



Uptown Marion

The Future of Marion

Marion's Vision Statement has been prepared from community input, research, analysis, and an assessment of the market. The Vision Statement is a description of the City of Marion as the community desires the City to be in the year 2030, 20 years after the Comprehensive Plan was adopted. The Vision provides a basis for the goals and objectives that are required to lead the City in the direction needed to realize the community's vision. Together, the Vision Statement and Goals and Objectives provide a framework for future policy decisions and actions.

Vision Statement

The City of Marion continues to improve the quality of life for its residents, the quality of the business climate for its businesses, and the quality of the visitor's experience. The City will strive to attract retail and service providers, enhance its neighborhoods, expand its employment base, and achieve a healthy balance of residential, commercial, office, and industrial land uses. If these efforts are successful, Marion's future is bright.

Uptown Marion will reemerge as a vibrant destination for shopping, dining, working, and living. The City's Central Corridor will be greatly improved with a new streetscape and roadway access enhancements and the introduction of a new trail and parks, gateway features and community art, buried utilities, and new design standards. The City will also attract manufacturers and other employers, providing high quality local jobs for residents. A marketing campaign will be successful in re-branding the City's image and Marion will draw visitors from throughout the region on a regular basis. As a component of the campaign, Highway 151 will be renamed Marion Boulevard and streetscaping and signage improvements will be used to create a uniform, attractive appearance throughout the corridor.

The City's residential neighborhoods will be enhanced and improved upon through quality infill development that provides a multitude of housing options for those attracted to Marion's safe streets and high quality schools. In addition to infill development, the City will grow as new neighborhoods comprised of distinct, high-quality housing are built in its periphery.

These new neighborhoods will emerge around “green” corridors which are developed to respect the balance between new development and the natural environment. Bike lanes, bike trails and pedestrian walks will be incorporated into all development and add to the strong sense of place and community that already exists. New parks and street trees will also be created that add to the character of both new and existing neighborhoods.

These new neighborhoods will tie to, and complement, existing development. The extension of city services will be easily accommodated and come at minimal or no cost to the City, ensuring orderly growth and enforcement of adjacency requirements. The local school districts will also expand as new facilities are located in growth areas to ensure that the City’s children have adequate access to high quality education.

The City’s roadways, sidewalks, and trails will also be well maintained and expanded upon to provide improved access to the community’s parks, schools and other amenities. New and enhanced east-west and north-south routes will improve traffic flow, accommodate all modes of transportation and ensure expedient emergency response throughout the City. These new corridors will include aesthetic enhancements at key locations and/or intersections which help beautify the City. New corridors will incorporate innovative traffic calming techniques when necessary and compliment adjacent land uses. Public transit will be expanded to better connect Marion’s residential neighborhoods, commercial areas, and employment centers.

The City’s waterways, including Squaw Creek and Indian Creek, will be regarded as community assets. Surrounding areas will be developed in a manner that preserves local hydrology and accommodates expansion of these waterways during storm events. Stormwater management will be coordinated at a regional level and stormwater drainage basins and green corridors will be integrated into development as an amenity and community asset.



Over the next two decades, the City of Marion will improve...

Housing and Neighborhood Character through the...

- Beautification of existing residential neighborhoods.
- Diversification of the housing stock with regard to housing type, design, quality, and affordability.
- Use of design guidelines where necessary to ensure that new development respects the character of existing high-quality development and nearby historic buildings and districts.
- Attraction of high quality condominium and townhome development to Uptown Marion to foster a neighborhood environment and enhance the commercial climate.
- Expansion of mixed-use projects throughout the City, particularly in the Uptown area.
- Use of aesthetic treatments and gateway signage at prominent intersections and entry points to residential neighborhoods.
- Installation of sidewalks and street trees throughout the City's residential areas.

Community Facilities through the...

- Support of new school development necessary to provide adequate school facilities for the children of Marion's growing population.
- Provision of adequate public safety facilities to provide fast and reliable service to a growing population.
- Consistent maintenance and improvement to the City's streets and infrastructure.
- Effective use of stormwater management that limits run-off and flooding potential.
- Expansion of recreation facilities and programs to accommodate the needs of the City's growing population at all age levels.
- Encouragement of community-building events and volunteer opportunities.
- Support of the enhancement of the Marion Public Library's facilities and programs to adequately meet the needs of Marion residents.
- Support of the establishment of free WiFi hotspots throughout the Uptown area and the Central Corridor.
- Expansion of infill development and careful planning and extension of City services to developing areas

Business and Industrial Areas through the...

- Continued support of the successful development of the Marion Enterprise Center.
- Expansion of the manufacturing base and related high quality jobs.
- Attraction of new full-service restaurants and entertainment venues including fine dining establishments.
- Attraction of new commercial development and diversification of the City's tax base.
- Retention of existing businesses including retailers and service providers.
- Encouragement of the attraction of conference and events venues to the City.
- Relocation of industrial businesses and warehousing along 7th Avenue and the remediation of brownfield sites.
- Relocation and consolidation of auto-dealerships located within the 7th Avenue corridor.
- Establishment of a uniform wayfinding and signage system that utilizes elements of the City's marketing and branding efforts.



Environment, Parks and Open Space through the...

- Establishment of a park land dedication requirement for new residential development.
- Creation of pocket parks throughout the City's under served neighborhoods.
- Enhancement of existing parks and the addition of amenities such as the targeted installation of splash pads throughout the City's parks system.
- Successful implementation of sustainable design and development standards for new construction throughout the City.
- Establishment of a City-wide tree planting program that will beautify commercial corridors and residential neighborhoods.
- Expansion of the local trail network which will interconnect the City's parks, local schools, and other community destinations to an ever growing network of regional trails.



Transportation through the...

- Improvement and expansion of the City's network of sidewalks, trails, and bikeways to enhance pedestrian connectivity and safety throughout Marion.
- Construction of new east-west roadways and enhancements to existing east-west routes that will decrease travel times and emergency response times throughout the City.
- Construction of new north-south roadways and enhancements to existing north-south routes that will decrease travel times and emergency response times throughout the City.
- Coordination with Corridor MPO and other agencies to ensure adequate infrastructure exists to accommodate Marion's future growth.
- Improvement of roadways and enhancement of intersections to improve City-wide traffic flow and safety.
- Promotion of a rectilinear traffic grid and walkable neighborhoods throughout the City.
- Reinforcement of the City's functional hierarchy of roadways.



City Administration through the...

- Completion of a Communication Plan to provide appropriate ways of engaging the community and obtaining quality feedback.
- Update and expansion of the City website, including the creation of a complete Community Calendar of events.
- Exploring options to air City Council and City Planning Commission Meetings in order to further engage the community in the local government process.
- Creation of boundary agreements with neighboring communities that facilitate orderly and predictable growth and allow service providers to efficiently accommodate the needs of Marion's future population.
- Careful use of annexation to minimize costs of extending services to outlying areas and guide appropriate development.
- Successful implementation of the Central Corridor Redevelopment Program and extensive redevelopment of the City's primary east-west corridor.
- Development of Neighborhood Plans throughout the City to ensure appropriate development and redevelopment.
- Update of the City Zoning Ordinance to support the goals and objectives of the Comprehensive Plan.