

Marion Central Corridor Master Plan
Marion, Iowa
Frequently Asked Questions / Major Concerns

The following represent common concerns heard during the feedback process. If the proposed concept plan were to be approved, these would apply.

Myth #1: I didn't know anything about this project and have never been notified any changes were even being considered.

Fact #1: The City of Marion has placed a special emphasis on citizen notification and involvement throughout this entire project. In addition to hosting a project specific website and blog site (which has had more than 1,500 unique visits), there have been 10 project meetings open to the public, several articles in the Marion Times and Cedar Rapids Gazette, direct mail notifications, and hand delivered meeting notices. A draft version of this proposed concept has also been available on the project website and in City Hall for more than 3 months.

Myth #2: The City of Marion has assumed the role of private developer and will be buying land, forcing out existing businesses and homes, constructing new buildings, and managing commercial and residential properties.

Fact #2: This is a capital improvement project. The City of Marion is doing what all sustainable cities should do, looking at ways to make public investment in infrastructure that results in private redevelopment. The only property acquisition the City of Marion would be involved with are those properties directly affected by roadway construction (less than 15 properties).

Myth #3: The City of Marion is closing 7th Avenue and closing the doors on all businesses along the corridor.

Fact #3: The City of Marion is not closing 7th Avenue. No where in the master plan of capital improvements does it recommend to close 7th Avenue. Will businesses on 7th Avenue be indirectly impacted if a new 6th Avenue is constructed and serves as the primary roadway? Unfortunately, yes. The master plan shows what redevelopment could occur by creating large parcels on the north side of the new roadway. Elected officials in Marion will have the ability, in time, to make a decision about the future of 7th Avenue as redevelopment occurs.

Myth #4: This is a big waste of city money and a new roadway will never result in redevelopment.

Fact #4: Studies from all over the country confirm that public investment almost always yields private reinvestment, in the form of increased property tax, sales tax, or general property improvements. In fact, some studies show that for every \$1 a city makes in public investment, an average of \$25 of private reinvestment follows.