

Marion's Central Corridor Visioning & Planning Charrette Summary

1. The Advisory Board is excited about this process. . .

- It brings community people together to talk about the future of the corridor
- I am a change agent and this represents change
- The corridor is our river
- It will get people coming here
- Love the small town atmosphere and this will help
- To have an imprint on the future
- We have good things here and this promises to make them better
- We can be a happening place
- Want to develop the corridor – in the right way
- To get the future on paper
- We are finally taking charge of what is happening in Marion

- The possibility of connecting to Imagine 8
- We have new blood in government who are ready to act so this is the perfect time
- Our population is getting younger and they want things to do
- Will be excited if this turns out different than all of the other times we have talked about the corridor
- We are a growing community and we need to look like it
- There is great potential and opportunity along the corridor
- There is a need to pay attention to the corridor – it is always on the agenda
- Because we are a wonderful community and want it to continue that way

2. The Community Visioning Groups Celebrate the Corridor

- Everyone enjoys Thursday evenings
- There are schools in the corridor
- Things are close together
- The downtown/uptown is a hub
- Gathering spaces for families
- Small town look
- The green space
- City owns the RR corridor
- The businesses on the square
- Family fun at Thursday evenings
- The train station
- Sense of the community
- Maintain central core by keeping Civic Hall and Library

- Traditional, long term, local businesses
- Quaint, historical feel; bring streets
- The physical location in relation to the rest of the metro area
- Park activities
- Smallness yes feels open
- Can walk
- The architecture that we don't want to lose
- Can see the history and the potential
- Friendly people
- The look
- The railroad theme
- Historical nature of the buildings

- Only street that runs uninterrupted
- Events for families
- Chocolate walk
- Air fair
- Located well in relation to neighborhoods/within walking distance
- The pride of the owners of the shops
- Brick roads and brick fronts
- Christmas in the park

- Key pieces are in place
- There is now energy to really make it happen
- The Library
- Makes it easy to shop locally
- Marion's Big Band plays during the Thursday nights
- The three vision processes that are working together for the good of Marion
- Parades

3. What about the corridor do you want to take forward?

- Railroad history
- Architecture downtown
- Focus on arts and unique shops
- 19th century architecture/culture
- Festivals/events
- Green space
- Park
- Town square
- Mixed use commercial/residential
- Community activities

- Active library
- Uniform store frontage
- Better parking and crosswalks
- Wise recycling
- Farmer's Market
- Free community events
- Old buildings on the square
- Train overpass
- Brick Streets

4. And, what do you want to leave behind?

- Crummy streets
- Traffic flow
- Overhead utilities
- Traffic congestion
- 6th Avenue; 10th Street to 11th Street
- Industrial uses/C-4 district
- State Highway designation of 7th Avenue
- Strip malls
- Used car lots

- Marion Iron on the corridor
- Strip mall design as it is
- The tin shed buildings
- Older run down properties
- Industrial development
- Poor zoning decisions
- Shoddy sidewalks and streets
- Some houses on 7th Avenue

5. What are the major issues, challenges, barriers to the future development of the corridor?

- Money
- 7th Avenue state status
- Implementation
- People who are roadblocks
- No common vision or desire to make change
- What will Alliant allow regarding power lines?
- EPA for cleanup of Brownfields
- Parcel size/zoning issues
- Funding
- Lack of unified cooperation and commitment of building owners
- Zoning issues
- Sewer/water expansion problems
- Dilapidated houses
- Finding developers willing to make change
- Create a parcel of land big enough to make change
- Fear of change
- Willingness to take a firm stance
- Enticing new businesses to town
- How to maintain momentum for continued public participation and interest
- Elevation of tracks
- Financial support for business owners and residential owners to redesign for consistent look
- Parking constraints
- Divisions: North/South; school systems
- Private vs Public money
- The attitude of taking the easy way out vs Doing It Right
- Absentee landlords
- Unreasonable frugal mentality
- Resistance to change
- People attitudes, status quo is fine
- Smart equitable land acquisition
- Environmental rules and regulations
- Inconsistency of theme
- Buying of businesses

6. Who are the people affected by any work on the corridor?

- Homeowners
- Tourists traveling through town
- Drivers
- School kids
- Shoppers
- Residents
- Bars
- Employees
- Library patrons
- Taxpayers
- Commercial vehicles
- Business owners
- Commuters
- Children
- City staff
- Intown wildlife
- Wal-mart
- Landlords
- Pucken Street
- Small business owners
- Walkers
- Families
- Landscapers
- Businesses that move because of the widening of 7th Avenue
- Students crossing streets
- Car dealers

- Drug users and dealers
- Cyclists
- Utility installers
- Tourists
- Snowplow drivers
- Low income housing residents
- Churches
- The elderly
- Renters
- First responders
- Customers
- Alliant Energy
- Developers
- Out of date/out of sync buildings and businesses
- Events and festivals
- Schools
- Small businesses in corridor
- Civic organizations
- Public transportation
- Restaurants
- City government
- Neighborhoods
- Life long Marionites
- People resting
- People who live in nearby neighborhoods and tend to walk to stores downtown
- Delivery services
- Tree lovers
- People with disabilities
- Bicycle commuters
- People who do not have their own transportation
- Pet owners
- Allergy sufferers
- Farmers
- The fans of Zoey's Pizza
- Performers
- Kite fliers
- Youth in the area (Catch 4-19 is attracting more youth to downtown)
- Blind
- Historic property owners
- Twenty somethings
- Church goers
- Runners

7. Marion's Central Corridor should . . .

- *Have a new look that maintains a historic Midwest feel, embraces the cultural and community events that have become our strengths, and promotes an active and healthy lifestyle.*
- *Be a beautiful, inviting and unique "ribbon".*
- *Facilitate a celebration of community through design standards, maintaining historic integrity and growing intelligently.*
- *Make people want to join the community.*
- *Extend from Marion Blvd. Highway 13, include mixed use construction with a cohesive look combining new cutting edge infrastructure with our quaint history making Marion an inviting destination.*
- *Should embrace its historical and small town feel and make people think "Wow" this looks like a great place to live.*
- *Be a regional destination for all to live, work and play and stay.*
- *Provide a friendly entertaining place to grow and live that encompasses family values, small town feel and eye appealing aesthetics.*
- *Be an attractive, business and family friendly destination.*
- *Celebrate our history while expanding on our cultural cornerstone.*
- *Foster cultural and recreational activities with a welcoming atmosphere and diverse retail and dining opportunities.*
- *Be to you: inviting; sparkling with life and vitality; wholesome fun and safe!*
- *Be unique and inviting to all while serving the basic needs of the residents.*

- *Have an attractive yet functional streetscape that conveys historic charm and pride in our community while providing a welcoming and safe place to shop, eat, and relax.*
- Be an inviting, positive community with opportunities for many diverse groups that enjoy life!!
- *Be a safe, healthy, clean, welcoming, sustainable, visually attractive, comfortable corridor that appeals to everyone and intrigue outsiders.*
- Express its unique and historic character by having a consistent attractive look, by being accessible and family friendly, and having a clean, active and inviting environment.

8. What is your VISION for the future of a great corridor?

- **See Community Drawings**