05 <u>6</u> 25 <u>2</u> 90	79.3 18.72	21.850 5.482	47.8 10.4	34.584 7.887	21.5 18.3
65 years and over Households with individuals	736	16	390	22.2	834	12.5	1,526	15.2	1,816	13.4	4,740	14.9	6,558	13.6
under 18 years	637 2,192	36.7 47.8	220 805	33.1 45.0	962 3,248	37.8 48.?	1,362 4,805	34.6 47.9	1,751 6,654	32.1	4,093 15,498	36.1 48.9	6,021 22,703	28.2 47.1
Households with Under 5 years individuals 65 years	176 5 96	3.8 29 .8	2,152	31.9	288 588	23 .1	1,448 1 ,099 9	2 73 9	1 <u>₄2</u> 98	2348	1,480 3,21,5	28,3	1,633 5,07,4	3.4 23.8
10 to 14 pages	181	3.9	73		236	3.5	380	3.8	480	3.5	1,131	3.6	1,533	3.2
15 to 19 years	151	3 3	58	3.3	224	3.4	360	3.6	447	3.3	1 148	3.7	1 580	
15 to 19 years 20 to 24 years	151	3.3 2.8	58 53	3.3	195 244	2.9	360 318	3.6 3.2	447 488	3.3 3.6	1,168	3.7	1,580	3.3
Average years	128 2,58 148	2.8 3.1 3.2	53 2348		195 244 224	2.9 3.7 3.4	318 372 249 341	3.2 3.7 3.4	488 238 521	3.6 4.5 3.8	1,168 2.67	4 4.1 3.5	1,825 2,060 1,688	4.3 3.5
Average family 4ize[i]	128 142 2.58 146 156 138	2.8 3.1 3.2 3.4 3	53 2348 237 48 3539	3 2.2	195 244 224 242 3.02	3.7 3.4 3.6	318 372 2.49 341 319 29/29	3.2 3.7 3.4 3.2 2.9	488 204 238 521 438 43 8 332 2	3.6 4.5 3.8 3.2 3.2	2.67 9:23	4 4.1 3.5 3.1 2.9	1,825 2,060 1,688 1,554 12488	3.8 4.3 3.5 3.2 3
Average family 42 years Average family 42 years Average family 42 years 45 to 49 years	128 258 146 156 138 145 148	2.8 3.1 3.2 3.4 3 3.2 3.2	53 2348 248 48 3639 68 50	3 2.2 2.1 2.7 3.1	195 244 224 224 242 3.029 240 189	3.7	318 272 341 341 319 292 299 291	3.2 3.7 3.4 3.2 2.9 3 2.9	488 604 521 438 3302 408 441	3.6 4.5 3.8 3.2 - 3.2 - 3 3.3	2.67 323 968 798	4 4.1 3.5 3.1 2.9 3.1 2.5	1,825 2,060 1,688 1,554 12488 1,459 1,528	3.8 4.3 3.5 3.2 - 3 3 3.2
Average family steep? Average family steep? 45 to 49 years HOUSENCE? HOUSENCE?	128 142 258 156 156 188 145 148 134	2.8 3.1 3.2 3.4 3 3.2 3.2 2.9 2.2	53 248 37 48 3889 68 50 49 37	3 2.2 2.1 2.7 3.1 2.8 2.8 2.1	195 244 224 242 3.09 240 189 211 139	3.7 3.4 3.6 3.2 3.6 2.8 3.2 2.1	318 372 249 341 319 299 299 291 237 202	3.2 3.7 3.4 3.2 2.9 3 2.9 2.4 2	488 528 521 438 3322 408 441 405 321	3.6 4.5 3.8 3.2 3.2	2.67 9:223 9:68 798 762 572	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8	1,825 2,060 1,688 1,554 1,459 1,459 1,528 1,286 1,047	3.5 3.2 3 3 3 3 3.2 2.7 2.2
Average family & years Average family & person Average family & person HOUS \$\frac{1}{2}\frac{1}{2}\frac{1}{2}\text{ years} HOUS \$\frac{1}{2}\frac{1}{2}\frac{1}{2}\text{ years} OCCUP \$\frac{1}{2}\frac{1}{2}\frac{1}{2}\text{ years} OCUP \$\frac{1}{2}\frac{1}{2}\frac{1}{2}\text{ years} OCUP \$\frac{1}{2}\frac{1}{2}\frac{1}{2}\text{ years} OCUP \$\frac{1}{2}\frac{1}{2}\frac{1}{2}\text{ years}	128 142 258 156 138 145 148 134 101 68	2.8 3.1 3.2 3.4 3 3.2 3.2 2.9 2.9 1.5 percentage	53 248 37 48 3689 68 50 49 37 26	3 2.2 2.1 2.7 3.1 2.8 2.8	195 244 224 242 309 240 189 211 139 97	3.7 3.4 3.6 3.2 3.6 2.8 3.2 2.1 1.5 perceptage	318 372 249 341 319 3929 299 291 237 202 126	3.2 3.7 3.4 3.2 2.9 3 2.9 2.4 2 1.3 percept/age	488 238 521 438 3332 408 441 405 321 221 169	3.6 4.5 3.8 3.2 3.2 3.3 3.3 3.4 4.4 percentage	9:23 9:68 9:68 7:98 7:62 5:72 493	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 perceplage	1,825 2,050 1,688 1,554 1,2488 1,459 1,528 1,286 1,047 714	4.3 3.5 3.2 3 3.2 2.7 2.2 1.5 perceptage
Average family 482-673 Average family 482-673 Average family 482-673 45 to 49 years HOUS N C 49 years OCCUPAN 679 years OCCUPAN 679 years	128 142 258 156 156 188 145 148 134	2.8 3.1 3.2 3.4 3 3.2 2.9 2.2 1.5 percentage	53 248 37 48 3889 68 50 49 37	3 2.2 2.1 2.7 3.1 2.8 2.8 2.1	195 244 224 242 3.09 240 189 211 139	3.7 3.4 3.6 - 3.2 3.6 2.8 3.2 2.1	318 372 249 341 319 299 299 291 237 202	3.2 3.7 3.4 3.2 2.9 3 2.9 2.4 2	488 528 521 438 3322 408 441 405 321	3.6 4.5 3.8 3.2 - 3 3.3 3 2.4	2.67 9:223 9:68 798 762 572	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8	1,825 2,060 1,688 1,554 1,459 1,459 1,528 1,286 1,047	3.5 3.2 3 3 3.2 2.7 2.2 1.5
Average family streets Average family streets Average family streets 45 to 49 years HOUS No. 24 years CCUP AN Exercise Total howsing units Occupied housing units Vacaffreesing-units	128 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2.8 3.1 3.2 3.4 3 3.2 3.2 2.9 2.2 1.5 perceptage 1.1 90.3 9.9	53 248 369 68 50 49 37 26 79-7 466 32	3 2.2 2.1 2.7 3.1 2.8 2.8 2.1 1.5 percentage	195 244 224 240 3.09 240 189 211 139 97 70 2.852 2.645 3887	3.7 3.4 3.6 2.8 2.1 1.5 perceptage 100 8982 078	318 279 341 319 299 291 237 202 126 122 4,651 3940 356	3.2 3.7 3.4 3.2 2.9 3 2.9 2.4 2 2 1.3 perceptage 190 8895	488 604 521 438 3322 408 441 405 321 221 169 61966 58461	3.6 3.2 3 3 3 2 4 perceptoge 100 0.6	9:23 9:68 7:98 7:62 5:72 493 3:1 12:431 13:324 8087	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.6 perceptage 100 89.8	1,825 2,660 1,588 1,554 1,268 1,459 1,528 1,286 1,047 714 535 24,988 23,8743 2,745	4.3 3.5 3.7 3 3 3.2 2.7 2.2 1,5 perceptoge 100 8886 0184
Average family steers Average family steers Average family steers 45 to 49 years HOUS \$1\cdot 2\cdot 4 years 5 to 35 years OCCUP \$1\cdot 2\cdot 4 years 70 to 74 years Total heystry units Occupied heystray units Vacanfirheusing-dynam Mediannege-dynamics	128 2 2 58 146 156 156 148 148 134 101 68 47 1,922 1.73\$ 186 83 34.9	2.8 3.1 3.2 3.4 3 3.2 3.2 2.9 2.2 2.9 2.5 perceptoge 1.1 90.3 9.9 4.3 0.2	53 248 368 48 368 50 49 37 26 665 82 33 1	3 2.2 2.1 2.7 3.1 2.8 2.8 2.1 1.5 percentage 7.3 7.3 4.6 0.1	195 244 224 240 189 211 139 97 70 2,852 2,545 387 168 33.7	3.7 3.4 3.6 2.8 2.1 1.5 percex/loge 1.00 8/8/2 0/8 0.1	318 279 341 319 299 299 291 237 202 126 122 41451 39240 3751 236 384	3.2 3.7 3.4 3.2 2.9 3 2.9 2.4 2 2 100 8895 0.75 5.3 0.1	488 504 521 438 438 441 405 321 221 221 221 58461 695 267 33	3.6 3.2 3.3 3.3 3.4 perceptage 100 9.0 0.0	9233 968 798 762 572 493 271 12,431 13,324 6287	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 perceptuge 100 89.8 10.2 4.9 0.2	1,825 2,060 1,688 1,554 1,458 1,286 1,286 1,047 714 535 24,088 23,843 2,745 1,612 33,3	4.3 3.5 3.2 3 3 3.2 2.7 2.2 1.5 perceptoge 100 8684 0184 6.7 0.1
Average family steering Average family steering Average family steering Average family steering A to 49 years HOUS IN 724 years So 50 59 years Total heystray units Occupied heesting units Vacanif heesting units For rent Mediannege (vyeaus) ied	128 2 2 58 146 146 156 138 148 148 101 68 477 1,722 1,736 83 34.9 35 1,628	2.8 3.1 3.2 3.4 3 3.2 3.2 2.9 2.2 1.1 90.3 90.3 0.2 perckedope 3854	53 2348 48 48 3959 68 50 49 37 26 7347 6455 32 7 7 615	3 2.2 2.1 2.7 3.1 2.8 2.8 2.1 1.5 percentage 92V 7.3 4.6 0.1 percentage	195 244 224 242 240 189 241 139 97 77 79 2.852 2.565 168 33.7 59 2.411	3.7 3.4 3.6 2.8 3.1 1.5 perceptage 190 898 908 908 5.9 0.1 perceptage	318 279 341 319 299 291 297 202 126 126 127 4,451 3,920 3,64 137 3,236	3.2 3.7 3.4 3.2 2.9 3 2.9 2.4 2 100 8896 0.1 perceptage 1,3 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	488 521 438 438 441 405 321 221 169 61946 58461 695 267 33 104 5.089	3.6 3.2 3.3 3.3 3.0 100 9.0 9.0 4.4	9:283 9:68 7:98 7:62 5:72 493 371 12:431 13:324 6:087 6:21 30:57 11:487	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 percentage 100 89.8 10.2 4.9 0.2 percentage 38.3	1,825 2,040 1,688 1,554 1,459 1,528 1,286 1,047 714 5335 24,988 23,843 2,843 1,612 33,3 472 1,7587	4.3 3.5 3.2 3 3 3.2 2.7 2.2 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5
Average family strength of the control of the contr	128 228 248 146 146 156 138 145 148 134 101 68 77 1,728 166 83 34.9	2.8 3.1 3.2 3.4 3 3.2 3.2 2.9 2.2 1.5 perceptage 1.1 90.3 9.9 4.3 0.2 percbadage	53 248 348 348 368 50 49 37 26 26 26 26 382 33 1	3 2.2 2.1 2.7 3.1 2.8 2.8 2.1 1.5 perceptings 7.3 4.6 0.1 perceltings	195 244 242 240 2809 241 189 211 139 97 79 2.862 2.865 3887 168 33.7 59	3.7 3.4 3.6 2.8 2.1 1.5 perceptage 100 8762 1078 5.9 0.1 perc2nhage	318 279 341 319 399 299 291 237 202 126 122 41651 3940 356 384 137	3.2 3.7 3.4 3.2 2.9 3 2.9 2.4 2 13 perceptage 100 8895 0.75 5.3 0.1	488 504 521 438 4382 408 441 405 321 221 169 605 267 33 104	3.6 3.2 3 3 3 4 perceptoge 100 99 9.6 4.4 0.2 percelologe C.0	9:283 9:68 7:98 7:62 5:72 493 37:1 12:431 13:324 8:0287 621 30:57 2:55	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 percespage 100 89.8 10.2 4.9 0.2 perceatage	1,825 2,040 1,688 1,554 1,459 1,459 1,286 1,047 714 535 24,088 2,863 2,8745 1,612 33,63 472	4.3 3.5 3.2 2.7 2.2 100 8886 0184 6.7 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1
Average forming styles in Average for Forming styles in Average forming styles in Average for Season Seas	128 2 2 58 146 146 156 138 148 148 101 68 477 1,722 1,736 83 34.9 35 1,628	2.8 3.1 3.2 3.4 3 3.2 3.2 2.9 2.2 1.1 90.3 90.3 0.2 perckedope 3854	53 2348 48 48 3959 68 50 49 37 26 7347 6455 32 7 7 615	3 2.2 2.1 2.7 3.1 2.8 2.8 2.1 1.5 percentage 92V 7.3 4.6 0.1 percentage	195 244 224 242 240 189 241 139 97 77 79 2.852 2.565 168 33.7 59 2.411	3.7 3.4 3.6 2.8 3.1 1.5 perceptage 190 898 908 908 5.9 0.1 perceptage	318 279 341 319 299 291 297 202 126 126 127 4,451 3,920 3,64 137 3,236	3.2 3.7 3.4 3.2 2.9 3 2.9 2.4 2 100 8896 0.1 perceptage 1,3 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1 0.1	488 521 438 438 408 441 405 321 221 169 61946 58461 695 267 33 104 5.089	3.6 3.2 3 3 3 4 percentage 100 0.6 4.4 0.2 percentage C.S	9:283 9:68 7:98 7:62 5:72 493 371 12:431 13:324 6:087 6:21 30:57 11:487	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 percentage 100 89.8 10.2 4.9 0.2 percentage 38.3	1,825 2,040 1,688 1,554 1,459 1,528 1,286 1,047 714 5335 24,988 23,843 2,843 1,612 33,3 472 1,7587	4.3 3.5 3.2 3 3 3.2 2.7 2.2 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5
Average family steeping Average family steeping Average family steeping Average family steeping As to 49 years HOUS \$10.25 years OCCUP \$10.25 years Total heystray units Occupied heystray units Occupied heystray units For rent Mediamisge.dysexposied For seasondisysecondiandwer 21 secons and very seasond steeping the season steeping	128 28 128 128 128 128 128 128 128 128 1	2.8 3.1 3.2 3.4 3 3 3.2 3.2 3.2 2.9 2.2 1.5 perceptioge 1.1 90,3 9,9 4.3 0.2 percektioge 35;4 6,4 32,3 2.3	53 249 48 48 3689 68 50 49 37 26 20 73.7 685 82 33 1 7 615 584 553 147	3 2.2 2.1 2.7 3.1 2.8 2.8 2.1 1.5 perceptage 7.3 4.6 0.1 percellage 8.9 33.2 33.2 33.2	195 244 224 242 240 240 189 211 139 97 79 2,852 2,865 387 153 33.7 59 2,411 2,318 2,200 453	3.7 3.4 3.6 2.8 2.1 1.5 perceptage 100 898 008 5.9 0.1 perc2nhage 34.8 33.1 4.2	318 249 341 319 299 299 291 237 202 126 123 4451 3940 561 384 137 3344 3345 3346 3326 3326 3326 3327 3326 33	3.2 3.7 3.4 3.2 2.9 2.4 2.3 perceptage 190 896 0.75 5.3 0.1 percatalage 39.3 39.3 31.2 62	488 208 521 438 4302 408 441 405 321 405 321 169 6,946 6,946 6,946 10,000 10,0	3.6 3.2 3 3 3 3 100 999 0.6 4.4 0.2 percent/age C.3 1.5 4.2	9:23 9:68 798 762 572 493 371 12:631 13:394 6021 30:7 255 11:487 10;822 10;254 22:391	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.6 perceptoge 9.0 0.2 perceptoge 9.3 3.4 3.3 34.3 32.3 4.7	1.825 2.059 1.688 1.558 1.459 1.459 1.286 1.286 1.047 1.4 535 2.408 2.369 2.36	4.3 3.5 3.3 3.3 2.2 7 2.2 100 886 6.7 0.1 percelloge 38,2 35,4 33,2 4.4
Average family size in Average in	128 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2.8 3.1 3.2 3.4 3.3 3.2 3.2 3.9 2.2 1.1 90.3 9.9 4.3 0.2 perchiloge 35.4 32.3 2.3 2.3 5.5 5.2 3.2	53 248 369 68 50 49 37 26 29 747 685 82 33 1 7 615 59 49 37 7 645 59 68 29 37 49 49 37 49 49 37 49 49 49 49 49 49 49 49 49 49 49 49 49	3 2 2 2 2 1 7 7 3 1 2 8 2 8 2 1 1 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1	195 244 224 247 247 247 247 247 247 247 247	3.7 3.4 3.6 2.8 2.1 1.5 perceptope 100 892 0.8 5.9 0.1 percentoge 3.3 3.4 9 3.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1	318 372 373 371 319 319 297 291 237 202 126 126 127 3876 386 137 386 137 3.326 3.327 3.327 3.327 3.327 3.327	3.2 3.7 3.4 3.2 2.9 2.9 2.4 1.2 1.0 886 9.75 9.75 5.3 0.1 perceptyope 9.75 5.3 0.1 perceptyope 9.75 5.3 0.1 2.9 2.9 2.9 3.9 5.3 5.3 5.3 5.3 5.3 5.3 5.3 5.3 5.3 5.3	488 504 538 438 408 408 405 321 221 221 6,066 5841 5089 4,804 4,661 8825 678	3.6 3.2 3.3 3.3 3.3 9.000	9:28 9:68 9:68 7:78 7:72 493 3:71 12,631 13,944 6:02 6:21 11,435 10,632	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.6 perceptoge 100 97.8 10.2 4.9 0.2 perceptoge 4.9 0.2 perceptoge 3.3 3.4 2.3 3.3 3.7 5.1.1	1.825 2,060 1,688 1.554 1.528 1.268 1.459 1.528 1.286 1.047 714 535 24,088 23,843 2,745 1.612 1,7587 17,062 1,6027 3,603 2,408 2,503	4.3 3.5 3.2 3 3.2 2.7 2.2 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5
Average family experiment of the control of the con	128 2 2 2 2 2 3 2 2 2 2 3 3 3 2 2 2 2 3 3 3 2 2 2 2 2 3 3 8 1 8 1 8 1 8 1 8 1 8 1 8 1 8 1 8 1	2.8 3.1 3.2 3.4 3.3 3.2 3.2 2.9 1.1 90,3 9,7 4.3 0.2 perchésuse 3,4 32,3 5,9 52,2	53 23 48 48 368 68 50 49 37 26 747 665 82 33 1 7 7 615 584 553 147 127	3 2 2 2 2 1 7 7 3 1 2 8 2 8 2 1 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5	195 244 224 242 3.09 240 240 241 251 259 245 259 259 259 259 259 389 259 33.7 59 2,852 2,200 459 349 3,460 279 2644	3.7 3.4 3.6 2.8 3.6 2.8 1.1 1.5 perceptoge 100 200 200 200 200 200 200 200 200 200	318 372 343 319 319 291 291 202 202 126 4161 3940 951 384 137 384 137 589 599 599 599 599 599 599 599	3.2 3.7 3.4 3.2 2.9 2.9 2.4 2 2 100 886 0,1/5 5.3 0.1 perceptode 0,1/5 5.3 33.1 33.2 62 52.1	488 594 438 4382 408 441 405 321 221 56 66 5861 5861 825 678 5705 10.3	3.6 3.2 3 3 3 3 100 90 90 4.4 4.0 0.2 perchifuge C.5 5 50.9	9:28 9:28 9:68 7:69 7:62 5:72 493 3:71 13:944 9:087 2:55 10:992 10:254 2:2391 1.8194 2:2391 1.8194 1.8251 1.	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.8 1.6 percenture 100 97.8 10.2 4.9 0.2 percenture 33.3 4.7 51.1	1.825 2,060 1,588 1,554 1,528 1,268 1,268 1,286 1,286 1,047 714 53 24,088 23,943 2,745 1,612 1,612 1,602 1,602 1,602 1,608 2,408 2,408 1,6	4.3 3.5 3.2 3 3 3.2 2.7 2.2 100 8986 0164 6.7 0.1 percellorge 38.2 38.4 33.2 4.9 5.2
Average family size in Average in	128 2 2 2 2 2 2 2 2 2 2 2 2 3 8 180 194 194 131 131 131 131 131 131 131 131 131 13	2.8 3.1 3.2 3.4 3 3.2 3.4 3.2 2.9 3.2 2.9 1.1 90.3 9.7 4.3 0.2 2.perchaloge 3.4 6.4 6.4 32.3 2.2 3.9 5.9 5.2 5.2 5.2 5.2 5.2 5.2 5.2	\$3 23 24 24 25 25 25 25 25 25 25 25 25 25 25 25 25	3 2 2 2 2 1 7 7 3.1 2.8 2.8 2.1 2.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5	195 244 242 242 242 243 249 240 240 241 139 97 2.854 387 387 387 387 2.411 2.411 2.518 2.200 499 342 342 344 2.200 499 2.271 2.2	3.7 3.4 3.6 2.8 2.1 1.5 2.1 1.5 2.7 1.5 2.7 2.7 2.7 3.3 3.2 3.7 3.7 3.3 3.7 3.7 3.7 3.3 3.2	318 372 372 373 379 379 379 379 291 291 202 120 120 120 3990 970 384 384 3322 389 380 383 383 383 384 383 383 383 384 383	3.2 3.7 3.4 3.2 2.9 3.3 2.9 2.4 2.3 2.3 2.9 2.3 8895 0.7/5 5.3 0.1 percentage 3.3 0.1 percentage 3.3 0.1 percentage 4.3 3.3 3.2 3.3 3.3 3.3 3.3 3.3 3.3 3.3 3	488 694 138 3392 408 441 405 5861 5861 5865 5861 5865 5865 5865 586	3.6 3.2 3.3 3.3 3.3 3.3 3.3 3.3 3.3 3.3 3.3	9:28 9:28 9:68 7:69 7:72 493 321 13:294 9:087 6:21 30:7 10:592 11:487 10:592 11:487 10:592 11:487 10:592 11:493 11:494 11:	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.8 percentage 100 2.2 percentage 3.3 3.3 3.6 3.3 3.3 3.3 3.4 2.2 3.3 3.4 2.2 3.3 3.6 4.2	1.825 2,060 1.688 1.458 1.268 1.268 1.288 1.286 1.286 1.286 1.286 1.286 1.286 24,958 23,943 2,761 2,762 1.786 1.796 2,468 2,466 2,566 1.665 1.66	4.3 3.5 3.2 3 3 3.2 2.7 2.2 1.5 perceptuage 100 8886 0184 6.7 0.1 percelling 38.2 35.4 33.2 4.9 5.2 52.9 3.5 3.1 3
Average family 4kee [7] Average family 4kee [7] As to 49 years HOUS [NC-24] years Average family 4kee [7] As to 49 years HOUS [NC-24] years OCCUP AN CP years Total heystras yells Vacane heest yells Vacane heest yells Vacane heest yells For seasondispseason	128 2 2 2 2 2 2 2 2 2 2 2 2 2 3 8 1 3 1 3 1 1 2 1 3 1 3 1 1 2 1 3 1 3 1 1 2 1 3 1 3	2.8 3.1 3.2 3.4 3 3.2 3.4 3 3.2 2.9 2.2 2.9 1.1 90.3 0.2 perchebase 3.4 3.2 3.2 3.9 5.5 52.2 3.2 3.9 6.7 6.7 6.7 6.7 6.7 6.7 6.7 6.7 6.7 6.7	53 23 24 48 389 68 50 49 47 74 7 645 553 147 127 147 55 39 37 25 26 39 37 25 26 39 37 25 26 39 37 55 26 39 37 55 26 39 37 55 26 39 37 55 26 39 37 55 26 39 37 55 26 39 37 55 26 39 37 55 26 30 30 30 30 30 30 30 30 30 30 30 30 30	3 2 2 2 2 1 7 7 3.1 2.8 2.8 2.1 2.1 2.5 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2.1	195 244 242 242 242 242 242 242 242 242 24	3.7 3.4 3.6 2.8 3.6 2.8 2.1 1.5 1.5 1.00 8982 0/8 5.9 0.1 5.9 0.1 5.9 5.1 51.1 4.2 3.7 3.3 3.2 3.5 3.2	318 372 372 373 379 379 291 291 202 120 120 120 3990 360 384 3.222 3.222 680 580 580 383 383 388 388 388 388 388 388 388	3.2 3.7 3.4 3.2 2.9 3 3 2.9 2.4 2.4 2.3 3.0 0.1 9895 0.75 5.3 0.1 9eresistore 4.3 3.1 4.3 3.2 4.3 3.3 5.2 5.2 5.2 5.2 5.2 5.3 3.4 3.3 3.3 3.3 4.3 3.3 3.3 3.3 3.3 3	488 694 138 3392 408 441 405 564 565 566 578 678 678 678 678 678 678 678 678 678 6	3.6 3.2 3.3 3.3 3.3 3.3 3.3 3.3 3.3 3.3 3.3	9:28 9:28 9:68 7:69 7:72 493 321 13:294 9:087 6:21 30:27 10:592 11:487 10:592 11:487 10:592 11:487 10:592 11:487 10:592 11:493 11:494 11	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.8 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0	1.825 2,000 1.688 1.458 1.268 1.268 1.288 1.286 1.286 1.286 1.287 1.287 1.945 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.388 2.486	43 3.5 3.2 3 3 3.2 2.7 2.7 2.5 5.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2
Average family streets Average family streets Average family streets 45 to 49 years HOUS No. 49 years CCUP AN 42 years OCCUP AN 42 years Total howsing waits Occupied housing waits Vacaff freesing Junits For rent Mediamage dysectabled For season dispensabled over 21 season dispensabled over 21 season dispensabled over 31 season dispensabled over 12 season dispensabled over 13 season dispensabled over 14 years and over Formal valuation of the season dispensabled over 15 to 15 to 16 t	128 2 2 3 3 3 3 4 3 2 7 2 2 3 7 8 1 1 2 1 2	2.8 3.1 3.2 3.4 3.3 3.2 2.9 2.2 1.1 1.1 2.1 2.1 2.2 2.9 2.2 3.4 3.4 3.4 3.4 3.4 3.4 3.4 3.4 3.4 3.4	\$3 23 24 48 3689 68 50 49 37 226 747 685 82 33 1 7 7 615 \$54 45 147 127 145 1549 74 55 63 37 37 37 37 37 37 37 37 37 37 37 37 37	3 2 2 2 2 1 2 7 3 1 2 8 2 8 2 1 2 1 2 7 7 3 1 1 2 8 2 8 2 1 1 1 2 1 2 1 1 2 1 2 1 2	195 244 224 242 3.09 240 189 211 139 97 79 2.852 2.545 3487 1.68 2.200 243 3.42 3.460 244 244 244 245 230 245 220 25 25 25 25 25 25 25 25 25 25 25 25 25	3.7 3.4 3.6 2.8 2.1 1.5 1.5 1.5 1.5 1.5 1.1 4.2 3.3 3.2 3.5	318 372 373 379 319 297 297 202 126 126 127 38940 376 236 384 137 238 389 319 519 519 519 519 519 519 519 5	3.2 3.7 3.4 3.2 2.9 2.9 2.4 2 1.2 2 1.0 100 885 0.1 5.3 0.1 1.0 9.6 9.6 9.6 9.6 9.6 9.6 9.6 9.6 9.6 9.6	488 504 505 506 506 506 506 506 506 506 506 506	3.6 3.2 3 3 3 3 3 9 99 90 90 90 90 100 90 90 1.5 50 90 3.6 3.6 3.2 2.9 3.4 4.2	9:28 9:28 9:68 7:69 7:72 493 321 13:294 9:087 6:21 30:27 10:592 11:487 10:592 11:487 10:592 11:487 10:592 11:487 10:592 11:493 11:494 11	4 4,1 3,5 3,1 2,9 3,1 2,5 2,4 1,8 1,8 1,6 perceptoge 100 80,8 10,2 4,9 0,2 perceptoge 34,7 5,7 51,1 3,7 3,3 3,6 4,2 3,6 4,2 3,6	1.825 2,040 1.638 1.459 1.528 1.286 1.286 1.047 714 535,24,086 2,048 2,1945 1.612 33,3 472 1.7,042 1.602 2.486 2.486 2.486 2.486 2.486	4.3 3.5 3.2 3 3 3.2 2.7 2.2 1.5 perceptuage 100 8886 0184 6.7 0.1 percelling 38.2 35.4 33.2 4.9 5.2 52.9 3.5 3.1 3
Average family steeping Average family steeping Average family steeping As to 49 years HOUS INCE 49 years OCCUP AN Experiment Total hopsings units Occupied hopsings units Occupied hopsings units For rent Mediannege dysecusoried For sole only Solt-periosopation duver Homeowner vacancy Femily sole only 6 to 9 years 6 years and over Homeowner vacancy Femily sole only (MFG Fall but) 15 to 19 years 10 19 19 years 10 19 19 19 19 19 19 19 19 19 19 19 19 19	128 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2.8 3.1 3.2 3.4 3 3.2 3.4 3 3.2 2.9 2.2 2.9 1.1 90.3 0.2 perchebase 3.4 3.2 3.2 3.9 5.5 52.2 3.2 3.9 6.7 6.7 6.7 6.7 6.7 6.7 6.7 6.7 6.7 6.7	53 23 48 368 66 50 49 37 26 727 665 82 33 1 7 615 584 553 147 127 147 127 149 1549 1549 1549 1549 1549 1549 1549	3 2 2 2 2 1 7 7 3.1 2.8 2.8 2.1 2.1 2.5 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2.1 2.1	195 244 224 242 3.09 240 189 211 139 97 2.852 3.87 59 1.68 33.7 59 1.2,318 2,200 459 349 349 340 2,200 459 349 349 340 2,200 459 349 340 2,200 459 349 340 2,200 459 340 2,200 459 340 2,200 459 340 2,200 459 340 2,200 459 340 2,200 459 340 2,200 459 340 459 340 2,200 459 340 340 340 340 340 340 340 340 340 340	3.7 3.4 3.6 2.8 3.6 2.8 2.1 1.5 1.5 1.00 8982 0/8 5.9 0.1 5.9 0.1 5.9 5.1 51.1 4.2 3.7 3.3 3.2 3.5 3.2	318 372 373 379 379 399 299 237 202 126 4142 33920 951 3384 137 3384 137 3,229 4309 519 55,28 385 399 388 388 328 328 328 341 333 3512	3.2 3.7 3.4 3.2 2.9 3 3 2.9 2.4 2.4 2.3 3.0 0.1 9895 0.75 5.3 0.1 9eresistore 4.3 3.1 4.3 3.2 4.3 3.3 5.2 5.2 5.2 5.2 5.2 5.3 3.4 3.3 3.3 3.3 4.3 3.3 3.3 3.3 3.3 3	488 504 504 439 439 439 408 441 405 321 221 5646 5665 5661 567 33 104 4,861 825 6,765 10,3 4,864 4,664 57 6,765 10,3	3.6 3.2 3.3 3.3 3.3 3.3 3.3 3.3 3.3 3.3 3.3	9:28 9:28 9:68 7:62 7:78 7:72 493 37:7 12,631 13:944 9:287 621 13:954 12:239 10:254 12:239 16:221 16:221 16:231 17:26 11:333 11:126 11:333 11:333 11:333 11:333 11:333	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.8 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0 6.0	1.825 2,000 1,088 1.554 1.528 1.268 1.459 1.528 1.286 1.047 714 533 24,088 23,983 2,795 1.607 17,982 1.608 2.683 2.483 2.292 1.608 2.483 2	43 3.5 3.2 3 3 3.2 2.7 2.7 2.5 5.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2 5.2
Average family 4kee[7] Total heystrage with a vacanife family 4kee For cold heystrage with a vacanife for sole only Sektyeely-save bied Fo	128 242 243 243 243 243 243 243 243 243 243	2.8 3.1 3.2 3.4 3.3 3.2 3.4 3.2 3.9 2.2 1.1 90.3 9,9 4.3 0.2 perchaloge 3.4 3.4 3.4 3.4 3.2 3.9 5.9 52.2 3.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4	53 23 48 368 66 50 49 37 26 747 665 82 33 1 7 7 615 584 553 147 127 147 149 149 149 149 149 149 149 149 149 149	3 2 2 2 2 1 2 7 3 3 1 2 8 2 8 2 1 1 2 7 7 3 3 1 2 8 2 8 2 1 1 1 2 8 2 8 2 1 1 1 2 8 2 8	195 244 224 242 3.09 240 189 211 139 97 2.852 3.87 168 33.7 59 1.2,318 2,200 459 349 340 2.200 459 349 340 2.200 459 349 340 2.200 459 349 340 2.200 450 340 2.200 450 2.200 450	3.7 3.4 3.6 3.6 2.1 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1	318 372 373 379 379 399 299 291 237 202 126 4142 3290 951 3384 137 3384 137 3,229 430 519 55,28 385 399 328 328 328 328 328 341 333 312 3,940	3.2 3.7 3.4 3.2 2.9 2.9 2.4 2.1 3.5 5.2 5.3 3.1 3.1 3.1 3.1 3.1 3.1 3.1 3.1 3.1 3	488 504 504 438 408 441 405 321 221 504 608 608 608 608 608 608 608 608	3.6 3.2 3.3 3.3 3.6 100 90 90 90 90 90 90 90 90 90 90 90 90 9	9:28 9:28 9:68 7:62 7:79 12,493 37:12,431 13:3944 9:027 621 13:094 9:027 10,982 10,284 22391 18:174 11,353 11,174 1.333 1.113 1.1016 746 11,344	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.6 percentoge 100 2 4.9 0.2 percentoge 23.3 34.7 5.7 51.1 3.7 3.3 3.6 4.2 3.2 3.6 3.2 percentoge 24.9 percentoge 25.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5	1.825 2,040 1.688 1.459 1.528 1.458 1.459 1.528 1.286 1.047 714 533 2,1945 1.612 33,3 472 1.7962 1.6067 1.606 1.837 1.452 1.643 2.292 2.129 1.7267 1.792 2.1343	4.3 3.5 3.7 3 3.2 2.7 2.2 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5
Average family streets Average family streets Average family streets 45 to 49 years HOUS No 49 years CCUP AN 48 years Total how streets For rent Medianness edversabled For sole only Sety-ear-cases state of the streets Ally other streets Ally other streets Rental valuation Rental valuation Rental valuation 15 to 19 years HOUS No 48 years Ally other streets Ally other streets Rental valuation 15 years HOUS No 48 years Ally other streets All	128 242 243 145 145 146 148 134 101 68 149 149 149 149 149 149 149 149 149 149	2.8 3.1 3.2 3.4 3.3 3.2 3.4 3.2 3.9 2.2 1.1 90.3 9,9 4.3 0.2 perchaloge 3.4 3.4 3.4 3.4 3.2 3.9 5.9 52.2 3.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4	53 23 48 48 368 68 50 49 37 26 72 665 82 33 1 7 7 615 584 45 147 127 146 147 145 147 145 145 145 146 147 147 148 148 148 148 148 148 148 148	3 2 2 2 2 1 2 7 3 3 1 2 8 2 8 2 1 1 2 7 7 3 3 1 2 8 2 8 2 1 1 1 2 8 2 8 2 1 1 1 2 8 2 8	195 244 224 242 3.09 240 189 211 139 97 2.852 389 33.7 59 2.71 2.71 2.71 2.71 2.71 2.71 2.71 2.71	3.7 3.4 3.6 3.6 2.1 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1	318 372 374 319 372 379 379 297 297 207 120 120 120 120 120 120 120 120 120 120	3.2 3.7 3.4 3.2 2.9 2.9 2.4 2.1 3.5 5.2 5.3 3.1 3.1 3.1 3.1 3.1 3.1 3.1 3.1 3.1 3	488 599 599 498 498 498 498 498 498 498 498 498 4	3.6 3.2 3.3 3.3 3.6 100 90 90 90 90 90 90 90 90 90 90 90 90 9	9:23 9:68 9:68 7:78 7:72 473 37-1 13:944 9:087 6:21 30:7 10:932 10:254 2:237 10:932 11:353 11:176 1:333 1:133 1:133 1:134 6:644 6:644	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.6 percentoge 100 2 4.9 0.2 percentoge 23.3 34.7 5.7 51.1 3.7 3.3 3.6 4.2 3.2 3.6 3.2 percentoge 24.9 percentoge 25.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5	1.825 2,090 1,588 1,588 1,588 1,528 1,286 1,528 1,286 1,047 714 535 24,098 23,943 2,793 472 17,942 16,027 3,688 2,	4.3 3.5 3.7 3 3.2 2.7 2.2 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5
Average family steeping Average family steeping Average family steeping As to 49 years HOUS \$10.29 years HOUS \$10.29 years OCCUP \$10.29 years Total heystray units Occupied heystray units For rent Mediannege dyscasobied For sole only Sety-sety-sety-sety-sety-sety-sety-sety-s	128 242 243 243 145 1566 138 134 131 168 139 149 159 159 159 159 159 159 159 159 159 15	2.8 3.1 3.2 3.4 3.3 3.2 3.2 3.9 2.2 1.1 90.3 9,9 4.3 0.2 perchaloge 3.4 3.4 3.4 3.2 3.9 5.9 52.2 3.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4.9 4	\$3 23 24 24 25 25 25 25 25 25 25 25 25 25 25 25 25	3 2 2 2 2 1 2 7 3 3 1 2 8 2 8 2 1 1 2 7 7 3 3 1 2 8 2 8 2 1 1 1 2 8 2 8 2 1 1 1 2 8 2 8	195 244 224 242 242 249 240 240 240 240 240 240 240 240 240 240	3.7 3.4 3.6 3.6 2.1 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1	318 372 374 319 319 392 299 291 237 202 120 120 120 3990 90 310 310 310 310 310 310 310 310 310 31	3.2 3.7 3.4 3.2 2.9 2.9 2.4 2.1 3.5 5.2 5.3 3.1 3.1 3.1 3.1 3.1 3.1 3.1 3.1 3.1 3	488 694 138 109 109 109 109 109 109 109 109 109 109	3.6 3.2 3.3 3.3 3.6 100 90 90 90 90 90 90 90 90 90 90 90 90 9	9:28 9:28 9:68 7:78 7:78 7:78 7:78 7:78 7:78 7:78 7	4 4.1 3.5 3.1 2.9 3.1 2.5 2.4 1.8 1.6 percentoge 100 2 4.9 0.2 percentoge 23.3 34.7 5.7 51.1 3.7 3.3 3.6 4.2 3.2 3.6 3.2 percentoge 24.9 percentoge 25.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5 3.5	1.825 2,000 1.558 1.558 1.558 1.528 1.268 1.459 1.528 1.286 1.047 714 535 24,098 23,33 28,795 1.6,027 17,962 1.6,027 3,468 25,549 1.6,027 3,468 25,549 1.6,027	4.3 3.5 3.7 3 3.2 2.7 2.2 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5
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Process and Community Involvement





The issues listed below were identified by community members through the community survey (on-line and at Fireman's Festival), steering committee meetings, and at the community workshop.

- Develop more single family homes
- Develop more apartments or condominiums
- Develop more senior or active living options
- Redevelop downtown
- · Beautify the west side commercial area
- Beautify Bowen Avenue
- Beautify east entry (SR 331/SR 106)
- Develop Yellow River/Army Ditch canoe and trail system
- Build a community center for year-round recreation activities
- Reinstate Octoberfest
- Celebrate Bremen's mint history
- Expand industrial areas
- Incentives for local business development
- More local food production
- Expand tourism activities

These issues were developed into an initial list of recommendations, which were ranked in terms of importance by community members and steering committee members. The rankings are in the table at right.

Process and Community Involvement

	Recommendations:	Average	Ranking
G.2	Develop an "Invest and Buy Bremen" initiative	1.000	1
H.1	Develop a "Live Bremen" Initiative to add more housing options	1.091	2
G.2a	develop a stratgey to capture more local spending	1.154	3
P.1f	continue to share public facilities with BHS	1.154	3
G.2b	create opportunities for local investing	1.231	5
G.a1	continue to integrate school system into community	1.231	5
G.1	Continue to improve Quality of Life	1.250	7
B.2	Develop Downtown Redevelopment Strategy	1.286	8
P.1	Develop Comprehensive Trail and Greenway System	1.286	8
B.2a	develop performance standards via overlay district	1.385	10
B.2f	target specific businesses for downtown	1.385	10
B.3c	farmer's market	1.385	10
P.1h	improve park and open space connectivity via bike and pedestrian paths	1.385	10
G.1c	develop year round festival strategy	1.385	10
P.1b	develop strategies for each trail segment	1.462	15
E.1f	continue monitoring water quality and usage of aquifers	1.462	15
B.3.e	coffee shop	1.500	17
G.2c	create education program on value of local food	1.538	18
H.1b	inform key property owners & builders of BCP (create incentives)	1.538	18
B.1e	link Westside with pedestrian & bike path	1.538	18
B.2c	develop signage and streetscape guidelines	1.538	18
B.2d	create incentives for building renovation and site improvements	1.538	18
P.1e	integrate BHS science and environmental classes with Trail System	1.538	18
B.2g	develop community plaza/open space	1.583	24
P.1a	develop performance standards via overlay districts	1.583	24
H.1a	survey employees to determine housing needs/interests	1.615	26
B.1a	develop performance standards via overlay districts	1.615	26
B.1d	create incentives for building renovation and site improvements	1.615	26
P.1c	continue expanding existing park programs and services	1.615	26
C.1b	develop thoroughfare plan for future streets, paths and trails	1.615	26
C.1h	develop beautification strategy for Bowen Ave (bypass to BHS)	1.615	26
H.1d	develop performance standards via overlay districts	1.692	32
B.1c	develop signage and streetscape guidelines	1.692	32
C.1f	study impacts of taking control of 106 and 331 in town	1.692	32
G.1e	continue to expand hospital's role in community wellness'	1.692	32
B.1	Develop Westside Redevelopment Strategy	1.714	36
I.1c	increase density in existing industrial areas	1.750	37
C.1g	integrate hospital wellness strategies with trail system	1.750	37

B.2e	develop downtown parking strategy	1.846	39
I.1b	develop performance standards via overlay districts	1.846	39
P.1g	integrate hospital wellness strategies with trail system	1.846	39
C.1c	develop a street tree program for primary corridors	1.846	39
G.1d	develop a tourism strategy	1.846	39
I	Develop Industry/Employment Retention & Expansion Strategy	1.857	44
I.1a	inventory existing by-product flows for new business	1.923	45
C.1a	develop street profiles for designated street types	1.923	45
H.1e	survey seniors to determine housing needs/interests	2.000	47
H.2a	create micro-housing and live-work housing district	2.000	47
H.4	Develop Sustainable Living Village	2.000	47
B.2b	create Downtown Business Association	2.000	47
1.1h	accommodate industrial growth south of US 6	2.000	47
C.1	Develop Comprehensive Circulation Strategy	2.000	47
E.1e	create community energy saving strategy	2.000	47
G.1b	develop a strategy to celebrate Bremen's mint history	2.000	47
1.1f	develop maker district linking existing industry	2.083	55
H.3	Develop "Senior Active Living Village"	2.100	56
H.2	Develop "Maker Village"	2.143	57
E.1g	develop a community wellness plan with BCH	2.154	58
B.3b	micro-brewery	2.231	59
1.1g	create a materials exchange center	2.231	59
I.1d	link industrial areas to residential areas (bike and pedestrian)	2.250	61
H.4b	develop micro-farm housing development	2.273	62
H.1c	develop new homeowner incentives (loan help, tax abatement, etc)	2.308	63
h.3a	create senior campus to integrate amenities and services for seniors	2.308	63
1.1e	develop signage and streetscape amenities	2.308	63
E.1d	develop constructed wetlands for waste treatment	2.333	66
C.1d	develop strategies for electric vehicle stations	2.385	67
E.1a	develop solar farm as community energy source	2.385	67
E.1c	create community food policy	2.385	67
H.4a	create housing district focused on healthy living and wellness	2.455	70
P.1d	develop ecology learning center	2.462	71
C.1e	study the opportunities to create truck by-pass for SR331 to US 6	2.462	71
H.1f	continue efforts to help existing homeowners with maintenance & care	2.538	73
B.3a	hotel and small conferencing center	2.538	73
E.1	Develop Bremen Self-Reliant Strategy	2.600	75
B.1.b	create Westside Business Association	2.615	76
B.1f	develop mixed-use projects with housing	2.692	77
B.3.d	bike shop/sporting goods	2.750	78
E.1b	develop solar sludge dryer	2.833	79
B.2h	infill housing	2.917	80



The existing housing stock in Bremen is a point of pride for many residents. The charm of historic neighborhoods that surround downtown and the subdivisions that create the fringe residential areas bring a great deal of pride and delight. Despite these strengths, Bremen has numerous issues related to housing. Residents, community, and business leaders through surveys, steering committee meetings, and public forums expressed housing concerns; all indicated there is a major shortage of housing in Bremen.

This shortage was continually blamed on the lack of developable land due to high land prices or an unwillingness to sell by large property owners who have landlocked Bremen.

Five groups have been identified as target audiences for new housing development:

- People who commute to Bremen for work;
- Young adults looking for rental housing options;
- Young families looking for starter homes to get established in the community;
- Senior housing options from a continuum of care perspective;
- Lifestyle housing for those looking for alternative living options.

Goal:

Develop a wide range of housing options, linking neighborhoods to surrounding amenities and accommodating a variety of lifestyles.

Housing Opportunities



- 1 Downtown Redevelopment: Housing Infill & Mixed-Use
- Plymouth Street Mixed-Use Housing
- 3 Healthy Living Village: Apartments & Lifestyle Housing
- Micro Farms/Farmsteads
- Maker Village

- 6 Shadyside Village: Apartments & Lifestyle Housing
- Single Family Homes: R4 Zoning
- 8 Traditional Neighborhood Design
- Active Living Village/Senior Continuum of Care
- Single Family Homes: R2 Zoning

Recommendation H1: Establish a "Live Bremen" initiative that promotes living in Bremen and celebrating its quality of life.

Through the Chamber of Commerce, Town of Bremen, civic groups and stakeholders, develop a marketing and promotion program that highlights Bremen's small-town character and quality of life. Designed for target audiences, the promotion should begin with existing Bremen workers who are commuting. Through surveys and open houses, determine the needs of these constituents and identify any obstacles they face.

Recommendation H2: Establish a Bremen Housing Task Force that focuses on guiding new housing development and creating incentives that expedite the housing goals.

The task force would function like a typical community development organization, coordinating the tools and rules empowered to the Town Board and Redevelopment Commission. These activities could include land acquisition, overlay guidelines, tax incentives, lending programs, and quality of life projects such as trails, parks, pedestrian amenities, wetlands, etc.



Recommendation H3: Create a "continuum of care" strategy for aging members of the Bremen community.

Bremen has an aging population, as over 30 percent of residents are over 55 years of age. Currently aging individuals have limited housing and residential options as they consider transitioning from existing homes and lifestyles. These issues range from simple downsizing to a smaller home to directed care needs. This range of housing and care options needs to be addressed, so older Bremen residents can remain a vital part of the community.

Additionally, many families have parents who could move to Bremen if more housing options were available. Bringing in extended family members can strengthen families by creating multigenerational interaction and help in caregiving situations.

HOUSING OPPORTUNITIES

Recommendation H4: Develop a Senior Active Living Community.

To provide options for the aging population, a full-spectrum community should be developed that expands on existing facilities, creating a campus design that addresses accessibility, mobility, security, and lifestyle amenities. An objective of this recommendation is to fully integrate this campus into the existing community, not create an isolated "senior complex" that creates barriers and constraints. The senior living community should be walkable and cart safe to enable residents to maintain community connections.

Recommendation H5: Improve existing neighborhoods and support existing homeowners.

Many communities become focused on new development and fail to continue to invest in existing neighborhoods. Maintaining infrastructure and enhancing the walkability and safety of neighborhoods is important. Developing an urban forestry program, water harvesting and management, and pedestrian-friendly amenities is important to maintain property values and improve quality of life for neighborhoods.

Older neighborhoods can lose tree cover to disease or severe weather. New subdivisions often lack the same amenities that were part of the traditional neighborhood pattern. Creating programs that involve the entire community in tree planting, cleanup, or expanded infrastructure is important.



9

Active Living Village/Senior Continuum of Care

Recommendation H6: Develop lifestyle communities for younger non-traditional families and individuals.

For years the "American Dream" was accommodated with large lots, two-car garages, extra square footage, and a traditional family profile--a post-WWII suburban model.

Today's housing needs are much more diverse and focused on a wider range of lifestyles. These lifestyle interests include green living, wellness, affordability, adaptability, and community integration. These housing options can be a strong attraction for new residents and an integral part of any economic development strategy.



Healthy Living Village



2 Plymouth Street mixed-use housing

H6a: Develop mixed-use housing options.

Redevelopment strategists have long realized that integrating housing with commercial, industrial, or recreational land uses greatly enhances the marketability and practicality of new development. These mixed-use neighborhoods are safer because they have "eyes on the street." They create markets for services and generate a more full-spectrum clientele. Often housing that is integrated into a mixed-use project is more affordable, energy efficient, and lifestyle friendly. Like downtown housing, these infill projects help create a sense of place and trigger amenities that are more people based. Often these projects are used to transform car-oriented strips into pedestrian-friendly community centers.



H6b: Develop downtown housing options.

Upper floors of commercial buildings, new infill mixed-use development, and row houses are examples of housing types desired in downtowns. These residential units tend to be apartments or condominiums that accommodate social, place-connected lifestyles. Coffee shops, delis, microbreweries, and fitness centers replace the larger kitchens, exercise rooms, family rooms, and other square footage of suburban homes. Smaller more efficient residences reduce the costs and facilitate this more social lifestyle.

h Historic buildings with upper-floor housing

New infill mixed-use housing



H6c: Develop a maker village.

One of the strongest social and economic movements occurring today is the maker movement. The movement focuses on merging the past industrial manufacturing heritage with new technology and innovation. Older industrial buildings, new live-work housing, and new flex-spaces are being developed to stimulate artists, craftsmen, inventors, and entrepreneurs. This development targets young, creative individuals who seek opportunities to thrive in an environment populated with other likeminded individuals in a community setting that fosters their shared lifestyles.



Maker plaza



Community gardens

H6d: Develop micro-farm homesteads.

For years the most common lifestyle homes being developed were golf course communities. People sought out these development based on the desire to integrate their golfing interests with the openness of these landscapes. Today farms are replacing golf courses as the development amenity. People are seeking to integrate their local food passions and wellness lifestyles with food production. These micro-farms often include livestock such as chickens, rabbits, goats, and fish. Some arrangements include households sharing a farmer who manages individual and community gardens that replace the chemical-laced, manicured carpet lawns of yesterday with the local production of healthy food.



Economic Development

The Bremen Comprehensive Plan 6000 looks at two categories of economic development: retail/commercial and industry/jobs.

The retail/commercial portion of economic development is focused on goods and services that are offered to the local community. Bremen has several businesses that have global markets. Their local business dealings are very minimal because of the specialization of their products.

Bremen has a skeleton commercial and business community, yet it exceeds many similarly sized communities. Several factors explain these conditions.

First, Bremen has a very strong jobs base; in fact, community leaders talked about a constant need for workers for factories in town.

Second, Bremen Community Schools are located in the center of the town, and they form their own school corporation. Unlike many surrounding communities that have lost their local school corporation, Bremen Community Schools actually attract students from other corporations.

Third, Bremen Community Hospital is a major asset; very few communities under 10,000 people have a hospital. This is a major quality-of-life asset that can be an economic development catalyst.

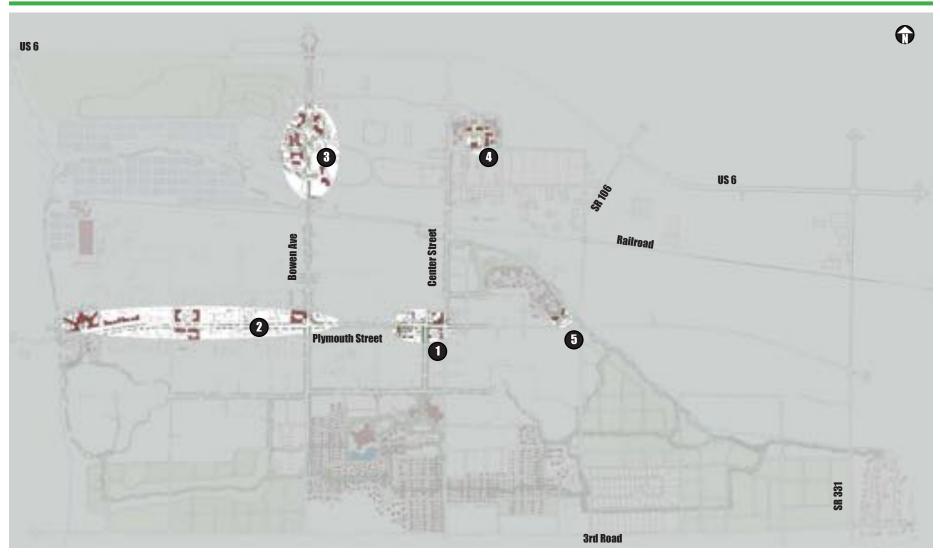
A fourth factor is Bremen's distance from nearby "big box" retail centers. Plymouth and Mishawaka are far enough away that single-destination travel is not prudent from a time or economy standpoint. The result is less frequent trips to the larger cities but visits that integrate shopping, entertainment, and recreation as part of a larger time commitment.

Industry is one of Bremen's strong suits as it functions as an employment hub, attracting workers. This is opposite of many "bedroom communities" that export their workers to other communities.

Goal: A diverse, vibrant and innovative economy that accelerates local economic growth and attracts new investment.



Key Economic Development Areas

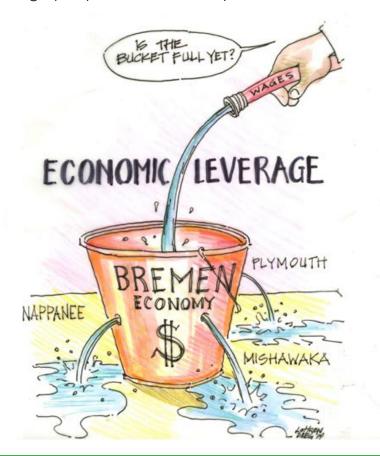


- 1 Downtown
- Plymouth Street Corridor
- **3** Bowen Avenue Corridor

- Maker Village
- 5 Yellow River Landing

Recommendation ED1: Minimize local economic "leakage."

Bremen is a community that has significant wealth, but unfortunately that wealth is not being used to its full potential to increase the local economy. Bremen's strong employment base has a high percentage of workers who live outside of Bremen. This means their paychecks do not benefit Bremen. Fast food or gas stations may see a small portion of that money, while the majority is being spent out of town. Incentive programs could be developed to encourage people to live and buy in Bremen.





Recommendation ED2: Develop strong retail/commercial centers that are pedestrian friendly and have a distinctive character.

The BCP6K plan concentrates growth at existing locations with the addition of destination-based mixed-use activities.



ED3: Establish the Westside Commercial District (WCD) along Plymouth Street.

For years Plymouth Avenue has been the "other" business area for Bremen. Great strides were taken in the 1980s to improve this sprawling and randomly developed area. A major step forward was the installation of sidewalks and curbs to control entries and drives off Plymouth Street.

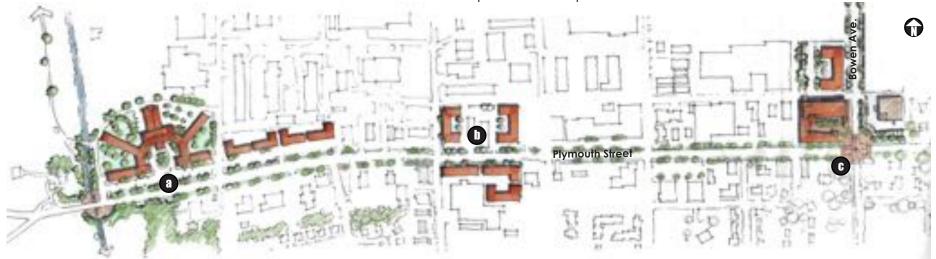
The WCD can not be seen in competition with downtown, nor can it be treated as a stepchild to the downtown. Defining it as a district will enable it to develop its own unique character. Tools exist to guide the development of this area and begin to attract mixed-use projects to create a pedestrian-friendly environment.

Recommendation ED4: Develop a redevelopment plan for the Westside Commercial District.

Plymouth Street is a very underutilized commercial street, currently cluttered with numerous strip centers and standalone franchise businesses. This car-oriented development has resulted in a collection of parking lots loosely organized around driveways and side streets.

The development of a business district will enable property and business owners to create new standards that can reorient the corridor to pedestrians and bicyclists and allow for better linkages. Adding landscape and streetscape amenities will enhance the curb appeal of this commercial district.

Creating strong anchor developments at the east and west ends of West Plymouth Street is essential to establishing the district. Additionally the opportunity exists to relocate several businesses to create a new mixed-use development at Birkey Street that would serve as a midpoint development for the district.





Recommendation ED4a: Develop a West Gateway Conference Center & Hotel.

Northern Indiana has a very large tourism base that surrounds the Bremen area, and these travelers need a place to stay. As Bremen develops festivals and community amenities, a hotel will see even more interest. Additionally, conference areas inside the hotel can supply space for everything from family reunions to business or education seminars. Finally, Bremen's hospital brings travelers to town who also need a comfortable place to stay while visiting loved ones.

The proposed development would connect to the greenway/trail system, anchor the Westside Commercial District, and trigger supportive retail development such as restaurants along Plymouth Street. The ecology center proposed as part of the town park system would provide an additional opportunity to connect to the conference center.

Recommendation ED4b: Create a mixed-use Development Center.

New development in the corridor needs to begin to increase in density (more building area) and begin to transition the patterns of the development to pedestrian friendly environments. This would include moving large parking areas to the side or rear of the sites and integrating other uses such as residential space into the corridor. Concentrated development will bring more diverse business activities and extend the market appeal of the area. One way to accomplish this is by encouraging the development of first-floor commercial spaces with rental units located above.





Recommendation ED4c: Develop an anchor project at the corner of Plymouth Street and Bowen Avenue.

The intersection of West Plymouth Street (SR 106) and Bowen Avenue (SR 331) is an important community place. This intersection is where the primary arteries for Bremen come together. Currently, vacant business corners surround Woodies grocery store, a local business landmark.

These corners need to be a priority of redevelopment. The illustration shows the idea of a hotel and conference center as a landmark development or as a mixed-use development with retail and apartments.

ED5: Create a proactive strategy for redeveloping downtown.

Historically downtown Bremen was the economic, cultural, and social hub for the town. As the community expanded and became more car dependent, the West Plymouth Street Business District emerged. Much of the retail energy left the downtown. Various efforts have been made to restore downtown: The historic bank has been restored and repurposed as Town Hall, and a few façade improvements have been made.

Bremen has tools through the Redevelopment Commission and Town Board to guide the redevelopment process. The development of a downtown redevelopment strategy will require aggressive actions that many small town governments find difficult. Land purchases and parcel assembly, land and property swapping, eminent domain purchases, Business Improvement District (BID) designation, façade easements, and development incentives are some of the strategies that should be considered. With tools and strategies in place, the next step is to solicit Request for Proposals (RFPs) for development as part of a strategy to be proactive in attracting partners to facilitate the redevelopment of downtown.





- 1 Community Arts Center and Plaza
- Public Market Space and Vendor Stalls
- © Downtown Streetscape
- Façade and Upper Level Improvement Program

- Downtown Housing/Mixed-Use Development
- Mint Distillery, Microbrewery, and Fermentation Center
- Downtown Hotel and Conference Center



Recommendation ED5a: Community Arts Center and Plaza

The Bremen United Methodist Church is an important historic landmark structure in downtown Bremen. It serves as a strong physical marker as its corner steeple is visible from both directions along Plymouth Street. The plan recommends saving the corner structure as a performing arts center while accommodating the development

of a new church facility within the block. This will take creative design solutions and collaboration between several key institutions and individuals. Keeping the congregation downtown and preserving the corner can be accomplished.

The proposed arts center will be an important downtown venue for programs, classes, and performances. The integration of the historic church structure with an outdoor stage and public plaza will provide downtown Bremen with community space for celebrations. The space can also serve as an important town plaza for festivals, farmer's markets, and pop-up activities.



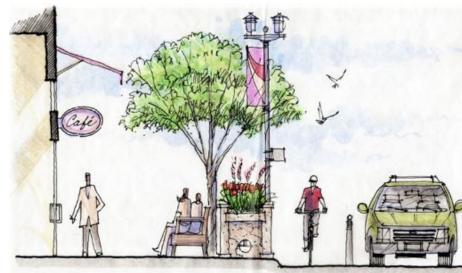
Recommendation ED5b: Develop public market space and vendor stalls.

Integrated into the plaza area will be a pavilion, providing indoor space for a visitor's center, festival headquarters, and community kiosk. Connected vender stalls will enable local "makers" to showcase their crafts, artwork, food, or other products made in Bremen.

Recommendation ED5c: Development of downtown streetscape.

A critical part of revitalizing the downtown will be the continued improvement of public right-of-ways associated with streetscape and pedestrian amenities. Establishing a four-block downtown district from Whitlock to Washington streets is an important investment for downtown Bremen. The historic structures along this street create a strong downtown wall that can be the framework for redevelopment.

Through traffic calming mechanisms and a new truck route, the downtown streets can be safe and pedestrian friendly for all ages of downtown users. Connecting the trail system through the downtown with bikes, golf carts and walkers will reinforce the downtown as the town center.



Streetscape amenities along Plymouth Street



Recommendation ED5d: Façade and upper level improvement program.

Bremen still has many historic downtown buildings that need to be protected and renovated to create an attractive town center. The development of design guidelines and incentives for building owners is an essential step in downtown revitalization.

The development of housing downtown, civic space, and new retail will bring together this district as a vibrant downtown that will serve the community and attract visitors.



Recommendation ED5e: Develop downtown housing projects as mixed-use developments.

The plan shows several locations for infill buildings that begin to integrate retail or offices on the ground level with housing units above. These structures will help define the downtown district and create a cohesive and coordinated downtown. In addition it will be important to create a network of parking and pedestrian amenities. Bringing more housing downtown will make the area more vibrant and will help downtown retailers succeed.

Recommendation ED5f: Reestablish mint distillery as part of a microbrewery and fermentation center.

Bremen's history as a mint capital could easily die with the closure of the distilleries. An effort to re-establish this industry is important to the future of the community. This link between the past and the future should be treated with the same intensity as other business development strategies. Using the existing facilities to build businesses and festivals around Bremen's mint history is a major economic development strategy.

The rendered downtown plans show the reuse of the distillery building and the opening up of the building into a alleyway courtyard for brew house and an outdoor eating area and pedestrian plaza.



As a third option for a hotel and conference center, the plan shows the creation of a small hotel that would be developed as part of a new east gateway into downtown. This boutique hotel would attract visitors downtown and leverage the brew house and distillery as destinations.

Other uses for the site could include mixed-use development, senior housing, or a corporate headquarters. The key to the redevelopment is the integration of the whole block as a development strategy.





Recommendation ED6: Develop a Bowen Avenue corridor plan.

Bowen Avenue is the primary gateway into Bremen via SR 331 from Mishawaka/South Bend and from US 6. The corridor plan should address the issues of beautification, traffic calming, reduced curb cuts, and corridor land uses.

The corridor plan needs to consider pedestrian and bike ways that connect the hospital and proposed new healthy living district with the trail system and Plymouth Street. Many of these improvements can deal with landscaping and clean-up to create a more appealing entry to the community. This is an important gateway to the school complex and community parks and recreation facilities.

Recommendation ED6a: Develop US 6 Gateway.

The proposed gateway structure provides a clear marker for Bremen indicating the importance of the Bowen Avenue corridor and the new development proposed for the community. This gateway arch would not require any structural modification to the bridge, but would serve as a freestanding sculpture integrated with landscaping and additional signage. The entire corridor would be a coordinated streetscape system that provides wayfinding information to direct visitors to community amenities.





Recommendations ED6b: Concentrate commercial development.

The plan illustrates the development of an automart, which concentrates car-focused businesses such as dealerships, parts stores, and accessory business into a themed commercial area. Concentrating these business along the east side of Bowen Avenue would maintain controlled access and limit entry drives. Additionally, moving these businesses from Plymouth Avenue opens up development opportunities for the proposed Westside Commercial District.



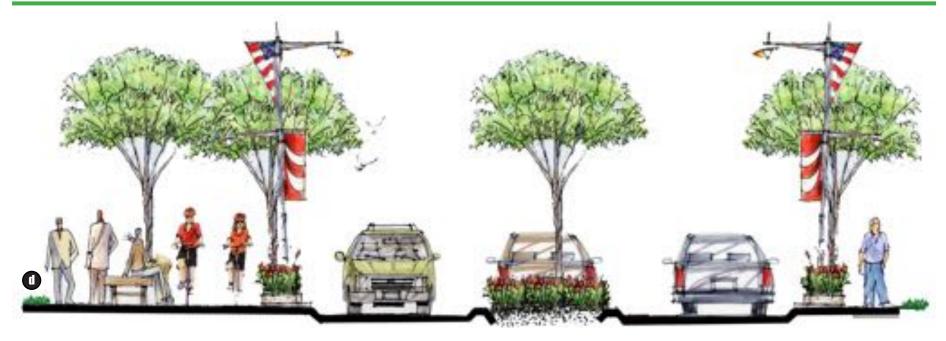
Recommendation ED6c: Develop Hospital Wellness District.

Bremen Community Hospital is an amazing amenity for the region. It provides quality medical treatment and care that few small communities have available. In addition, the hospital is committed to community wellness initiatives that will trigger new programs, facilities, and partnerships.

The wellness district should be developed to include a full range of amenities that serve the hospital and new support businesses and offices. This could include housing units for short-term stay associated with the hospital such as accommodations for interns, residency students, and patient family members.

The wellness district would build upon several strong movements such as local food, exercise, and fitness initiatives. These efforts integrate the trail system, wellness clinics, and workshops, healthy living and cooking events, as well as festivals and farmer's markets.





Recommendation ED6d: Enhance Bowen Avenue corridor.

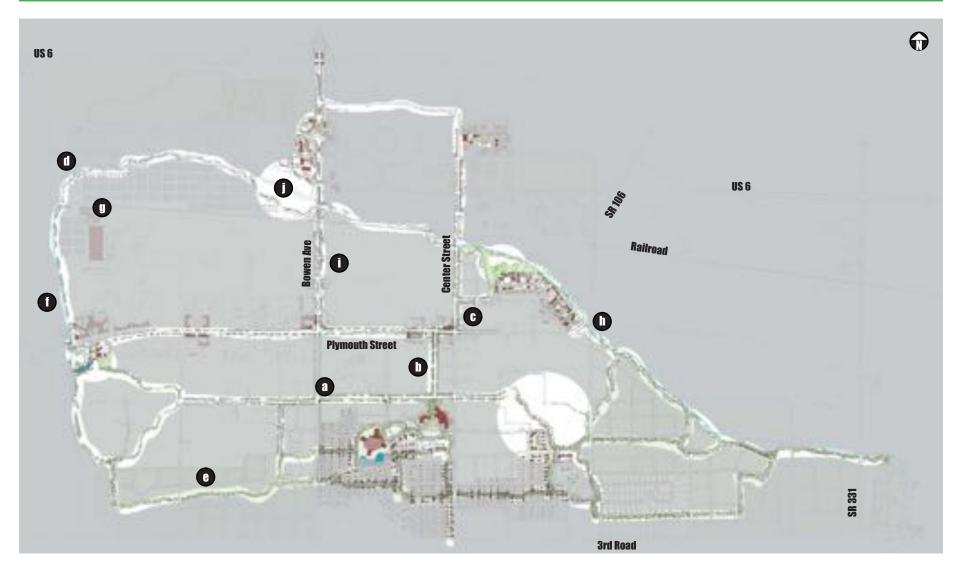
The corridor should become a community amenity and source of pride that welcomes visitors and showcases the quality of life Bremen enjoys. The illustrations reveal how current eyesores can be transformed into public art and how the transformation of a roadway into a parkway is possible.





Streetscape improvements along Bowen Avenue

Greenways & Trails Network



- a High School Trail Network
- Golf Cart Safe Trail
- History & Culture Trail
- **1** Canoe Trail
- Neighborhood Fitness Trail

- 1 Ecology Center Trail
- Energy & Water Education Trail
- **1** East Gateway & Canoe Launch Trailhead
- North Gateway Trail
- **f** Food Trail

Greenways & Trails Network

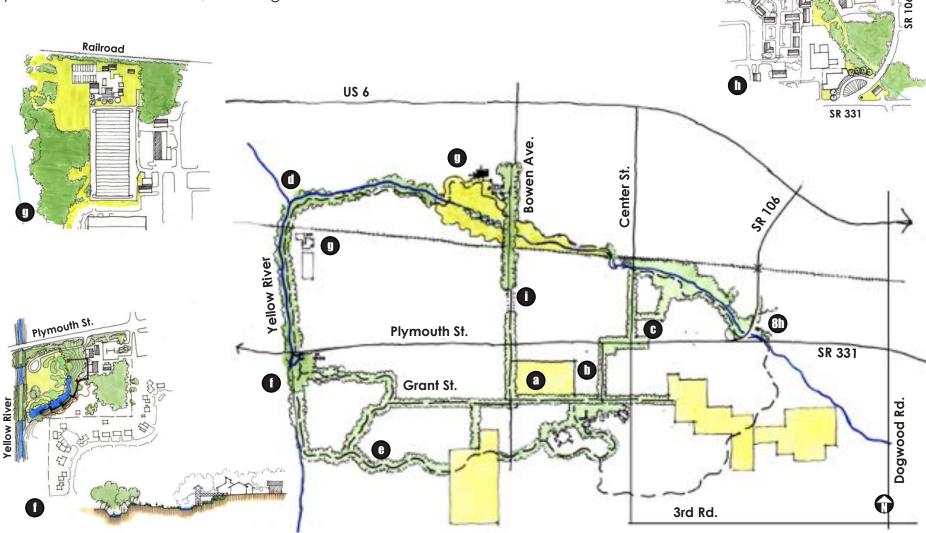


Bremen enjoys one of the best park systems in the area. Not only is the amount of land committed to recreation and open space significant, but the town also utilizes the facilities very well. The Bremen Community Schools use some of the facilities to reduce costs to the school system. This approach to utilizing public resources is very important as communities and school corporations struggle with reduced budgets.

Goal: Create a linked network of parks and facilities through a system of trails, greenways, and water corridors.

Recommendation PR1: Develop a trail system.

The proposed Bremen Trail System builds upon Bremen's amenities to provide a safe and amenity-rich trail for pedestrians, cyclists, electric cart users, and equestrians. The trail system optimizes access to key places including downtown Bremen, the high school, key shopping areas, parks and recreation sites, and neighborhoods.

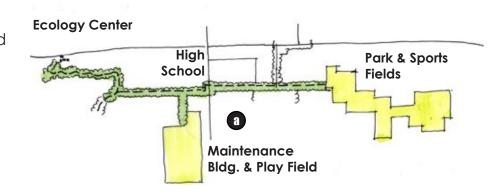


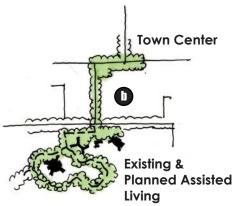
PR1a: Develop the high school trail network segment.

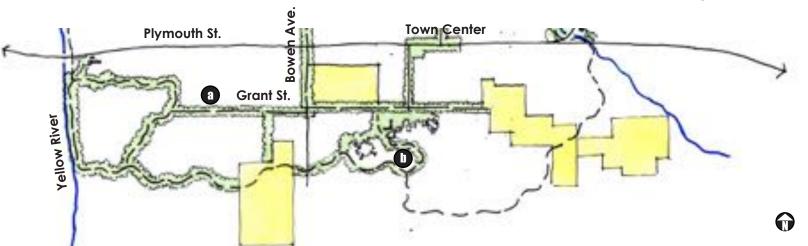
This segment connects the high school with playing fields and city park facilities at the east end of Grant Street and the proposed eco-center, aviary, water ecology stations, and amphitheater to the west (south side of Plymouth Street; east bank of Yellow River) in the area of The Pines community center. The network includes street plantings and pedestrian amenities along Grant Street and from Grant south to the playfields at the south end of Stewart Street.

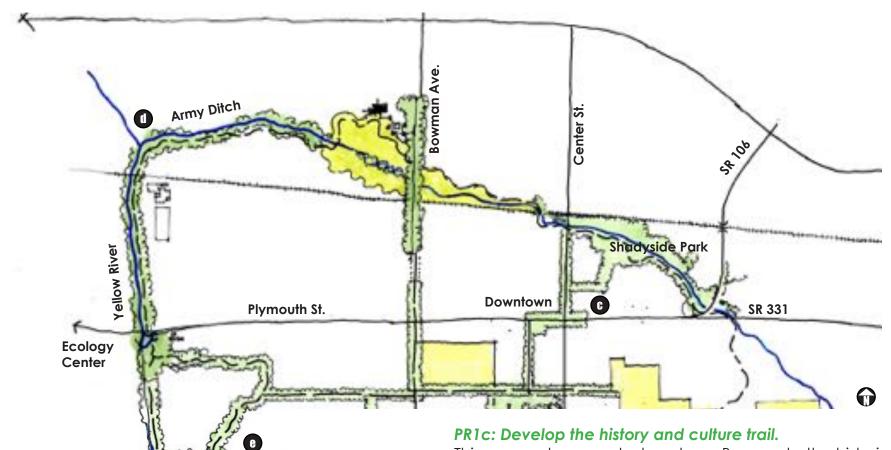
PR1b: Develop the golf-cart safe trail.

This segment provides the safe connection of the existing assisted living centers along East Grant Street and the adjacent new active living village to downtown Bremen. It includes traffic calming, speed controls, signage, and other safety provisions along South Jackson Street.









PR1d: Develop the canoe trail.

This segment connects the northwest end of the history and culture trail going west along the Army Ditch and then south along the Yellow River to the proposed ecocenter, aviary, water ecology stations, and amphitheater in the area of The Pines community center. This section of the trail includes canoe rental stations at each end and a pedestrian and equestrian trail system along the waterways.

This segment connects downtown Bremen to the historical and cultural amenities along Center Street and the Army Ditch.

PR1e: Develop the neighborhood fitness trail.

This segment connects existing and new neighborhoods south of Grant Street to each other and to the larger pedestrian movement systems of Bremen. The trail includes fitness amenities, furniture, plantings, and pedestrian enhancements. Individuals can travel the length of this trail without moving along streets.

PR1f: Ecology Center.

The Ecology Center, located at The Pines, includes the center, existing stormwater detention basin, streamside and wetland ecosystems, canoe drop, amphitheater, and aviary. Its boardwalks overlook the wetland and pond system. The Ecology Center serves as the West Gateway into Bremen and the west anchor of the high school trail network.



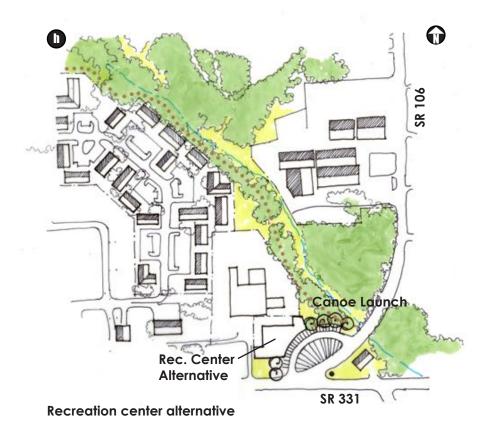


PR1g: Energy & Water Education Center.

North of the Ecology Center, the Energy & Water Education Center includes the town's existing sewage treatment plant and proposed sludge drying beds south of the tracks. Across the tracks to the north is the proposed major solar field.

PR1h: East Gateway Park

East Gateway Park, located at the intersection of SR 106 and SR 331, serves as the east entry into Bremen, a canoe rental and trailhead park, and a recreation center. Development of this park completes the park system around Bremen. It also provisions the site for development as a new Bremen Recreation Center or a more intense mixed-use development.









Photos (clockwise from upper-left): Army Ditch looking west near Center Street; Yellow River at west end of Plymouth Street; Army Ditch at Bowen Avenue; Army Ditch at SR 106.



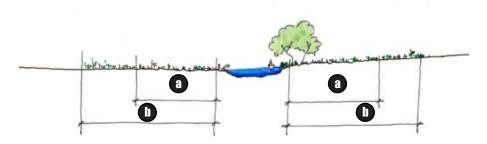


Recommendation PR2: Develop the waterways and trails as green infrastructure.

As shown in the waterway and train sections, waterways are provided with vegetated buffer zones that function to filter pollutants, augment water infiltration, reduce erosion, and stabilize the stream banks.

PR2a: Develop buffer zones.

The typical stream section includes a vegetated buffer that varies from 15 feet (for erosion control) to 100 feet (for habitat) along each side of the waterway. In the very flat portions of the stream immediately south of the hospital, the waterway is shaped into a "braided stream" where multiple water channels repeatedly meet and diverge. This pattern typically occurs in very flat floodplains. In both the typical and braided cases, management within the buffer zone includes removal of non-native plant species, planting of native species, and planting of trees and shrubs that provide berries as well as masts where birds can perch as they search for food.



Typical stream: section



Braided stream: section

- Stream bank erosion control zone
- Habitat and water quality management zone

PR2b: Develop stream side along urban areas.

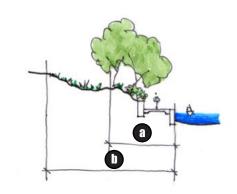
Where urban development has increased the slope of stream banks and often precludes the wider vegetated barrier, special improvements are included to ensure filtering of pollutants, augmentation of infiltration, erosion reduction, and stream bank stabilization. Specific management strategies within this town management zone will be determined on a case-by-case basis by the Bremen Parks Department. Strategies could include, but not be limited to, bioswales, gabions, stone walls, and trees, shrubs, and vegetated ground covers.

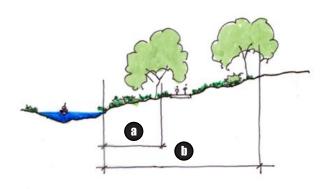
PR2c: Develop trails in non-built areas.

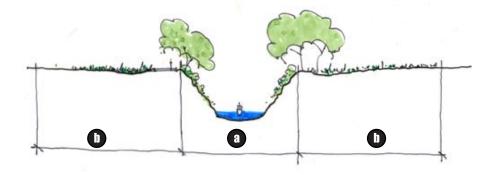
Where trails for hikers, joggers, and bicyclists occur within the 150-foot vegetated buffer that extends along each side of the waterway, trails should be located to leave a vegetated barrier of at least 15 feet along the stream's edge. The trail should be built to accommodate flooding. Land within the management zone can be under public or private ownership and management. In both cases the land must be managed to fulfill its function to filter pollutants, augmenting water infiltration, reducing erosion, and stabilizing stream banks.

PR2d: Develop vegetated buffer at canoe canyon.

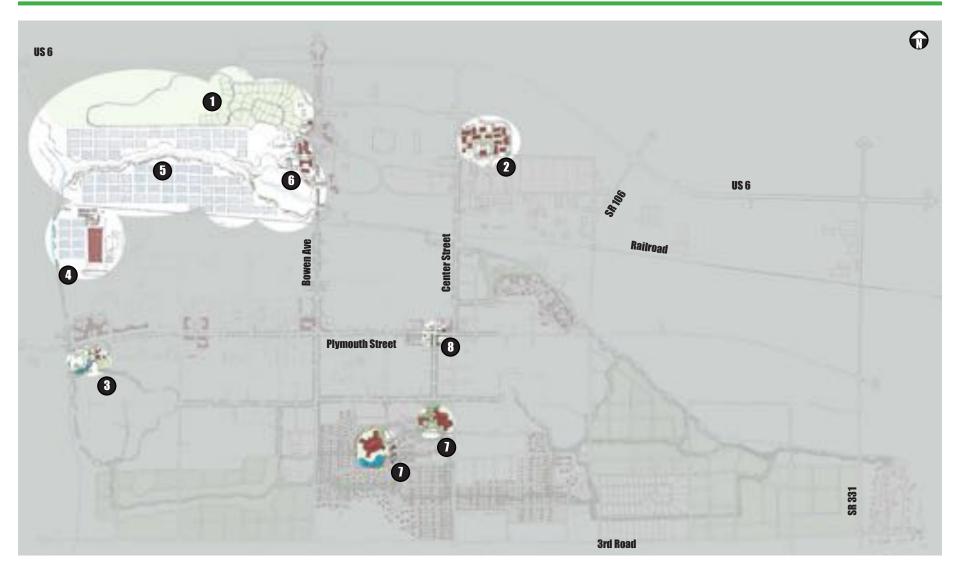
In this unique section, the Yellow River has carved a small, narrow canyon with steep sides. In this zone, trails that occur along the canyon rim provide excellent views into the canyon. The canyon itself should be planted with native species to stabilize the steep stream banks, reduce water velocity as it flows down the banks, reduce erosion, and provide wildlife habitat.







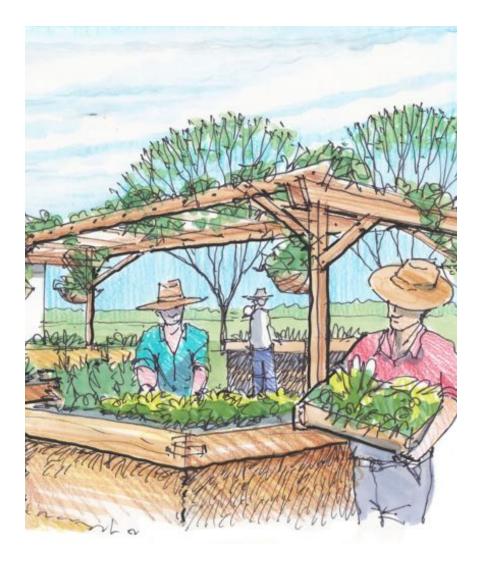
Bremen Thriving



- Micro Farm and Farmstead Housing as net-zero living
- 2 Maker Village
- 3 Ecology Center
- 4 Bremen Works Soil Farm

- 5 Solar Farm
- 6 Sustainable Living and Growing Center™
- Senior Active Living Community
- B Downtown Redevelopment

Bremen Thriving



Bremen Thriving is focused on initiatives that have evolved through discussion and research that represent trigger projects that are unique to Bremen. These projects will need a community champion or advocate who will see the idea through.

Goal: Optimize Bremen's ability to thrive by building upon its unique assets in ways that catalyze quality of life, community wellness, and local self-sufficiency.

Recommendation T1: Develop the Micro Farm and Farmstead Housing as net-zero living.

One of the most rapidly growing types of lifestyle living—healthy living—includes micro farming, homestead housing and net-zero living. The land immediately north of the hospital is the ideal place for this new healthy-living neighborhood which, in turn, serves as the residential hub of this healthy-living gateway into Bremen.



Recommendation T2: Develop a Maker Hub or Village.

Inventing, crafting, manufacturing, and assembling are traditions found in Bremen and other Hoosier communities. These local enterprises drove the local economies for years, providing jobs, capital and investments that created communities. Often these very activities became the signature or identifying label for the communities. Steel City, Wagon City, Rose City, the Brickies, the Cutters, and the Boilermakers are a few monikers that testify to the source of pride communities place in handiwork.

Today there is a growing understanding of the value of local makers – artists, craftsmen, inventors, and entrepreneurs who are creating their own market ecosystems. These people are creating services and new products thanks to technologies, information, and manufacturing that can be localized and produced. These innovators, hobbyists, and maker enthusiasts are coming together thanks to social media, crowd sourcing and meet- ups to create a "maker movement," as seen in Austin or Louisville.

The movement is attracting young risk takers along with seasoned inventors who share passions for handiwork and invention. This DIY attitude is fueled by crowd source investing, creating start-up companies and bankrolling entrepreneurs. Why not Bremen?



Rendering of a potential Maker Village

Recommendation T3: Develop an Ecology Center.

The proposed Ecology Center transforms The Pines and existing water detention basin to its west into an Ecology Center, which extends the educational activities and value of The Pines.

The Ecology Center's diversity of wetland habitats and permanent wet pond system continue to function as stormwater detention. The center includes educational buildings, a boardwalk and lookout system, a canoe drop and trailhead, an amphitheater, an aviary and The Pines community center. The Ecology Center is the western node of the high school trail network, a major visual event, and an ecological character statement at the western gateway into Bremen.

Recommendation T4: Develop Bremen Works Soil Farm.

The Bremen Works Soil Farm builds on the mint history of Bremen that was enabled by its rich, organic muck soils. The soil farm transforms the sludge from the town's wastewater treatment plant into rich and highly-organic soil. The soil farm consists of a sludge drying facility adjacent to the treatment plant; a remote wood-chipping and composting site where dried sludge, wood chips and lawn cuttings are composted into soil; and a series of runoff cleansing ponds that serve as duck habitat.

Recommendation T5: Build a Solar Farm.

The Solar Farm is proposed as one of the next cycle of Indiana Municipal Power Association 100-acre solar farms. The farm is intended to be built in phases and to be supplemented by rooftop solar systems on large expanses of flat roofs on municipal buildings.

Recommendation T6: Sustainable Living and Growing Center™.

The SLGCTM includes short-stay visitor housing, a welcome center, an interpretive center, an outdoor amphitheater, job training (for chefs and urban agriculture), integrated farming and aquaponic food producers, greenhouse production and value adding to byproducts of production. It takes advantage of the proposed Bremen Maker Village, healthy-living tourism, and micro-farm, farmstead production and local food systems to enhance this existing local and regional eco-tourism base. The purpose of the SLGC is to help people learn the story of local food and on-site food production as a healthy-living alternative to existing food systems.

Recommendation T7: Develop Senior Active Living Community.

Bremen can build upon the choice location of existing assisted living centers and add new active living housing to create a Senior Active Living Community. This community should be designed as a campus that optimizes healthy living options for the aging population. It should be connected to Downtown Bremen in ways that accommodate the needs of this population including accessibility, mobility, security, and lifestyle amenities.





Recommendation T8: Downtown Redevelopment.

This proposed downtown redevelopment intensifies the role of Downtown as a cultural center. It builds upon the historic character of Bremen, re-establishes Bremen as Mint City, preserves historic character, and brings together the unique character of Bremen's historic and emerging local initiatives. Downtown Bremen also integrates the proposed new Maker culture, micro-farming community, local food system, healthy-living character of the town, and provides access into the town's unique network of greenways and trails. The Downtown's Arts and Culture Plaza includes public market space and vender stalls.

Special Thanks!

We sincerely thank Trend Weldy and members of the Bremen Steering Committee for their commitment, diligent and effective collaboration, and hospitality they have afforded to us on this project.

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About Sustainable Communities Institute (SCI):

SCI helps communities thrive by learning how to live within local systems, build local economies and self-sufficiency, and optimize the ability of their core systems to address individual and community needs now and in the future.

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