



Bremen Comprehensive Plan 6000

a growth and enhancement strategy for Bremen, Indiana



Bremen Comprehensive Plan 6000
was prepared by BCP Steering Committee
with guidance from the Sustainable Communities Institute
adopted May, 2015



Historic Water Tower

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.



Looking south on Bowen Avenue at the railroad

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.

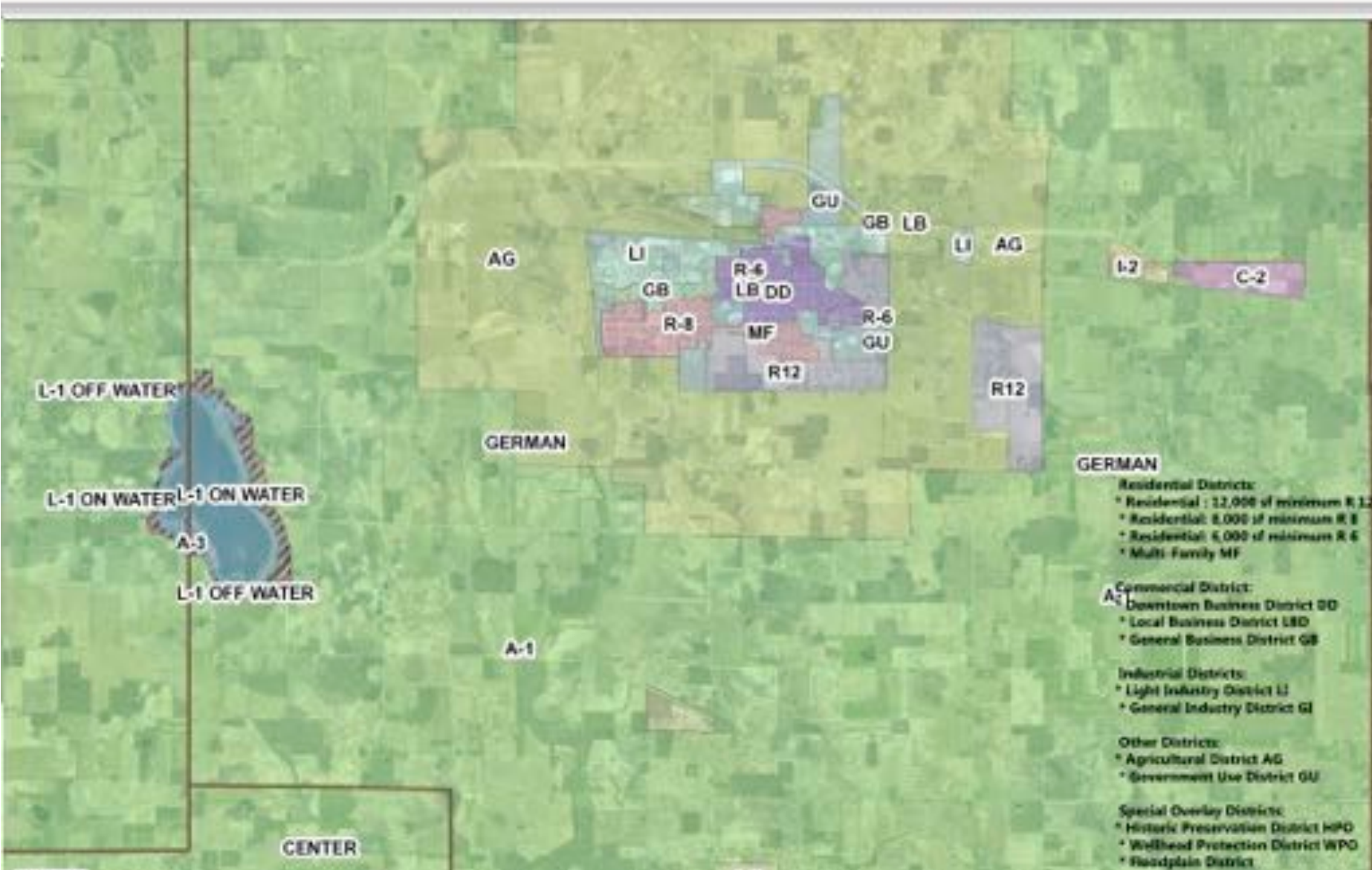


Steering committee members participating in workshop

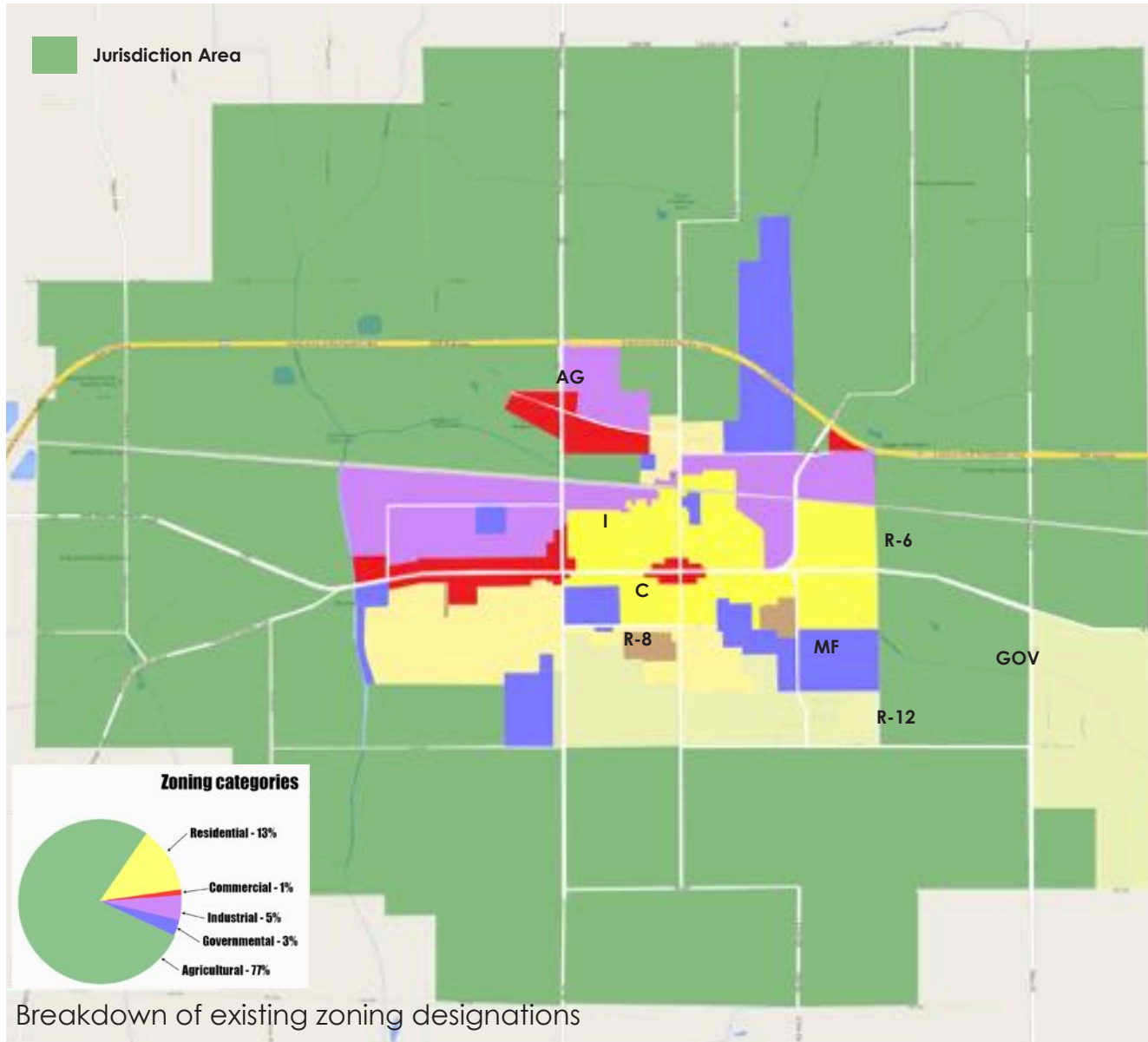


Current Zoning

Marshall County, IN



GIS zoning map for Bremen and German Township



Breakdown of existing zoning designations

| 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

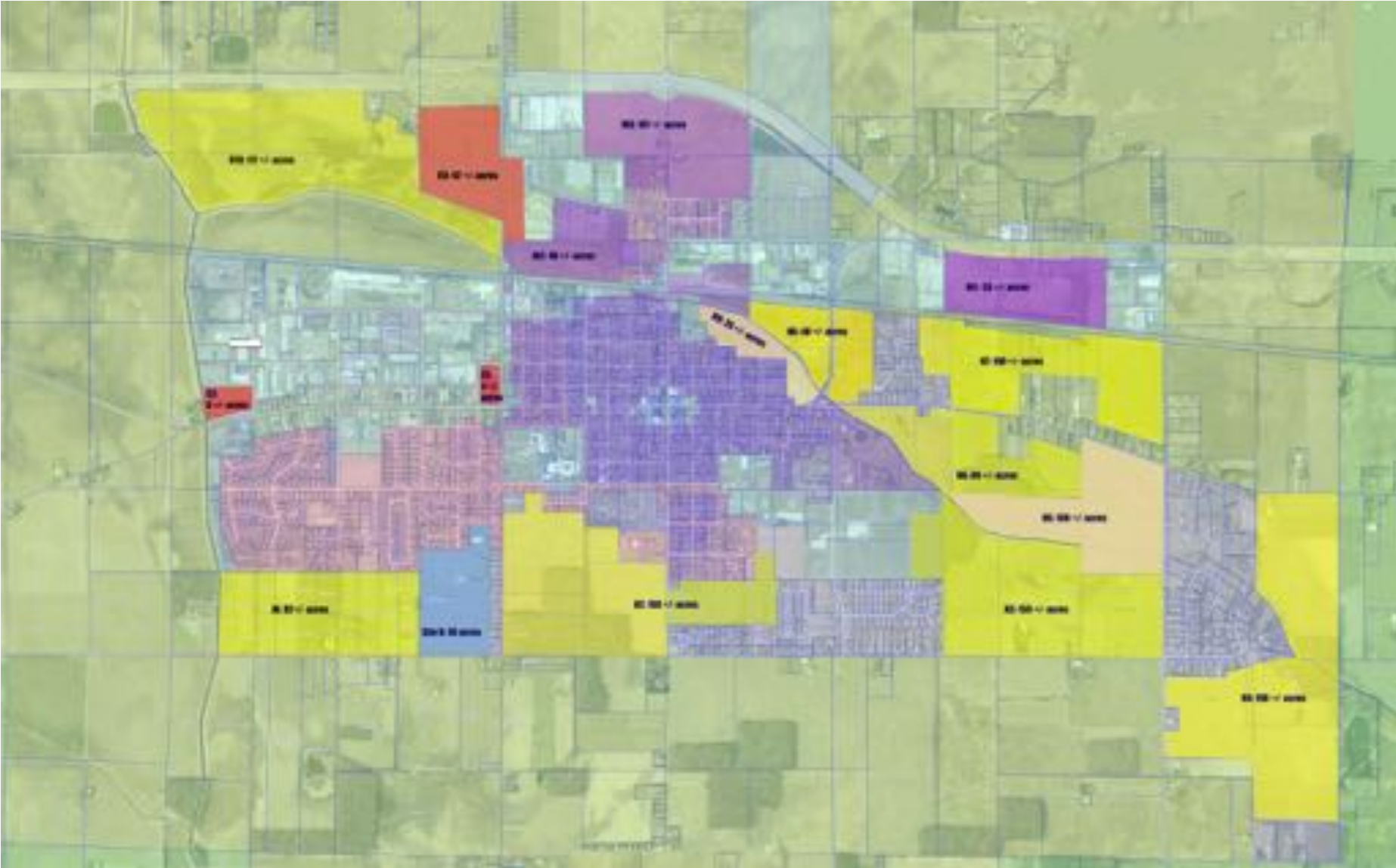
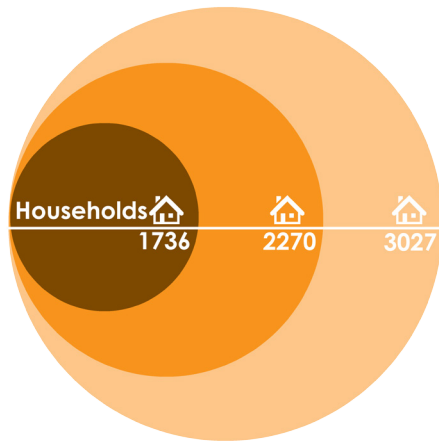
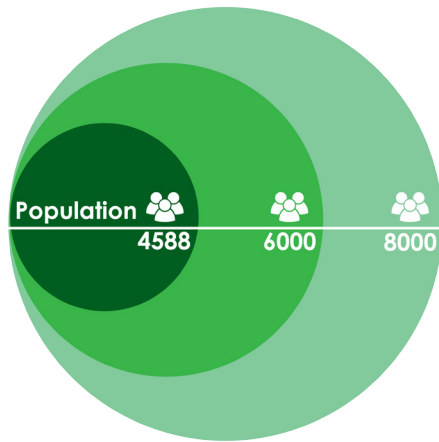


Diagram of adjacent areas proposed for development

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.

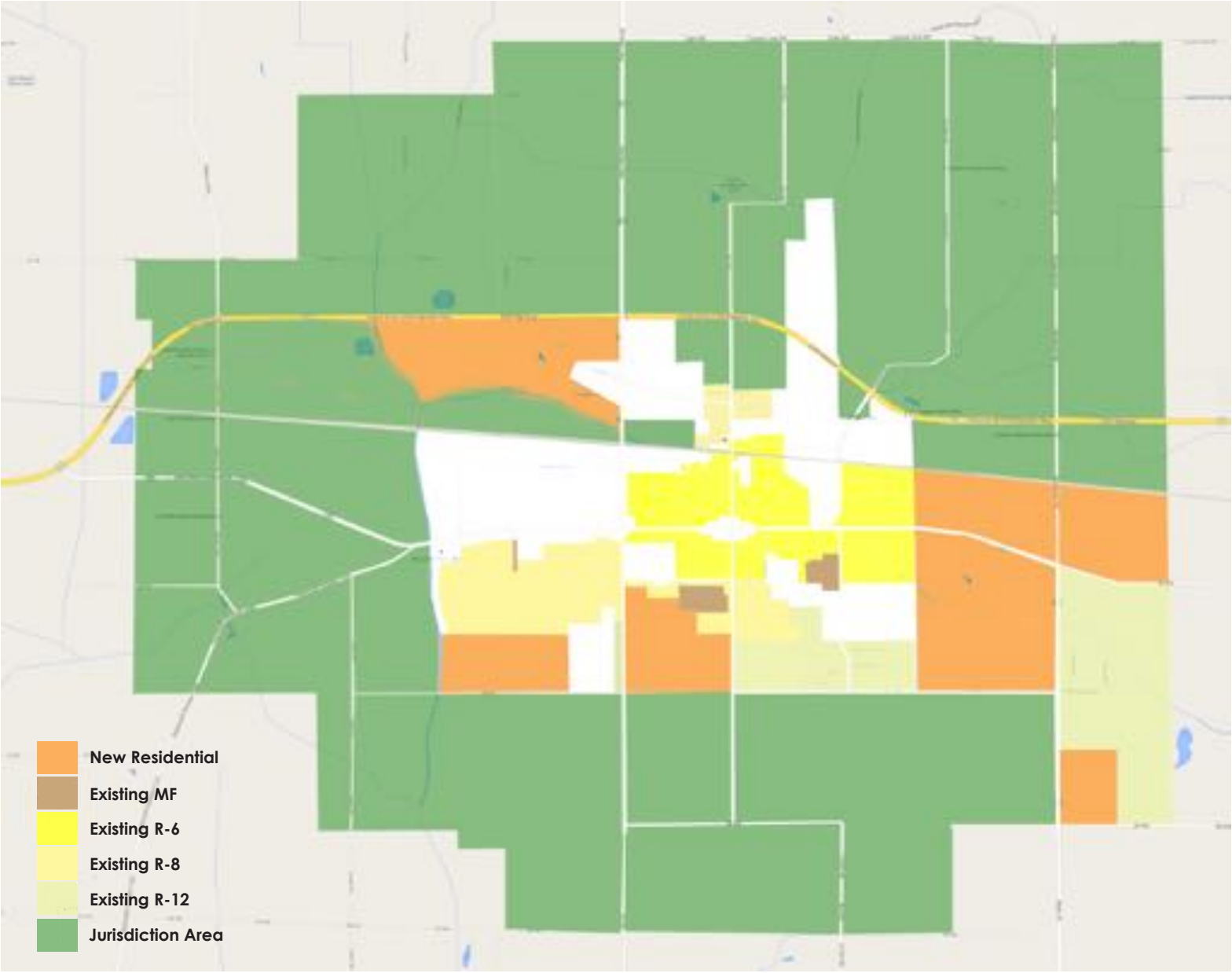


| Total population | 4,588 | percentage | 6000 | 8000 | 10000 |
|-------------------|-------|------------|------|------|-------|
| Under 5 years | 325 | 7.1 | 426 | 568 | 710 |
| 5 to 9 years | 357 | 7.8 | 468 | 624 | 780 |
| 10 to 14 years | 361 | 7.9 | 474 | 632 | 790 |
| 15 to 19 years | 345 | 7.5 | 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 | 568 | 710 |
| | | | 6222 | 8016 | 10020 |

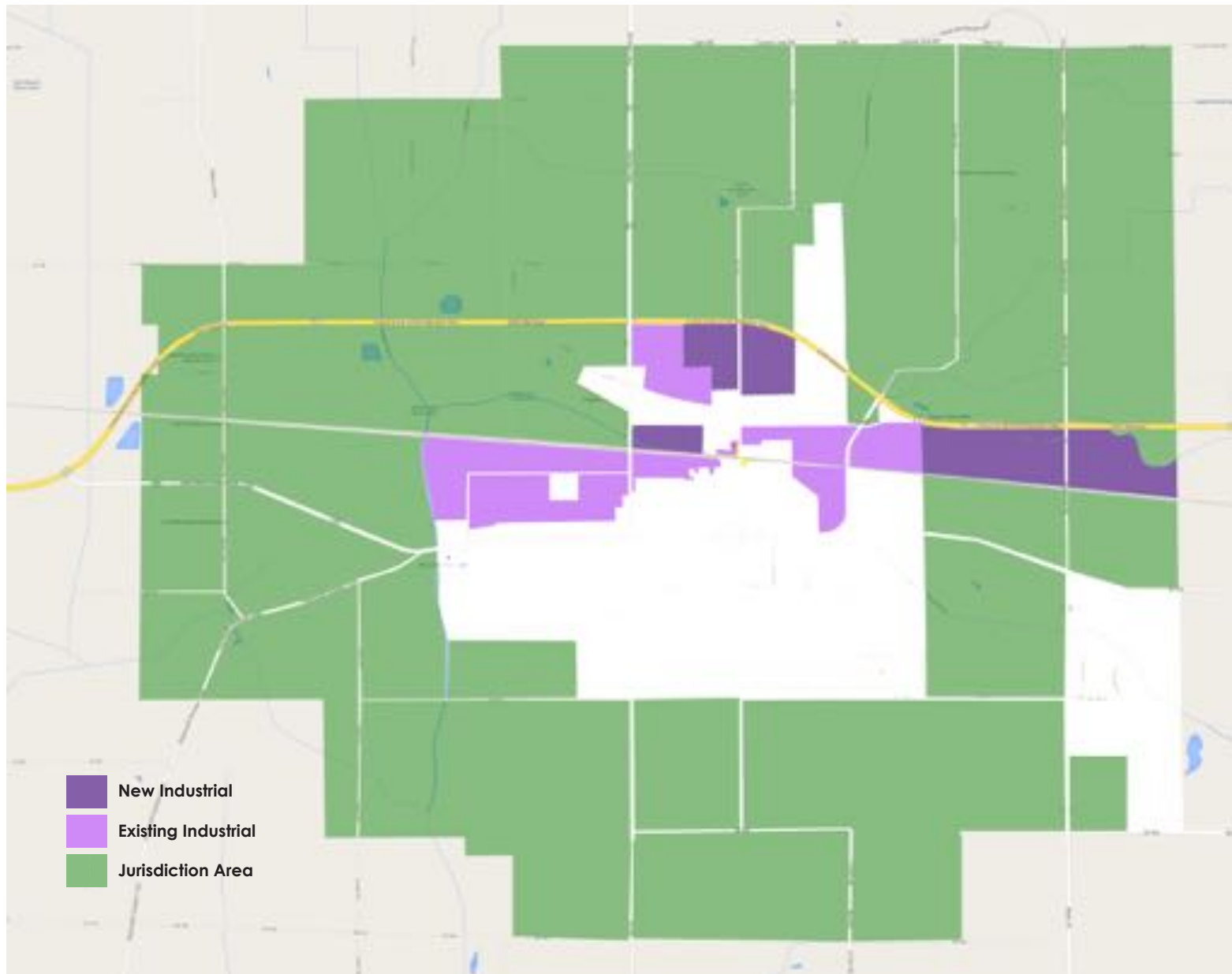
| | Person/ Household | 6000 | 8000 | 10000 | |
|---|----------------------------|-----------------|------|-------|----------------------|
| Total existing households | 1,736 | 2.64 | 2270 | 3027 | 3784 |
| | New Households: | | | | 534 1291 2048 |
| | total population | | | | |
| | total households @ 2.64/HH | | | | |
| | increase in households | | | | |
| Total existing households | 1,736 | new households: | | | 534 1291 2048 |
| Owner-occupied housing units | 1,173 | 68% | 361 | 873 | 1384 |
| | new owner occupied | | | | |
| | new households (total) | | | | |
| Households with individuals 65 years and over | 506 | 29% | 155 | 376 | 596 |
| | new households (total) | | | | |

| Land Area | existing allocation | | 6000 | 8000 | 10000 |
|-------------------------------------|---------------------|-----------------|------------|------------|------------|
| R-6 (7 units/acre) | 27.50% | new households: | 147 | 355 | 563 |
| | | required acres: | 21 | 51 | 80 |
| R-8 (5.4 units per acre) | 21.70% | new households: | 116 | 280 | 444 |
| | | required acres: | 21 | 52 | 82 |
| R-12 (3.6 units per acre) | 48.60% | new households: | 260 | 627 | 1839 |
| | | required acres: | 72 | 174 | 511 |
| MF | 2.00% | new households: | 11 | 26 | 41 |
| New land needed (acres) | | | 115 | 277 | 674 |

New Housing Growth

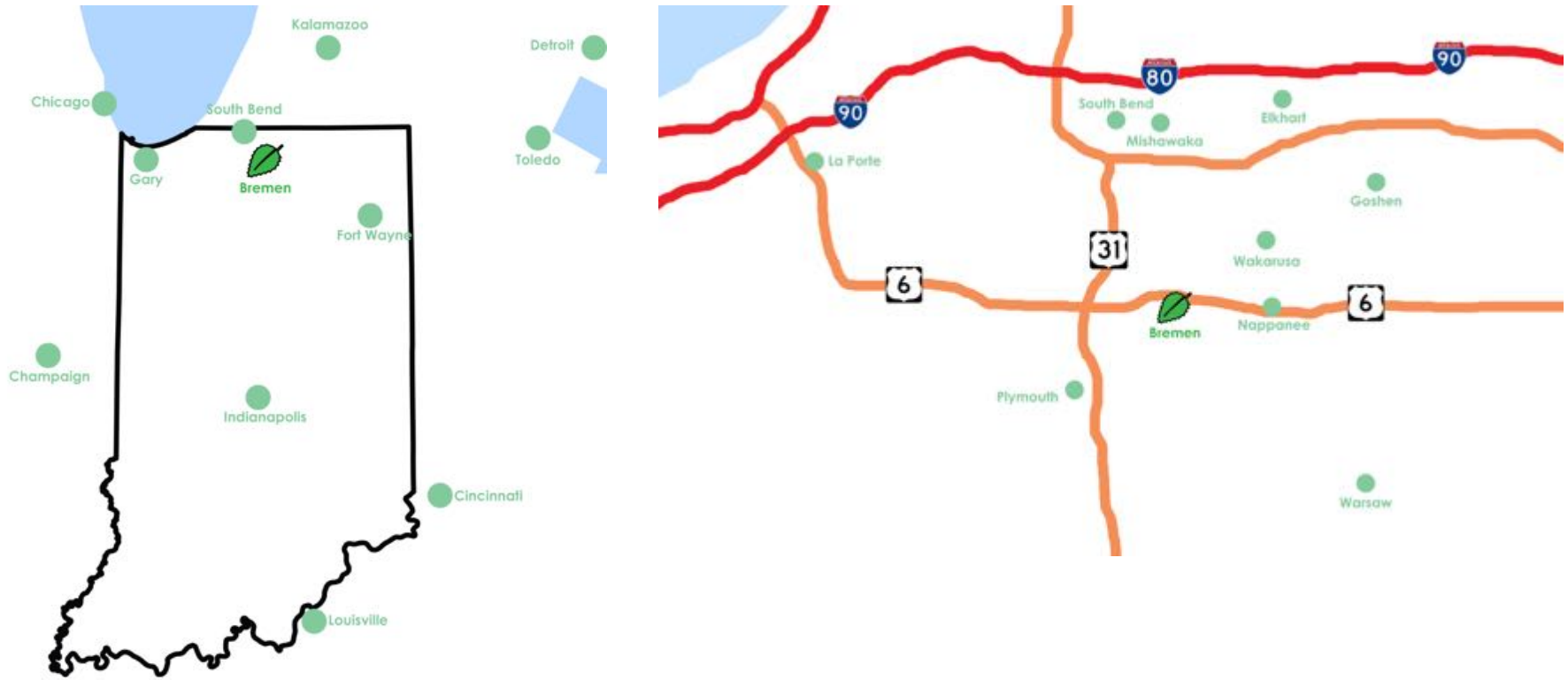


Options for future housing development, though first priority is to develop infill sites and existing residential zones



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

Bremen In Context



CENSUS DATA (2013 estimate)

| AGE | Bremen | | Wakarusa | | Nappanee | | Plymouth | | Warsaw | | Goshen | | Mishawaka | |
|--------------------------|------------------|------------|------------------|------------|------------------|------------|------------------|------------|------------------|------------|------------------|------------|------------------|------------|
| | Total population | percentage | Total population | percentage | Total population | percentage | Total population | percentage | Total population | percentage | Total population | percentage | Total population | percentage |
| Total population | 4,588 | | 1,758 | | 6,648 | | 10,033 | | 13,559 | | 31,719 | | 48,252 | |
| 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 |

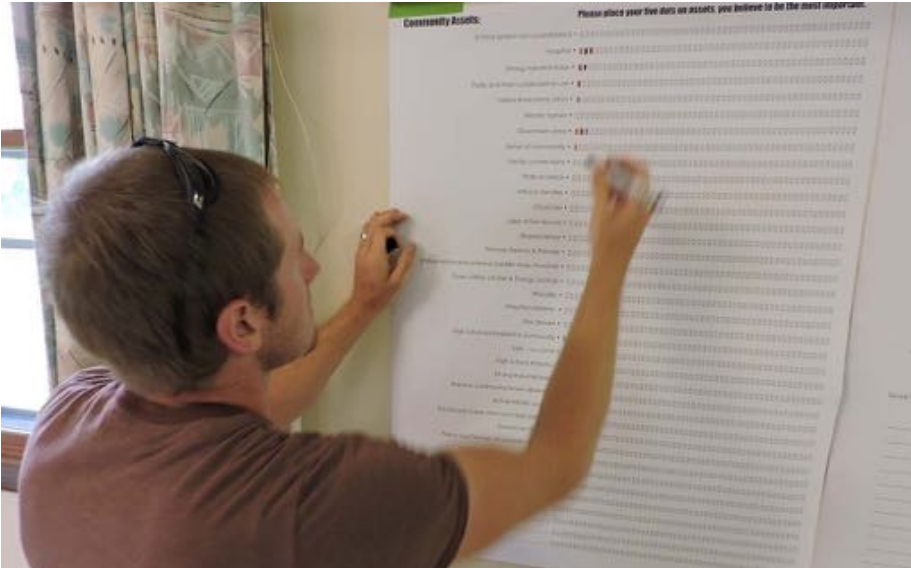
CENSUS DATA (2013 estimate)

| | Bremen | | Wakarusa | | Nappanee | | Plymouth | | Warsaw | | Goshen | | Mishawaka | |
|---------------------------|-------------------|------------|-----------------|------------|-------------------|------------|-------------------|------------|-------------------|------------|--------------------|------------|--------------------|------------|
| Median age (years) | 36.6 | | 42 | | 34.8 | | 34.3 | | 34.8 | | 32.4 | | 34.7 | |
| | | percentage | | percentage | | percentage | | percentage | | percentage | | percentage | | percentage |
| 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 | 3,324 | 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 49.1 | | 15,498 48.9 | | 22,703 47.1 | |
| Under 5 years | 176 | 3.8 | 46 | 2.6 | 288 | 4.3 | 448 | 4.5 | 536 | 4 | 1,480 | 4.7 | 1,633 | 3.4 |
| 5 to 9 years | 176 | 3.8 | 65 | 3.7 | 262 | 3.9 | 427 | 4.3 | 455 | 3.4 | 1,214 | 3.8 | 1,566 | 3.2 |
| 10 to 14 years | 181 | 3.9 | 73 | 4.2 | 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 | 1,168 | 3.7 | 1,580 | 3.3 |
| 20 to 24 years | 128 | 2.8 | 53 | 3 | 195 | 2.9 | 318 | 3.2 | 488 | 3.6 | 1,281 | 4 | 1,825 | 3.8 |
| 25 to 29 years | 142 | 3.1 | 39 | 2.2 | 244 | 3.7 | 372 | 3.7 | 604 | 4.5 | 1,290 | 4.1 | 2,060 | 4.3 |
| 30 to 34 years | 146 | 3.2 | 37 | 2.1 | 224 | 3.4 | 341 | 3.4 | 521 | 3.8 | 1,096 | 3.5 | 1,688 | 3.5 |
| 35 to 39 years | 156 | 3.4 | 48 | 2.7 | 242 | 3.6 | 319 | 3.2 | 438 | 3.2 | 994 | 3.1 | 1,554 | 3.2 |
| 40 to 44 years | 136 | 3 | 55 | 3.1 | 212 | 3.2 | 292 | 2.9 | 432 | 3.2 | 925 | 2.9 | 1,458 | 3 |
| 45 to 49 years | 145 | 3.2 | 68 | 3.9 | 240 | 3.6 | 299 | 3 | 408 | 3 | 968 | 3.1 | 1,459 | 3 |
| 50 to 54 years | 148 | 3.2 | 50 | 2.8 | 189 | 2.8 | 291 | 2.9 | 441 | 3.3 | 798 | 2.5 | 1,528 | 3.2 |
| 55 to 59 years | 134 | 2.9 | 49 | 2.8 | 211 | 3.2 | 237 | 2.4 | 405 | 3 | 762 | 2.4 | 1,286 | 2.7 |
| 60 to 64 years | 101 | 2.2 | 37 | 2.1 | 139 | 2.1 | 202 | 2 | 321 | 2.4 | 572 | 1.8 | 1,047 | 2.2 |
| 65 to 69 years | 68 | 1.5 | 26 | 1.5 | 97 | 1.5 | 126 | 1.3 | 221 | 1.6 | 493 | 1.6 | 714 | 1.5 |
| 70 to 74 years | 67 | 1.5 | 20 | 1.1 | 79 | 1.2 | 122 | 1.2 | 169 | 1.2 | 371 | 1.2 | 535 | 1.1 |
| 75 to 79 years | 50 | 1.1 | 25 | 1.4 | 62 | 0.9 | 104 | 1 | 135 | 1 | 341 | 1.1 | 480 | 1 |
| 80 to 84 years | 47 | 1 | 19 | 1.1 | 56 | 0.8 | 92 | 0.9 | 84 | 0.6 | 312 | 1 | 387 | 0.8 |
| 85 years and over | 40 | 0.9 | 37 | 2.1 | 48 | 0.7 | 75 | 0.7 | 69 | 0.5 | 302 | 1 | 370 | 0.8 |
| Median age (years) | 34.9 | | 39.2 | | 33.7 | | 31.4 | | 33 | | 30.7 | | 33.3 | |
| | | percentage | | percentage | | percentage | | percentage | | percentage | | percentage | | percentage |
| 16 years and over | 1,625 | 35.4 | 615 | 35 | 2,411 | 36.3 | 3,476 | 34.6 | 5,089 | 37.5 | 11,437 | 36.1 | 17,687 | 36.7 |
| 18 years and over | 1,560 | 34 | 584 | 33.2 | 2,318 | 34.9 | 3,322 | 33.1 | 4,904 | 36.2 | 10,992 | 34.7 | 17,062 | 35.4 |
| 21 years and over | 1,482 | 32.3 | 553 | 31.5 | 2,200 | 33.1 | 3,129 | 31.2 | 4,661 | 34.4 | 10,254 | 32.3 | 16,027 | 33.2 |
| 62 years and over | 332 | 7.2 | 147 | 8.4 | 413 | 6.2 | 630 | 6.3 | 841 | 6.2 | 2,131 | 6.7 | 3,083 | 6.4 |
| 65 years and over | 272 | 5.9 | 127 | 7.2 | 342 | 5.1 | 519 | 5.2 | 678 | 5 | 1,819 | 5.7 | 2,486 | 5.2 |
| Female population | 2,396 52.2 | | 953 54.2 | | 3,400 51.1 | | 5,228 52.1 | | 6,905 50.9 | | 16,221 51.1 | | 25,549 52.9 | |
| Under 5 years | 149 | 3.2 | 45 | 2.6 | 279 | 4.2 | 385 | 3.8 | 486 | 3.6 | 1,353 | 4.3 | 1,666 | 3.5 |
| 5 to 9 years | 181 | 3.9 | 54 | 3.1 | 264 | 4 | 399 | 4 | 491 | 3.6 | 1,172 | 3.7 | 1,486 | 3.1 |
| 10 to 14 years | 180 | 3.9 | 74 | 4.2 | 244 | 3.7 | 338 | 3.4 | 434 | 3.2 | 1,036 | 3.3 | 1,452 | 3 |
| 15 to 19 years | 194 | 4.2 | 56 | 3.2 | 219 | 3.3 | 328 | 3.3 | 396 | 2.9 | 1,149 | 3.6 | 1,643 | 3.4 |
| 20 to 24 years | 131 | 2.9 | 39 | 2.2 | 215 | 3.2 | 342 | 3.4 | 460 | 3.4 | 1,333 | 4.2 | 2,292 | 4.8 |
| 25 to 29 years | 125 | 2.7 | 37 | 2.1 | 230 | 3.5 | 341 | 3.4 | 569 | 4.2 | 1,133 | 3.6 | 2,129 | 4.4 |
| 30 to 34 years | 135 | 2.9 | 52 | 3 | 213 | 3.2 | 333 | 3.3 | 447 | 3.3 | 1,016 | 3.2 | 1,726 | 3.6 |
| 35 to 39 years | 147 | 3.2 | 51 | 2.9 | 246 | 3.7 | 312 | 3.1 | 413 | 3 | 946 | 3 | 1,592 | 3.3 |
| 40 to 44 years | 160 | 3.5 | 69 | 3.9 | 224 | 3.4 | 287 | 2.9 | 392 | 2.9 | 888 | 2.8 | 1,428 | 3 |
| 45 to 49 years | 147 | 3.2 | 58 | 3.3 | 213 | 3.2 | 293 | 2.9 | 457 | 3.4 | 913 | 2.9 | 1,615 | 3.3 |
| 50 to 54 years | 149 | 3.2 | 59 | 3.4 | 221 | 3.3 | 297 | 3 | 467 | 3.4 | 865 | 2.7 | 1,603 | 3.3 |
| 55 to 59 years | 135 | 2.9 | 45 | 2.6 | 199 | 3 | 310 | 3.1 | 400 | 3 | 786 | 2.5 | 1,546 | 3.2 |
| 60 to 64 years | 99 | 2.2 | 51 | 2.9 | 141 | 2.1 | 256 | 2.6 | 355 | 2.6 | 710 | 2.2 | 1,299 | 2.7 |
| 65 to 69 years | 93 | 2 | 40 | 2.3 | 108 | 1.6 | 212 | 2.1 | 296 | 2.2 | 611 | 1.9 | 987 | 2 |
| 70 to 74 years | 88 | 1.9 | 35 | 2 | 101 | 1.5 | 188 | 1.9 | 266 | 2 | 546 | 1.7 | 765 | 1.6 |
| 75 to 79 years | 73 | 1.6 | 30 | 1.7 | 105 | 1.6 | 182 | 1.8 | 191 | 1.4 | 500 | 1.6 | 728 | 1.5 |
| 80 to 84 years | 84 | 1.8 | 43 | 2.4 | 88 | 1.3 | 183 | 1.8 | 183 | 1.3 | 545 | 1.7 | 725 | 1.5 |
| 85 years and over | 126 | 2.7 | 115 | 6.5 | 90 | 1.4 | 242 | 2.4 | 202 | 1.5 | 719 | 2.3 | 867 | 1.8 |
| Median age (years) | 38.5 | | 45 | | 35.6 | | 37.3 | | 37.4 | | 34.5 | | 36.3 | |
| | | percentage | | percentage | | percentage | | percentage | | percentage | | percentage | | percentage |
| 16 years and over | 1,837 | 40 | 762 | 43.3 | 2,564 | 38.6 | 4,035 | 40.2 | 5,416 | 39.9 | 12,472 | 39.3 | 20,655 | 42.8 |
| 18 years and over | 1,764 | 38.4 | 736 | 41.9 | 2,478 | 37.3 | 3,910 | 39 | 5,243 | 38.7 | 12,038 | 38 | 20,064 | 41.6 |
| 21 years and over | 1,662 | 36.2 | 713 | 40.6 | 2,362 | 35.5 | 3,719 | 37.1 | 5,011 | 37 | 11,266 | 35.5 | 18,854 | 39.1 |
| 62 years and over | 515 | 11.2 | 291 | 16.6 | 572 | 8.6 | 1,158 | 11.5 | 1,349 | 9.9 | 3,321 | 10.5 | 4,805 | 10 |
| 65 years and over | 464 | 10.1 | 263 | 15 | 492 | 7.4 | 1,007 | 10 | 1,138 | 8.4 | 2,921 | 9.2 | 4,072 | 8.4 |

CENSUS DATA (2013 estimate)

| HOUSEHOLDS BY TYPE | Bremen | | Wakarusa | | Nappanee | | Plymouth | | Warsaw | | Goshen | | Mishawaka | |
|---|--------------|-------------|----------|-------------|----------|-------------|----------|------------|--------|------------|--------|------------|-----------|------------|
| | count | percentage | count | percentage | count | percentage | count | percentage | count | percentage | count | percentage | count | percentage |
| Total households | 1,736 | | 665 | | 2,545 | | 3,940 | | 5,461 | | 11,344 | | 21,343 | |
| Family households (families) [7] | 1,155 | 66.5 | 448 | 67.4 | 1,792 | 70.4 | 2,401 | 60.9 | 3,311 | 60.6 | 7,580 | 66.8 | 11,730 | 55 |
| With own children under 18 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 | 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 |
| With own children under 18 years | 420 | 24.2 | 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 | 6.3 | 258 | 4.7 | 718 | 6.3 | 1,088 | 5.1 |
| With own children under 18 years | 51 | 2.9 | 13 | 2 | 90 | 3.5 | 137 | 3.5 | 149 | 2.7 | 415 | 3.7 | 578 | 2.7 |
| Female householder, no husband present | 187 | 10.8 | 72 | 10.8 | 305 | 12 | 589 | 14.9 | 700 | 12.8 | 1,481 | 13.1 | 3,065 | 14.4 |
| With own children under 18 years | 108 | 6.2 | 39 | 5.9 | 182 | 7.2 | 370 | 9.4 | 475 | 8.7 | 981 | 8.6 | 1,898 | 8.9 |
| 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 |
| Householder living alone | 522 | 30.1 | 199 | 29.9 | 626 | 24.6 | 1,321 | 33.5 | 1,791 | 32.8 | 3,113 | 27.4 | 7,980 | 37.4 |
| Male | 203 | 11.7 | 71 | 10.7 | 286 | 11.2 | 471 | 12 | 735 | 13.5 | 1,156 | 10.2 | 3,386 | 15.9 |
| 65 years and over | 62 | 3.6 | 26 | 3.9 | 62 | 2.4 | 108 | 2.7 | 111 | 2 | 323 | 2.8 | 661 | 3.1 |
| Female | 319 | 18.4 | 128 | 19.2 | 340 | 13.4 | 850 | 21.6 | 1,056 | 19.3 | 1,957 | 17.3 | 4,594 | 21.5 |
| 65 years and over | 210 | 12.1 | 87 | 13.1 | 191 | 7.5 | 483 | 12.3 | 529 | 9.7 | 1,182 | 10.4 | 1,987 | 9.3 |
| Households with individuals under 18 years | 637 | 36.7 | 220 | 33.1 | 962 | 37.8 | 1,362 | 34.6 | 1,751 | 32.1 | 4,093 | 36.1 | 6,021 | 28.2 |
| Households with individuals 65 years and over | 506 | 29.1 | 212 | 31.9 | 588 | 23.1 | 1,099 | 27.9 | 1,298 | 23.8 | 3,215 | 28.3 | 5,074 | 23.8 |
| Average household size | 2.58 | | 2.48 | | 2.6 | | 2.49 | | 2.38 | | 2.67 | | 2.21 | |
| Average family size [7] | 3.2 | | 3.09 | | 3.09 | | 3.19 | | 3.02 | | 3.23 | | 2.92 | |
| HOUSING OCCUPANCY | | | | | | | | | | | | | | |
| Total housing units | 1,922 | | 717 | | 2,852 | 100 | 4,451 | 100 | 6,066 | 100 | 12,631 | 100 | 24,088 | 100 |
| Occupied housing units | 1,736 | 90.3 | 665 | 92.7 | 2,545 | 89.2 | 3,940 | 88.5 | 5,461 | 90 | 11,344 | 89.8 | 21,343 | 88.6 |
| Vacant housing units | 186 | 9.7 | 52 | 7.3 | 307 | 10.8 | 511 | 11.5 | 605 | 10 | 1,287 | 10.2 | 2,745 | 11.4 |
| For rent | 83 | 4.3 | 33 | 4.6 | 168 | 5.9 | 236 | 5.3 | 267 | 4.4 | 621 | 4.9 | 1,612 | 6.7 |
| Rented, not occupied | 4 | 0.2 | 1 | 0.1 | 4 | 0.1 | 6 | 0.1 | 11 | 0.2 | 25 | 0.2 | 26 | 0.1 |
| For sale only | 35 | 1.8 | 7 | 1 | 59 | 2.1 | 137 | 3.1 | 104 | 1.7 | 255 | 2 | 472 | 2 |
| Sold, not occupied | 8 | 0.4 | 1 | 0.1 | 7 | 0.2 | 23 | 0.5 | 18 | 0.3 | 43 | 0.3 | 52 | 0.2 |
| For seasonal, recreational, or occasional use | 11 | 0.6 | 4 | 0.6 | 14 | 0.5 | 20 | 0.4 | 80 | 1.3 | 106 | 0.8 | 115 | 0.5 |
| All other vacants | 45 | 2.3 | 6 | 0.8 | 55 | 1.9 | 89 | 2 | 125 | 2.1 | 237 | 1.9 | 468 | 1.9 |
| Homeowner vacancy rate (percent) [8] | 2.9 | | 1.4 | | 3.5 | | 5.8 | | 3.2 | | 3.7 | | 4 | |
| Rental vacancy rate (percent) [9] | 12.8 | | 14.9 | | 15.4 | | 12 | | 10.3 | | 11.6 | | 13.7 | |
| HOUSING TENURE | | | | | | | | | | | | | | |
| Occupied housing units | 1,736 | | 665 | | 2,545 | | 3,940 | | 5,461 | | 11,344 | | 21,343 | |
| Owner-occupied housing units | 1,173 | 67.6 | 478 | 71.9 | 1,628 | 64 | 2,213 | 56.2 | 3,137 | 57.4 | 6,644 | 58.6 | 11,174 | 52.4 |
| Population in owner-occupied housing units | 3,226 | | 1,281 | | 4,412 | | 5,769 | | 7,967 | | 17,806 | | 26,947 | |
| Average household size of owner-occupied units | 2.75 | | 2.68 | | 2.71 | | 2.61 | | 2.54 | | 2.68 | | 2.41 | |
| Renter-occupied housing units | 563 | 32.4 | 187 | 28.1 | 917 | 36 | 1,727 | 43.8 | 2,324 | 42.6 | 4,700 | 41.4 | 10,169 | 47.6 |
| Population in renter-occupied housing units | 1,251 | | 368 | | 2,207 | | 4,053 | | 5,015 | | 12,446 | | 20,292 | |
| Average household size of renter-occupied units | | | | | | | | | | | | | | |

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 Oktoberfest
- 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.

| Recommendations: | | Average Score | 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 strategy 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.3e | 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 |
| I.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 |
| I.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 |
| I.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 |
| I.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.1b | 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 |



Traditional neighborhood home

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.

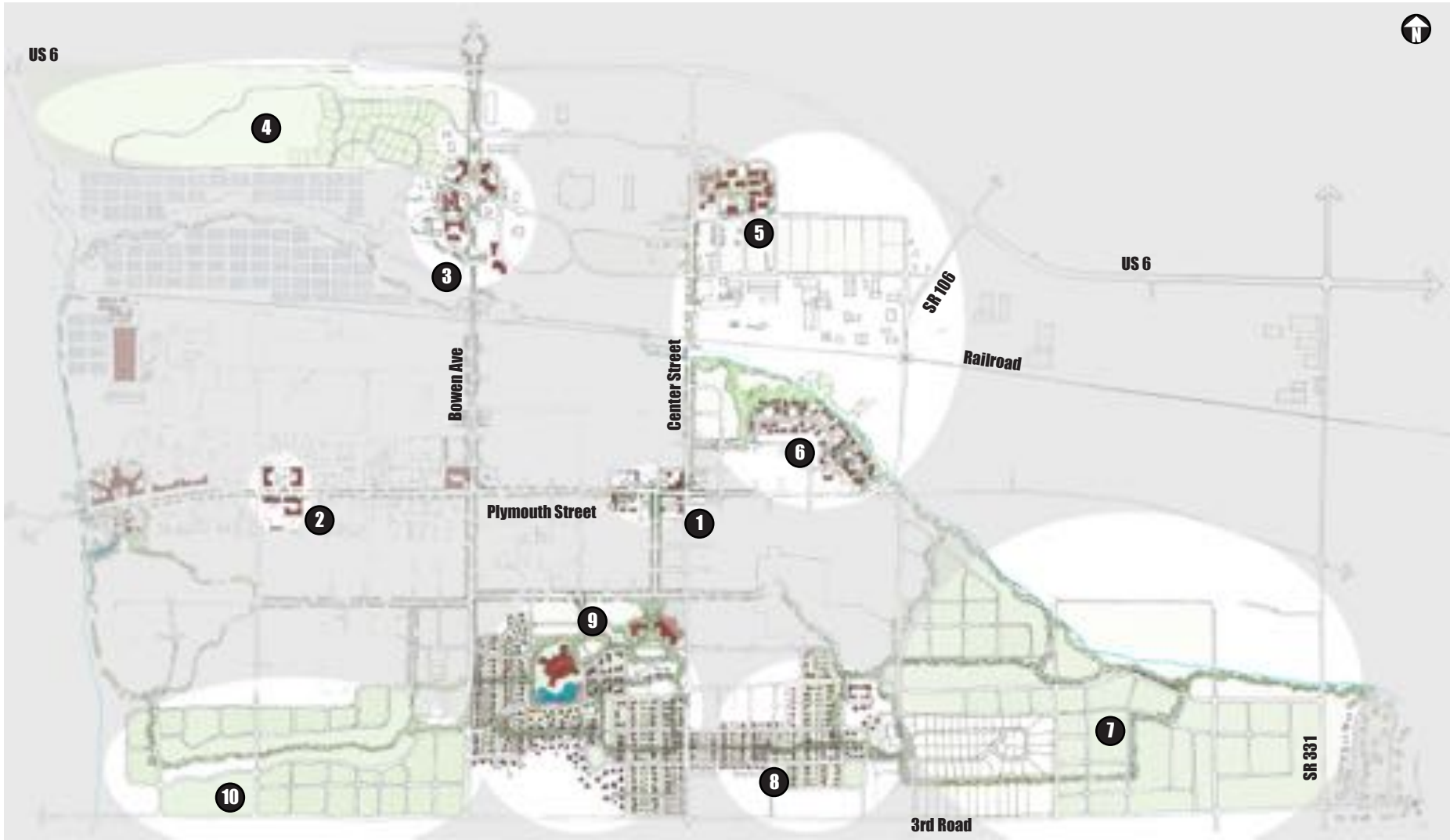
Five groups have been identified as target audiences for new housing development:

- 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
- 2 Plymouth Street Mixed-Use Housing
- 3 Healthy Living Village: Apartments & Lifestyle Housing
- 4 Micro Farms/Farmsteads
- 5 Maker Village

- 6 Shadyside Village: Apartments & Lifestyle Housing
- 7 Single Family Homes: R4 Zoning
- 8 Traditional Neighborhood Design
- 9 Active Living Village/Senior Continuum of Care
- 10 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 care-giving 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.



3 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.



b Historic buildings with upper-floor housing

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.

a New infill mixed-use housing

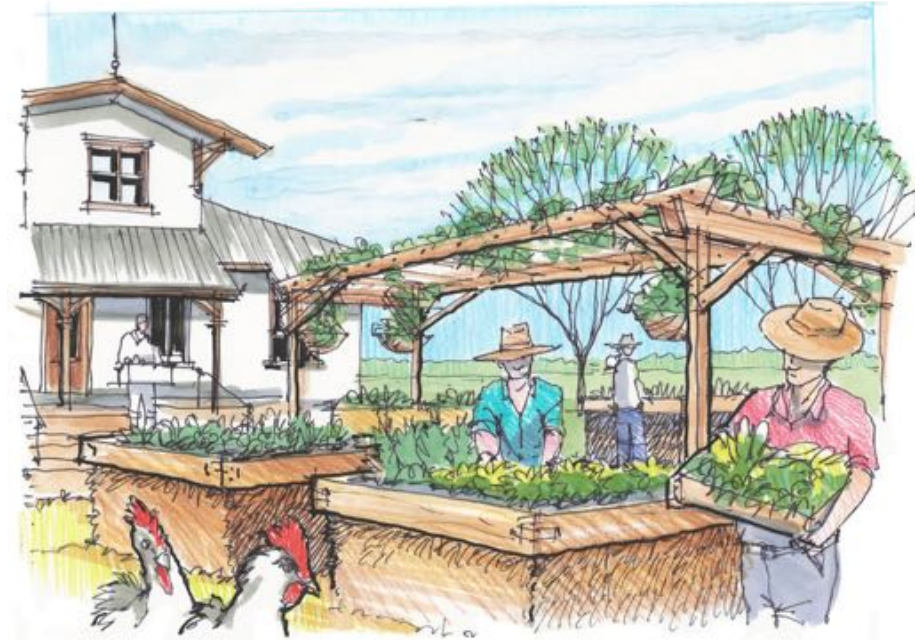


H6c: Develop a maker village.

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 like-minded individuals in a community setting that fosters their shared lifestyles.



5 Maker plaza



4 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.



Industrial area west of Bowen Avenue

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.

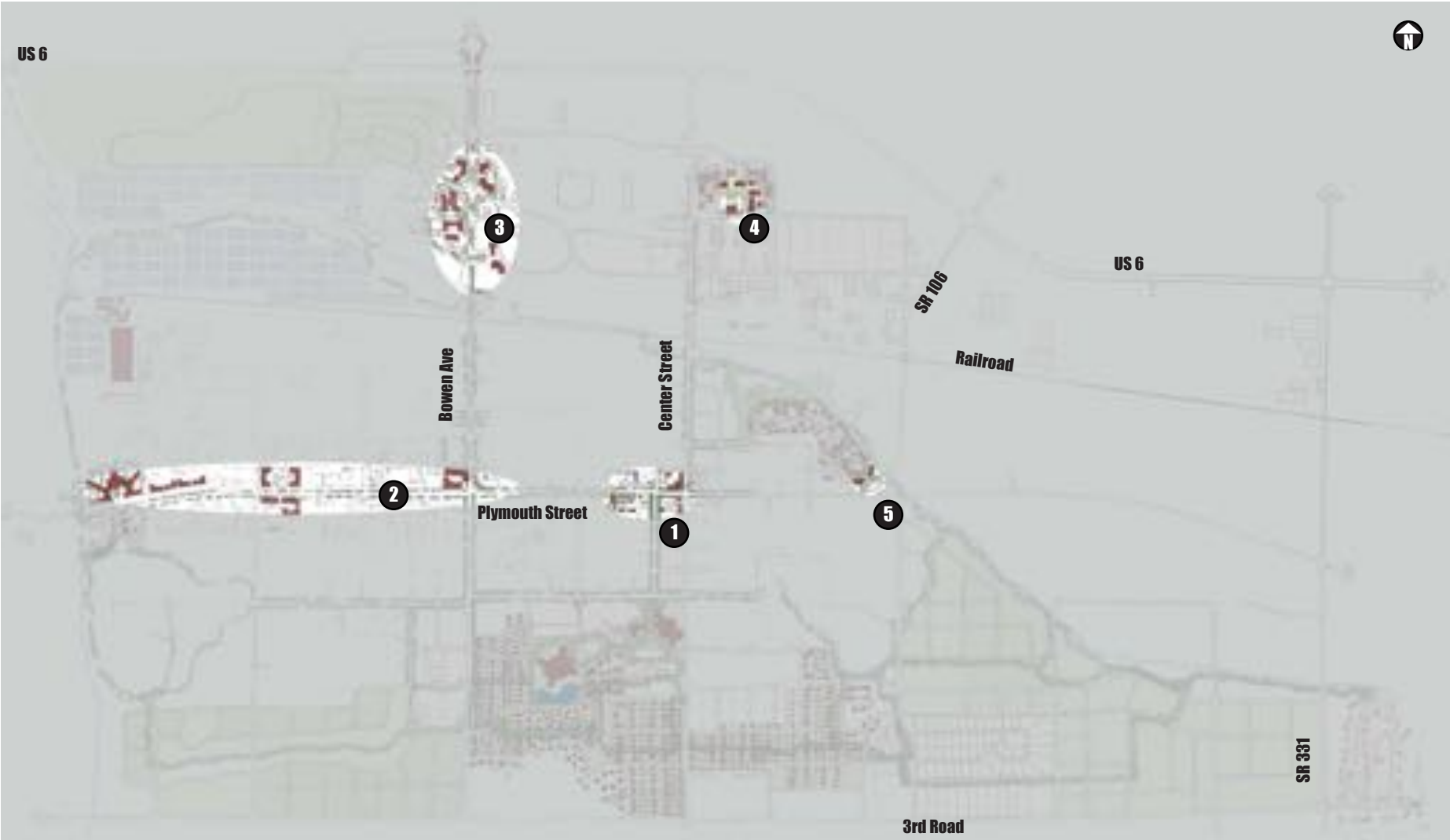
A fourth factor is Bremen's distance from nearby "big box" retail centers. Plymouth and Mishawaka are far enough away that single-destination travel is not prudent from a time or economy standpoint. The result is less frequent trips to the larger cities but visits that integrate shopping, entertainment,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

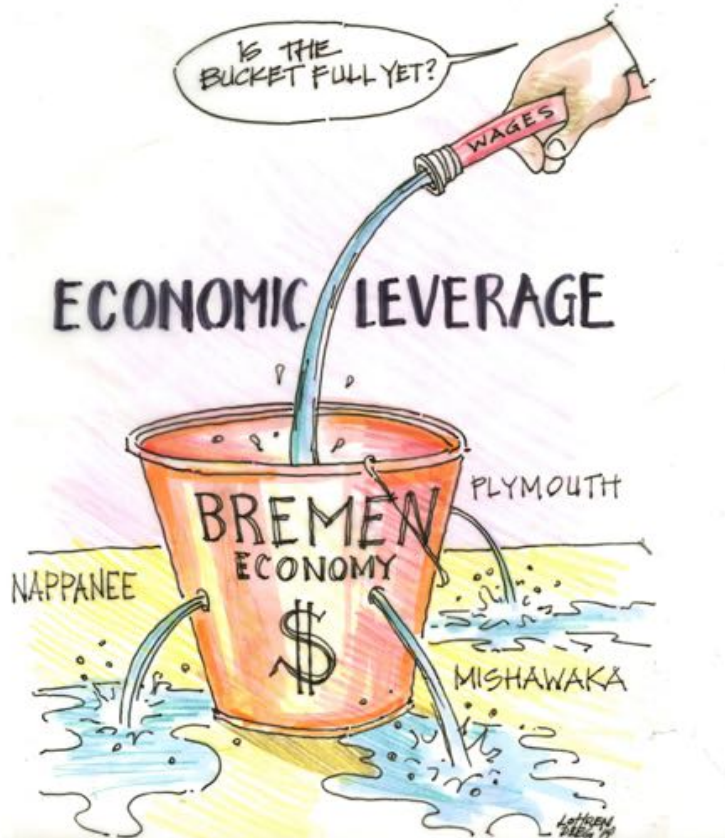


- 1 Downtown
- 2 Plymouth Street Corridor
- 3 Bowen Avenue Corridor

- 4 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.



Plymouth Street looking east

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.



Bowen Avenue looking south

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.

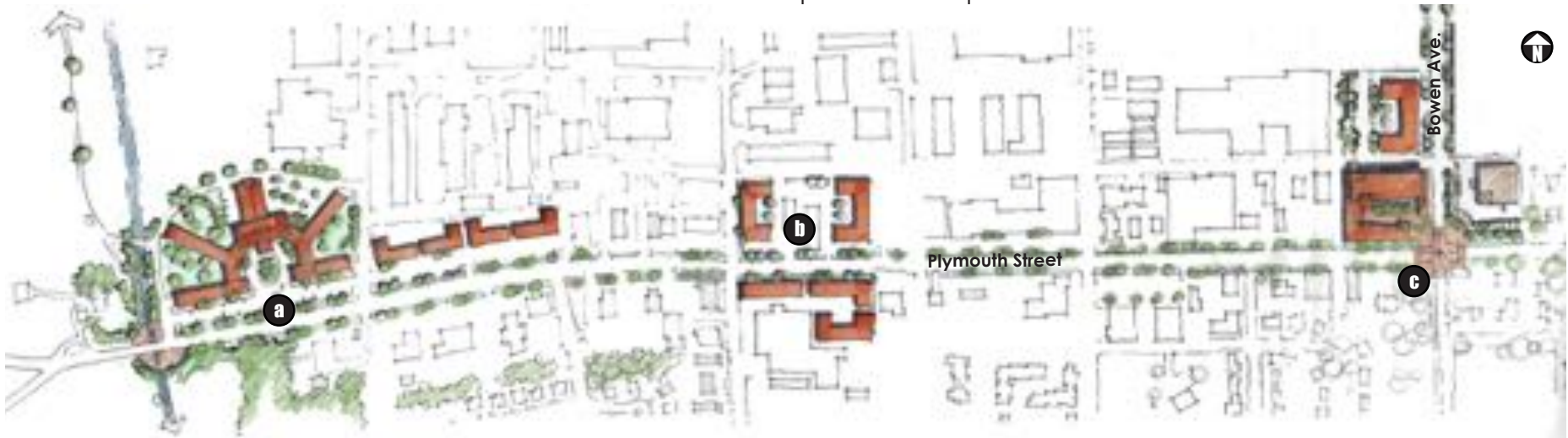
The WCD can not be seen in competition with downtown, nor can it be treated as a stepchild to the downtown. Defining it as a district will enable it to develop its own unique character. Tools exist to guide the development of this area and begin to attract mixed-use projects to create a pedestrian-friendly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

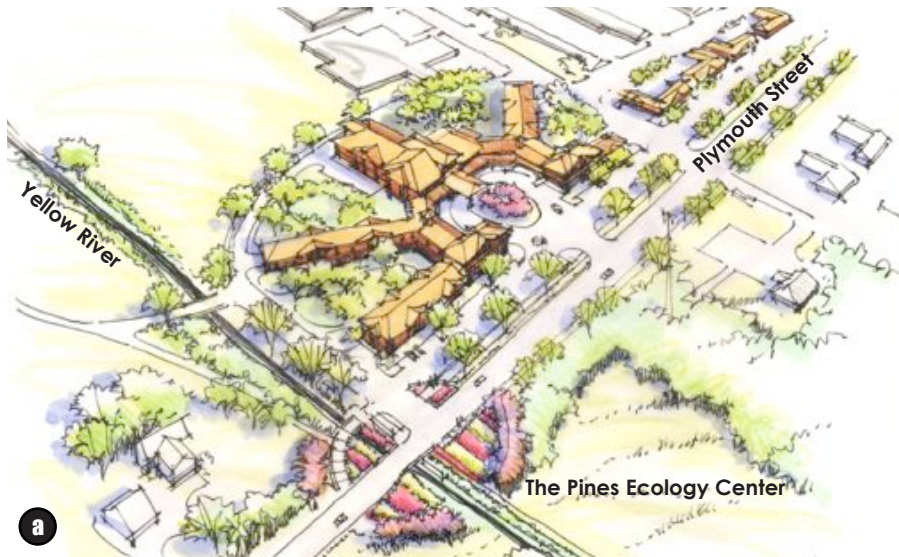
Recommendation ED4: Develop a redevelopment plan for the Westside Commercial District.

Plymouth Street is a very underutilized commercial street, currently cluttered with numerous strip centers and stand-alone 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 mid-point 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.



Historic Downtown Buildings



- a** Community Arts Center and Plaza
- b** Public Market Space and Vendor Stalls
- c** Downtown Streetscape
- d** Façade and Upper Level Improvement Program

- e** Downtown Housing/Mixed-Use Development
- f** Mint Distillery, Microbrewery, and Fermentation Center
- g** 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.



Plymouth Street looking west at United Methodist Church

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 vendor 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.



C 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.



Recommendation ED5g: Develop a downtown hotel and conference center.

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.



Looking south along Bowen Avenue at Water Street



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.



a Gateway signage at US 6 and Bowen Avenue



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 businesses 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.

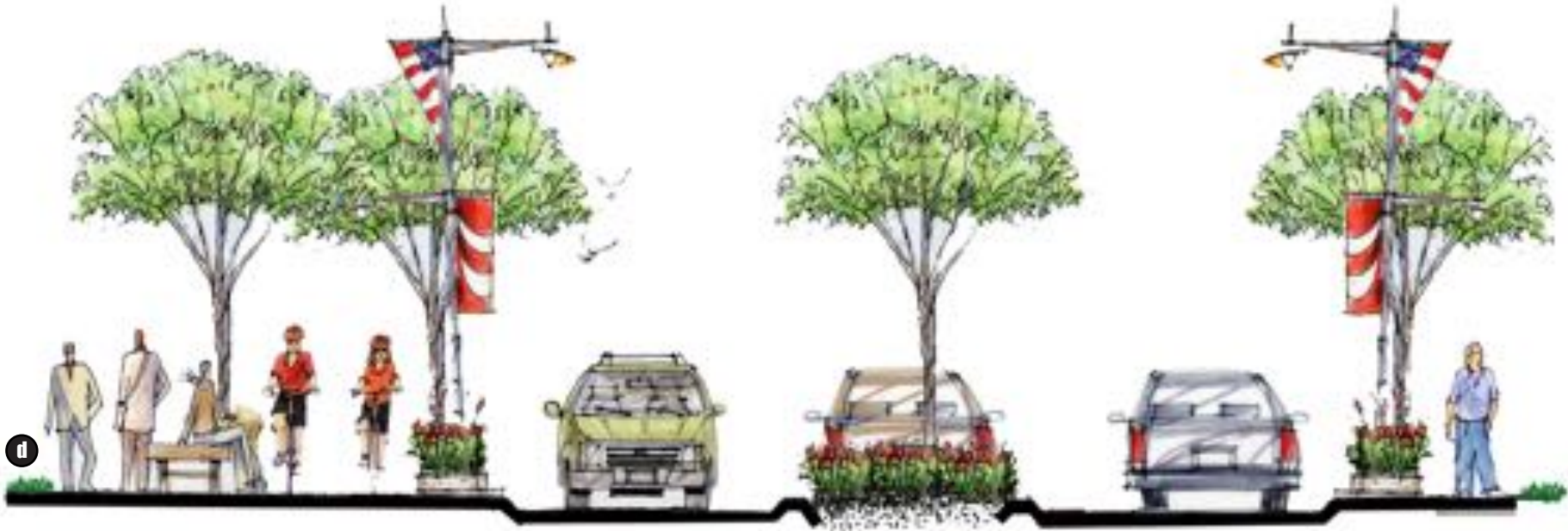
Bremen Community Hospital is an amazing amenity for the region. It provides quality medical treatment and care that few small communities have available. In addition, the hospital is committed to community wellness initiatives that will trigger new programs, facilities, and partnerships.

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.

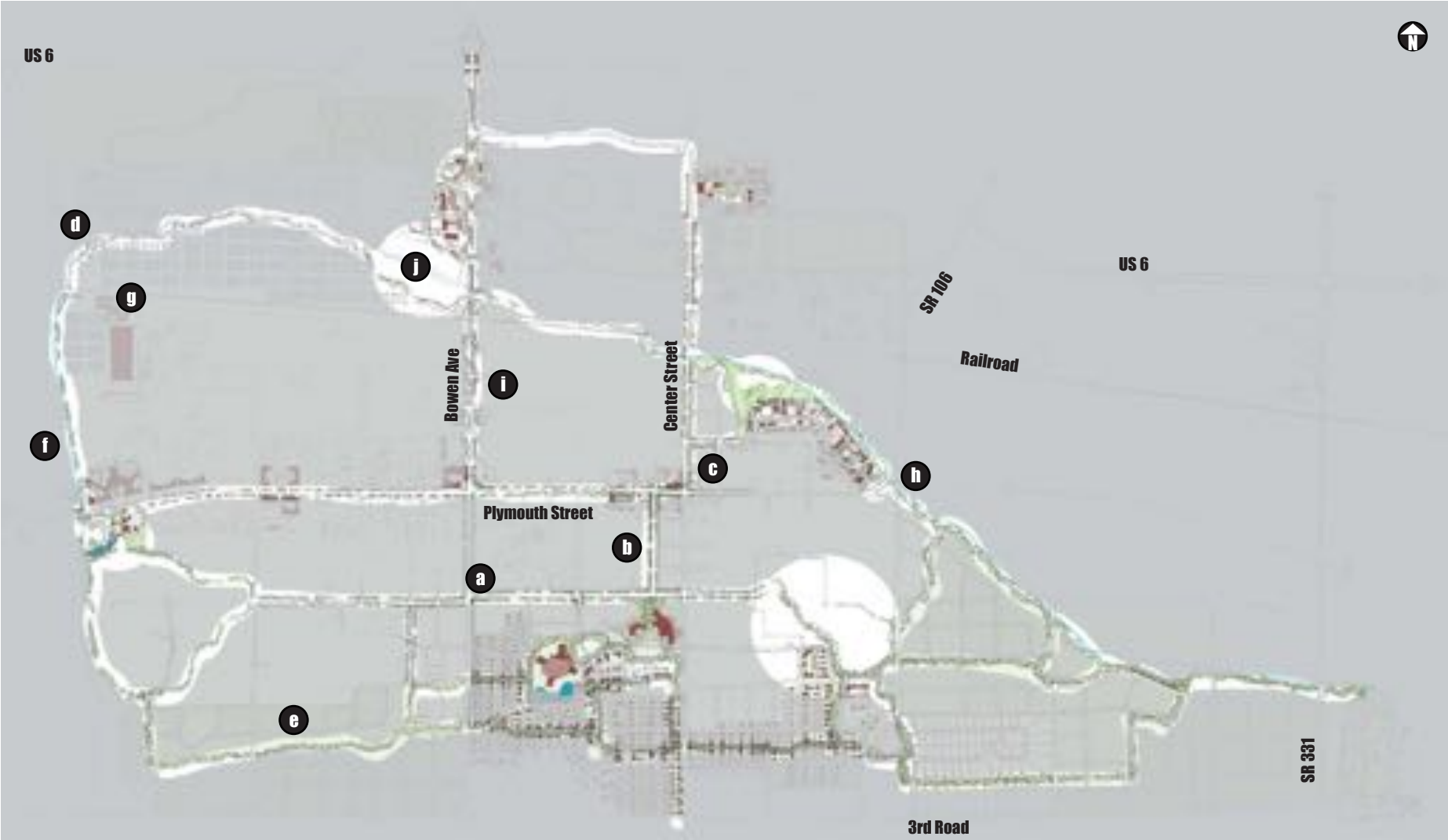
The corridor should become a community amenity and source of pride that welcomes visitors and showcases the quality of life Bremen enjoys. The illustrations reveal how current eyesores can be transformed into public art and how the transformation of a roadway into a parkway is possible.





i Streetscape improvements along Bowen Avenue

Greenways & Trails Network



- a** High School Trail Network
- b** Golf Cart Safe Trail
- c** History & Culture Trail
- d** Canoe Trail
- e** Neighborhood Fitness Trail

- f** Ecology Center Trail
- g** Energy & Water Education Trail
- h** East Gateway & Canoe Launch Trailhead
- i** North Gateway Trail
- j** Food Trail

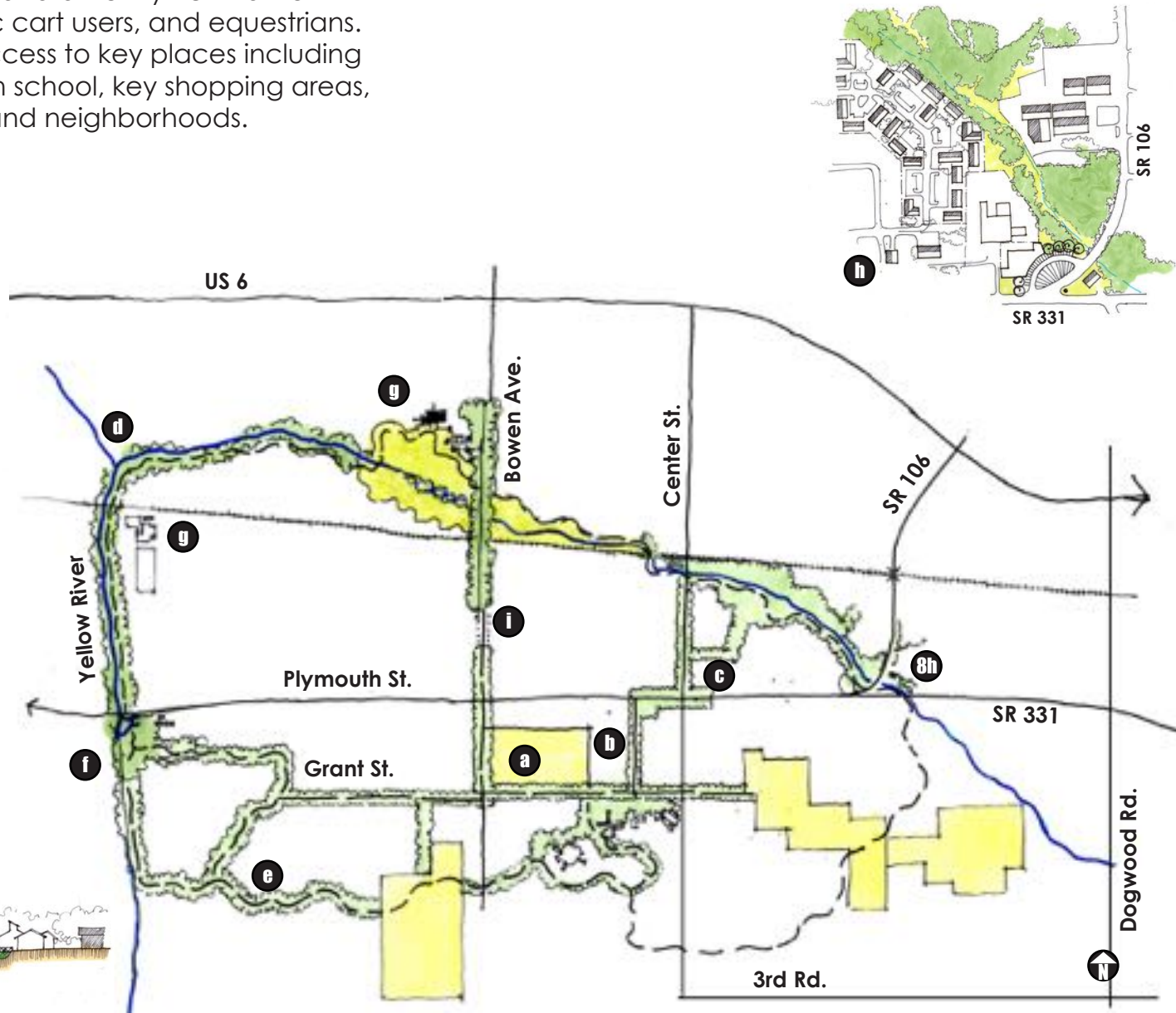
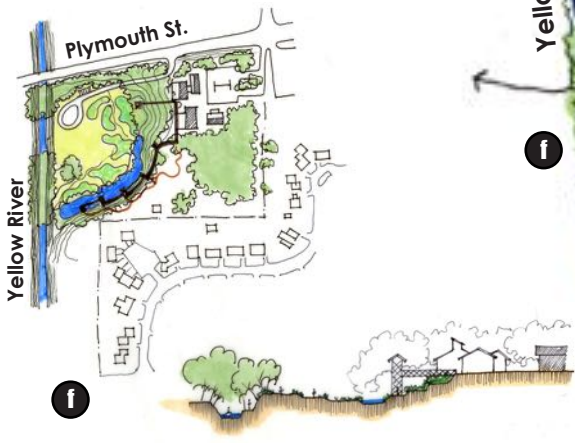
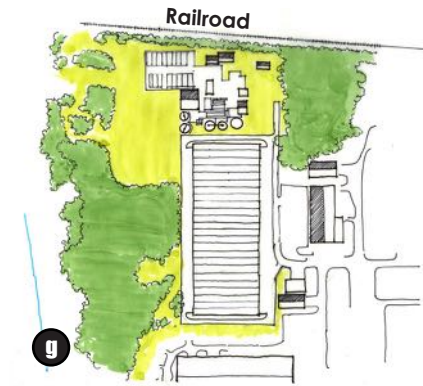


Bremen enjoys one of the best park systems in the area. Not only is the amount of land committed to recreation and open space significant, but the town also utilizes the facilities very well. The Bremen Community Schools use some of the facilities to reduce costs to the school system. This approach to 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.

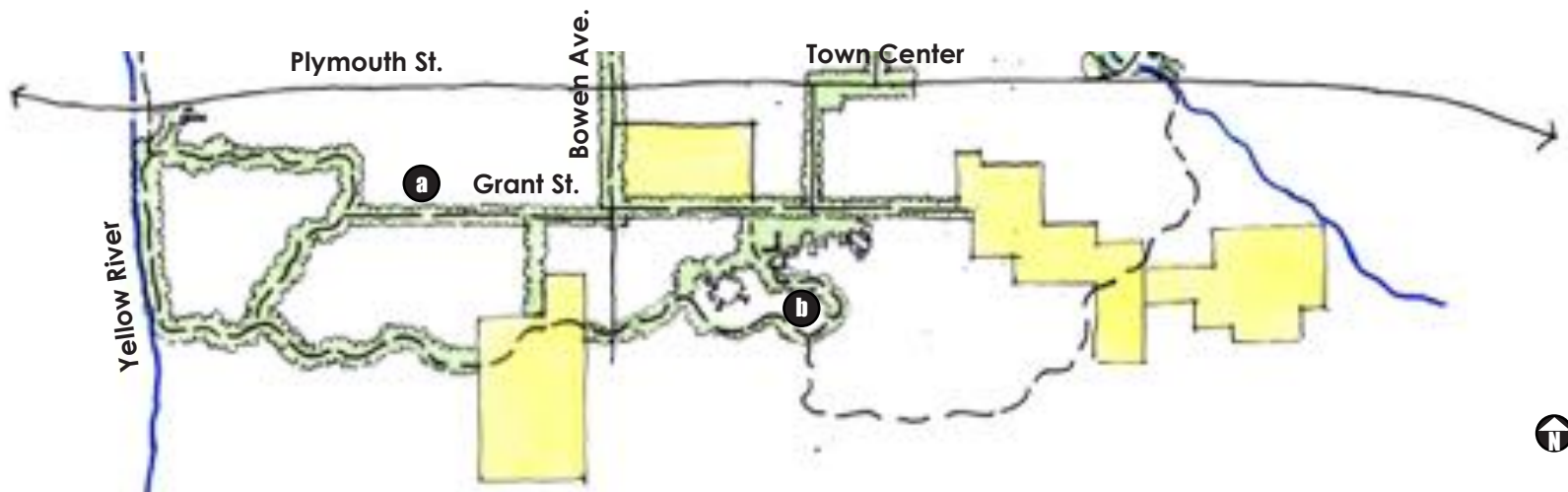
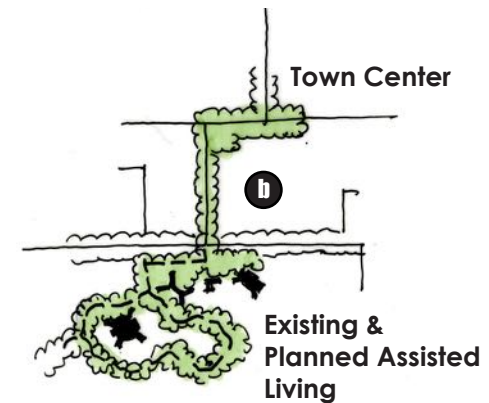
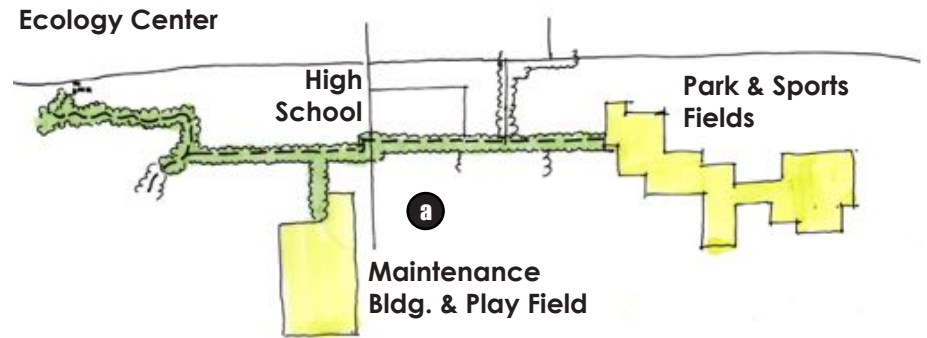


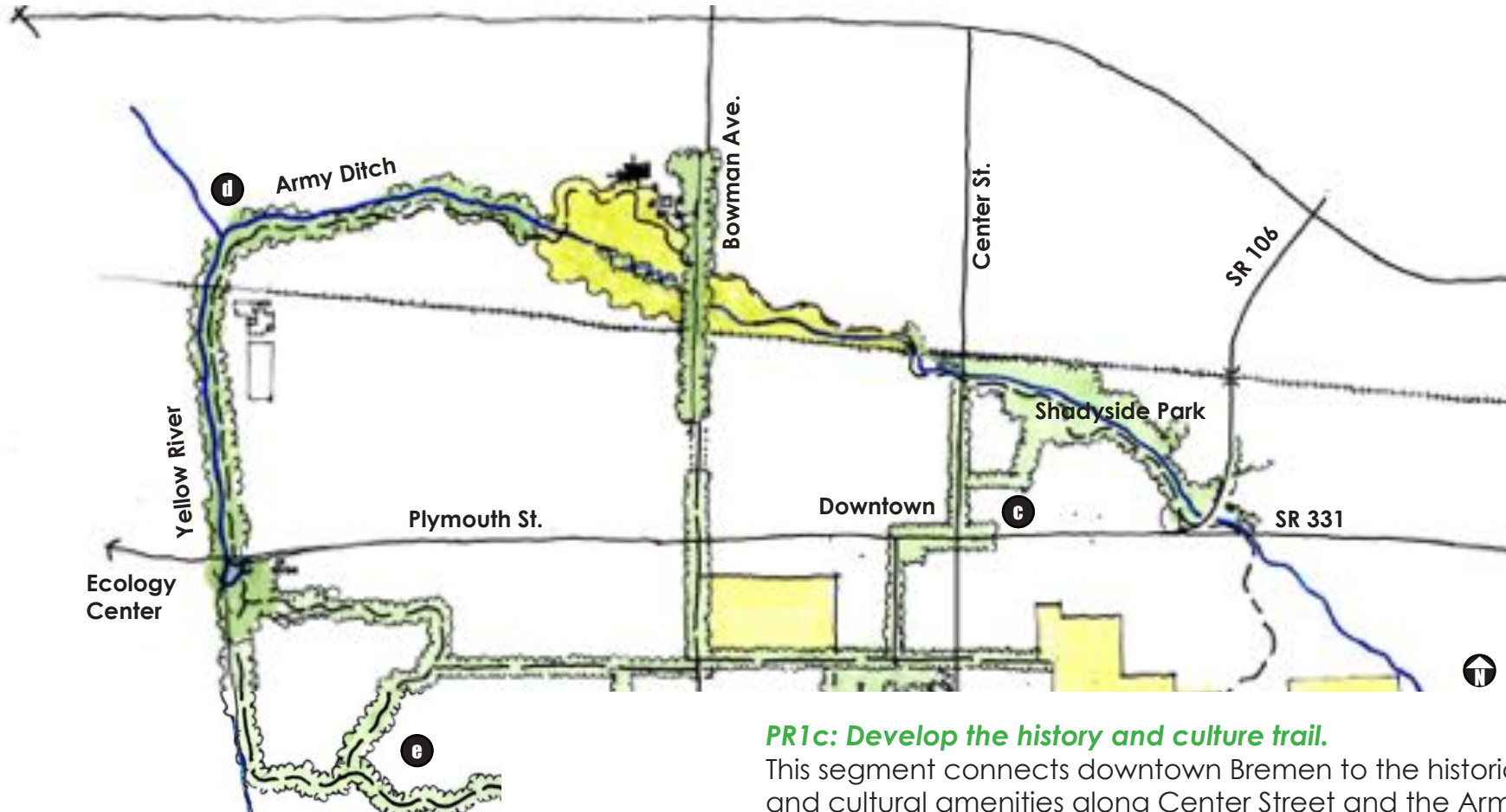
PR1a: Develop the high school trail network segment.

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 eco-center, 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.

PR1c: Develop the history and culture trail.

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.

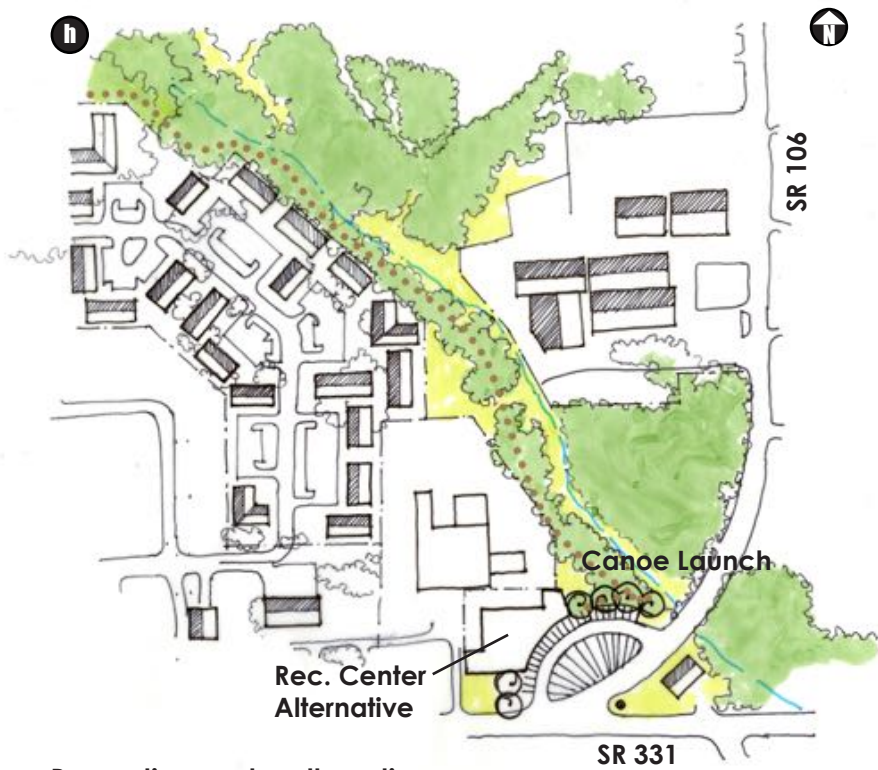


PR1g: Energy & Water Education Center.

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.



Recreation center alternative



Mixed-use alternative



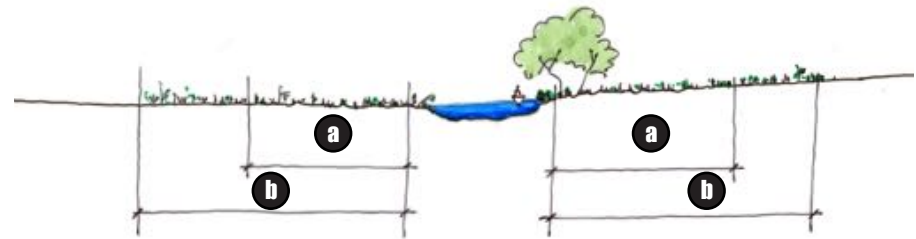
Photos (clockwise from upper-left): Army Ditch looking west near Center Street; Yellow River at west end of Plymouth Street; Army Ditch at Bowen Avenue; Army Ditch at SR 106.

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

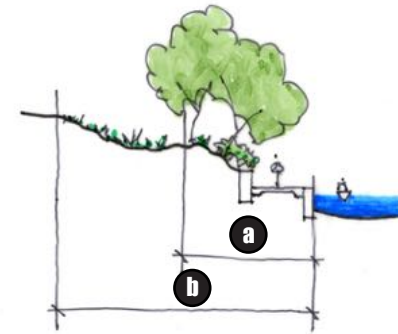


Braided stream: section

- a** Stream bank erosion control zone
- b** Habitat and water quality management zone

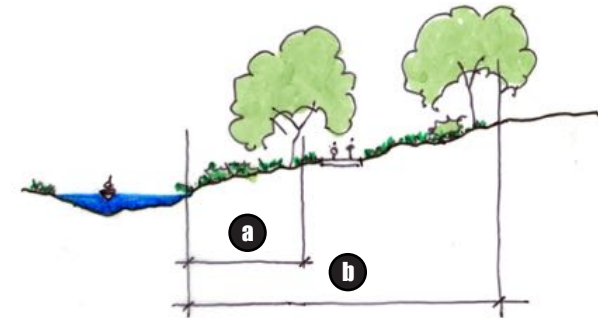
PR2b: Develop stream side along urban areas.

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.



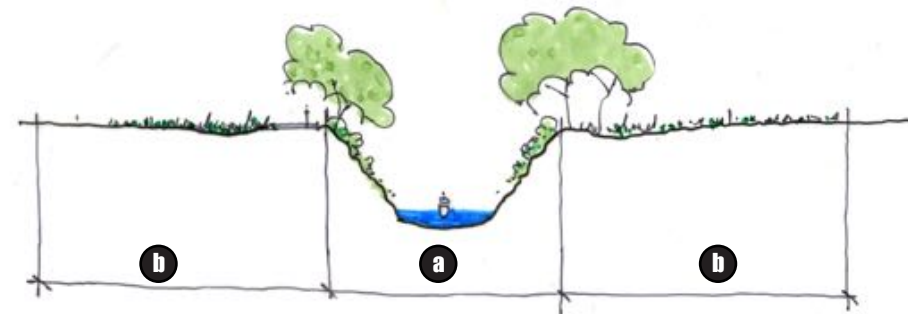
PR2c: Develop trails in non-built areas.

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.

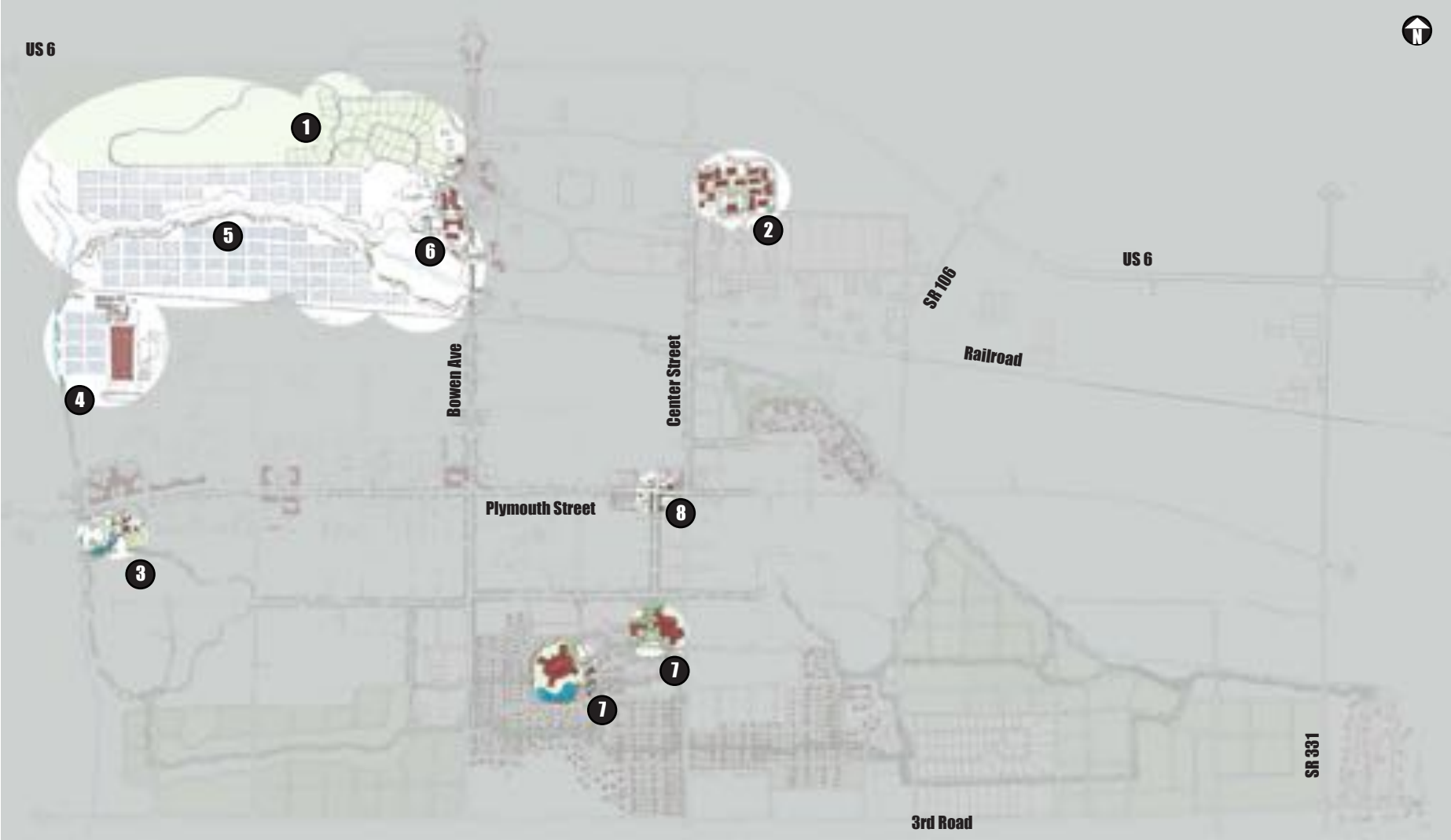


PR2d: Develop vegetated buffer at canoe canyon.

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



- 1 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™
- 7 Senior Active Living Community
- 8 Downtown Redevelopment



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.



2 Maker Village north of downtown

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 SLGC™ 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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