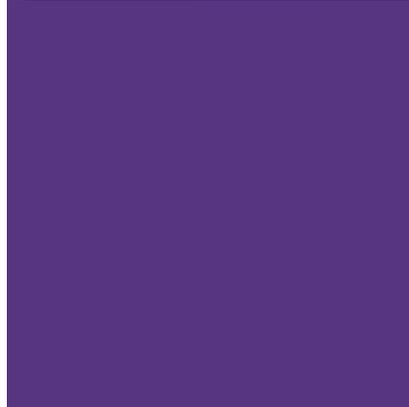
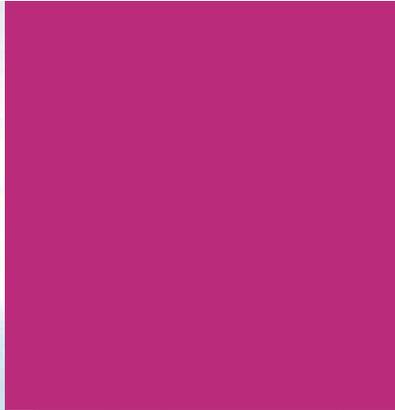


# City of Dunkirk, Indiana



## Downtown Revitalization Plan Update

Bringing Vitality to Downtown Dunkirk Through Targeted Revitalization  
February 25, 2019



## The City of Dunkirk

Gene Ritter, Mayor

### City Council

Jack Robbins	District 1, Precinct 1
Bryan Jessup	District 2, Precinct 1
Tom Johnson	Precinct At Large
Jesse Bivens	District 3, Precinct 2
Lisa Street	District 4, Precinct 2

January 2019

**City of Dunkirk**  
**LOCAL RESOLUTION APPROVING THE PLAN**

Local Resolution # 2019-3

WHEREAS, the City of Dunkirk identified adequate reason to analyze the City of Dunkirk Downtown Revitalization Plan Update, and

WHEREAS, the City of Dunkirk thought a grant from the Jay County Commissioners has hired R& to define and describe the issues, advise us of our options, and make recommendations to address this issue in the near future, and

WHEREAS, the City of Dunkirk has reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein, and methodology applied;

WHEREAS, the City of Dunkirk has received 5 copies of this document for our records and will keep them on file in the city offices for future reference, and electronic copy with Jay County Community Development; and

BE IT RESOLVED by the City of Dunkirk at the final document is hereby approved.

Signed: Gene Ritter  
Gene Ritter, Mayor of the City of Dunkirk

Attested by: Tina Elliott  
Tina Elliott, Clerk-Treasurer of the City of Dunkirk

Date: 2-25-19



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# **Executive Summary**

## **Section A**

# Executive Summary

## Acknowledgements

Several individuals and organizations contributed their time and talent to this project.

<b>Elected Officials:</b>	Gene Ritter	Mayor
	Tina Elliot	Clerk Treasurer
	Jesse Bivens	Council President
	Bryan Jessup	Council Member
	Tom Johnson	Council Member
	Jack Robbins	Council Member
	Lisa Street	Council Member

Dunkirk contributors were helpful during the 2009 plan development and during this 2019 plan update, which includes relevant portions of the 2009 plan. Local contributors provided historical information and photographs, a detailed tour of The Glass Museum and support to the team on visits to Dunkirk. Their efforts are recognized here:

<b>2009 Plan:</b>	Pam Bunch	<b>2019 Plan Update:</b>	Mayor Ritter
	Leo Glogas		Matthew Bishop
	Dru Hall		Beth A. Davidson
	Nancy Robbins		Ronald Fuller
	Oma Scruggs		Mary Ann Johnson
	Janice Stucky		Jack and Pam Robbins

### Historic Photographs Web Sites:

Nancy Robbins' Picasa Web Album: <http://picasaweb.google.com/nannygoat358/DunkirkPhotos?authkey=wiFE4dfzgw0#>

City of Dunkirk Improvement Committee: <http://cityofdunkirkimprovementcommittee.com/default.aspx>

### Published Sources:

The Crown City Cavalcade: presenting 100 years of living in the friendly and typical American city of Hoosierland: Dunkirk, Indiana. Publisher: Dunkirk, IN 1953.

Dorothy's Dunkirk: Writings of Dorothy Current Bolinger At Dunkirk's Public Library. Compiled by Janice Stucky. The Jay County Historical Society. July, 2006.

Dunkirk (The Glass Capital of Indiana) Sesquicentennial 1853-2003. Compiled and written by Oma R. Scruggs. July 4-6, 2003.

### Consultants

R&B Architects, LLC, 3202 North Meridian Street, Indianapolis, Indiana 46208

Kimley-Horn Associates, 250 E. 96th Street, Indianapolis, IN 46240

# Executive Summary

## Acknowledgements

The 2009 Dunkirk Revitalization Plan was commissioned by the City of Dunkirk and the Jay County Community Development Office upon securing a grant from the Indiana Office of Community and Rural Affairs (OCRA). In 2018, this Dunkirk Revitalization Plan Update was commissioned by the City of Dunkirk and the Jay County Development Office with funding from the Jay County Commissioners. Both plans, combined, provide a path forward in a progression of ongoing community projects and events that are positively impacting the revitalization of downtown Dunkirk and the community as a whole. Examples of recently completed projects, new businesses, historic building renovations and events include:

- Reconstruction of Main Street's sidewalks and street pavement
- Repaving of Highway 167
- Funding for a new fire station
- On-going replacement of the water treatment plant and distribution lines
- Completion of the Five-Year Master Park Plan
- Establishment of a weekly Farmers Market
- Free concerts in Webster Depot Park
- Establishing the West Jay Community Center
- Renovation of the Passenger Depot
- Façade restoration of the Todd Opera House
- Renovation of the City Hall
- Restoration of the Webster Depot
- Restoration of the Nichols building
- Restoration of old Fire Station
- Old Fire Station now occupied by Creation Station
- New beauty shop and gym occupying old hardware store
- Two restaurants being developed within Todd Opera House
- 76 gas station now occupied by Top Notch Tree Service



These projects demonstrate the current momentum within downtown Dunkirk and are serving as the foundation for continued revitalization efforts. This Plan Update proposes a targeted place making strategy to celebrate Dunkirk's long standing glass manufacturing heritage with a particular focus on restoring the downtown commercial district. Dunkirk is fortunate to have several current and former residents of the community to lead the revitalization effort. One of the groups at the forefront of the revitalization effort is the Dunkirk Investment Group (DIG). DIG was formed by local business people with an interest in the City's future. DIG has purchased the Nichols Building and the Todd Opera House, both of which have been restored.

# Executive Summary

Another key group in this revitalization effort is the Dunkirk Industrial Development Corporation (DIDC) formed in the mid-1980s as an outgrowth of the Jay County Development Corporation. The DIDC serves as an advisory board to the city council on matters related to the use of Economic Development Income Tax (EDIT) dollars. A recent example of their projects includes purchase of land and the construction of two buildings for the industrial park. The Corporation was instrumental in obtaining funding for the restoration of the Webster Passenger Depot.

Led by Director, Ami Huffman, Jay County Community Development has been an instrumental local partner in obtaining funding for and administering several local projects, including this Downtown Revitalization Plan Update. The Dunkirk community will continue to benefit from Jay County Community Development's involvement and support.

Local input was sought from Dunkirk residents, downtown property and business owners and public officials during plan development meetings at the West Jay Community Center. During these meetings, the public was encouraged to express their opinions, vision, and concerns about the community in general and downtown in particular. Information gathered from their input and community attitude survey was used to form the basis for this Revitalization Plan Update. Details regarding the survey results are provided later within this plan update and the entire survey results can be found in the appendix. Over 200 residents participated in the survey answering questions related to sufficiency of downtown parking, reasons to visit downtown, how much one spends in downtown, how often one dines downtown, etc.

The project area encompasses the core of downtown Dunkirk, an area extending along Main Street from Jay Street to North Street and one block each way. Within this area, streetscape enhancements, community gathering spaces, land use, building restoration, place-making amenities and market gap capture opportunities are proposed.





# Executive Summary

This Revitalization Plan Update provides three levels of strategically targeted recommendations:

- 1. Glass Capitol Crossing Strategic Investments:** A focused development area that establishes an embellished gateway into Downtown Dunkirk where civic improvements provide quality of life amenities and support the desired expansion of community events staging and operations.
- 2. Catalyst Projects:** Development opportunities within renovated historic Main Street structures are proposed to generate more downtown business activity by increasing downtown living facilities.
- 3. Dunkirk Streetscape Infrastructure Investments:** Streetscape enhancements propose new sidewalks, curbs, and street trees along residential streets, streetscape appurtenances, screening of parking lots, and promotion of Dunkirk as the Glass Capital of Indiana

All stakeholders of the Dunkirk community stand to benefit from downtown revitalization.

## Residents

- A beautiful, vibrant downtown
- A broader range of local goods and services
- The convenience of shopping locally
- Several new residential living options
- Public Wi-Fi access
- Employment opportunities
- Safer pedestrian-friendly streets
- Expanded recreational and entertainment opportunities

## Property Owners

- Increased property values and stable rents
- Increased occupancy rates in downtown
- Public Wi-Fi access

## Business Owners

- Increased growth and expansion opportunities
- Increased downtown foot traffic and patrons
- Public Wi-Fi access

## Local Government

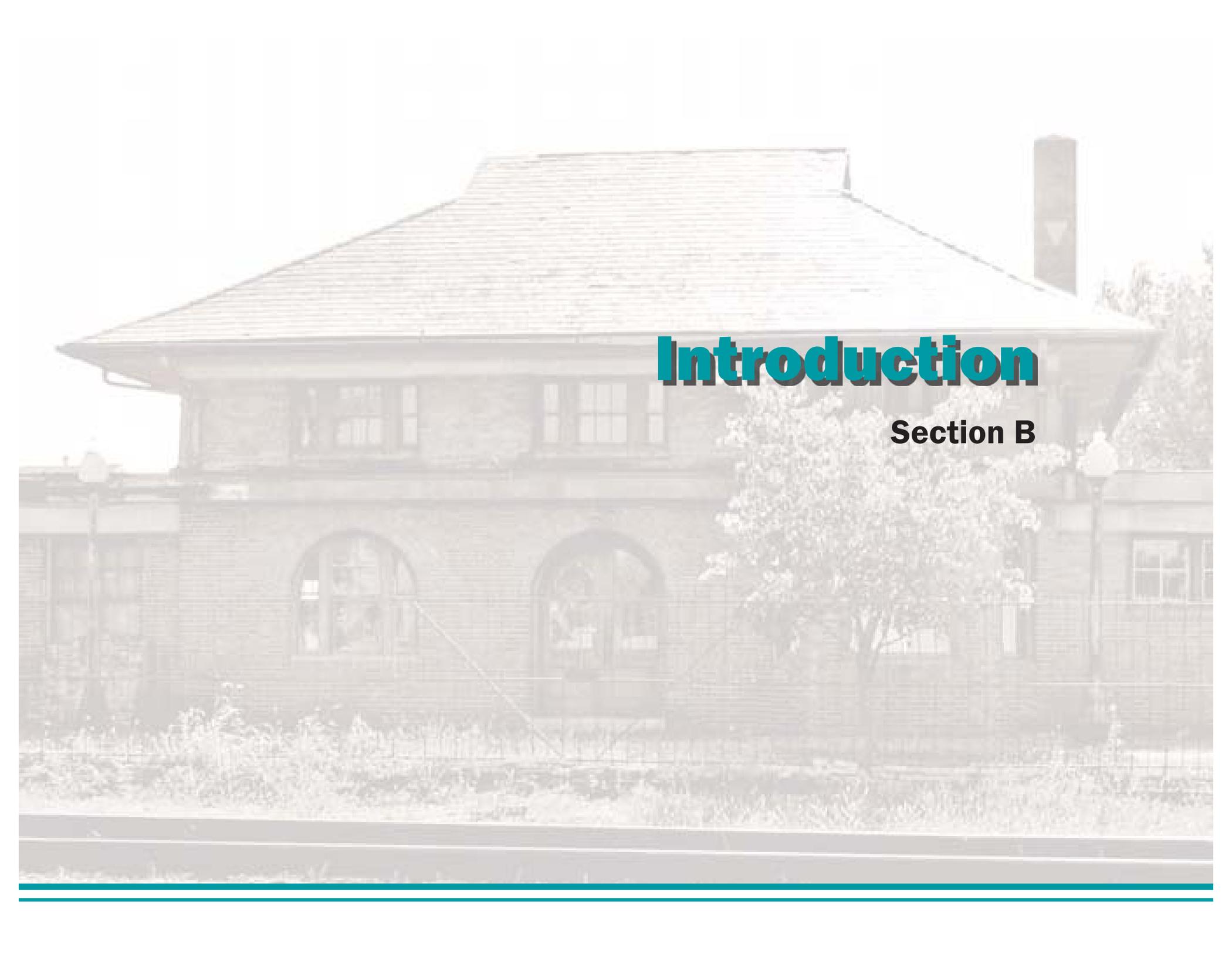
- Increased tax base
- Opportunity for community development



# Executive Summary

The success of this plan requires long-term commitment and support from a broad spectrum of the community: residents, business people, financial backers, community organizations, and local government leaders. The following steps will be instrumental in following through and completing the plan:

- 1. Secure local leadership commitments:** To implement this Revitalization Plan Update by establishing a Dunkirk revitalization committee led by local stakeholders and downtown property owners. The recommendations within the plan are practical and feasible. They are also a continuation of planning efforts and revitalization projects already underway in the community.
- 2. Establish an implementation structure:** To survive transitions of local leadership and committee membership. It is most likely that members of the revitalization committee and local government will change over the duration of this plan implementation. It is critical that efforts to bring the plan to fruition are perpetuated through plan completion.
- 3. Collaborate with entities and agencies:** To support and fund plan development. Programs, resources, and funding at the local, Jay County, regional, state and federal levels should be utilized.
- 4. Promote the community:** Including promotion within the local community, and co-promotion opportunities with neighboring Jay County communities. Keep in mind that if locals do not support the downtown, chances are that visitors will not either. At the same time, market to tourists and the region by capitalizing on what is unique to Dunkirk--*it is the Glass Capital of Indiana!*



# Introduction

## Section B



# Introduction

## Vision Statement & Goals

A recurring theme brought up in almost all meetings with stakeholders was a desire for the community to capitalize on its long history with the glass industry. Dunkirk is known as the “Glass Capital of Indiana,” an identity that is a source of pride and an integral part of the community’s revitalization. Drawing upon the city’s glass manufacturing heritage, a vision for creating an attractive and welcoming downtown that provides a variety of retail and commercial services was developed. It is important that all stakeholders share the vision to guide the implementation of this plan, and this vision statement reflects the wishes and needs of the local government, residents, investors, and property owners in Dunkirk.

The City of Dunkirk values its history as a gas boom town, its close association with the glass making industry, its small-town character, and the lifestyle and values it offers. In the coming decades, Dunkirk will devote energy and effort to creating a downtown that is vibrant and appealing, contributes to enhancing the quality of life of its residents, and can sustain itself in the future.

As a means to achieving this vision, the following goals have been established:

- **Goal 1:** Establish a community revitalization committee and develop leadership team to promote and co-promote the City of Dunkirk within Jay County and regionally, while at the same time encouraging entrepreneurship, and seeking funding for revitalization opportunities.
- **Goal 2:** Renovate buildings that are in poor condition along Main Street.
- **Goal 3:** Attract diverse businesses and services that in part will provide basic goods and services to residents such as a local food market and a place to buy unique and special occasion gifts.
- **Goal 4:** Preserve and promote the City’s assets, including Dunkirk’s history of glass manufacturing, the Glass Museum and its small-town character.
- **Goal 5:** Improve the appearance of the downtown and surrounding streetscapes through lighting, sidewalks, curbs, plantings, banners and site furnishings.
- **Goal 6:** Balance buildings and green space to provide quality of life amenities, recreational opportunities and festival / event venues downtown.
- **Goal 7:** Seek funding to repair historic homes in the downtown area to attract new residents.
- **Goal 8:** Expand recreational and entertainment opportunities for all ages
- **Goal 9:** Evaluate annexation potential to increase city resources to achieve above goals

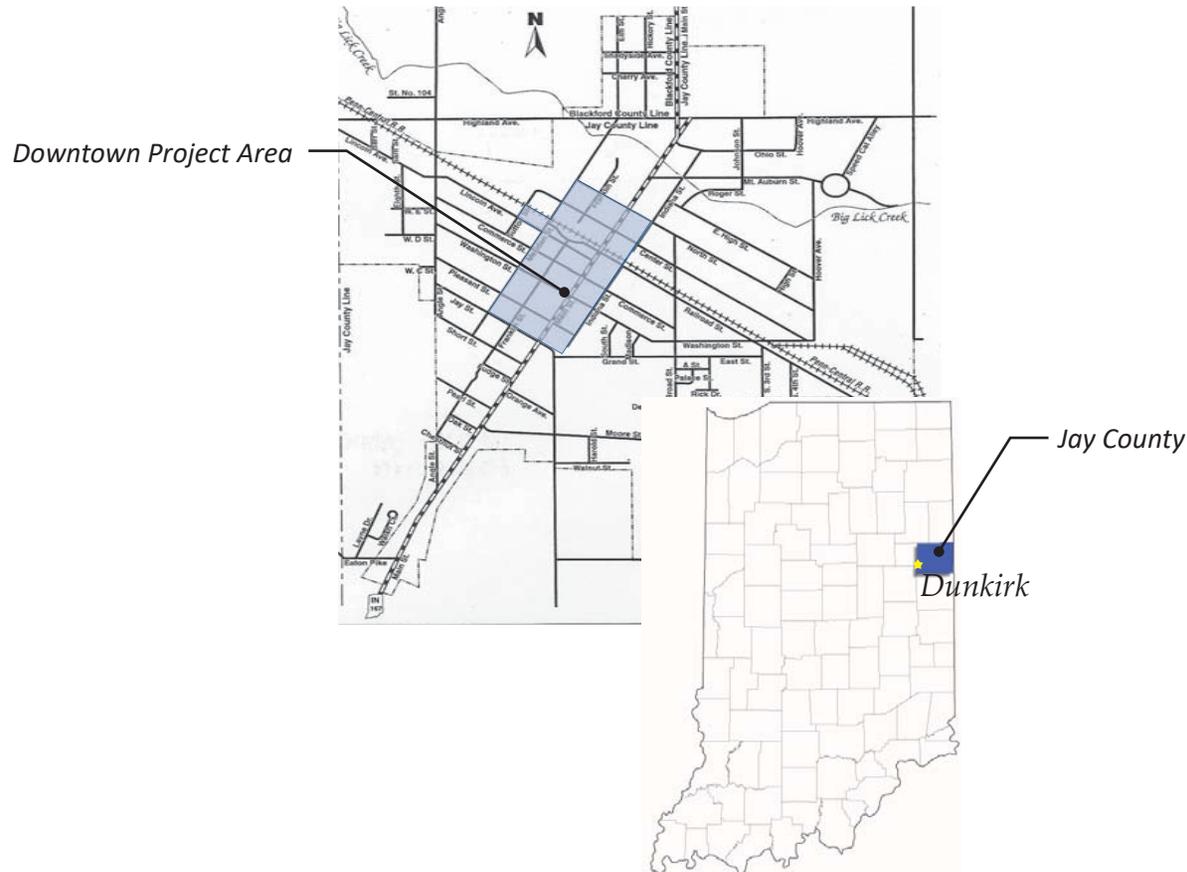
# Introduction

## Purpose & Scope

This document outlines targeted public infrastructure and private real estate improvements to embellish the historic and unique architectural appeal of downtown Dunkirk. These types of targeted investments are necessary to rejuvenate commercial retail business enterprise interests in locating operations within the city. A series of measures were identified as essential to preserving and restoring existing community assets and building a foundation for future growth. Catalyst project designs are specific to Dunkirk’s actual conditions, are schematic in nature and begin to give form to the potential that exists in downtown.

## Site Location

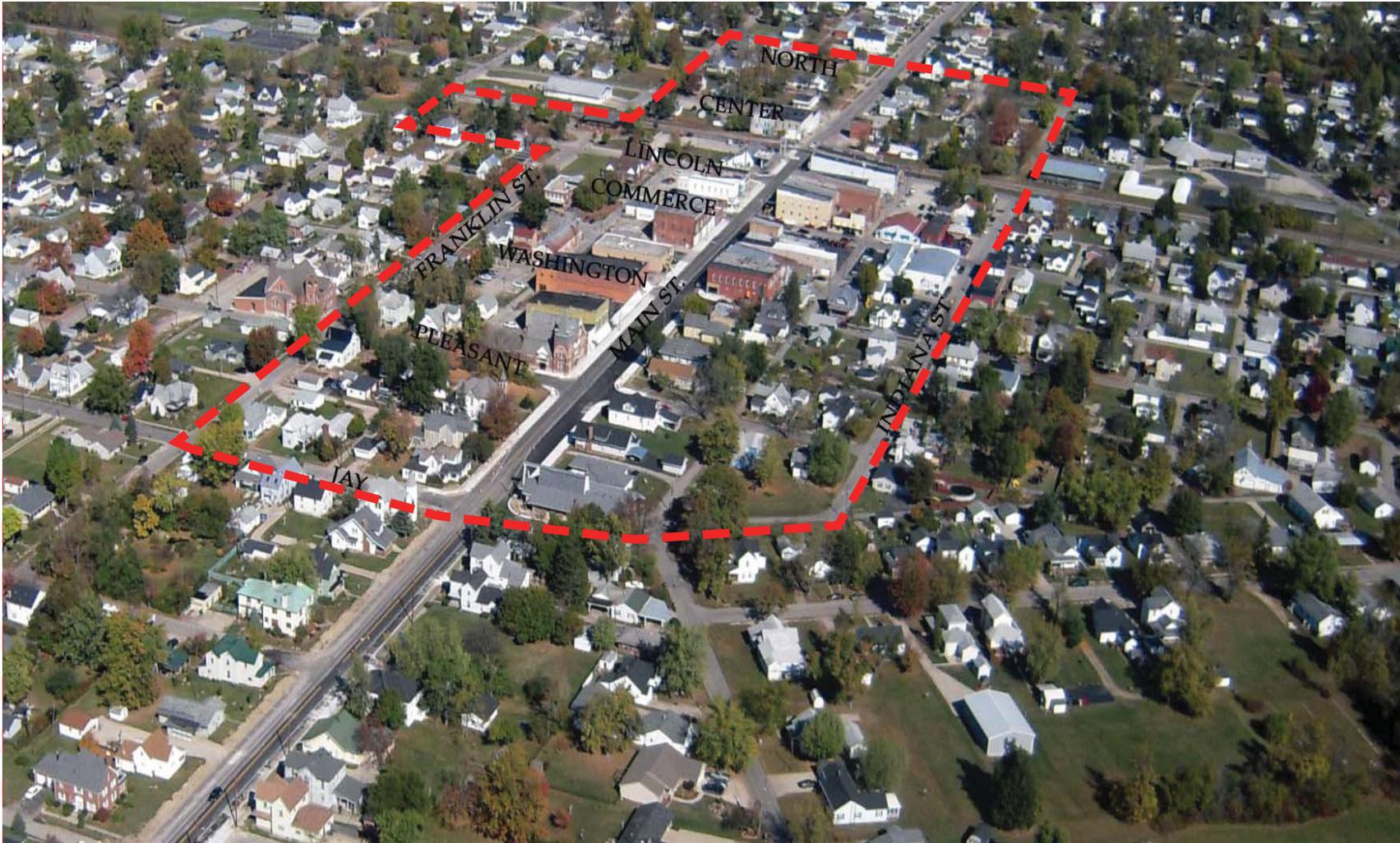
The City of Dunkirk is located in east central Indiana, in Jay County. This map shows the location of Dunkirk on the western edge of Jay County. Communities within Jay County that provide opportunities for co-promotion activities include: Pennville, Redkey, Portland and Bryant.



# Introduction

## Project Limits

The project area includes twelve blocks. The north-south boundary extends from the south side of Jay Street to the north side of North Street. From Main Street, the area extends east to Indiana Street and west to Franklin Street. Webster Depot Park and the passenger depot building are also included within the project boundary. Special emphasis has been given to buildings of significant history and architecture: The Todd Opera House, the Weaver Building, Stewart Brothers Building, Watson Building, and the Dunkirk Passenger Depot.



*Aerial view of Dunkirk, taken October, 2008*

# Introduction

## A Brief History of Downtown Dunkirk

In the 1830's, two families, the Sutton and Shrack families, established homesteads in majestic, hardwood forests, on land which is now the City of Dunkirk. As the area became settled, Isaiah Sutton laid out the town and named it Quincy. With the coming of the railroad in 1867, the town station was renamed Dunkirk to avoid confusion with another town named Quincy.

## Gas Boom

In 1887, the first natural gas well was opened in Dunkirk, and with this cheap and efficient fuel came the glass industry. Believing that the gas supply was too vast to become extinct, torches with ever-burning natural gas flames were set up and attracted thousands of people.

*"Besides a standpipe at the well, another on Main Street 75 feet tall carried an immense torch by which one could see to read newspaper print within a radius of several rods. At intervals smaller torches were placed so that the entire town was lighted, the reflection being visible for miles around ...the roar was so great that it could be heard miles away (Sutton, 1953).*



A view of Main Street in 1923



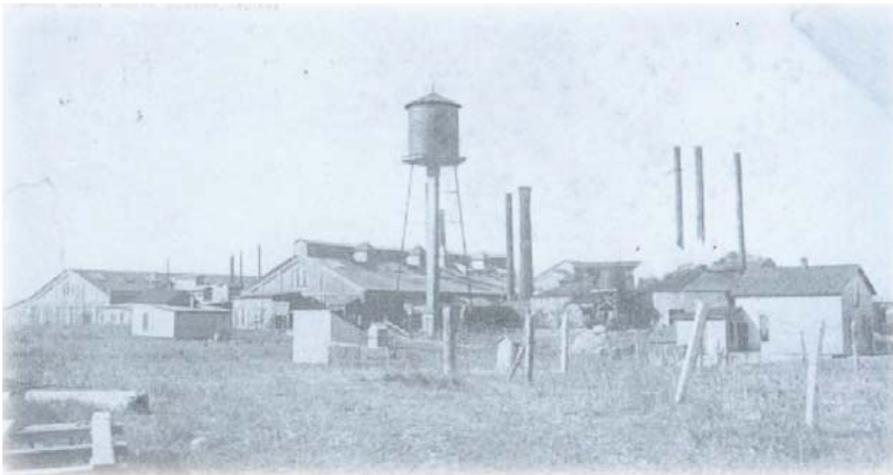
Downtown Dunkirk in the late 1800's

# Introduction

## Indiana Glass

With the gas boom, Dunkirk established itself as a glass manufacturing center. By the turn of the 20th century, up to a dozen glass manufacturers had established themselves in Dunkirk and the surrounding areas. What was to become Indiana Glass was established in Dunkirk around 1896. During this boom, many of the downtown buildings were constructed, and most are still standing. The Interurban rail line also ran through Dunkirk, beginning in about 1906.

By 1907, the gas supply was depleted and most of the glass manufacturers closed. Indiana Glass, however, continued to produce glass products ranging from tableware to car parts using coal to replace natural gas. Indiana Glass became the largest employer in Dunkirk until its closing in 2003. As with its glass creations, Indiana Glass shaped the city of Dunkirk. The company provided employment for generations and was a source of community leadership and funding. From this close association with the glass industry, Dunkirk became known as the Glass Capital of Indiana.



*Indiana Glass Company, no date given*

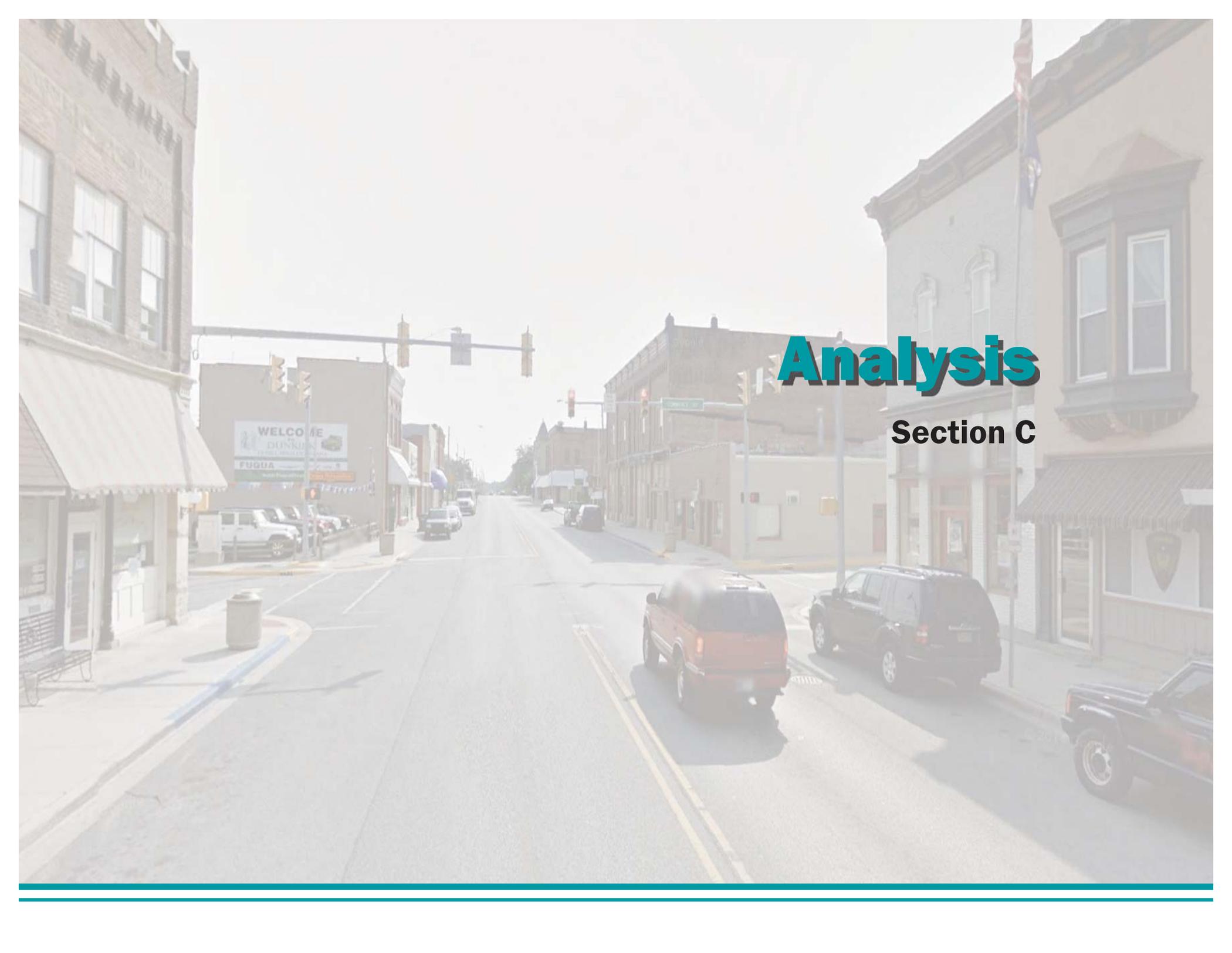


*West Jay Community Center is one of several recent projects that are benefitting the community*

## Post Indiana Glass

Dunkirk continues to be home to local glass manufacturer Ardagh Group, a global leader in metal and glass packaging solutions with operations around the world. Their Dunkirk plant employs approximately 400 workers, many from outside Dunkirk.

Investment continues within the community. The West Jay Community Center, built in the northeast corner of town adjacent the Dunkirk City Park, provides a meeting place for recreational, social and civic purposes. Webster Depot Park was built near downtown and is host to summer music concerts and family gatherings. A new fire station was constructed in 2008, funded in large part by an OCRA grant for \$500,000. A water project is being planned to replace the water treatment plant and distribution lines throughout the city. The Indiana Department of Transportation recently constructed new sidewalks and pavement along Main Street. In 2009, a \$382,000 Transportation Enhancement grant was utilized to perform the restoration of the Passenger Depot. In December 2018, Community Fiber Solutions cut the ribbon on the expansion of fiber optic services to the Dunkirk Industrial Park.

A street scene in a town with buildings, cars, and traffic lights. The street is paved with asphalt and has double yellow lines in the center. There are several cars on the road, including a red SUV in the foreground. Buildings line both sides of the street, some with awnings and signs. A traffic light is visible in the distance. The sky is overcast.

# Analysis

## Section C

# Analysis

## Existing Conditions

The land use map shows current uses for the downtown and surrounding area properties. The downtown is surrounded by residential housing. The close proximity that residents have to the downtown is convenient for purchasing goods and services offered downtown.

The commercial core stretches four blocks from Jay Street on the south to Center Street on the north. Downtown businesses offer services such as an automobile dealership, a laundromat, restaurants, a photographer's studio, insurance, banking, a mortuary, beauty salon, barber, and the News and Sun newspaper office. The downtown retail offerings do not offer staples such as groceries, clothing, or hardware.

Several buildings are occupied with community and civic entities. The American Legion and Optimists each use buildings downtown. The post office, library and glass museum are one block off Main Street. City offices and the police station are along Main Street. Two churches are located just south of downtown, with others within a short walking distance. The downtown area is compact and still largely intact, with only a few buildings over the years being torn down. However, many of Dunkirk's largest buildings such as the Todd Opera House have been vacant for many years.

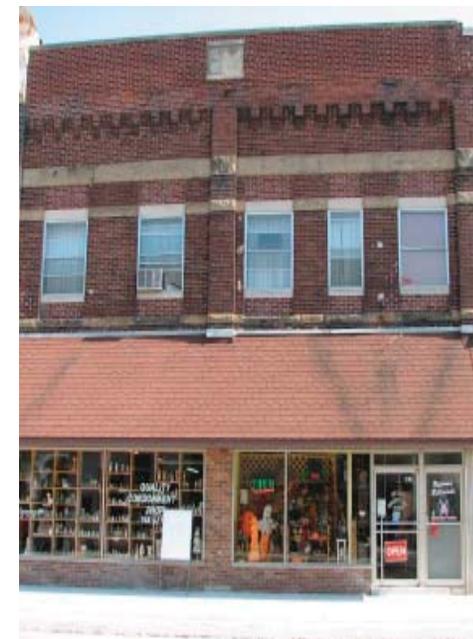


# Analysis

Dunkirk's downtown has been vital to the Dunkirk community for over a century. It is the hub for city government, community organizations, and for long-standing commercial and retail establishments. The downtown has several important assets including historical architecture, civic buildings, recently constructed sidewalks and a repaved Main Street, existing retail, Webster Depot Park, and city services.

While driving through Dunkirk, one is struck by the grandness made manifest by the architects and city founders, many built during the 1890s gas boom era. Two architectural icons are the Todd Opera House and Stewart Brothers buildings with 9,500 SF and 12,000 SF, respectively. Although several buildings are now vacant, the integrity of their original architecture and materials is largely intact. Efforts are underway for the restoration of some of the buildings, which will encourage new investment and new tenants. In places where buildings have been razed, both paved and unpaved parking lots have filled in. In some instances the parcels have remained open, waiting for new development.

Signs on the outskirts of town display the city's logo depicting glass being blown. However, in downtown, the glass manufacturing tradition is not readily apparent. Wide storefronts offer opportunity for displays, including those to promote the glass theme and the revitalization effort. Webster Depot Park is in the heart of downtown, providing open space and a gazebo for community events and picnicking. The community enjoys concerts in this park during summer months. At just over half an acre, this park does not offer sufficient open space to host a large outdoor event or a variety of recreational opportunities. Dunkirk has one other park that offers a variety of sports and recreational opportunities, including a swimming pool. However, it is not within easy walking distance from downtown.



# Analysis

Neighborhoods surrounding Main Street are primarily residential with churches, fraternal organizations, civic buildings and retail establishments interspersed. Each residential area benefits from having sidewalks along all streets. Over the years, these sidewalks have become in disrepair and need to be reconstructed. Curbs are also in need of reconstruction to increase safety and give the street a clean, defined edge. Mention has been made that in the past, an amount from the annual city budget was set aside for sidewalk improvements. Reestablishing the yearly allocation for sidewalk improvements would enable the gradual reconstruction of the sidewalks and make them accessible.

Alleyways are significant mid-block connections for residents and businesses, providing access to private garages, commercial parking lots, and back entrances to businesses. The alleys are highly visible, and their appearance impacts one's impression of the surrounding neighborhoods and commercial district. Opportunities exist to install plantings and lighting for parking areas adjacent alleys to improve safety and provide a sense of order.

Tree lawns, also known as park strips, line several segments of the street. They are a wonderful asset to the neighborhoods, providing shade and separating the street from the sidewalk and residences. Street tree plantings within the tree lawns where shade trees no longer exist would add to the appeal of these downtown neighborhoods.

Dunkirk is fortunate to have several historical homes, particularly near downtown. Placing these homes on the National Register of Historic Places is encouraged to assist in obtaining funding for necessary renovations. Preserving and restoring the historic homes may very well create a ripple effect for further enhancements throughout the neighborhoods.

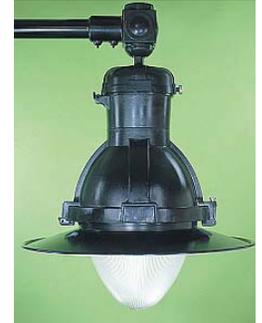
In summary, Dunkirk's commercial core and surrounding neighborhoods have a rich history and are still viable. Streetscape features such as sidewalks and tree lawns are still evident, although in most cases, their condition indicates a need for infrastructure investments.



# Analysis

## Lighting

The city is interested in replacing the existing downtown light fixtures, which are 30-foot, cobra-head lights on wooden poles. Lighting in all storefronts and on the buildings would be a nice addition to welcome customers and visitors and to project a welcoming atmosphere that shows the city's vitality. Currently available and "off the shelf" street lights can come equipped with Wi-Fi transponders for internet access within the downtown. Sternberg Lighting provides such a light fixture in their model Summit/RLM 1912/RLM27. Research has shown that downtown Wi-Fi availability increases downtown use and activity.



## Site Furnishings

Sidewalks along Main Street are generally not wide enough to accommodate benches without having them interfere with pedestrian traffic. However, where space allows, benches can be added for people to rest or to socialize, particularly at Webster Depot Park and within vacant lots.

## Signage

Signage throughout the downtown presently occurs in a variety of sizes, shapes and styles that reflect different eras. Existing businesses should be sure to display tasteful, but prominent signage to allow visitors to see that they are open. Interpretive signage to draw attention to some of the wonderful, historic buildings would allow visitors and residents to learn of the city's interesting history.

## Cultural Features



A hidden gem (one block off Main St.) is the Dunkirk Glass Museum, which holds one of the largest collections of Indiana Glass in the United States. This understated, modest building hosts art and functional glass of many varieties. Regional and international visitors come to visit the museum, which is open May through November.

Connected to the museum is the Dunkirk library, a much-praised community asset. This small building serves as a teen meeting place and offers several services for the community. Along with its book collection, the library also offers use of three computers and Internet access.



Dunkirk holds community festivals and celebrations throughout the year. Few are held downtown. The most significant festival is Glass Days, held at the end of May to celebrate Dunkirk's glass manufacturing heritage. Other festivals and events include summertime concerts in the park held each Saturday from June to August. Summer festivals include the 4th of July celebration with fireworks in the Dunkirk City Park to the northeast of town. The End of July Social is also held at the same park. Main Street USA, a craft fair, is held at the junior high school in October. In December, Feel the Warmth of Christmas is held downtown.

Ideally, every possible festival should be held downtown to maximize the foot traffic into downtown. However, other than Webster Depot Park, there is limited space for community gatherings, festivals or entertainment downtown.

## Community Profile

The Market Analysis provides insight into evolving demographic and development patterns that could impact future growth in Dunkirk. Bisected by State Route 167, the majority of Dunkirk is in Jay County, with only the northwestern edge of town extending into Blackford County. While the community offers some local shopping and services, residents are likely to travel approximately 30 minutes southwest to Muncie for more significant trips. Major metropolitan regions, including Indianapolis and Fort Wayne, can be reached in less than 90 minutes.

This report compiles data from the Environmental Systems Research Enterprises (ESRI), which interprets U.S. Census and U.S. Bureau of Economic Analysis datasets, as well as projections and estimates from STATS Indiana. STATS Indiana is a service of the Indiana Business Research Center at Indiana University's Kelley School of Business, which receives major support from the Indiana Department of Workforce Development and from the Lilly Endowment, Inc. Data is included for the City of Dunkirk, as well as for Jay and Blackford counties and the State of Indiana, as appropriate.

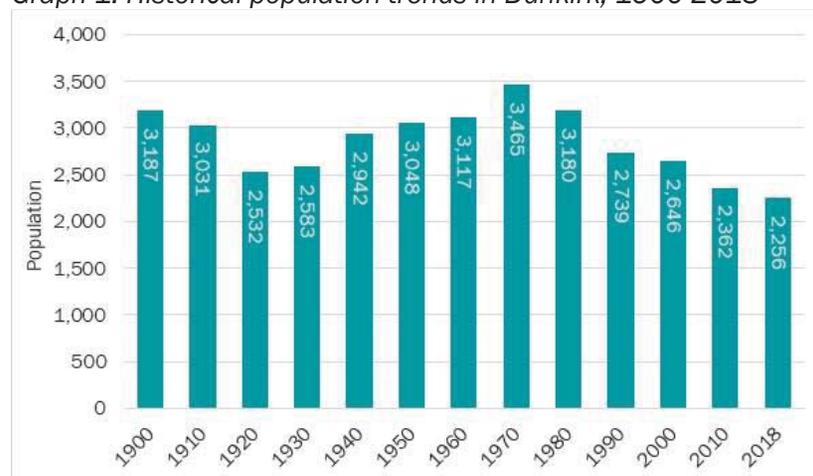
Four major demographic and economic metrics were examined to obtain a general understanding of the people and economy that make up the Dunkirk community. These four areas include the following:

1. Population
2. Education
3. Wealth
4. Employment

## Population Characteristics

Graph 1 shows the population of Dunkirk from the years 1900 to 2018. Community population peaked in 1970 at nearly 3,500 residents. Since that time, Dunkirk has experienced a steady decline in population, losing over 1,200 people. The population in Dunkirk in 2018 was estimated at 2,256 residents, a 4.5% decline from the decennial Census count in 2010.

Graph 1: Historical population trends in Dunkirk, 1900-2018



Source: ESRI, US Census

Table 1 compares the population change in Dunkirk relative to Jay and Blackford counties and the State of Indiana. Although the State of Indiana experienced a 4.3% increase in residents between 2000 and 2018, the region surrounding Dunkirk lost population. Dunkirk has lost nearly 400 residents since 2000, representing a 16.5% decline in 18 years.

# Analysis

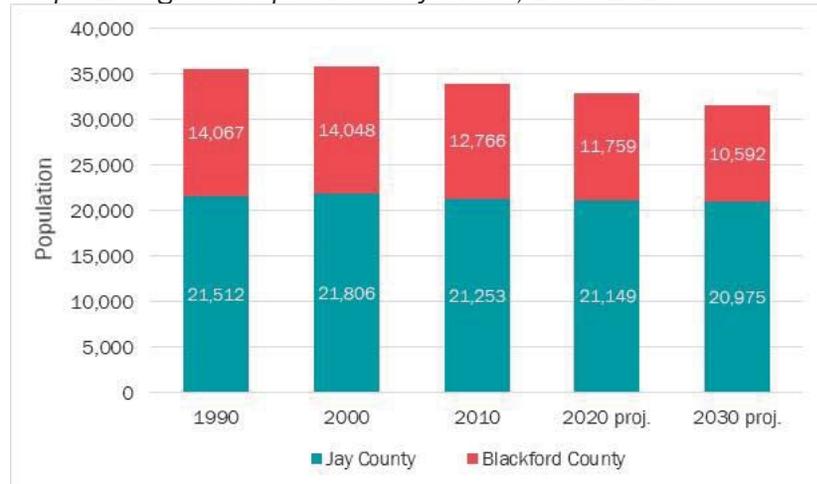
Table 1: Comparison of population change, 2000-2018

Area	2000	2010	2018	2000-2018 Δ		
				#	%	CAGR
Dunkirk	2,646	2,362	2,256	-390	-16.5%	-0.6%
Blackford County	14,048	12,766	12,236	-1,812	-14.2%	-0.5%
Jay County	21,514	21,253	21,066	-448	-2.1%	-0.1%
Indiana	6,080,522	6,483,802	6,762,374	681,852	10.5%	0.5%

Source: ESRI, US Census

Based on data provided by STATS, population projections for Blackford and Jay counties are shown in Graph 2. Population projections for the years 2020 and 2030 suggest that the region's population will continue to decline. The combined population in Jay and Blackford counties is projected to be approximately 32,900 in 2030, 7.2% less than 34,000 in 2010. Consistent with recent trends, losses are projected for both counties.

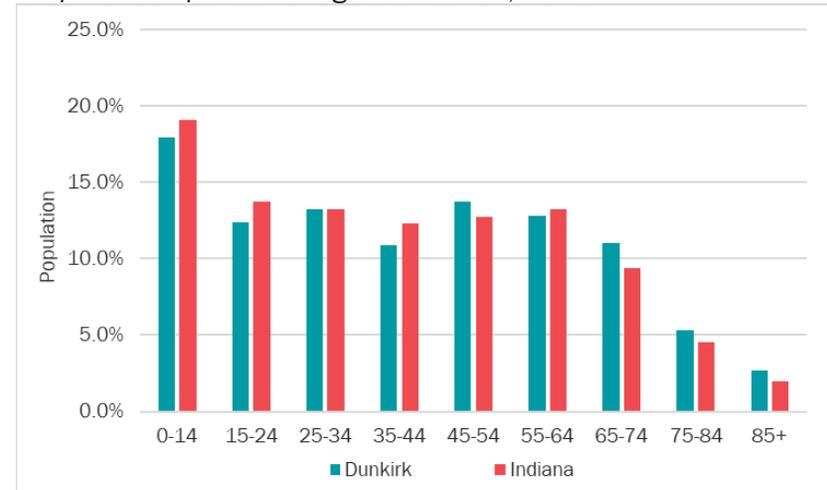
Graph 2: Regional Population Projections, 2000-2025



Source: STATS

Graph 3 compares the distribution of resident ages in Dunkirk and the State of Indiana. The median age in Dunkirk is 41.1 years, a notable increase from 37.3 years in 2010. More than 30% of the population is over age 55 in 2018. An overall aging of the population is consistent with trends experienced at the State level.

Graph 3: Comparison of age distribution, 2018



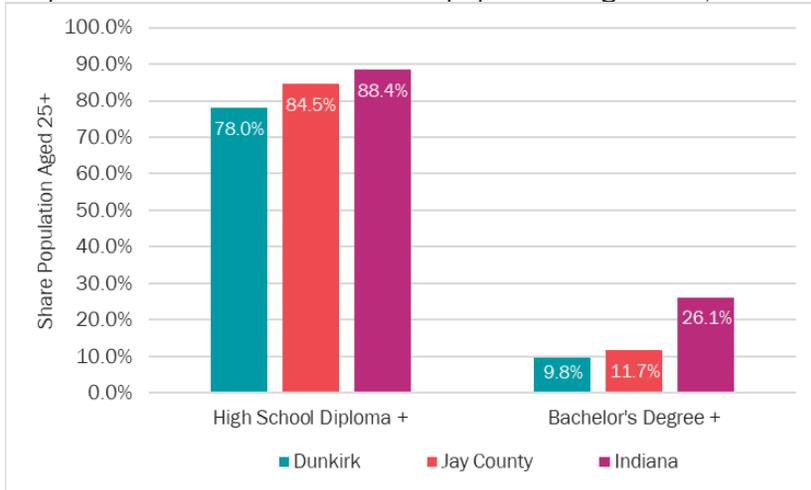
Source: ESRI, US Census

## Educational Attainment Levels

Table 2 compares the 2010 education attainment levels achieved by residents over the age of 25 in Dunkirk with those of Jay County and the State of Indiana. Approximately 78% of Dunkirk's residents over the age of 25 had at least a high school diploma in 2010, lower than shares demonstrated for Jay County and the State of Indiana. Similarly, the 9.8% share of residents with a secondary degree was notably lower than the 26.1% share estimated for the State of Indiana.

# Analysis

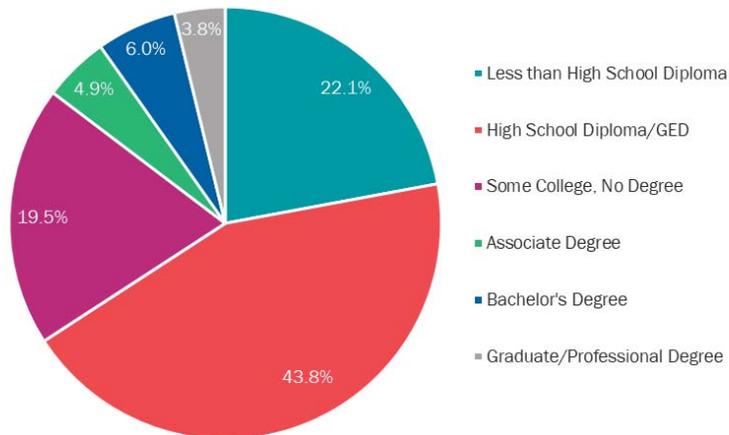
Graph 4: Educational attainment of population aged 25+, 2010



Source: ESRI, US Census

Graph 5 shows the educational attainment levels for Dunkirk in greater detail. Approximately 43.8% of residents have a high school diploma, with an additional 9.8% having earned a Bachelor's or Graduate/Professional degree.

Graph 5: Educational attainment levels in Dunkirk, 2010



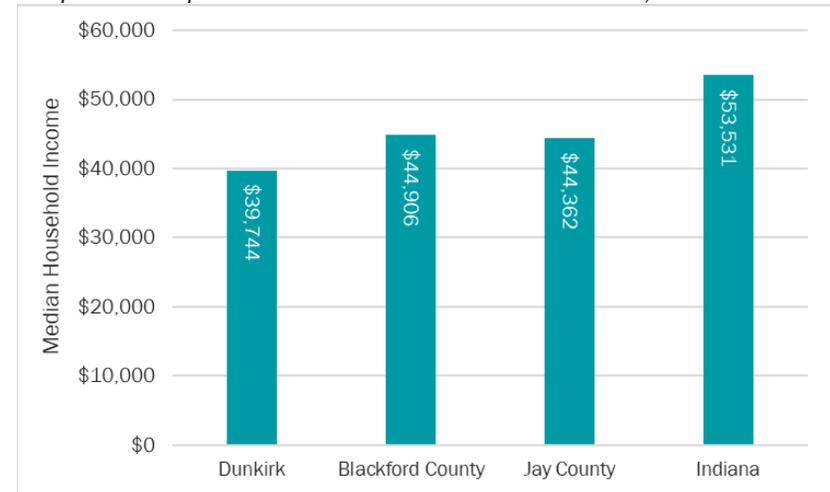
Source: ESRI, US Census

## Wealth

The geographic region surrounding Dunkirk is one of the most economically distressed in Indiana, characterized by median income levels and high poverty rates.

The median household income in Dunkirk is currently estimated at \$39,744 (Graph 6). This measure is approximately 10% lower than Blackford and Jay counties, and 25.8% lower than the State of Indiana.

Graph 6: Comparison of median household income, 2018

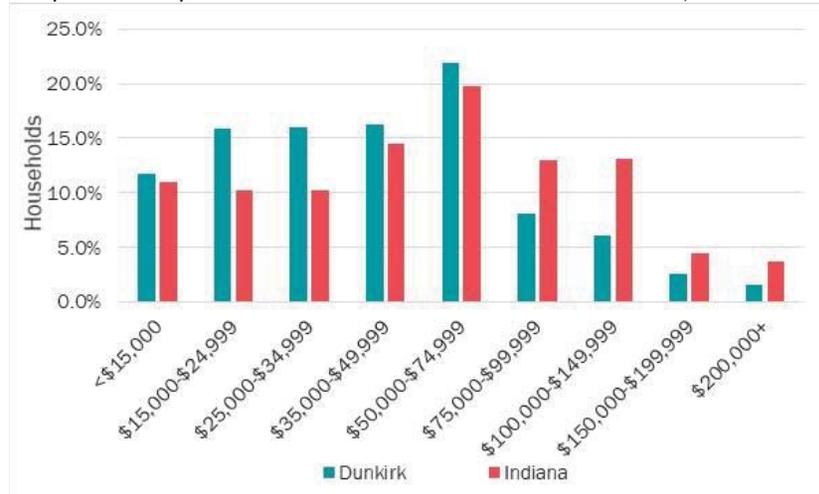


Source: ESRI, US Census

As shown in Graph 7, Dunkirk generally has higher shares of households earning less than \$75,000 annually and lower shares of higher-income earners. In fact, approximately 78.5% of the households in Dunkirk earn less than \$75,000, compared to 65.7% for the State.

# Analysis

Graph 7: Comparison of household income distribution, 2018

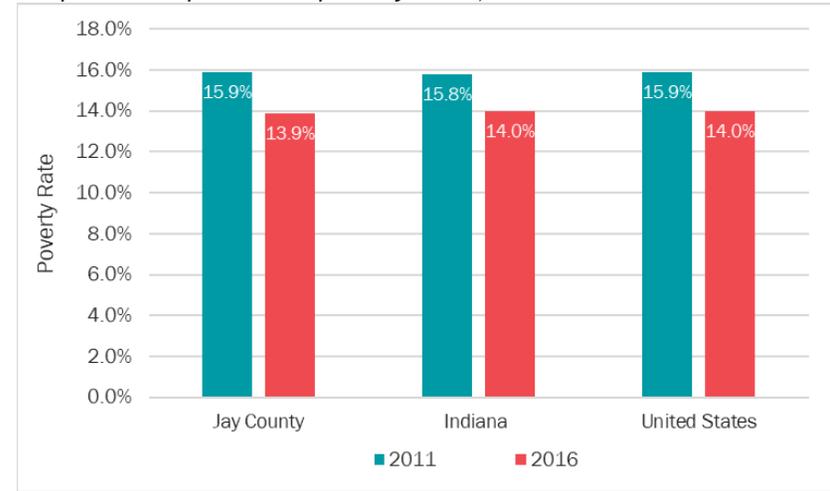


Source: ESRI, US Census

The poverty rate tracks the percentage of individuals who fall below an earning threshold deemed necessary to have a basic standard of living. These thresholds, defined as annual income levels, vary according to the size and age of family members. The same thresholds are used throughout the United States.

This analysis uses data for Jay County as a proxy for Dunkirk based on data availability. Graph 8 shows that Jay County's poverty rate decreased by 2.0% between 2011 and 2016, likely the result of improving economic conditions following recovery from the 2007-2009 Great Recession. Similar improvements were noted for the State of Indiana and the United States.

Graph 8: Comparison of poverty rates, 2011-2016



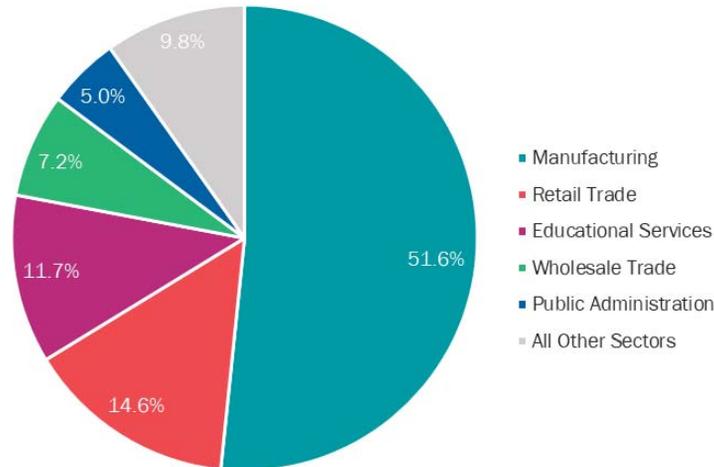
Source: US Census

## Employment

Employment data for Dunkirk was obtained by the US Census' Longitudinal Employment-Household Dynamics dataset. The most recent year reported for this information was 2015. During this year, Dunkirk had an estimated 580 jobs within the city limits, representing 5.8% of the total in Jay and Blackford counties.

Approximately 51.6% of the jobs in Dunkirk were classified as Manufacturing, largely driven by the presence of Ardagh Group, a glass manufacturing facility located on the east-side of the city. Retail Trade, Educational Services, Wholesale Trade, and Public Administration rounded out the top five largest employment sectors in Dunkirk (Graph 9). Combined these five sectors comprised 90% of the city-wide total.

Graph 9: Dunkirk's largest employment sectors, 2015



Source: US Census LEHD On the Map

The average annual wage in Jay County was \$36,088 in 2017, approximately 21.8% lower than the State of Indiana. With an average wage of \$53,248 annually, Utilities is the highest paid sector in the County, followed by Wholesale Trade, Transportation and Warehousing, and Manufacturing. Nearly every sector in Jay County reported a lower average wage than the State of Indiana and the United States.

Table 2: Average wage by employment sectors, 2017

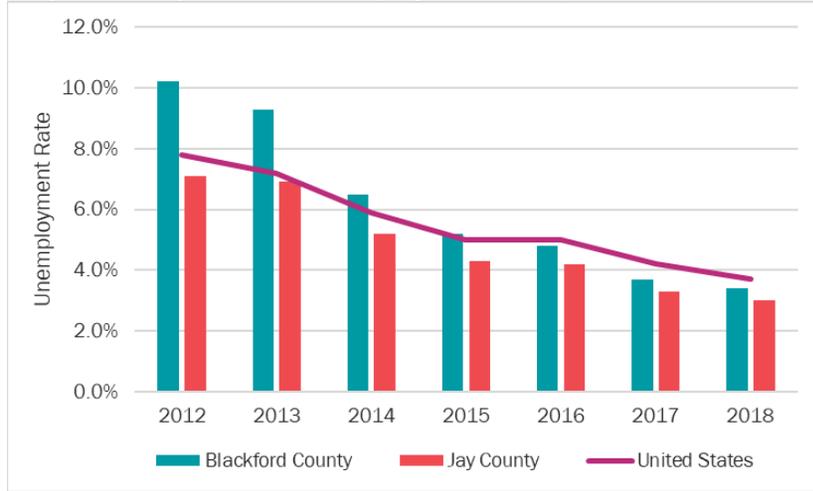
Industry	Geography		
	Jay Co.	Indiana	U.S.
Natural Resources and Mining	\$34,684	\$47,268	\$56,866
Utilities	\$53,248	\$89,856	\$96,200
Construction	\$37,544	\$57,096	\$60,528
Manufacturing	\$45,292	\$61,100	\$66,924
Wholesale Trade	\$48,568	\$65,936	\$75,920
Retail Trade	\$23,244	\$27,404	\$31,200
Transportation and Warehousing	\$47,528	\$45,656	\$53,196
Information	\$27,612	\$53,456	\$102,284
Finance and Insurance	\$41,288	\$69,212	\$106,080
Real Estate and Rental and Leasing	\$20,332	\$43,992	\$56,836
Professional and Technical Services	\$33,592	\$67,652	\$93,548
Management of Companies and Enterprises	\$38,792	\$98,072	\$119,860
Administrative and Waste Services	\$20,748	\$31,824	\$39,676
Educational Services	\$21,580	\$41,652	\$49,400
Health Care and Social Assistance	\$29,172	\$48,256	\$50,180
Arts, Entertainment, and Recreation	\$7,072	\$32,500	\$36,972
Accommodation and Food Services	\$11,596	\$15,964	\$20,800
Other Services, Ex. Public Admin	\$16,900	\$31,928	\$37,388
Public Administration	\$27,404	\$46,384	\$63,232
<b>Average</b>	<b>\$36,088</b>	<b>\$46,176</b>	<b>\$55,380</b>

Source: BLS; Hoosiers by the Numbers

Nationally, unemployment rates are at the lowest levels in nearly 50 years. Graph 10 illustrates that the unemployment rate in Jay and Blackford counties, compared to the United States metric. With continued recovery from the 2007-2009 Great Recession, employment rates in all geographies have declined. Jay and Blackford counties have been relatively consistent with the national measure since 2014. The dataset in Graph 10 uses the non-seasonally adjusted rate.

# Analysis

Graph 9: Comparison of unemployment rates, 2012-2018



Source: BLS; Hoosiers by the Numbers

## Statistics and Human Nature

To the business owner looking to open a new store, a community is mostly known by hard facts, including how many people live there and what sort of income levels they have. Few businesses can afford to figure in sentimentality or even admiration for a community when considering location.

Although Dunkirk's strengths are not particularly well reflected in the four major indicators reviewed in this section, the information presented can help the community create a set of priorities, and, ultimately, identify recommendations for downtown. If the city is attracting new population growth it can help make up the difference in the short-term by focusing on other factors, such as presenting clean streets with landscaping, incentivizing façade improvements, and offering pedestrian-friendly sidewalks. Over time, these and other public investment efforts can be used to boost the economic indicators.

## Dunkirk

- 2,256** 2018 Population
- 51.6%** Largest Sector: Manufacturing
- 4.5%** Pop. Change Since 2010
- \$39,744** Median HH Income
- 78.0%** HS Diploma +
- 9.8%** Bachelor Degree +

## Jay County

- 21,066** 2018 Population
- 42.9%** Largest Sector: Manufacturing
- 0.9%** Pop. Change Since 2010
- \$44,362** Median HH Income
- 84.5%** HS Diploma +
- 11.7%** Bachelor Degree +

## Local Perceptions and Preferences

The Dunkirk Downtown Revitalization Plan created in 2009 provided insight to what residents felt was lacking in the community. Information in the Plan was gathered from steering committee meetings, public outreach, and stakeholder groups. Although nearly a decade has passed, many of the community's desires remain. Those findings are highlighted here.

### What retail services are currently lacking in Dunkirk?

- Bakery
- Deli
- Hardware store
- Grocery store
- Restaurant/lunch or dinner
- Restaurant/breakfast

### What professional services are currently lacking in Dunkirk?

- Chiropractor
- Optometrist
- Dentist

All the 'missing' stores or services identified through public outreach efforts in 2008 and 2009 are generally small or medium sized. No businesses that typically have a large footprint were requested. Overall, the most commonly identified businesses included a grocery store, restaurants (or deli), and a hardware store. These three businesses topped the list of virtually every survey or discussion covered during the planning process.

Support for the desire to attract a grocery store was further evidenced in a survey completed by 220 residents in 2008. Some of the highlights include the following:

- Dairy products are the grocery items most purchased in Dunkirk
- Meat, produce, and canned goods are the items most purchased outside of the community
- Convenience is the reason given for buying available items in Dunkirk
- Hardware items are one of the most requested consumer products missing from the current retail offerings

## Downtown Market Potential

Determining downtown Dunkirk's market potential is the first step in defining a revitalization action plan and identifying achievable recruitment prospects. The following steps were taken:

1. Define a retail trade area
2. Research consumer spending patterns
3. Prepare a retail gap analysis
4. Define local market segments and targets

### Trade Area Definition

The 2009 Dunkirk Downtown Revitalization Plan consulted with the steering committee to create a retail trade area. The retail trade area, which included the towns of Redkey and Albany, considered drive times, as well as natural and man-made barriers. People outside the boundary are more likely to do their shopping elsewhere. People inside are likely to head to Dunkirk for some products and services. In other words, these are the town's core customers.

# Analysis

Lacking any major shifts in population concentrations in the region or new transportation improvements, allowing for increased mobility, this update makes no modifications to the vetted and approved Trade Area from the previous study.

Map 1: Dunkirk Trade Area, 2018

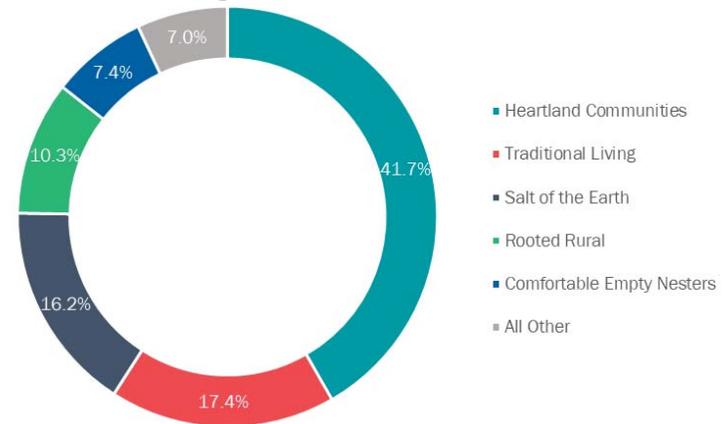


## Consumer Preferences

Tapestry segmentation, provided by Environmental Systems Research Institute (ESRI), is a method of psychographics that divides households into 67 groups based on consumer spending patterns and lifestyle attributes. Data provided in this type of analysis is increasingly being used by developers, builders, and retail tenants in the site selection and due diligence process.

As demonstrated in Graph 10, the five most commonly represented tapestry segments in the Dunkirk Trade Area comprise 93.0% of the total household inventory. The limited number of tapestries represented demonstrates a homogenous trend for consumer preferences on a wide-scale. Brief descriptions of the three most common tapestries in the Trade Area are provided below. They paint a picture of an age-diverse grouping of residents who typically own their home, spend well below the national average, and are cost-conscious.

Graph 10: Tapestry segmentation in Trade Area, 2018



Source: ESRI BAO

# Analysis

## HEARTLAND COMMUNITIES

Well settled and close-knit, *Heartland Communities* are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes.

Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips. Many residents order items from catalogs, QVC, and Avon sales representatives. They also shop at Wal-Mart or Kmart and buy groceries at Wal-Mart Supercenters.

- The share of this segment’s budget spent on housing, food, apparel, etc. is lower than the national average.
- Budget savvy consumers; they stick to brands they grew up with and know the price of goods they purchase.
- To support their local community, residents participate in public activities.



## TRADITIONAL LIVING

Residents in the *Traditional Living* segment reside primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their



children are likely to follow suit. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

- The share of this segment’s budget spent on housing, food, apparel, etc. is lower than the national average.
- Cost-conscious consumers that are comfortable with brand loyalty, unless the price is too high.
- They shop for groceries at discount stores such as Walmart supercenters; Kmart is also a favorite for apparel and sundry household and personal care products.

## SALT OF THE EARTH

*Salt of the Earth* residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities.



- The share of this segment’s budget spent on housing, food, apparel, etc. is lower than the national average.

# Analysis

- Cost-conscious consumers, loyal to brands they like, with a focus on buying American.
- Last to buy the latest and greatest products.

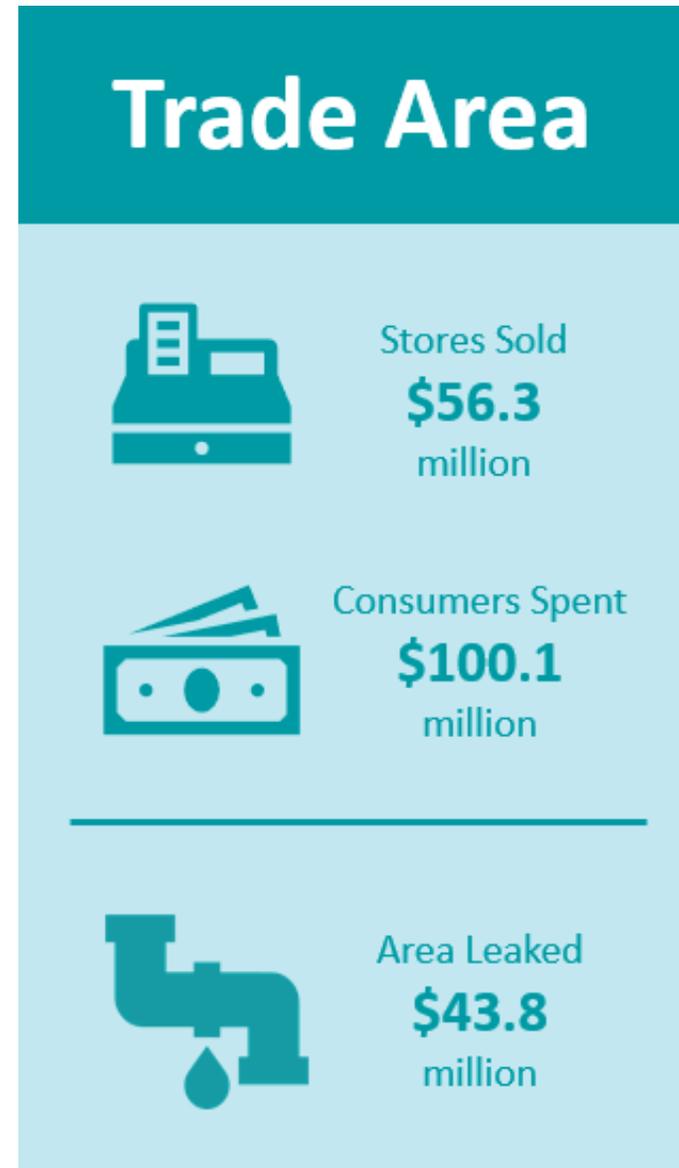
## Retail Leakage Analysis

Retail leakage refers to the difference between the retail expenditures by residents living in a particular area and the retail sales produced by the stores located in the same area. If desired products are not available within that area, consumers will travel to other places or use different methods to obtain those products. Consequently, the dollars spent outside of the area are said to be “leaking.” If a community is a major retail center with a variety of stores it will be “attracting” rather than “leaking” retail sales.

It is important to note that the supply and demand numbers for the Trade Area may not represent an entirely accurate picture. The data, provided by ESRI, are estimates based on a formula which includes information from sources such as the U.S. Department of Labor’s Consumer Expenditure Survey. Since they are estimates, it is possible that any one figure may not be entirely accurate.

The numbers are not meant as accurate accounts of individual stores, but, taken as an aggregate, they provide reasonable estimates of expenditures and sales. Equally important, this type of data is reviewed by national chains when deciding whether to move into a new area. It is important for Dunkirk’s retail market to see itself as others do.

The graphic to the right shows retail sales, consumer expenditures, and retail leakage in the Trade Area. The defined Trade Area had \$43.8 million in retail leakage over the previous year.



# Analysis



**General Merchandise Stores**

**\$13,618,673**



**Motor Vehicles & Parts Dealers**

**\$13,100,105**



**Food & Beverage Stores**

**\$11,512,678**



**Health & Personal Care Stores** \$4,137,900



**Food Services & Drinking Places**  
\$3,983,690



**Misc. Store Retailers**  
\$3,507,797



**Building Materials & Supply Stores**  
\$3,327,169



**Clothing & Clothing Accessory Stores**  
\$3,245,071

This chart provides retail market opportunities for the Dunkirk Trade Area by category based on existing retail leakage. The categories with the biggest leaks (where the most money is lost outside the Trade Area) are the following:

- General Merchandise Stores
- Motor Vehicle & Parts Dealers
- Food and Beverage Stores

While this data can reveal opportunities for new businesses, it should serve only as a starting point and does not guarantee a “sure thing.” It should be noted that while opportunities exist to capture retail leakage in General Merchandise Stores, the leakage experienced is not enough to support a big box store. Further details regarding leakage by retail category are provided in the appendix.

## Market Considerations and Strategies

Because it is still early in Dunkirk's revitalization efforts, it is important to manage expectations and to prepare a long-term strategy. It took decades for downtown to lose its vitality and it will take years to recapture it.

### Market Considerations

The Community Characteristics and Market Potential sections of this study will help the community see itself as others do. After analyzing what the community's demographic and economic base are and what consumers within the trade area buy compared to what local businesses earn, a \$43.8 million in retail leakage gap was demonstrated over the previous year.

Of the retail categories that showed potential, three categories stand out by having the largest dollar amount leaking out of the Trade Area because there are no local options. If an entrepreneur could capture even a relatively small percentage of these large dollar amounts, they might have a successful business. The three types of stores and the amount that residents spend at them (outside the trade area) are as follows:

- General Merchandise Stores (\$13.6 million)
- Motor Vehicle & Parts Dealers (\$13.1 million)
- Food and Beverage Stores (\$11.5 million)

It will be very difficult for Dunkirk to attract national chains and regional stores that might fill the General Merchandise leakage; the required population density doesn't exist. To identify optimal locations, retailers depend on certain indicators of commercial success. The three most commonly cited criteria considered when selecting a location include income, density, and traffic. A

traditional rule of thumb is the 50/50/50 rule which proposes the ideal Main Street retail location as having access to 50,000 people within the Trade Area, with a median income of \$50,000, and 50,000 average daily traffic (ADT); however, this is not applicable to all scenarios, as will be discussed. Rather than a one-size-fits-all formula, it is important to understand the relationship between the indicators. While the most successful retail locations will have high numbers for all three, some businesses can survive by relying on only one or two. If a location is weak in one category, it must offset the deficiency by strong measures for the others. Additionally, public investment may offset communities that show weaknesses across the board.

### INCOME

Income, whether average or median and by household or per capita, is used by retailers as a proxy for the buying power of an area as higher income levels are assumed to support a greater supply of retail. Income requirements for national restaurant chains range widely: at least \$30,000 for Chipotle and at least \$85,000 for Zoe's Kitchen. Several, such as Subway and Denny's, use the \$50,000 target of the 50/50/50 rule. The required income thresholds of other retail businesses also vary: at least \$40,000 for Sav-A-Lot, at least \$50,000 for the Home Depot, and \$30,000-\$80,000 for Planet Fitness.

Communities with high-incomes may support specialty stores and high-end restaurants, while places with low-incomes may attract bargain outlets and fast-food chains. Retail businesses targeting lower-income consumers often institute ceilings for the maximum income tolerated. For example, Family Dollar and Dollar General target markets with average incomes that do not exceed \$60,000 or \$75,000, respectively.



# Analysis

## DENSITY

The number of people or households (sometimes referred to as ‘rooftops’) nearby is another influential indicator used in retail location analysis. Since many retail businesses depend upon local spending, more robust population counts offers a greater pool of potential customers. Density is typically defined as the number of people or households within a specific distance or drive time. Like the targets for income, the ideal density varies widely for national retailers. Restaurant chain targets include 20,000 people within two miles for Wendy’s, 30,000 people within a seven-minute drive for Smoothie King, and 125,000 people within a fifteen-minute drive time for sit-down dining chains like Red Lobster or Olive Garden. Population density targets also vary for other retail businesses as well: at least 5,000 within three miles for Dollar General, 20,000 in a five-mile ring for Hibbett Sports, 40,000 in a three-mile ring for Lidl, and at least one million in the MSA for Diamonds Direct.

## TRAFFIC

Arguably the least precise indicator of retail potential of the three profiled, traffic counts provide a measure of visibility and accessibility to passing traffic. The logic being that the more people that pass by a location, the larger the pool of possible consumers. While the 50/50/50 rule dictates an ideal of 50,000 ADT, target traffic counts vary by retail type and scale. It is important to note that there is a tipping point where a traffic count begins to have diminishing returns. Too much traffic can inhibit the fostering of pedestrian environments. As a result, pedestrian access has increasingly become an important factor for retailers, especially in urban neighborhoods and downtown or Main Street settings. The ability to orient commercial centers to

pedestrians is dependent upon the surrounding density, specifically the amount of people living within a comfortable walking distance.

## Return to Downtown

Downtown’s across the United States, big and small in scale, have experienced a resurgence as residents continue to gravitate towards an integrated live-work-play environment. While mixed-use developments have surged in popularity, historic downtown cores are a more authentic offering and achieve a similar dynamic. Demand in downtown is being driven by both younger Millennials and older Baby Boomers, who are both willing to trade space for the opportunity to live in an integrated environment that offers walkability to shopping, dining, and recreation.

Leveraging the national resurgence in downtown spaces is an opportunity for Dunkirk in the short- and long-term. Not only do most indicators suggest that demand for downtown redevelopment and mixed-use will continue, existing communities are demonstrating price point premiums and higher-than-average occupancy rates.

## Downtown Strategies

Strategies highlighted in this section consider the reality that from an outside vantage point, downtown Dunkirk doesn’t demonstrate the ‘numerical’ evidence to support unencumbered private investment. Engagement by the public sector will be necessary to off-set the metrics that only tell a piece of the story.

*View downtown Dunkirk as an integrated, mixed-use node.* The recent resurgence in downtown nodes provides a key opportunity for Dunkirk to leverage. However, the demonstrated national momentum isn’t enough to guarantee success locally. In future



# Analysis

planning and redevelopment efforts, Dunkirk needs to view the downtown as a mixed-use node, including creating strategies for residential, office, and entertainment/tourism uses, in addition to retail.

Investment in nearby housing inventory could be a way to attract additional development into the downtown area. This may represent opportunities to attract new residents or retain current ones. Dunkirk should consider engaging a consulting firm to prepare a Housing Study to determine potential opportunities to increase supply, including workforce and senior living options.

Consider recruiting professional office users, like chiropractors, optometrists, real estate agents, or lawyers, or a small-business incubator into ground-level spaces in downtown. Dunkirk could attempt to fill some of its empty storefronts with these small, service-oriented businesses. There is understandable concern that if the stores are filled with small businesses that only add a little to the local economy, Dunkirk may miss out if bigger businesses can't find a space to locate.

However, the chances are not good that the community can attract “a big fish” until there are more signs of life downtown. For that reason, one of the first short-term goals should be to fill as many empty buildings as possible, even with smaller, non-retail operations. As downtown grows and evolves, there could be opportunities to relocate those users to a second-story space in the future. Ultimately, having more people and activity downtown will make it easier to recruit additional businesses.

*Support downtown Dunkirk as a destination.* Some decisions made by the City of Dunkirk have inadvertently sapped energy from downtown. For example, the West Jay Community Center is a

top resource for the city but directs activity away from Dunkirk's historical core. The same is true of the yearly festivals held on the outskirts of downtown.

Given that the population density in the Trade Area is likely less than would be attractive to a typical national or chain retailer, identifying a tourism-based anchor may provide a way to off-set the deficiency. The city could help restore circulation downtown by taking advantage of the available space to offer amenities like a farmer's market, community space, or expanded town festivals.

### *Co-Promote Dunkirk with other Jay County Communities.*

Downtown revitalization is not an initiative unique to Dunkirk. In fact, in addition to Dunkirk, Redkey, Pennville, and Portland are all in various stages of downtown revitalization planning efforts. Economic development should be viewed as a regional initiative; a partnership instead of a competition. These Jay County communities should seek to leverage the similarities in renewed downtown revitalization efforts to grow together.

In fact, the Jay County Development Corporation, in collaboration with the Jay County Commissioners and local municipal leaders, are currently planning to submit a regional Stellar Communities application to access a larger pool of grant monies for civic infrastructure investments. Creating a prioritized vision for how the region could grow, with a distinct focus on the unique downtown areas, is critical in a successful administration of potential grant awards.

Additionally, a broader partnership could also be used to co-promote events, attractions, and amenities within each community. Events like Redkey Gas Boom Days, Dunkirk Glass Days Festival, and the Portland Antique Gas Engine and Tractor



# Analysis

Show not only offer benefits for the hosting community but could also bring visitors and tourism throughout Jay County and the larger region.

The following local events and festivals should be leveraged to attract visitors to downtown Dunkirk. Co-promotion with other Jay County communities should be leveraged to efficiently increase marketing efforts and enhance regional partnerships.

## Local Events and Festivals

- Dunkirk Glass Days.
- Webster Depot Summer Concert Series
- Dunkirk Fireworks
- Main Street Festival and Craft Show
- Field of Warmth Festival
- Annual Easter Egg Hunt

Effective marketing of downtown spaces is one way to make small things happen (like moving existing businesses into empty storefronts) while working on bigger projects. This builds momentum in downtown and helps to build capacity for future growth incrementally.

The local investment group has a strong incentive to market downtown, but they need support. There have been some questions regarding whether the state-run Main Street program is a good match for the community. However, with or without a Main Street program, someone local must be responsible for following through and implementing the downtown plan. Part-time or

volunteer help should eventually be replaced by paid staff; perhaps Dunkirk could share a position with the nearby communities of Pennville and/or Redkey.

Develop a website showcasing progress on downtown's buildings and other events. Include photos of businesses, festivals, architecture, plans, activities, schools, and manufacturing. Provide links from other websites to the Dunkirk website. Be mindful that websites are fairly easy to update, but often prove difficult to keep updated.

Prepare a one-page project sheet for each available space describing features, square footage, price, and contact information. Distribute these to potential businesses.

*Invest in the vision for Downtown.* Business owners can't be expected to pour their livelihoods into a struggling downtown unless they see that the city is backing them up. Are the streets clean and policed? Are they going to do anything about empty, crumbling buildings on the main road? Is the city's own property well maintained?

In most cases, public investment must precede private investment. Public investment could include streetscape improvements in the public realm, investment into renovating and stabilizing existing structures, or partnering with private capital. One of Dunkirk's strongest assets is the local investors willing to take a chance to improve downtown. This updated Downtown Revitalization Plan should serve as a road map to prioritize how to invest public dollars and energy to making the downtown a successful attribute of the community.

# Analysis

## Community Engagement

Three community meetings have been held on October 4th, November 1st and November 29th to engage community leaders, downtown stakeholders, local residents and the general public. Two public hearings have also been held. The first was on January 28th to present the draft plan to the council and the general public, the second was held on February 25th to conduct plan adoption. All meetings were open to interested parties and convened evenings at the West Jay Community Center.

At the October 4th meeting, time was spent confirming the status of 2009 plan development and recommendations, which active businesses are still downtown and the status of vacant historic buildings. An exercise was conducted to determine local needs and wants to guide plan development. That effort produced this list:

### Dunkirk Needs

- Highway visibility – Based upon local authenticity
- Stronger media coverage: Need to tell Dunkirk story better
- Utilize Tax Increment Financing now commission is in place
- Manpower/People Power
- Annexation for community benefit
- Retain and repair existing housing stock
- New young residents with families
- Retention of local youth
- Quality of life improvements to attract residents and retain youth
- Stage community events within city limits and in visible location
- Leadership to implement downtown plan

### Dunkirk Wants

- Fresh produce
- Place to buy loved ones unique gifts
- To grow festivals like the Glass Days
- Businesses open later
- A coordinated County-Wide Plan
- County Trails are a start
- Co-Promoting Jay County events
- An identifiable Dunkirk Downtown Experience
- Emboldened existing venues and bring new businesses to downtown
- Library
- Glass Museum
- Microbrewery
- Events venue
- New restaurants & shops



# Analysis

The November 1st meeting provided more in-depth discussions regarding progress on downtown momentum and current initiatives:

- Meeting began with a focus on the lack of progress with populating empty downtown buildings, and particularly the status of restaurants to be opening in the Todd Opera House. Mayor Ritter gave an update based upon latest information provided by the developers. He expressed his confidence to those in attendance that both restaurant projects are still moving forward.
- Meeting then provided a brief summary of the reasons for this Revitalization Plan Update:
  - Plan update will bring the Dunkirk downtown planning efforts current
  - In concert with Jay County Commissioners, Jay County Community Development is planning a future Regional Stellar Communities submittal for funding that will:
    - Include current plans for Dunkirk, Portland, Pennville and Redkey
    - Will co-promote amenities and attractions within all four communities
    - Seek State of Indiana funding to support plan recommendations
  - Focus of the Dunkirk Plan Update will be on:
    - Catalyst redevelopment projects based upon:
      - Project potential to catalyze other investments
      - Current market and business conditions
      - Current property ownership
    - Public infrastructure investments to:
      - Improve quality of life and place
      - Improve local events staging and experience
- A draft community attitudes survey was reviewed for input, revisions and additional questions.
- A market analysis will be conducted as part of the Plan Update with current information on demographics, market opportunities, population trends and Dunkirk Trade Area statistics.
- The last item discussed was public infrastructure investments with a focus on three areas:
  - Determining targeted infrastructure improvements to support downtown community events and farmers market activities
  - Targeted Downtown Catalyst Projects that will add to downtown's vibrancy
  - Quality of life infrastructure improvements to make downtown more attractive and appealing

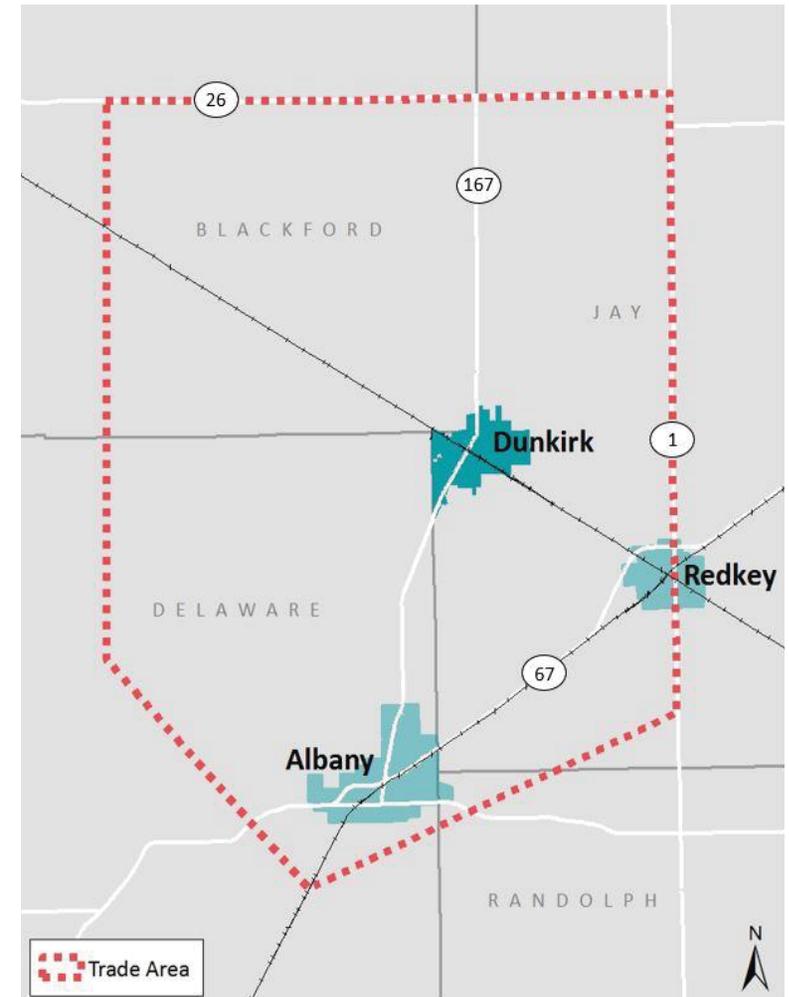


# Analysis

The November 29th meeting was a formal public meeting and presentation providing the following key items within plan development:

## Downtown Dunkirk Current Market Analysis Findings

- Demographics
  - Population is on a rather slow and steady decline since a peak of 3,465 in 1970 to 2,256 today
  - Age distributions are consistent with State of Indiana
  - 21% local households make over \$75,000 annually with a median household income of \$39,744
  - Unemployment has been steadily declining from a high of 7.8% in 2012 to 3.8% today
  - Largest employment sector is manufacturing at 51.6%
  - 78% of local residents have high school diploma and 9.8% have a bachelor's degree
- Trade Area includes Dunkirk, Redkey and New Albany:
  - Stores in trade area sold \$56.3 million in goods and services
  - Local residents and businesses spent \$100.1 million
  - Local residents spent \$43.8 outside trade area
  - Providing desired retail and services within trade area is key to establishing successful businesses
  - Desired retail: bakery, deli, hardware, grocery, restaurants, chiropractor, optometrist, dentist
- Primary Market Analysis Recommendations:
  - View Downtown as an Integrated Center: residential, office, entertainment, tourism and retail
  - Support downtown Dunkirk as a destination: program events and festivals, attract tourism
  - Market key buildings for re-use: fill storefronts, champion this plan, co-promote, launch website
  - Invest in vision for downtown: public investments first, encourage public private partnerships

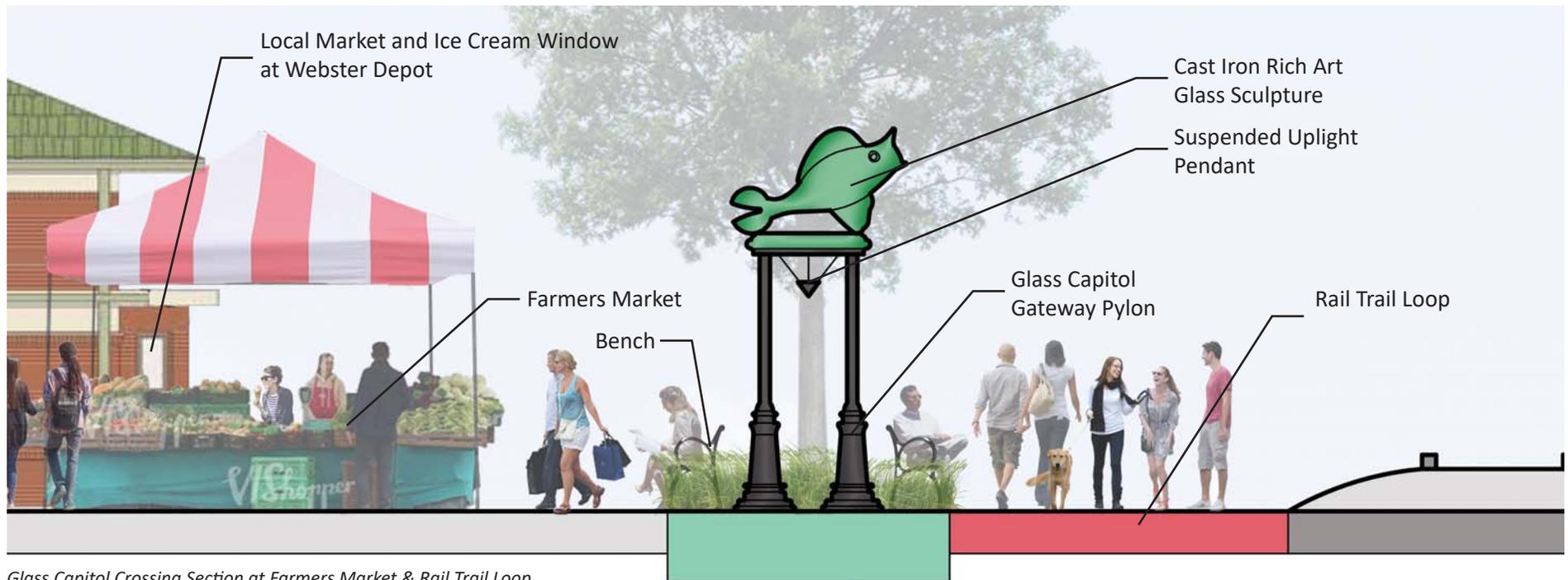


# Analysis

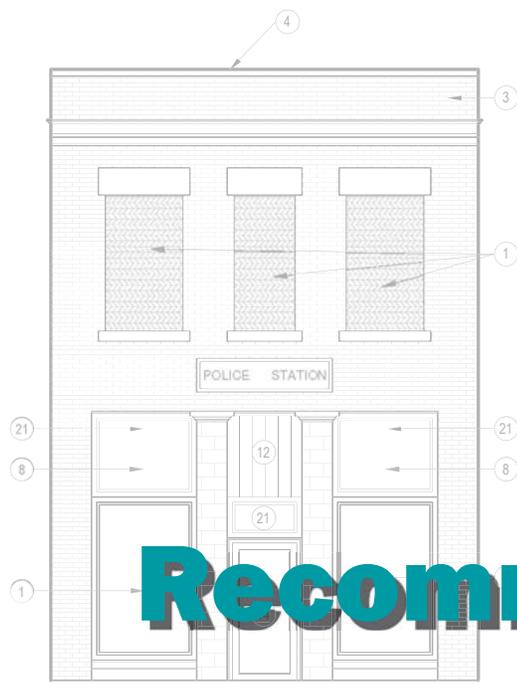
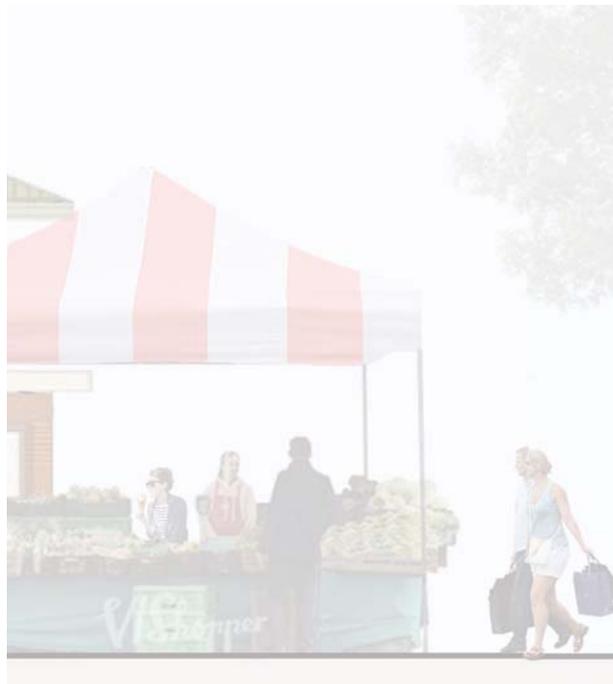
## Direction from Public and Stakeholder Engagement Activities

This Downtown Revitalization Plan Update recommendations focus on the following, based upon input received from the public, downtown stakeholders and local residents:

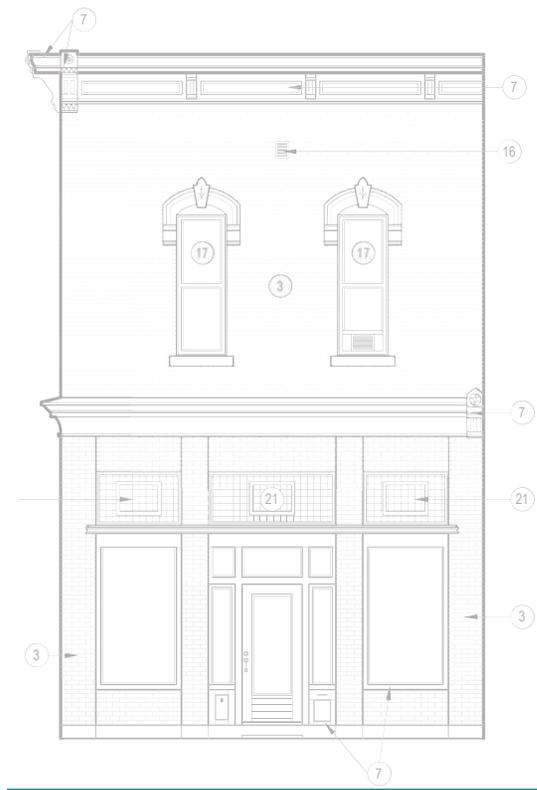
- A theme of “glass from the gas boom era “
- Catalyst project approach to activating downtown
- Continuing improvement of building facades
- Expansion of green space for the city’s festivals
- New street lighting with Wi-Fi transponders along Main Street
- Planters along Main Street and Glass Heritage banners on light posts
- Street trees along residential streets
- Outdoor seating



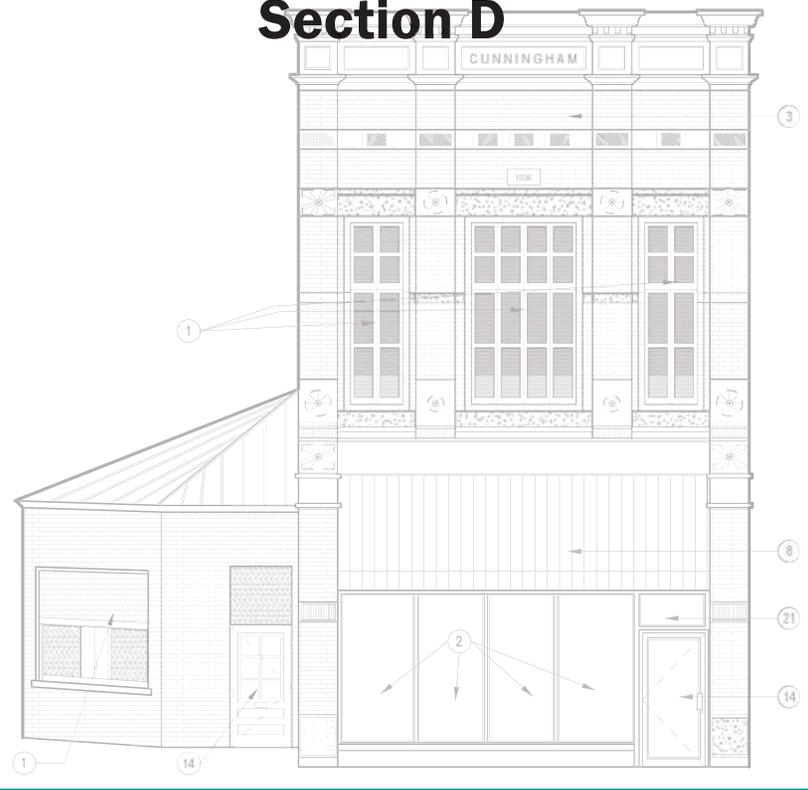
*Glass Capitol Crossing Section at Farmers Market & Rail Trail Loop*



# Recommendations



## Section D



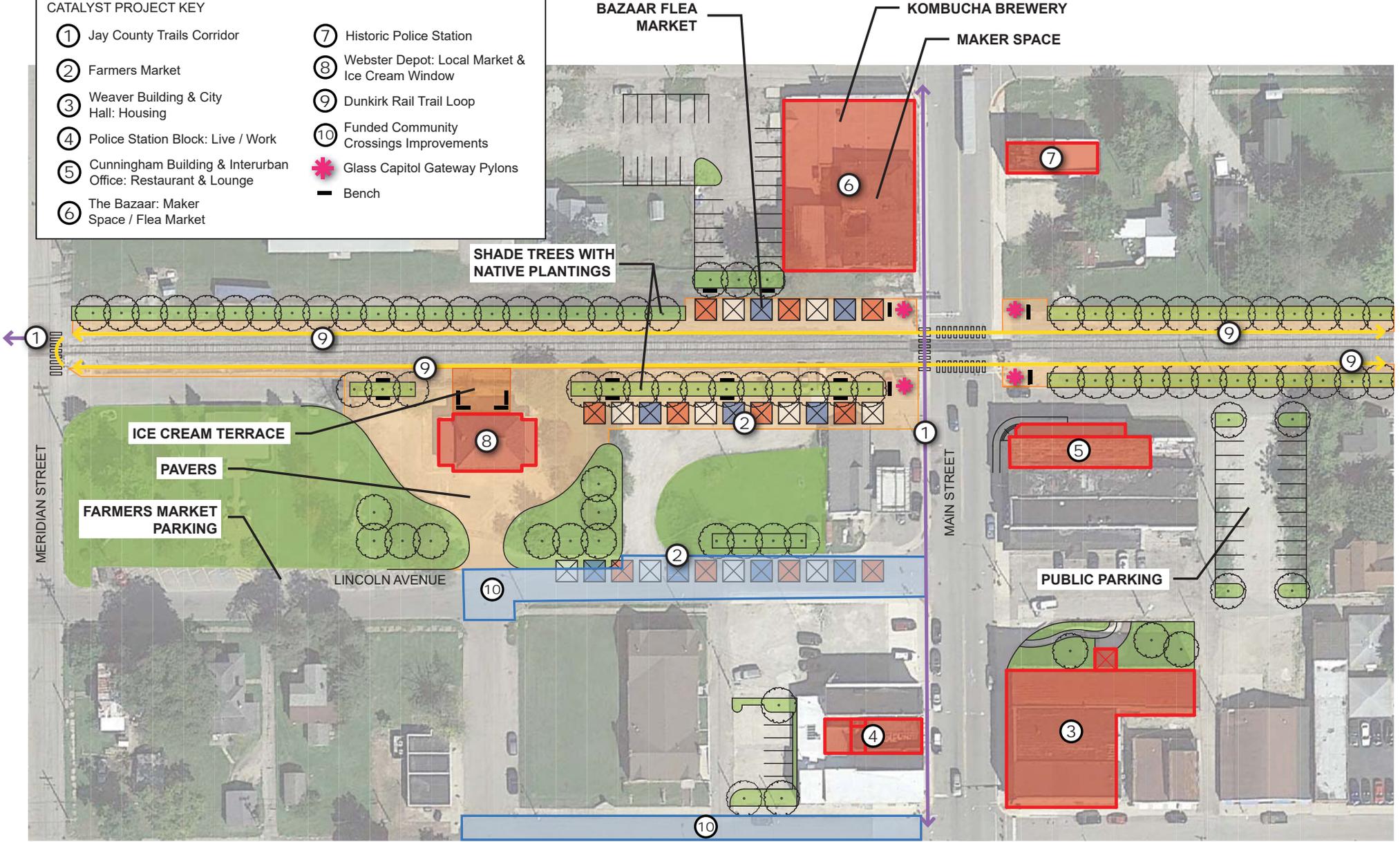
# Recommendations

## Glass Capitol Crossing Concept Plan

## Watson Buildings & Webster Depot

### CATALYST PROJECT KEY

- ① Jay County Trails Corridor
- ② Farmers Market
- ③ Weaver Building & City Hall: Housing
- ④ Police Station Block: Live / Work
- ⑤ Cunningham Building & Interurban Office: Restaurant & Lounge
- ⑥ The Bazaar: Maker Space / Flea Market
- ⑦ Historic Police Station
- ⑧ Webster Depot: Local Market & Ice Cream Window
- ⑨ Dunkirk Rail Trail Loop
- ⑩ Funded Community Crossings Improvements
- ✳ Glass Capitol Gateway Pylons
- Bench





# Recommendations

## Glass Capitol Crossing Strategic Investments

Building upon the good work that has been done since the 2009 Dunkirk Downtown Revitalization Plan, this Plan Update is focused on recommendations that are centered around the primary recommendation rooted within this study's market analysis:

***“Build the Future of Downtown Dunkirk upon a Mixed-Use Node”***

Dunkirk leadership and downtown stakeholders should seek opportunities for downtown residential living, office space, entertainment, community events and tourism. The Glass Capitol Crossing recommendations provide the foundation for that mixed-use node within a concentrated area of both public and private investments:

**Place-making investments** by the City of Dunkirk will be necessary to launch this effort and to spawn the desired corresponding private investments to create a vibrant Mixed-Use Node:

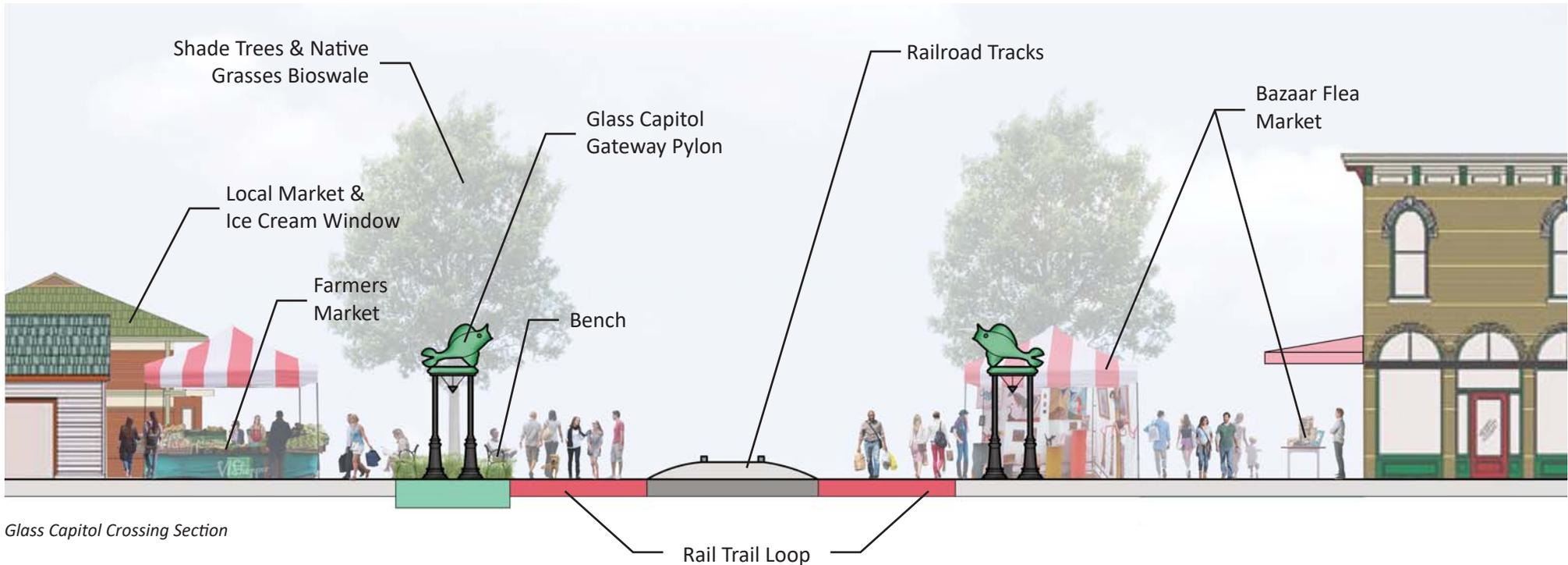
- The railroad crossing at Main Street:
  - Becomes the primary downtown gateway
  - Is marked by four Glass Capitol Gateway Pylons flanking the crossing
  - And celebrates Dunkirk's glass heritage with lighted cast iron rich glass sculptures
- A new rail trail loop:
  - Runs parallel to the railroad spur
  - Completes a portion of the Jay County Bicycle & Pedestrian Master Plan
  - Is lined with shade trees in a native landscape that absorbs storm water runoff
  - And connects to the Webster Depot Ice Cream Window
- New pavement improvements just west of Main Street along both sides of the rail trail loop provide events staging space for:
  - An expanded Farmers Market
  - Flea Market
  - And Maker Space Market
- Park improvements around Webster Depot:
  - Will add trees, green space and street lights with electrical service and Wi-Fi
  - Will bring Lincoln Street improvements via committed Community Crossing funds
  - And support community events staging and the Farmers Market

*\*See Page D-68 for Conceptual Catalyst Project Cost Estimates Summary*

# Recommendations

Private real estate investments will add to the Mixed-Use Node synergies and downtown business activity by bringing downtown living opportunities to local residents within these nearby structures:

- Webster Depot will become a local market with meats, dairy, vegetables and ice cream parlor, providing a clearly stated high priority for local residents
- The Watson Building has new owners interested in developing a maker space and flea market that will stage sales along the rail trail loop, while operating a kombucha brewery there too
- The Old Police Station will become a live work space adding to the downtown vibe
- The Cunningham Building will become a restaurant with coffee lounge in the Interurban ticket office addition
- The former pet store will also become a live work space, completing the façade restorations of all four buildings there
- The Weaver Building will:
  - Be renovated to provide upstairs living for local residents with daylighted rooms
  - Gain an elevator to become a fully accessible living facility

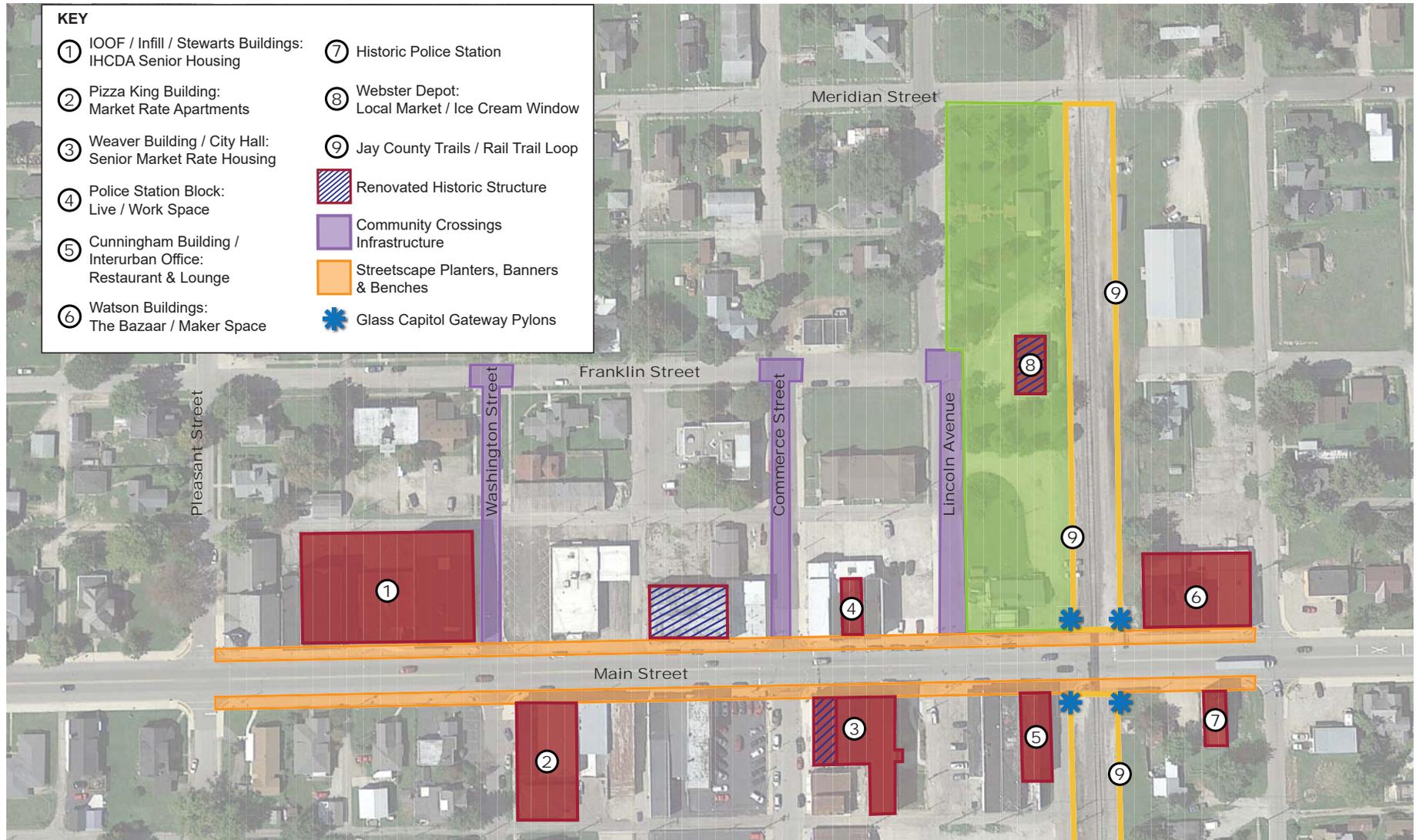


*Glass Capitol Crossing Section*

# Recommendations

## Downtown Architectural Catalyst Projects Map

Dunkirk's unique and impressive collection of historic buildings is a direct result of the gas boom of the late 1800's. This local resource gave birth to the industries that created the wealth which today is made manifest within the City's collection of historic downtown buildings. The Plan Update team has studied multiple buildings within the downtown and have prepared plan and elevation drawings for buildings that can serve as catalyst projects. It is the intent of these drawings to demonstrate the potential of these catalyst buildings to enliven downtown Dunkirk, attract new residents and new businesses to downtown.



# Recommendations

## Downtown Architectural Catalyst Projects

A review of the Dunkirk Catalysts Projects map indicates a concentration of redevelopment projects near, at and around Webster Depot Park and the Rail Trail Loop Glass Capitol Crossing Gateway. This is an intentional focus area for redevelopment and is based upon the primary market analysis recommendation to create an integrated mixed-use node that offers multiple reasons to visit downtown, live downtown and/or establish a business downtown. The premier place making elements celebrating Dunkirk's glass heritage with four lighted glass sculptures mounted upon pylons at the Glass Capitol Crossing mark a new gateway into downtown. The new rail trail loop brings neighborhood connectivity to downtown along the underutilized railroad spur with landscape embellishments and provides active living access to Webster Depot Park, the expanded Farmers Market and The Bazaar. The following narrative and graphics provide additional detail related to the proposed catalyst projects. It is the intent of this Downtown Revitalization Plan Update to utilize this information to solicit state funding for the implementation of Dunkirk's integrated mixed-use node to become known as Glass Capitol Crossing.

Additional catalyst projects are also detailed and located further south on Main Street. These projects will add to the downtown vibe by restoring and preserving Dunkirk's historic fabric and place. They also will encourage new business enterprises and downtown living options to bring new life and vitality to the community. The numbers associated with each of the following catalyst projects correspond to the keynotes within the accompanying map.

*\*See Page D-68 for Conceptual Catalyst Project Cost Estimates Summary.  
For line item Catalyst Project costs, see end of Appendix*



# Recommendations

## 1. IOOF / Infill / Stewarts Buildings - IHCD Housing & Community Center

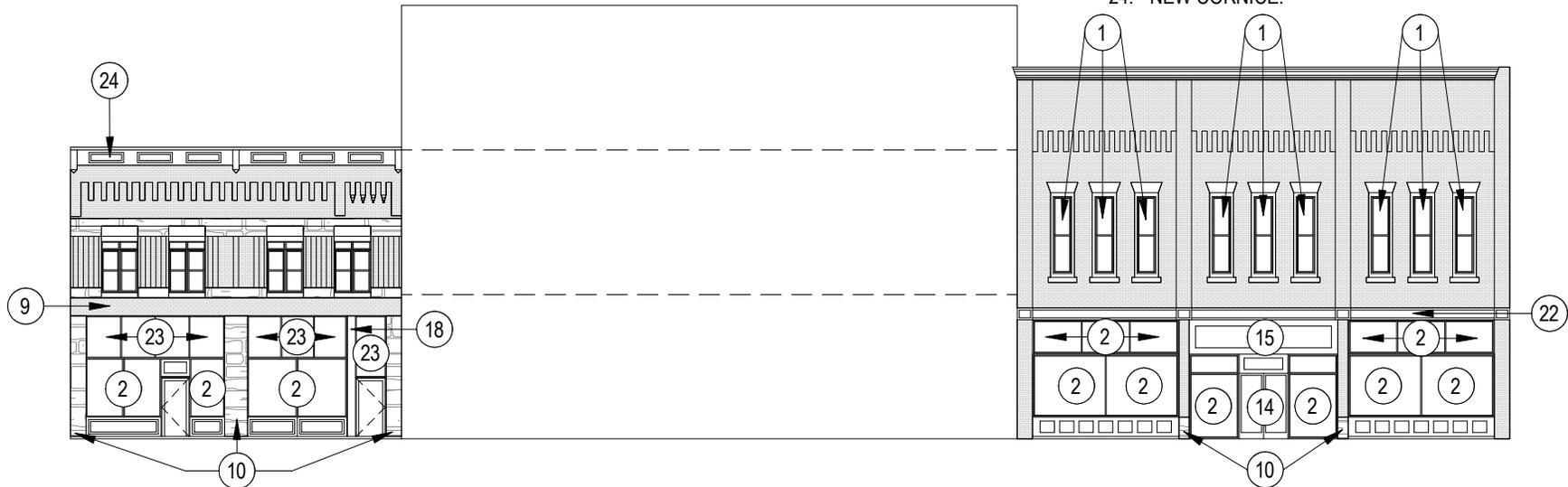


# Recommendations

## 1. IOOF / Infill / Stewarts Buildings - IHCDA Housing & Community Center

### NEW WORK NOTES

1. NEW WINDOWS.
2. NEW STOREFRONT.
3. CUT & POINT MASONRY.
4. NEW COPING.
5. NEW SCONCE.
6. NEW DECORATIVE CORNICE.
7. PAINT.
8. NEW AWNING.
9. NEW BRICK.
10. NEW CONCRETE.
11. RETAIN CAR SIDING.
12. NEW CEMENTITIOUS PANEL.
13. REPAIR SAGGING TRIM.
14. NEW DOOR.
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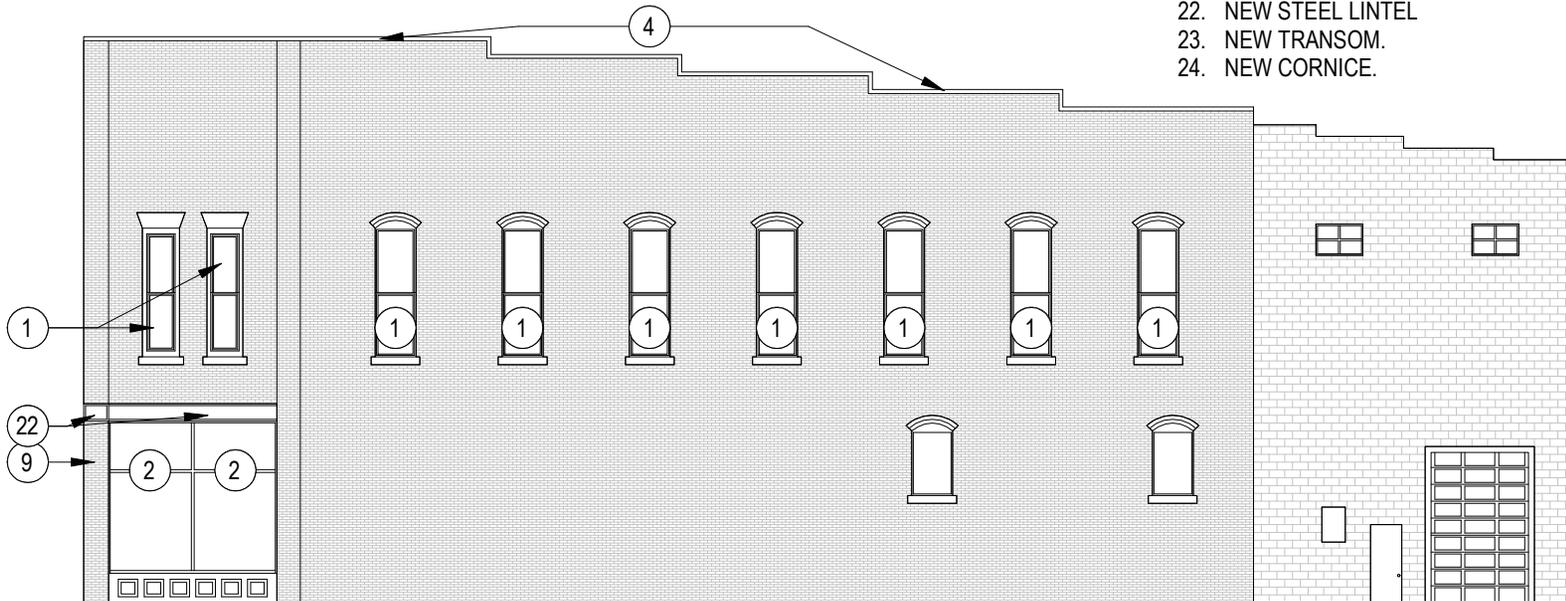


# Recommendations

## 1. IOOF / Infill / Stewarts Buildings - IHCDA Housing & Community Center

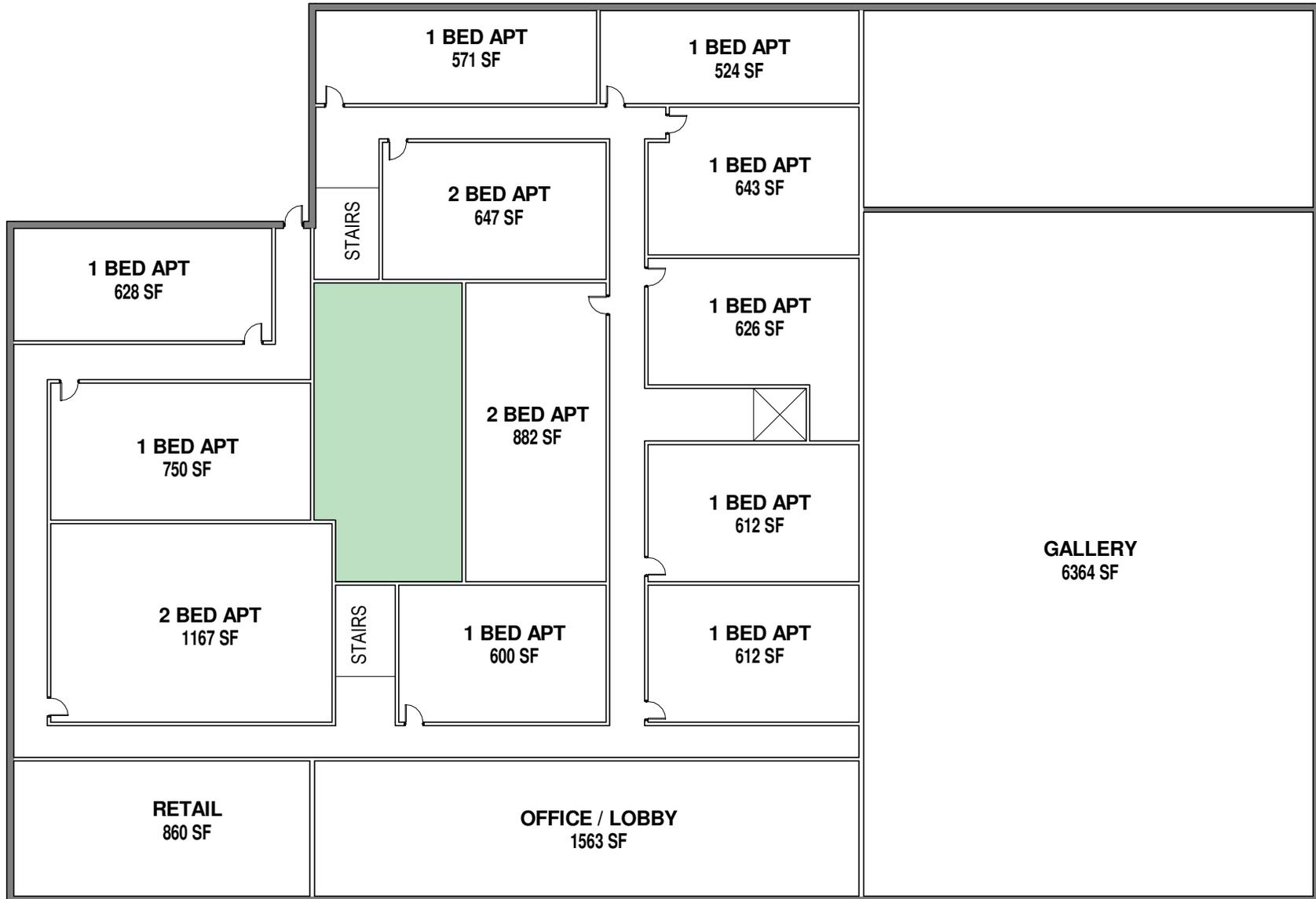
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24. NEW CORNICE.



# Recommendations

## 1. IOOF / Infill / Stewarts Buildings - IHCDA Housing & Community Center - 1st Floor



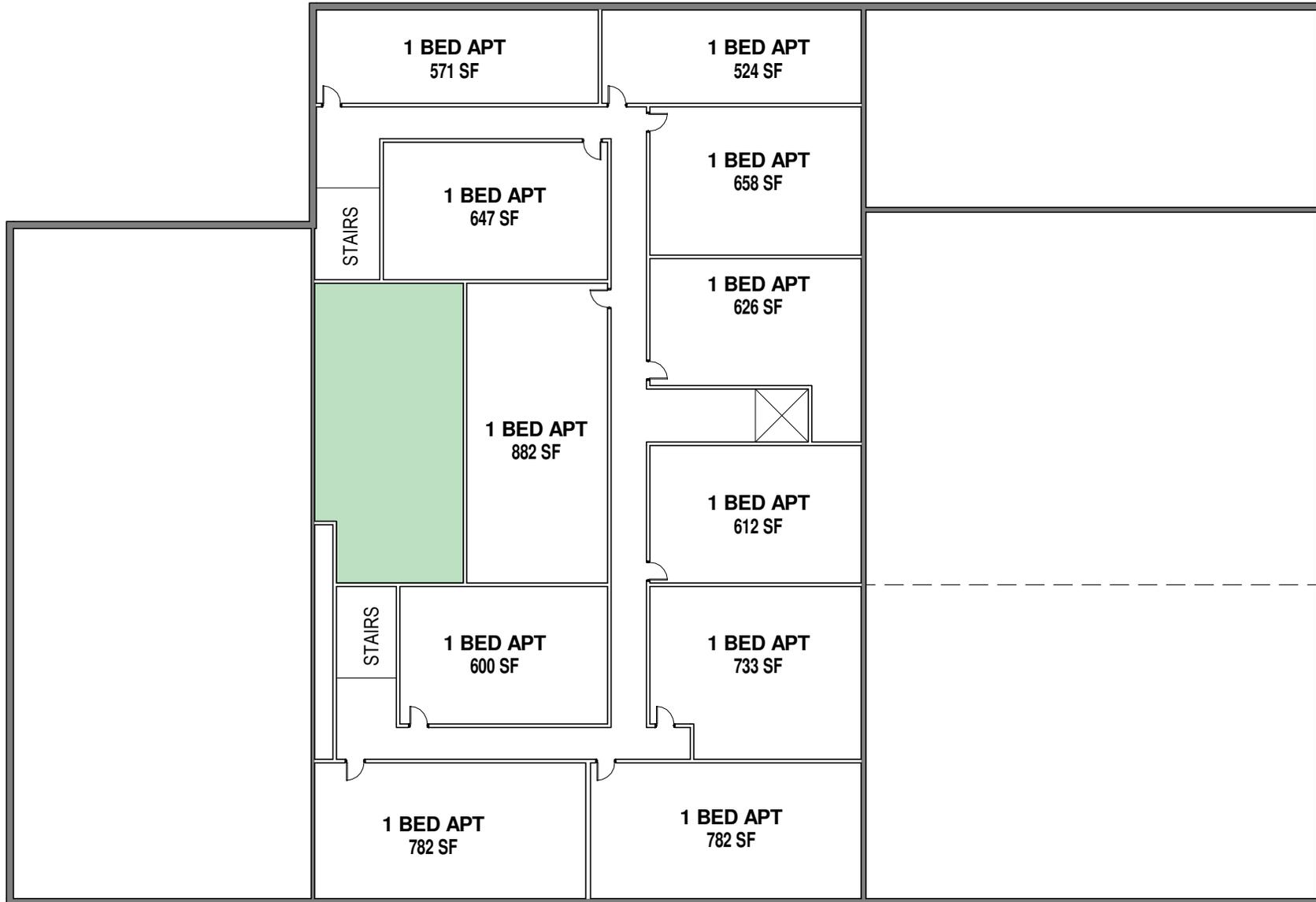
# Recommendations

## 1. IOOF / Infill / Stewarts Buildings - IHEDA Housing & Community Center - 2nd Floor



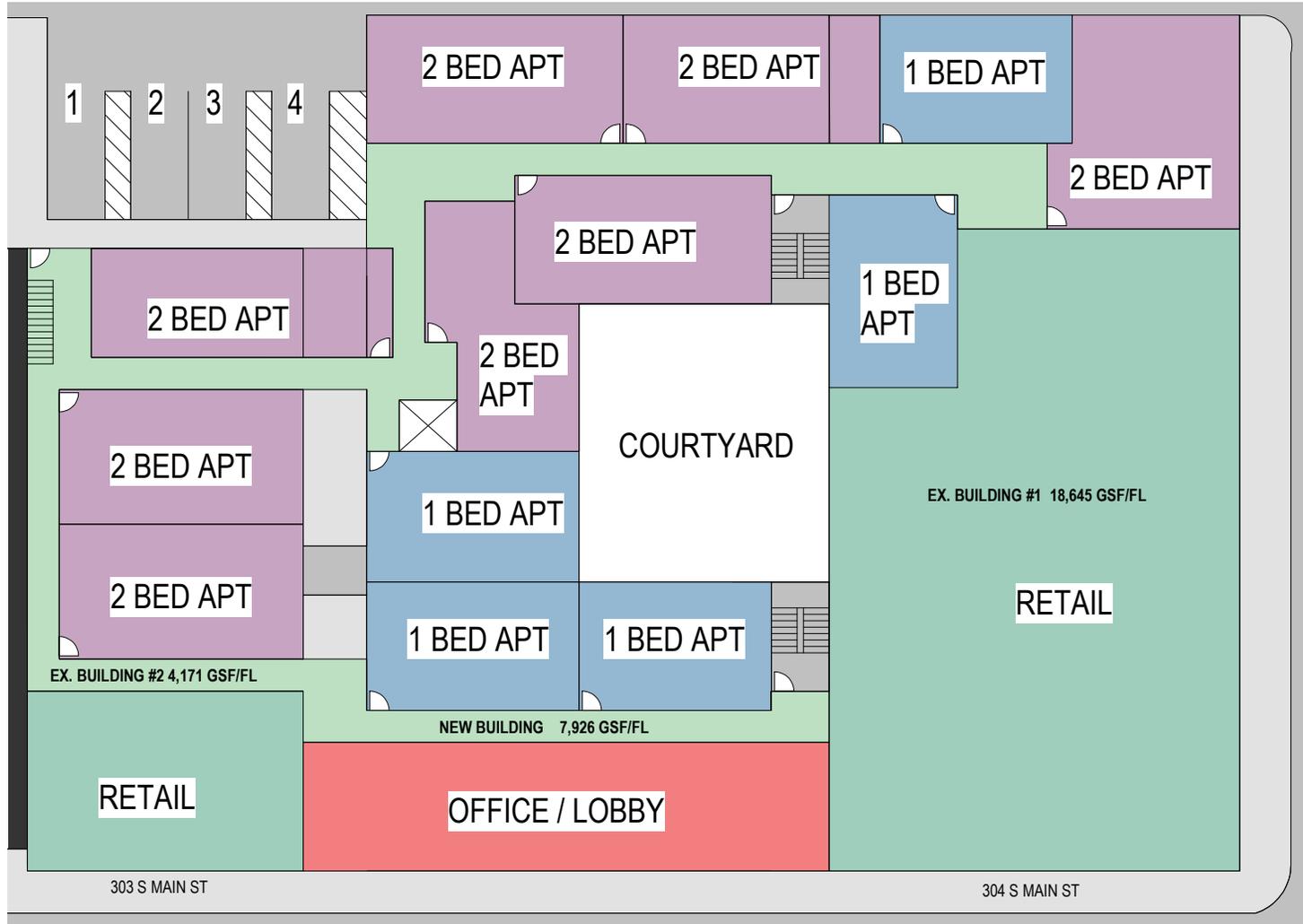
# Recommendations

## 1. IOOF / Infill / Stewarts Buildings - IHEDA Housing & Community Center - 3rd Floor



# Recommendations

## 1. Stewarts Building Alternate Plan - Senior Housing - 1st Floor



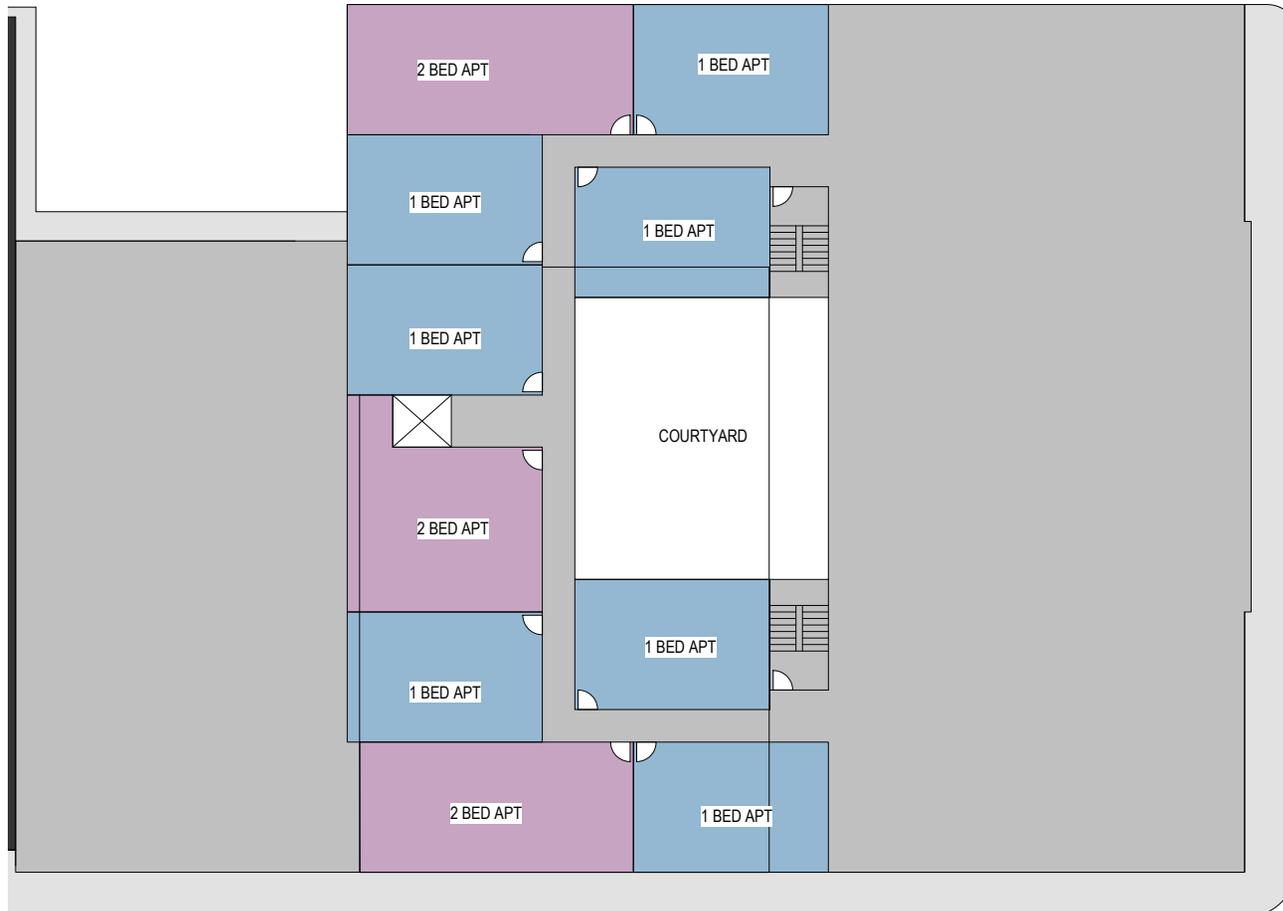
# Recommendations

## 1. Stewarts Building Alternate Plan - Senior Housing - 2nd Floor



# Recommendations

## 1. Stewarts Building Alternate Plan - Senior Housing - 3rd Floor



# Recommendations

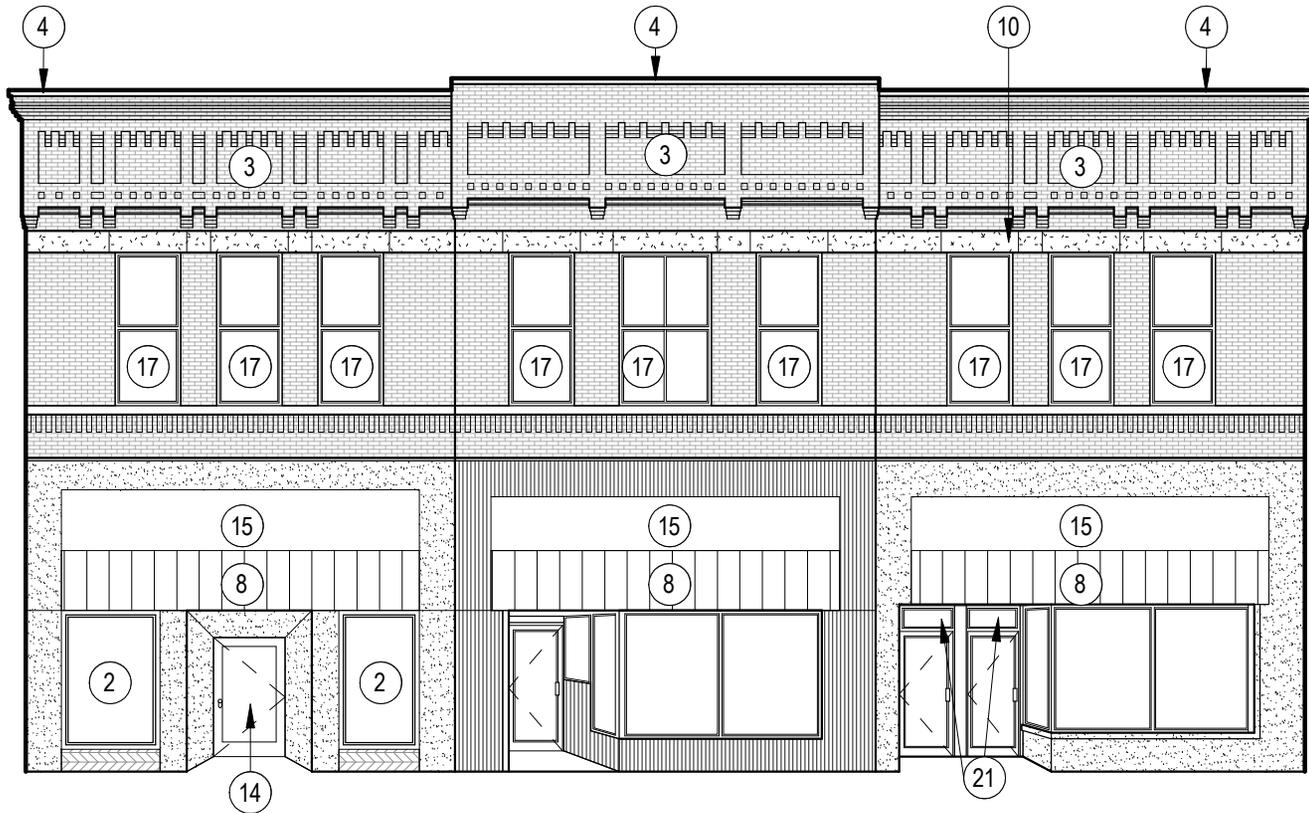
## 2. Pizza King Building - Apartments



- Six market rate apartments above street level retail dining
- Apartments ranging in size from 750 SF to 1,050 SF
- Shared parking at city owned lot to the south
- Windows and natural daylighting within each unit

# Recommendations

## 2. Pizza King Building - Apartments

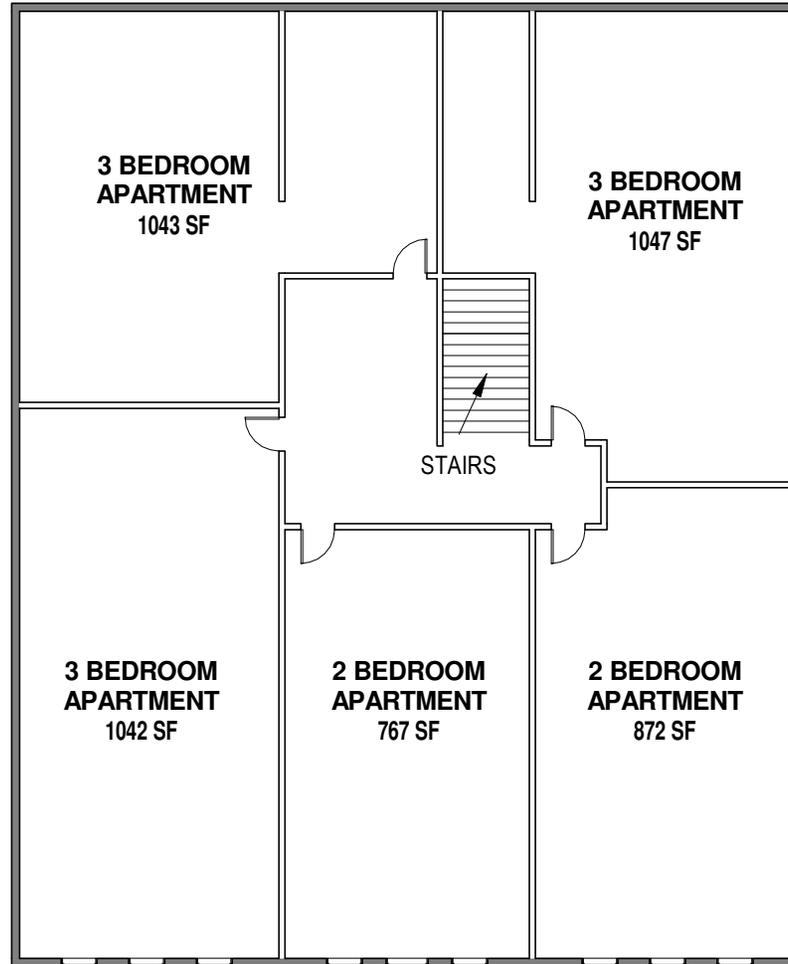


### NEW WORK NOTES

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# Recommendations

## 2. Pizza King Building - Apartments



2ND FLOOR

# Recommendations

## 3. Weaver Building - Apartments



# Recommendations

## 3. Weaver Building - Apartments

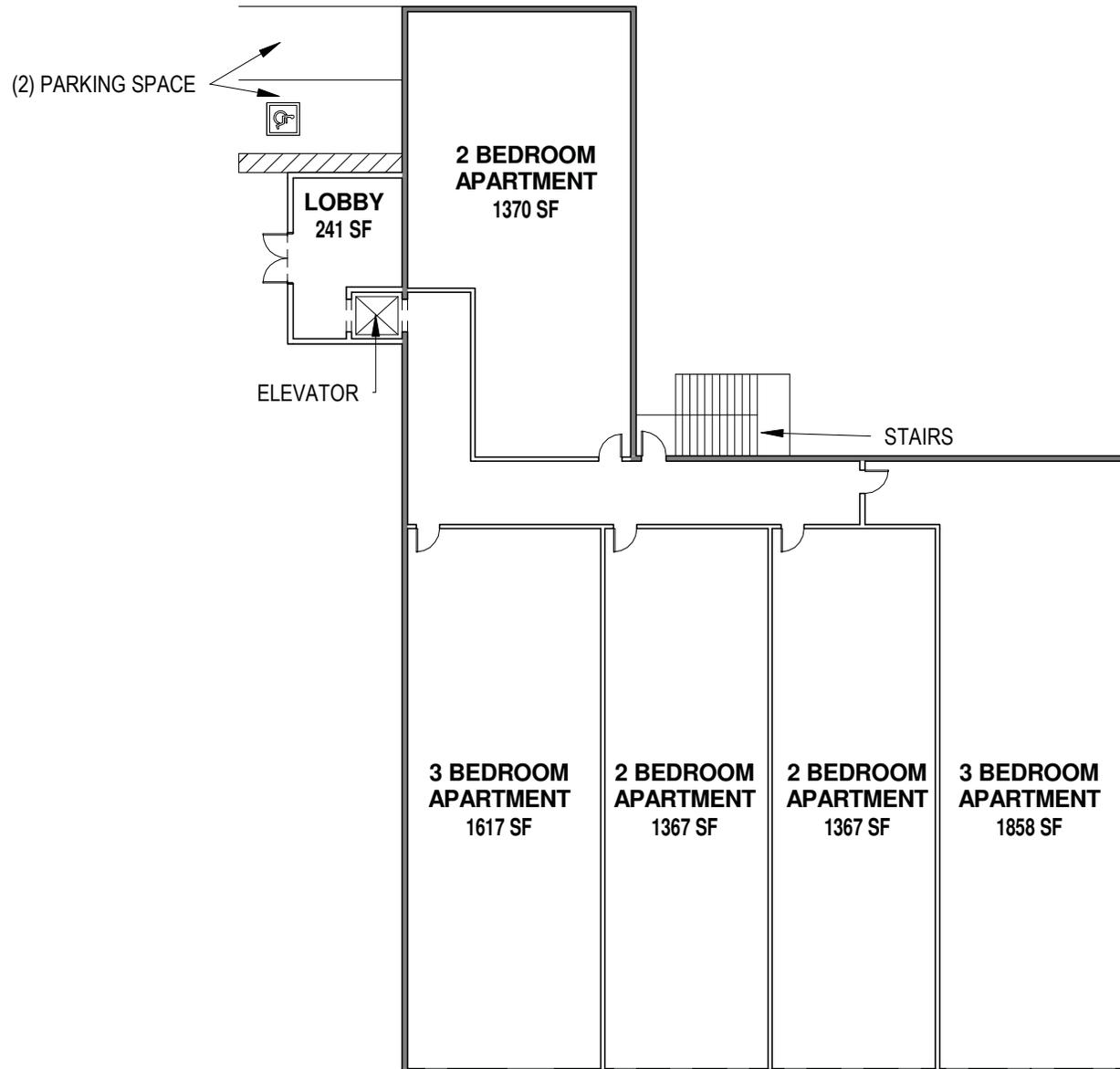
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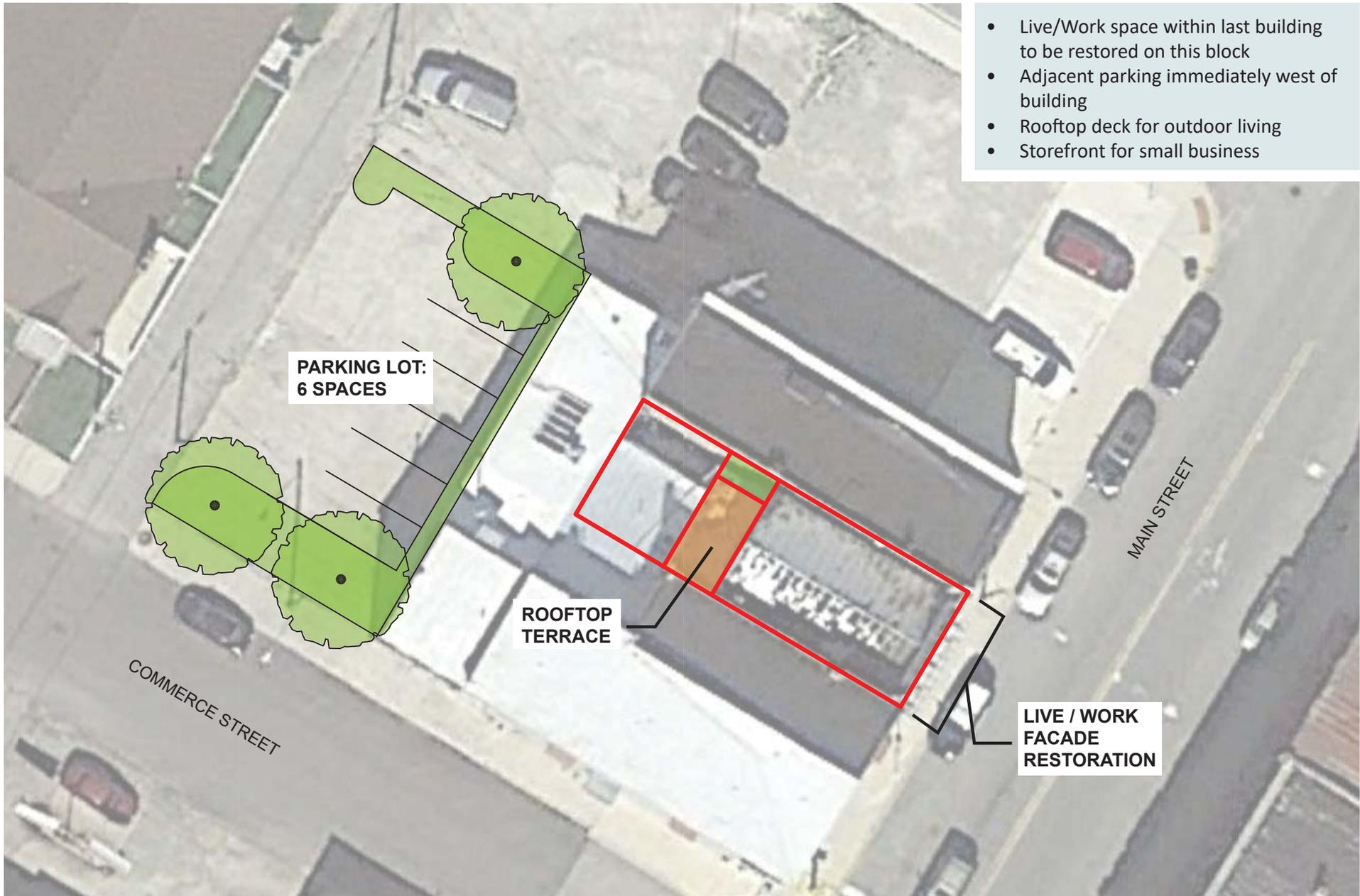
# Recommendations

## 3. Weaver Building - Apartments - 2nd Floor



# Recommendations

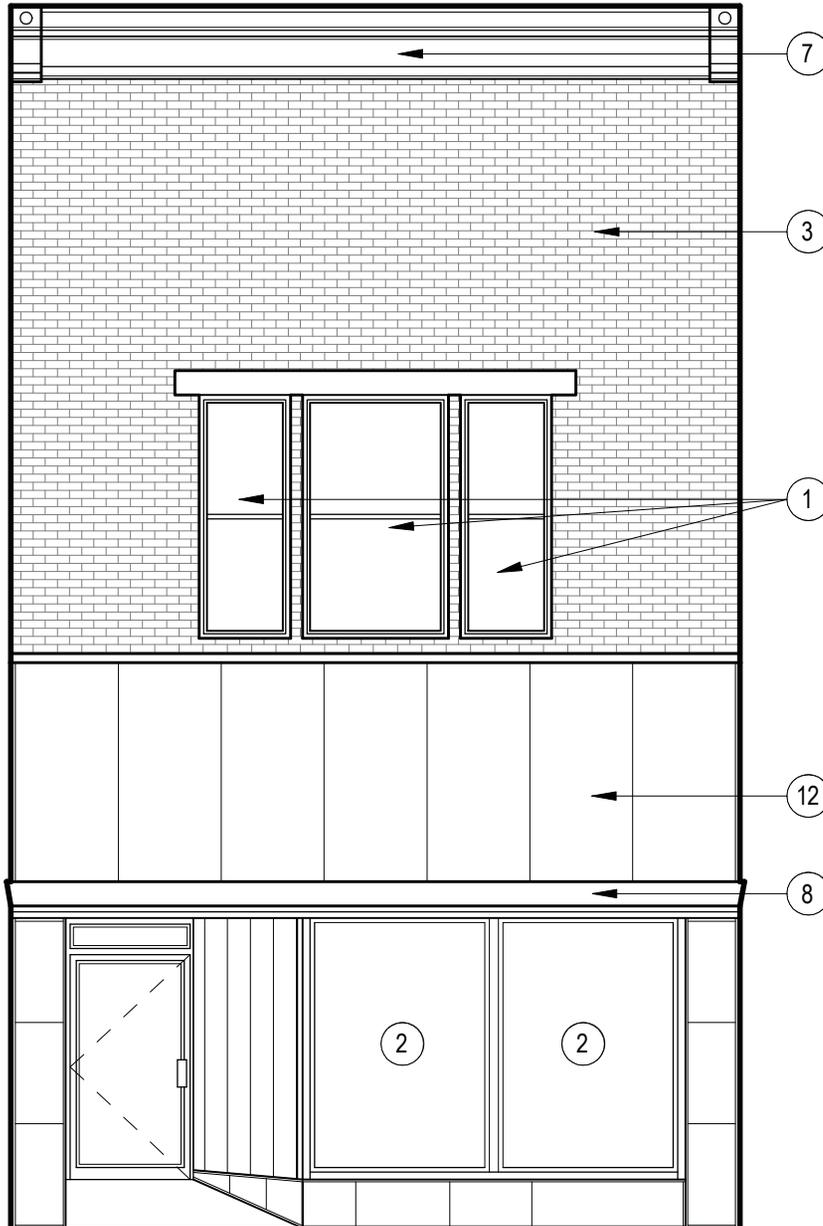
## 4. Former Pet Store - Live / Work Space



- Live/Work space within last building to be restored on this block
- Adjacent parking immediately west of building
- Rooftop deck for outdoor living
- Storefront for small business

# Recommendations

## 4. Former Pet Store - Live / Work Space

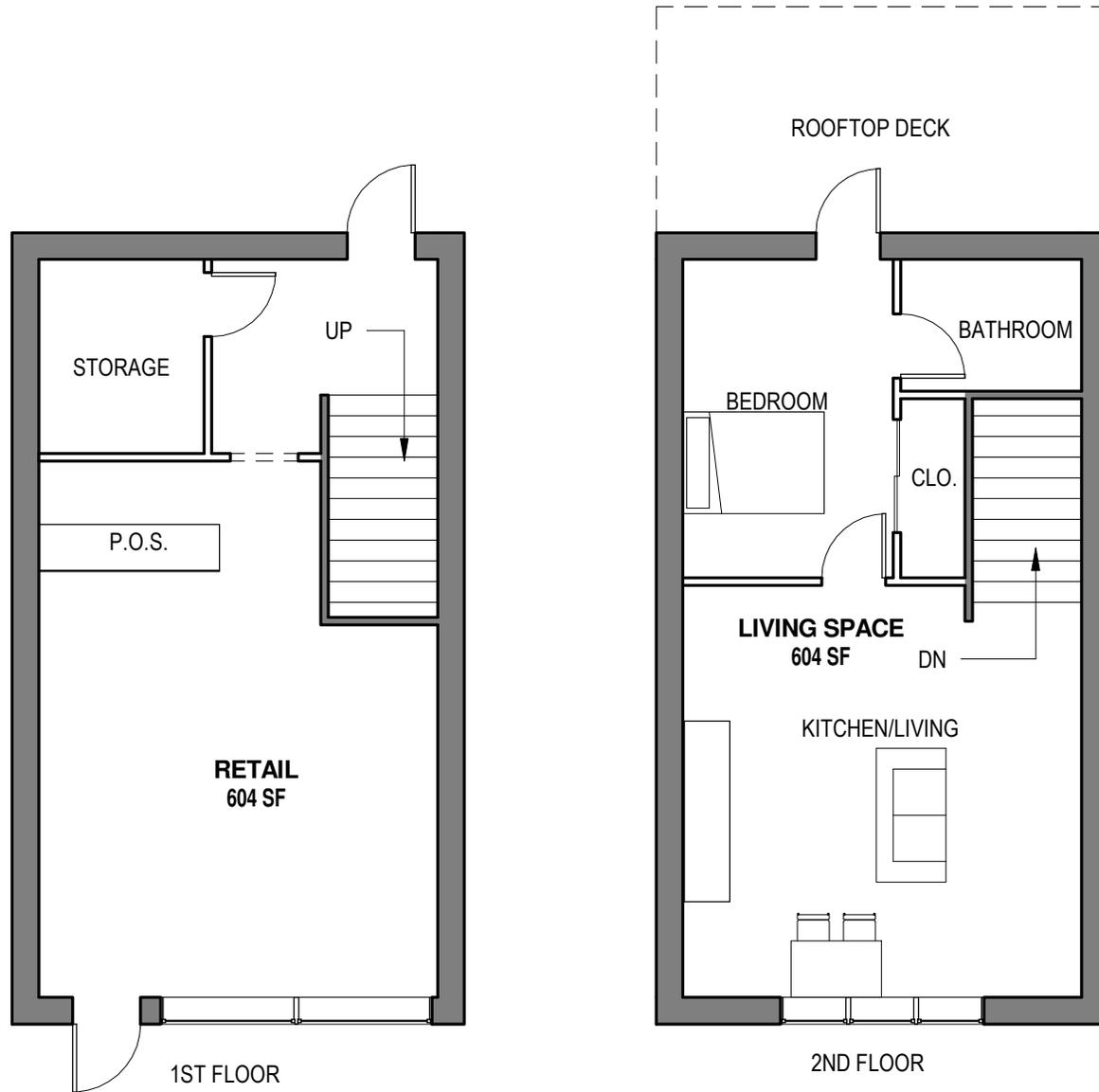


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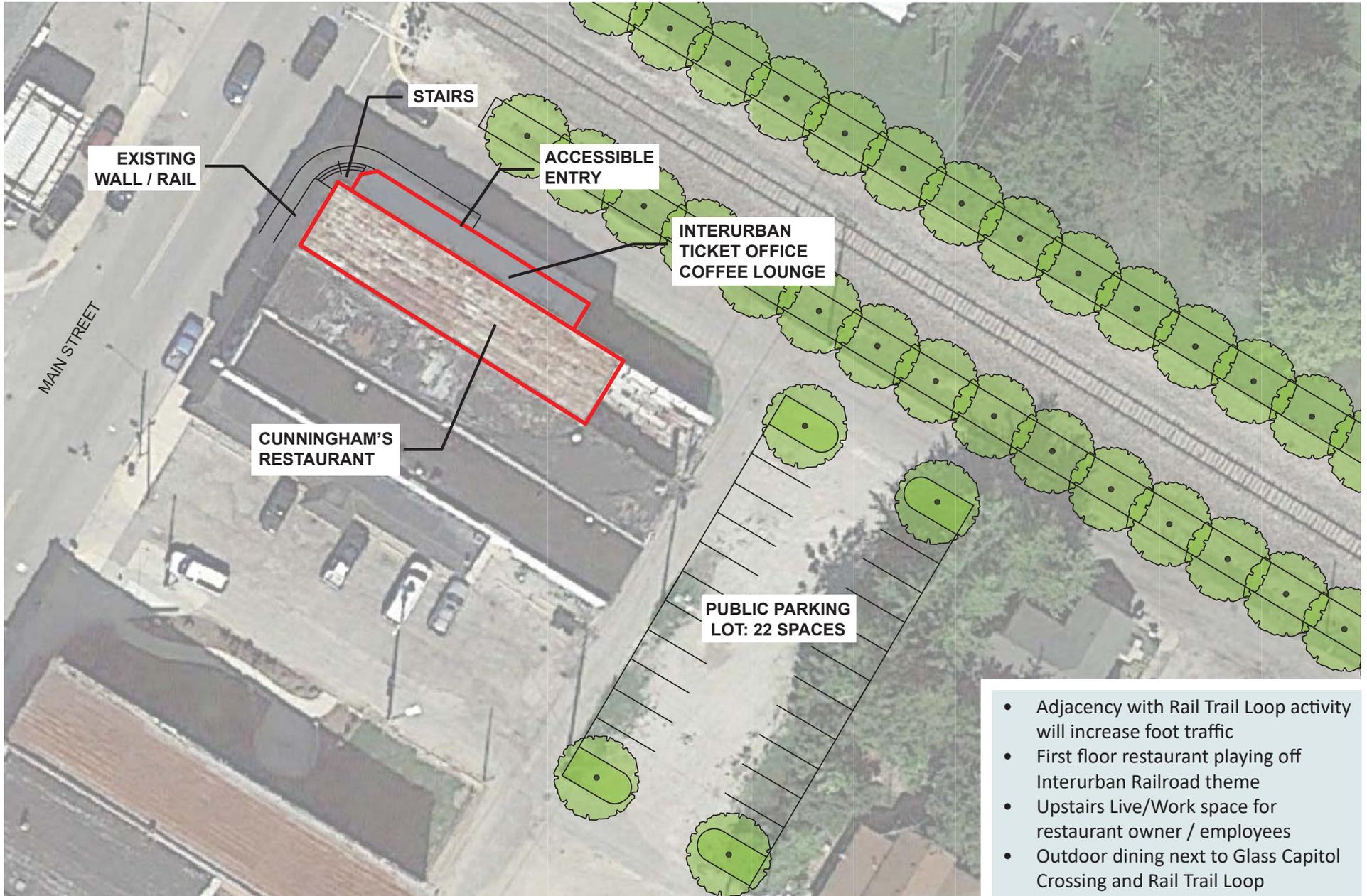
# Recommendations

## 4. Former Pet Store - Live / Work Space



# Recommendations

## 5. Cunningham Building - Restaurant & Coffee Lounge

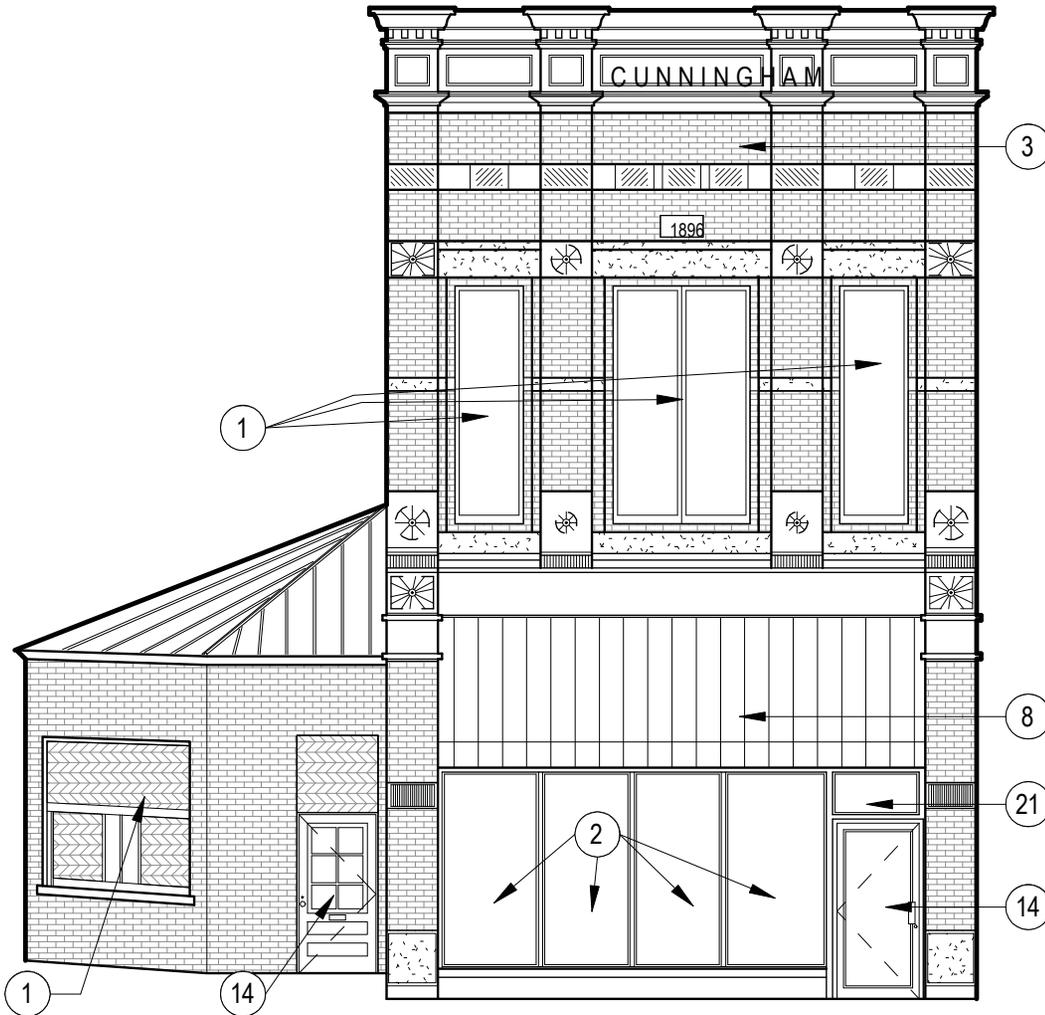


# Recommendations

## 5. Cunningham Building - Restaurant & Coffee Lounge

### NEW WORK NOTES

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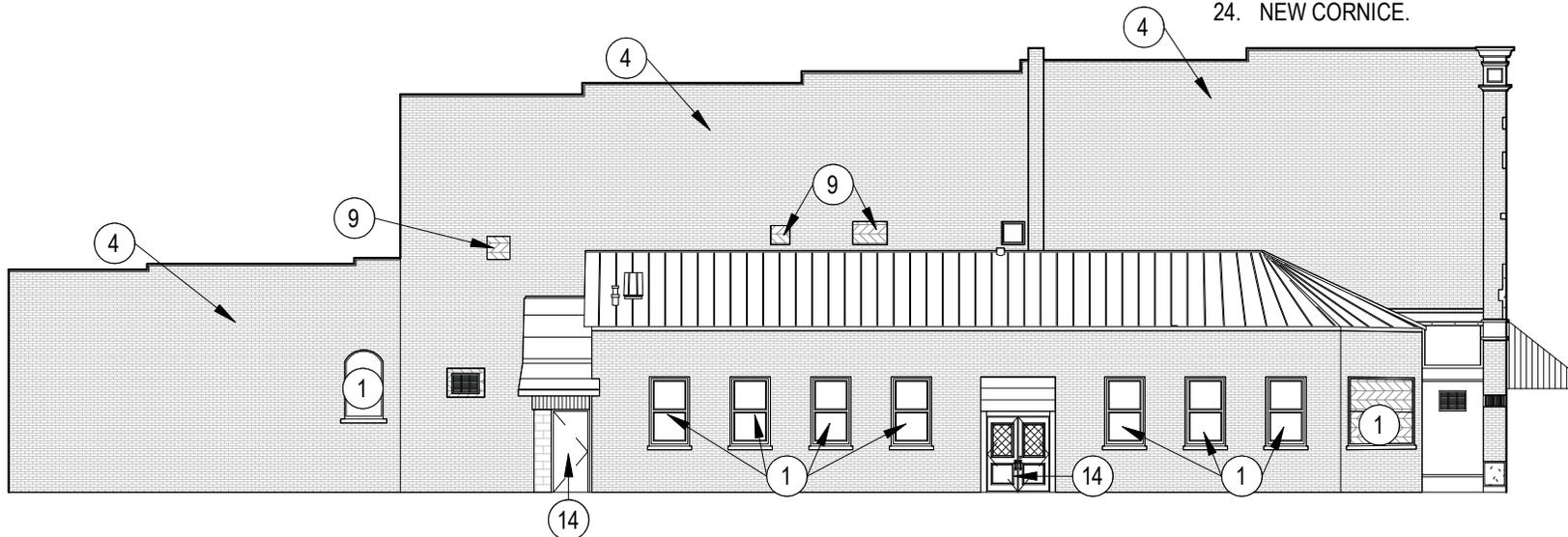


# Recommendations

## 5. Cunningham Building - Restaurant & Coffee Lounge

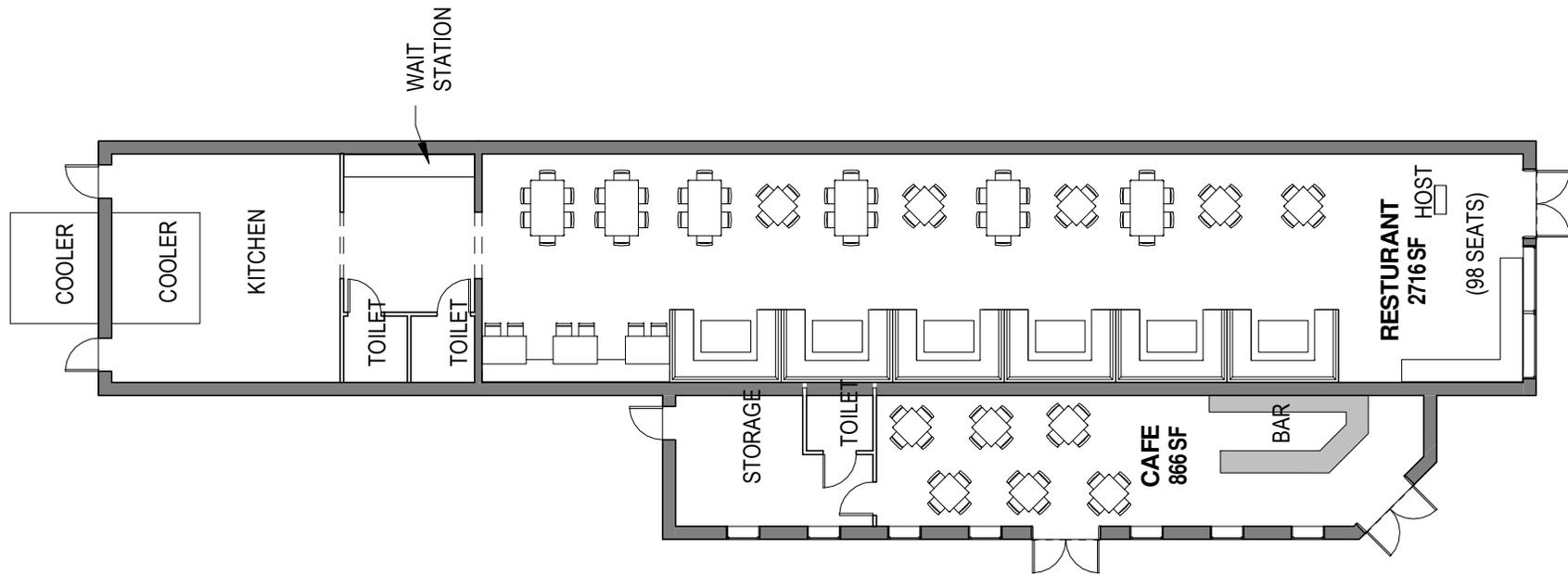
### NEW WORK NOTES

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# Recommendations

## 5. Cunningham Building - Restaurant & Coffee Lounge

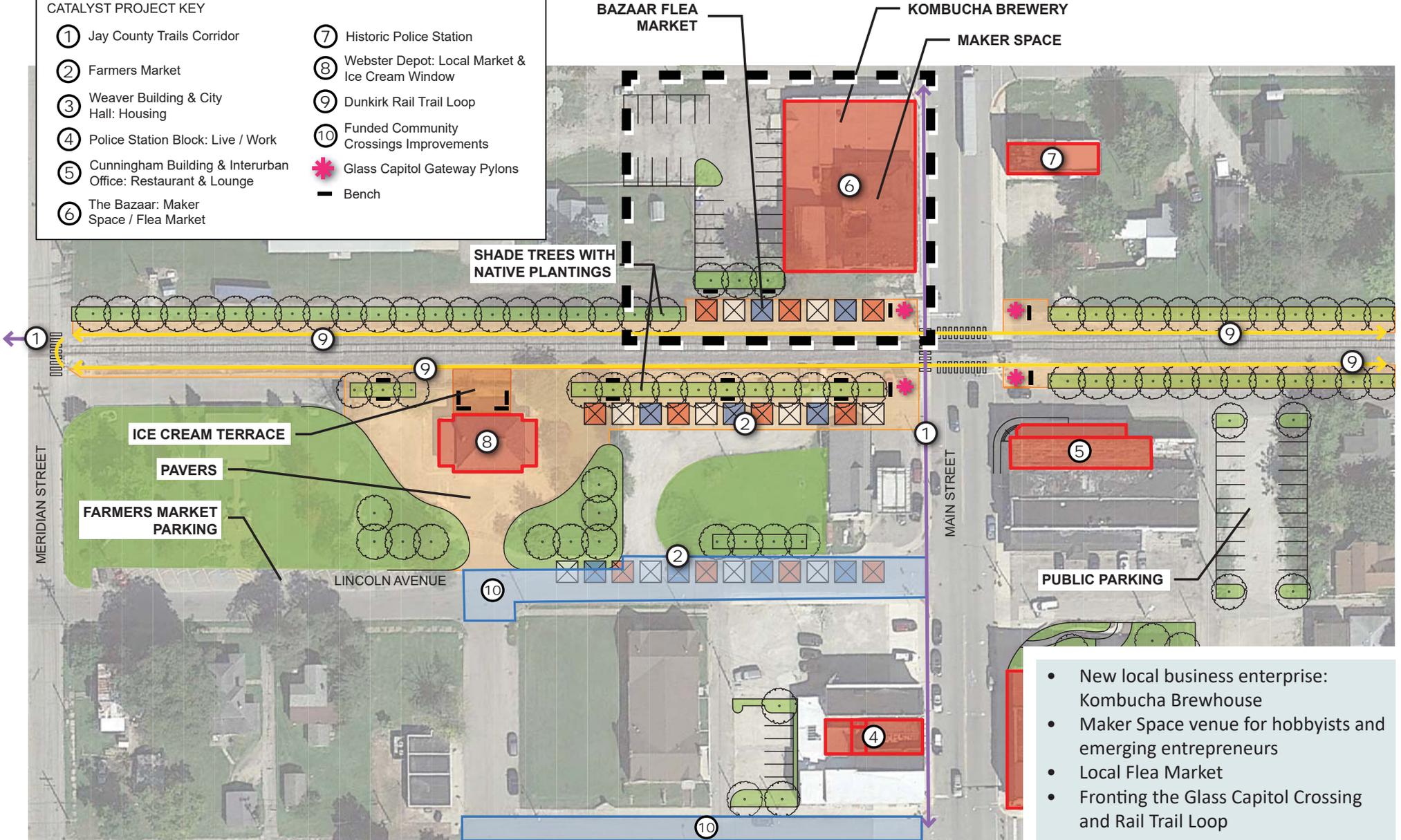


# Recommendations

## 6. Watson Building Bazaar - Maker Space & Flea Market

### CATALYST PROJECT KEY

- |  |  |
|--|--|
| ① Jay County Trails Corridor                                   | ⑦ Historic Police Station                        |
| ② Farmers Market   | ⑧ Webster Depot: Local Market & Ice Cream Window |
| ③ Weaver Building & City Hall: Housing                         | ⑨ Dunkirk Rail Trail Loop                        |
| ④ Police Station Block: Live / Work                            | ⑩ Funded Community Crossings Improvements        |
| ⑤ Cunningham Building & Interurban Office: Restaurant & Lounge | ✳ Glass Capitol Gateway Pylons                   |
| ⑥ The Bazaar: Maker Space / Flea Market                        | — Bench  |



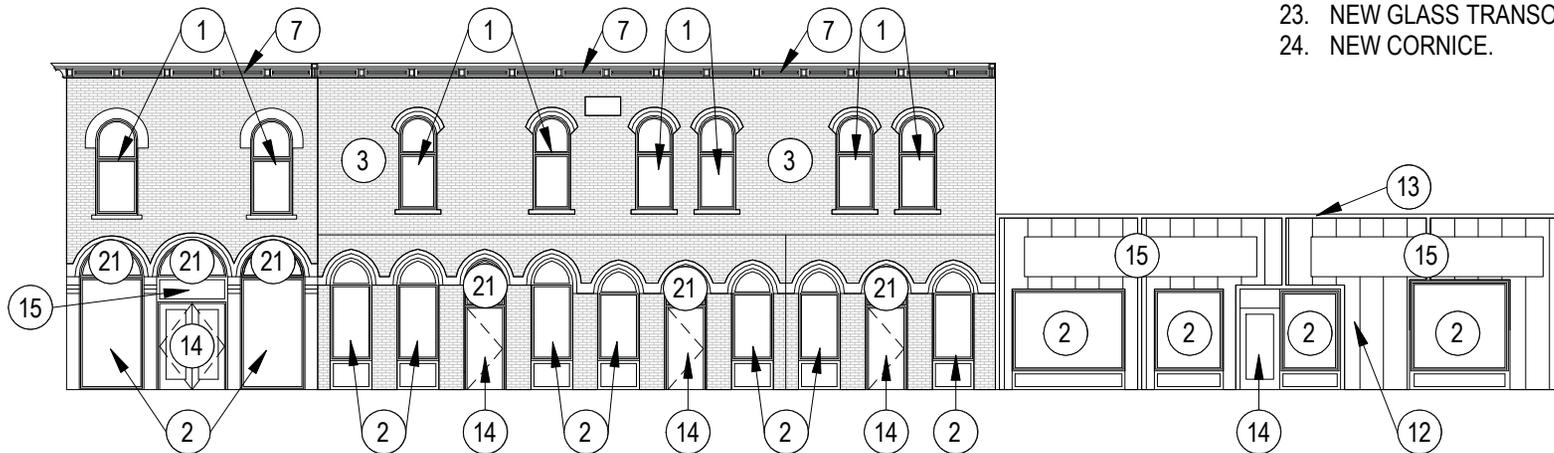
- New local business enterprise: Kombucha Brewhouse
- Maker Space venue for hobbyists and emerging entrepreneurs
- Local Flea Market
- Fronting the Glass Capitol Crossing and Rail Trail Loop

# Recommendations

## 6. Watson Building Bazaar - Maker Space & Flea Market

### NEW WORK NOTES

1. NEW WINDOWS.
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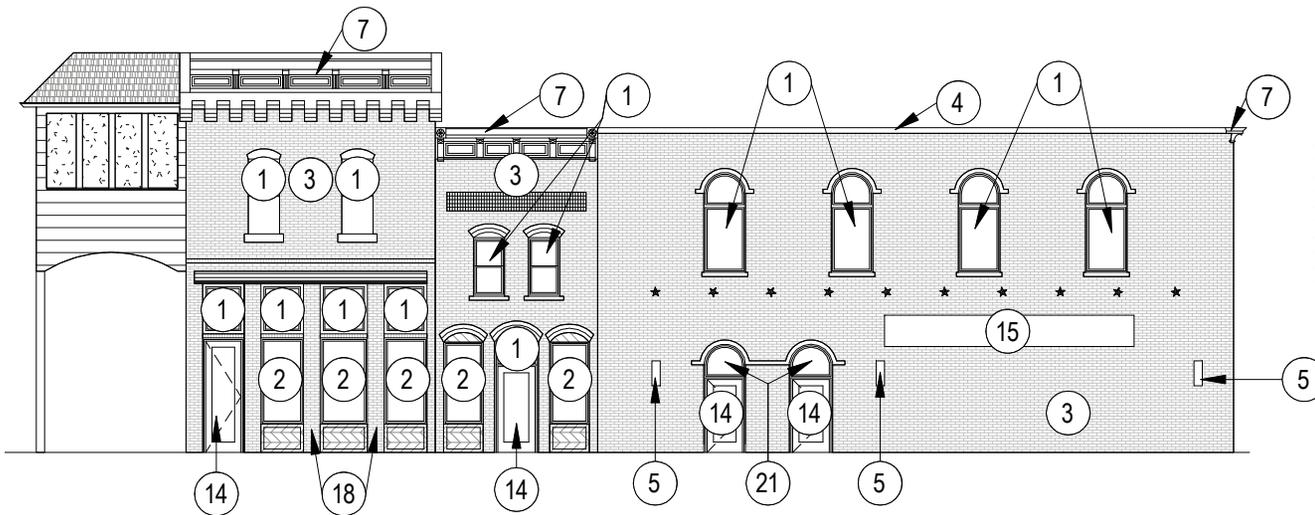


# Recommendations

## 6. Watson Building Bazaar - Maker Space & Flea Market

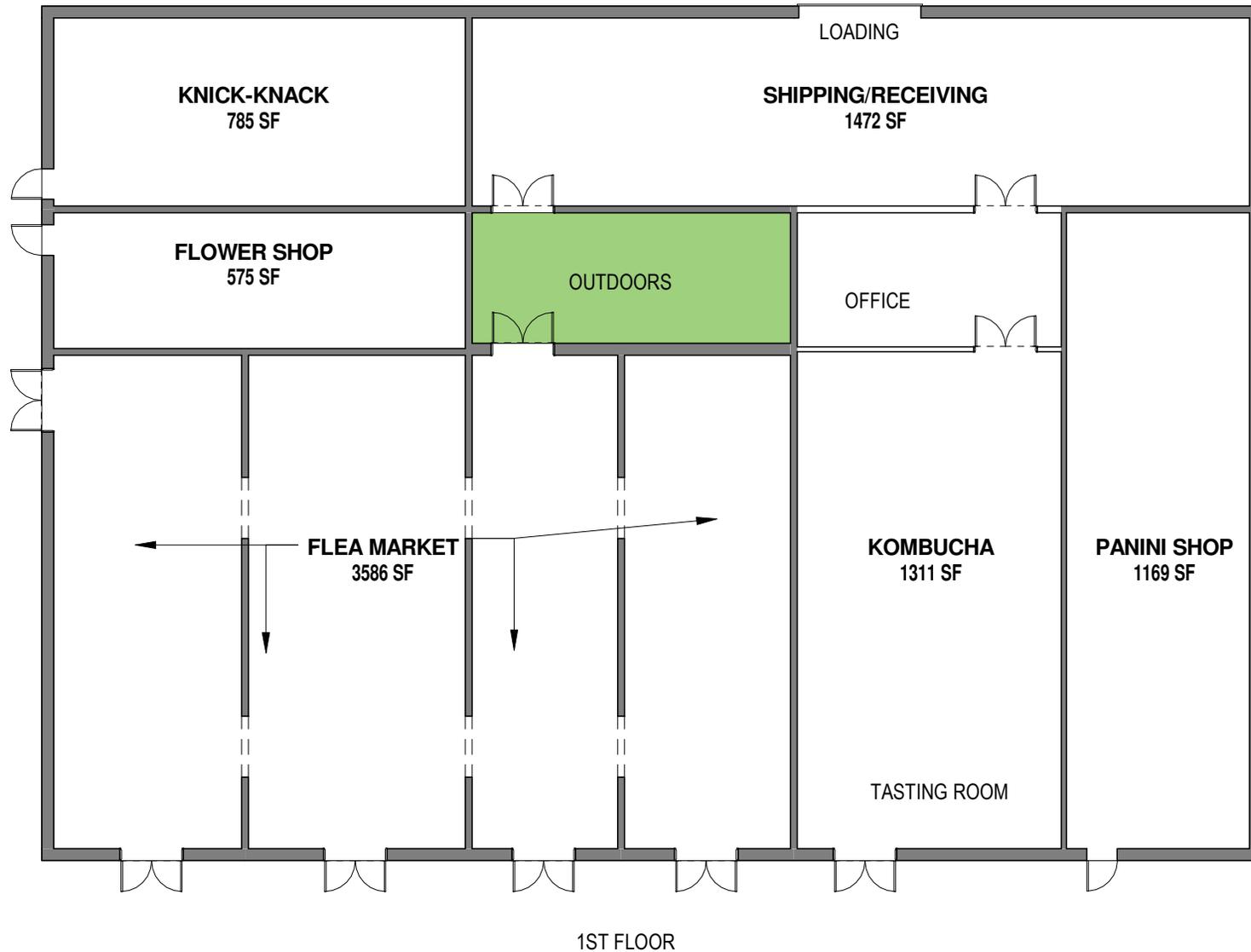
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# Recommendations

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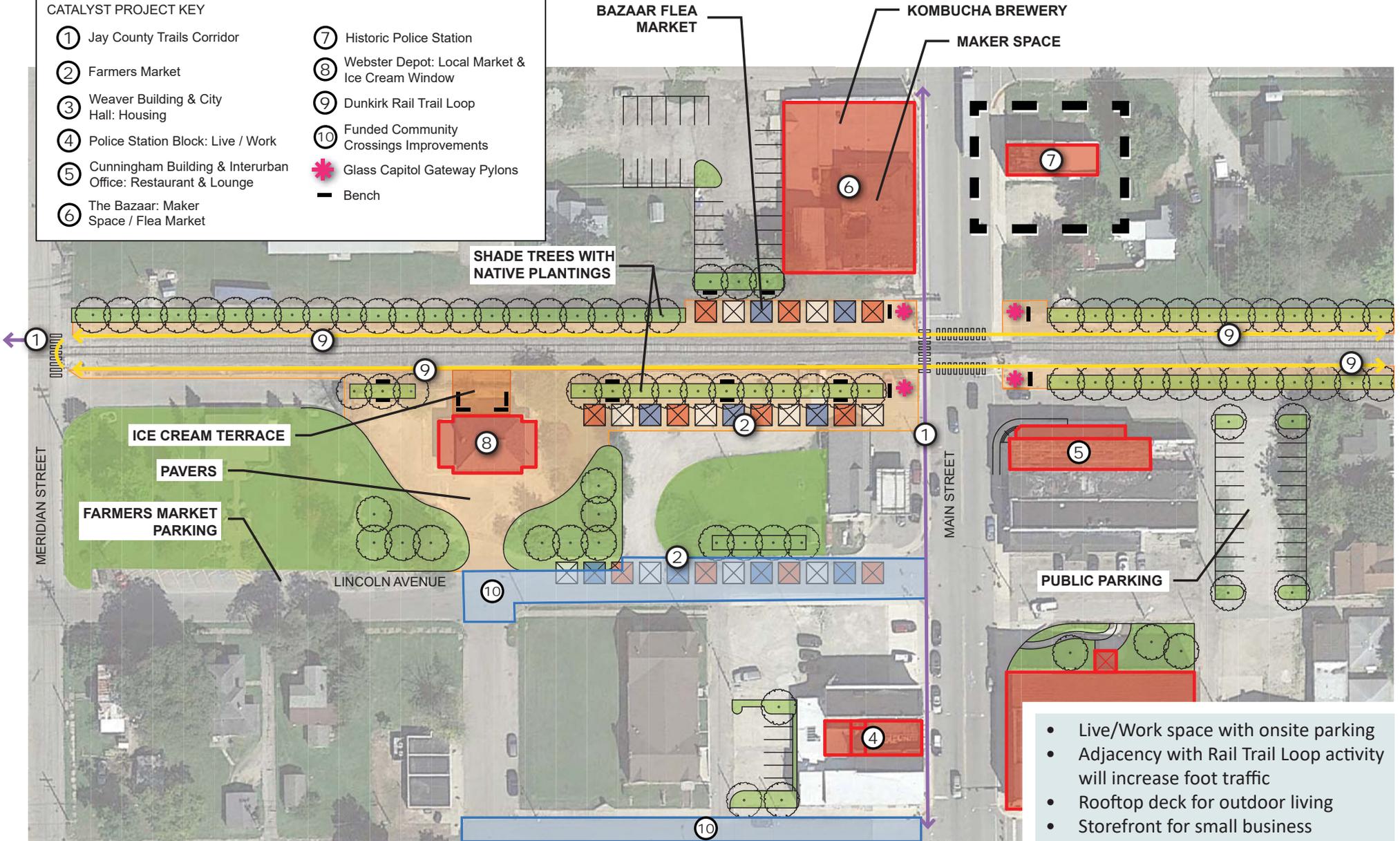


# Recommendations

## 7. Historic Police Station - Live / Work Space

### CATALYST PROJECT KEY

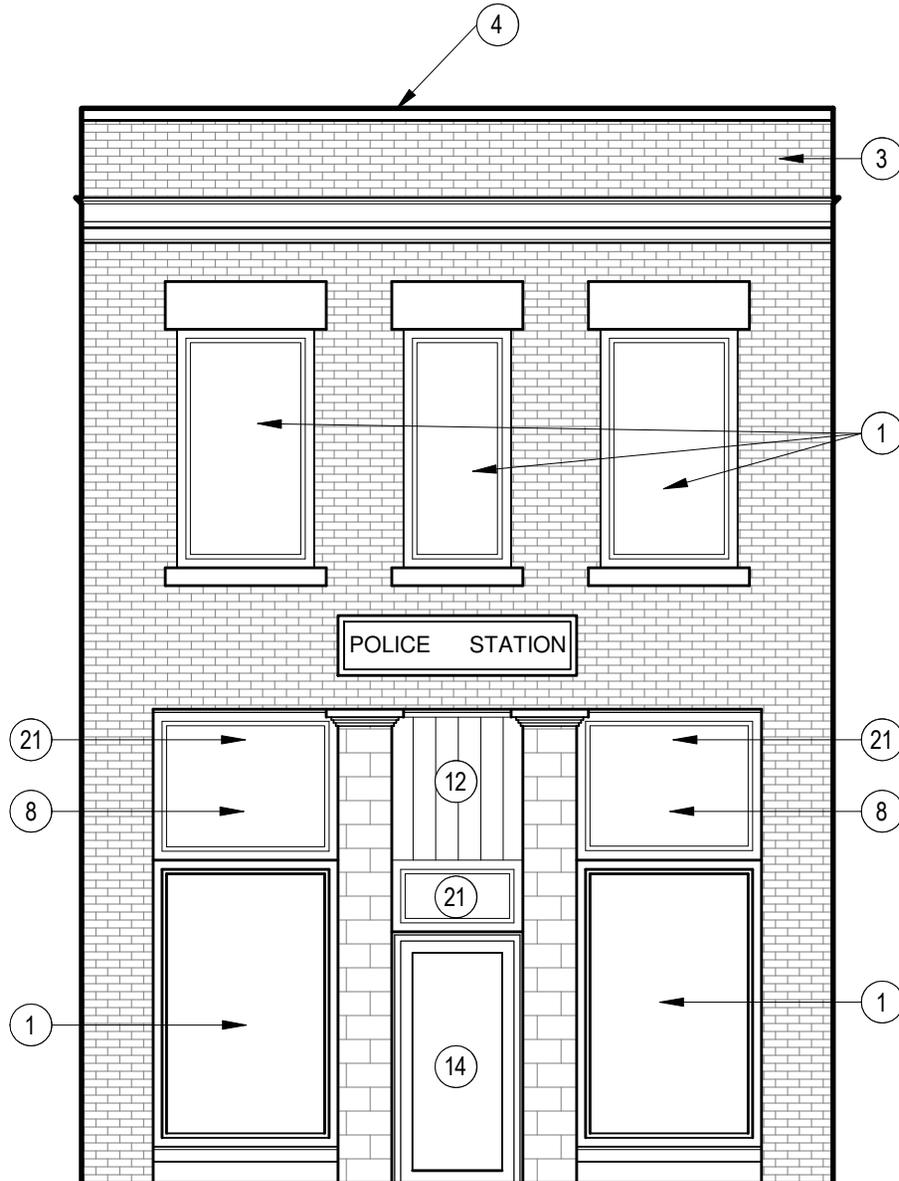
- |  |  |
|--|--|
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| ⑤ Cunningham Building & Interurban Office: Restaurant & Lounge | ✳ Glass Capitol Gateway Pylons                   |
| ⑥ The Bazaar: Maker Space / Flea Market                        | — Bench  |



- Live/Work space with onsite parking
- Adjacency with Rail Trail Loop activity will increase foot traffic
- Rooftop deck for outdoor living
- Storefront for small business

# Recommendations

## 7. Historic Police Station - Live / Work Space

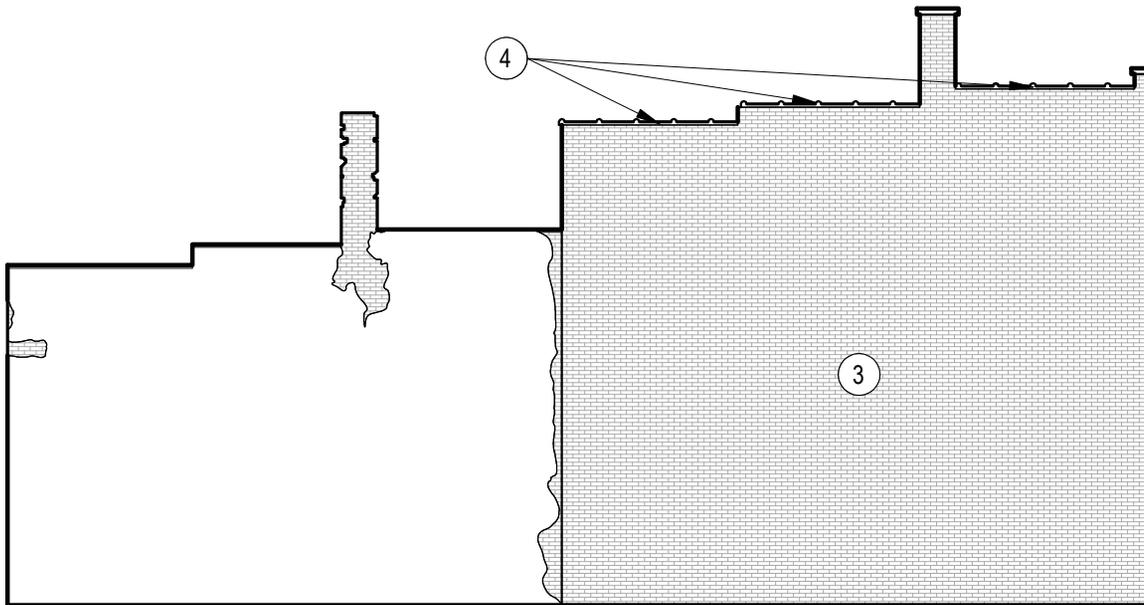


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# Recommendations

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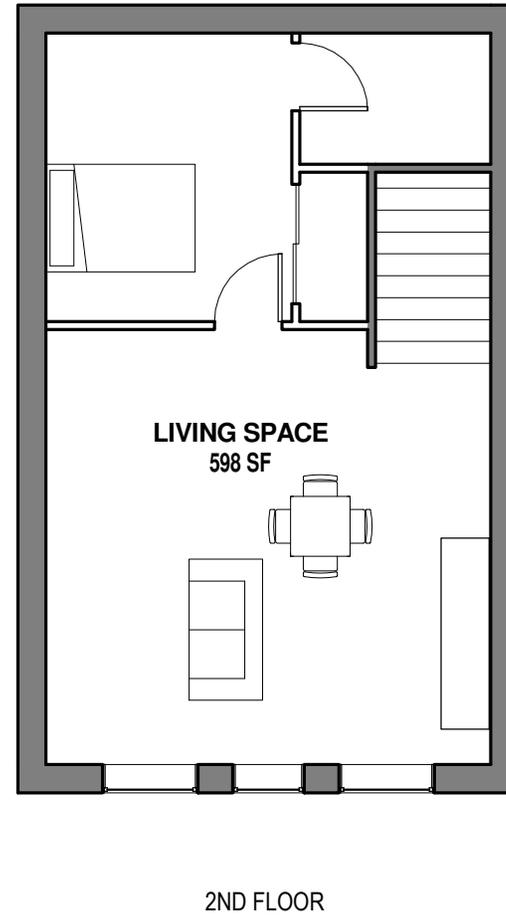
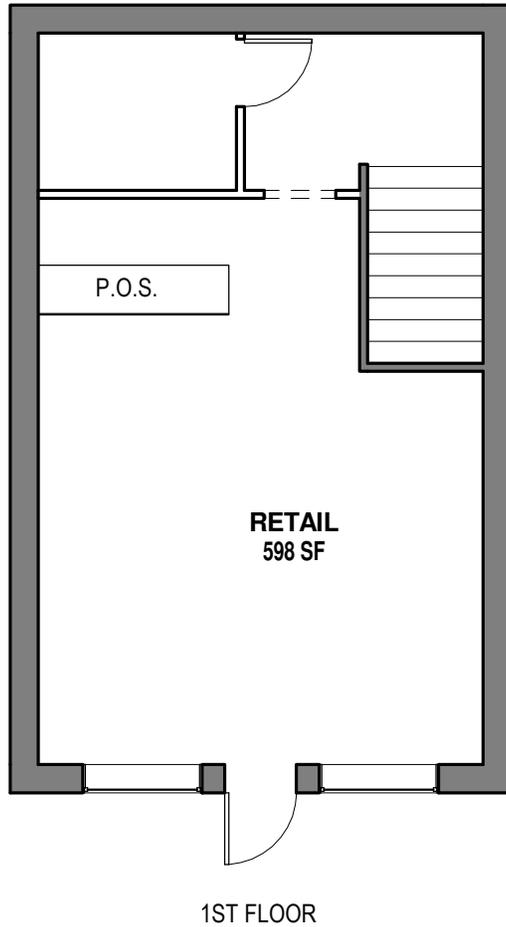


### NEW WORK NOTES

1. NEW WINDOWS.
2. NEW STOREFRONT.
3. CUT & POINT MASONRY.
4. NEW COPING.
5. NEW SCONCE.
6. NEW DECORATIVE CORNICE.
7. PAINT.
8. NEW AWNING.
9. NEW BRICK.
10. NEW CONCRETE.
11. RETAIN CAR SIDING.
12. NEW HARDI PANEL.
13. REPAIR SAGGING TRIM.
14. NEW DOOR.
15. NEW SIGN BOARD.
16. NEW BRONZE VENTS TO MATCH EXISTING.
17. REPAIR WINDOWS.
18. NEW COLUMN.
19. REBUILD CORBLES.
20. NEW DECORATIVE COPPER W/ AL BRONZE DOWNSPOUT.
21. RESTORE GLASS TRANSOM.
22. NEW STEEL LINTEL.
23. NEW GLASS TRANSOM.
24. NEW CORNICE.

# Recommendations

## 7. Historic Police Station - Live / Work Space

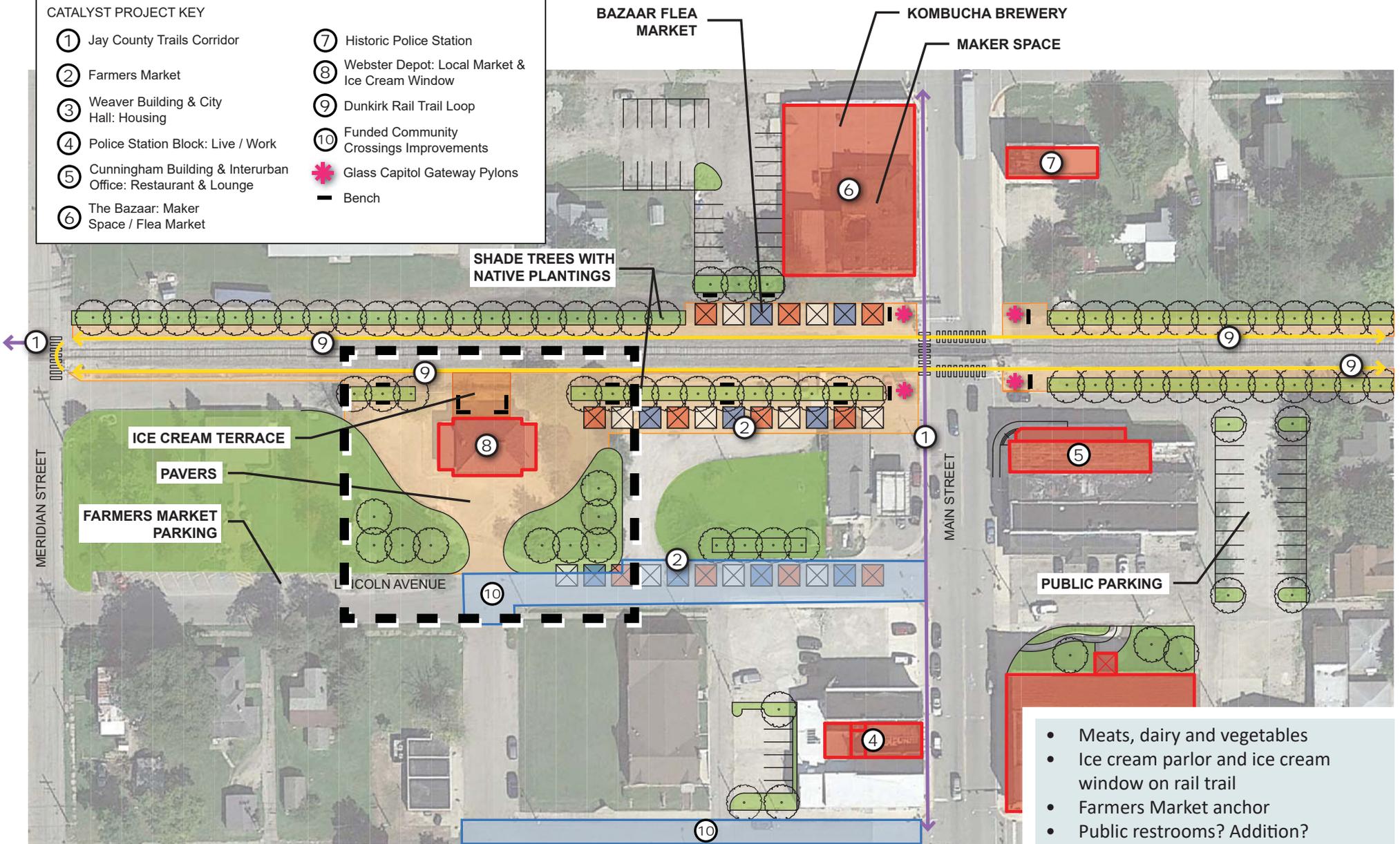


# Recommendations

## 8. Webster Depot - Local Market

### CATALYST PROJECT KEY

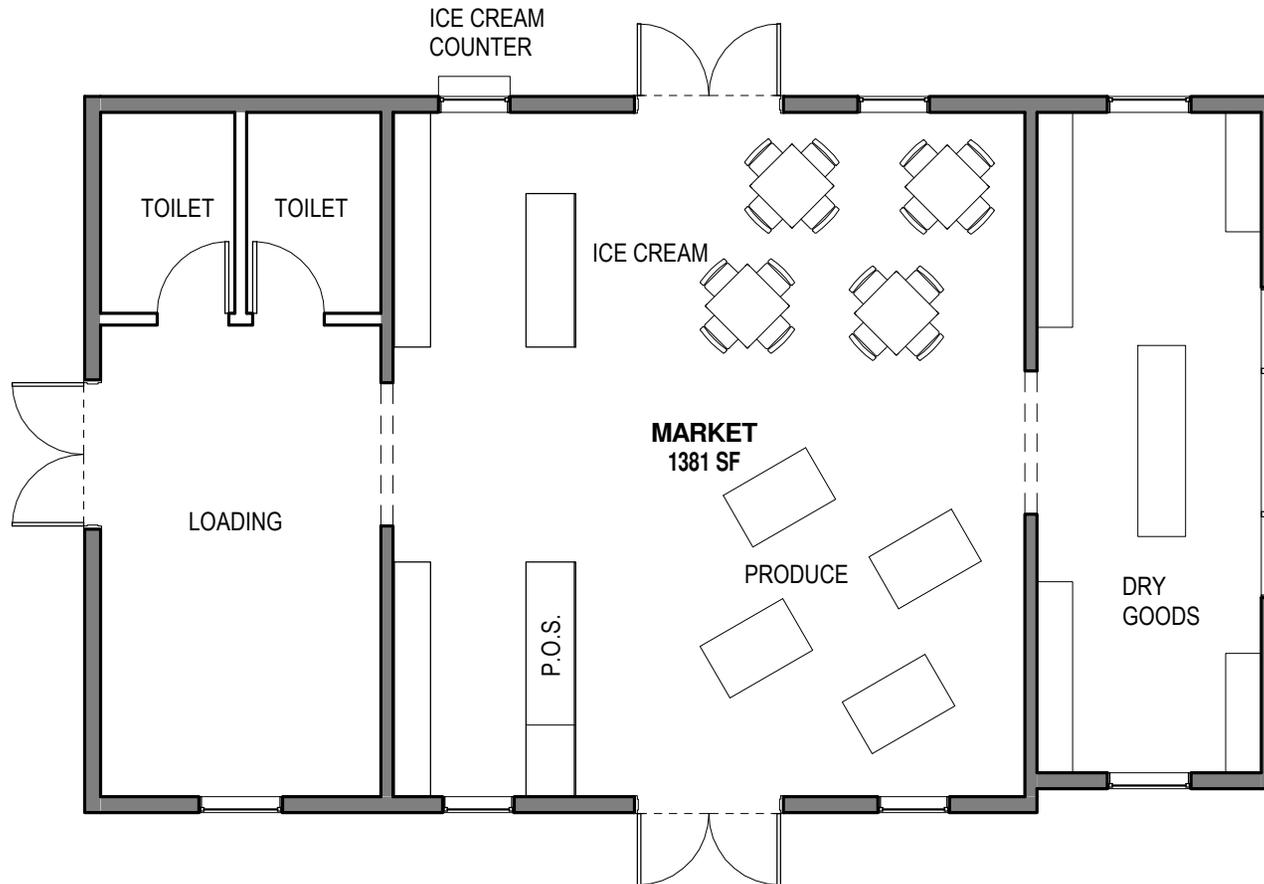
- ① Jay County Trails Corridor
- ② Farmers Market
- ③ Weaver Building & City Hall: Housing
- ④ Police Station Block: Live / Work
- ⑤ Cunningham Building & Interurban Office: Restaurant & Lounge
- ⑥ The Bazaar: Maker Space / Flea Market
- ⑦ Historic Police Station
- ⑧ Webster Depot: Local Market & Ice Cream Window
- ⑨ Dunkirk Rail Trail Loop
- ⑩ Funded Community Crossings Improvements
- ✳ Glass Capitol Gateway Pylons
- Bench



- Meats, dairy and vegetables
- Ice cream parlor and ice cream window on rail trail
- Farmers Market anchor
- Public restrooms? Addition?

# Recommendations

## 8. Webster Depot - Local Market



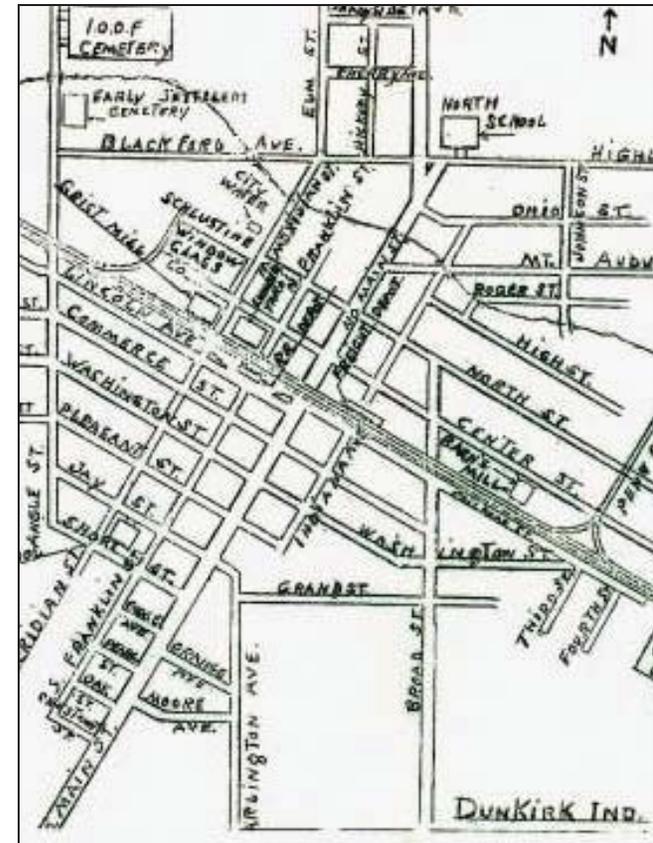
# Recommendations

## Architectural Recommendations

Dunkirk’s aptly named primary thoroughfare, Main Street, serves as the primary artery through the center of town. The street runs from the southwest to the northeast and is perpendicular to the Union and Logansport Railroad established through the town in 1867. The town’s uniquely oriented grid system was established on this axis. As indicated in the State of Indiana, Division of Historic Preservation and Archaeology document - Jay County Interim Report – Indiana Historic Sites and Structures Inventory (July 1985), the Dunkirk Commercial Historic District runs from the 300 Block of South Main Street (Pleasant Street) to the northeast over the railroad tracks to Center Street. It goes on to state that this area”...represents the period in which the town of Dunkirk reached its peak of growth. The gas boom of 1887 turned this small agricultural community into a bustling, industrial center...” Various architectural styles of this period are reflected in the character of the buildings. Within this stretch of Main Street there is an eclectic mix of turn of the century and later commercial buildings.

Prevalent architectural styles found along Main Street include Italianate, Romanesque Revival, 19th Century Functional (used to describe small commercial buildings that have no identifiable architectural style and little ornamentation) and even Art Deco.

Despite the now distant past of the gas boom, the Dunkirk Commercial Historic District retains a fine collection of late 19th and early 20th century buildings.



Map of Dunkirk



Streetscape looking southeast from the Watson Building

# Recommendations

## Block Character: 320 - 304 South Main

Bookended by the Plymouth United Church of Christ and the historic Stewart Brothers building, this gateway block has a mix of late nineteenth century architectural styles.

Please use all images on this page

Considered an outstanding example of the Romanesque Revival style, the Plymouth United Church of Christ was built in 1896 with stone rimmed, half-round arches, a rusticated stone base, and a massive corner tower, to name a few features attributable to the style. The adjacent Garber Building constructed c. 1890 is considered Nineteenth Century Functional in style and retains its characteristic metal cornice and delineated brick masonry façade. The original storefront has been removed and replaced with a later storefront of vertical siding and windows. Immediately adjacent to the Garber building is a two-story I.O.O.F. building constructed c. 1894 with masonry features similar to the Garber building. The I.O.O.F. retains its rusticated stone accents at upper level windows, dentiled masonry above the second story transom windows (now infilled with plywood), and original entry. The Stewart building has maintained its prominence on the southern edge of town for over a century. Built in 1903, the brick building has a very simple design and retains its metal cornice. The building was expanded in the 1970s with the construction of a concrete block, one-story addition to the south to accommodate the growing furniture business.



Courtesy of Nancy Robbins Postcard Collection



Existing elevations

# Recommendations

## Streetscapes: 320 South Main - 304 South Main

### 320 South Main Street - Plymouth United Church of Christ

The existing building is well maintained and is presently in use. Recommendations include continued maintenance and preservation of remaining historic features.

### 322 South Main Street – Garber Building (H & R Block)

Return storefront to more compatible configuration respecting historical proportions of the kick plate, window and transom, introduce new full light double entry doors and new canvas awning, and repair and paint the original cornice to minimize rust and deterioration. Please use all images on this page

### I.O.O.F. Building

Based on extensive damage at the cornice, recently fallen brick facing and historical photographs, it is apparent that a decorative metal cornice has been removed. Storefront windows have been replaced with new aluminum units and a large contemporary canopy now obscures the transom and upper storefront area. Remove the existing canopy and evaluate the underlying condition. Reconstruct a compatible wood storefront and introduce new cornice features to reestablish a new cornice for the building. Water intrusion behind the brick façade is causing further deterioration of the building façade. *See Downtown Architectural Catalyst Projects for additional information and recommendations related to this historic structure.*

### Stewart Brothers Building

The Stewart Brothers Building has recently had stabilization work completed and interior work begun, however this work is currently stalled. *See Downtown Architectural Catalyst Projects for additional information and recommendations related to this historic structure.*



I.O.O.F. Cornerstone



I.O.O.F. Building Brick



Proposed elevations

# Recommendations

## Block Character: 209 South Main - 231 South Main

The 200 block on the east side of Main Street has a diverse mix of styles giving it a varied appearance. The circa 1910 20th Century Functional Style building located at the southeast corner of Washington and Main was once home to the Itannicinc Club. Upper level masonry and windows remain in their original configuration while the storefront has been entirely lost to later alterations. The adjacent Jones Building (now MJS Mortuary) was constructed circa 1920 in the Art Moderne style and is listed as Notable in the Jay County Interim Report. It retains its simply designed decorative brick-work at the cornice and curved glass block entry. The metal canopy is reported to remain under the later added barrel awning.

A narrow alley separates the remainder of the block which includes three more buildings and an auto dealership parking lot. Next to the alley is the former Gaunt Jewelry Store constructed circa 1920. While the building retains its original proportions and massing, a monolithic panelized system now covers the façade. Of very similar proportions is the adjacent Barnum and Brown Insurance building. Dark green Carrera glass surrounds the aluminum storefront with a later addition brick kick plate. The local newspaper occupies the last building on the block in the 1890's Italianate Style building. While this storefront too has been altered, features of the decorative cornice and metal window hoods remain. Two buildings were lost to fire in the early 1990's including a notable Romanesque Revival building at the corner of Commerce and Main.



Main Street looking north



Existing elevations

# Recommendations

## Streetscapes: 209 South Main - 231 South Main

### 209 South Main Street - News and Sun

Remove 1970s awning and evaluate underlying conditions. Retain existing storefront with replacement full light wood door and transom. Repair existing second floor windows or replace to match. Install new sign board.

### 211 South Main Street - Barnum Brown

The unique feature of this façade is the wide dark green Carrera glass band above and at the sides of the storefront window. Retain the glass and enhance by replacing the existing storefront windows with a new configuration to include a decorative glass transom. Replace the entry door with compatible new door and transom window.

### 213 South Main Street – Former W.E. Gaunt Jewelers

Monolithic panels are beginning to deteriorate and delaminate. Replace material with a new panel system. Replace lower panel below display windows with contrasting material, possibly a glass tile or embossed metal panel for a contemporary appearance. Retain display windows and metal awning. Replace signs with a more appropriately scaled sign.

### 221-225 South Main Street - MJS Mortuary

Unique Art Deco Style building is in sound condition and the distinctive features have been retained. Reintroduce a metal awning and appropriately styled signage. Install new wood full light door.

### 227-231 S. Main Street - Pizza King

Original character remains at the second floor. A section of decorative cornice at the center bay has been removed. Later infill material in the northernmost bay should be removed and a more compatible storefront constructed. Introduce new fabric awnings at the transom windows to add interest and color to the existing storefronts. *See Downtown Architectural Catalyst Projects for additional information and recommendations related to this historic structure.*



211 S. Main St. Carrera Glass



Proposed elevations



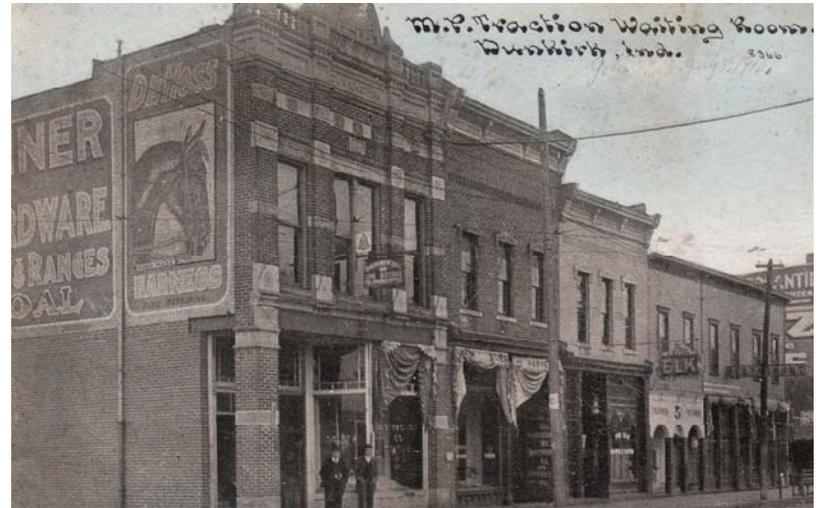
# Recommendations

## Block Character: 103 South Main - 131 South Main

South Main Street features two significant blocks of buildings referred to as the Cunningham Block (left side of picture) and Weaver Block (right side of picture), dating from the same time period, all of the buildings share similar scale, design and materials.

The Cunningham Block consists of four buildings: The Interurban Station built at an unknown time, the Cunningham Building constructed in 1895 in the 19th Century Functional style, the adjacent Italianate commercial building dating from the same time, and the present Laundromat, which has been significantly altered on the exterior, however the interior retains evidence reflecting its late 1800's construction date.

The streetscape character of the Weaver Block is very similar. The northernmost of the three buildings, the Weaver Building, is the oldest with a construction date of 1893. The Jay County Interim Report indicates the Weaver as stylistically notable, designed in the Romanesque Revival style with a large second story full round arched window with stone surround, decorative cornice and limestone banding. The adjacent Dunkirk Lodge building was constructed circa 1910 in the 20th Century Functional style and spans two buildings with similar design. The City Municipal Building, located to the south, reflects the original storefront character and proportions through a recent renovation that included transoms, storefront display windows and kick plate. Corbelling, stone banding and original second floor window proportions (some now altered) are consistent in all three buildings. The storefronts of the center interior two buildings have been altered with a new aluminum and brick storefront and shed awning.



Cunningham Block, Courtesy of Nancy Robbins Postcard Collection



Existing elevations

# Recommendations

## Streetscapes: 103 South Main - 131 South Main

### Interurban Station (Cunningham Block)

This building adds to the transportation history of Dunkirk. Original building character remains intact. Maintenance and repairs are required at the exposed rafter tails, original wood windows and roof. Brick requires some tuckpointing, cleaning of loose paint and repainting. Transom window at entry door should be reinstalled. *See Downtown Architectural Catalyst Projects for additional information and recommendations related to this historic structure.*

### 103 South Main Street -Cunningham Building (Cunningham Block)

Remove shutter infill panels and install new windows to fit original masonry opening. Masonry tuckpointing is required. Solid panel at transom and later addition aluminum storefront should be removed. Construct new storefront based on historical photographic evidence for configuration and details. *See Downtown Architectural Catalyst Projects for additional information and recommendations related to this historic structure.*

### 105 South Main Street (Cunningham Block)

Repair and paint metal cornice along with decorative window hoods. Repair or replace windows maintaining historic openings. Remove wood shed awning and reconstruct storefront in traditional storefront configuration and proportions. Install appropriate solid panel door and transom with canvas awning at entrance to upper level stairs.

### 111 South Main Street - Laundromat (Cunningham Block)

The existing exterior appearance suggests substantial loss of historic character defining features. However, from the interior the original second

floor window openings can be observed. Conduct partial removal of vertical board siding and wood awning in strategic locations to determine quantity and configuration of remaining historic components. If underlying structure is secure, remove awning and siding to reintroduce a more appropriate storefront in regard to proportions and materials. Install replacement windows of appropriate scale. Remove awning at south one story addition and reface front and side elevations with new monolithic material introducing details for interest. Install new canvas awnings at Main Street façade and more contemporary flat awning on a metal frame at the south Laundromat entrance. Provide new signage of appropriate scale and design.

### 129 South Main Street – Dunkirk Lodge Building (Weaver Block)

Remove wood shed awning and evaluate remaining historic fabric. Reconstruct storefront respecting original proportions. Provide new full light entry doors with transom windows. Install retractable fabric awning for shading, color, and interest. Reintroduce second floor double hung windows of appropriate size. *See Downtown Architectural Catalyst Projects for additional information and recommendations related to this historic structure.*

### 131 South Main Street - City Municipal Building (Weaver Block)

Install new fabric awning and appropriately scaled second floor double-hung windows. *See Downtown Architectural Catalyst Projects for additional information and recommendations related to this historic structure.*



Proposed elevations



# Recommendations

## Block Character: 132 South Main - 110 South Main

The Nichols Block is comprised of a grouping of four buildings with the building at the corner of Commerce and Main being the oldest constructed circa 1890. The simple metal cornice and decorative second story window hoods remain intact. The storefront appears to have undergone an early remodel and has an uncharacteristic glazed off-white brick, multi-paned prism transoms and large storefront display windows. The Nichols building at the opposite end of the block is unique in that it has intricately detailed multi-toned brickwork and an elaborate decorative cornice. The storefront has been recently reconfigured to accommodate new commercial and upper level residential. Immediately north of the Nichols Building a commercial building has been lost and is now a gravel parking lot.

North of the parking lot across Lincoln Avenue is a circa 1935 vernacular gas station obscured by more contemporary additions and a new fueling canopy. This building is considered to be contributing to the commercial historic district and maintains its unique residential-like scale and form.



Courtesy of Nancy Robbins Postcard Collection



Existing elevations

# Recommendations

## Streetscapes: 132 South Main - 110 South Main

### 132 South Main Street

This Italianate Style building appears to have undergone a 1920's storefront remodel when the glazed white brick was introduced below the original bracketed metal storefront cornice. The newer storefront is in good condition. The existing metal awning obscures a portion of the transom and upper storefront detailing and should be removed and replaced with a new flat metal projecting awning of a slimmer profile and mounted at the mullion between the storefront windows and the prism glass transom windows. Install appropriate blade sign at the corner of Commerce and Main Streets and paint.

### 130 South Main Street - Police Station

Repair and paint the oriel window and wood double-hung windows at second floor. Replace door with wood full light door. Restore storefront wood kickplate and increase height with new recessed wood panel to match. Expose existing prism glass transom window.

### 128 South Main - Masters Insurance

Provide a new cornice over the second story windows modeled on the original cornice remaining at the roof level. Provide a new three-quarter light wood door and business signage on the window. *See Downtown Architectural Catalyst Projects for additional information and recommendations related to this historic structure.*

### 118 South Main Street - Nichols Building

The building has been recently renovated in 2008. Install new retractable fabric awning and appropriate signage to enhance and compliment the intricate masonry detailing of the upper floor and cornice.

### Marathon

Remove free standing canopy and replace with a more sympathetic design. Repaint and install new ground sign identification in lieu of large building signs.



18 S. Main Street Nichols Building - Second floor windows and cornice



Proposed elevations



# Recommendations

## Block Character: 102 North Main - 110 North Main

The Watson Block is comprised of the two-story corner building, the 1894 F and Co. Building and the DCS Computer Sales and Service building. The building on the northwest corner of Main Street and the Railroad tracks was the location of various taverns, grocery stores and a sporting good store from whence the Watson name is derived. The adjacent one-story building was the previous location of a grocery store. While the exterior of the building has been significantly altered, the north bay still retains its original pressed tin ceiling, indicative of a construction period at the turn of the century. Under the new exterior cladding, evidence may remain of the original building configuration and materials.



Existing south elevation



Watson Building construction plaque



Existing east elevation

# Recommendations

## Streetscapes: 102 North Main - 110 North Main

### Watson Building

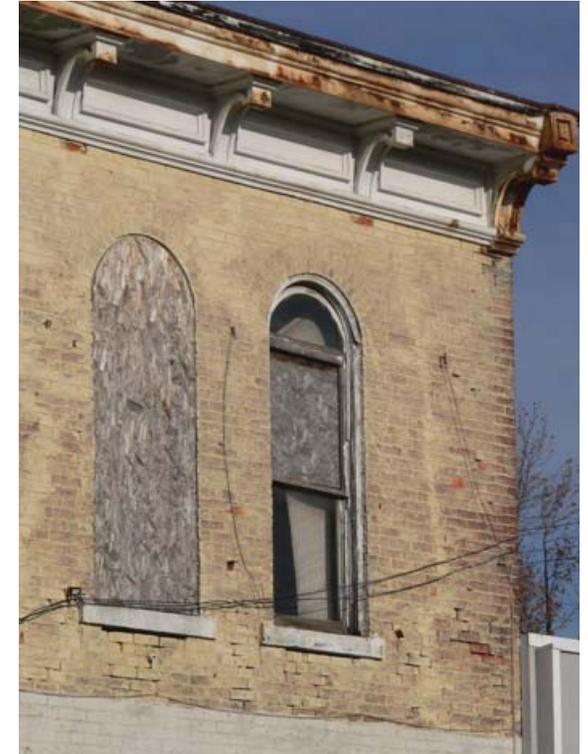
See *Downtown Architectural Catalyst Projects* for additional information and recommendations related to this historic structure.

### Computer Store

Due to the entirely new exterior skin on the building, selective demolition and investigation of substrate conditions should be accessed prior to determining a final direction for a more appropriate façade treatment. The northern most portion of the building may reveal historic evidence as the interior ceiling is made up of pressed metal, typical of the late 1800s. *Secretary of the Interior's Standards for Rehabilitation* identifies approaches for changes where previous alterations exist. See *Downtown Architectural Catalyst Projects* for additional information and recommendations related to this historic structure.



Watson south elevation door



Watson east elevation windows



Proposed elevations



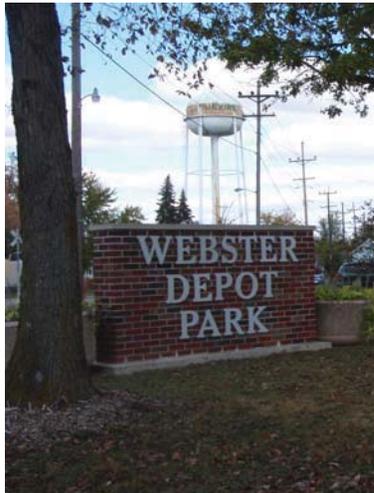
# Recommendations

## Passenger Depot

The PCC and St. Louis Railroad Station remains a prominent building and significant piece of Dunkirk history. The building was designed in 1910 in the Arts and Crafts style by Price and McLanahan Architects. William Price (1861-1916) was a Philadelphia architect and noted designer in the Arts and Crafts movement. M. Hawley McLanahan (1865-1929), also from Pennsylvania, was Price's business partner as well as a real estate developer. Price was commissioned not only for the Dunkirk's Passenger Depot, but for many other stations on the Pennsylvania Railroad. The Ft. Wayne Pennsylvania Railroad Station and the 1916 train shed addition at Indianapolis Union Station are two of his more noteworthy Indiana works.

The one-story brick building features a raised central core with clerestory windows. Two wings flank the core to the east and west and are lower in height. The south elevation has a centrally located round arched opening with a pair of wood paneled doors. On either side of the door are large round arched window openings with three windows mullioned together. The north elevation mirrors the south with the exception of a projecting bay window fronting the track side. Each wing has elevated windows. The west wing possesses a large sliding freight door while the east wing features a triple double-hung window.

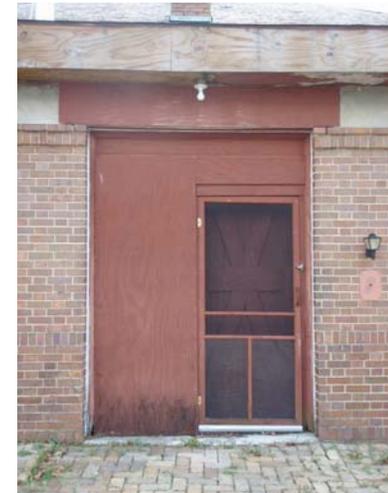
The majority of the building's original fabric remains intact, both at the interior and exterior. Original slate roofing; copper gutters and downspouts; wood windows; paneled wood doors and brick masonry all remain unaltered. The basic floor plan appears to be unchanged from its original configuration and offers approximately 1,600 square feet of floor space. The central core is divided into two spaces; most likely the passenger waiting area and the ticket office. The lower height wings at either end each contain a restroom and additional support space. A partial basement is accessed and located under the east wing. See *Downtown Architectural Catalyst Projects for additional information and recommendations related to this historic structure.*



Park sign



North elevation



West elevation freight doors

# Recommendations

## Passenger Depot



Courtesy of Nancy Robbins postcard collection



Round Arch Window, typical



South and East Elevations



East Elevation

*Straight to the Gate*  
**WORLD'S FAIR OF '40**  
 PENNA. STATION NEW YORK  
 DIRECT ROUTE  
 WORLD'S FAIR STATION

**BEST WAY TO THE FAIR.** As your Pennsylvania train from the West glides into Pennsylvania Station, New York, merely step to waiting electric train... in 10 minutes, for 10¢, you're at the Fair. No travel complications!

*And you ride in utmost luxury and comfort at New Low Fares!*

For Pennsylvania Railroad provides fine fast service to New York... whether you go Coach or Pullman. And your route can include Washington, Baltimore and Philadelphia at no extra cost.

From **DUNKIRK, IND.** to NEW YORK **\$22.80** Round Trip to Concession (Must 60 days)

*(Pullman Fares from Dunkirk, Ind. as low as \$37.65 round trip plus upper berth charge.)*

For information, consult local ticket agent  
*low cost all-expense tours*

**PENNSYLVANIA RAILROAD**  
 SERVICE WEST-LAST DATE. BEST RATE TO WORLD'S FAIR... SERVICE ON FINE COACHES

1940 Railroad Advertisement

# Recommendations

## Dunkirk Streetscape Investments and Enhancements

This plan highlights recommendations for improving the appeal, safety and connectivity within downtown and surrounding neighborhoods infrastructure. The following is a general description of the possibilities within each area designated by letters A - G.



### Key

- Shade Trees
- Ornamental Trees
- Street Lighting
- Wall



# Recommendations

## Dunkirk Streetscape Investments and Enhancements

### A. MAIN STREET

With the newly constructed street and sidewalks along Main Street, streetscape renovations should continue with installation of new street lighting with Wi-Fi transponders, screening for parking lots and unused parcels, seating, colorful banners, hanging baskets, and plantings. These additions can also be designed to reflect and communicate your rich glass heritage and add to the character and beauty of the downtown.

### B. NEIGHBORHOOD STREETS

The edges of the neighborhood streets should be clearly defined with new curbs and new sidewalks. This street edge separates vehicle from pedestrian, sidewalk from roadway, and private from public. Street trees planted in the tree lawns as space allows, will provide shade and beauty to the neighborhoods and help to further define the street edge. New street lighting that is of a pedestrian scale is also recommended.

### C. AND D. SPACE FOR FESTIVAL AND EVENT VENUES

Glass Days is the city's largest festival. Glass-making demonstrations used to be an integral part of the festival, but with rising costs, they are no longer included. Incorporating glass demonstrations, public art displays, artist competitions, and vendors would advertise the uniqueness of Dunkirk and promote the Glass Museum.

Ideas for promotion include holding a state or national competition each year for artisans to complete a "Glass Art" commission for a monetary prize. That piece would remain in the community, and the city could gradually acquire a nationally significant glass artwork collection. This would begin to reconnect the Glass Festival with glass art and manufacturing, and along with the Glass Museum, create another "must see" destination in Dunkirk.

Additional park space is needed to host a renewed and expanded Glass Days festival downtown and to display glass art work. Acquisition of the necessary land to do so should be viewed as a long-range goal, with targeted property acquisitions as they become available.

The American Legion and residences occupy the two areas shown as (C) and (D). Should these parcels become available, they are ideally suited for staging the community's outdoor events and art exhibitions downtown. Perhaps at some point in the future, the American Legion might consider activating an historic and ADA accessible building along Main Street, making this site available for community events.

# Recommendations

## E. EXPANSION OF THE FARMERS MARKET

This site is currently occupied by an active business. If this land becomes available, its setting and location along Main Street is ideal for expanding the farmers market. The building could serve as a retail shop for a florist or organic and hand-made items that complement the farmers market.

## F. PRAIRIE TRAIL AND ART DISPLAY

The right-of-way for the rail line belongs to the Norfolk Southern Railway. However, it is no longer an active through rail corridor, being used as a spur servicing local business. This existing 80 feet wide expanse separates the north edge of town from the central downtown both physically and visually. This right-of-way is very suited for a rail trail where art glass can be displayed among prairie grasses and wildflowers. The Dunkirk master park plan and the Jay County Bicycle and Pedestrian Master Plan both call for a future trail route through this area.

## G. RECREATIONAL OPPORTUNITIES

The auto parts store is located on this site. Should the land become available, the city could develop it to expand park offerings and programming. Festival/entertainment venues, playgrounds, a dog park, picnic shelters, community gathering spaces, and a skating rink are possibilities.

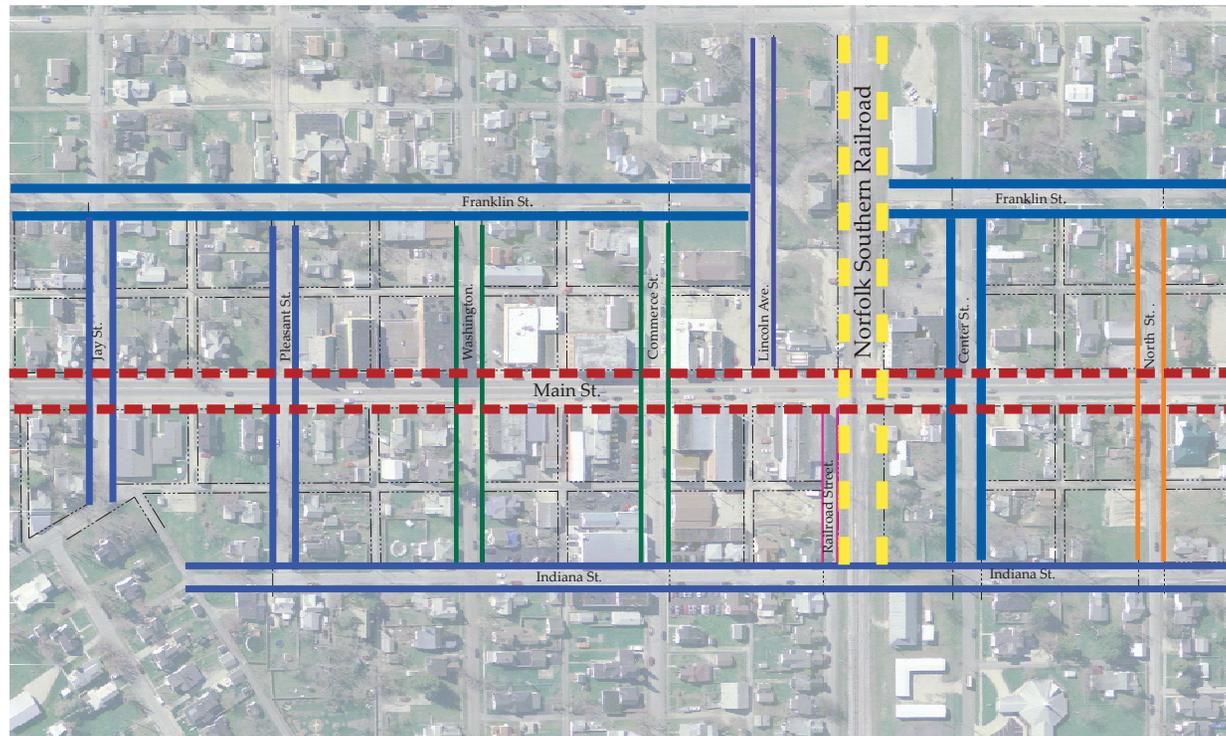


# Recommendations

## Reclaiming the Right-of-way

Right-of-ways (ROW) provide cities the land necessary to install amenities and construct an ordered, safe streetscape. A ROW includes the paved street itself, and usually an extension beyond the edge of the pavement. In the ROW sidewalks are built, street lighting is installed, and street trees or other landscaping are planted.

The ROW diagram shows the extent of the ROW for all the streets downtown. The ROW in downtown Dunkirk generally provides ample room for 6' wide sidewalks. Several streets can also accommodate a 6' wide or even wider tree lawn. What has evolved in Dunkirk over the past several years is a loss of the ROW to private use. This is evidenced by both organized and random parking lots having taken over what once was the public ROW. Future streetscape enhancements should reclaim the ROW for the public good to make way for installation of new curbs and sidewalks, streetlights, and plantings.



### LEGEND

	80' ROW		47' - 48' ROW		37' ROW	Note: the ROW for Franklin St. and Indiana St. are estimates as only one side of the ROW is provided on the INDOT drawings.
	64' ROW		45' ROW		27' ROW	
	50' ROW		40' ROW		16' - 17' alleys	

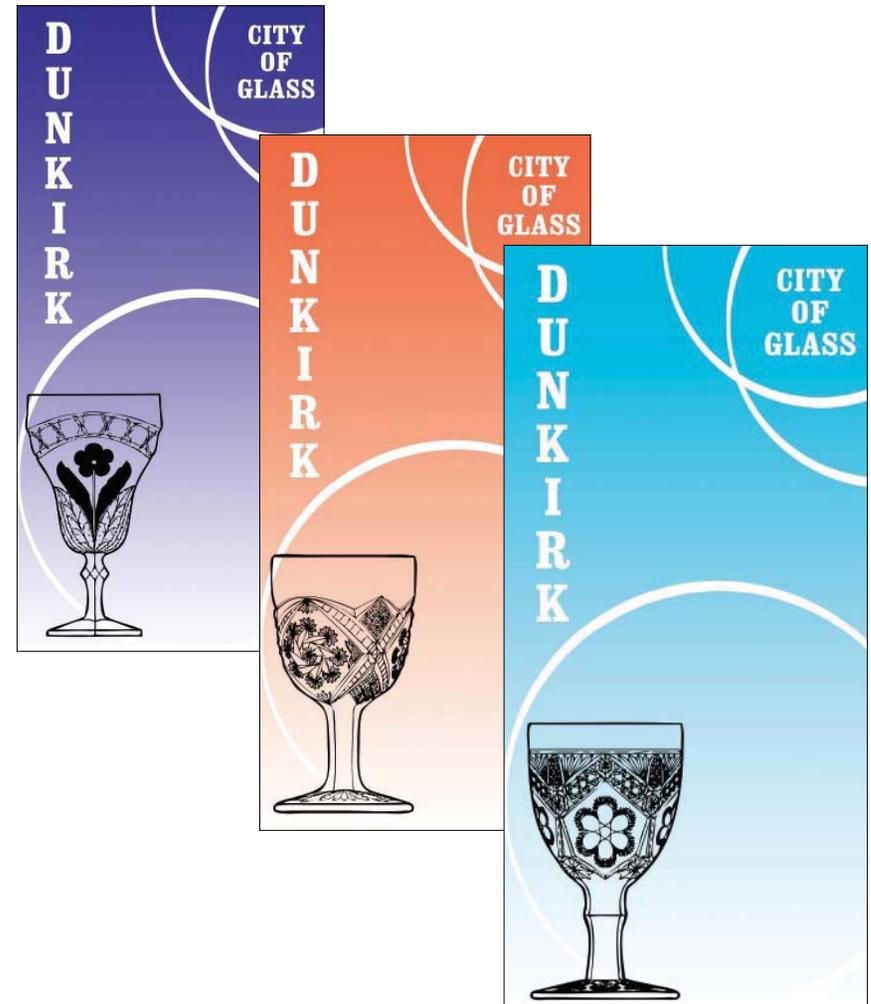
# Recommendations

## Design Elements - Community Identity

Cities are often recognized for their history, products, or other unique feature. This uniqueness is then used to promote the city. For many decades, Dunkirk has been the “Glass Capital of Indiana,” and displaying this proud history and tradition of glass manufacturing and products should serve as an effective means of promoting the city. This theme should be prominently displayed year-round throughout downtown with signage, banners, lighting, art, and window displays. The following are design concepts for banners displaying the city’s association with glass.



*Banners with a blowpipe symbolizing Dunkirk’s history of glass-making, with space for advertisement of festivals or special events*



*Banners with glassware showcasing Indiana Glass patterns*

# Recommendations

## Amenities Along Main Street

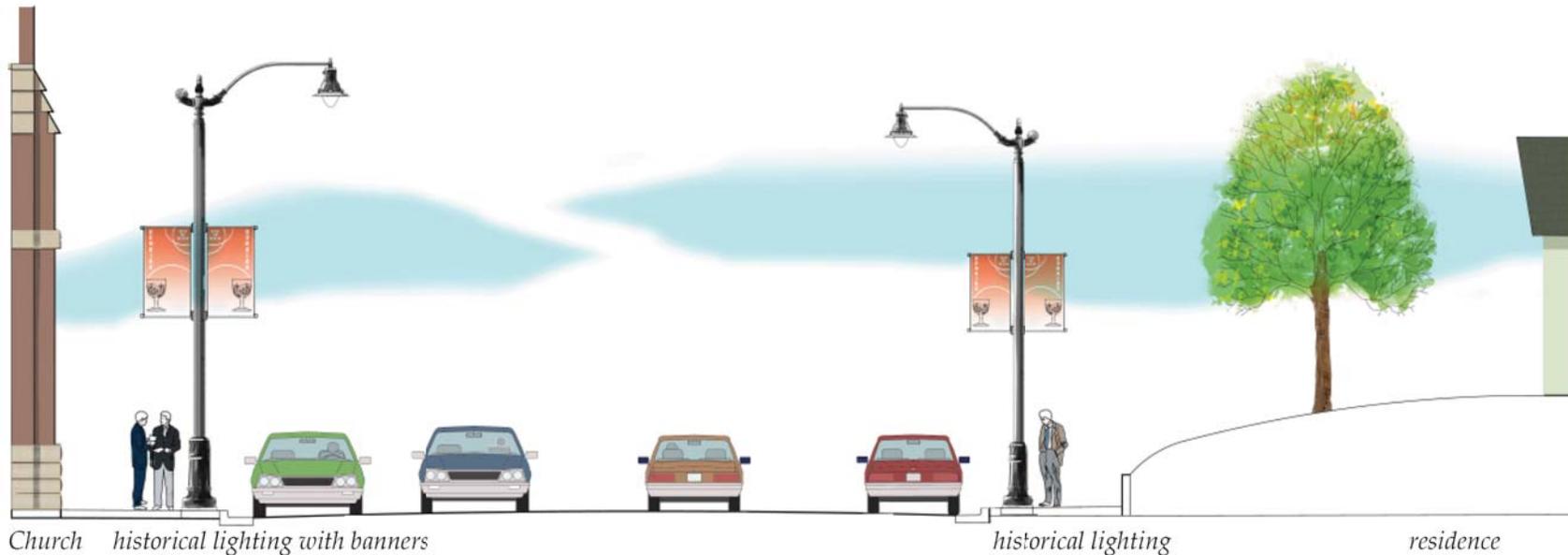
The addition of amenities brings color, beauty, and character to the downtown. Such amenities can include public seating, art, lighting, plantings, signage, and banners to complement the history and architecture of Dunkirk. Together, the amenities and buildings “set the stage” for welcoming residents and visitors to the downtown.

Steps have been taken for installing new streetlights to replace the cobra head lights along Main Street. The new streetlights will have WiFi transponders, hanging baskets, and banners in alternating locations.

The section below shows the proposed style of the planned street lighting with colorful banners displaying Dunkirk’s relationship to the glass industry.



Existing Main Street streetscape



# Recommendations

## Rebuilding the Urban Fabric Along Main Street

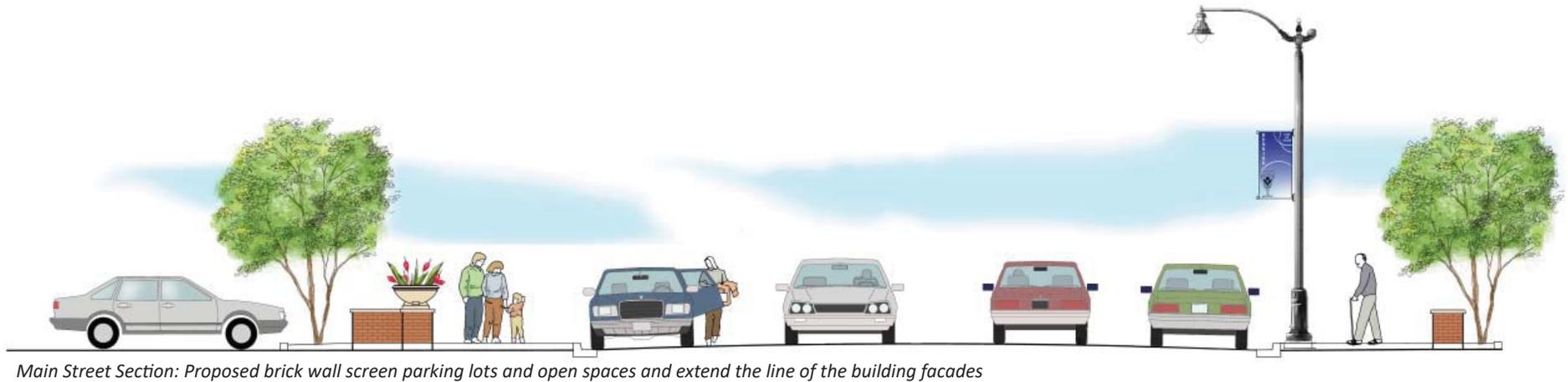
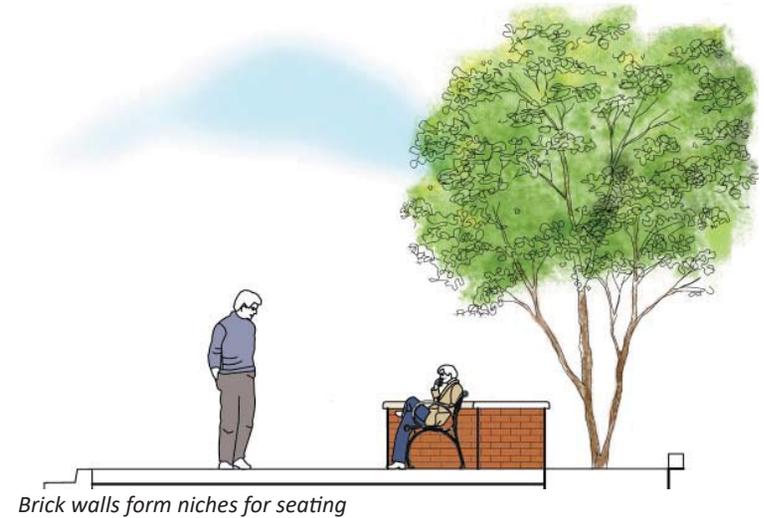
Traditionally, parking in Dunkirk was tucked behind buildings or along Main Street and the side streets. The parking lots along Main Street today, however, have appeared as a result of the loss of buildings.

Screening these parking areas would add order and continuity to Main Street.

Low, brick walls can be used to effectively screen parking lots and vacant parcels. These walls would match the existing architecture of the buildings, which is also largely brick. They would stand approximately 2' high and 2' wide. A limestone cap would also match the limestone used on several downtown buildings.

The walls, which would be in line with the building fronts, provide a clean edge to the street, continuing the facade line where buildings are missing. They also provide adequate room for benches by carving out niches along Main Street for benches to be placed.

Planters secured to the capstone of the walls add seasonal color to the streetscape. Additional plantings behind the walls, including ornamental trees, further separate and screen the parking areas.



# Recommendations

## Adding Street Trees

Dunkirk has an historical precedent of shade covered tree lined streets. Trees add value to property and provide relief from heat in the summer. Arranging for a tree board to manage and promote the replanting of street trees is recommended to provide shade, beauty, and a separation of the street from the sidewalk. In selecting trees, consider mature size, salt tolerance, and survivability in narrow tree lawns. The following are recommended species for tree lawns:

### Small (20' or so) for under overhead lines

Hedge Maple / *Acer 'Campestre'*

Prairiefire Crabapple / *Malus 'Prairiefire'*

Flame Eastern Redbud / *Cercis canadensis 'Flame'*

### Medium (40') for tree lawns of 4' or more

Shademaster Honeylocust / *Gleditsia triacanthos inermis 'Shademaster'*

Green Vase Zelkova / *Zelkova serrata 'Green Vase'*

### Large (50' or more) for tree lawns of 4' or more

Chinkapin Oak / *Quercus muehlenbergii*

Autumn Blaze Maple / *Acer x freemanii*

London Planetree / *Platanus x acerifolia*

The section below depicts Franklin Street at the Glass Museum with new sidewalks and street trees.



Franklin Street Section at the Glass Museum: New 6' wide sidewalks with a tree lawn bring order and beauty to the residential streets



Historic photos of street trees in Dunkirk's neighborhoods



Existing streetscape at the Glass Museum

# Recommendations

## Design Elements - Lighting Options

The style of street light selected is reminiscent of those found in the early 1900s. The luminaire shown below is manufactured by Sternberg and is model Summit/RLM 1912/RLM27.

For neighborhood streets, a shorter street light that is pedestrian scale should be used. The example below represents a style that would be in keeping with the historical architecture of Dunkirk. The Sternberg light fixture sample shown has the option of irrigation within the light pole for hanging baskets.



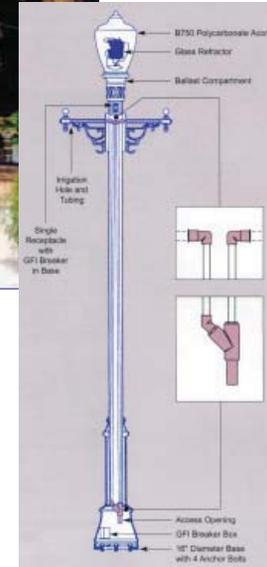
Summit RLM 1912 Luminaire



Hamilton Base



Barrington Base



# Recommendations

## Design Elements - Benches and Receptacles

This bench is suitable for almost any setting and would be in keeping with the historical architecture of Dunkirk. Benches would be bolted into the sidewalk. They are available in wood (ipe and jarrah) and aluminum with powder coat paint.



Model: Plainwell

Manufacturer: Landscape Forms

This aluminum litter receptacle holds 35 gallons and has a polyethylene liner. It is powder-coated black and bolted down. The sides can be wood (ipe and jarrah) or aluminum.



Model: Plainwell

Manufacturer: Landscape Forms

Size: 30" dia. x 45" high

# Recommendations

## Design Elements - Planters

Body High quality planters and pedestals make a statement to visitors about the pride and investment a town has in its streetscape. Placement of planters can be reserved for entrances or to call attention to a particular landmark feature. In Dunkirk, planters are proposed along Main Street on the capstone of the brick walls. These planters will provide seasonal beauty and color along Main Street.

Manufacturer: Longshadow



*Style: Hinsdale*



*Style: Oxmoor*



*Style: Champaign*



*Style: Glencoe*



*Style: Barrington*



*Style: Glencoe*



# Recommendations

## Funding

### INDIANA OFFICE OF COMMUNITY & RURAL AFFAIRS (OCRA):

A variety of grants are distributed to assist communities in revitalizing downtowns. *Website: [www.orca.in.gov](http://www.orca.in.gov)*

**Community Development Block Grants (CDBG)** are available with a required 20% match. They include the following types of projects:

- Water projects
- Sewer projects
- Storm drainage projects
- Infrastructure in support of housing projects
- Senior care centers
- Daycare centers
- Community centers
- Downtown revitalization
- Historic preservation
- Libraries
- Healthcare centers
- Special needs buildings
- Fire stations / Firetrucks

**CDBG** funds are available up to \$600,000 with a required 20% match to the following:

- Non-entitlement cities
- Community governments
- Town governments
- County governments

These grants are used for the following purposes:

- Eliminate slums and blight
- Benefit low to moderate income persons
- Infrastructure improvements
- Downtown revitalization
- Community and daycare centers
- Historic preservation

**Community Planning Funds** are up to \$50,000 for individual communities and up to \$15,000 for two communities.

- Non-entitlement cities
- Incorporated towns
- County government

These grants are used for the following purposes:

- Feasibility studies
- Downtown revitalization plans
- Historical preservation studies
- Affordable housing studies

**Main Street Revitalization Program (MSRP, administered by OCRA)** offers grant opportunities, networking, and information to Indiana cities and towns. Emphasis is placed on the preservation and development of traditional downtown resources. To qualify, communities must become Indiana Main Street members. They offer Downtown Enhancement Grants for planning, marketing and restoration efforts. An Internet database of buildings available for purchase or rent can be used.

### INDIANA DEPARTMENT OF TRANSPORTATION (INDOT)

**2018 Community Crossings Matching Grant Program** provides funding to cities, towns, and counties across Indiana to make improvements to local roads and bridges. Community Crossings is a partnership between INDOT and Hoosier communities, both urban and rural, to invest in infrastructure projects that catalyze economic development, create jobs, and strengthen local transportation networks. Projects that are eligible for funding include road resurfacing and preservation, bridge rehabilitation or replacement, alternative transportation connectivity, and road reconstruction with Americans with Disabilities Act (ADA) compliance in connection with a road project. Material costs for chip sealing and crack filling operations are also eligible for funding. *Website: [www.in.gov/indot/2390.htm](http://www.in.gov/indot/2390.htm)*



# Recommendations

## INDIANA LANDMARKS

A private non-profit statewide organization with 8,000+ members. Headquarters are located in Indianapolis with a regional network of seven offices and two house museums. *Website: [www.indianalandmarks.org](http://www.indianalandmarks.org)*

**Efroymsen Family Endangered Places Grants:** Grant funding is available to local preservation organizations up to \$2,500. The grants are available for redevelopment costs such as architectural or engineering services.

**Efroymsen Family Endangered Places Loan:** This loan program is available for up to \$75,000 to non-profit organizations for acquisition and / or rehabilitation of historic properties. Recipients will have low interest terms for three years and must attach Indiana Landmarks protective covenant to the property deed. Special consideration is given to projects that will save buildings listed or eligible to be listed in the National Register of Historic Places or located in a National or State Register Historic District.

## INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (IDEM)

**Indiana Brownfields Program:** Low interest loans for abandoned or underused properties are available when environmental contamination hampers expansion or redevelopment. These are available for political subdivisions. *Website: [www.in.gov/cleanups/2371.htm](http://www.in.gov/cleanups/2371.htm)*

Funding is available for the following types of projects:

- Site assessment
- Environmental investigation
- Remediation
- Soil and ground water clean-up
- Demolition
- Asbestos and lead based paint abatement

## INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

This state agency focuses on housing needs in regard to home ownership and the development of rental housing, and provides support to community housing development organizations. The authority is based in Indianapolis. *Website: [www.in.gov/ihcda](http://www.in.gov/ihcda)*

**Rental Housing Tax Credits (RHTC):** Tax credits are distributed for a period of ten years to developers of affordable housing.

- Property acquisition
- Rehabilitation of existing housing
- New housing construction

**HOME Funds (distributed through Housing and Urban Development HUD)** are available to local governments and non-profit organizations up to \$500,000 with a required 25% match.

- Develop affordable housing for low to moderate income
- Property acquisition
- Rehabilitation housing
- Counseling to families



# Recommendations

## INDIANA DEPARTMENT OF NATURAL RESOURCES (DNR)

The DNR is a state agency that administers numerous programs impacting historic preservation, outdoor recreation and the environment. The Indiana Division of Historic Preservation & Archaeology (DHPA) administers the bulk of the historic preservation-related programs in state government. It is based in Indianapolis. *Website: [www.in.gov/dnr/historic/](http://www.in.gov/dnr/historic/)*

**Historic Preservation Fund (HPF)** is funded by an annual distribution of federal dollars from the National Park Service (NPS). Funding is available to government entities, educational institutions, and non-profit organizations. Grants are for predevelopment costs (up to \$30,000) and project costs (up to \$50,000) including acquisition, development, and archaeology with a required 50% match. *Website: [www.in.gov/dnr/historic/grants.html#hpf](http://www.in.gov/dnr/historic/grants.html#hpf)*

Architectural projects include:

- National Register nominations for eligible historic districts
- Feasibility studies
- Architectural and engineering plans
- Specifications for the rehabilitation and / or adaptive reuse of National Register-listed properties
- Historic structure reports for National Register-listed properties
- Historic context studies with National Register nominations for specific types of historic resources

The grant program provides matching grant assistance. All grant funds are paid out on a reimbursement basis. Grant awards are subject to maximum award amounts. *Website: [www.in.gov/dnr/historic/7589.htm](http://www.in.gov/dnr/historic/7589.htm)*

**The Land & Water Preservation Fund (LWPF)** was passed by Congress in 1965 to assist eligible governmental units in the provision of new park areas. The LWPF is a matching assistance program. The main source of funding for the LWCF grants comes from federal offshore oil lease revenues. Since the LWCF is a reimbursing program, the project sponsor does not receive the grant funds at the time of application approval. The sponsor must have the local matching 50% of the project cost available prior to the application. The sponsoring park and recreation board is reimbursed 50% of the actual costs of the approved project. Local funding sources used to match the federal assistance may be derived from appropriations, tax levies, bond issues, force account labor, gifts, donations of land, cash, labor, materials, and equipment. Other federal funding sources cannot be used as the local share of the project, except revenue sharing, Community Development Act funds, and Farmers Home Administration loans. Having an updated master park plan as Dunkirk does increases the chances of obtaining funding.

## NATIONAL TRUST FOR HISTORIC PRESERVATION

Chartered by Congress in 1949, this privately-funded non-profit organization is charged with preserving America's most significant historic sites. It is based in Washington, D.C. with a Regional office in Chicago, Illinois. *Website: [www.nationaltrust.org](http://www.nationaltrust.org)*

**Historic Preservation Grant Program (administered by OCRA)** strives to preserve and rehabilitate historic properties in order to further incentivize downtown economic development. Applications can be submitted at any time. Projects must meet certain minimum program requirements:

- The lead applicant must be any individual, partnership, firm, association, joint venture, limited liability company or corporation
- A non-profit facilitating affordable housing organizations are also eligible as lead applicants
- The lead applicant must be able to show title / ownership upon grant award

Grant requests between \$10,000 and \$100,000 will be accepted. Eligible requests must be no more than 35% of eligible project costs. Local match must be greater than or equal to 65% of total eligible project costs.



# Recommendations

## UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE (NPS)

This federal agency administers numerous programs impacting historic preservation, forestry, national park systems, and Native American tribal preservation. Based in Washington, D.C. with a Regional office in Omaha, Nebraska. *Website: [www.nps.gov/](http://www.nps.gov/) and [www.nps.gov/history/hps/tps/tax](http://www.nps.gov/history/hps/tps/tax)*

**NPS Tax Credit Program:** A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures”. The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

## UNITED STATES DEPARTMENT OF COMMERCE

**Public Works Grants:** A grant program of the U.S. Department of Commerce, Economic Development Administration. Funds can be used to revitalize, expand, and upgrade a community’s physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment. *Website: [www.eda.gov/programs/eda-programs](http://www.eda.gov/programs/eda-programs)*

**Economic Adjustment Assistance Program:** This program provides technical, planning and infrastructure assistance in distressed economic regions. *Website: [www.eda.gov/programs/eda-programs](http://www.eda.gov/programs/eda-programs)*

## INDIANA ARTS COMMISSION

This state agency offers funding for various art and art education programs. *Website: [www.in.gov/arts/](http://www.in.gov/arts/)*

Grant programs include the following:

- Arts in the Parks & Historic Sites
- Arts Organization Support III
- Community Consultancies
- On-Ramp Career Accelerator
- Partnering Arts, Communities and Education (PACE)
- Regional Arts Initiative Grants
- Regional Arts Partner
- Statewide Cultural Districts

## NATIONAL ENDOWMENT FOR THE ARTS

This agency provides grants to organizations for several types of programs related to the arts, including museums, preservation of art forms, etc. *Website: [www.nea.gov/grants/index.html](http://www.nea.gov/grants/index.html)*

The grants required 50% matching funds and pertain to the following disciplines:

- Artist communities
- Arts education
- Dance
- Design
- Folk & Traditional arts
- Literature
- Local arts agencies
- Media Arts: film/radio/television/museums
- Music
- Musical Theater
- Opera
- Presenting
- State and Regional
- Theater
- Visual Arts



# Recommendations

## **SMALL BUSINESS ADMINISTRATION (SBA)**

The SBA works with lenders to provide loans to small businesses. The agency doesn't lend money directly to small business owners. Instead, it sets guidelines for loans made by its partnering lenders, community development organizations, and micro-lending institutions. The SBA reduces risks for lenders and makes it easier for them to access capital.

*Website: [www.sba-gov/funding-programs/loans](http://www.sba-gov/funding-programs/loans)*

## **THE BALL STATE UNIVERSITY INDIANA COMMUNITIES INSTITUTE (ICU)**

This organization offers a variety of services and opportunities to communities across the State of Indiana to support communities in their economic development. *Website: [www.bsu.edu/academics/centersandinstitutes/indiana-communities-institute](http://www.bsu.edu/academics/centersandinstitutes/indiana-communities-institute)*

Services are provided to:

- Develop and facilitate workshops
- Customize presentation to focus on current needs / issues
- Assist communities in establishing priorities and developing methods to achieve their greatest opportunities
- Examine community assets and liabilities
- Provide analysis of tourism assets and potential
- Bring diverse community groups / members together in order to assess needs and set priorities

# Recommendations

## Conceptual Catalyst Project Cost Estimates

### Glass Capitol Crossing

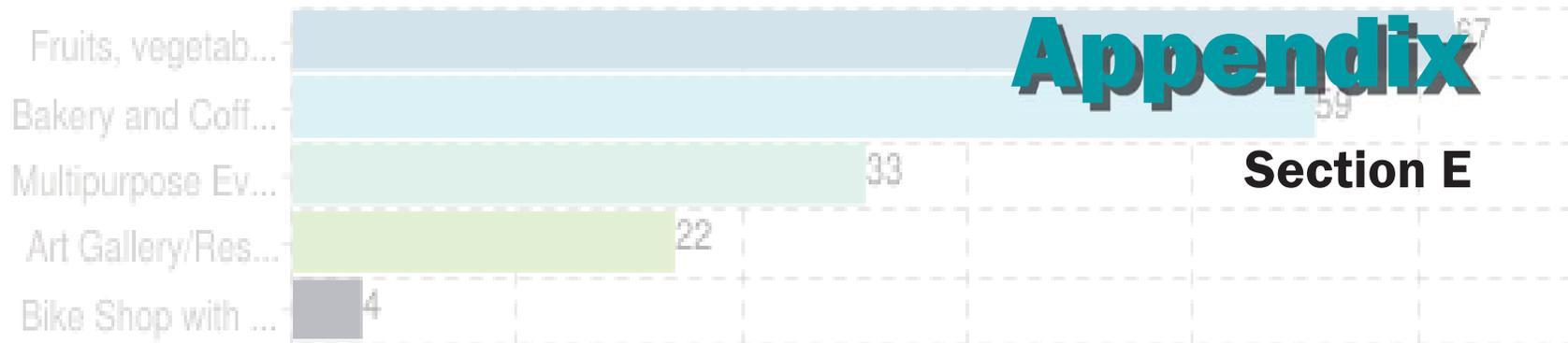
ITEM	QTY	UNIT COST	ESTIMATED COST
Mobilization, Site Preparation	1 EA	Lump Sum	\$150,000
6' Rail Trail Loop	1,600 SY	\$40 per SY	\$ 64,000
Accent Pavers	650 SY	\$260 per SY	\$ 169,000
Gateway Pylons	4 EA	\$20,000 EA	\$ 80,000
Lights, Benches, Appurtenances	1 EA	Lump Sum	\$ 120,000
Shade Trees @ 2.5" Caliper	66 EA	\$450 EA	\$ 29,700
Ornamental Trees @ 1.5" Caliper	9 EA	\$350 EA	\$ 3,150
5' Rail Trail Native Plants	590 SY	\$110 SY	\$ 51,900
Sub-Total			\$ 667,750
15% Contingency			\$100,160
Total Conceptual Project Budget			<b>\$767,910</b>

### Architectural Catalyst Projects (15% conceptual design continency included)

1. IOOF/Stewarts Building		
Facade Restoration Costs	\$428,911	
Site Costs	\$43,000	
2. Pizza King Building		
Facade Restoration Costs	\$160,888	
Site Costs	\$9,500	
3. Weaver Building/City Hall		
Facade Restoration Costs	\$549,342	
Site Costs	\$79,000	
4. Former Pet Store		
Facade Restoration Costs	\$77,700	
Site Costs	\$16,600	
5. Cunningham Building		
Facade Restoration Costs	\$158,188	
Site Costs	\$54,800	
Total:	<b>\$1,577,929</b>	

*\*See end of Appendix for line item Facade Restoration Costs*

*What use / repurposing of Dunkirk Depot would appeal to you and be a beneficial use for Downtown Dunkirk and the community as a whole?*



**Appendix**

**Section E**

- Fruits, vegetable, meats & cheese shop (67)
- Bakery and Coffee Shop (59)
- Multipurpose Events Center (33)
- Art Gallery/Restaurant with outdoor dining (22)
- Bike Shop with ice cream & candy (4)



# OCTOBER 4TH MEETING

## Downtown Revitalization Plan Update

### Please Sign In...

Name	Email Address / Phone Number / Mailing Address
Jesse Bivens	<del>Jesse</del> JABIVENS@frontier.com 768-6848 317 E Washington Dunkirk IN 47336
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Sandra Rollins	ssbutija@yahoo.com 765-730-8320 303 MERRY COURT DUNKIRK, IN.
Scott Manwaring	Scottmanwaring@fuquaautomotive.com 765-768-6224 127 E COMMERCE ST DUNKIRK IN 47336 507 Blackford Ave Dunkirk, IN 47336
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# NOVEMBER 1ST MEETING

## Downtown Revitalization Plan Update

Please Sign In...

Name	Email Address / Phone Number / Mailing Address
Grant Fager	311 East North - Dunkirk - 47336
Lucy Morgan	12485 Main St - Dunkirk
Jack Robbins	507 Blackford Ave Dunkirk
Pam Robbins	507 Blackford Ave Dunkirk
Ami Huffman	118 N. Meridian St Portland
Gene Ritter	335 E. WASHINGTON ST. DUNKIRK
Chuck Huffman	5228 S. 1225 W. DUNKIRK
DACE MUMBOWER	4942 South Broad St DUNKIRK
Matt Bishop	pbishop@yahoo.com
DRENT MATHER	Rb ARCHITECTS - CO. CONSULTANT
Ken Remenschneider	Kimley Horn 250 E. 96th Street, Indy 46240



# NOVEMBER 29th MEETING

## Downtown Revitalization Plan Update

Please Sign In...

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Ann Bivens

abivens@bsu.edu Blue T-shirt

Ker-Remerschneider

Kimley-Horn

Brent Mather

R and B Architects

7 at end  
on left?

## Community Profile

The Market Analysis provides insight into evolving demographic and development patterns that could impact future growth in Dunkirk. Bisected by State Route 167, the majority of Dunkirk is in Jay County, with only the northwestern edge of town extending into Blackford County. While the community offers some local shopping and services, residents are likely to travel approximately 30 minutes southwest to Muncie for more significant trips. Major metropolitan regions, including Indianapolis and Fort Wayne, can be reached in less than 90 minutes.

This report compiles data from the Environmental Systems Research Enterprises (ESRI), which interprets U.S. Census and U.S. Bureau of Economic Analysis datasets, as well as projections and estimates from STATS Indiana. STATS Indiana is a service of the Indiana Business Research Center at Indiana University's Kelley School of Business, which receives major support from the Indiana Department of Workforce Development and from the Lilly Endowment, Inc. Data is included for the City of Dunkirk, as well as for Jay and Blackford counties and the State of Indiana, as appropriate.

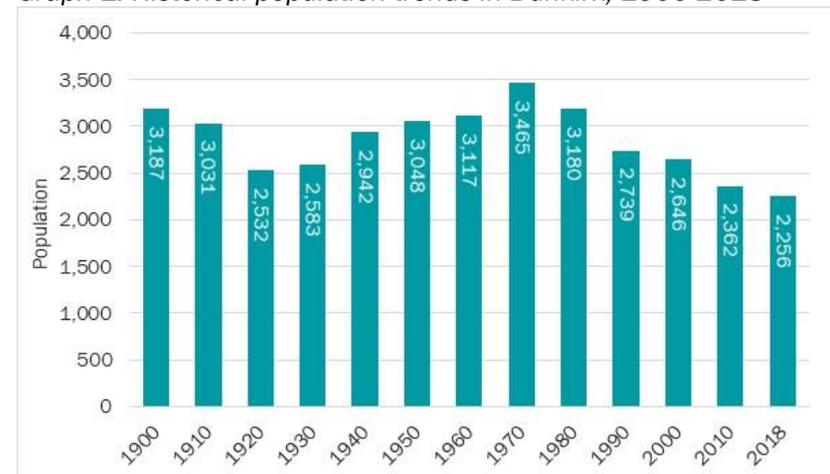
Four major demographic and economic metrics were examined to obtain a general understanding of the people and economy that make up the Dunkirk community. These four areas include the following:

1. Population
2. Education
3. Wealth
4. Employment

## Population Characteristics

Graph 1 shows the population of Dunkirk from the years 1900 to 2018. Community population peaked in 1970 at nearly 3,500 residents. Since that time, Dunkirk has experienced a steady decline in population, losing over 1,200 people. The population in Dunkirk in 2018 was estimated at 2,256 residents, a 4.5% decline from the decennial Census count in 2010.

*Graph 1: Historical population trends in Dunkirk, 1900-2018*



Source: ESRI, US Census

Table 1 compares the population change in Dunkirk relative to Jay and Blackford counties and the State of Indiana. Although the State of Indiana experienced a 4.3% increase in residents between 2000 and 2018, the region surrounding Dunkirk lost population. Dunkirk has lost nearly 400 residents since 2000, representing a 16.5% decline in 18 years.

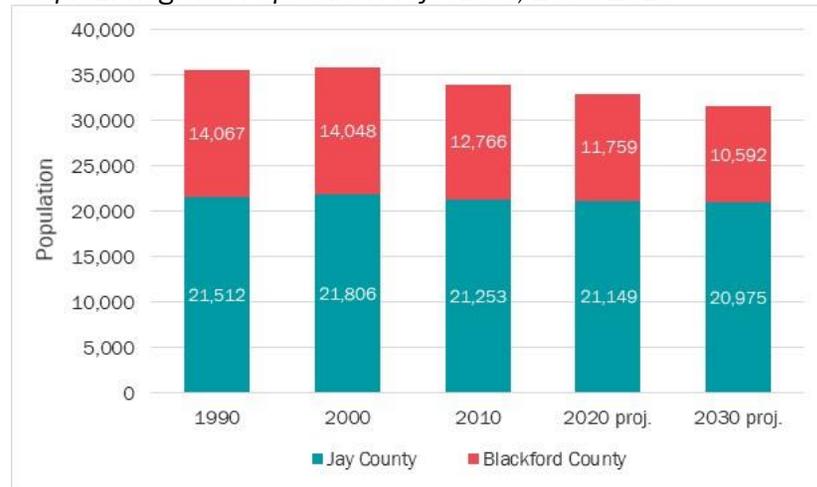
Table 1: Comparison of population change, 2000-2018

Area	2000	2010	2018	2000-2018 Δ		
				#	%	CAGR
Dunkirk	2,646	2,362	2,256	-390	-16.5%	-0.6%
Blackford County	14,048	12,766	12,236	-1,812	-14.2%	-0.5%
Jay County	21,514	21,253	21,066	-448	-2.1%	-0.1%
Indiana	6,080,522	6,483,802	6,762,374	681,852	10.5%	0.5%

Source: ESRI, US Census

Based on data provided by STATS, population projections for Blackford and Jay counties are shown in Graph 2. Population projections for the years 2020 and 2030 suggest that the region’s population will continue to decline. The combined population in Jay and Blackford counties is projected to be approximately 32,900 in 2030, 7.2% less than 34,000 in 2010. Consistent with recent trends, losses are projected for both counties.

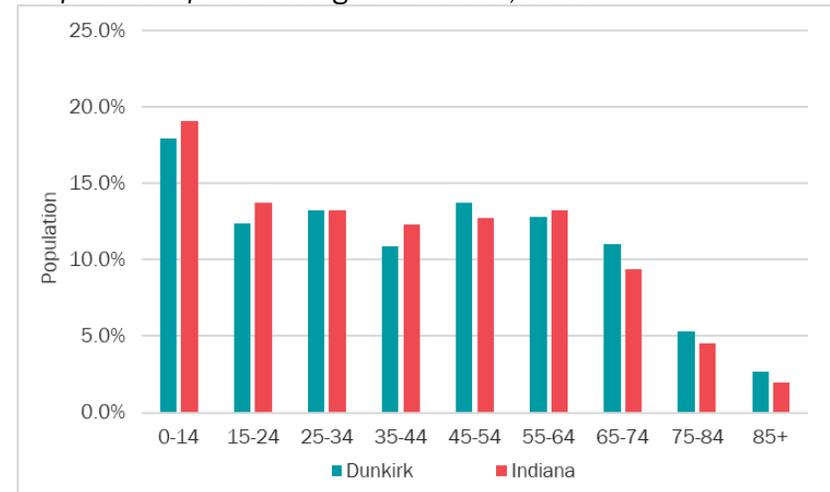
Graph 2: Regional Population Projections, 2000-2025



Source: STATS

Graph 3 compares the distribution of resident ages in Dunkirk and the State of Indiana. The median age in Dunkirk is 41.1 years, a notable increase from 37.3 years in 2010. More than 30% of the population is over age 55 in 2018. An overall aging of the population is consistent with trends experienced at the State level.

Graph 3: Comparison of age distribution, 2018

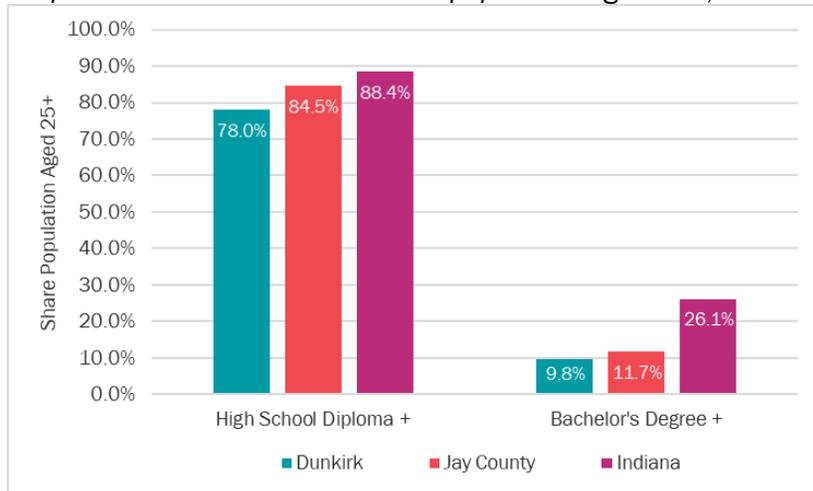


Source: ESRI, US Census

### Educational Attainment Levels

Table 2 compares the 2010 education attainment levels achieved by residents over the age of 25 in Dunkirk with those of Jay County and the State of Indiana. Approximately 78% of Dunkirk’s residents over the age of 25 had at least a high school diploma in 2010, lower than shares demonstrated for Jay County and the State of Indiana. Similarly, the 9.8% share of residents with a secondary degree was notably lower than the 26.1% share estimated for the State of Indiana.

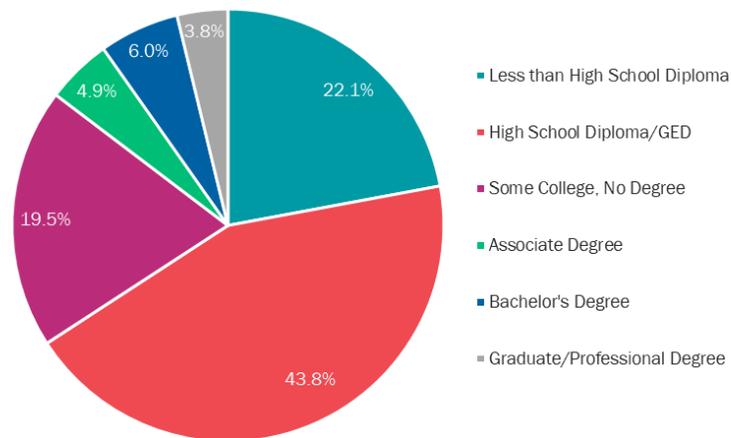
Graph 4: Educational attainment of population aged 25+, 2010



Source: ESRI, US Census

Graph 5 shows the educational attainment levels for Dunkirk in greater detail. Approximately 43.8% of residents have a high school diploma, with an additional 9.8% having earned a Bachelor's or Graduate/Professional degree.

Graph 5: Educational attainment levels in Dunkirk, 2010



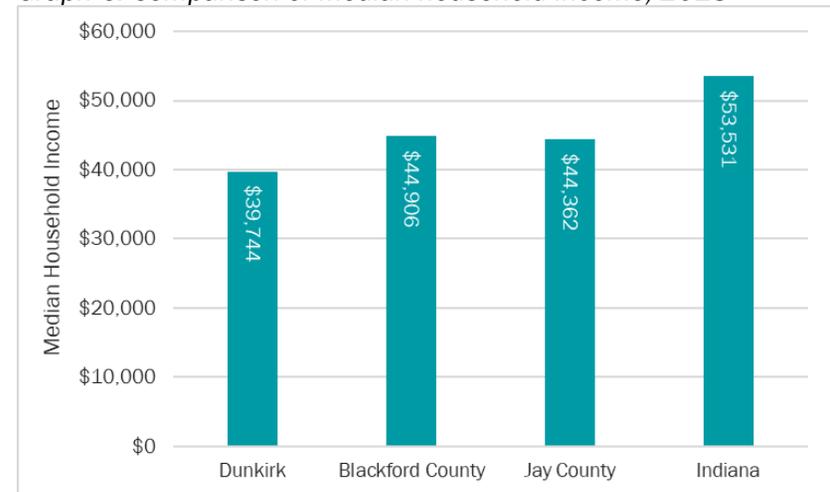
Source: ESRI, US Census

## Wealth

The geographic region surrounding Dunkirk is one of the most economically distressed in Indiana, characterized by median income levels and high poverty rates.

The median household income in Dunkirk is currently estimated at \$39,744 (Graph 6). This measure is approximately 10% lower than Blackford and Jay counties, and 25.8% lower than the State of Indiana.

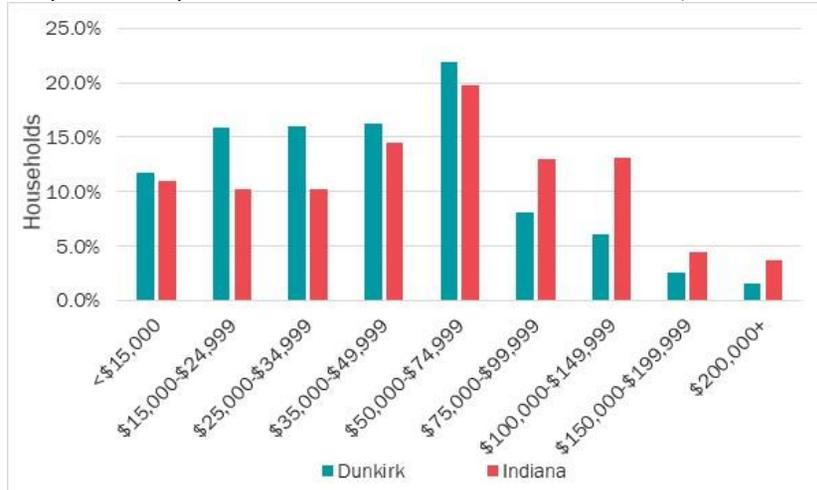
Graph 6: Comparison of median household income, 2018



Source: ESRI, US Census

As shown in Graph 7, Dunkirk generally has higher shares of households earning less than \$75,000 annually and lower shares of higher-income earners. In fact, approximately 78.5% of the households in Dunkirk earn less than \$75,000, compared to 65.7% for the State.

Graph 7: Comparison of household income distribution, 2018

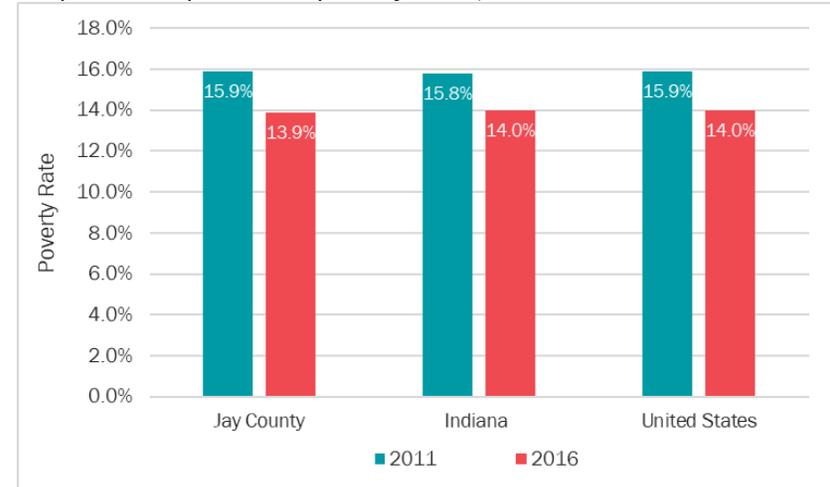


Source: ESRI, US Census

The poverty rate tracks the percentage of individuals who fall below an earning threshold deemed necessary to have a basic standard of living. These thresholds, defined as annual income levels, vary according to the size and age of family members. The same thresholds are used throughout the United States.

This analysis uses data for Jay County as a proxy for Dunkirk based on data availability. Graph 8 shows that Jay County’s poverty rate decreased by 2.0% between 2011 and 2016, likely the result of improving economic conditions following recovery from the 2007-2009 Great Recession. Similar improvements were noted for the State of Indiana and the United States.

Graph 8: Comparison of poverty rates, 2011-2016



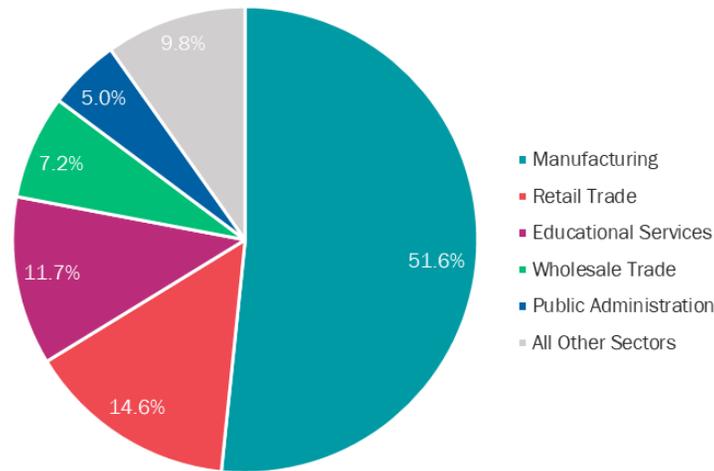
Source: US Census

## Employment

Employment data for Dunkirk was obtained by the US Census’ Longitudinal Employment-Household Dynamics dataset. The most recent year reported for this information was 2015. During this year, Dunkirk had an estimated 580 jobs within the city limits, representing 5.8% of the total in Jay and Blackford counties.

Approximately 51.6% of the jobs in Dunkirk were classified as Manufacturing, largely driven by the presence of Ardagh Group, a glass manufacturing facility located on the east-side of the city. Retail Trade, Educational Services, Wholesale Trade, and Public Administration rounded out the top five largest employment sectors in Dunkirk (Graph 9). Combined these five sectors comprised 90% of the city-wide total.

Graph 9: Dunkirk’s largest employment sectors, 2015



Source: US Census LEHD On the Map

The average annual wage in Jay County was \$36,088 in 2017, approximately 21.8% lower than the State of Indiana. With an average wage of \$53,248 annually, Utilities is the highest paid sector in the County, followed by Wholesale Trade, Transportation and Warehousing, and Manufacturing. Nearly every sector in Jay County reported a lower average wage than the State of Indiana and the United States.

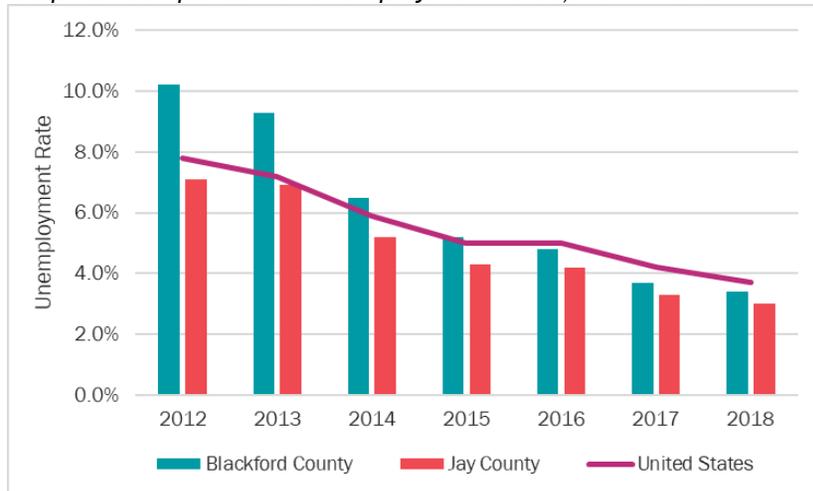
Table 2: Average wage by employment sectors, 2017

Industry	Geography		
	Jay Co.	Indiana	U.S.
Natural Resources and Mining	\$34,684	\$47,268	\$56,866
Utilities	\$53,248	\$89,856	\$96,200
Construction	\$37,544	\$57,096	\$60,528
Manufacturing	\$45,292	\$61,100	\$66,924
Wholesale Trade	\$48,568	\$65,936	\$75,920
Retail Trade	\$23,244	\$27,404	\$31,200
Transportation and Warehousing	\$47,528	\$45,656	\$53,196
Information	\$27,612	\$53,456	\$102,284
Finance and Insurance	\$41,288	\$69,212	\$106,080
Real Estate and Rental and Leasing	\$20,332	\$43,992	\$56,836
Professional and Technical Services	\$33,592	\$67,652	\$93,548
Management of Companies and Enterprises	\$38,792	\$98,072	\$119,860
Administrative and Waste Services	\$20,748	\$31,824	\$39,676
Educational Services	\$21,580	\$41,652	\$49,400
Health Care and Social Assistance	\$29,172	\$48,256	\$50,180
Arts, Entertainment, and Recreation	\$7,072	\$32,500	\$36,972
Accommodation and Food Services	\$11,596	\$15,964	\$20,800
Other Services, Ex. Public Admin	\$16,900	\$31,928	\$37,388
Public Administration	\$27,404	\$46,384	\$63,232
<b>Average</b>	<b>\$36,088</b>	<b>\$46,176</b>	<b>\$55,380</b>

Source: BLS; Hoosiers by the Numbers

Nationally, unemployment rates are at the lowest levels in nearly 50 years. Graph 10 illustrates that the unemployment rate in Jay and Blackford counties, compared to the United States metric. With continued recovery from the 2007-2009 Great Recession, employment rates in all geographies have declined. Jay and Blackford counties have been relatively consistent with the national measure since 2014. The dataset in Graph 10 uses the non-seasonally adjusted rate.

Graph 9: Comparison of unemployment rates, 2012-2018



Source: BLS; Hoosiers by the Numbers

### Statistics and Human Nature

To the business owner looking to open a new store, a community is mostly known by hard facts, including how many people live there and what sort of income levels they have. Few businesses can afford to figure in sentimentality or even admiration for a community when considering location.

Although Dunkirk’s strengths are not particularly well reflected in the four major indicators reviewed in this section, the information presented can help the community create a set of priorities, and, ultimately, identify recommendations for downtown. If the city is attracting new population growth it can help make up the difference in the short-term by focusing on other factors, such as presenting clean streets with landscaping, incentivizing façade improvements, and offering pedestrian-friendly sidewalks. Over time, these and other public investment efforts can be used to boost the economic indicators.

# Dunkirk

- 2,256** 2018 Population
- 51.6%** Largest Sector: Manufacturing
- 4.5%** Pop. Change Since 2010
- \$39,744** Median HH Income
- 78.0%** HS Diploma +
- 9.8%** Bachelor Degree +

# Jay County

- 21,066** 2018 Population
- 42.9%** Largest Sector: Manufacturing
- 0.9%** Pop. Change Since 2010
- \$44,362** Median HH Income
- 84.5%** HS Diploma +
- 11.7%** Bachelor Degree +

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## Local Perceptions and Preferences

The Dunkirk Downtown Revitalization Plan created in 2009 provided insight to what residents felt was lacking in the community. Information in the Plan was gathered from steering committee meetings, public outreach, and stakeholder groups. Although nearly a decade has passed, many of the community's desires remain. Those findings are highlighted here.

### What retail services are currently lacking in Dunkirk?

- Bakery
- Deli
- Hardware store
- Grocery store
- Restaurant/lunch or dinner
- Restaurant/breakfast

### What professional services are currently lacking in Dunkirk?

- Chiropractor
- Optometrist
- Dentist

All the 'missing' stores or services identified through public outreach efforts in 2008 and 2009 are generally small or medium sized. No businesses that typically have a large footprint were requested. Overall, the most commonly identified businesses included a grocery store, restaurants (or deli), and a hardware store. These three businesses topped the list of virtually every survey or discussion covered during the planning process.

Support for the desire to attract a grocery store was further evidenced in a survey completed by 220 residents in 2008. Some of the highlights include the following:

- Dairy products are the grocery items most purchased in Dunkirk
- Meat, produce, and canned goods are the items most purchased outside of the community
- Convenience is the reason given for buying available items in Dunkirk
- Hardware items are one of the most requested consumer products missing from the current retail offerings

## Downtown Market Potential

Determining downtown Dunkirk's market potential is the first step in defining a revitalization action plan and identifying achievable recruitment prospects. The following steps were taken:

1. Define a retail trade area
2. Research consumer spending patterns
3. Prepare a retail gap analysis
4. Define local market segments and targets

### Trade Area Definition

The 2009 Dunkirk Downtown Revitalization Plan consulted with the steering committee to create a retail trade area. The retail trade area, which included the towns of Redkey and Albany, considered drive times, as well as natural and man-made barriers. People outside the boundary are more likely to do their shopping elsewhere. People inside are likely to head to Dunkirk for some products and services. In other words, these are the town's core customers.

Lacking any major shifts in population concentrations in the region or new transportation improvements, allowing for increased mobility, this update makes no modifications to the vetted and approved Trade Area from the previous study.

Map 1: Dunkirk Trade Area, 2018

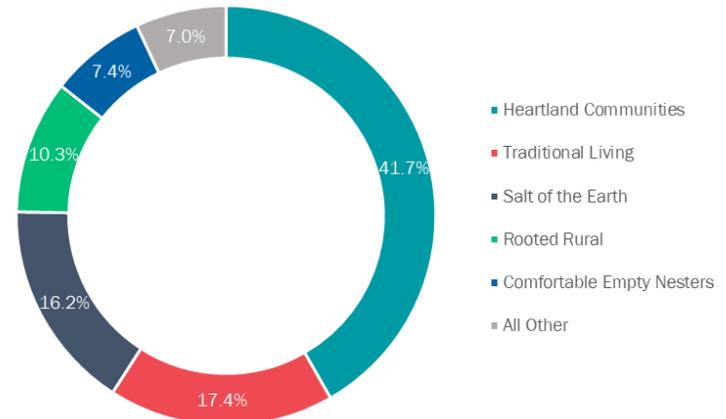


### Consumer Preferences

Tapestry segmentation, provided by Environmental Systems Research Institute (ESRI), is a method of psychographics that divides households into 67 groups based on consumer spending patterns and lifestyle attributes. Data provided in this type of analysis is increasingly being used by developers, builders, and retail tenants in the site selection and due diligence process.

As demonstrated in Graph 10, the five most commonly represented tapestry segments in the Dunkirk Trade Area comprise 93.0% of the total household inventory. The limited number of tapestries represented demonstrates a homogenous trend for consumer preferences on a wide-scale. Brief descriptions of the three most common tapestries in the Trade Area are provided below. They paint a picture of an age-diverse grouping of residents who typically own their home, spend well-below the national average, and are cost-conscious.

Graph 10: Tapestry segmentation in Trade Area, 2018



Source: ESRI BAO

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## HEARTLAND COMMUNITIES

Well settled and close-knit, *Heartland Communities* are semirural and semiretired. These older householders are primarily homeowners, and many have paid off their mortgages. Their children have moved away, but they have no plans to leave their homes.

Traditional and patriotic, these residents support their local businesses, always buy American, and favor domestic driving vacations over foreign plane trips. Many residents order items from catalogs, QVC, and Avon sales representatives. They also shop at Wal-Mart or Kmart and buy groceries at Wal-Mart Supercenters.

- The share of this segment's budget spent on housing, food, apparel, etc. is lower than the national average.
- Budget savvy consumers; they stick to brands they grew up with and know the price of goods they purchase.
- To support their local community, residents participate in public activities.



## TRADITIONAL LIVING

Residents in the *Traditional Living* segment reside primarily in low-density, settled neighborhoods in the Midwest. The households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their



children are likely to follow suit. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

- The share of this segment's budget spent on housing, food, apparel, etc. is lower than the national average.
- Cost-conscious consumers that are comfortable with brand loyalty, unless the price is too high.
- They shop for groceries at discount stores such as Walmart supercenters; Kmart is also a favorite for apparel and sundry household and personal care products.

## SALT OF THE EARTH

*Salt of the Earth* residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and preparing homemade meals. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities.



- The share of this segment's budget spent on housing, food, apparel, etc. is lower than the national average.

- Cost-conscious consumers, loyal to brands they like, with a focus on buying American.
- Last to buy the latest and greatest products.

### Retail Leakage Analysis

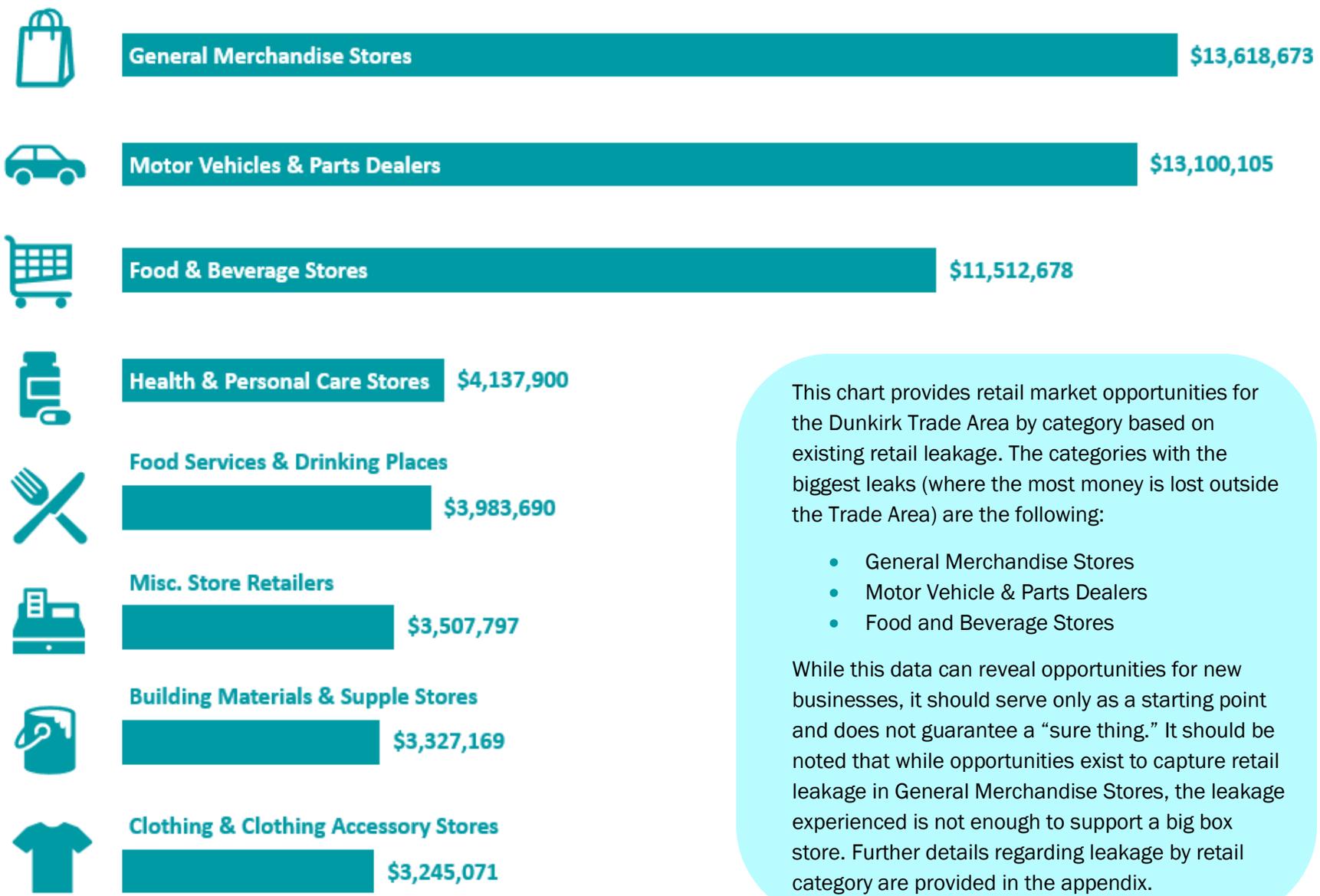
Retail leakage refers to the difference between the retail expenditures by residents living in a particular area and the retail sales produced by the stores located in the same area. If desired products are not available within that area, consumers will travel to other places or use different methods to obtain those products. Consequently, the dollars spent outside of the area are said to be “leaking.” If a community is a major retail center with a variety of stores it will be “attracting” rather than “leaking” retail sales.

It is important to note that the supply and demand numbers for the Trade Area may not represent an entirely accurate picture. The data, provided by ESRI, are estimates based on a formula which includes information from sources such as the U.S. Department of Labor’s Consumer Expenditure Survey. Since they are estimates, it is possible that any one figure may not be entirely accurate.

The numbers are not meant as accurate accounts of individual stores, but, taken as an aggregate, they provide reasonable estimates of expenditures and sales. Equally important, this type of data is reviewed by national chains when deciding whether to move into a new area. It is important for Dunkirk’s retail market to see itself as others do.

The graphic to the right shows retail sales, consumer expenditures, and retail leakage in the Trade Area. The defined Trade Area had \$43.8 million in retail leakage over the previous year.





This chart provides retail market opportunities for the Dunkirk Trade Area by category based on existing retail leakage. The categories with the biggest leaks (where the most money is lost outside the Trade Area) are the following:

- General Merchandise Stores
- Motor Vehicle & Parts Dealers
- Food and Beverage Stores

While this data can reveal opportunities for new businesses, it should serve only as a starting point and does not guarantee a “sure thing.” It should be noted that while opportunities exist to capture retail leakage in General Merchandise Stores, the leakage experienced is not enough to support a big box store. Further details regarding leakage by retail category are provided in the appendix.

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## Market Considerations and Strategies

Because it is still early in Dunkirk's revitalization efforts, it is important to manage expectations and to prepare a long-term strategy. It took decades for downtown to lose its vitality and it will take years to recapture it.

### Market Considerations

The Community Characteristics and Market Potential sections of this study will help the community see itself as others do. After analyzing what the community's demographic and economic base are and what consumers within the trade area buy compared to what local businesses earn, a \$43.8 million in retail leakage gap was demonstrated over the previous year.

Of the retail categories that showed potential, three categories stand out by having the largest dollar amount leaking out of the Trade Area because there are no local options. If an entrepreneur could capture even a relatively small percentage of these large dollar amounts, they might have a successful business. The three types of stores and the amount that residents spend at them (outside the trade area) are as follows:

- General Merchandise Stores (\$13.6 million)
- Motor Vehicle & Parts Dealers (\$13.1 million)
- Food and Beverage Stores (\$11.5 million)

It will be very difficult for Dunkirk to attract national chains and regional stores that might fill the General Merchandise leakage; the required population density doesn't exist. To identify optimal locations, retailers depend on certain indicators of commercial success. The three most commonly cited criteria considered when selecting a location include income, density, and traffic. A

traditional rule of thumb is the 50/50/50 rule which proposes the ideal Main Street retail location as having access to 50,000 people within the Trade Area, with a median income of \$50,000, and 50,000 average daily traffic (ADT); however, this is not applicable to all scenarios, as will be discussed. Rather than a one-size-fits-all formula, it is important to understand the relationship between the indicators. While the most successful retail locations will have high numbers for all three, some businesses can survive by relying on only one or two. If a location is weak in one category, it must offset the deficiency by strong measures for the others. Additionally, public investment may offset communities that show weaknesses across the board.

### INCOME

Income, whether average or median and by household or per capita, is used by retailers as a proxy for the buying power of an area as higher income levels are assumed to support a greater supply of retail. Income requirements for national restaurant chains range widely: at least \$30,000 for Chipotle and at least \$85,000 for Zoe's Kitchen. Several, such as Subway and Denny's, use the \$50,000 target of the 50/50/50 rule. The required income thresholds of other retail businesses also vary: at least \$40,000 for Sav-A-Lot, at least \$50,000 for the Home Depot, and \$30,000-\$80,000 for Planet Fitness.

Communities with high-incomes may support specialty stores and high-end restaurants, while places with low-incomes may attract bargain outlets and fast-food chains. Retail businesses targeting lower-income consumers often institute ceilings for the maximum income tolerated. For example, Family Dollar and Dollar General target markets with average incomes that do not exceed \$60,000 or \$75,000, respectively.

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## DENSITY

The number of people or households (sometimes referred to as ‘rooftops’) nearby is another influential indicator used in retail location analysis. Since many retail businesses depend upon local spending, more robust population counts offers a greater pool of potential customers. Density is typically defined as the number of people or households within a specific distance or drive time. Like the targets for income, the ideal density varies widely for national retailers. Restaurant chain targets include 20,000 people within two miles for Wendy’s, 30,000 people within a seven-minute drive for Smoothie King, and 125,000 people within a fifteen-minute drive time for sit-down dining chains like Red Lobster or Olive Garden. Population density targets also vary for other retail businesses as well: at least 5,000 within three miles for Dollar General, 20,000 in a five-mile ring for Hibbett Sports, 40,000 in a three-mile ring for Lidl, and at least one million in the MSA for Diamonds Direct.

## TRAFFIC

Arguably the least precise indicator of retail potential of the three profiled, traffic counts provide a measure of visibility and accessibility to passing traffic. The logic being that the more people that pass by a location, the larger the pool of possible consumers. While the 50/50/50 rule dictates an ideal of 50,000 ADT, target traffic counts vary by retail type and scale. It is important to note that there is a tipping point where a traffic count begins to have diminishing returns. Too much traffic can inhibit the fostering of pedestrian environments. As a result, pedestrian access has increasingly become an important factor for retailers, especially in urban neighborhoods and downtown or Main Street settings. The ability to orient commercial centers to

pedestrians is dependent upon the surrounding density, specifically the amount of people living within a comfortable walking distance.

## Return to Downtown

Downtown’s across the United States, big and small in scale, have experienced a resurgence as residents continue to gravitate towards an integrated live-work-play environment. While mixed-use developments have surged in popularity, historic downtown cores are a more authentic offering and achieve a similar dynamic. Demand in downtown is being driven by both younger Millennials and older Baby Boomers, who are both willing to trade space for the opportunity to live in an integrated environment that offers walkability to shopping, dining, and recreation.

Leveraging the national resurgence in downtown spaces is an opportunity for Dunkirk in the short- and long-term. Not only do most indicators suggest that demand for downtown redevelopment and mixed-use will continue, existing communities are demonstrating price point premiums and higher-than-average occupancy rates.

## Downtown Strategies

Strategies highlighted in this section consider the reality that from an outside vantage point, downtown Dunkirk doesn’t demonstrate the ‘numerical’ evidence to support unencumbered private investment. Engagement by the public sector will be necessary to off-set the metrics that only tell a piece of the story.

*View downtown Dunkirk as an integrated, mixed-use node.* The recent resurgence in downtown nodes provides a key opportunity for Dunkirk to leverage. However, the demonstrated national momentum isn’t enough to guarantee success locally. In future

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planning and redevelopment efforts, Dunkirk needs to view the downtown as a mixed-use node, including creating strategies for residential, office, and entertainment/tourism uses, in addition to retail.

Investment in nearby housing inventory could be a way to attract additional development into the downtown area. This may represent opportunities to attract new residents or retain current ones. Dunkirk should consider engaging a consulting firm to prepare a Housing Study to determine potential opportunities to increase supply, including workforce and senior living options.

Consider recruiting professional office users, like chiropractors, optometrists, real estate agents, or lawyers, or a small-business incubator into ground-level spaces in downtown. Dunkirk could attempt to fill some of its empty storefronts with these small, service-oriented businesses. There is understandable concern that if the stores are filled with small businesses that only add a little to the local economy, Dunkirk may miss out if bigger businesses can't find a space to locate.

However, the chances are not good that the community can attract "a big fish" until there are more signs of life downtown. For that reason, one of the first short-term goals should be to fill as many empty buildings as possible, even with smaller, non-retail operations. As downtown grows and evolves, there could be opportunities to relocate those users to a second-story space in the future. Ultimately, having more people and activity downtown will make it easier to recruit additional businesses.

*Support downtown Dunkirk as a destination.* Some decisions made by the City of Dunkirk have inadvertently sapped energy from downtown. For example, the West Jay Community Center is a

top resource for the city but directs activity away from Dunkirk's historical core. The same is true of the yearly festivals held on the outskirts of downtown.

Given that the population density in the Trade Area is likely less than would be attractive to a typical national or chain retailer, identifying a tourism-based anchor may provide a way to off-set the deficiency. The city could help restore circulation downtown by taking advantage of the available space to offer amenities like a farmer's market, community space, or expanded town festivals.

*Co-Promote Dunkirk with other Jay County Communities.*

Downtown revitalization is not an initiative unique to Dunkirk. In fact, in addition to Dunkirk, Redkey, Pennville, and Portland are all in various stages of downtown revitalization planning efforts. Economic development should be viewed as a regional initiative; a partnership instead of a competition. These Jay County communities should seek to leverage the similarities in renewed downtown revitalization efforts to grow together.

In fact, the Jay County Development Corporation, in collaboration with the Jay County Commissioners and local municipal leaders, are currently planning to submit a regional Stellar Communities application to access a larger pool of grant monies for civic infrastructure investments. Creating a prioritized vision for how the region could grow, with a distinct focus on the unique downtown areas, is critical in a successful administration of potential grant awards.

Additionally, a broader partnership could also be used to co-promote events, attractions, and amenities within each community. Events like Redkey Gas Boom Days, Dunkirk Glass Days Festival, and the Portland Antique Gas Engine and Tractor

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Show not only offer benefits for the hosting community but could also bring visitors and tourism throughout jay County and the larger region.

The following local events and festivals should be leveraged to attract visitors to downtown Dunkirk. Co-promotion with other Jay County communities should be leveraged to efficiently increase marketing efforts and enhance regional partnerships.

#### Local Events and Festivals

- Dunkirk Glass Days.
- Webster Depot Summer Concert Series
- Dunkirk Fireworks
- Main Street Festival and Craft Show
- Field of Warmth Festival
- Annual Easter Egg Hunt

Effective marketing of downtown spaces is one way to make small things happen (like moving existing businesses into empty storefronts) while working on bigger projects. This builds momentum in downtown and helps to build capacity for future growth incrementally.

The local investment group has a strong incentive to market downtown, but they need support. There have been some questions regarding whether the state-run Main Street program is a good match for the community. However, with or without a Main Street program, someone local must be responsible for following through and implementing the downtown plan. Part-time or

volunteer help should eventually be replaced by paid staff; perhaps Dunkirk could share a position with the nearby communities of Pennville and/or Redkey.

Develop a website showcasing progress on downtown’s buildings and other events. Include photos of businesses, festivals, architecture, plans, activities, schools, and manufacturing. Provide links from other websites to the Dunkirk website. Be mindful that websites are fairly easy to update, but often prove difficult to keep updated.

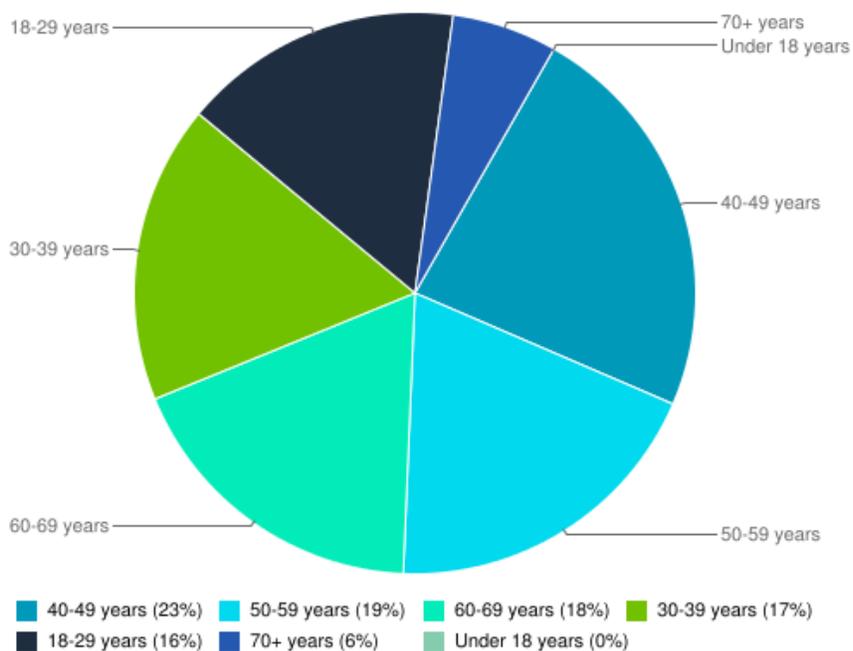
Prepare a one-page project sheet for each available space describing features, square footage, price, and contact information. Distribute these to potential businesses.

*Invest in the vision for Downtown.* Business owners can’t be expected to pour their livelihoods into a struggling downtown unless they see that the city is backing them up. Are the streets clean and policed? Are they going to do anything about empty, crumbling buildings on the main road? Is the city’s own property well maintained?

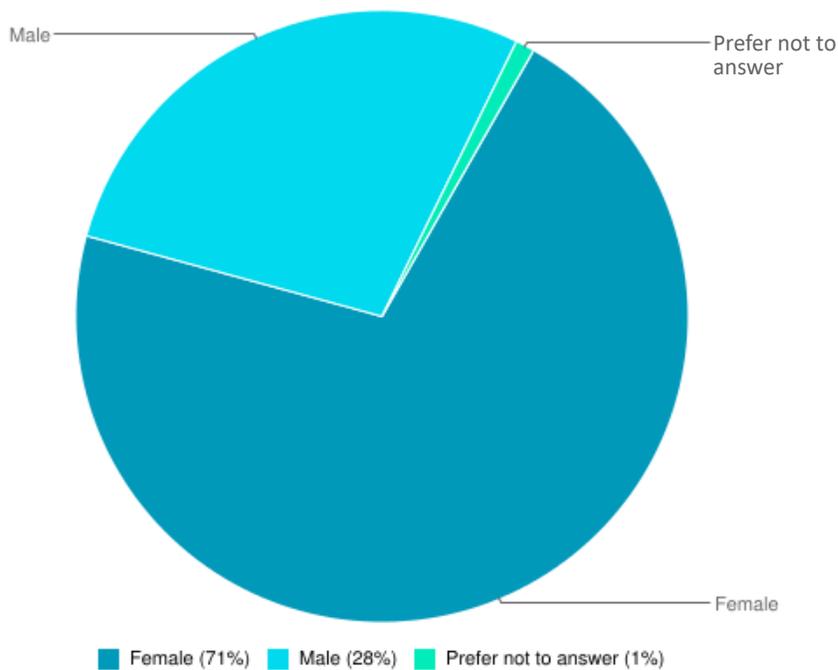
In most cases, public investment must precede private investment. Public investment could include streetscape improvements in the public realm, investment into renovating and stabilizing existing structures, or partnering with private capital. One of Dunkirk’s strongest assets is the local investors willing to take a chance to improve downtown. This updated Downtown Revitalization Plan should serve as a road map to prioritize how to invest public dollars and energy to making the downtown a successful attribute of the community.

# City of Dunkirk Downtown Revitalization Plan

## 1. What age group do you belong to?

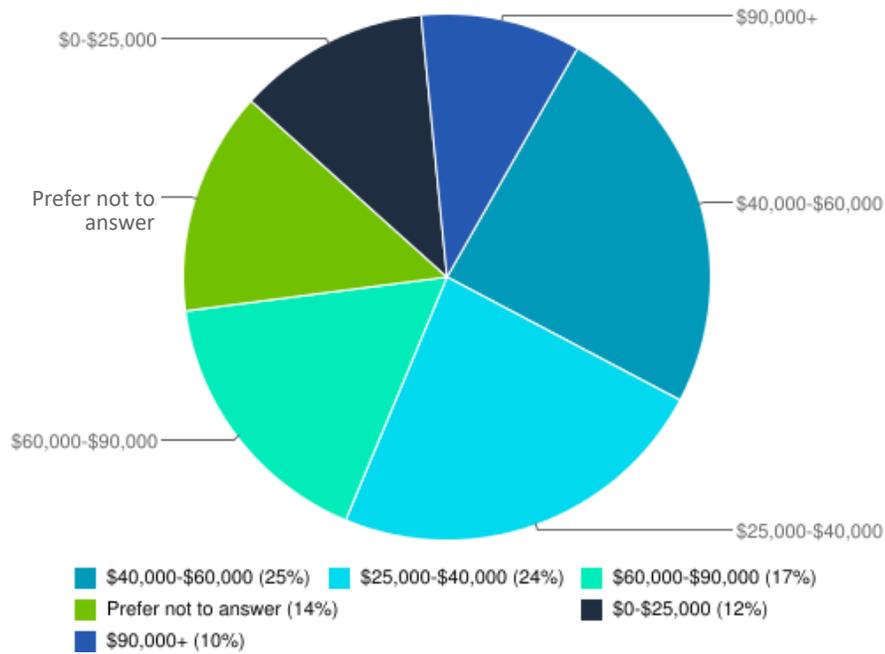


## 2. What is your gender?

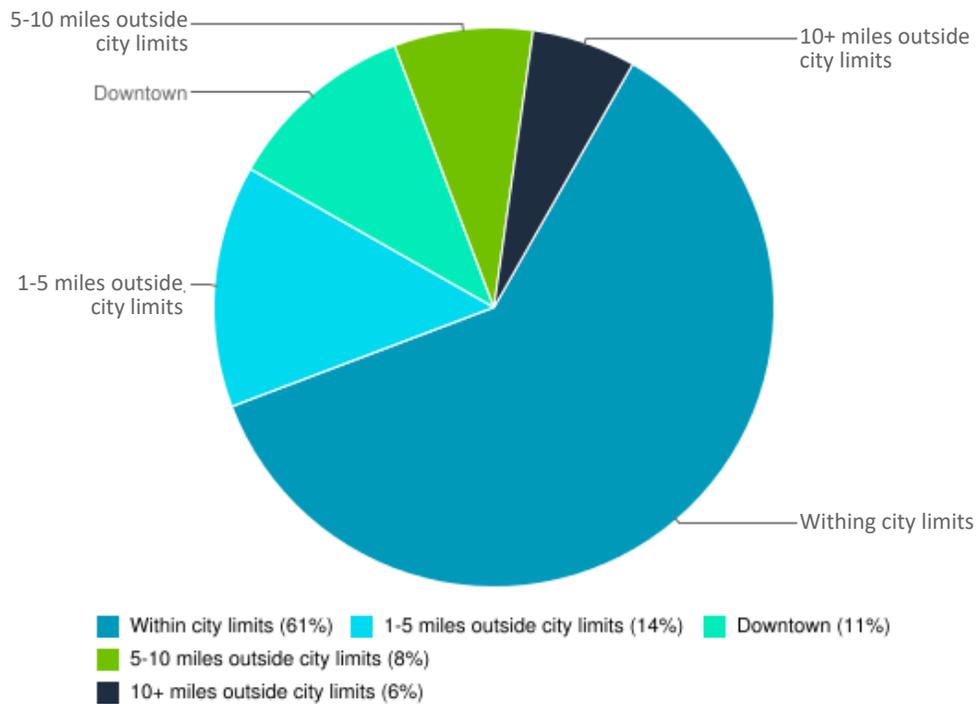


# City of Dunkirk Downtown Revitalization Plan

## 3. What is your household income?

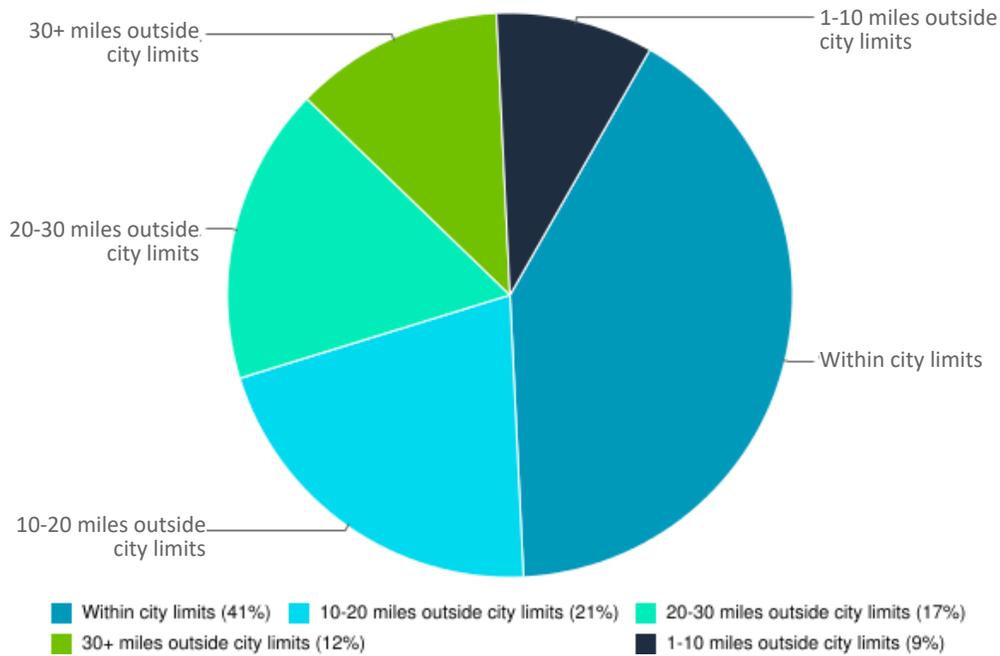


## 4. How close to Dunkirk do you live?

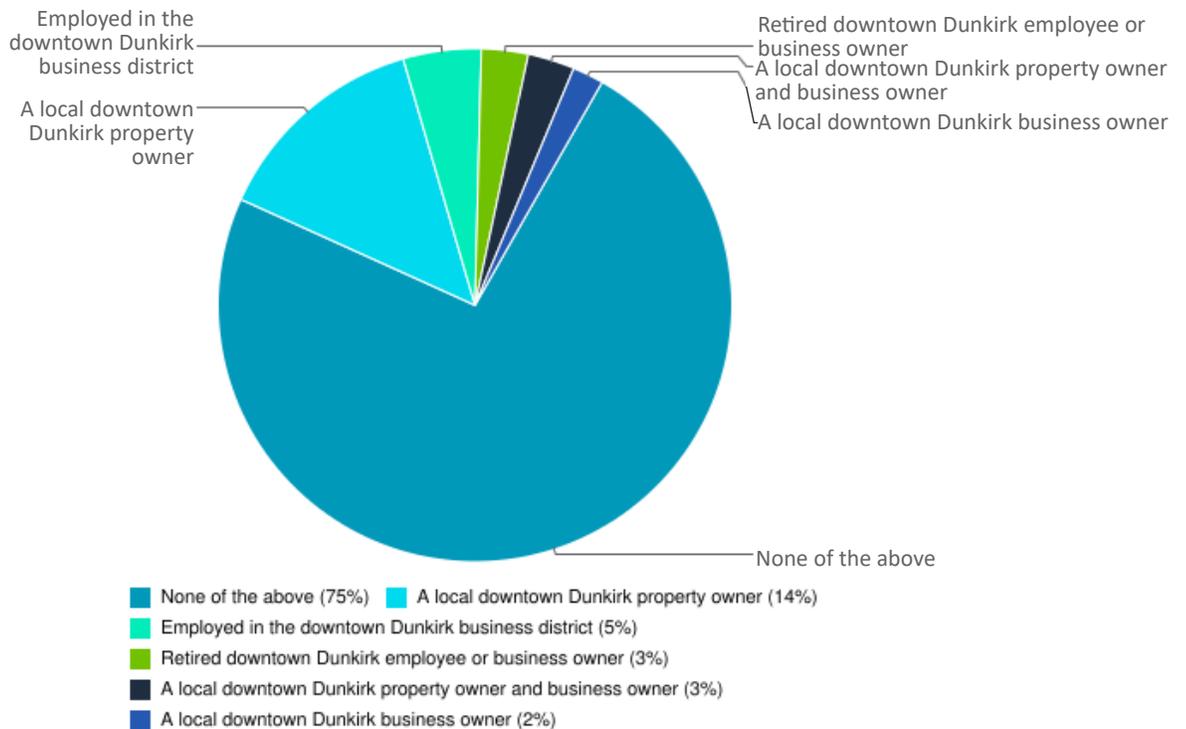


# City of Dunkirk Downtown Revitalization Plan

## 5. How close to Dunkirk do you work?

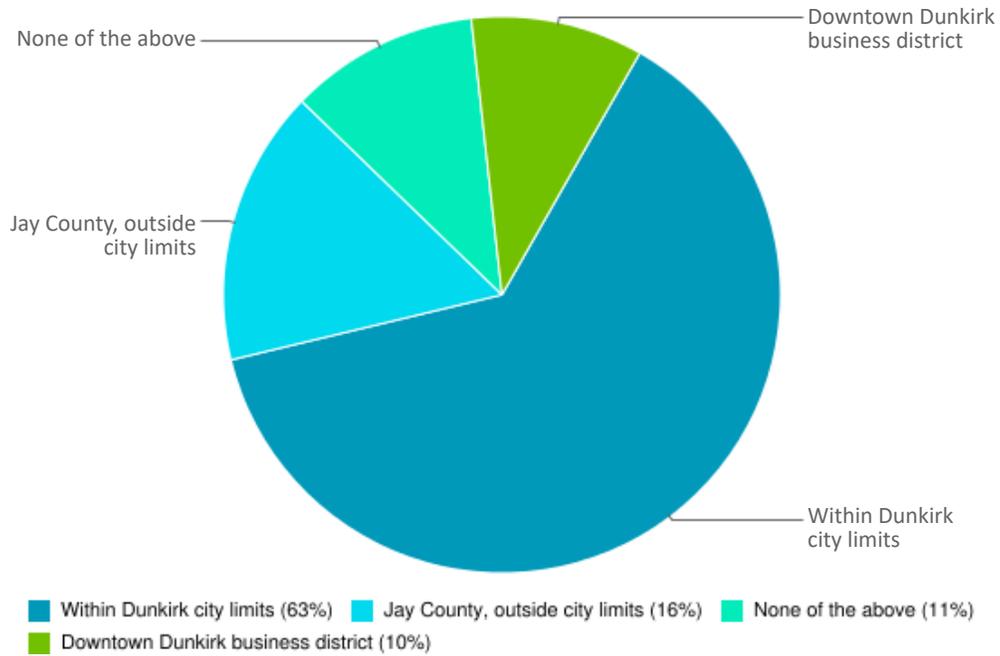


## 6. Within the Downtown Commercial Business District are you:

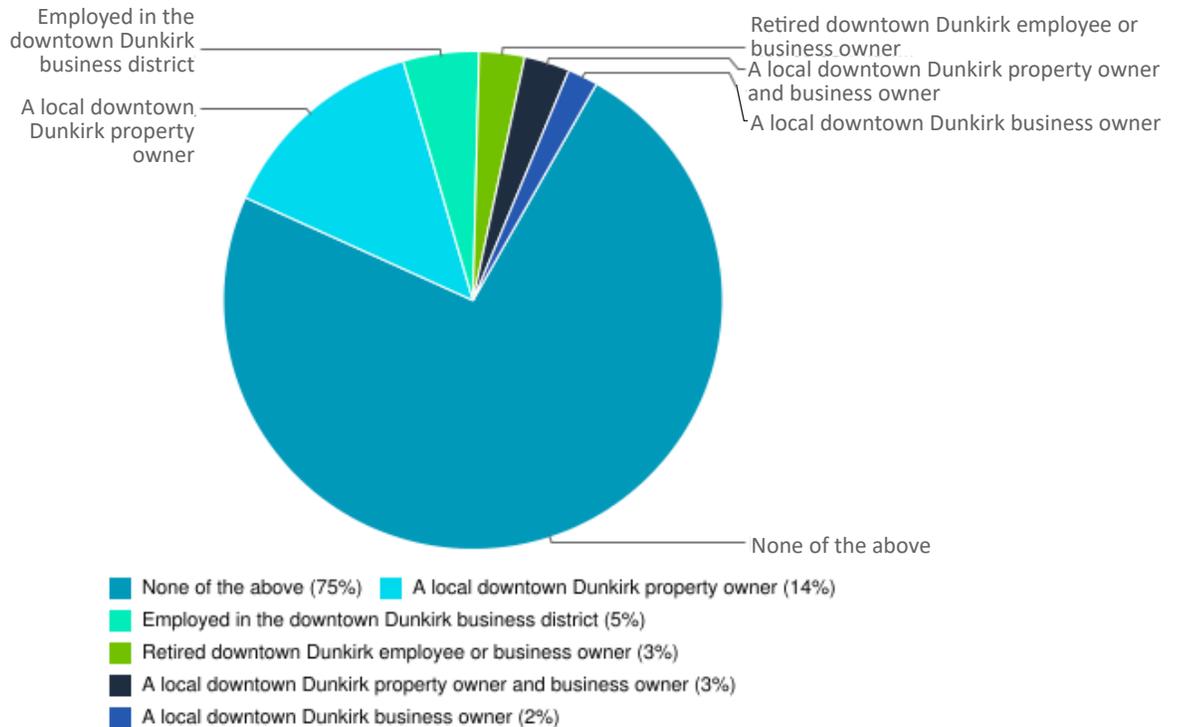


# City of Dunkirk Downtown Revitalization Plan

## 7. Do you live in:

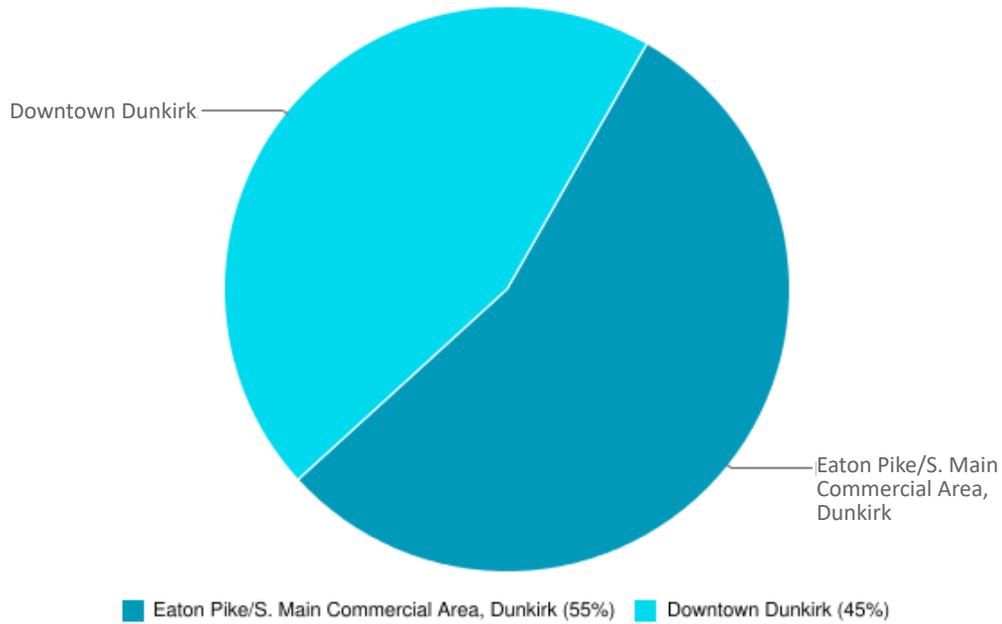


## 8. Within the Downtown Commercial Business District are you:

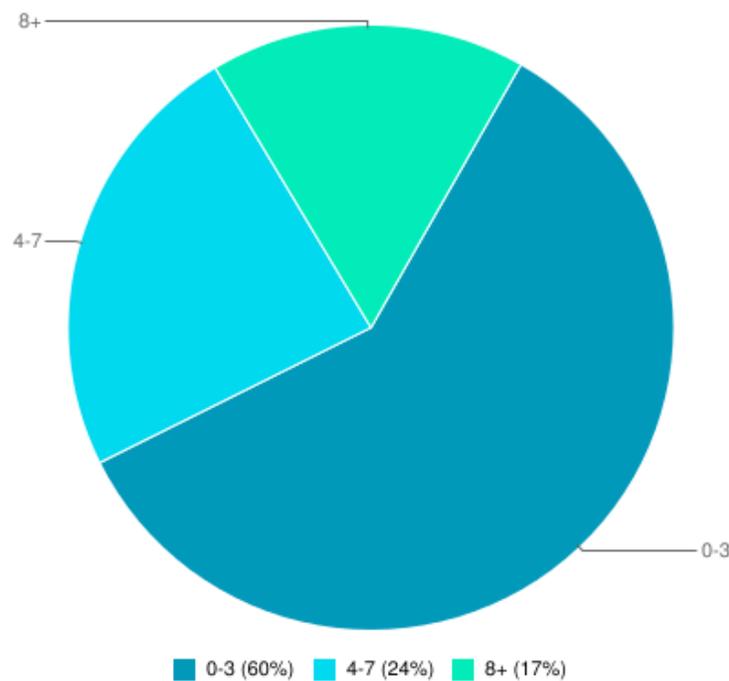


# City of Dunkirk Downtown Revitalization Plan

## 9. Within which local commercial areas do you make most of your routine purchases?

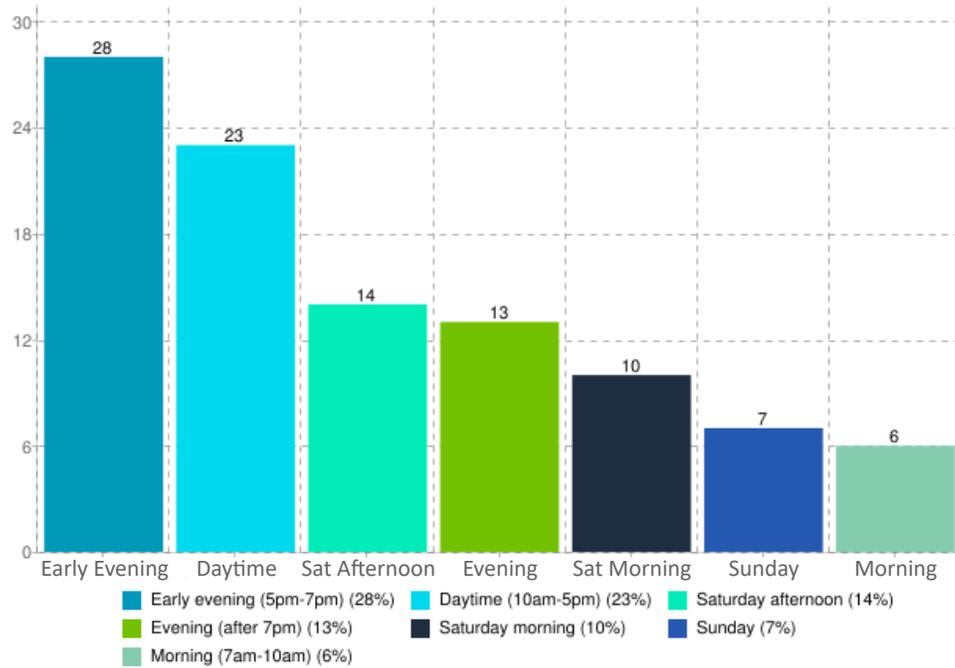


## 10. In an average month, how many times do you conduct personal business in downtown Dunkirk?

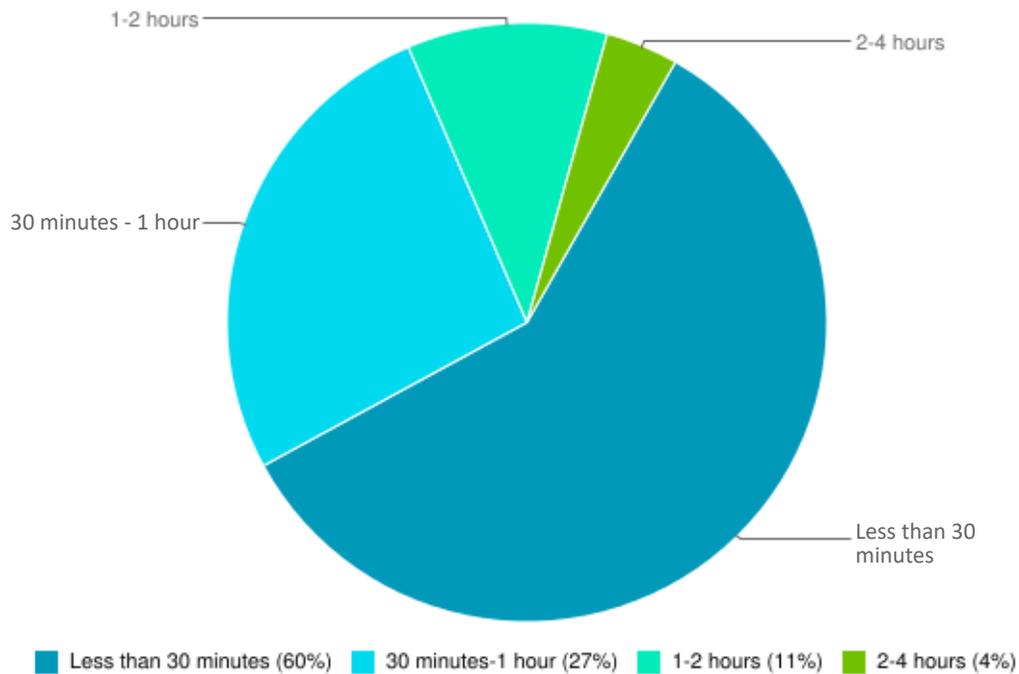


# City of Dunkirk Downtown Revitalization Plan

## 11. When is it most convenient for you to shop? Choose 2.

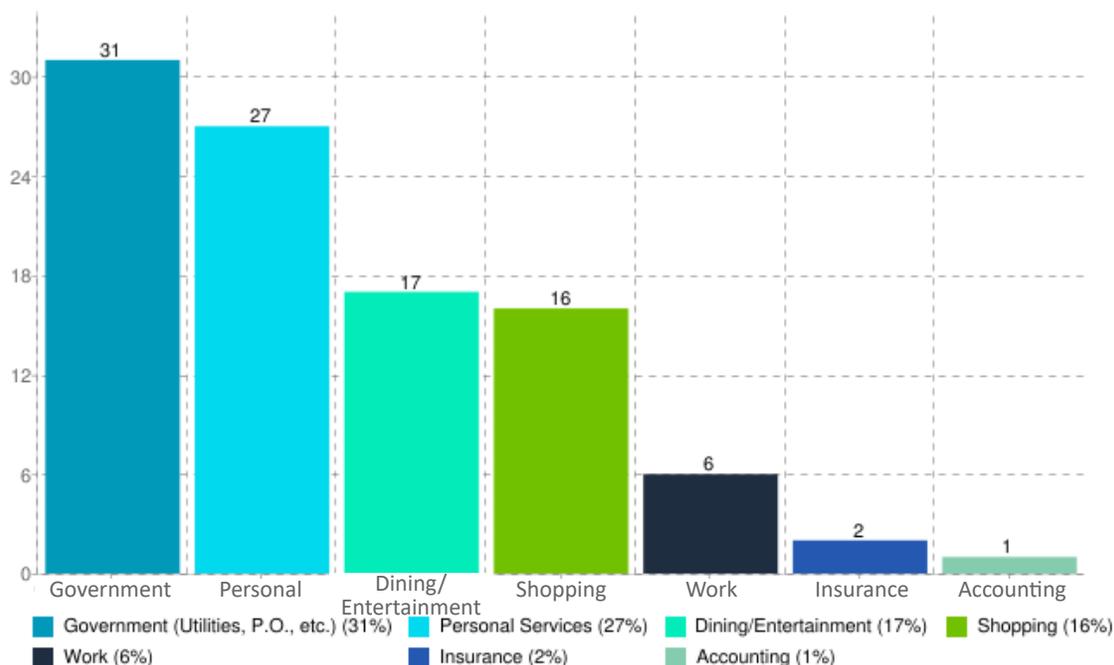


## 12. How long is your typical visit to downtown Dunkirk?

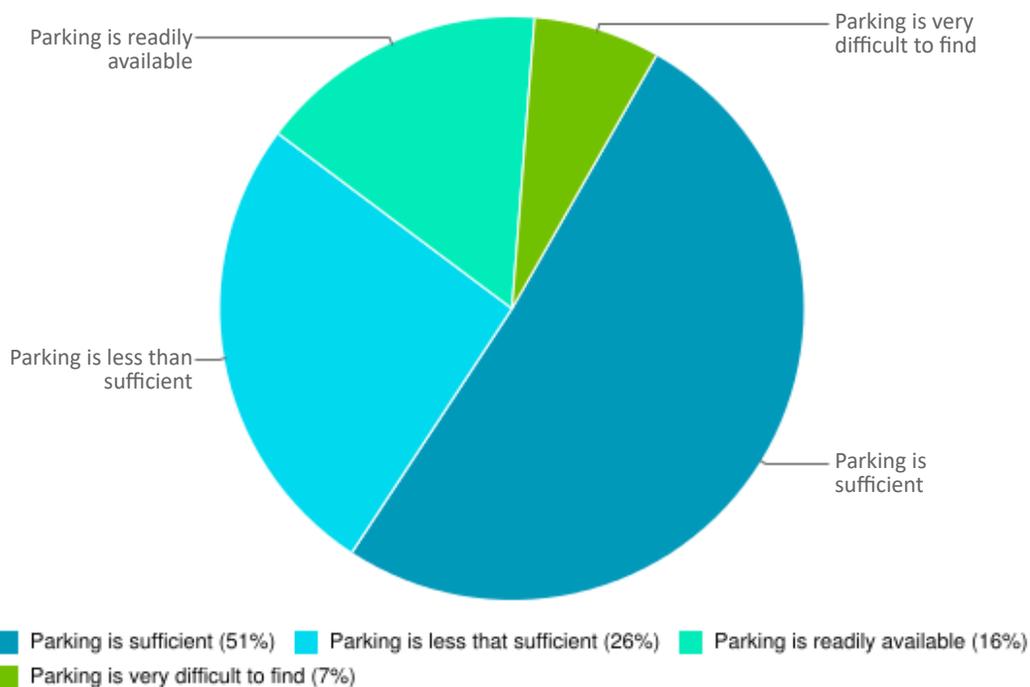


# City of Dunkirk Downtown Revitalization Plan

## 13. What is your main objective in visiting downtown Dunkirk?

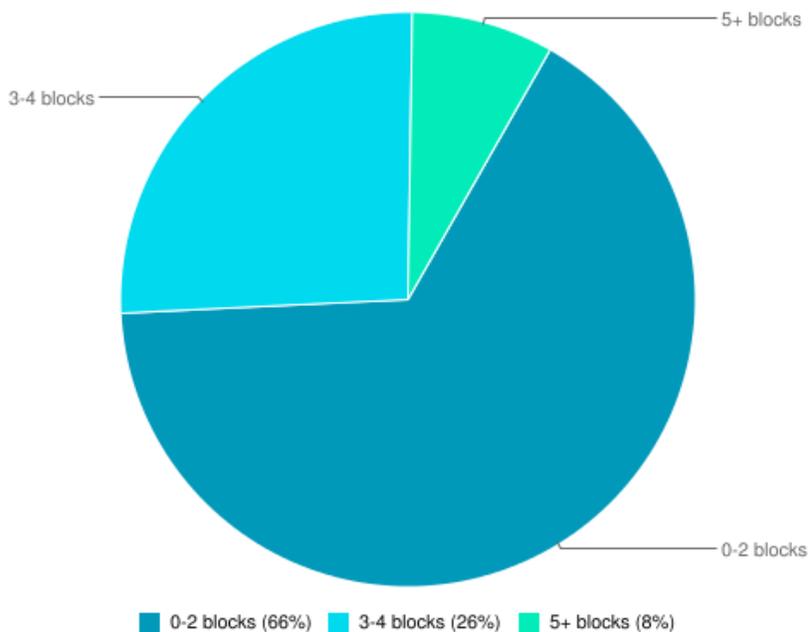


## 14. What is your main objective in visiting downtown Dunkirk?

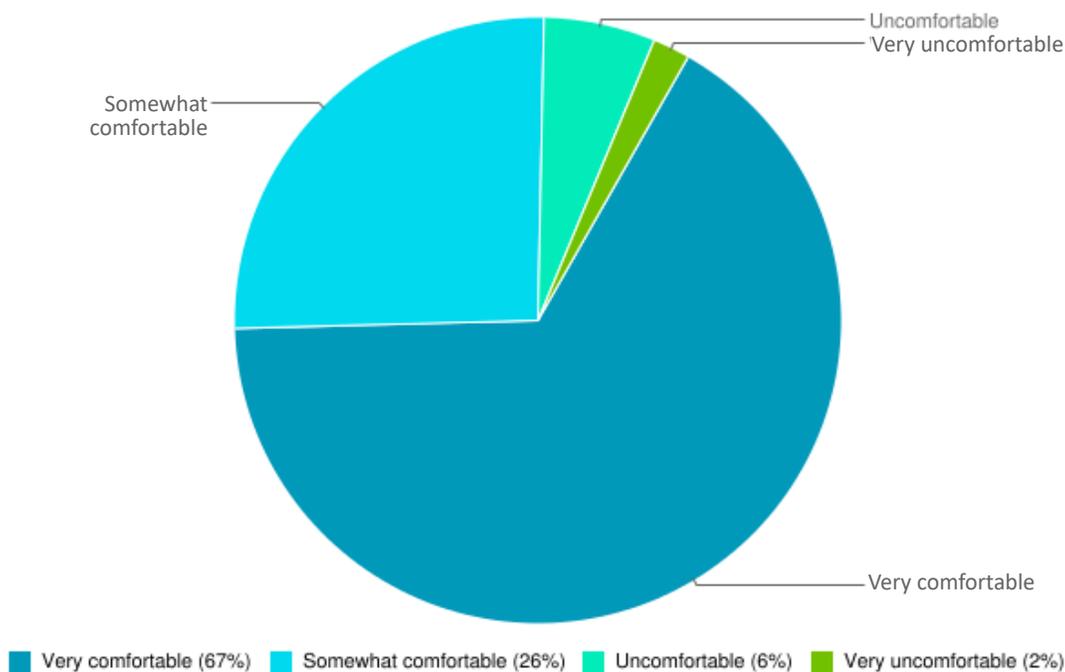


# City of Dunkirk Downtown Revitalization Plan

15. How many blocks are you willing to walk from your parked car or your home when shopping or dining in downtown Dunkirk?

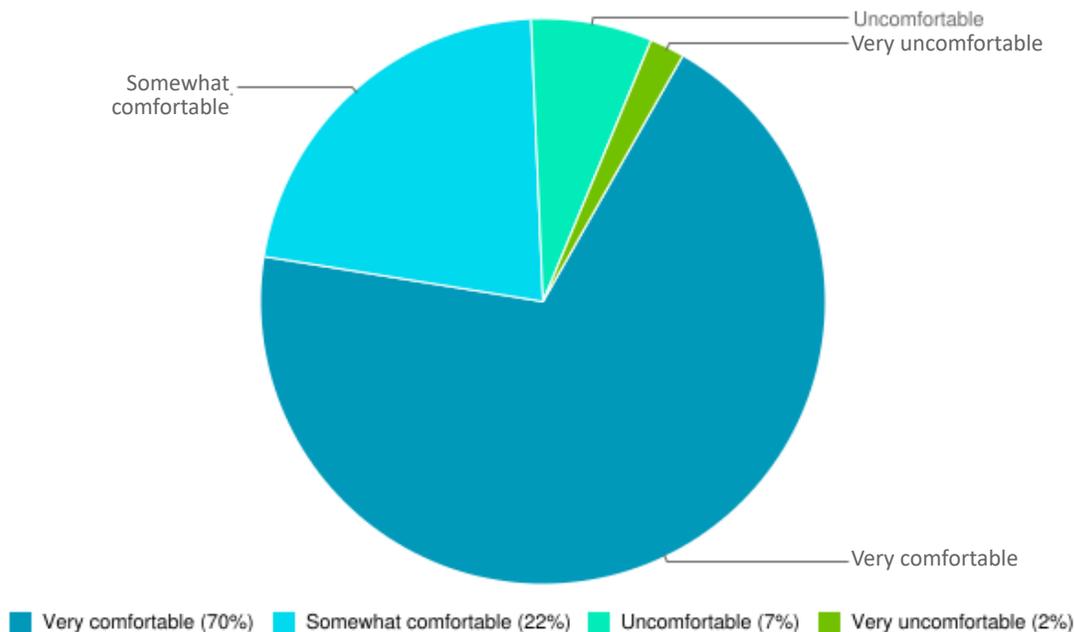


16. Select your level of comfort when crossing Main Street as a pedestrian or bicyclist:

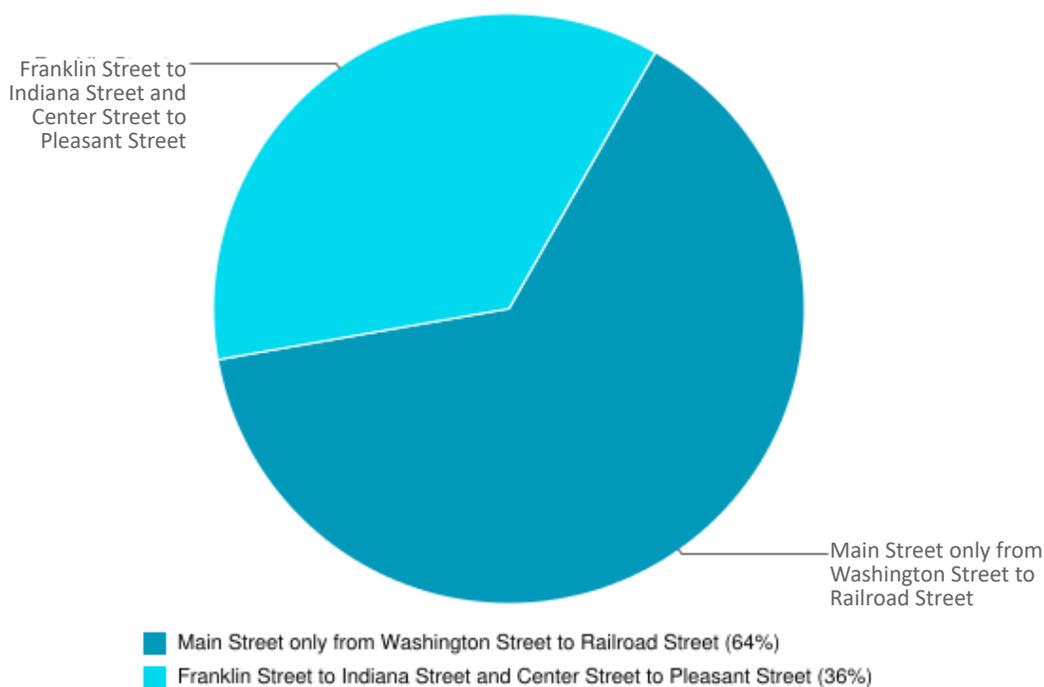


# City of Dunkirk Downtown Revitalization Plan

17. Select your level of comfort when crossing the downtown railroad as a pedestrian or bicyclist:

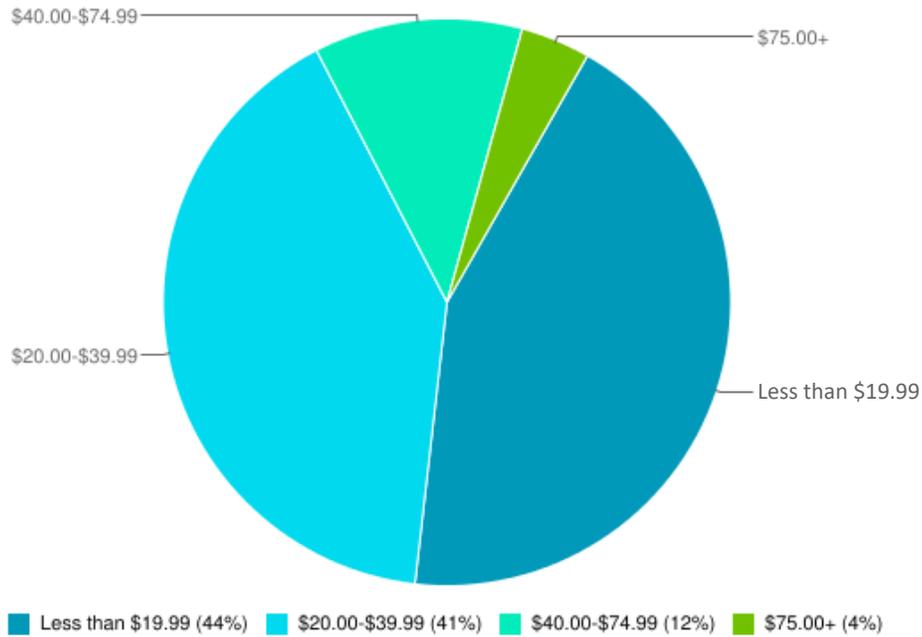


18. Which limits best describe the downtown Dunkirk core to you?

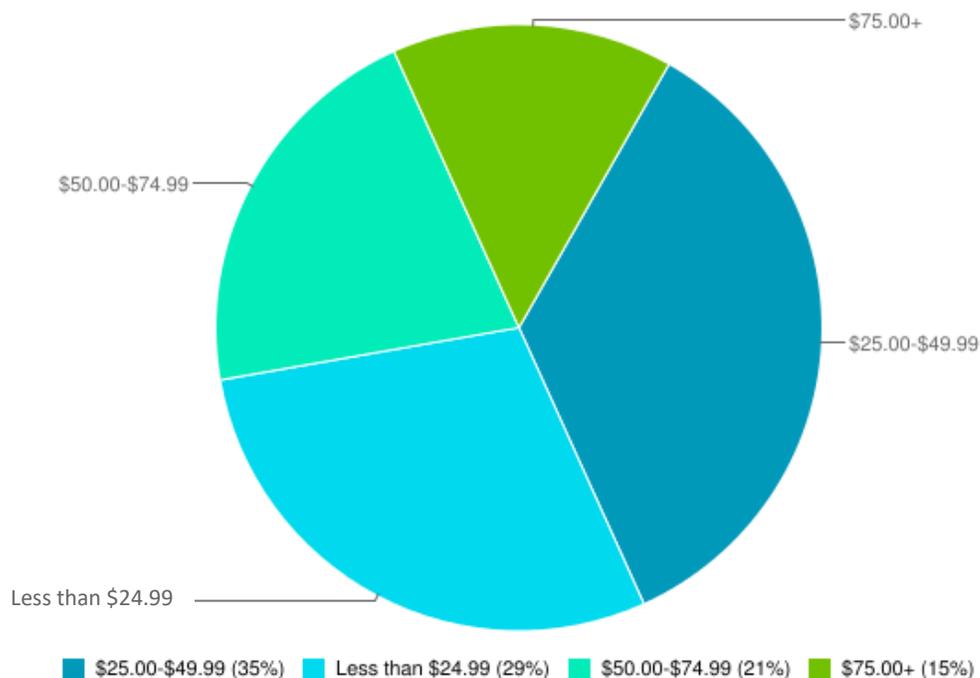


# City of Dunkirk Downtown Revitalization Plan

19. When shopping in downtown Dunkirk, how much is your average purchase?

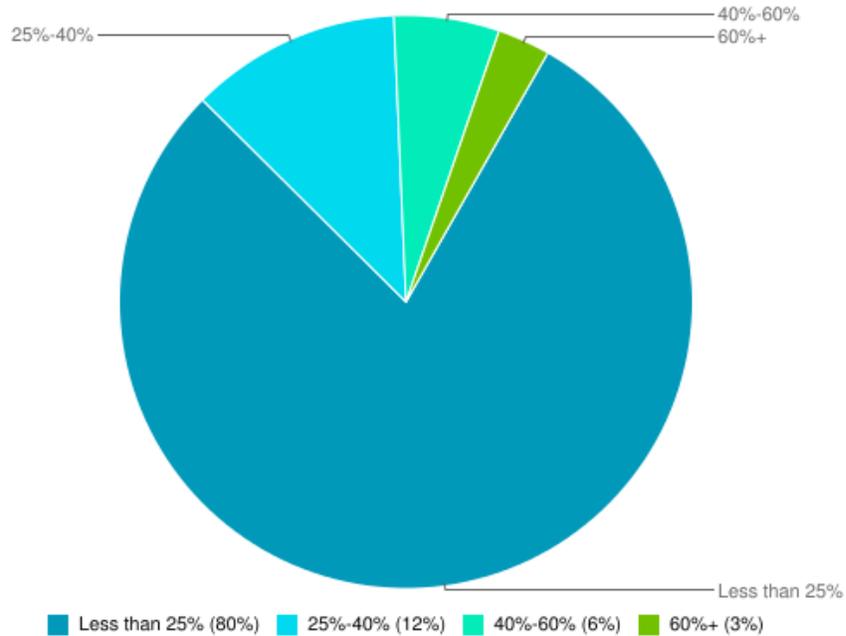


20. How much does your household spend per week on prepared meals away from home? (Full service, carry-out, drive thru, etc.)

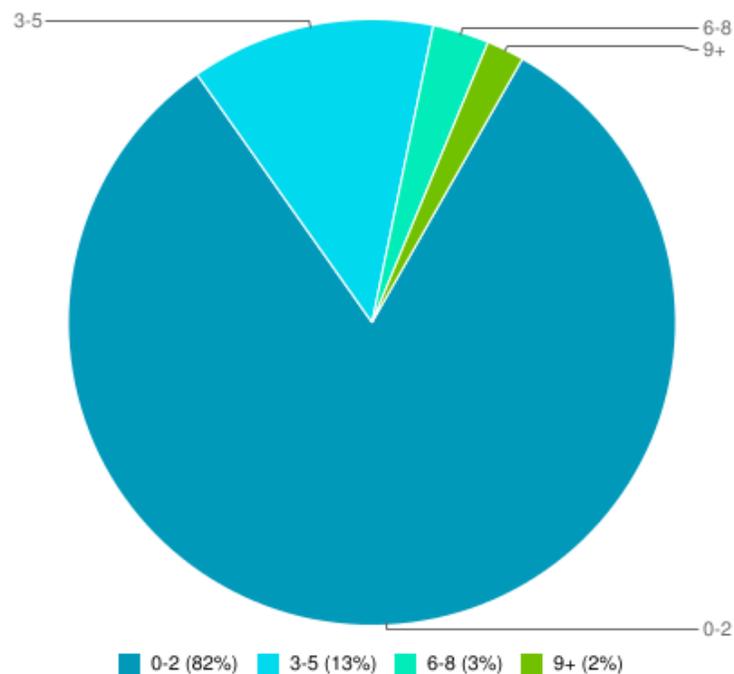


# City of Dunkirk Downtown Revitalization Plan

21. What percentage of the expenditures in the previous question do you spend in downtown Dunkirk?

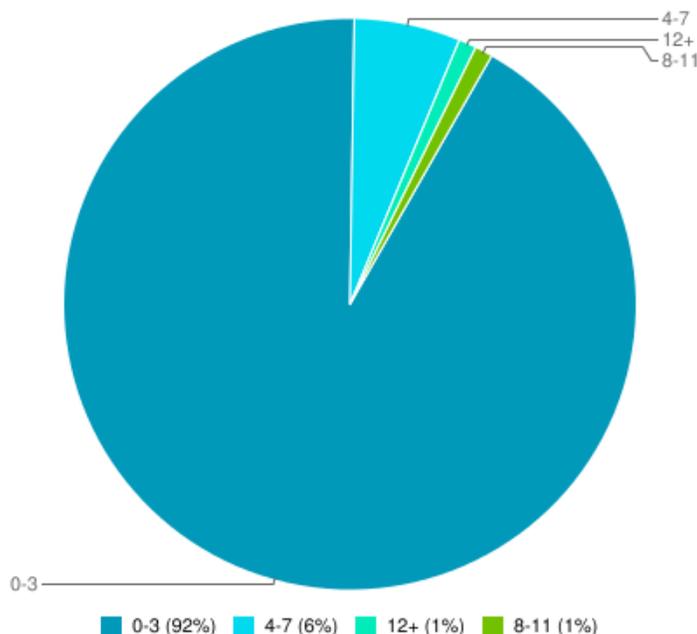


22. In an average month, how often do you purchase dinner in downtown Dunkirk?

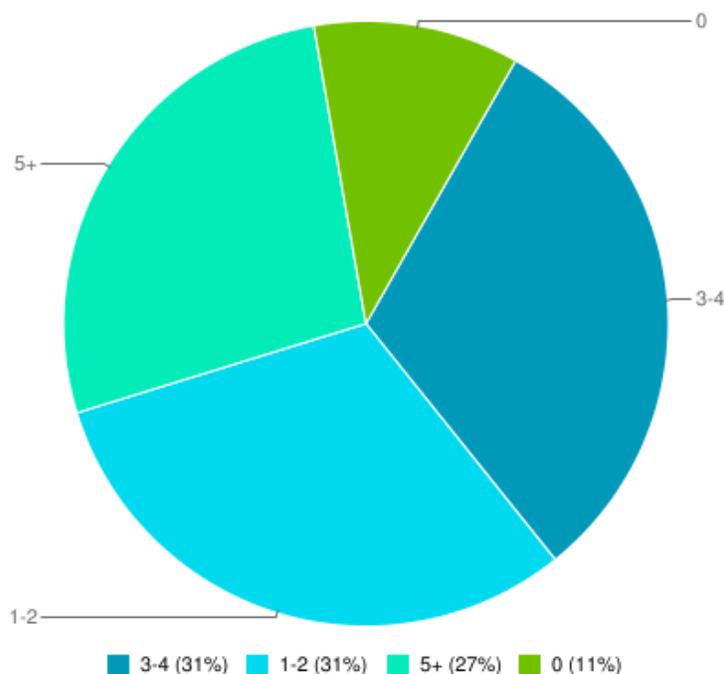


# City of Dunkirk Downtown Revitalization Plan

23. In an average month, how often do you purchase lunch in downtown Dunkirk?

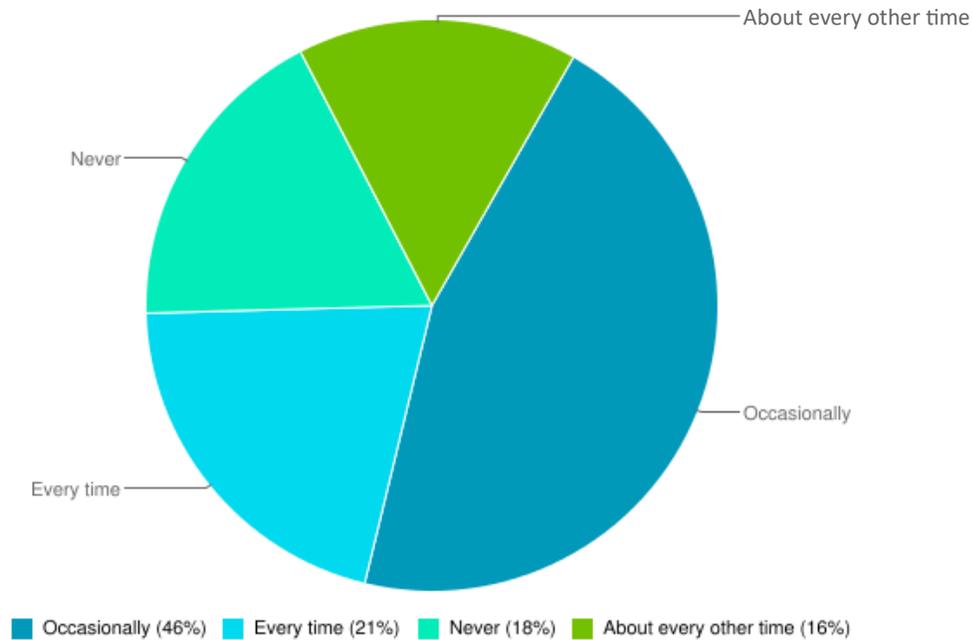


24. How many times have you attended a festival or event in downtown Dunkirk or Dunkirk Depot Park in the last 3 years?

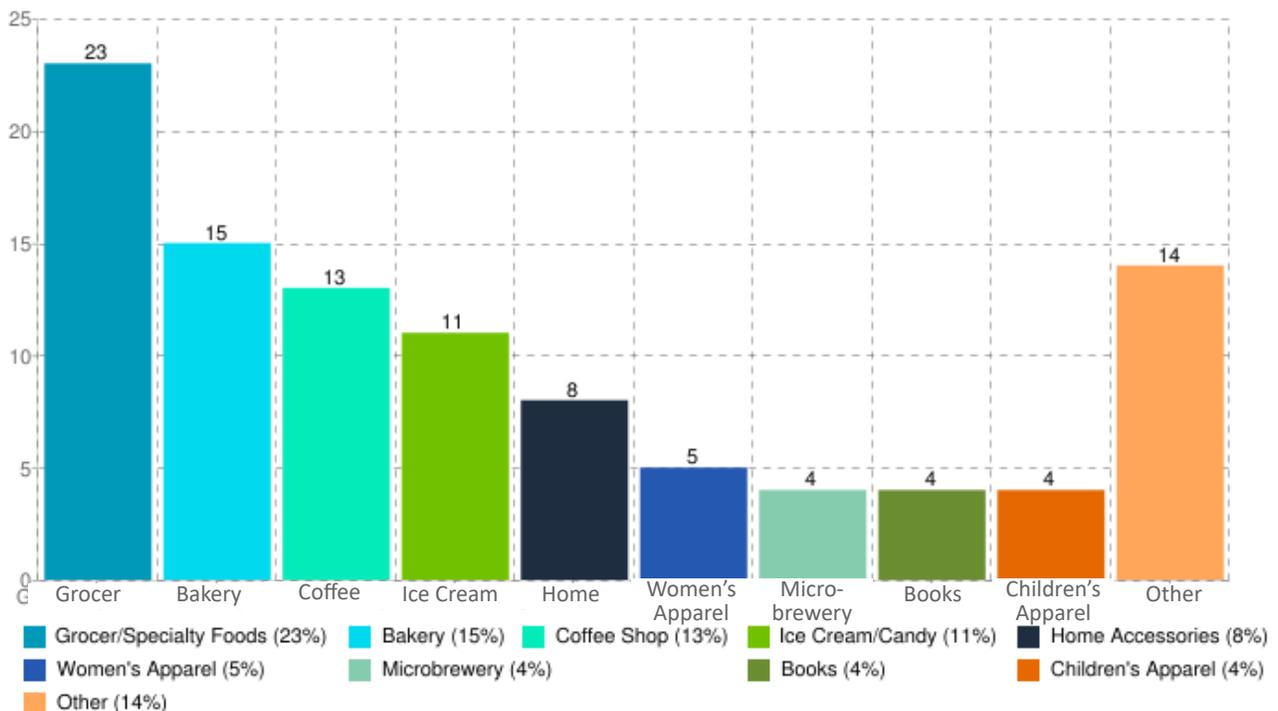


# City of Dunkirk Downtown Revitalization Plan

25. Do you patronize local businesses before or after a festival or event in downtown Dunkirk or Dunkirk Depot Park?

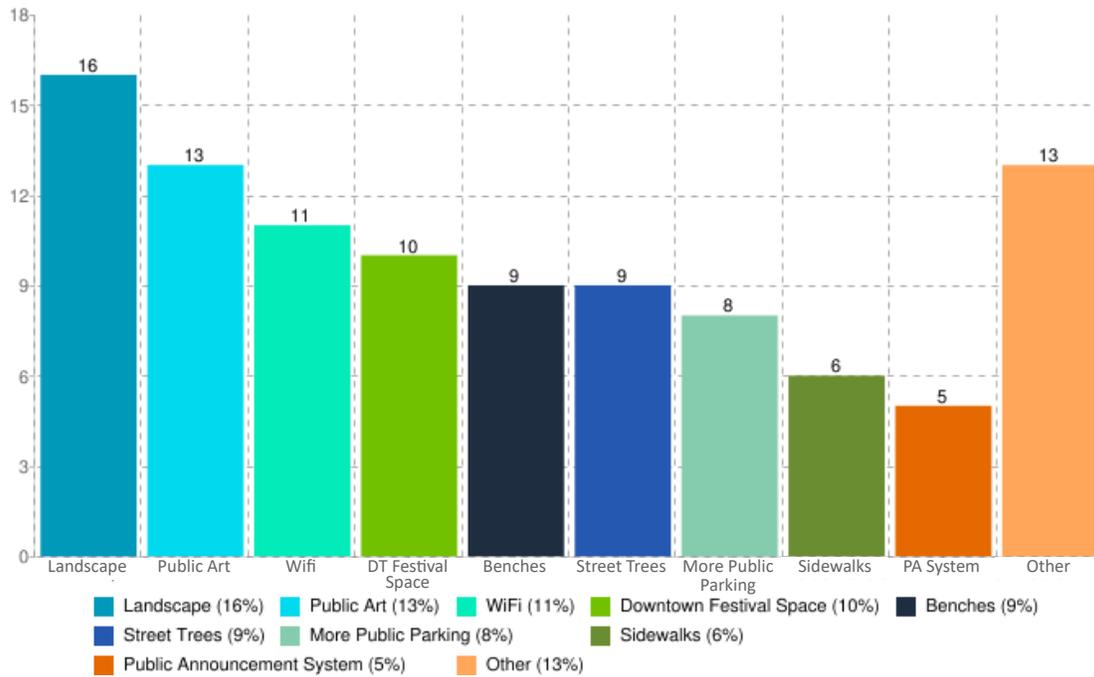


26. Select store types most likely to increase the amount of time you spend downtown. Choose 3.

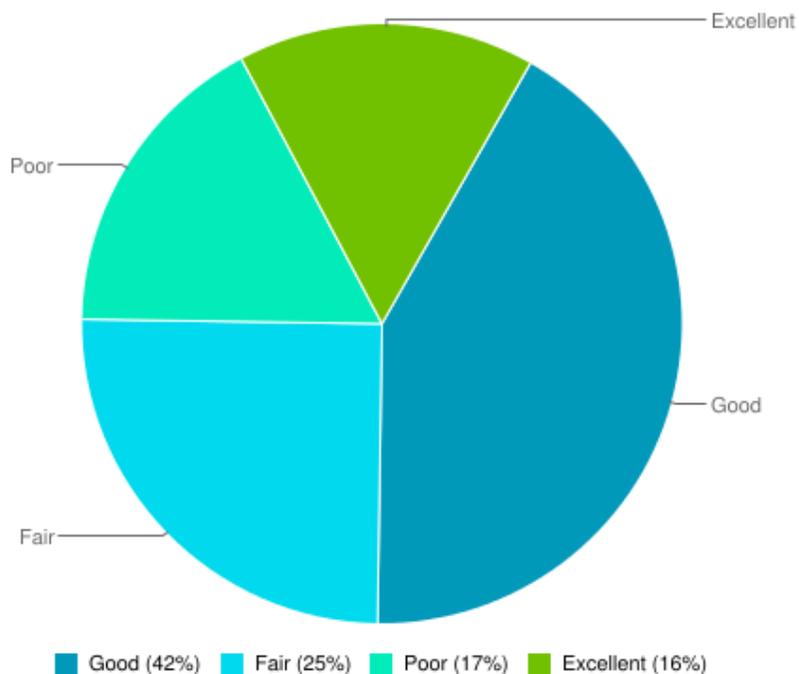


# City of Dunkirk Downtown Revitalization Plan

27. What public enhancements would you like to see most in downtown Dunkirk? Choose 3.

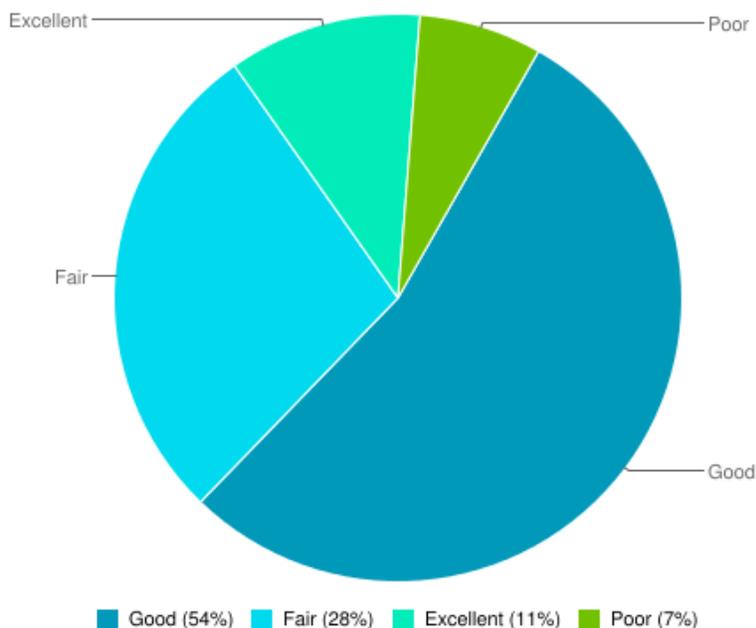


28a. Please rate overall satisfaction with the following public facilities in downtown Dunkirk - Bicycle Access

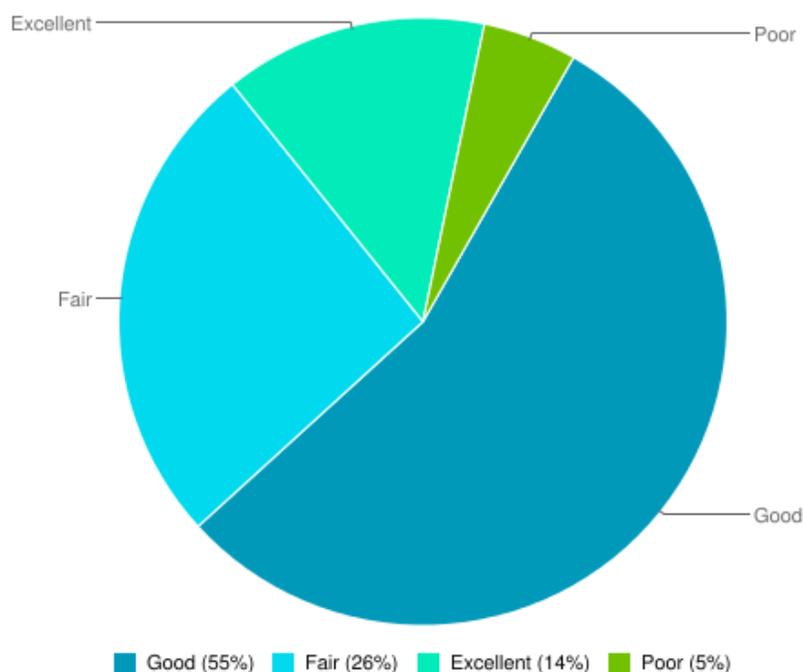


# City of Dunkirk Downtown Revitalization Plan

**28b. Please rate overall satisfaction with the following public facilities in downtown Dunkirk - Cleanliness of Streets/Sidewalks**

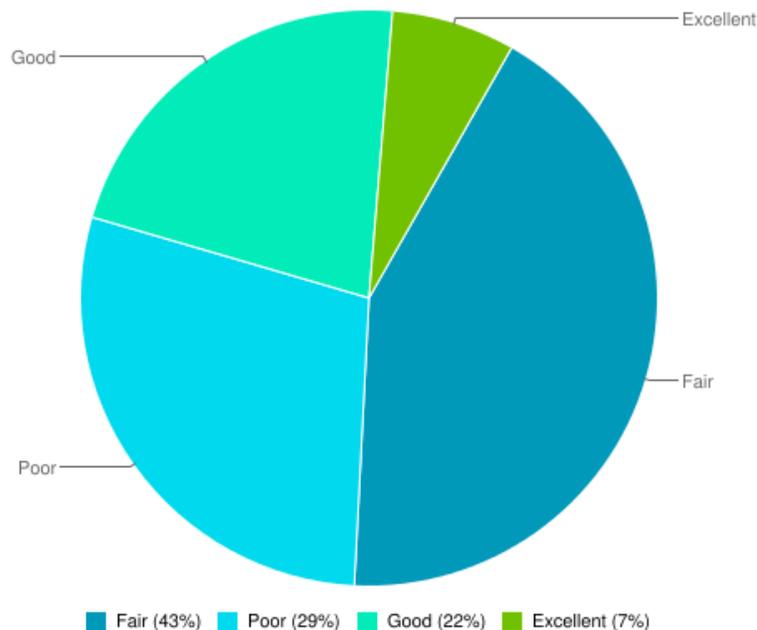


**28c. Please rate overall satisfaction with the following public facilities in downtown Dunkirk - General Safety**

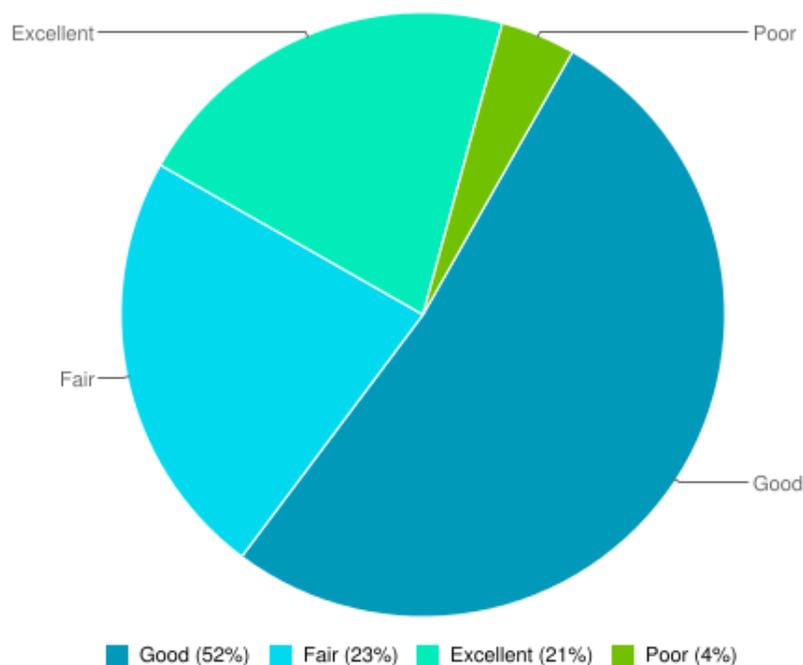


# City of Dunkirk Downtown Revitalization Plan

**28d. Please rate overall satisfaction with the following public facilities in downtown Dunkirk - General Attractiveness**

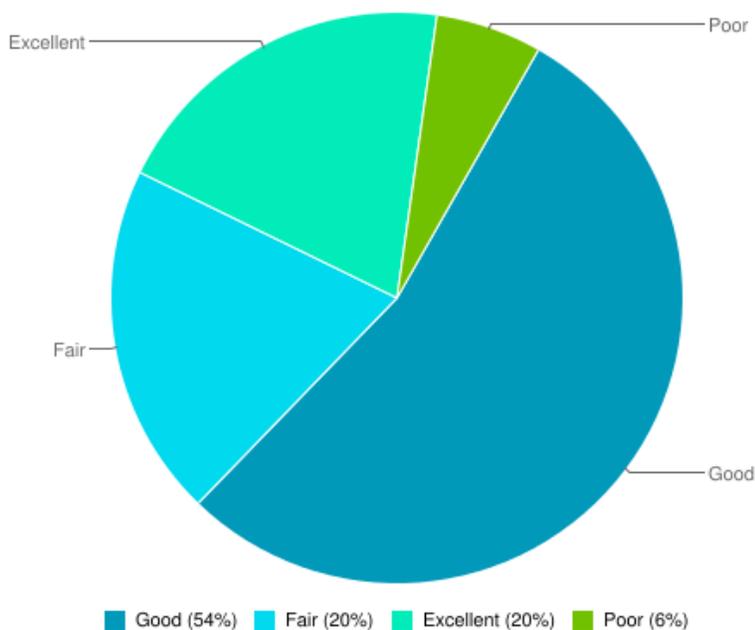


**28e. Please rate overall satisfaction with the following public facilities in downtown Dunkirk - Pedestrian Access**

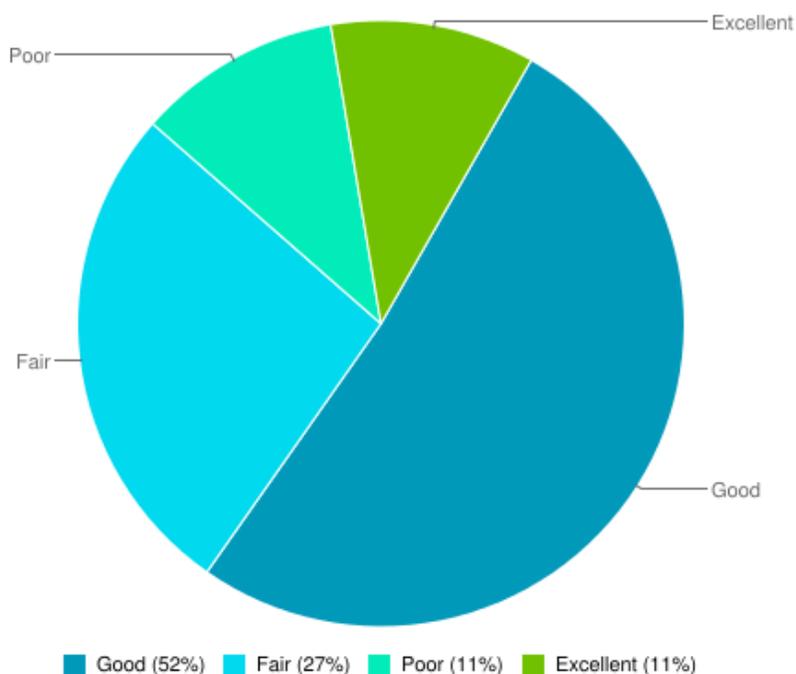


# City of Dunkirk Downtown Revitalization Plan

28f. Please rate overall satisfaction with the following public facilities in downtown Dunkirk - Pedestrian Safety

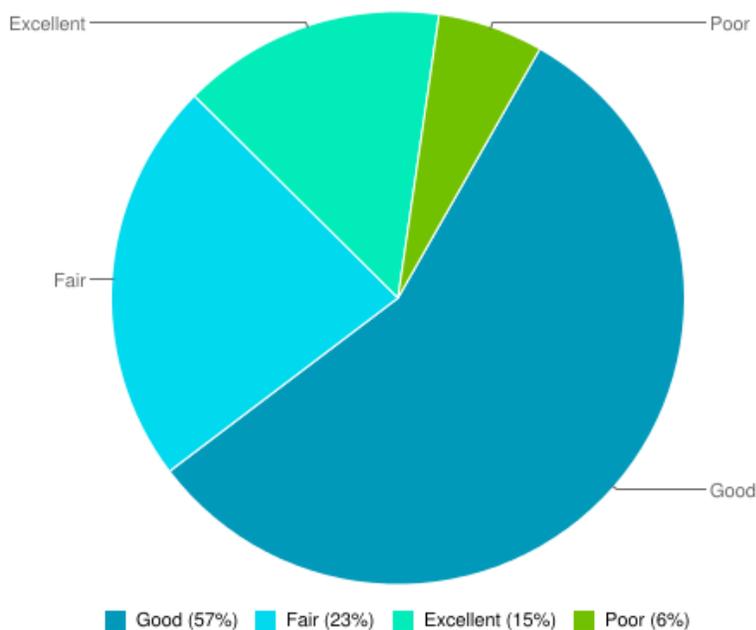


28g. Please rate overall satisfaction with the following public facilities in downtown Dunkirk - Parking Convenience

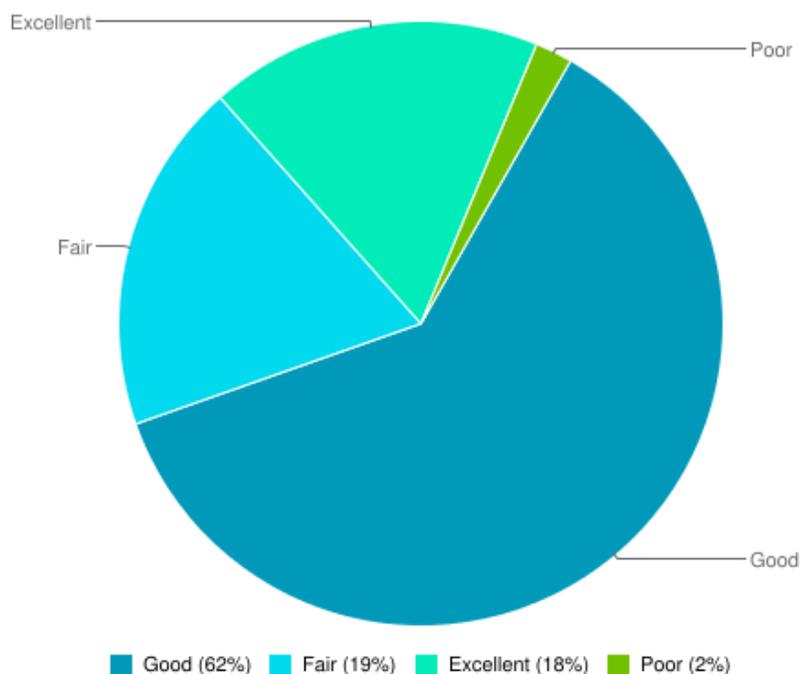


# City of Dunkirk Downtown Revitalization Plan

**28h. Please rate overall satisfaction with the following public facilities in downtown Dunkirk - Street Lighting**

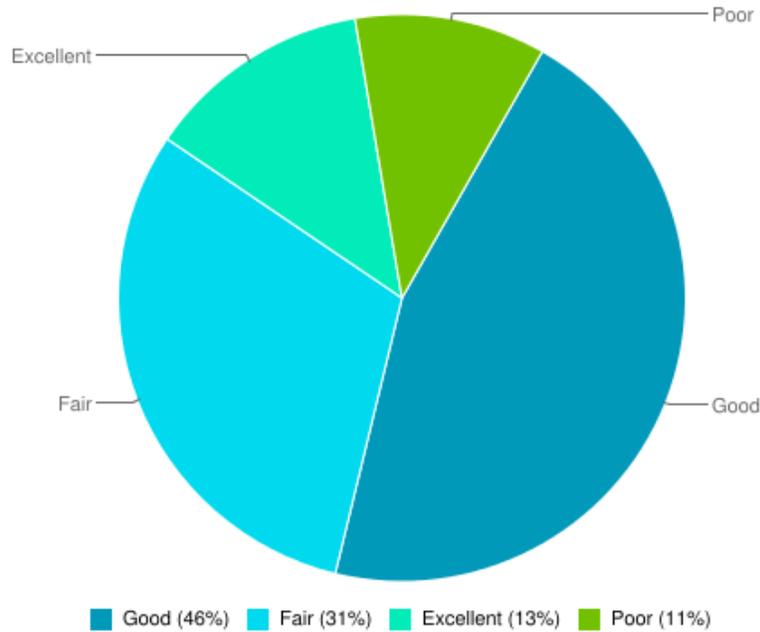


**28i. Please rate overall satisfaction with the following public facilities in downtown Dunkirk - Traffic Flow and Conditions**

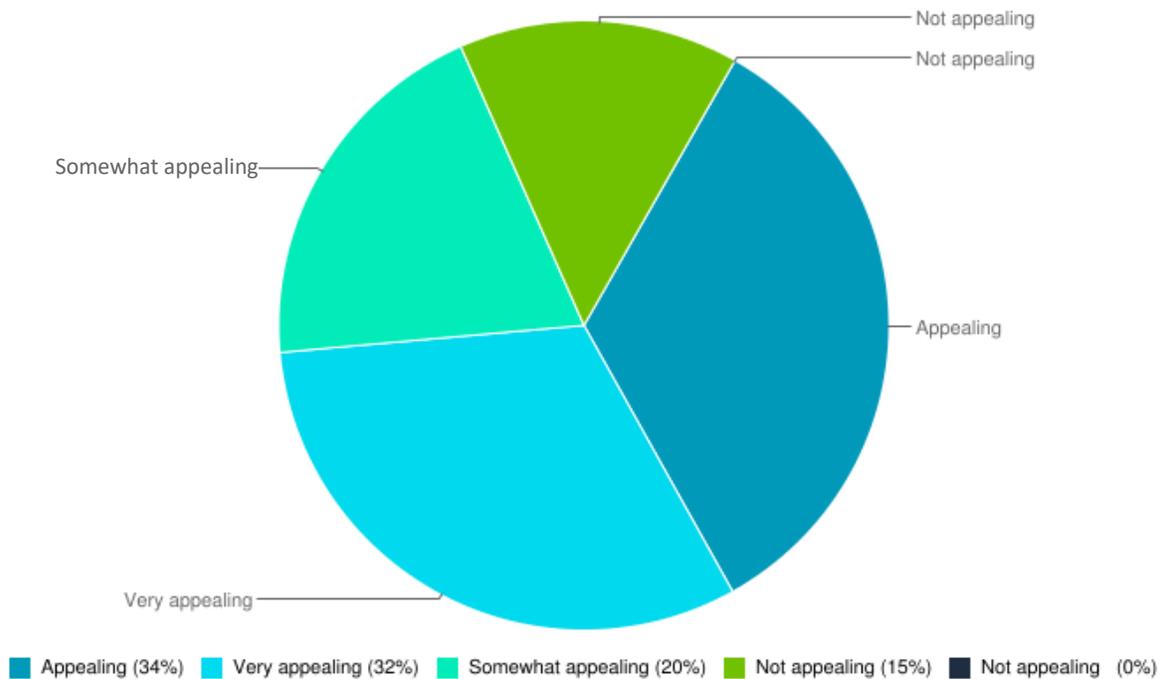


# City of Dunkirk Downtown Revitalization Plan

28j. Please rate overall satisfaction with the following public facilities in downtown Dunkirk -  
Wayfinding Signage

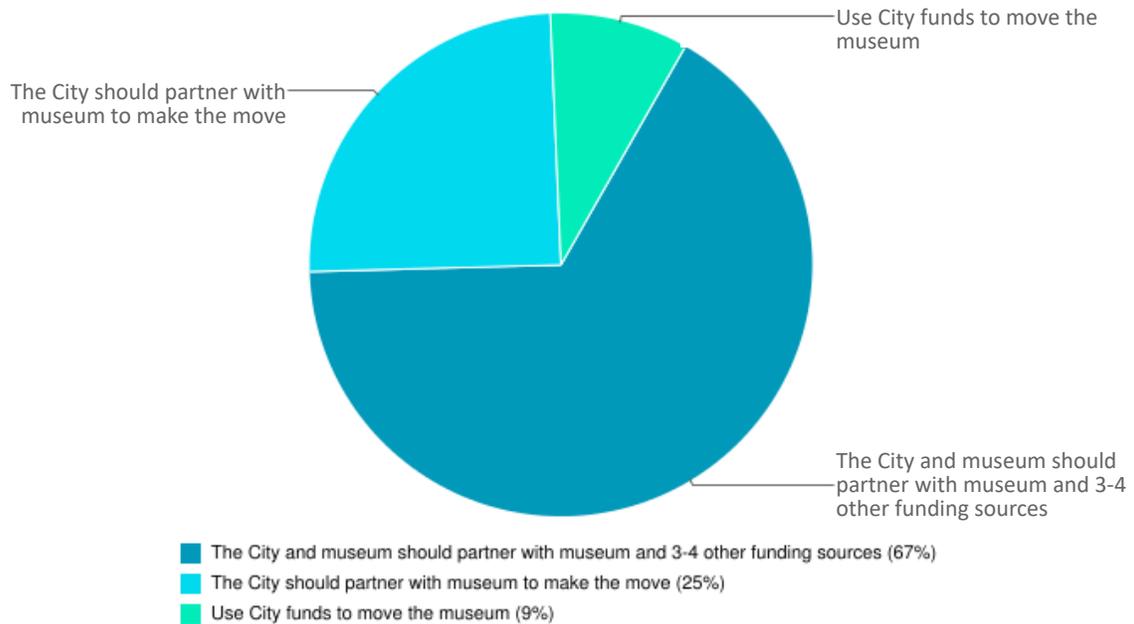


29. Indicate your desire for outdoor dining adjacent to a restaurant and on the sidewalk.

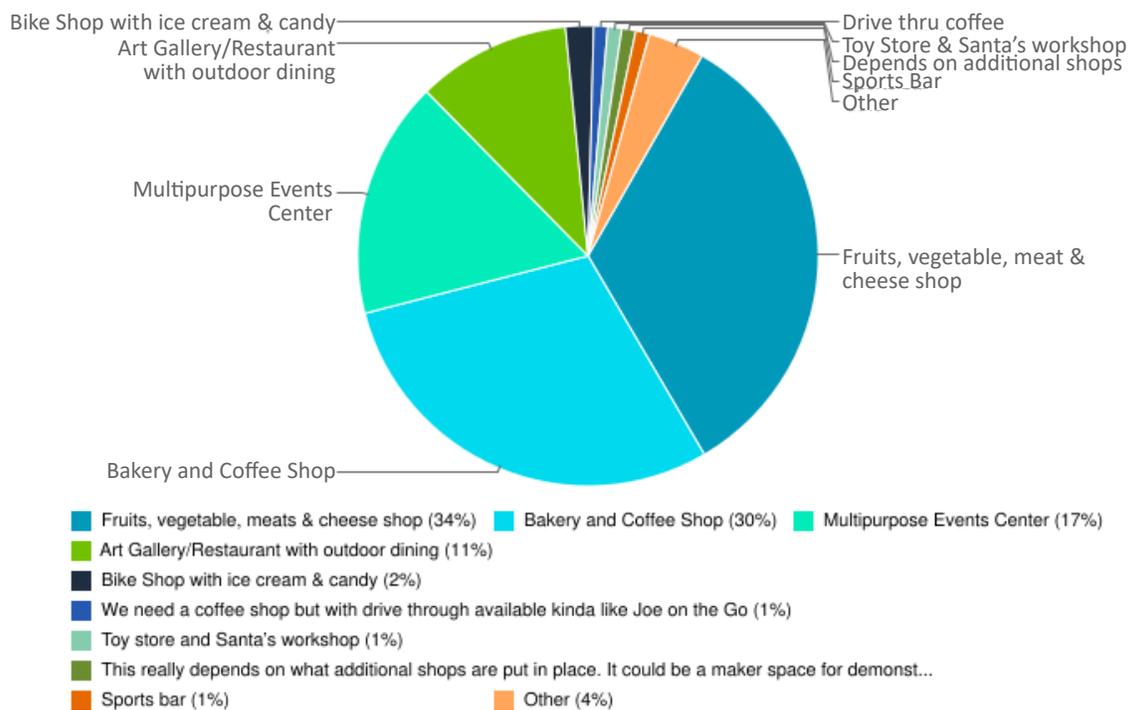


# City of Dunkirk Downtown Revitalization Plan

## 30. How should the community support a relocation of the Dunkirk Glass Museum to Main Street?

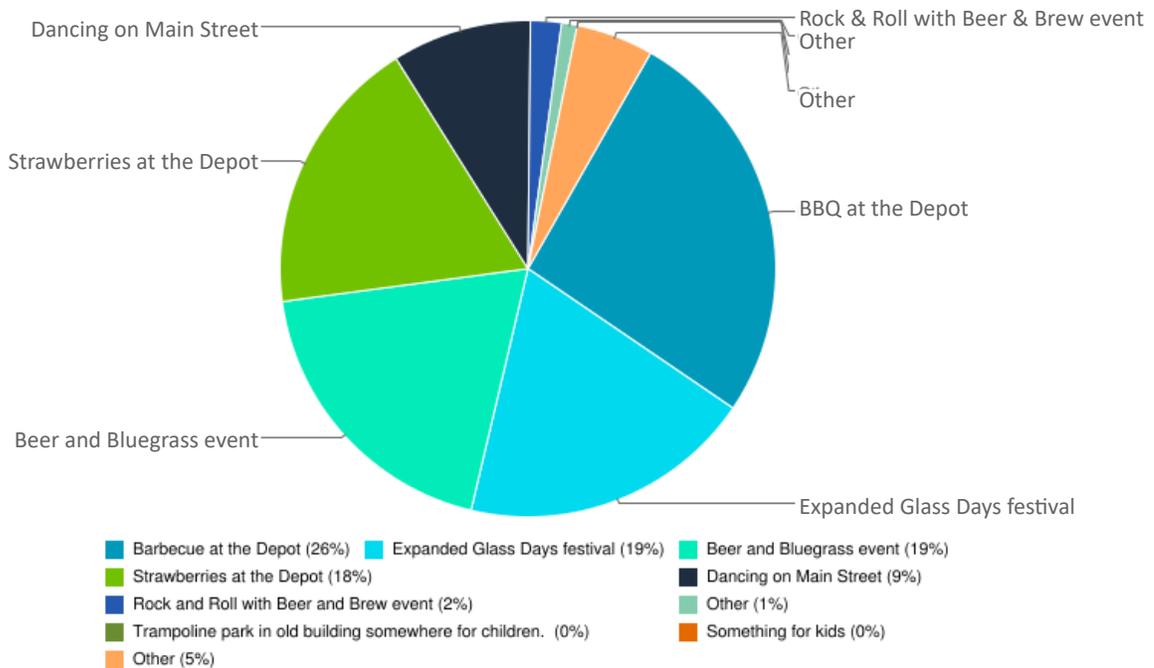


## 31. What use or repurposing of the Dunkirk Depot would appeal to you and be a beneficial use for downtown Dunkirk and the community as a whole?

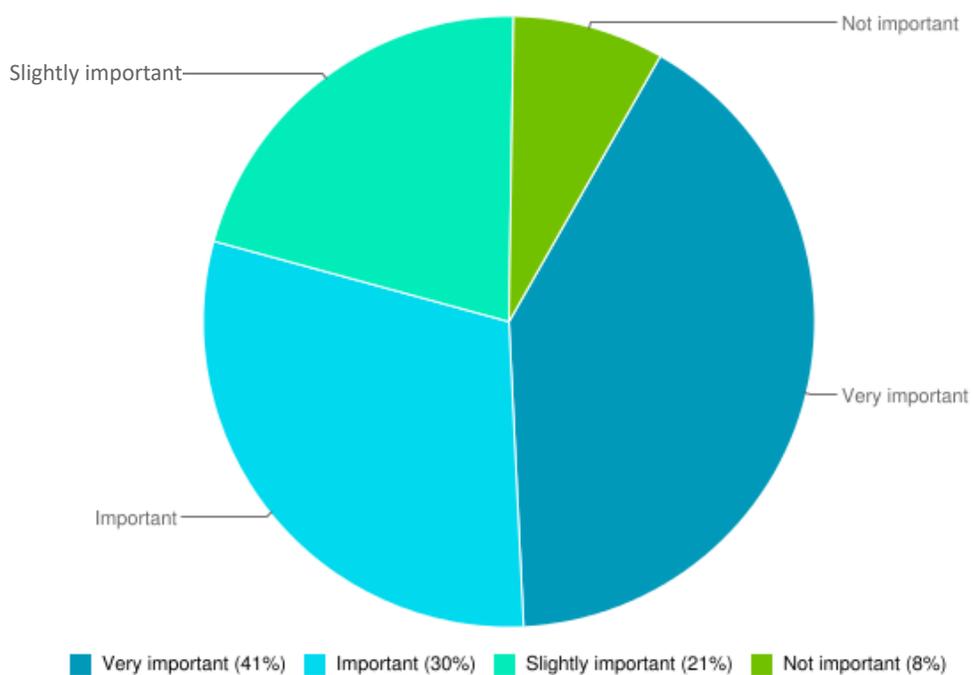


# City of Dunkirk Downtown Revitalization Plan

**31. What types of social/cultural activities would you like to enjoy/experience in downtown?  
Choose 3.**

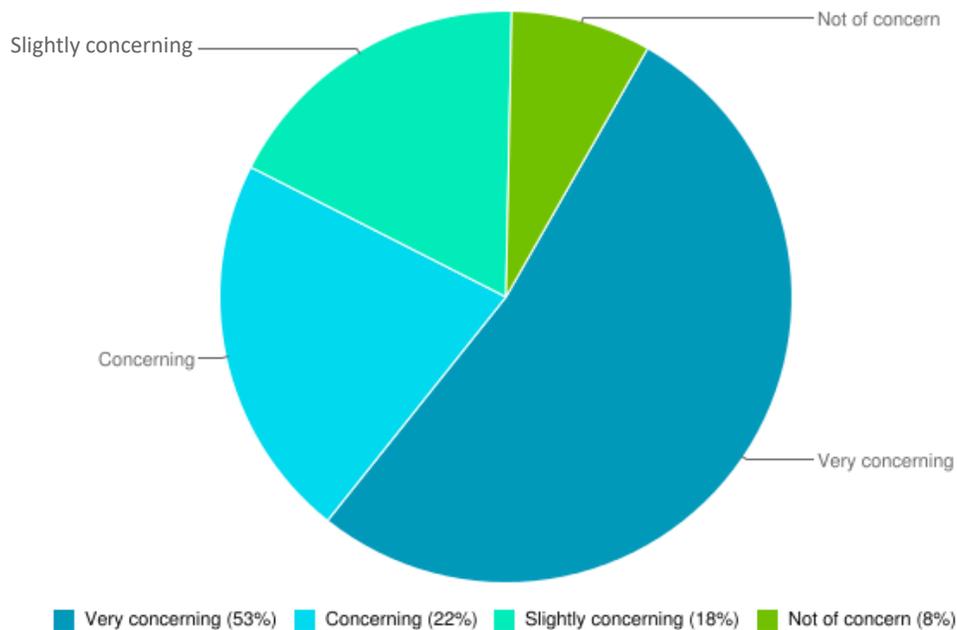


**32. How important is WiFi access in downtown Dunkirk to support downtown merchants and bring new visitors and residents?**



# City of Dunkirk Downtown Revitalization Plan

33. Does the State of Indiana Department of Transportation's plans to remove State Highway 167 from their ownership, maintenance and State Route status concern you?



# City of Dunkirk Downtown Revitalization Plan

## 34. What are your hopes and dreams for downtown Dunkirk?

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### What are your hopes and dreams for downtown Dunkirk?

Showing 130 responses

Property owners fix up downtown buildings and homes and occupy them. Include apartments above the storefronts. Put street trees in the downtown area and stretch north of downtown (that were removed by the state several years ago). Hopefully some of the businesses on the outskirts would consider relocating downtown to help enliven the area even more.

Clean it up and make it at least look better...

to make the city better.

eliminate the blighted structures build new to bring in business.

Tear down all the old buildings and build new ones if a business decides to come in with the business owner helping with some of the funds. The buildings make the town look trashy. Clean up the town by getting rid of all old buildings and houses that are falling apart to make the town look more appealing for businesses and people to want to come to Dunkirk.

Note: There should be a "less than a mile outside city limits" option for question 4.

Buildings like the one north of the railroad tracks are an eyesore. I would like to see more parking options. I think Farmland is a good model of course the buildings are slightly wider apart and so they can have the kind of parking that they do in front of their store fronts. I would like to see it bustling again and hopefully the two new restaurants pull through as well as Glass Capital Cafe.

Retail business, retail business, retail business...

I think the more we grow down town the more we grow as a community. More jobs & more things for families are so important. I also think looking at other towns and seeing what they are doing is a great idea. I often go to Gas City. That town has many events and in the last 5 years grown down town. I always think it's great to find inspiration and ideas for growth from others.

To be more family oriented. To have a safe place for recovering addicts & their families to attend. To get transitional housing for our recovering addicts.

to see all buildings restored and filled, cute street lighting.

Grocery store

More community support and pride!!!!

Get The drugs out and police do there job

To have more of the shops filled.

To see the town become more self-sufficient as in getting people to have gardens which interns builds community, lowers crime and raises the the health of our children

For Dunkirk to have more to do for families and a younger crowd. I hope that Dunkirk can bring more economic growth into the city, to bring more people back in the area.

For it to be as busy and beautiful as it used to be

That my home flourishes in a beautiful town.My family and I could be proud to live in.

Family dining or ice cream shop, candy store, small food store, indoor playground, specialty shops and restaurants that focus on the local history and culture of the area. Something unique to make someone take a turn off the beaten path and stop in our small town.

To be more appealing to ALL AGES. Right now if you are between the ages of 10 and 35, this town has nothing of interest.

G

I would like to see Dunkirk as a thriving community again with businesses that would draw people from outside this community.

Clean the whole town up then downtown looks alot better to everyone

I would love to see tree lined streets with well cared for sidewalks.

I would love to see more businesses and bring the old buildings back to their old glory

More businesses, more community centered functions,

to keep what we have. cant afford to loose factory.

Honestly to not take my kid to a park or walk down main Street and find a needle someone also needs to bring a bar back with pool tables or some kind of free thing for kids to do more food places some kind of grocery store would be amazing.. I have lived in Dunkirk my whole life 28 years and when I was growing up we didn't worry bout if someone was gonna Rob u or steal u nowadays u can't even leave ur car unlocked more jobs would really help out alot and the parking situation by pizza King when u come up that road to get on main Street if ppl park there u can't see I've almost been hit several times and the parking on the sides of streets makes it difficult to get

# City of Dunkirk Downtown Revitalization Plan

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I would like to see businesses come back and to be able to be successful..the community to come together and realize how great our town is and much better it can be and to become engaged with it once again

My dream is for Dunkirk to be a safe, attractive, thriving small to mid-size town.

I would like to see art displays, public gardens, music venues, outdoor restaurants, vibrant festivals, murals, clothing stores, community gardens, a farmers' market, a library of things, and people helping each other. I would also like to see a charter school come to town so that our children can stay in town for their education.

We need a grocery store ans a restaurant.

General maintenance of old buildings!

A grocery store

I remember as a child shopping the downtown stores with my grandparents for clothes before the school year and being able to but food for the week without leaving Dunkirk. That would be something to see, along with more restaurant options?

It would be nice to see the city come alive again like when I was younger!

More businesses to make local shopping more realistic, as well as more special events for entertainment.

To attract more businesses. Retail and mfg. Bury power lines or plant trees to hide unsightly poles along east side of main street. This is a eyesore and uninviting.

More businesses!!! Need better sidewalks all the way to CVS/family dollar

I want to see this place come to life for mine and everyone else children I remember when this place was a want to live town now everyone wants to leave

To see it restored and revitalized to the days of the late 60's and early 70's. A time when you didnt need to leave Dunkirk to get what you needed. A more family friendly place to live!

I hope the store fronts will be full of lively attractive businesses that are capable of drawling different crowds from surrounding areas.

To see a grocery store or vegetable/meat shop for Dunkirk, also to see all the abandon home taken down or fixed up

For it to be cleaned up! Also for it to be a fun place to go. The city has been falling apart for years. It needs some

threw Dunkirk and the water company they won't work with u on anything not even if it's only a day some of us work our asses off and it all we ask is for a little help once in awhile

That one day we can get together with love of our little city, forget all the rancor and nastiness. I'll roll up our sleeves together and make it beautiful. And deserving of the pride we all feel for it in our hearts. We're all Westside proud we want everyone to be that.

Just wake this town up.too many empty old businesses. Make use of the buildings that are here.

Revitalize it, like it was when I was growing up in the 70s. You didn't have to leave Dunkirk for any shopping - every space uptown was filled with stores. Also, I would hope it became more appealing to the eye and the out-of-towners driving through, which might make them stop to visit.

Grocery stores more activities for children and young adults to keep them out of trouble

It would be wonderful to see downtown revitalized and have something the entire community can use for generations. There needs to be a reason to STAY in Dunkirk for our children. Closing Westlawn will leave another hole in the community to be filled or neglected if new business is not attracted.

Less drug usage.

I hope that it flourishes and becomes more useful. I enjoyed Dunkirk as a child, and want my children to be proud of their hometown.

That it continues to grow in all the right ways and not become a little ghost town.

I would like to grow a small business in our town and hope for it to flourish along with the rest of our town. I want to feel that my children and their futures are safe in Dunkirk. I would love for our town to be a place where my children are proud to be from.

To bring people to our town

I would like to see the BBQ and Mexican restaurant become a reality. I feel we have been scammed. It would be nice to see the nice old buildings filled with retail again.

The town growing again

I would like it to see the buildings renovated. I would like to see businesses move in and thrive. Would love to see a meat market/deli move in and thrive.

Encourage families to start moving back to this area

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new attractions. Especially attractions toward people in their thirties.

To upgrade the run down buildings an get more things in for family

Offer more things for people to do and be involved in. Locals supporting the local businesses. Rehabbing the run down buildings.

To have something going on in every vacant building would be great. Not having to travel for activities for children and grocery all the time . Trampoline park would be Great idea for kids in community and surrounding areas I believe.

To have something going on in every vacant building would be great. Not having to travel for activities for children and grocery all the time . Trampoline park would be Great idea for kids in community and surrounding areas I believe.

I would like to see a grocery store that would sell fresh produce. A low cost pharmacy would also be nice. A place to get fresh bakery items.

Make Dunkirk a better, cleaner place! Bring it back to life!

You aren't a native Dunkirkian, until you have personally lead a freighter to a glass factory, while they were lost. I think there is more we can do to streamline this passerby annoyance. Also, I must add the obvious. Dunkirk is a town that is an only destination. One time I seen Tony Overton, Portland resident, at the Pak-A-Sak in Dunkirk and I asked him what he was doing in Dunkirk. He responde, "I'm just passing through." I laughed and told him there is not an endpoint connection between near cities that is an efficient path to travel to Dunkirk and pass-thru our town. We must keep this in mind. In order to increase Dunkirk exposure, we must create a #DestinationDunkirk site; to steal a phrase from Kathy Fuqua. Speaking of Kathy, we should do more to make sure she is at the helm of this movement because what she is doing is working! I'm so proud of our little town. Let's keep it going!!!! --Matt Weaver

To become a booking community again!

To see businesses and eateries as well as other programs and events that will open the minds of our young people. Also to see the good ol' boy group disband and allow everyone the opportunity to get involved with every aspect of our community no matter their family influence. To see glass days return to the way it was in the '70s and '80s ( vendors and separate young kids midway 1 block east and west of main street, the flea market behind the marathon station, open stage at main and commerce street and all events held at the main stage unless

Capitalize on the historical building usages, such as the old jail, depot( full sized locomotive display), Interurban building (full sized interurban trolley display), Todd House, Itanicnic Club, Stewart Bros. Also, build on the glass history. Finally to preserve and enhance the local schools.

Become alive again!

Have a better ran farmers market so people have access to fresh foods from local farmers if they would support it. I think some sort of rental business might possibly be a good idea for kids sporting equipment, tools, ect. I think it would be neat to have some type of place where people could hold classes to teach people how to sew or can or whatever there talent may be! I feel like it could be something for retired people to do or even tutor kids. I'm all for bringing people together and making everyone better 😊

I would like to see the look of the downtown improved and more shops brought in.

I hope it becomes more of what it was when I was a kid. There used to be things to do downtown.

To have a place with many shops, stores, new library and glass museum that make things appealing to come into town. Also need a grocery store! Just want to see the town grow and continue to prosper.

We need a grocery store very badly. Unoccupied buildings need to be dealt with somehow. Tear them down? No one is going to buy them or put a business in them. Start fresh! Clean up what's not being used. The town needs a new way of thinking while honoring our past without being stuck in what doesnt work anymore.

Grocery store-restaurant.

Be nice if we had grocery store, restaurants and a clothing store like we had back in the seventies.

Somewhere to be able to gather, hang out and enjoy. There are cities that have local shops and eateries that are affordable and would be fantastic if dunkirk could do the same. Something for the youth to enjoy as well, they are the future of this town and if we can't inspire them as well there isn't a very bright future ahead

more dining choices and shopping

Continued revitalization with some boutique shopping.

Revitalize more old building with small shops, perhaps Antique? Make all currently used buildings "prettier" by cleaning up outside appearance. Make it an active downtown as in the past. Realize that Stewart Building is a

# City of Dunkirk Downtown Revitalization Plan

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weather conditions hinder the safety of the event and those attending it) , police officers who live in the city limits like prior to '95 who are willing to keep the drug users/ dealers and alcoholics off the streets and take pride in our community instead of who gives a rats arse about Dunkirk as long as they get their pay checks and they don't bounce. The return of a trained to FEMA and DHS standards city funded CERT unit that operates separately from the police, fire and EMS departments and doesn't include members that are already part of said departments.

Run down buildings on Main Street must be addressed. I personally almost didn't move back home after leaving for 7 years in the 80s for work because everytime I drove back to town I literally felt depressed by the site of these buildings. I am hopeful with the positive changes that have been made but I feel until these eye sores are torn down or have major face lifts with new life Dunkirk will never be a place that draws outsiders in.

Activities for kids

To get a grocery store with a meat market. It would be nice to have a coffee shop/bakery also.

To get more businesses to fill the empty store fronts

Antique businesses, grocery, gift shops - retail businesses.

Restoration

Revitalizing downtown and bring Dunkirk back to what it once was

More things to do for family and kids. More places to eat, more festivals and places to shop

To continue to grow and provide for the community responsibly. To make this a go to destination such as what other towns have done. Make this town special again!

See it become a nice little town that people from the West side of Jay County can be proud of!

That it continue to grow..

Restaurants, grocery options, a safe place for my children to go and have some sort of entertainment.

Very little, unless we get more funding. The focus is on Glass Days when it should be community revitalization through support programs for low income and disabled/retired households in the community, who are underserved.

Hope to bring a big business that will offer above minimum wage say like start at \$10 hr. that will hire the people of

money pit and bite the bullet to tear down and perhaps new Glass Museum could be built there.

I would love to see us have a grocery store, general store. Flea market or antique stores.

Business big business

I would like to see more shops open downtown. I would also like to see the Depot put to use for a market, hair and tanning salon and ice cream stand. Dunkirk needs people to who are go getters and willing to make it a great town!!

More live entertainment and events more frequently

Growth in a positive way

My hopes and dreams for Downtown Dunkirk are that there can be new businesses, a grocery store, and anything else that the citizens of Dunkirk may need. I also hope that all of the things we need can be provided and that everyone can enjoy them, as well as get to know each other better and become closer as a community. I feel this would make things more positive and happy for everyone in Dunkirk.

A desirable place to visit

Glass on the sidewalks needs to be cleaned up, some of the buildings needs to be torn down, paved roads

More businesses and patronage.

Buildings full and clean properties

Dunkirk needs Jobs in a big way or there will be no Dunkirk in the next 20 years.

to be re-developed and people take pride in keeping it nice

Clean, pretty, safe - current efforts to plant flowers and such are vandalized - no empty store fronts.

Grocery store, community pride

Better and prettier more stores and buildings and more dining to be like bluffton

Attract retail businesses - grocer, giftshop, antiques, ice-cream, jeweler, glass outlet, hardware, etc,

My dream is too have more stores to but food a . And for everyone pull together to get the drugs out of dunkirk. And have grocery store their in dunkirk so the people dont have to travel to shop.

Dunkirk has gotten desolate. .... The only people you see out and out look "high"... The housing has gotten run down... The Main road 167 is a road to nowhere! The only

# City of Dunkirk Downtown Revitalization Plan

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Dunkirk then we will see the growth we all desire.

Grocery store and another retail shop

I would love to see Dunkirk built back up but drugs and the people of Dunkirk is what keeps me from shopping, eating, or participating in Dunkirk festivities. I live in dunkirk and i try to avoid running in to these junkies. They are what takes away from Dunkirk ever becoming anything.

Tear down the old buildings that stink and are falling apart. They are eyesores for residents and visitors and present as a health hazard. Revitalization of the community would be fantastic. An affordable grocery store would be great.

To see the city thrive again. Add businesses and activities to our community that are beneficial to our community as a whole. Keep business local, support local businesses to keep them alive and thriving.

To bring Dunkirk back like it was in the 80's

To bring more monetary resources into town, create jobs, and build our town without continuing to increase taxes and utilities on residents. Also, force owners of dilapidated properties to clean them up, tear them down, or pay fines until it gets done. Make Dunkirk Great Again!!!

I hope Dunkirk is a good place for me to raise my 2 sons. I hope it provides us with a couple of conveniences like a fresh food grocery store, a restaurant, and/or a place to have an adult drink

For the town to get cleaned up some and not look so ran down. To be more Appealing to teens and young adults and offer fun but safe activities to help keep positive engagement from the youth

Buildings in better shape or torn down. Have a redbox, a restaurant open on Sundays.

To revitalize the downtown to attract visitors from out of town. To liven the town to keep money within the community instead of going out of town for entertainment, shopping, and eating.

We go to church every Sunday in Dunkirk and would enjoy someplace to eat afterward with family. Interested in any businesses that could help draw people to the community.

Clean up buildings

people who are going to take it are the local people... Who wants to live in Dunkirk? People who were born and raised there or people looking for a cheap place to live.. There's no grocery...no ladies shops... nearly everyone goes to muncie for anything they need unless it's just a quick grab...

I would like to see more places to eat and a grocery store were people wouldn't have to go all the way to Portland or albeny to get stuff for there homes and as for the roudways need to be repaired and the ally ways need new stone layed also the street sighs need to be moved to better be seen and the one way streets need to be followed city workers has been seen driving down the wrong way one the one way streets and nothing get down when there is a complant and the police force needs to be out doing there jobs instead off sitting at the station and I beleave that the police need to respond to calls swhen called out and not a hr later the response time for the Dunkirk is horrible I have been in the gas stason when a officer had a call out and he stud there for over ten mintes and then he went to his car and didn't leave the parking lot for a nother five min

To have a reasonably priced small grocery store.

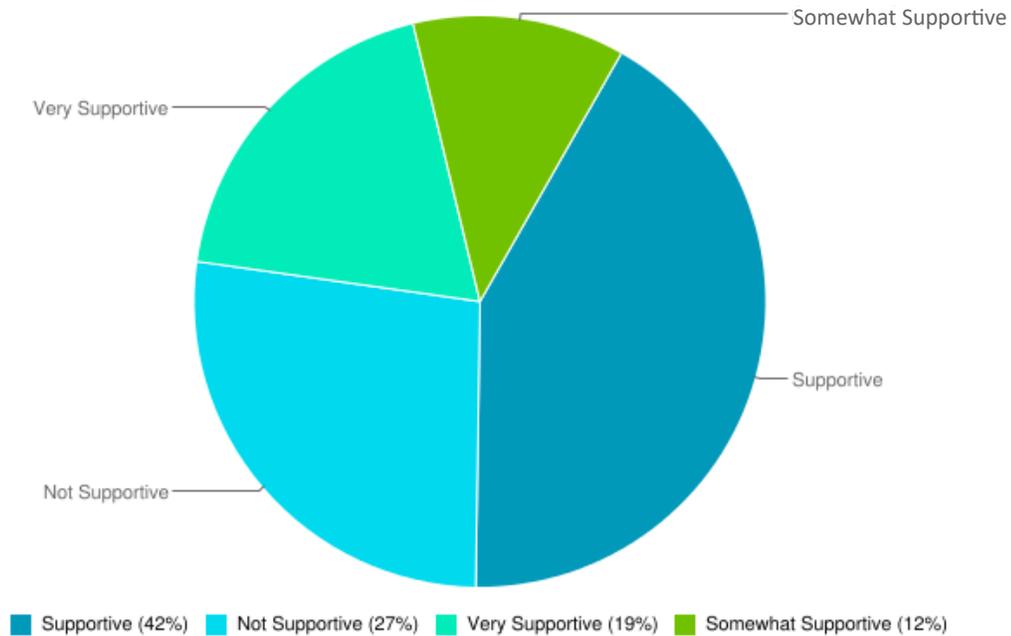
Bring it back to life like in the 1970s-80s. Movie Theater, kid museums, arts galleries, restaurants with live music, winery, live music lounge, bakery, event center.

More shops and a nice restaurant or two for evening dining.

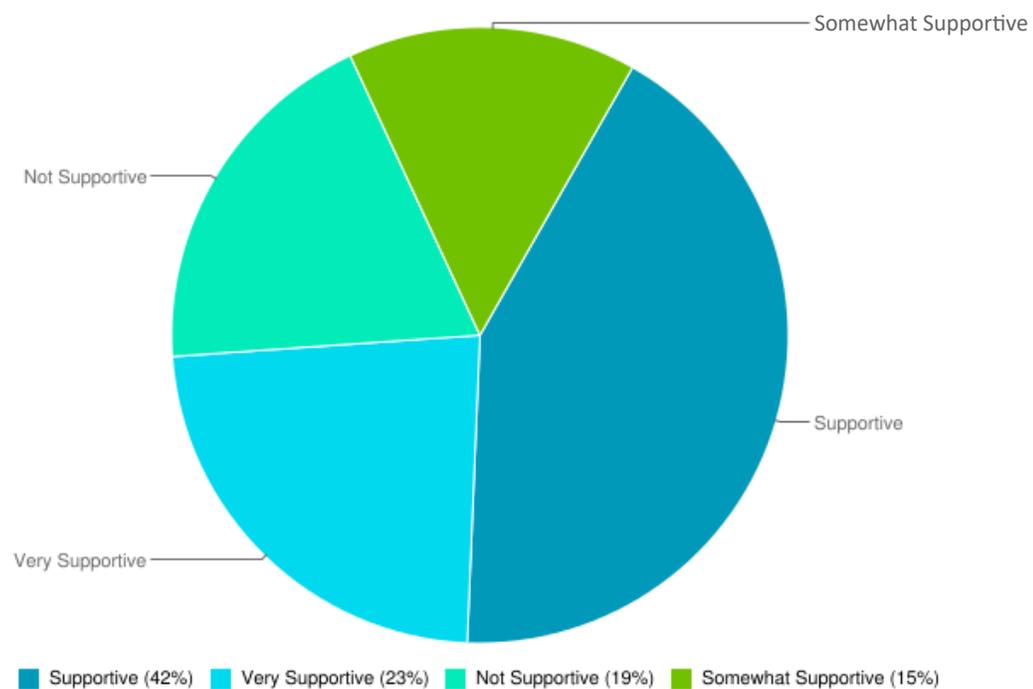
I would like to bring back the sense of a close community like it used to be. Make it a charming, attractive, welcoming atmosphere to draw visitors to our town. We should build around the theme of the glass history as well as using our historical buildings to create inviting businesse's that people will want to spend their dollars in our town. I know I would rather keep my dollars here in town instead of Muncie all the time.

# City of Dunkirk Downtown Revitalization Plan

35. Would you support downtown senior housing with fitness center and community room, if the development was a market rate development and not affordable housing?

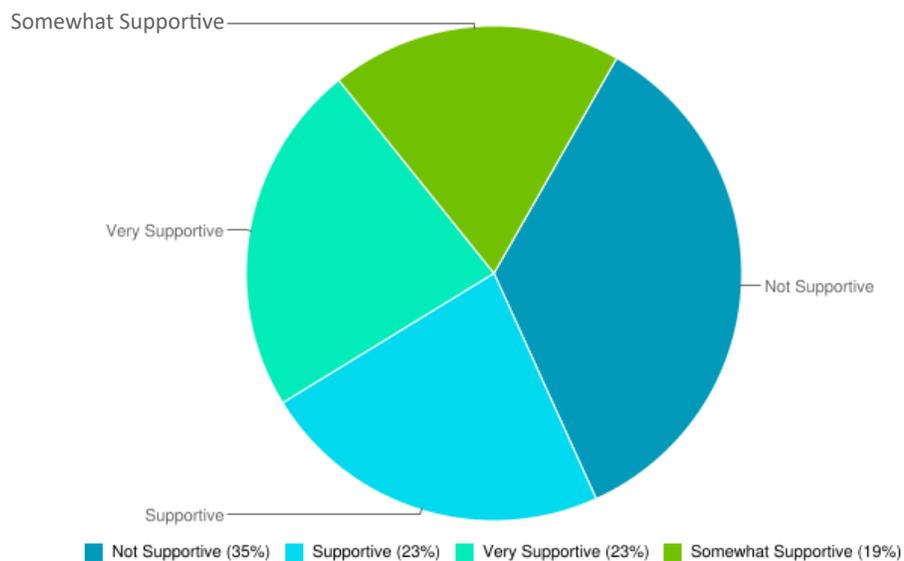


36. Would you support downtown senior housing with fitness center and community room, if the development was a mix of market rate and affordable housing?



# City of Dunkirk Downtown Revitalization Plan

37. Would you support downtown senior housing with fitness center and community room, if the development was only affordable housing?



# Streetscape Cost Estimates

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## Main Street

<u>ITEM</u>	<u>QTY</u>	<u>ESTIMATED COST</u>
Street lighting installed	16	\$ 125,000.00
Brick walls	200'	\$ 225,000.00
Banners	8	\$ 3,000.00
Hanging Baskets	8	\$ 1,000.00
Benches	2	\$ 4,375.00
Trash Receptacles	2	\$ 4,375.00
Planters	12	\$ 75,000.00
Ornamental Trees	6	\$ 2,675.00
<hr/>		
Total		\$ 440,425.00

## Indiana Street from Railroad St. to Pleasant St.

<u>ITEM</u>	<u>QTY</u>	<u>ESTIMATED COST</u>
Street lighting installed	11	\$ 110,000.00
Concrete Sidewalks	9,600 SF	\$ 72,000.00
Curb and Gutter	1500 '	\$ 75,000.00
Shade Trees	6	\$ 3,000.00
<hr/>		
Total		\$ 260,000.00

## Side Streets:

### Washington St., Commerce St. & Lincoln Ave. from Franklin St. to Indiana St.

<u>ITEM</u>	<u>QTY</u>	<u>ESTIMATED COST</u>
Street lighting installed	18	\$ 180,000.00
Concrete Sidewalks	15,000 SF	\$ 112,500.00
Curb and Gutter	2,260 '	\$ 113,000.00
Shade Trees	20	\$ 10,000.00
Ornamental Trees	26	\$ 11,375.00
<hr/>		
Total		\$ 426,875.00

## Franklin Street from Lincoln Ave. to Jay St.

<u>ITEM</u>	<u>QTY</u>	<u>ESTIMATED COST</u>
Street lighting installed	11	\$ 110,000.00
Concrete Sidewalks	10,200 SF	\$ 76,500.00
Curb and Gutter	1400 LF	\$ 70,000.00
Shade Trees	77	\$ 38,500.00
<hr/>		
Total		\$ 295,000.00

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# Streetscape Cost Estimates

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## Center Street from Meridian St. to Indiana St.

<u>ITEM</u>	<u>QTY</u>	<u>ESTIMATED COST</u>
Street lighting installed	11	\$ 110,000.00
Concrete Sidewalks	10,080 SF	\$ 75,600.00
Curb and Gutter	1140'	\$ 57,000.00
Shade Trees	78	\$ 39,000.00
<hr/>		
Total		\$ 281,600.00

## Jay & Pleasant Streets from Franklin St. to Indiana St.

<u>ITEM</u>	<u>QTY</u>	<u>ESTIMATED COST</u>
Street lighting installed	10	\$ 100,000.00
Concrete Sidewalks	8,500 SF	\$ 63,750.00
Curb and Gutter	1400'	\$ 70,000.00
Ornamental trees	7	\$ 3,062.00
Shade Trees	32	\$ 16,000.00
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Total		\$ 252,812.00

## North Street from Indiana St. to Franklin St.

<u>ITEM</u>	<u>QTY</u>	<u>ESTIMATED COST</u>
Street lighting installed	8	\$ 80,000.00
Concrete Sidewalks	10,560 SF	\$ 79,200.00
Curb and Gutter	800'	\$ 40,000.00
Shade Trees	50	\$ 25,000.00
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Total		\$ 224,200.00

## Railroad Street from Indiana St. to Main St.

<u>ITEM</u>	<u>QTY</u>	<u>ESTIMATED COST</u>
Street lighting installed	4	\$ 40,000.00
Concrete Sidewalks	1,200 SF	\$ 9,000.00
Curb and Gutter	400'	\$ 20,000.00
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Total		\$ 69,000.00

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# 1. IOOF/Stewarts Building - Front

Category: Exterior Restoration ONLY						
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL	
<b>Demolition</b>						
02 41 19	General Selective Demolition - Exterior Wall	1200 SQFT	\$10.00	100%		\$12,000.00
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch	1 EA	\$2,000.00	100%		\$2,000.00
					TOTAL	\$14,000.00
<b>Masonry</b>						
04 01 40.91	Stone Restoration (Dutchman)	35 SQFT	\$400.00	90%		\$12,600.00
04 05 13	Brick and Stone Mortaring (selective re-pointing)	600 SQFT	\$40.00	100%		\$24,000.00
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%		\$0.00
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%		\$0.00
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%		\$0.00
04 21 00	Brick Architectural Column	130 SQFT	\$25.00	90%		\$2,925.00
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%		\$0.00
					TOTAL	\$39,525.00
<b>Steel</b>						
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%		\$0.00
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	45 LF	\$125.00	93%		\$5,231.25
					TOTAL	\$5,231.25
<b>Wood</b>						
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%		\$0.00
06 10 53	Miscellaneous Rough Carpentry	800 SQFT	\$7.50	97%		\$5,820.00
06 40 13	Exterior Architectural Woodwork	150 SQFT	\$75.00	97%		\$10,912.50
					TOTAL	\$16,732.50
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>						
07 42 13	Metal Wall Panels Replacement/Hardie Panel	0 SQFT	\$35.00	93%		\$0.00
07 62 00	Sheet Metal, Flashing and Trim incl Coping	110 LF	\$45.00	93%		\$4,603.50
07 71 23.10	Gutters	0 LF	\$20.00	93%		\$0.00
07 71 23.20	Downspouts	0 LF	\$15.00	93%		\$0.00
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%		\$0.00
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%		\$0.00
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	300 LF	\$8.00	93%		\$2,232.00
					TOTAL	\$6,835.50
<b>Openings - Doors, Windows, and Vents</b>						
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	24 EA	\$1,500.00	100%		\$36,000.00
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	0 SQFT	\$55.00	100%		\$0.00
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	2 EA	\$2,600.00	100%		\$5,200.00
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	1 EA	\$4,000.00	100%		\$4,000.00
08 52 00	Repair or Replace Wood Windows as needed	13 EA	\$2,500.00	100%		\$32,500.00
08 52 00	Replace Storm Window	0 EA	\$700.00	100%		\$0.00
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%		\$0.00
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%		\$0.00
					TOTAL	\$77,700.00
<b>Finishes</b>						
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by H	1000 LF	\$7.50	93%		\$6,975.00
					TOTAL	\$6,975.00
<b>HVAC</b>						
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & Cr	0 EA	\$300.00	93%		\$0.00
					TOTAL	\$0.00
<b>Plumbing</b>						
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%		\$0.00
					TOTAL	\$0.00
<b>Electrical</b>						
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	10 EA	\$350.00	100%		\$3,500.00
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	6 EA	\$500.00	100%		\$3,000.00
					TOTAL	\$6,500.00
<b>Site Work</b>						
10 43 00	ALLOWANCE: Exterior Signage	2 EA	\$2,500.00	100%		\$5,000.00
10 73 13	Fabric Awnings	0 LF	\$300.00	100%		\$0.00
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%		\$0.00
					TOTAL	\$5,000.00
					<b>Sub-Contract Total</b>	<b>\$178,499.25</b>
<b>General Contractor</b>						
	General Conditions			15%		\$26,774.89
	OH&P			15%		\$30,791.12
					TOTAL	\$57,566.01
<b>Contingency</b>						
	Architectural Design Contingency			5%		\$8,924.96
	Construction Contingency			15%		\$28,113.63
					TOTAL	\$37,038.59
					<b>Gross Contract Budget</b>	<b>\$273,103.85</b>
<b>Soft Costs</b>						
	Civil Engineering, Structural Engineering, Architectural Design Costs			7.5%		\$20,482.79
	State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00
					TOTAL	\$20,982.79
<b>TOTAL PROJECT COSTS</b>						<b>\$294,086.64</b>

# 1. IOOF/Stewarts Building - Side

Category: Exterior Restoration ONLY						
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL	
<b>Demolition</b>						
02 41 19	General Selective Demolition - Exterior Wall	300 SQFT	\$10.00	100%		\$3,000.00
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch	1 EA	\$2,000.00	100%		\$2,000.00
					TOTAL	\$5,000.00
<b>Masonry</b>						
04 01 40.91	Stone Restoration (Dutchman)	8 SQFT	\$400.00	90%		\$2,880.00
04 05 13	Brick and Stone Mortaring (selective re-pointing)	100 SQFT	\$40.00	100%		\$4,000.00
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%		\$0.00
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%		\$0.00
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%		\$0.00
04 21 00	Brick Architectural Column	45 SQFT	\$25.00	90%		\$1,012.50
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%		\$0.00
					TOTAL	\$7,892.50
<b>Steel</b>						
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	25 LF	\$85.00	93%		\$1,976.25
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%		\$0.00
					TOTAL	\$1,976.25
<b>Wood</b>						
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%		\$0.00
06 10 53	Miscellaneous Rough Carpentry	150 SQFT	\$7.50	97%		\$1,091.25
06 40 13	Exterior Architectural Woodwork	75 SQFT	\$75.00	97%		\$5,456.25
					TOTAL	\$6,547.50
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>						
07 42 13	Metal Wall Panels Replacement/Hardie Panel	0 SQFT	\$35.00	93%		\$0.00
07 62 00	Sheet Metal, Flashing and Trim incl Coping	100 LF	\$45.00	93%		\$4,185.00
07 71 23.10	Gutters	0 LF	\$20.00	93%		\$0.00
07 71 23.20	Downspouts	0 LF	\$15.00	93%		\$0.00
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%		\$0.00
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%		\$0.00
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	200 LF	\$8.00	93%		\$1,488.00
					TOTAL	\$5,673.00
<b>Openings - Doors, Windows, and Vents</b>						
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	4 EA	\$1,500.00	100%		\$6,000.00
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	0 SQFT	\$55.00	100%		\$0.00
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	1 EA	\$2,600.00	100%		\$2,600.00
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	0 EA	\$4,000.00	100%		\$0.00
08 52 00	Repair or Replace Wood Windows as needed	14 EA	\$2,500.00	100%		\$35,000.00
08 52 00	Replace Storm Window	0 EA	\$700.00	100%		\$0.00
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%		\$0.00
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%		\$0.00
					TOTAL	\$43,600.00
<b>Finishes</b>						
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by H	800 LF	\$7.50	93%		\$5,580.00
					TOTAL	\$5,580.00
<b>HVAC</b>						
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & Cr	0 EA	\$300.00	93%		\$0.00
					TOTAL	\$0.00
<b>Plumbing</b>						
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%		\$0.00
					TOTAL	\$0.00
<b>Electrical</b>						
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	4 EA	\$350.00	100%		\$1,400.00
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	3 EA	\$500.00	100%		\$1,500.00
					TOTAL	\$2,900.00
<b>Site Work</b>						
10 43 00	ALLOWANCE: Exterior Signage	1 EA	\$2,500.00	100%		\$2,500.00
10 73 13	Fabric Awnings	0 LF	\$300.00	100%		\$0.00
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%		\$0.00
					TOTAL	\$2,500.00
					<b>Sub-Contract Total</b>	<b>\$81,669.25</b>
<b>General Contractor</b>						
	General Conditions			15%		\$12,250.39
	OH&P			15%		\$14,087.95
					TOTAL	\$26,338.33
<b>Contingency</b>						
	Architectural Design Contingency			5%		\$4,083.46
	Construction Contingency			15%		\$12,862.91
					TOTAL	\$16,946.37
					<b>Gross Contract Budget</b>	<b>\$124,953.95</b>
<b>Soft Costs</b>						
	Civil Engineering, Structural Engineering, Architectural Design Costs			7.5%		\$9,371.55
	State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00
					TOTAL	\$9,871.55
<b>TOTAL PROJECT COSTS</b>						<b>\$134,825.50</b>

# 2. Pizza King Building

Category: Exterior Restoration ONLY						
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL	
<b>Demolition</b>						
02 41 19	General Selective Demolition - Exterior Wall	500 SQFT	\$10.00	100%		\$5,000.00
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch	0 EA	\$2,000.00	100%		\$0.00
					TOTAL	\$5,000.00
<b>Masonry</b>						
04 01 40.91	Stone Restoration (Dutchman)	8 SQFT	\$400.00	90%		\$2,880.00
04 05 13	Brick and Stone Mortaring (selective re-pointing)	400 SQFT	\$40.00	100%		\$16,000.00
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%		\$0.00
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%		\$0.00
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%		\$0.00
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%		\$0.00
					TOTAL	\$18,880.00
<b>Steel</b>						
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%		\$0.00
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%		\$0.00
					TOTAL	\$0.00
<b>Wood</b>						
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%		\$0.00
06 10 53	Miscellaneous Rough Carpentry	350 SQFT	\$7.50	97%		\$2,546.25
06 40 13	Exterior Architectural Woodwork	0 SQFT	\$75.00	97%		\$0.00
					TOTAL	\$2,546.25
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>						
07 42 13	Metal Wall Panels Replacement/Hardie Panel	0 SQFT	\$35.00	93%		\$0.00
07 62 00	Sheet Metal, Flashing and Trim incl Coping	70 LF	\$45.00	93%		\$2,929.50
07 71 23.10	Gutters	0 LF	\$20.00	93%		\$0.00
07 71 23.20	Downspouts	0 LF	\$15.00	93%		\$0.00
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%		\$0.00
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%		\$0.00
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	150 LF	\$8.00	93%		\$1,116.00
					TOTAL	\$4,045.50
<b>Openings - Doors, Windows, and Vents</b>						
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	2 EA	\$1,500.00	100%		\$3,000.00
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	0 SQFT	\$55.00	100%		\$0.00
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	3 EA	\$2,600.00	100%		\$7,800.00
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	0 EA	\$4,000.00	100%		\$0.00
08 52 00	Repair or Replace Wood Windows as needed	10 EA	\$2,500.00	100%		\$25,000.00
08 52 00	Replace Storm Window	0 EA	\$700.00	100%		\$0.00
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%		\$0.00
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%		\$0.00
					TOTAL	\$35,800.00
<b>Finishes</b>						
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by F	250 LF	\$7.50	93%		\$1,743.75
					TOTAL	\$1,743.75
<b>HVAC</b>						
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & C	0 EA	\$300.00	93%		\$0.00
					TOTAL	\$0.00
<b>Plumbing</b>						
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%		\$0.00
					TOTAL	\$0.00
<b>Electrical</b>						
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	8 EA	\$350.00	100%		\$2,800.00
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	6 EA	\$500.00	100%		\$3,000.00
					TOTAL	\$5,800.00
<b>Site Work</b>						
10 43 00	ALLOWANCE: Exterior Signage	3 EA	\$2,500.00	100%		\$7,500.00
10 73 13	Fabric Awnings	54 LF	\$300.00	100%		\$16,200.00
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%		\$0.00
					TOTAL	\$23,700.00
<b>Sub-Contract Total</b>						<b>\$97,515.50</b>
<b>General Contractor</b>						
	General Conditions			15%		\$14,627.33
	OH&P			15%		\$16,821.42
					TOTAL	\$31,448.75
<b>Contingency</b>						
	Architectural Design Contingency			5%		\$4,875.78
	Construction Contingency			15%		\$15,358.69
					TOTAL	\$20,234.47
<b>Gross Contract Budget</b>						<b>\$149,198.72</b>
<b>Soft Costs</b>						
	Civil Engineering, Structural Engineering, Architectural Design Costs			7.5%		\$11,189.90
	State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00
					TOTAL	\$11,689.90
<b>TOTAL PROJECT COSTS</b>						<b>\$160,888.62</b>

# 3. Weaver Building

## Category: Exterior Restoration ONLY

CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL
<b>Demolition</b>					
02 41 19	General Selective Demolition - Exterior Wall	250 SQFT	\$10.00	100%	\$2,500.00
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Che	0 EA	\$2,000.00	100%	\$0.00
<b>TOTAL</b>					<b>\$2,500.00</b>
<b>Masonry</b>					
04 01 40.91	Stone Restoration (Dutchman)	4 SQFT	\$400.00	90%	\$1,440.00
04 05 13	Brick and Stone Mortaring (selective re-pointing)	270 SQFT	\$40.00	100%	\$10,800.00
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%	\$0.00
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%	\$0.00
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%	\$0.00
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%	\$0.00
<b>TOTAL</b>					<b>\$12,240.00</b>
<b>Steel</b>					
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%	\$0.00
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%	\$0.00
<b>TOTAL</b>					<b>\$0.00</b>
<b>Wood</b>					
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%	\$0.00
06 10 53	Miscellaneous Rough Carpentry	200 SQFT	\$7.50	97%	\$1,455.00
06 40 13	Exterior Architectural Woodwork	40 SQFT	\$75.00	97%	\$2,910.00
<b>TOTAL</b>					<b>\$4,365.00</b>
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>					
07 42 13	Metal Wall Panels Replacement	0 SQFT	\$35.00	93%	\$0.00
07 62 00	Sheet Metal, Flashing and Trim incl Coping	90 LF	\$45.00	93%	\$3,766.50
07 71 23.10	Gutters	0 LF	\$20.00	93%	\$0.00
07 71 23.20	Downspouts	0 LF	\$15.00	93%	\$0.00
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%	\$0.00
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%	\$0.00
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	300 LF	\$8.00	93%	\$2,232.00
<b>TOTAL</b>					<b>\$5,998.50</b>
<b>Openings - Doors, Windows, and Vents</b>					
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	1 EA	\$1,500.00	100%	\$1,500.00
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	120 SQFT	\$55.00	100%	\$6,600.00
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware and	0 EA	\$2,600.00	100%	\$0.00
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware and	0 EA	\$4,000.00	100%	\$0.00
08 52 00	Repair or Replace Wood Windows as needed	12 EA	\$2,500.00	100%	\$30,000.00
08 52 00	Replace Storm Window	0 EA	\$700.00	100%	\$0.00
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%	\$0.00
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%	\$0.00
<b>TOTAL</b>					<b>\$38,100.00</b>
<b>Finishes</b>					
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by H	400 LF	\$7.50	93%	\$2,790.00
<b>TOTAL</b>					<b>\$2,790.00</b>
<b>HVAC</b>					
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & Cc	0 EA	\$300.00	93%	\$0.00
<b>TOTAL</b>					<b>\$0.00</b>
<b>Plumbing</b>					
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%	\$0.00
<b>TOTAL</b>					<b>\$0.00</b>
<b>Electrical</b>					
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	2 EA	\$350.00	100%	\$700.00
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	4 EA	\$500.00	100%	\$2,000.00
<b>TOTAL</b>					<b>\$2,700.00</b>
<b>Site Work</b>					
10 43 00	ALLOWANCE: Exterior Signage	3 EA	\$2,500.00	100%	\$7,500.00
10 73 13	Fabric Awnings	25 LF	\$300.00	100%	\$7,500.00
14 20 00	Elevator	2 FLOORS	\$125,000.00	100%	\$250,000.00
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%	\$0.00
<b>TOTAL</b>					<b>\$265,000.00</b>
<b>Sub-Contract Total</b>					<b>\$333,693.50</b>
<b>General Contractor</b>					
	General Conditions			15%	\$50,054.03
	OH&P			15%	\$57,562.13
<b>TOTAL</b>					<b>\$107,616.15</b>
<b>Contengency</b>					
	Architectural Design Contengency			5%	\$16,684.68
	Construction Contengency			15%	\$52,556.73
<b>TOTAL</b>					<b>\$69,241.40</b>
<b>Gross Contract Budget</b>					<b>\$510,551.06</b>
<b>Soft Costs</b>					
	Civil Engineering, Structural Engineering, Architectural Design Costs			7.5%	\$38,291.33
	State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)				\$500.00
<b>TOTAL</b>					<b>\$38,791.33</b>
<b>TOTAL PROJECT COSTS</b>					<b>\$549,342.38</b>

# 4. Former Pet Store

Category: Exterior Restoration ONLY						
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL	
<b>Demolition</b>						
02 41 19	General Selective Demolition - Exterior Wall	120 SQFT	\$10.00	100%	\$1,200.00	
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch	0 EA	\$2,000.00	100%	\$0.00	
					TOTAL	\$1,200.00
<b>Masonry</b>						
04 01 40.91	Stone Restoration (Dutchman)	4 SQFT	\$400.00	90%	\$1,440.00	
04 05 13	Brick and Stone Mortaring (selective re-pointing)	200 SQFT	\$40.00	100%	\$8,000.00	
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%	\$0.00	
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%	\$0.00	
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%	\$0.00	
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%	\$0.00	
					TOTAL	\$9,440.00
<b>Steel</b>						
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%	\$0.00	
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%	\$0.00	
					TOTAL	\$0.00
<b>Wood</b>						
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%	\$0.00	
06 10 53	Miscellaneous Rough Carpentry	150 SQFT	\$7.50	97%	\$1,091.25	
06 40 13	Exterior Architectural Woodwork	0 SQFT	\$75.00	97%	\$0.00	
					TOTAL	\$1,091.25
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>						
07 42 13	Metal Wall Panels Replacement/Hardie Panel	145 SQFT	\$35.00	93%	\$4,719.75	
07 62 00	Sheet Metal, Flashing and Trim incl Coping	0 LF	\$45.00	93%	\$0.00	
07 71 23.10	Gutters	0 LF	\$20.00	93%	\$0.00	
07 71 23.20	Downspouts	0 LF	\$15.00	93%	\$0.00	
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%	\$0.00	
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%	\$0.00	
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	100 LF	\$8.00	93%	\$744.00	
					TOTAL	\$5,463.75
<b>Openings - Doors, Windows, and Vents</b>						
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	2 EA	\$1,500.00	100%	\$3,000.00	
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	0 SQFT	\$55.00	100%	\$0.00	
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	1 EA	\$2,600.00	100%	\$2,600.00	
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	0 EA	\$4,000.00	100%	\$0.00	
08 52 00	Repair or Replace Wood Windows as needed	3 EA	\$2,500.00	100%	\$7,500.00	
08 52 00	Replace Storm Window	0 EA	\$700.00	100%	\$0.00	
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%	\$0.00	
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%	\$0.00	
					TOTAL	\$13,100.00
<b>Finishes</b>						
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by F	300 LF	\$7.50	93%	\$2,092.50	
					TOTAL	\$2,092.50
<b>HVAC</b>						
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & C	0 EA	\$300.00	93%	\$0.00	
					TOTAL	\$0.00
<b>Plumbing</b>						
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%	\$0.00	
					TOTAL	\$0.00
<b>Electrical</b>						
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	3 EA	\$350.00	100%	\$1,050.00	
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	2 EA	\$500.00	100%	\$1,000.00	
					TOTAL	\$2,050.00
<b>Site Work</b>						
10 43 00	ALLOWANCE: Exterior Signage	1 EA	\$2,500.00	100%	\$2,500.00	
10 73 13	Fabric Awnings	0 LF	\$300.00	100%	\$0.00	
10 73 20	Metal Awnings and Canopies	20 LF	\$500.00	100%	\$10,000.00	
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%	\$0.00	
					TOTAL	\$12,500.00
					<b>Sub-Contract Total</b>	<b>\$46,937.50</b>
<b>General Contractor</b>						
General Conditions				15%	\$7,040.63	
OH&P				15%	\$8,096.72	
					TOTAL	\$15,137.34
<b>Contingency</b>						
Architectural Design Contingency				5%	\$2,346.88	
Construction Contingency				15%	\$7,392.66	
					TOTAL	\$9,739.53
					<b>Gross Contract Budget</b>	<b>\$71,814.38</b>
<b>Soft Costs</b>						
Civil Engineering, Structural Engineering, Architectural Design Costs				7.5%	\$5,386.08	
State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00	
					TOTAL	\$5,886.08
					<b>TOTAL PROJECT COSTS</b>	<b>\$77,700.45</b>

# 5. Cunningham Building - Front

Category: Exterior Restoration ONLY						
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL	
<b>Demolition</b>						
02 41 19	General Selective Demolition - Exterior Wall	150 SQFT	\$10.00	100%		\$1,500.00
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch	0 EA	\$2,000.00	100%		\$0.00
					TOTAL	\$1,500.00
<b>Masonry</b>						
04 01 40.91	Stone Restoration (Dutchman)	5 SQFT	\$400.00	90%		\$1,800.00
04 05 13	Brick and Stone Mortaring (selective re-pointing)	50 SQFT	\$40.00	100%		\$2,000.00
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%		\$0.00
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%		\$0.00
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%		\$0.00
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%		\$0.00
					TOTAL	\$3,800.00
<b>Steel</b>						
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%		\$0.00
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%		\$0.00
					TOTAL	\$0.00
<b>Wood</b>						
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%		\$0.00
06 10 53	Miscellaneous Rough Carpentry	150 SQFT	\$7.50	97%		\$1,091.25
06 40 13	Exterior Architectural Woodwork	0 SQFT	\$75.00	97%		\$0.00
					TOTAL	\$1,091.25
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>						
07 42 13	Metal Wall Panels Replacement	0 SQFT	\$35.00	93%		\$0.00
07 62 00	Sheet Metal, Flashing and Trim incl Coping	30 LF	\$45.00	93%		\$1,255.50
07 71 23.10	Gutters	0 LF	\$20.00	93%		\$0.00
07 71 23.20	Downspouts	0 LF	\$15.00	93%		\$0.00
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%		\$0.00
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%		\$0.00
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	100 LF	\$8.00	93%		\$744.00
					TOTAL	\$1,999.50
<b>Openings - Doors, Windows, and Vents</b>						
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	4 EA	\$1,500.00	100%		\$6,000.00
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	0 SQFT	\$55.00	100%		\$0.00
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	2 EA	\$2,600.00	100%		\$5,200.00
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	0 EA	\$4,000.00	100%		\$0.00
08 52 00	Repair or Replace Wood Windows as needed	5 EA	\$2,500.00	100%		\$12,500.00
08 52 00	Replace Storm Window	0 EA	\$700.00	100%		\$0.00
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%		\$0.00
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%		\$0.00
					TOTAL	\$23,700.00
<b>Finishes</b>						
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by F	200 LF	\$7.50	93%		\$1,395.00
					TOTAL	\$1,395.00
<b>HVAC</b>						
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & C	0 EA	\$300.00	93%		\$0.00
					TOTAL	\$0.00
<b>Plumbing</b>						
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%		\$0.00
					TOTAL	\$0.00
<b>Electrical</b>						
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	4 EA	\$350.00	100%		\$1,400.00
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	3 EA	\$500.00	100%		\$1,500.00
					TOTAL	\$2,900.00
<b>Site Work</b>						
10 43 00	ALLOWANCE: Exterior Signage	1 EA	\$2,500.00	100%		\$2,500.00
10 73 13	Fabric Awnings	25 LF	\$300.00	100%		\$7,500.00
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%		\$0.00
					TOTAL	\$10,000.00
<b>Sub-Contract Total</b>						<b>\$46,385.75</b>
<b>General Contractor</b>						
	General Conditions			15%		\$6,957.86
	OH&P			15%		\$8,001.54
					TOTAL	\$14,959.40
<b>Contingency</b>						
	Architectural Design Contingency			5%		\$2,319.29
	Construction Contingency			15%		\$7,305.76
					TOTAL	\$9,625.04
<b>Gross Contract Budget</b>						<b>\$70,970.20</b>
<b>Soft Costs</b>						
	Civil Engineering, Structural Engineering, Architectural Design Costs			7.5%		\$5,322.76
	State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00
					TOTAL	\$5,822.76
<b>TOTAL PROJECT COSTS</b>						<b>\$76,792.96</b>

# 5. Cunningham Building - Side

Category: Exterior Restoration ONLY						
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL	
<b>Demolition</b>						
02 41 19	General Selective Demolition - Exterior Wall	150 SQFT	\$10.00	100%		\$1,500.00
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch...	0 EA	\$2,000.00	100%		\$0.00
				TOTAL		\$1,500.00
<b>Masonry</b>						
04 01 40.91	Stone Restoration (Dutchman)	4 SQFT	\$400.00	90%		\$1,440.00
04 05 13	Brick and Stone Mortaring (selective re-pointing)	100 SQFT	\$40.00	100%		\$4,000.00
04 05 13.91	Full Masonry Re-Laying (3-wyth)	20 SQFT	\$80.00	100%		\$1,600.00
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%		\$0.00
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%		\$0.00
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%		\$0.00
				TOTAL		\$7,040.00
<b>Steel</b>						
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%		\$0.00
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%		\$0.00
				TOTAL		\$0.00
<b>Wood</b>						
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%		\$0.00
06 10 53	Miscellaneous Rough Carpentry	150 SQFT	\$7.50	97%		\$1,091.25
06 40 13	Exterior Architectural Woodwork	0 SQFT	\$75.00	97%		\$0.00
				TOTAL		\$1,091.25
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>						
07 42 13	Metal Wall Panels Replacement	0 SQFT	\$35.00	93%		\$0.00
07 62 00	Sheet Metal, Flashing and Trim incl Coping	135 LF	\$45.00	93%		\$5,649.75
07 71 23.10	Gutters	0 LF	\$20.00	93%		\$0.00
07 71 23.20	Downspouts	0 LF	\$15.00	93%		\$0.00
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%		\$0.00
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%		\$0.00
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	150 LF	\$8.00	93%		\$1,116.00
				TOTAL		\$6,765.75
<b>Openings - Doors, Windows, and Vents</b>						
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	0 EA	\$1,500.00	100%		\$0.00
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	0 SQFT	\$55.00	100%		\$0.00
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	1 EA	\$2,600.00	100%		\$2,600.00
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	1 EA	\$4,000.00	100%		\$4,000.00
08 52 00	Repair or Replace Wood Windows as needed	8 EA	\$2,500.00	100%		\$20,000.00
08 52 00	Replace Storm Window	0 EA	\$700.00	100%		\$0.00
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%		\$0.00
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%		\$0.00
				TOTAL		\$26,600.00
<b>Finishes</b>						
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by F	500 LF	\$7.50	93%		\$3,487.50
				TOTAL		\$3,487.50
<b>HVAC</b>						
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & C	0 EA	\$300.00	93%		\$0.00
				TOTAL		\$0.00
<b>Plumbing</b>						
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%		\$0.00
				TOTAL		\$0.00
<b>Electrical</b>						
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	2 EA	\$350.00	100%		\$700.00
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	4 EA	\$500.00	100%		\$2,000.00
				TOTAL		\$2,700.00
<b>Site Work</b>						
10 43 00	ALLOWANCE: Exterior Signage	0 EA	\$2,500.00	100%		\$0.00
10 73 13	Fabric Awnings	0 LF	\$300.00	100%		\$0.00
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%		\$0.00
				TOTAL		\$0.00
<b>Sub-Contract Total</b>						<b>\$49,184.50</b>
<b>General Contractor</b>						
	General Conditions			15%		\$7,377.68
	OH&P			15%		\$8,484.33
				TOTAL		\$15,862.00
<b>Contingency</b>						
	Architectural Design Contingency			5%		\$2,459.23
	Construction Contingency			15%		\$7,746.56
				TOTAL		\$10,205.78
<b>Gross Contract Budget</b>						<b>\$75,252.29</b>
<b>Soft Costs</b>						
	Civil Engineering, Structural Engineering, Architectural Design Costs			7.5%		\$5,643.92
	State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00
				TOTAL		\$6,143.92
<b>TOTAL PROJECT COSTS</b>						<b>\$81,396.21</b>

# 6. Watson Building - Front

Category: Exterior Restoration ONLY						
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL	
<b>Demolition</b>						
02 41 19	General Selective Demolition - Exterior Wall	700 SQFT	\$10.00	100%		\$7,000.00
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch	1 EA	\$2,000.00	100%		\$2,000.00
					TOTAL	\$9,000.00
<b>Masonry</b>						
04 01 40.91	Stone Restoration (Dutchman)	10 SQFT	\$400.00	90%		\$3,600.00
04 05 13	Brick and Stone Mortaring (selective re-pointing)	450 SQFT	\$40.00	100%		\$18,000.00
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%		\$0.00
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%		\$0.00
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%		\$0.00
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%		\$0.00
					TOTAL	\$21,600.00
<b>Steel</b>						
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%		\$0.00
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%		\$0.00
					TOTAL	\$0.00
<b>Wood</b>						
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%		\$0.00
06 10 53	Miscellaneous Rough Carpentry	400 SQFT	\$7.50	97%		\$2,910.00
06 40 13	Exterior Architectural Woodwork	0 SQFT	\$75.00	97%		\$0.00
					TOTAL	\$2,910.00
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>						
07 42 13	Metal Wall Panels Replacement/Hardie Panel	0 SQFT	\$35.00	93%		\$0.00
07 62 00	Sheet Metal, Flashing and Trim incl Coping	120 LF	\$45.00	93%		\$5,022.00
07 71 23.10	Gutters	0 LF	\$20.00	93%		\$0.00
07 71 23.20	Downspouts	0 LF	\$15.00	93%		\$0.00
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%		\$0.00
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%		\$0.00
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	300 LF	\$8.00	93%		\$2,232.00
					TOTAL	\$7,254.00
<b>Openings - Doors, Windows, and Vents</b>						
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	11 EA	\$1,500.00	100%		\$16,500.00
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	140 SQFT	\$55.00	100%		\$7,700.00
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	4 EA	\$2,600.00	100%		\$10,400.00
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	1 EA	\$4,000.00	100%		\$4,000.00
08 52 00	Repair or Replace Wood Windows as needed	8 EA	\$2,500.00	100%		\$20,000.00
08 52 00	Replace Storm Window	0 EA	\$700.00	100%		\$0.00
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%		\$0.00
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%		\$0.00
					TOTAL	\$58,600.00
<b>Finishes</b>						
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by F	600 LF	\$7.50	93%		\$4,185.00
					TOTAL	\$4,185.00
<b>HVAC</b>						
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & C	0 EA	\$300.00	93%		\$0.00
					TOTAL	\$0.00
<b>Plumbing</b>						
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%		\$0.00
					TOTAL	\$0.00
<b>Electrical</b>						
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	12 EA	\$350.00	100%		\$4,200.00
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	6 EA	\$500.00	100%		\$3,000.00
					TOTAL	\$7,200.00
<b>Site Work</b>						
10 43 00	ALLOWANCE: Exterior Signage	3 EA	\$2,500.00	100%		\$7,500.00
10 73 13	Fabric Awnings	0 LF	\$300.00	100%		\$0.00
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%		\$0.00
					TOTAL	\$7,500.00
<b>Sub-Contract Total</b>						<b>\$118,249.00</b>
<b>General Contractor</b>						
	General Conditions			15%		\$17,737.35
	OH&P			15%		\$20,397.95
					TOTAL	\$38,135.30
<b>Contingency</b>						
	Architectural Design Contingency			5%		\$5,912.45
	Construction Contingency			15%		\$18,624.22
					TOTAL	\$24,536.67
<b>Gross Contract Budget</b>						<b>\$180,920.97</b>
<b>Soft Costs</b>						
	Civil Engineering, Structural Engineering, Architectural Design Costs			7.5%		\$13,569.07
	State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00
					TOTAL	\$14,069.07
<b>TOTAL PROJECT COSTS</b>						<b>\$194,990.04</b>

# 6. Watson Building - Side

Category: Exterior Restoration ONLY						
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL	
<b>Demolition</b>						
02 41 19	General Selective Demolition - Exterior Wall	500 SQFT	\$10.00	100%		\$5,000.00
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch	1 EA	\$2,000.00	100%		\$2,000.00
					TOTAL	\$7,000.00
<b>Masonry</b>						
04 01 40.91	Stone Restoration (Dutchman)	20 SQFT	\$400.00	90%		\$7,200.00
04 05 13	Brick and Stone Mortaring (selective re-pointing)	550 SQFT	\$40.00	100%		\$22,000.00
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%		\$0.00
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%		\$0.00
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%		\$0.00
04 21 00	Brick Architectural Column	50 SQFT	\$25.00	90%		\$1,125.00
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%		\$0.00
					TOTAL	\$30,325.00
<b>Steel</b>						
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%		\$0.00
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%		\$0.00
					TOTAL	\$0.00
<b>Wood</b>						
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%		\$0.00
06 10 53	Miscellaneous Rough Carpentry	450 SQFT	\$7.50	97%		\$3,273.75
06 40 13	Exterior Architectural Woodwork	0 SQFT	\$75.00	97%		\$0.00
					TOTAL	\$3,273.75
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>						
07 42 13	Metal Wall Panels Replacement/Hardie Panel	0 SQFT	\$35.00	93%		\$0.00
07 62 00	Sheet Metal, Flashing and Trim incl Coping	100 LF	\$45.00	93%		\$4,185.00
07 71 23.10	Gutters	0 LF	\$20.00	93%		\$0.00
07 71 23.20	Downspouts	0 LF	\$15.00	93%		\$0.00
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%		\$0.00
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%		\$0.00
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	300 LF	\$8.00	93%		\$2,232.00
					TOTAL	\$6,417.00
<b>Openings - Doors, Windows, and Vents</b>						
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	5 EA	\$1,500.00	100%		\$7,500.00
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	0 SQFT	\$55.00	100%		\$0.00
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	4 EA	\$2,600.00	100%		\$10,400.00
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	0 EA	\$4,000.00	100%		\$0.00
08 52 00	Repair or Replace Wood Windows as needed	18 EA	\$2,500.00	100%		\$45,000.00
08 52 00	Replace Storm Window	0 EA	\$700.00	100%		\$0.00
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%		\$0.00
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%		\$0.00
					TOTAL	\$62,900.00
<b>Finishes</b>						
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by H	800 LF	\$7.50	93%		\$5,580.00
					TOTAL	\$5,580.00
<b>HVAC</b>						
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & Cr	0 EA	\$300.00	93%		\$0.00
					TOTAL	\$0.00
<b>Plumbing</b>						
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%		\$0.00
					TOTAL	\$0.00
<b>Electrical</b>						
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	8 EA	\$350.00	100%		\$2,800.00
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	6 EA	\$500.00	100%		\$3,000.00
					TOTAL	\$5,800.00
<b>Site Work</b>						
10 43 00	ALLOWANCE: Exterior Signage	1 EA	\$2,500.00	100%		\$2,500.00
10 73 13	Fabric Awnings	0 LF	\$300.00	100%		\$0.00
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%		\$0.00
					TOTAL	\$2,500.00
					<b>Sub-Contract Total</b>	<b>\$123,795.75</b>
<b>General Contractor</b>						
	General Conditions			15%		\$18,569.36
	OH&P			15%		\$21,354.77
					TOTAL	\$39,924.13
<b>Contingency</b>						
	Architectural Design Contingency			5%		\$6,189.79
	Construction Contingency			15%		\$19,497.83
					TOTAL	\$25,687.62
					<b>Gross Contract Budget</b>	<b>\$189,407.50</b>
<b>Soft Costs</b>						
	Civil Engineering, Structural Engineering, Architectural Design Costs			7.5%		\$14,205.56
	State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00
					TOTAL	\$14,705.56
<b>TOTAL PROJECT COSTS</b>						<b>\$204,113.06</b>

# 7. Historic Police Station - Front

Category: Exterior Restoration ONLY					
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL
<b>Demolition</b>					
02 41 19	General Selective Demolition - Exterior Wall	0 SQFT	\$10.00	100%	\$0.00
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch	0 EA	\$2,000.00	100%	\$0.00
				<b>TOTAL</b>	<b>\$0.00</b>
<b>Masonry</b>					
04 01 40.91	Stone Restoration (Dutchman)	0 SQFT	\$400.00	90%	\$0.00
04 05 13	Brick and Stone Mortaring (selective re-pointing)	20 SQFT	\$40.00	100%	\$800.00
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%	\$0.00
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%	\$0.00
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%	\$0.00
04 43 00	Stone Masonry (Limestone Coping Repairs)	21 LF	\$121.86	90%	\$2,303.15
				<b>TOTAL</b>	<b>\$3,103.15</b>
<b>Steel</b>					
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%	\$0.00
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%	\$0.00
				<b>TOTAL</b>	<b>\$0.00</b>
<b>Wood</b>					
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%	\$0.00
06 10 53	Miscellaneous Rough Carpentry	100 SQFT	\$7.50	97%	\$727.50
06 40 13	Exterior Architectural Woodwork	0 SQFT	\$75.00	97%	\$0.00
				<b>TOTAL</b>	<b>\$727.50</b>
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>					
07 42 13	Metal Wall Panels Replacement/Hardie Panel	15 SQFT	\$35.00	93%	\$488.25
07 62 00	Sheet Metal, Flashing and Trim incl Coping	21 LF	\$45.00	93%	\$878.85
07 71 23.10	Gutters	0 LF	\$20.00	93%	\$0.00
07 71 23.20	Downspouts	0 LF	\$15.00	93%	\$0.00
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%	\$0.00
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%	\$0.00
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	80 LF	\$8.00	93%	\$595.20
				<b>TOTAL</b>	<b>\$1,962.30</b>
<b>Openings - Doors, Windows, and Vents</b>					
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	2 EA	\$1,500.00	100%	\$3,000.00
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	0 SQFT	\$55.00	100%	\$0.00
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	1 EA	\$2,600.00	100%	\$2,600.00
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	0 EA	\$4,000.00	100%	\$0.00
08 52 00	Repair or Replace Wood Windows as needed	5 EA	\$2,500.00	100%	\$12,500.00
08 52 00	Replace Storm Window	0 EA	\$700.00	100%	\$0.00
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%	\$0.00
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%	\$0.00
				<b>TOTAL</b>	<b>\$18,100.00</b>
<b>Finishes</b>					
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by F	120 LF	\$7.50	93%	\$837.00
				<b>TOTAL</b>	<b>\$837.00</b>
<b>HVAC</b>					
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & C	0 EA	\$300.00	93%	\$0.00
				<b>TOTAL</b>	<b>\$0.00</b>
<b>Plumbing</b>					
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%	\$0.00
				<b>TOTAL</b>	<b>\$0.00</b>
<b>Electrical</b>					
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	3 EA	\$350.00	100%	\$1,050.00
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	2 EA	\$500.00	100%	\$1,000.00
				<b>TOTAL</b>	<b>\$2,050.00</b>
<b>Site Work</b>					
10 43 00	ALLOWANCE: Exterior Signage	1 EA	\$2,500.00	100%	\$2,500.00
10 73 13	Fabric Awnings	12 LF	\$300.00	100%	\$3,600.00
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%	\$0.00
				<b>TOTAL</b>	<b>\$6,100.00</b>
<b>Sub-Contract Total</b>					<b>\$32,879.95</b>
<b>General Contractor</b>					
General Conditions				15%	\$4,931.99
OH&P				15%	\$5,671.79
				<b>TOTAL</b>	<b>\$10,603.79</b>
<b>Contingency</b>					
Architectural Design Contingency				5%	\$1,644.00
Construction Contingency				15%	\$5,178.59
				<b>TOTAL</b>	<b>\$6,822.59</b>
<b>Gross Contract Budget</b>					<b>\$50,306.33</b>
<b>Soft Costs</b>					
Civil Engineering, Structural Engineering, Architectural Design Costs				7.5%	\$3,772.97
State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00
				<b>TOTAL</b>	<b>\$4,272.97</b>
<b>TOTAL PROJECT COSTS</b>					<b>\$54,579.30</b>

# 7. Historic Police Station - Side

Category: Exterior Restoration ONLY						
CSI Number	Description of Work	Quantity	Rate	Regional Weight	TOTAL	
<b>Demolition</b>						
02 41 19	General Selective Demolition - Exterior Wall	0 SQFT	\$10.00	100%	\$0.00	
02 83 00	ALLOWANCE: Environmental Concerns (Asbestos, Lead Paint, Ch	0 EA	\$2,000.00	100%	\$0.00	
					TOTAL	\$0.00
<b>Masonry</b>						
04 01 40.91	Stone Restoration (Dutchman)	10 SQFT	\$400.00	90%	\$3,600.00	
04 05 13	Brick and Stone Mortaring (selective re-pointing)	450 SQFT	\$40.00	100%	\$18,000.00	
04 05 13.91	Full Masonry Re-Laying (3-wyth)	0 SQFT	\$80.00	100%	\$0.00	
04 05 19.16	Retro-fit Masonry Anchors (excl repoint and masonry work)	0 EA	\$350.00	90%	\$0.00	
04 05 19.29	Selective Replacement Stone Anchors (excl masonry work)	0 EA	\$550.00	90%	\$0.00	
04 43 00	Stone Masonry (Limestone Coping Repairs)	0 LF	\$121.86	90%	\$0.00	
					TOTAL	\$21,600.00
<b>Steel</b>						
05 12 00	Structural Steel Lintel (Repairs at Windows and Doors)	0 LF	\$85.00	93%	\$0.00	
05 73 00	Architecturally Exterior Metal Railings, Historic Reproduction	0 LF	\$125.00	93%	\$0.00	
					TOTAL	\$0.00
<b>Wood</b>						
06 01 40	Historic Wood Repair	0 SQFT	\$20.00	97%	\$0.00	
06 10 53	Miscellaneous Rough Carpentry	0 SQFT	\$7.50	97%	\$0.00	
06 40 13	Exterior Architectural Woodwork	0 SQFT	\$75.00	97%	\$0.00	
					TOTAL	\$0.00
<b>Waterproofing, Roofing, Flashing, Sealants, Gutters &amp; Downspouts</b>						
07 42 13	Metal Wall Panels Replacement/Hardie Panel	0 SQFT	\$35.00	93%	\$0.00	
07 62 00	Sheet Metal, Flashing and Trim incl Coping	35 LF	\$45.00	93%	\$1,464.75	
07 71 23.10	Gutters	0 LF	\$20.00	93%	\$0.00	
07 71 23.20	Downspouts	0 LF	\$15.00	93%	\$0.00	
07 84 53	Firestopping, max 4" fill	0 LF	\$4.50	93%	\$0.00	
07 91 23	Joint Sealant with Backer-rod (Masonry) and Joints > 3/8"	0 LF	\$10.00	93%	\$0.00	
07 92 13	Joint Sealant w/o Backer-rod (Masonry) and Joints < 5/16"	70 LF	\$8.00	93%	\$520.80	
					TOTAL	\$1,985.55
<b>Openings - Doors, Windows, and Vents</b>						
08 20 00.40	New Aluminum Commercial Storefront Window up to 50 SQFT	0 EA	\$1,500.00	100%	\$0.00	
08 20 00.50	New Aluminum Commercial Storefront Window OVER 50 SQFT	0 SQFT	\$55.00	100%	\$0.00	
08 30 00	3'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	0 EA	\$2,600.00	100%	\$0.00	
08 30 00	6'-0" x 7'-0" New Aluminum Storefront EntryDoor (incl Hardware anc	0 EA	\$4,000.00	100%	\$0.00	
08 52 00	Repair or Replace Wood Windows as needed	0 EA	\$2,500.00	100%	\$0.00	
08 52 00	Replace Storm Window	0 EA	\$700.00	100%	\$0.00	
08 79 00	Hardware Miscellaneous Accessory	0 EA	\$35.00	100%	\$0.00	
08 91 19	Fixed Architectural Louvers, aluminum	0 EA	\$780.00	100%	\$0.00	
					TOTAL	\$0.00
<b>Finishes</b>						
09 91 13.10	Exterior Painting (1 coat primer, 2 coats Latex) - Miscellaneous by F	150 LF	\$7.50	93%	\$1,046.25	
					TOTAL	\$1,046.25
<b>HVAC</b>						
23 21 15.35	Distribution Piping / Ducting (Minimal Each Tenant (White Box) & C	0 EA	\$300.00	93%	\$0.00	
					TOTAL	\$0.00
<b>Plumbing</b>						
22 13 19	ALLOWANCE: Modification to Existing Waste and Storm Water Sys	0 EA	\$5,000.00	100%	\$0.00	
					TOTAL	\$0.00
<b>Electrical</b>						
26 51 00	Interior Architectural Lighting Fixture - Minimal Safety Lighting (incl v	1 EA	\$350.00	100%	\$350.00	
26 56 00	Exterior Architectural Lighting Fixture (incl distribution wiring)	1 EA	\$500.00	100%	\$500.00	
					TOTAL	\$850.00
<b>Site Work</b>						
10 43 00	ALLOWANCE: Exterior Signage	0 EA	\$2,500.00	100%	\$0.00	
10 73 13	Fabric Awnings	0 LF	\$300.00	100%	\$0.00	
31 80 00	ALLOWANCE: Repair of Adjacent during Construction	0 EA	\$2,000.00	100%	\$0.00	
					TOTAL	\$0.00
<b>Sub-Contract Total</b>					<b>\$25,481.80</b>	
<b>General Contractor</b>						
General Conditions				15%	\$3,822.27	
OH&P				15%	\$4,395.61	
					TOTAL	\$8,217.88
<b>Contingency</b>						
Architectural Design Contingency				5%	\$1,274.09	
Construction Contingency				15%	\$4,013.38	
					TOTAL	\$5,287.47
<b>Gross Contract Budget</b>					<b>\$38,987.15</b>	
<b>Soft Costs</b>						
Civil Engineering, Structural Engineering, Architectural Design Costs				7.5%	\$2,924.04	
State Design Release and Permitting (Excludes Taps Fees - Assume Waved by City)					\$500.00	
					TOTAL	\$3,424.04
<b>TOTAL PROJECT COSTS</b>					<b>\$42,411.19</b>	