



A Plan to Reach New Heights

MARCH 2025





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We thank the participants in the comprehensive planning process for their enthusiasm, ideas, and thoughtful feedback. Your voices have been essential in shaping a community-driven vision that is aspirational, yet firmly grounded in Marion's unique character and needs. "A Plan to Reach New Heights" acts as a blueprint, guiding decisions that enhance the quality of life, foster growth, and build on Marion's history of progress. We are excited to see Marion grow. Thank you for your partnership.

Sincerely,

RDG Planning & Design in partnership with Anderson Bogert

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Introduction	07
Land Use	17
Centers & Corridors	45
Mobility	59
Neighborhoods	67
Parks, Trails, & Nature	77
Facilities	93
Moving Forward	101
Appendix	115

An aerial photograph of Marion, Indiana, showing a dense residential and commercial area. The image is overlaid with a white rounded rectangle containing the text "MARION 2045". The text is in a bold, white, sans-serif font. The background shows a mix of older brick buildings, modern commercial structures, and residential houses. A large building in the foreground has a sign that says "MIX". The overall color palette is a warm, reddish-orange tint.

MARION 2045

01

INTRODUCTION



WHAT IS A COMPREHENSIVE PLAN?

Marion 2045 is a shared vision, built together. Comprehensive planning offers a vital opportunity for all Marion residents to shape a shared vision for our future. Through inclusive collaboration, residents and City Staff identified opportunities and challenges related to Marion's land use, infrastructure, public facilities, natural resources, and more. These broad range of voices form the foundation of Marion's community vision and establish our public priorities.

The Plan serves three primary roles:

- 1. A Shared Vision.** Comprehensive planning provides an opportunity for residents to create a shared vision for the future. Many residents and City Staff identified opportunities and challenges for Marion's land use, infrastructure, public facilities, natural resources, and more. The community voices create a community-driven vision for Marion and set public priorities.
- 2. Guidance for Decision Makers.** The Plan serves as a guide for City staff, the Planning and Zoning Commission, City Council, and other City boards and commissions as they set policies, make public investments, and deliberate land use decisions.
- 3. Legal Basis for Land Use Regulations.** The Code of Iowa allows cities to adopt land use regulations, such as zoning and subdivision ordinances, to promote the "health, safety, and general welfare of the community." These regulations govern how to develop land within the city and it's extra-territorial jurisdiction. Land use regulations recognize that people live cooperatively and have certain responsibilities to coordinate and harmonize private property issues. Marion 2045 provides a legal basis for these regulations.

WHO USES THE PLAN?

While the primary user of this Plan will be the City of Marion, the document offers guidance well beyond the city government. Achieving the vision articulated in the Plan requires broad-ranging collaboration. Users include:

- **The General Public.** Marion 2045 is a summary of the shared aspirations. The Plan was authored with input from diverse stakeholders in the community. The public should raise the vision expressed in the Plan in public forums and their actions to support improving the community.
- **City Staff.** City staff will refer to the Plan when assessing alterations to development regulations, zoning appeals, and when suggesting additions to or enhancements of facilities, services, and capital projects. Department heads will use the Plan's recommendations to guide capital improvement projects, budgets, and future planning initiatives.
- **Community Leaders.** Policymakers, notably the City Council and Planning and Zoning Commission, should use the Plan as a reliable guide for making decisions related to large-scale policies and individual projects.
- **Developers and Landowners.** The Plan serves as a guide to landowners and developers who want to invest in the City of Marion. By understanding the community-driven vision for the future, these stakeholders can approach projects with collaboration to avoid unnecessary delays and negotiations.
- **Partners Implementation.** Many partners to the City of Marion will be continually engaged in implementing the Plan. Essential partners include Linn County, the City of Cedar Rapids, the Chamber of Commerce, MEDCO, Corridor MPO, Linn County Solid Waste Agency, the State of Iowa, and more.

HOW TO USE THE PLAN

Marion 2045 is the guiding document for planning for the City of Marion. The Plan is a living document intended to be consulted often, used as a tool for collaboration, and a guide for many user groups. The Plan should be the first resource to consult when developing other plans or initiatives. Other plans, studies, and reports provide additional context to the vision and goals of Marion 2045.

This Comprehensive Plan is a dynamic tool for shaping Marion's future. Recognizing that our community is constantly evolving, the Plan is designed for flexibility, adapting to changing conditions, resources, and opportunities. The land use and other maps provide policy guidance, not strict zoning regulations, empowering the Planning and Zoning Commission, City Staff, and the City Council to thoughtfully consider how proposals align with the Plan's long-term vision.

THE PLAN IS *NOT*

1. A development plan - individual landowners still lead property development.
2. A zoning map - instead it informs and guides zoning decisions.
3. Static or rigid - the plan should change with the changing conditions over time.
4. A capital improvement plan - the plan guides priority investments, but does not prescribe public investment decisions.
5. Only for the City - all residents, organizations, and stakeholders with a vested interest in the future of Marion should want to advance Marion 2045.

TEN IOWA SMART PLANNING PRINCIPLES

In 2010, the Iowa State Legislature passed the “Iowa Smart Planning Act” to guide and encourage the development of local comprehensive plans. The legislation outlines ten smart planning principles that shall be considered and 13 comprehensive plan elements that Iowa cities may use to develop comprehensive plans. Though the sets of elements and principles may look similar, they differ in that the ten Smart Planning Principles are meant to be overarching values that inform each of the 13 elements:

- » *Public Participation*
- » *Community Character*
- » *Land Use*
- » *Housing*
- » *Utility Services*
- » *Transportation*
- » *Economic Development*
- » *Natural Resources*
- » *Community Services*
- » *Quality of Life*
- » *Hazard Mitigation*
- » *Collaboration*
- » *Implementation*

Marion 2045 was created to comply with the Iowa Smart Planning Act guidelines. It addresses all 13 required elements of a comprehensive plan and is organized in a format best suited to Marion’s needs.



1. Collaboration

Marion has many stakeholders. Making sure they are involved in the process is embedded into this plan.



6. Housing Diversity

Marion will encourage varied housing options to meet the diversity of all residents’ needs.



2. Efficiency, Transparency, and Consistency

Marion will provide equitable and reliable development guidelines and implementation.



7. Community Character

Marion will promote its uniqueness in design and culture.



3. Clean, Renewable, and Efficient Energy

Marion promotes land use and transportation design that mitigates environmental impact.



8. Natural Resources and Agricultural Protection

Marion will balance urban and rural transitions and create access to natural spaces.



4. Occupational Diversity

Marion’s economy will be diverse in response to economic changes.



9. Sustainable Design

Marion will promote sustainable design and development at all scales.



5. Revitalization

Marion will reinvest in its current infrastructure.



10. Transportation Diversity

Marion will develop systems that allow diverse transportation options that help promote health.

PAST PLANNING EFFORTS

Since the adoption of Marion's most recent comprehensive plan in 2010, the City has completed and adopted many different plans. These ongoing planning efforts are the product of a community constantly striving for improvement. Marion 2045 is written in a way that complements recent planning efforts and is intended to be implemented alongside them. Some recent plans include:

2016 Parks & Recreation Master Plan

The 2016 Parks and Recreation Master Plan completed a needs assessment for the over 502 acres administered by the City Parks and Recreation Department. The plan also lays out recommendations for several parks and recreational facilities, identifying areas of improvement and reinvestment, along with an implementation strategy.

2020 Sanitary Sewer Capacity Study

The 2020 Study provides the City with an overview of performance of the sanitary sewer system within the City and informs the potential need for system improvements for existing and future land use conditions.

2022 Housing Needs Analysis

The 2022 Marion Housing Needs Analysis studied the community's existing housing stock and identified housing gaps needing to be filled at all sizes and price points. The analysis identifies a total demand of 2,739 additional units between 2022 and 2030.

2024 Reforestation Plan

With the devastating impacts of the 2020 derecho, Marion lost 36.7% of the community's tree canopy. Four years later, the Reforestation Plan structured a path forward to recover these losses. The plan identifies priority parks and areas to reach a goal of growing the community's tree canopy by 35% by 2055.

And others incorporated into Marion 2045:

2019 The Neighborhood at Indian Creek Design Guidelines

2021 Uptown Master Plan Update

2021 Aquatic Feasibility Study

2022 Indian Creek Master Plan

2022 Highway 100/13 Subarea Plan

2023 C Avenue Alburnett Road Growth Area Study

2023 Lowe Park Master Plan

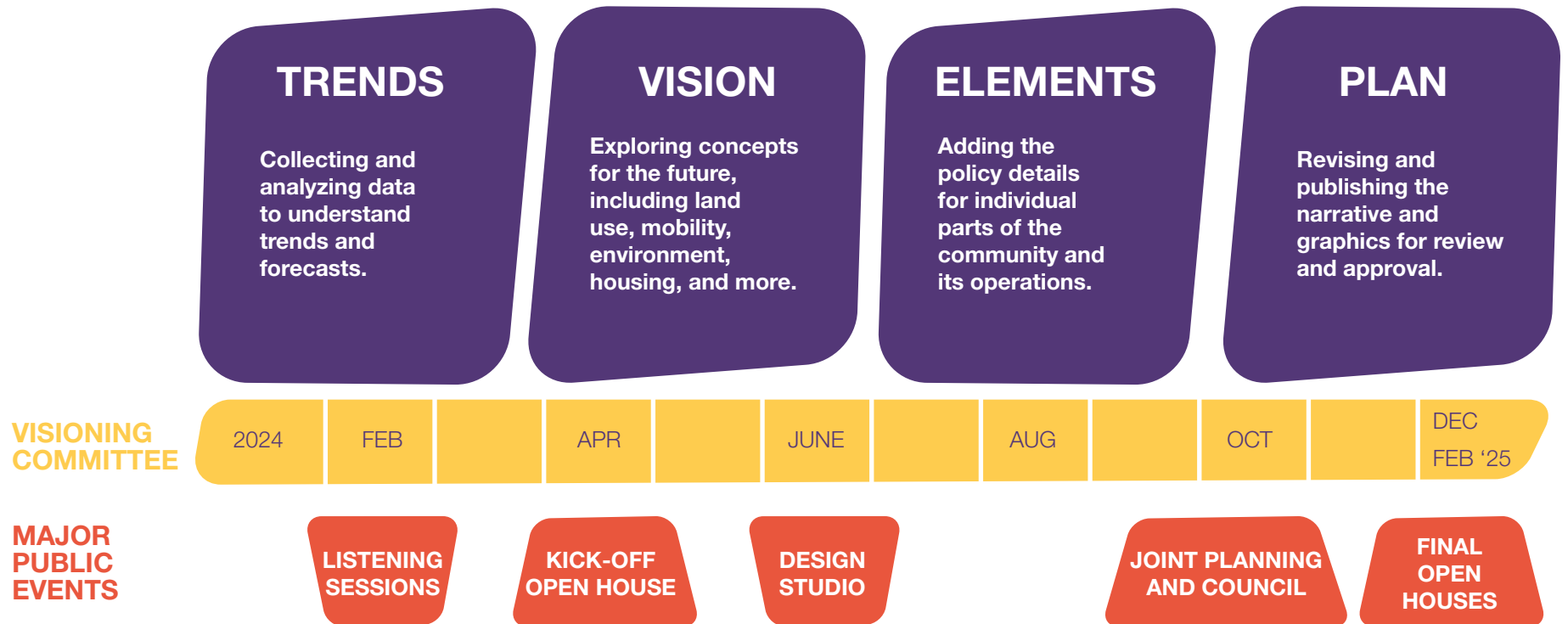
2024 Proposed Major Streets Plan

2025 Stormwater Master Plan

CONCURRENT PLANNING EFFORTS

Several other planning efforts were occurring during the process of creating Marion 2045. These include a wayfinding master plan and master planning for several new and existing parks. These efforts are incorporated into Marion 2045.

PLANNING PROCESS



PUBLIC COLLABORATION

Marion 2045 relied significantly on listening to the wants and needs of the community. Throughout the process, community members were invited to contribute their ideas and feedback both in-person and online. Features of the process included:

- *Visioning Committee*
- *Planning/Technical Team Meetings*
- *Project Website*
- *Online Interactive Map*
- *Online Community Survey*
- *Small Group Listening Sessions*
- *Kick-off Open House*
- *Design Workshops*
- *Final Open Houses*

120+

Attendees at Events

12

Month
Process

433

Surveys
Completed

2,100+

Visits to Project Website

Visioning Committee

The Visioning Committee was an important team of 27 members representing all aspects of Marion and the metro. The Visioning Committee met every other month throughout the planning process, guiding the process overall and ensuring the concepts reflect the community's vision.

Planning/Technical Team

The planning team, including City staff and consultants, met regularly throughout the planning process to ensure the project stayed on track and outcomes reflected the voices of the community. A Technical Team of all Marion City Department heads met every other month to discuss plan details.

Project Website

The website received over 2,100 views. Visitors could learn about the process and upcoming events. Also, they could offer input through the interactive map and survey.

Online Interactive Mapping

Throughout the process, the public offered their ideas and concerns through an interactive map, where people could “drop pins” and comment on specific areas of Marion.

Online Community Survey

Any Marion resident could take a survey to provide insight into current and future needs. The survey questions corresponded with the objectives and goals of Marion 2045. The survey received 433 responses.

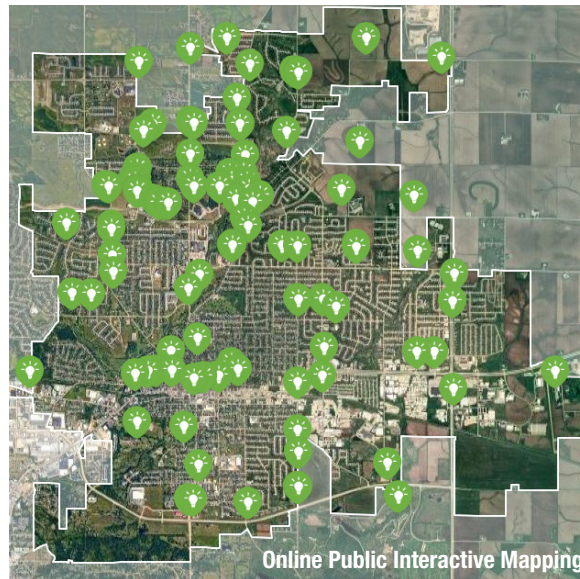
A diverse range of community organizations, businesses, residents, and subject matter experts were invited to share their perspectives on Marion's future. In early 2024, the planning team met with over 50 stakeholders representing the following groups:

-

In April 2024, anyone could attend a Kick-Off Open House at the Lowe Park Arts and Entertainment Center. The event had displays for attendees to learn about the planning process and give their ideas for Marion's future. The event welcomed 23 people and received over 70 notes and comments.

In June 2024, a series of design workshops were hosted for the public to give input on growth and enhancements throughout the community. These focused on directions for future land use growth.

In December 2024 and February 2025, the public was invited to learn about the refined goals and initiatives to be included in the plan before finalizing recommendations for approval.



PLANNING FRAMEWORK



VISION STATEMENTS



Land Use

Marion will be thoughtful and intentional about the use of land throughout the city. Land use decisions will enhance and capitalize on existing strengths, while expanding new opportunities to mix uses and amenities for all residents and visitors. As Marion grows in population and diversity, amenities will be accessible and equitable.



Centers and Corridors

Marion will have plans for intentional improvement and redevelopment along future, existing, and growing corridors. Development along corridors will be accessible by all transportation modes and uses along corridors will be conducive to one another.



Mobility

Marion will be well-connected, easy, and safe to navigate by all modes of transportation – driving, biking, walking, and rolling.



Neighborhoods

Marion will offer safe, attainable homes for people of all ages, income levels, and abilities. The neighborhoods in Marion will be intentionally planned with multi-modal choices to access nearby services and amenities.



Parks, Trails, and Nature

All residents will have access to a park or natural area within walking distance of their home, with safe, connected, and practical trails for both transportation and recreational use. Marion will have activities that people of all ages and abilities can indulge in year-round.



Facilities

Marion will have well maintained facilities and infrastructure that adequately supports and provides for all residents and visitors to the city. Facilities and infrastructure will be regularly inspected and proactively updated for efficiency.



Equity

Marion aspires to be a place where access to opportunity isn't limited by background or circumstance. The Plan commits to working towards a more level playing field where everyone has the resources and support, they need to thrive – to learn, grow, work, and play. Marion will actively work to identify and reduce challenges, striving to create a truly inclusive community where people of all ages and experiences feel valued, respected, and empowered to participate. Marion's community vision is to be a place where everyone feels a deep sense of belonging and pride.

An aerial photograph of a city, likely Denver, showing a mix of urban, suburban, and rural land use. A large white rounded rectangle is superimposed over the center of the image, containing the text "LAND USE" in a bold, white, sans-serif font. The background shows a dense urban area with many small houses, a major highway with multiple lanes, and a large commercial or industrial building complex. In the foreground, there are large, open fields, some of which appear to be agricultural, and a line of trees. The overall color palette is a warm, golden-brown, suggesting a sunset or sunrise. The text "LAND USE" is the central focus, with a bounding box of approximately [250, 320, 350, 680].

LAND USE

02

LAND USE

VISION

Marion will be thoughtful and intentional about the use of land throughout the city. Land use decisions will enhance and capitalize on existing strengths, while expanding new opportunities to mix uses and amenities for all residents and visitors. As Marion grows in population and diversity, amenities will be accessible and equitable.

FORECASTING FUTURE NEEDS

Population

Marion is forecast to reach a population between 54,500 and 57,500 by 2045.

The future is always unknown. Marion works within and is influenced by external factors like the national economy and housing market. The future will see periods of high and low growth as factors evolve locally and nationally.

Planning for future land use considers two population scenarios from recent market studies for Marion. Figure 2.1 shows these population forecasts through 2045. At this rate, Marion could reach 57,500 people by 2045, approximately 11,000 more than the population today.

Population growth must be supported by new places for people to live, work, and play. Therefore, population growth directly correlates to the demand for new development or redevelopment at higher densities. Figure 2.2 shows the additional land needed to support the population forecast, with details on the following page. **Marion will have enough land within its city limits and growth area boundary to support the 2045 forecast land needs.**

FIGURE 2.1 : MARION POPULATION FORECASTS

	Annual Rate	2022 Census Estimate	2030	2040	2045
2010-2020 Census Trend Rate	1.79%	41,864	48,248	55,606	62,959
2013-2022 Construction Rate	1.60%	41,864	47,532	53,968	60,311
2020 Sanitary Sewer Study	0.74%	41,864	44,405	47,800	49,600
2022 Housing Needs Analysis	1.40%	41,864	46,789	53,768	57,639
2023 CR Housing Needs Analysis	1.16%	41,864	45,910	51,523	54,581

BY 2045:

1.16% GROWTH RATE SCENARIO
~ 12,717 NEW Residents

1.40% GROWTH RATE SCENARIO
~ 15,775 NEW Residents

FIGURE 2.2: 2045 LAND USE FORECAST NEEDS

1.16%-1.40% Annual Growth Rate	
Residential	3,200-3,800 acres
Commercial	600-900 acres
Industrial	550-875 acres
Parks	Varies, see Parks Chapter

Residential Land

Estimates of future residential land needs require assumptions about housing preferences. The forecast mix of new housing units for Marion through 2045 comes from the Housing Analysis completed in 2022 and market trends:

- **50% low density (average 3 units per acre)**
- **25% medium density (average 7 units per acre)**
- **25% high density (average over 14 units per acre)**

This housing mix results in a need for up to about 1,900 acres of new residential land. Doubling this amount for planning purposes (to provide market flexibility) means planning up to 3,800 acres that include a residential component.

Commercial and Industrial Land

Commercial and industrial land needs are difficult to project accurately since when one large business could change the need dramatically. Conversely, remote work is changing the office development environment, and commercial space demand is starting to trend less. The projections here are not meant to stipulate a “destiny” or provide a ceiling on growth. Still, they should be used as a general guideline and a metric to evaluate how Marion is growing related to expected trends.

Considering employment trends, the existing commercial land used by the population, and residential land uses, Marion should expect to need between 600-900 acres of new commercial land through 2045. Marion is in a unique position where its residential growth is reaching a tipping point that will spur more retail and service market interest that these households can support.

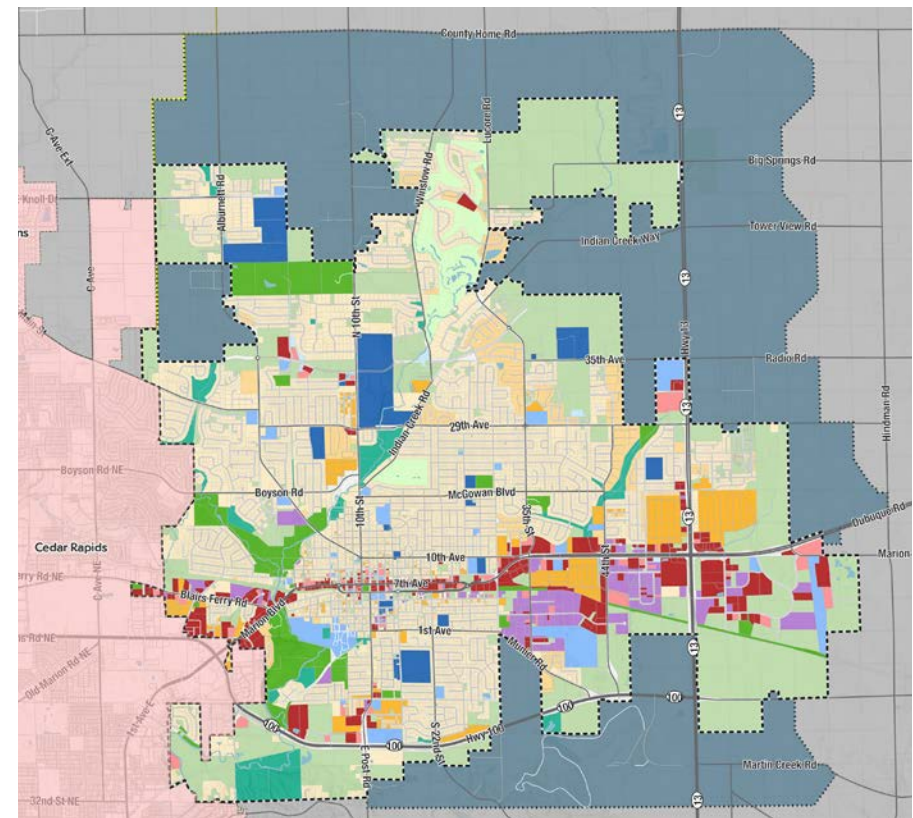
Industrial development requires more flexibility and space depending on the use. Therefore, the need for industrial and flex space types uses are difficult to determine but could be about 550-875 acres through 2045 using the same methods.

Parks

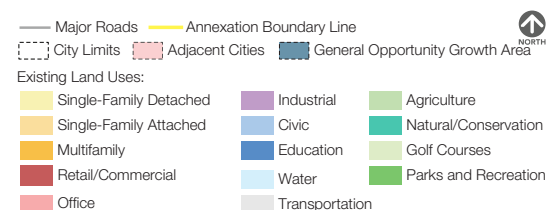
With population growth, Marion must continue to provide adequate parks. The forecast for park space should be considered minimum requirements to support the population. It should allow new parks and recreational spaces to become available. The forecast only includes programmed public parks, not passive natural areas which are not meant for public access or use.

- Under national standards of 10 acres per 1,000 residents, Marion would technically not need any additional parkland to accommodate the 2045 population. The City currently offers nearly 12 acres of parks per 1,000 residents.
- However, that does not mean that everywhere in Marion is equally served or that the menu of parks serves everyone's needs. The Parks, Trail, and Nature Chapter covers these needs.

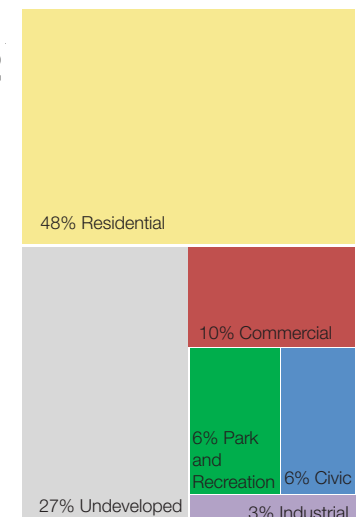
FIGURE 2.3: 2024 EXISTING LAND USE BREAKDOWN



Source: City of Marion & UrbanFootPrint, 2024



Marion will have enough land within its city limits and growth area boundary to support the 2045 forecast land needs.



FUTURE LAND USE GOALS

The Iowa Smart Planning Principles help guide these Goals

1.
**Encourage Mixing
of Housing Types
and Businesses**

2.
**Preserve the
Environment**

3.
**Be Flexible but
Purposeful**

Applying the Goals

Contemporary growth in American cities has tended to separate different land uses through zoning. The concept of single-use zoning grew out of a need to separate people's homes from major industries to protect their health. Still today, some uses can produce so much traffic, noise, smells, or other effects that separation remains the most appropriate policy. Increasingly, mixing compatible uses is shown to create interesting and attractive communities. The Plan recommends a flexible land use approach that encourages mixing of uses in most areas.

A development pattern that encourages a mix of uses and activities has many benefits:

- Promotes activity at various times of day, increases security, economic activity, and people using public spaces.
- Offers opportunities to reduce the distance people must travel by car to services or jobs since homes are close to jobs and services.
- Grants opportunities to build various housing types. Building homes near service and commercial establishments adds a customer base for businesses.
- Provides places and neighborhoods that are more attractive to more residents.
- Gives developers greater flexibility for design creativity.

Four characteristics guide implementation of each future land use category across Marion.

USE TYPE(S)

In general, each future land use category guides the appropriate use types. The category descriptions are guides and not meant to cover all possible uses. Intensity, compatibility, and form characteristics help guide land use decisions more than use types.

INTENSITY

Intensity is determined through the number of uses, development policies, and density.

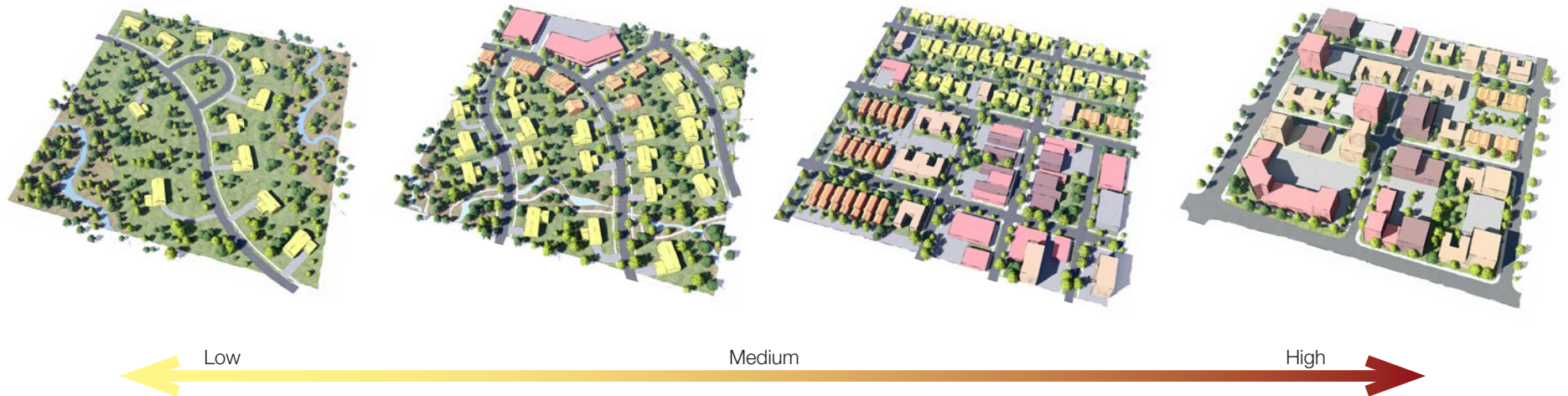
In residential areas, intensity is measured by dwelling units per acre. For other uses, intensity factors might include building scale and the amount of traffic that a project generates.

FORM

Form relates to how developments are laid out, including street patterns, types of infrastructure required, how buildings relate to each other, and the relation of buildings to the street. Form also includes the scale of the buildings - the length, width, and number of stories.

COMPATIBILITY

Compatibility is attained by considering potential effects of various uses. As uses become more intense and more integrated, compatibility methods focus less on spacing and congregating of similar uses, and more on methods that directly address issues like noise, traffic, privacy, and aesthetics.



While the intensity-based concept proposes mixing uses, it does not mean that every land use is appropriate everywhere. Location standards and compatibility requirements are important for Marion.

Future Land Use Map

LAND USE DECISION MAKING

Introduction

The Future Land Use Map establishes and elaborates on Marion's development vision. While city development is a complex interplay of different systems, what is built on or above the ground generally defines how people view and experience Marion. Growing efficiently and in a way that contributes to a higher quality of life requires interconnected land uses that complement each other and allow a variety of housing and transportation choices.

Caveats to the Development Concept and Future Land Use Map

- The Future Land Use and Growth Area Maps are based on environmental analysis, forecasts, and public input.
- More land is planned than the forecast needs to provide market flexibility, avoid creating a false land shortage, and provide long-term planning. This means that some areas shown in the maps are unlikely to develop through 2045.
- The map can and should change as markets evolve, new opportunities arise, or the community-driven vision shifts. A map amendment must go through a public input and hearing process.

Three important points about the Future Land Use Map:

1. Property Owners Decide

The Future Land Use Map depicts new land uses for privately owned properties. The transition of these properties from their current use to the depicted use occurs over time in response to market demands as property owners voluntarily sell, develop, or change the use of their land.

2. Generalized Map

The Future Land Use map is general and not at the level of specificity or rigidity of a zoning map or engineering document. The map guides the zoning map and shows:

- Generalized land use locations and transitions: The boundaries between land uses on the map are "fuzzy" lines and show approximate areas for transition rather than rigid boundaries. The exception are areas that preserve floodplains and wetlands because developing within them is not permitted.
- Trails, collector street, and arterial street connections: The map shows critical mobility connections. The exact routes will depend on detailed engineering studies. Some local streets appear on the map to illustrate connections and neighborhood transitions.

3. Basis for Land Use Decisions

The Future Land Use map provides the basis for decisions of the Planning and Zoning Commission, the City Council, City Staff, and private developers. The map is a critical part of the approval process for development proposals and zoning decisions.

Future Land Use Categories

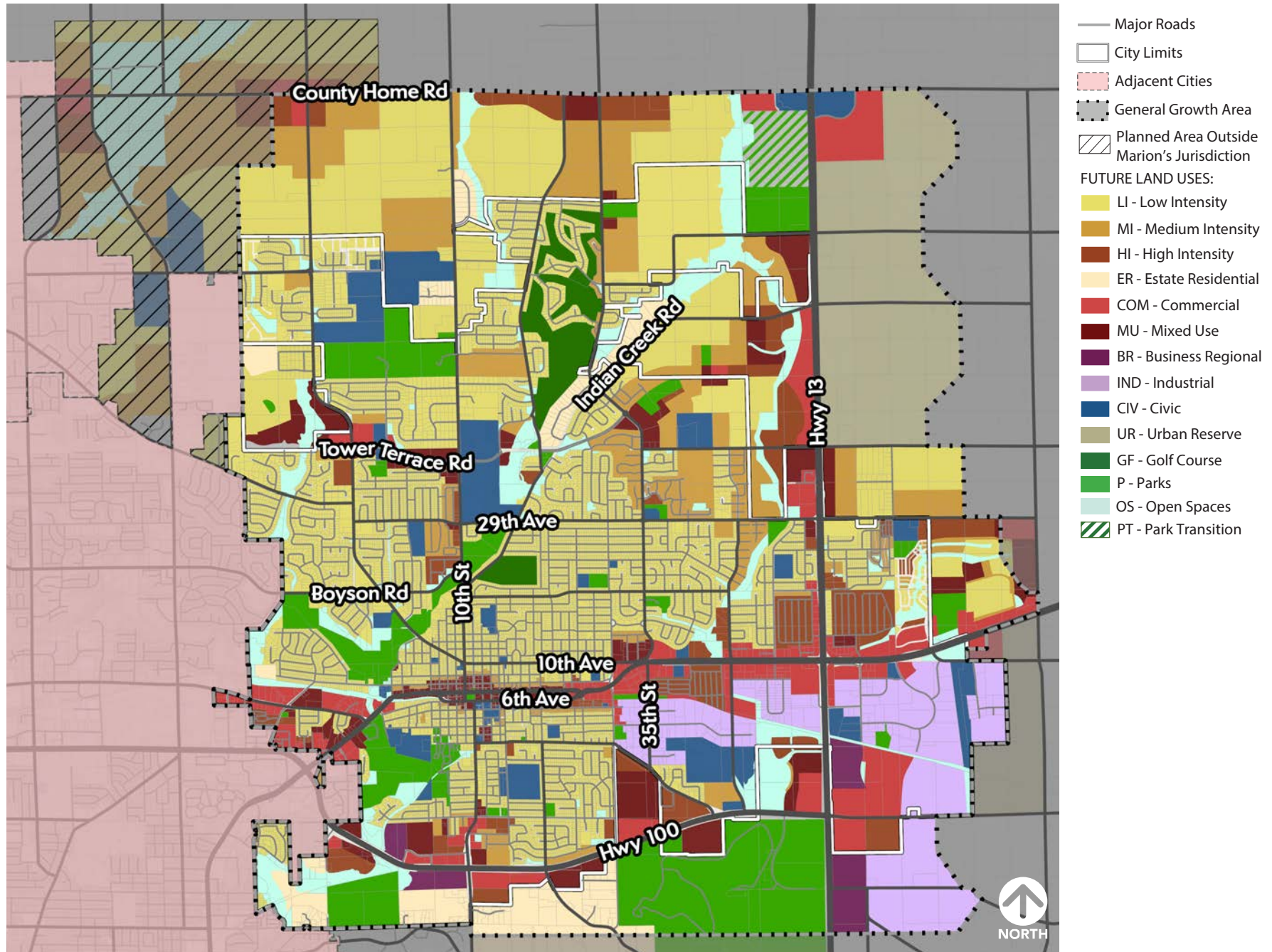
Growing efficiently and in a way that contributes to a higher quality of life requires interconnected land uses that complement each other and allow a variety of housing and transportation choices.

Future land use categories are the framework to classify different areas of Marion and the types, forms, and intensities of development allowed in each area. It is appropriate to compare future land use categories to each other when reading descriptions. For example, Medium-Intensity is more intense than Low-Intensity. Additionally, some areas warrant more restrictive use requirements because of location, environmental protection, or pre-approved developments.

The following section shows the types of land uses compatible with each district.

- LI - Low Intensity
- MI - Medium Intensity
- HI - High Intensity
- ER - Estate Residential
- COM - Commercial
- MU - Mixed Use
- BR - Business Regional
- IND - Industrial
- CIV - Civic
- UR - Urban Reserve
- GF - Golf Course
- P - Parks
- OS - Open Spaces
- PT - Park Transition

FIGURE 2.4: MARION FUTURE LAND USE MAP



ESTATE RESIDENTIAL (ER)

PURPOSE

Low density development that offers places to live on larger lots, typically to accommodate larger homes, yards, and natural area preservation. These areas are selective in the city and should not impede long-term growth possibilities.

USES

- Residential acreages, homesteads, or cluster developments.
- These areas are not meant for agricultural production as a primary use. However, small scale growing can be done as an accessory use.

INTENSITY

- Under two dwelling units per acre.

FORM

- Could be on or off city services.
- New estate residential uses should be connected to city services if available.
- Open space and environmental areas are the prominent features.
- Maintains existing natural areas and landforms as much as possible, such as steep slopes, forests, and grasslands.

COMPATIBILITY

- Compatible with existing low development areas in the city or county, and near natural areas for preservation. New street connections and layouts should be reasonably compatible with urban land development and potential expansion of services.
- Estate residential areas should not be placed widely in locations that limit the city's long-term urban growth trajectory.
- Areas most appropriate for new designations include proximity to wooded areas, waterways, steep slopes, or other natural features that if preserved add value to the lots.

Estate Subdivision



Estate Rural



LOW INTENSITY (LI)

PURPOSE

A walkable pattern of low density development. Compared to more intense areas, LI has more space and separation of uses, with farther distances between destinations and fewer shared amenities.

USES

- Includes mostly single-unit homes, with some single-unit attached, townhomes, schools, neighborhood parks, civic uses, and small-scale neighborhood commercial services.
- LI areas can include a horizontal mix of primarily residential uses. Limited non-residential uses could be permitted at compatible scales and appearance as residential homes, such as neighborhood offices and home occupations.

INTENSITY

- 2-6 dwelling units per acre. Non-residential at two stories or less.

FORM

- Lot sizes can vary within developments to provide different housing types.
- A framework of streets and open space should create neighborhoods with multiple access points for all types of transportation.
- Open spaces, streets, and trail connections integrate with the larger community.
- Any small scale non-residential uses should cluster around arterial or collector streets and have a residential character.

COMPATIBILITY

- Achieved through gradual increases of intensity transitioning from one land use to another. A cross-section of this area may show a large lot single-unit next to a medium lot single-unit and attached units.
- Although the focus is on gradual changes in intensity, these changes should occur at a small enough scale to ensure the inclusion of a range of land uses to encourage walking, biking, and the reduction of auto trips.
- Areas might need buffers from arterial streets with other land use categories or open space. Location of LI areas needs careful consideration not to occupy land better suited for higher intensities and non-residential uses.

Single-Unit Subdivision



Single-Unit Subdivision



MEDIUM INTENSITY (MI)

PURPOSE

More variety in housing arrangements and more allowance for commercial services or recreation. Medium intensity areas include mostly a horizontal mix of uses at compatible moderate densities and scale.

USES

- Includes a variety of housing types that may be on smaller lots than LI areas. The housing mix can include single-unit detached and attached homes, duplexes, townhomes, and multi-unit buildings.
- MI areas can include neighborhood commercial and mixed-use buildings that are appropriate at comparable scales.

INTENSITY

- General aggregate density of 6 to 14 dwelling units per acre. Non-residential buildings at three stories or less.

FORM

- Attached housing developments maintain the identity of the individual housing units.
- High connectivity with multiple access points into neighborhoods. As compared to LI, MI encourages closer proximity between transportation, housing, and non-residential uses.

COMPATIBILITY

- Achieved through gradual increases of intensity transitioning from one land use to another. A cross-section of this area may show a large lot single-unit next to a medium lot single-unit, townhomes, and small commercial.
- Although the focus is on gradual changes in intensity, these changes should occur at a small enough scale to ensure the inclusion of a range of land uses to encourage walking, biking, and the reduction of auto trips.
- Different intensity uses are positioned to create a smooth transition from lower to higher intensity uses.
- Commercial or office uses should cluster around arterial or collector streets or where transitions occur to high intensity uses.
- Location of MI areas needs to carefully consider not occupying land better suited for higher intensities and non-residential uses.

Single-Unit Detached



Townhomes & Row Homes



Single-Unit Attached



Neighborhood Commercial



HIGH INTENSITY (HI)

PURPOSE

Areas with many opportunities for interaction through a mix of uses with a residential focus. High intensity areas might include a horizontal or vertical mix of uses for neighborhood residents at compatible densities and scales to create vibrant and inclusive communities and more housing availability.

USES

- More variety in uses but still a focus on residential. Residential uses range from townhomes/row houses up to multi-unit complexes.
- Non-residential uses could include offices, services, limited commercial, and institutional uses for the neighborhood or community. Higher levels of urban amenities like public spaces help offset the area's intensity level.
- Parking garages or public parking lots can be allowed with location and design considerations. Higher levels of urban amenities help offset the area's intensity level.

INTENSITY

- General aggregate density of over 14 dwelling units per acre. Non-residential at five stories or less.

FORM

- Good access to major streets and transit, yet still designed around pedestrians. A high-connectivity grid pattern provides many pedestrian routes and allows multiple vehicle access points.
- Avoid creating isolated multi-unit developments unless to protect environmental features and with direct trail access.
- Uses can be mixed horizontally and vertically, resulting in complementary and alternating times of use and the ability to share parking areas.

COMPATIBILITY

- Land uses and intensities should be fully integrated and mixed. Compatibility is achieved through more attention to traffic circulation and parking, site and building design, and on-site operations.
- Different land uses can be close together because design and amenities make appropriate accommodations. Form, design rules, and performance regulations address aesthetic and functional compatibility.
- Careful consideration of location not to occupy land better suited for employment or regional commercial retail uses.

Residential Mixed-Use



Attached Units



Multi-Unit Apartments



Shared Spaces



MIXED-USE (MU)

PURPOSE

Areas that offer community level commercial services and allows people to live near services and jobs in the area or nearby medium to high intensity areas. MU areas provide many opportunities for economic activity and social interaction to create vibrant and inclusive communities and more housing availability.

USES

- Areas for a mix of uses with a commercial focus and complementary residential uses for people to live near services and jobs.
- Limited artisan manufacturing with the sale of products on-site can be appropriate.
- Free-standing multi-unit complexes that are not integrated into a non-residential development are not appropriate.
- Amenities for the public are frequent, such as parks, plazas, and outdoor seating. All uses have strong pedestrian connections.

INTENSITY

- General aggregate density of over 14 dwelling units per acre. The height of non-residential structures should consider the scale of surrounding neighborhoods.

FORM

- High mobility connectivity to expand viable locations for commercial uses with multiple access points and route choices between uses. Design encourages proximity between mobility options, housing, and commercial services.
- Mixing land uses results in complementary and alternating times of use and the ability to share parking areas.

COMPATIBILITY

- Increased attention to traffic circulation and parking, site and building design, and on-site operations.
- Where appropriate next to lower intensity areas, uses create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than other intensity categories.
- Located along arterial and collector streets and near highly visited destinations. Trail access is highly preferred.

Commercial Mixed-Use



Public Spaces



Horizontal Mixed-Use



Vertical Mixed-Use



COMMERCIAL (COM)

PURPOSE

Areas with everyday shopping, services, or entertainment needs. COM areas generally serve the community and region with easy access to major transportation routes.

USES

- Predominately non-residential uses to accommodate community retail and service needs. Residential, when provided, should be minor and connected with a larger commercial development to create inclusive communities.
- Limited artisan manufacturing with the sale of products on-site can be appropriate.
- A focus on commercial uses that provide retail, food, or services. Some areas can include an office focus if near other areas that provide commercial services or as a transition to residential intensity areas.

INTENSITY

- Building scales that transition to compatible Mixed-Use or High-Intensity categories at area boundaries, or up to Industrial areas.

FORM

- High site design standards create appealing street frontages such as landscaping, outdoor storage screening, and buffering from lower-intensity uses. Special consideration required for the image that travelers see from highways, arterial streets, and nearby attractions.
- Internal streets and pedestrian routes connect buildings and parking areas across sites. Shared parking lots are preferred when possible.
- Redevelopment of obsolete commercial developments would incorporate these same features.

COMPATIBILITY

- Increased attention to traffic circulation and parking, site and building design, and on-site operations.
- Limited outdoor operations can be appropriate with design regulations for external visual or noise effects on adjacent lower intensity areas.
- Typically located with good access on intersections of highways, arterial, and collector streets that do not direct traffic through lower-intensity areas.

Commercial Centers



Commercial and Office



BUSINESS REGIONAL (BR)

PURPOSE

Areas near major highways and arterial streets for large scale commercial businesses that attract people from the region. The broad range of larger footprint commercial uses add to the economic base of Marion.

USES

- Larger business development or regional commercial uses such as shopping centers, bulk stores, home improvement, and other similar large-scale uses. The area is for non-residential uses but can incorporate residential uses at a limited scale. BR areas can be near and connected to residential areas.

INTENSITY

- Large footprint buildings and centers that function as one destination.

FORM

- Access management into BR areas may require frontage roads and controlled intersections.
- Large scale site design may incorporate areas for regional stormwater management.
- Higher site design standards create appealing street frontages such as landscaping, outdoor storage screening, and buffering from lower-intensity uses. Special consideration required for the image that travelers see from highways, arterial streets, and nearby attractions.

COMPATIBILITY

- Transitions to lower intensity areas will typically occur at street transitions.
- Traffic to BR areas are orientated to prevent circulation through lower intensity areas.
- Limited outdoor operations can be appropriate with design regulations for external visual or noise effects on adjacent lower intensity areas.
- Located along highways and arterial streets with controlled access points.

Offices and Employment Centers



Large Footprint Commercial and Service Centers



INDUSTRIAL (IND)

PURPOSE

Areas most suitable for industrial and business development that adds to Marion's employment base, economic output, and growth.

USES

- A focus on manufacturing, production, warehousing, distribution, and technology flex spaces.
- Non-industrial uses should be limited to services or commercial uses needed to support the primary employment generators if not located nearby. Fragmentation by small-scale development or incompatible uses is discouraged.
- Heavy material production and uses with significant outdoor operations are permitted with design and spacing regulations.
- Residential is not appropriate. Multi-unit residential uses can be mixed into corporate campuses or employee-provided housing arrangements.

INTENSITY

- Varies

FORM

- Uses with high external effects, such as noise and smell, are allowed provided they mitigate anticipated adverse impacts on adjacent lower-intensity land uses. Operational standards should consider traffic, noise, lighting, and air quality.
- Screening of permitted outdoor storage areas visible from any street or adjoining neighborhood to mitigate negative environmental impacts.

COMPATIBILITY

- Not intended for uses that are incompatible or unsafe near manufacturing uses.
- Traffic to IND areas are orientated to prevent circulation through lower intensity areas.
- Located in designated business parks, along highway access, or other areas designated for similar industrial uses.
- There is adequate infrastructure, service, and utility capacity for the use without overly straining existing or future public services.

Flex Warehousing and Distribution



Manufacturing and Production



PARKS AND OPEN SPACES (P)(OS)

PURPOSE

Some areas contain valuable environmental features that should not be developed or that would make good recreational spaces. Other areas within neighborhoods should be reserved as parks for all residents or regional visitors. Areas intended for parks can be developed with recreational features while open space areas are more appropriate for habitat preservation with only passive recreation uses.

USES

- Primarily natural and recreational uses with a limited number of enclosed structures.
- Traditional park and recreation areas including both passive and active recreation.
- Floodplain areas.
- Minimal site disturbance with heavy use of green infrastructure and stormwater management.
- Development on the periphery should not remove trees or other natural landscaping to help retain natural filtering and protection from pollutants.

FORM

- **Open spaces** are for stormwater management systems and natural areas where wetlands, floodplains, and any other sensitive areas should be preserved. Development is limited to park areas.
- **Parks** can have more intense recreational uses. Parks that generate heavy traffic, like sports complexes, should be treated like comparable commercial uses for the traffic and compatibility issues they generate.

CIVIC (CIV)

PURPOSE

Spaces for larger educational, institutional, assembly, and other public or semi-public uses with large footprints and high vehicle and pedestrian traffic. The future land use plan identifies the largest public and semi-public uses. Smaller civic uses can be incorporated into any area if at a similar intensity and form of that district. Smaller civic uses might include places of worship, city buildings or facilities, and community centers.

USES

- Educational: Public, private, and parochial institutions at K-12 and post-secondary schools and their accessory uses.
- Institutional and Assembly: Community or cultural facilities, public health care facilities, and their accessory uses.

FORM

- Public facilities should be held to the same or higher standard for site design and connectivity as any private enterprise of similar intensity.
- Reliable pedestrian connectivity is required.

URBAN RESERVE (UR)

PURPOSE

Long-term growth areas with an emphasis on land preservation for future development. These are holding areas beyond the areas planned for the next 20-25 years of growth. Any privately led development in UR areas must be reviewed for consistency with the land use principles outlined in the plan.

USES

- These areas should be reserved for long-term urban development, with primary uses in the short term remaining as open space and agriculture.

FORM

- Designed for future expansion. Any adjacent development must design for future expansion of streets, sewers, and other infrastructure facilities into UR areas without cul-de-sacs and other configurations which will require future growth to leap-frog UR development areas.

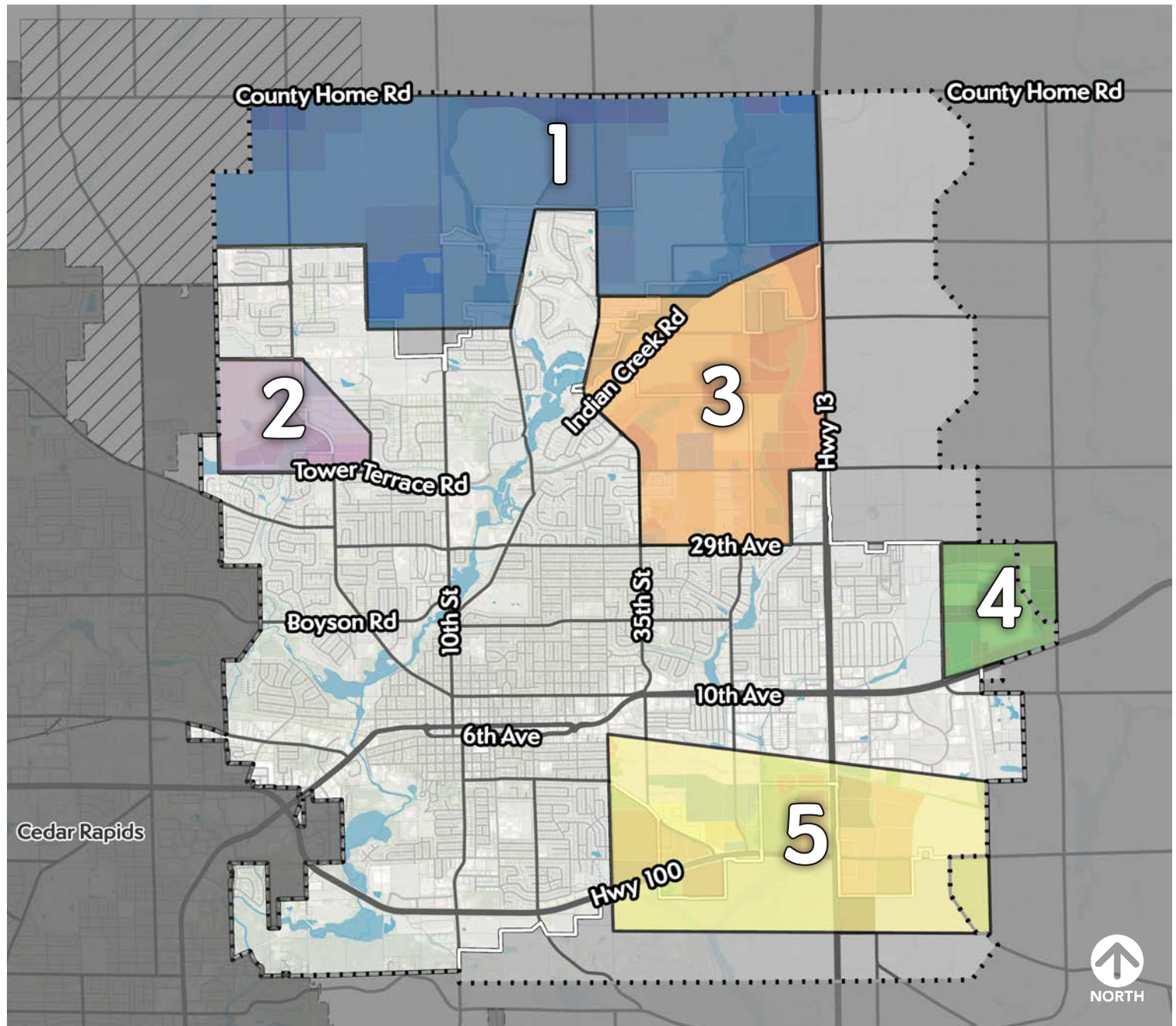
FIGURE 2.5: MARION FUTURE LAND USE GROWTH AREAS

GROWTH AREAS

Marion will primarily see future growth in five areas:

1. North towards County Home Road
2. The area on the north side of Tower Terrace Road along Alburnett Road
3. The Neighborhood at Indian Creek area
4. Between Fernow Road and Highway 151
5. The Highway 13 and Highway 100 node

Figure 2.5 highlights these growth areas.



① COUNTY HOME ROAD

Description

County Home Road is a major east/west corridor along what will eventually be the north side of Marion. The continuation of development to this corridor creates opportunities for establishing new neighborhoods, as well as a welcoming environment for visitors entering Marion from the north.

To realize urban growth in this area, City utility investments will have to extend beyond their 2024 boundaries at city limits and include a new water tower. See the Facilities section of this Plan.

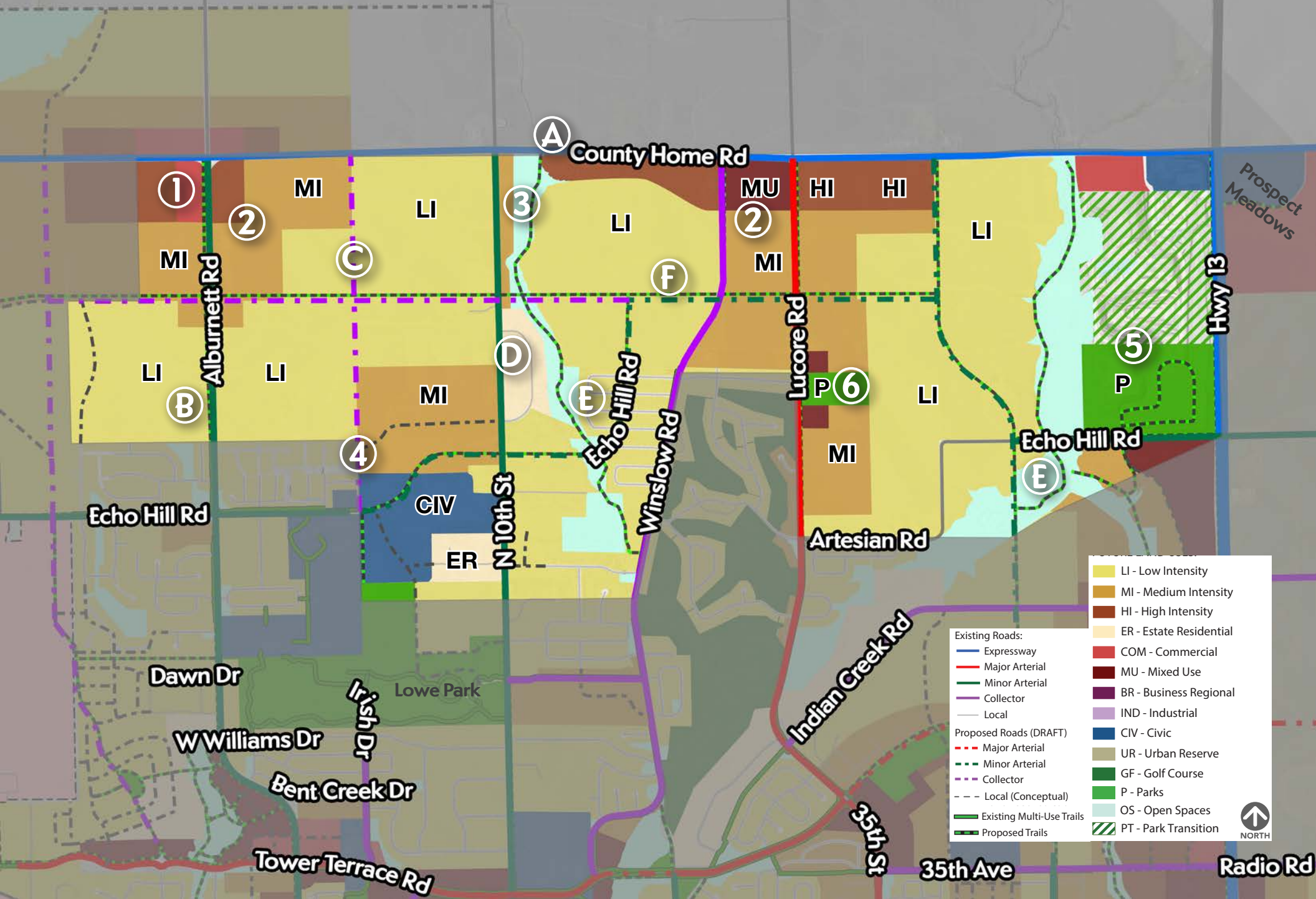
Future Land Use

1. Commercial development at the major intersection of County Home Road and Alburnett Road will serve residents of northern neighborhoods, commuters, and visitors.
2. Cascaded intensities from high to low surrounding the County Home Road nodes create for gentler transitions to the south.
3. Reserved open space with trails in the Barry's Run Creek floodway protects future development while providing spaces for residents in surrounding neighborhoods.
4. Various intensities and residential spaces near Lowe Park provide housing options for more residents.
5. With the future closure of the landfill in the late 2030s comes the opportunity to have a new open space. The opening of this area comes with its own sets of rules and regulations, which can be overcome to create an active park to proactively master plan. The landfill property's southern end has not been as exposed to operations and could become a usable park space sooner.
6. A new park along Lucore Road to serve new neighborhoods. Another dedicated neighborhood park space should be planned in the northwest part of the growth area as well.

Mobility

- A. As an arterial road, County Home Road is a vital east/west gateway for the community.
- B. Alburnett Road continues to be a major connector between County Home Road and central Marion.
- C. A proposed north/south local road between Alburnett Road and North 10th Street will serve as a new access point for residents in Marion's northern neighborhoods.
- D. A proposed trail running north/south along North 10th Street will serve as a major connection between County Home Road into Uptown Marion.
- E. Expanding the trail network in greenways and drainageways will provide more options for safe access to parks and neighborhoods.
- F. An improved east/west collector south of County Home Road provides traffic flow from growing neighborhoods.

FIGURE 2.6: COUNTY HOME ROAD GROWTH AREA



② TOWER TERRACE ROAD/ALBURNETT ROAD AREA

Description

The area north of Tower Terrace Road and west of Alburnett Road is one of the last remaining areas to develop in west central Marion before entering Cedar Rapids. The continuation of Tower Terrace Road to the west should be developed with high-quality building designs that offer a mix of commercial uses with residential in the rear of sites or upper floors of buildings.

Growth in this area will be reliant on City utility and stormwater management investments beyond city limits. See the Facilities section of this Plan.

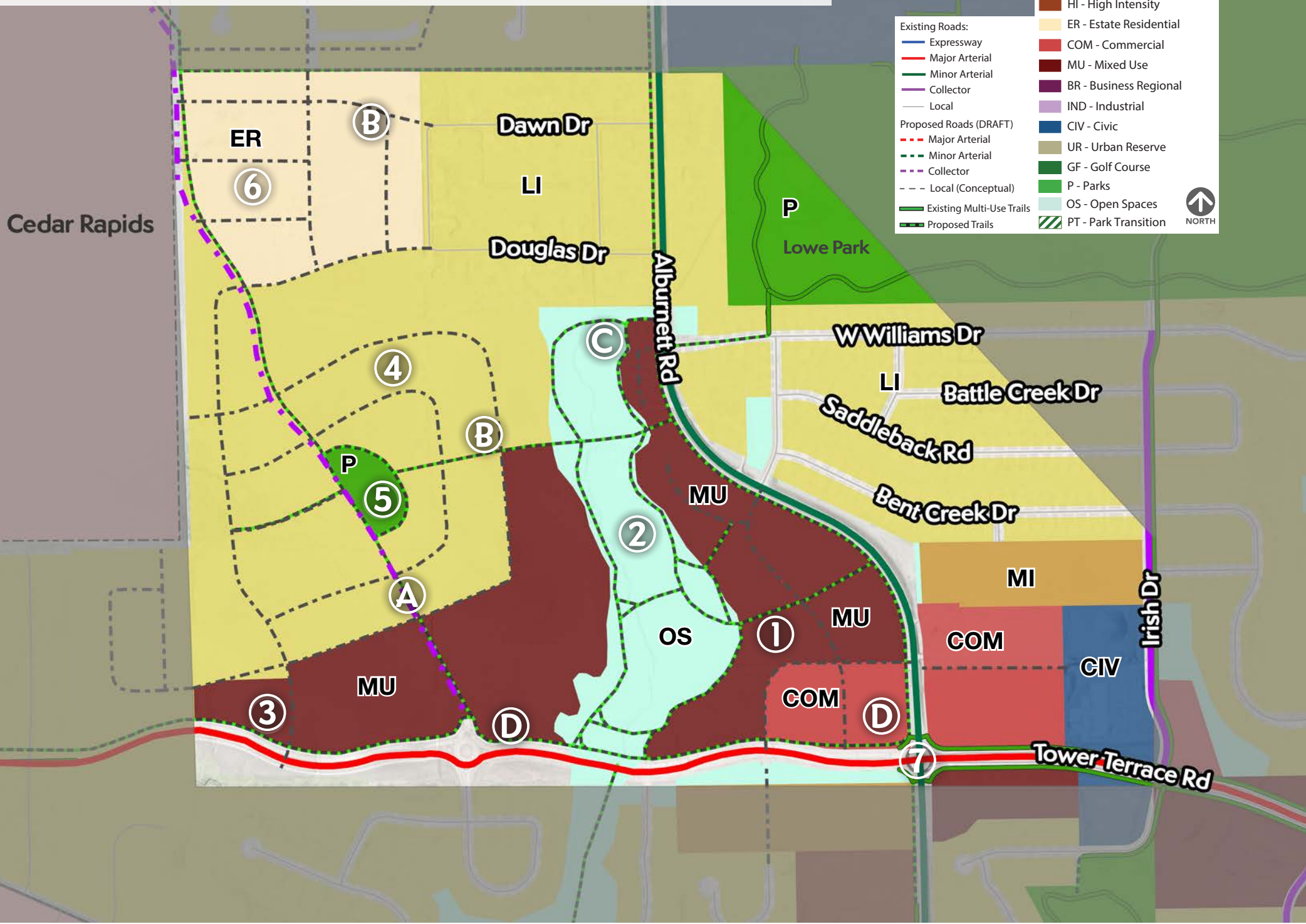
Future Land Use

1. Intensity of uses transitions from the Tower Terrace Road intersection toward the northwest. Commercial and Mixed-Use uses along Alburnett Road.
2. Preservation of open space for stormwater management and trails in a drainage area running north and south from Douglas Drive.
3. Areas adjacent to Tower Terrace Road have a Mixed-Use focus with attractive entryway features. Stand alone residential buildings should generally not front Tower Terrace Road.
4. Low intensity residential uses continue towards existing neighborhoods and platted subdivisions on the north and west.
5. Growth warrants a neighborhood scale park in the area. The location is flexible based on neighborhood design but should be adequately accessible by trails.
6. Estate Residential uses that leverage preservation of open space with larger lots.
7. A Commercial center for special design consideration to create a positive experience for all users and surrounding neighborhoods. See the Centers and Corridors section.

Mobility

- A. A north-south collector street continues from Tower Terrace Road to Echo Hill Road and County Home Road.
- B. Local street connections should continue from existing stub outs to connect new and existing subdivisions. Maximum continuity of east-west street connections is needed because of limited options to cross the north-south drainageway.
- C. Continuation of the off-street trail system to connect to reach Lowe Park, cross Alburnett Road, and continue west to eventual connections in Cedar Rapids.
- D. Maintain sidepaths along Alburnett Road, Tower Terrace Road, and the future north-south collector street.

FIGURE 2.7: TOWER TERRACE ROAD/ALBURNETT ROAD GROWTH AREA



③ THE NEIGHBORHOOD AT INDIAN CREEK AREA+

Description

The City completed a master plan for The Neighborhood at Indian Creek in 2018. The community-driven vision included a mixed-use neighborhood centered around a community park and new schools. Boulder Peak Intermediate School has been built, but as of 2024, the remainder of the master plan area is vacant. Still, the vision for the area remains relevant. This area includes the original master plan with an expansion east to Highway 13.

To realize urban growth in this area, City utility investments will have to extend beyond their 2024 boundaries at city limits. See the Facilities section of this Plan.

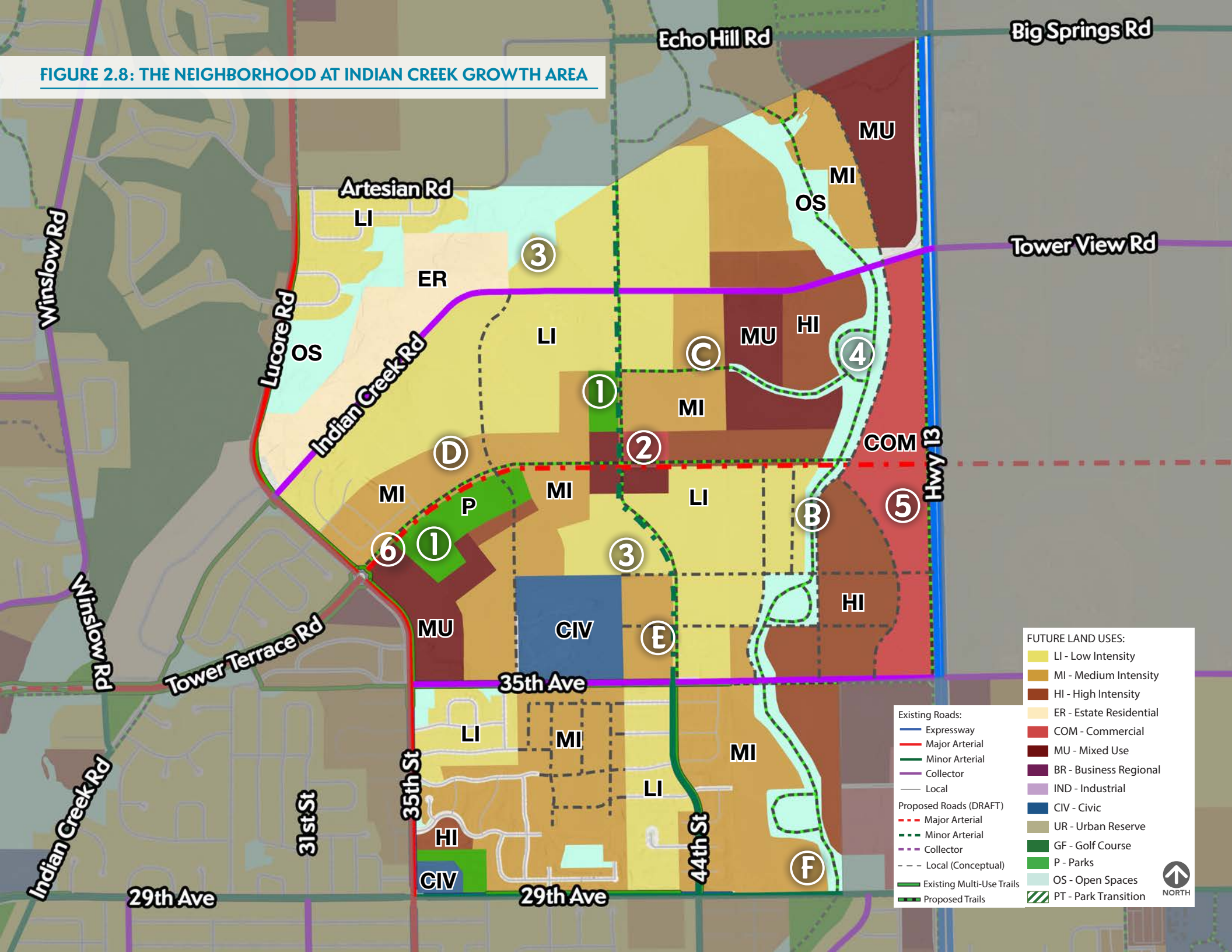
Future Land Use

1. A community park near the Tower Terrace Road and 35th Street intersection. A neighborhood park along 44th Street. The exact size, location, and amenities in each park should be determined through a new Master Parks Plan and future agreements between the City and property owners.
2. A mixed use corridor along Tower Terrace Road that radiates east and west from Commercial and Mixed-Use nodes at Highway 13, 44th Street, and 35th Street. Uses adjacent to Tower Terrace Road can include neighborhood commercial uses.
3. Lower intensity neighborhoods buffering the Indian Creek greenway to the north and around Boulder Peak School.
4. A drainage greenway running north-south on the east side of the area provides a buffer between more residential uses to the west and commercial uses along Highway 100.
5. Commercial uses along Highway 13 provide opportunities for services to future residents on this side of Marion and visitors to Prospect Meadows sports complex at Highway 13 and County Home Road. A variety of retail and service commercial can be appropriate.
6. Center for special design consideration to create a positive experience for all users and surrounding neighborhoods. See the Centers and Corridors section.

Mobility

- A. The mobility concepts from The Neighborhood at Indian Creek Master Plan carry forward in the area.
- B. A north-south trail that follows the natural drainageway connects the area to the Indian Creek greenway to the north and 7th Street to the south along the West Fork Wanatee Creek (outside map extent).
- C. Strong trail connections are also essential to Boulder Peak School, future parks in the area, and east across Highway 13 as development occurs, using The Neighborhood at Indian Creek Master Plan for more detail.
- D. Tower Terrace Road is the primary east-west connector through the subarea and should feature mobility for all modes of transportation and strong building design standards. Indian Creek Way provides secondary east-west access through the subarea.
- E. Continuous north-south street connections should at least occur at 35th Street (existing) and 44th Street.
- F. Study the feasibility of a north extension route around 50th Street at 29th Avenue. Stormwater detention prevents a direct alignment extension.

FIGURE 2.8: THE NEIGHBORHOOD AT INDIAN CREEK GROWTH AREA



④ FERNOW ROAD GROWTH AREA

Description

The area east of Highway 13 and south of Fernow Road has easy access to Highway 151 (Dubuque Road) and Highway 13. The area is a primary entryway into the community from the east. A new Mixed-Use neighborhood is envisioned for the area. These neighborhoods could be unique to Marion with a pedestrian design that uses alleys to help frame the street design with fewer driveways and street facing garages to promote pedestrian activity.

Some envisioned future land uses are outside of Marion's growth boundary, but help illustrate the intent if investments in utility service to Hindman Road occur.

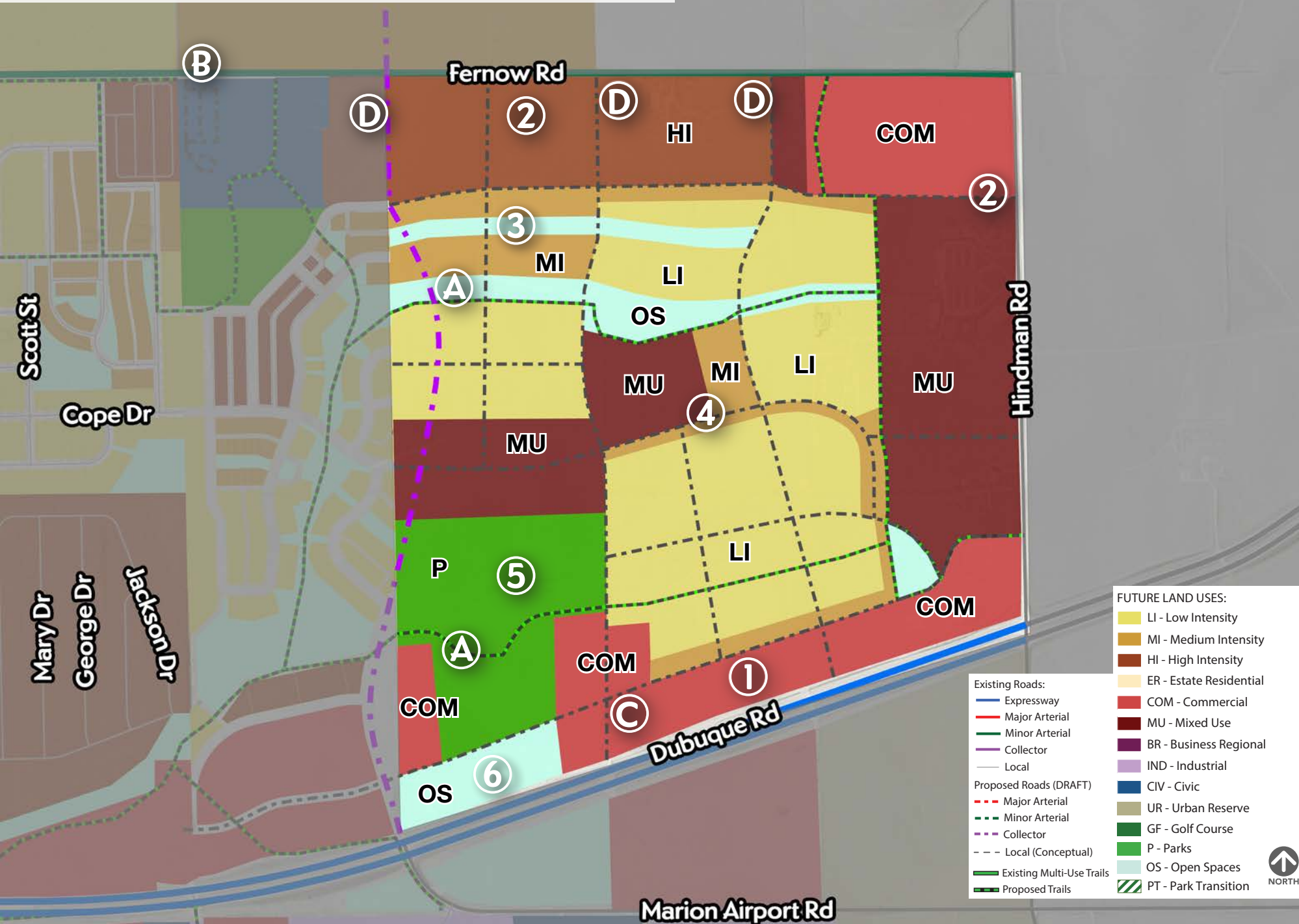
Future Land Use

1. A focus on commercial uses along Highway 151 that might provide retail, services, and food options for the neighborhood and community.
2. Higher intensity uses along Fernow Road with a Mixed-Use and Commercial node at the intersection of Fernow Road and Hindman Road once public utilities extend fully to this area.
3. Natural drainageways that function as greenways with trails, that meander throughout the area and provide transitions between lower and higher intensity uses.
4. Low to Medium Intensity uses form the core with perhaps a central location for neighborhood commercial uses and senior living.
5. The area lacks a neighborhood park. A park area that leverages natural drainage areas provides spaces for residents, connections to the school, and visibility from Highway 151.
6. Preservation of open space and use restrictions that align with the airport runway approach zone.

Mobility

- A. Frequent internal trail systems that connect through drainageways to destinations such as schools, new park space, and the mobile home community to the west.
- B. Sidepaths continue along major streets like Fernow Road.
- C. Access management along Highway 151. No new streets enter onto Highway 151 that do not align with existing streets from the south.
- D. Several north-south streets should connect through the area from Highway 151 to Fernow Road for continuity and future growth to the north.

FIGURE 2.9: FERNOW ROAD GROWTH AREA



⑤ HIGHWAY 13 AND 100 GROWTH AREA

Description

Highway 13 is a primary entryway into Marion from the south and Highway 100 from the east and west. Most people get their first impressions of Marion via these routes. Access to these Highways also provides desirable locations for employment centers and exporting businesses.

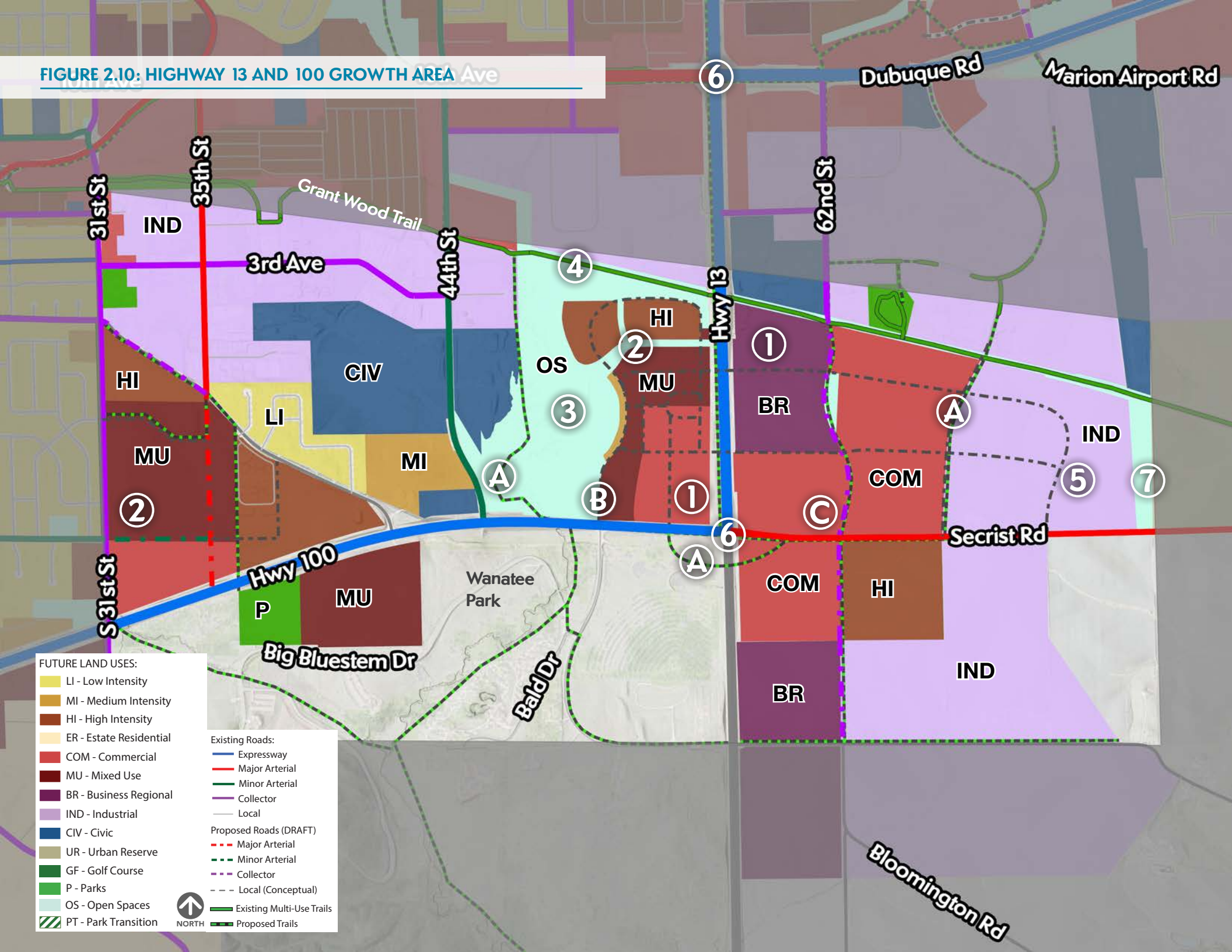
Future Land Use

1. A focus on uses that provide community to regional level commercial uses along Highway 13 that are more easily accessible and visible to visitors.
2. A transition to more mixed uses to the west of Highway 13 and north of Highway 100. Stronger residential components occur around parks and open spaces in floodplain areas.
3. Open space in floodplain and drainage areas could include a regional attraction such as a recreational pond or other outdoor recreation. This would include a regional detention strategy along Wanatee Creek along existing flood areas.
4. Strong greenway buffers preserved along the Grant Wood Trail and from industrial uses to the north.
5. Industrial and business park production uses growing around the airport area.
6. Center for special design consideration to create a positive experience for all users and surrounding neighborhoods. See the Centers and Corridors section.
7. Preservation of open space and use restrictions that align with the airport runway approach zone.

Mobility

- A. High off-street trail opportunities and connectivity including:
 - North-south access to the Grant Wood Trail.
 - East-west access across floodplain areas.
 - A trail crossing across Highway 100 to Wanatee Park, ideally as an under or overpass.
 - A trail crossing across Highway 13 to eastern development areas, ideally an under or overpass.
- B. Internal street connections that align with streets to the south in Wanatee Park.
- C. Street connections to and on the east side of Highway 13.

FIGURE 2.10: HIGHWAY 13 AND 100 GROWTH AREA Ave



An aerial photograph of a city street intersection, overlaid with a semi-transparent blue filter. A white, rounded rectangular text box is centered over the image. The text 'CENTERS & CORRIDORS' is written in a large, white, sans-serif font. The background shows a mix of urban architecture, including brick buildings, a white delivery truck, and residential areas with trees in the distance.

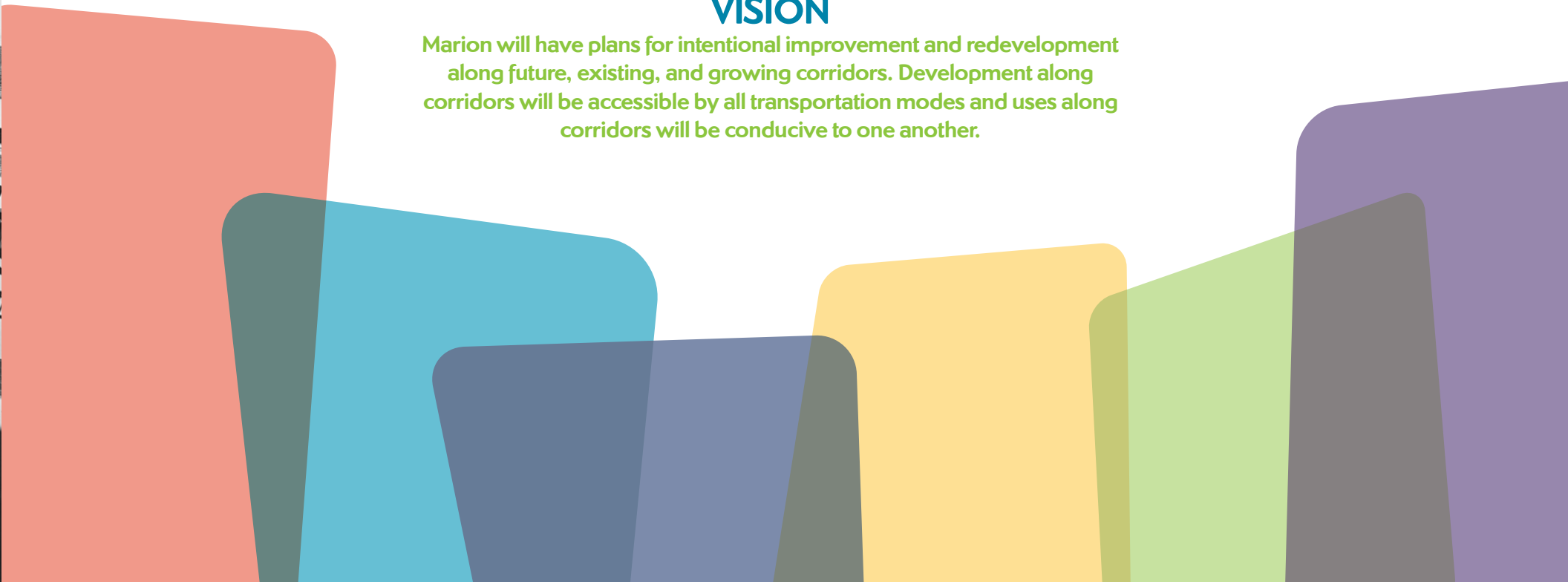
CENTERS & CORRIDORS

03

CENTERS & CORRIDORS

VISION

Marion will have plans for intentional improvement and redevelopment along future, existing, and growing corridors. Development along corridors will be accessible by all transportation modes and uses along corridors will be conducive to one another.



INTRODUCTION

The future land use map paints the overall land use and mobility directions. But many people experience Marion more granularly through its centers and corridors. Their development requires special design consideration beyond land use to create a positive experience for all users and surrounding neighborhoods.

A focus on the design of Marion's centers and corridors provides an opportunity to positively influence:

- People who live, work, and invest in Marion.
- People who come to Marion to work, learn, visit, and do business. They leave with the impression that these centers and corridors instill.

Priority centers and corridors are those in Figure 3.1. They are areas to develop special design considerations and strongly implement Marion's brand. These include:

Centers: Areas with an increase in activity because of their location and social, economic, or housing mix.

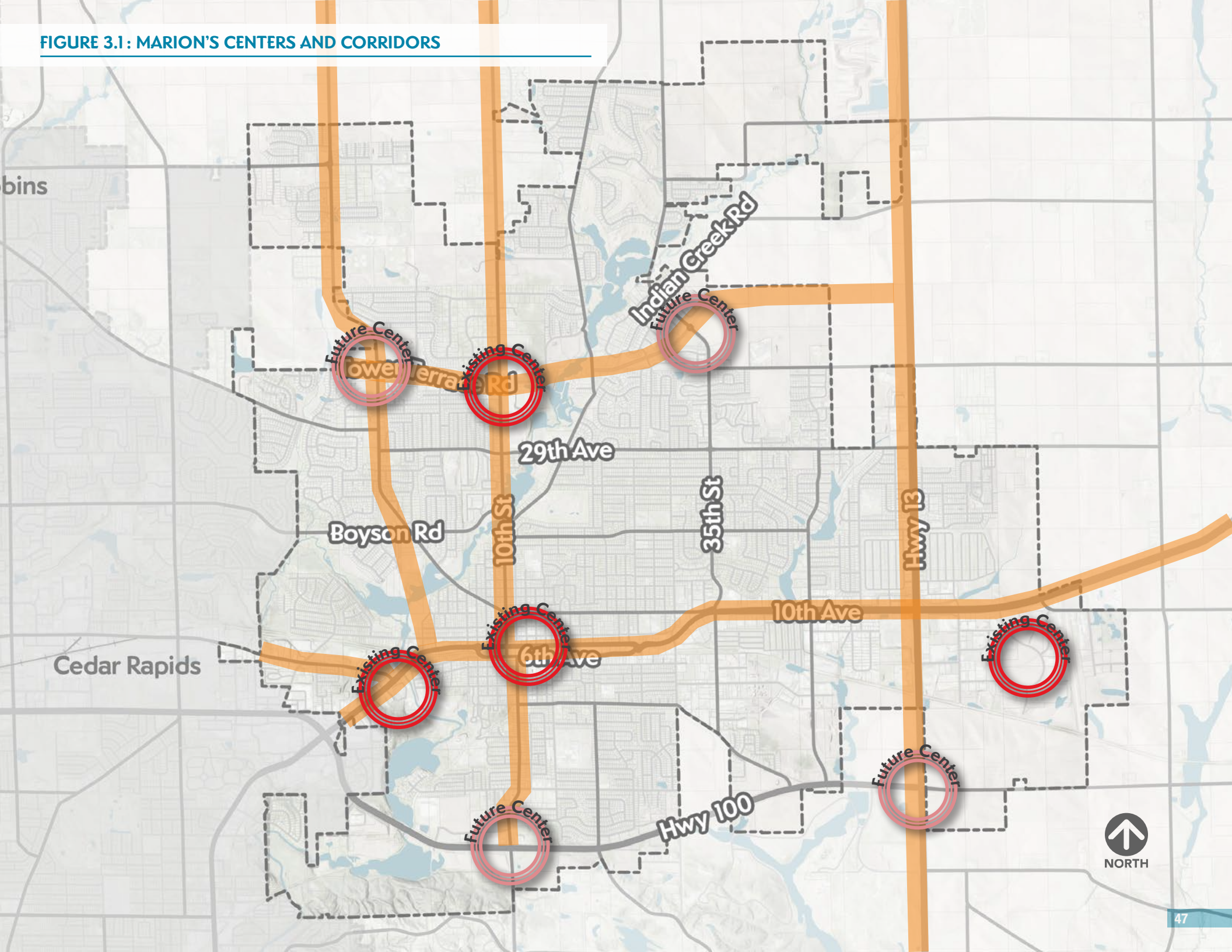
- Uptown Marion
- Tower Terrace Road Nodes
- Highway 100 and S 11th Street Entryway
- MEDCO Business Park Area
- Highway 100 and 13 Area (future)
- The Neighborhood at Indian Creek Plan at Tower Terrace Road and 35th Street (future under the existing adopted sub-area plan)

Corridors: Streets and their surrounding development that provide prominent connections across Marion and deserve higher quality design.

- Tower Terrace Road
- Blair's Ferry Road > 7th/6th Avenue > Highway 151
- 10th Street/S 11th Street
- Highway 13
- Alburnett Road
- County Home Road (future area outside of map context)

Centers and Corridors are the entryways into Marion and create the first impressions of the community. They should be held to high standards for building design, landscaping, and connectivity.

FIGURE 3.1 : MARION'S CENTERS AND CORRIDORS



CENTERS AND CORRIDOR GOALS

1.

**Create
welcoming
experiences at
all entrances to
Marion**

2.

**Develop and
maintain high
visual standards
for prominent
corridors**

3.

**Grow and
support centers
for Marion's
economic base**

4.

**Tactfully
incorporate
centers and
corridors into
neighborhoods**

CENTERS AND CORRIDORS POLICIES AND STRATEGIES

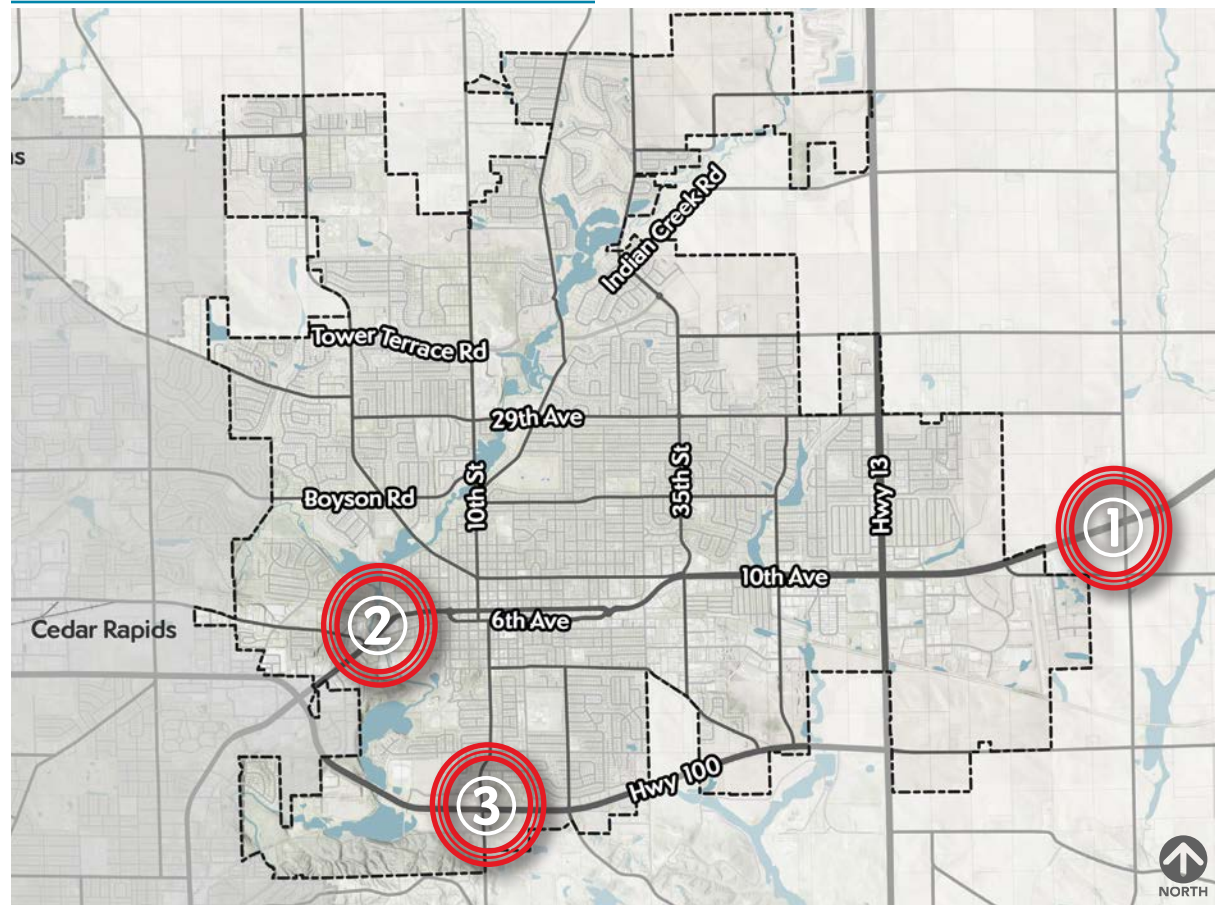
Create welcoming experiences at all entrances to Marion.

- **Implement the Gateway and Wayfinding System.** Depending on the direction, Marion's position creates several distinctly different experiences when entering the city.
 - North. Transitioning from the country to growing residential areas as most people enter from County Home Road. The boundaries of the city are clearly expanding north.
 - South. Most enter from Highway 100 or 151, coming into the Marion at higher speeds and from neighboring cities.
 - East. Most enter on Highway 151 and experience a transition from the country to heavy commercial areas.
 - West. A blurred boundary where Cedar Rapids transitions to Marion. One has to pay close attention to small entry signage or watch for the street name signs to change to know for sure.

The experience entering Marion is very important for first and lasting impressions. Marion completed a wayfinding design guidelines document in 2024. The document provides direction on entryway sign locations, which Figure 3.2 summarizes:

1. Highway 151 and Hindman Road.
2. 7th Avenue and Blair's Ferry Road at Thomas Park.
3. S 11th Street and Highway 100.
4. County Home Road intersections at Alburnett Road, 10th Street, and Lucore Road (outside of map context to the north).

FIGURE 3.2: MARION'S GATEWAYS



Develop and maintain high visual standards for prominent corridors.

- **Implement High Quality Corridor Design.** Streets are Marion's largest public space and provide one of the best opportunities to convey a positive, unique brand. Like entryways, Marion can use its streets to project its brand through banners, light pole fixtures, walkway and bikeway improvements, and further wayfinding. Continuing a mindful strategy for new corridors will create amenities and economic opportunities for Marion.

While surroundings are different, good corridor design has several common attributes, even at different scales and contexts. For example, Uptown versus an arterial street. Improvements along corridors should use design metrics such as:

- **Variety.** A logical sequence of trees and street landscaping, furniture, paving, lighting, art, and other elements that are designed for character and pedestrian amenities.
- **Development.** Require future buildings and adjacent developments to contribute to the quality of the street environment and enhance the experience of travelers along the corridor.
- **Lasting materials.** Attractive and durable materials that are proven to last with both functional and aesthetic purposes.
- **Walkability.** Sidewalks or pedestrian paths with clear and comfortable edges between pedestrian and motor vehicle domains.
- **Lighting.** Attractive and functionally appropriate street lighting that reinforces a consistent image.
- **Branding.** Materials, street furniture, and other features that consistently evoke the character of the street and/or community.
- **Sign scale.** Controlled signage to avoid visual clutter.
- **Directions.** A wayfinding system that includes direction for motorists and pedestrians.
- **Greenery.** Tree canopies with a diverse set of street trees and landscaping to provide street appeal, shade, and comfort near walking routes.
- **Efficient parking.** Site design that shares parking areas and access drives.



Variety and Development Character



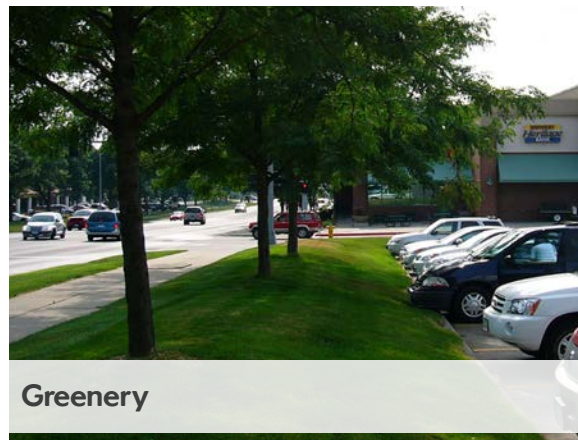
Walkability



Lighting



Branding, Signage, and Wayfinding



Greenery



Efficient Parking

Grow and support centers for Marion's economic base.

People want to live in Marion. Marion needs a strong diversity in commercial uses for the City to continue serving all residents at a high level. Business and industry growth will be contingent on providing adequate infrastructure, building efficient transportation connections, and reserving centers for business activity.

- **Target market sectors that align with the goals of this Plan.** Policies and strategies should focus on providing high levels of public service, including well-maintained infrastructure and strong employer partnerships that add value to Marion through employment growth, taxable valuation, community-oriented site design, and filling service gaps for residents.
- **Maintain a pool of economic development incentive options to use in appropriate circumstances that align with the vision and goals of the Plan.** This may include focusing on shovel-ready sites for business development.
- **Keep Uptown active and seek other areas to replicate Uptown's success.** While the structures and bones of Uptown are unique, the programming and proactive public role in it's success can be used to stimulate other centers in Marion, such as in The Neighborhood growth area.
- **Implement other portions of the Plan to market Marion and attract businesses.**
These elements include:
 - *Connectivity and Highway access*
 - *Diversity of uses*
 - *Support regional Transit efforts*
 - *Workforce attainable housing*
 - *Land uses for business growth*
 - *Quality water, sewer, electric, technology, and street services*

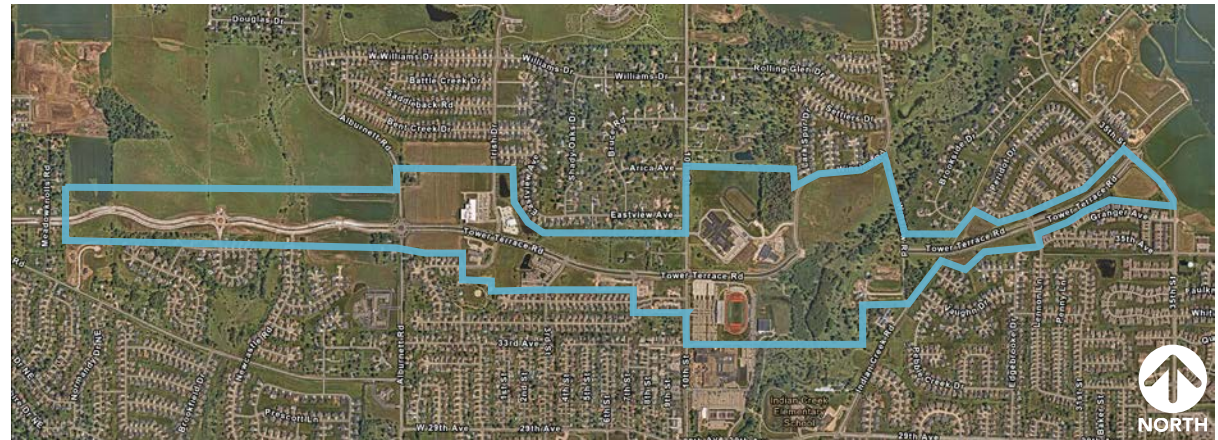
Tactfully incorporate centers and corridors into neighborhoods.

Some centers, like those around the airport area, belong in their own non-residential atmosphere that allows broader synergies of business operations and easy Highway access. However, many non-residential uses with more commercial and service-oriented objectives can integrate into almost any neighborhood.

- **Use design guides on prominent corridors and centers in Marion.** Update zoning and development codes accordingly.
- **Promote projects that assist in the redevelopment and/or restoration of substandard and deteriorating uses in existing centers and corridors.** The City should take an active role to assist in relocating businesses that fall under these land use redirection areas. For example, heavier industrial uses along the 6th and 7th Avenue Central Corridors may be better elsewhere.

POLICY APPROACH: TOWER TERRACE ROAD

Tower Terrace Road through Marion includes areas that are developed with residential and significant civic uses, and other areas that are yet to be developed with many possibilities for future change. This environment exists along what will become one of the primary east/west continuous connections across the northern part of Marion. Regardless of future use, the framework for the urban environment should be efficient, pleasant, and multi-modal. Change, when it comes, is and should be incremental and occurs over time. The Tower Terrace Road policy area is a tool to guide that evolution.



| Tower Terrace Road Area

Use the Following Development Policy for Tower Terrace Road

- Encourage a mix of destinations.** There are several community civic destinations along the corridor, the YMCA and Linn Mar High School in particular, and neighborhood commercial businesses are precisely the destinations that people want to live near.
- Link the sidewalk, trail, and bicycle system.** Nearby Lowe Park is a major asset for the region and underscores the importance of convenient, safe pedestrian and bicycle connections across and through the corridor, and to the front door of businesses. The corridor's location can generate a large number of potential trips under one mile, making low-cost alternative modes feasible and comfortable for more people.
- Respect existing neighborhoods.** The corridor spans many neighborhoods and contributes to the experiences of nearby residents who transverse through and live by the corridor. Preserving neighborhood quality is a primary objective.
- Allow market driven incremental change.** Marion and its corridors are long-term processes. Tower Terrace Road includes many property owners, all making individual decisions. A policy that wills things to be done in the face of economic and market drivers rarely succeeds. Actual change will occur through individual decisions responding to markets, trends, and goals at the time.
- Gradually increase the number of community services immediately around the corridor.** Residential development has been very important to Marion's growth, school districts, and living desirability. But the relatively convenient availability of retail and service assets is missing for northern neighborhoods where commercial development becomes far more spotty. Open land along and near Tower Terrace Road can fill some of these gaps.
- Offer a rewarding environment.** People experience Tower Terrace Road in different ways. The corridor must be scaled at the detail and quality necessary to engage pedestrians. The street environment should be engaging at three basic speed levels: pedestrians (3 mph), scooters and bicycles (12 mph), and motorists. There should be nodes and visual rhythm that provide both interest and orientation along the street (see Goal 2).
- Connectedness without conflict.** Respond to the needs of both residents and businesses. Business and residents have individual requirements that are sometimes in conflict. Businesses need parking, exposure, identification signs, lighting, and service areas, while residents need calmer streets, landscape, walkways, and, for many, a reasonable level of peace. These conflicting needs often lead to the physical separation and buffering of uses - this does not have to be the case. This physical separation can defeat many mixed-use development goals in the overall plan for Marion. Technique and regulation approaches are on the next page.

Update Zoning Codes and Design Standards to Achieve Connectedness without Conflict



1. Orient commercial and residential service areas toward each other, or locate commercial service areas in places that avoids traffic into neighboring residential development.



2. Generally, opt for placing new lower-density single-use residential farther away from Tower Terrace Road.



3. Manage the size and visibility of commercial signage by focusing signage toward Tower Terrace Road.



4. Use topography, landscaping, and fencing at commercial to residential transitions at rear property lines.



5. Place buildings closer to Tower Terrace Road with parking on the side or rear when screening can limit visibility from residential properties. Exceptions could be for gathering spaces like outdoor dining, seating, plazas, and greenspace.



6. Hide equipment and facilities as much as possible from public and residential views. Above-ground utility equipment, such as utility boxes should be designed to blend into street design, landscaping, or public art.



7. Require lighting in pedestrian areas, but ensure that light fixtures have a cut-off or beveled top cover that directs light toward the ground to reduce off-site illumination.



8. Discourage non-local traffic into adjacent residential areas. One technique are “neck downs” – curb extensions that reduce the width of local streets, which suggests traffic should use Tower Terrace Road over local streets.

Land Use and Mobility Context - Achieving Connectedness without Conflict on Tower Terrace Road

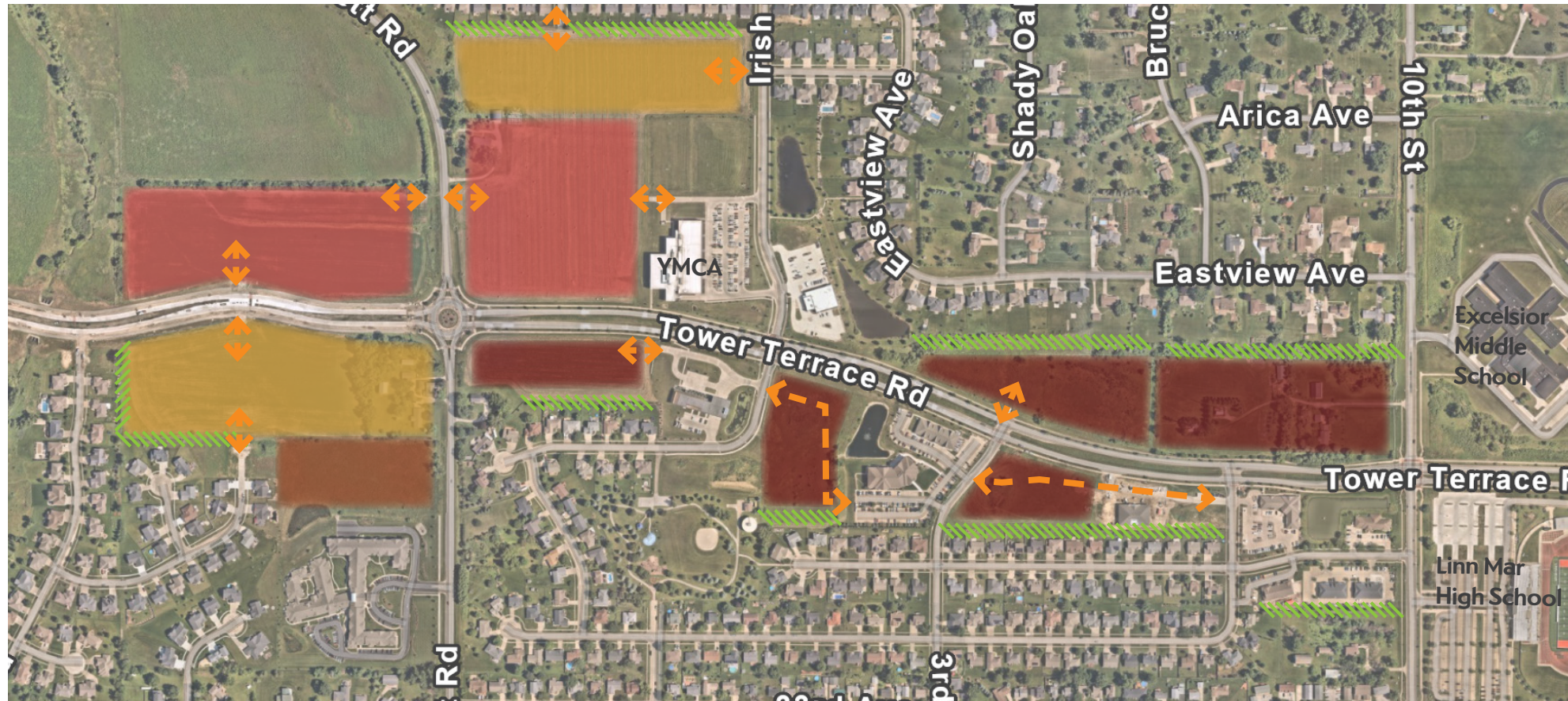


FIGURE 3.3: TOWER TERRACE ROAD AREA LAND USE AND MOBILITY PLAN

- Commercial
- Mixed-Use
- High-Intensity
- Medium-Intensity
- Parks
- Landscape or buffer treatment
- Vehicle connection



FIGURE 3.3: TOWER TERRACE ROAD AREA LAND USE AND MOBILITY PLAN

- Commercial
- Mixed-Use
- High-Intensity
- Medium-Intensity
- Parks
- Landscape or buffer treatment
- Vehicle connection

POLICY AREA APPLICATION: CENTRAL CORRIDOR

Most people who live or visit Marion probably associate some of their memory of Marion with traveling its Center Corridor - 6th and 7th Avenue. The Central Corridor continues to evolve with changing markets for redevelopment and activity. The 2019 Central Corridor Districts Plan guides development with land use policy and zoning. The goals and objectives from the 2019 plan still continue to align with the community vision for the corridor in 2024. The Marion Future Land Use Map reflects land use that is consistent with the 2019 District Plan. The development strategies are important to reference here, while noting changes and opportunity sites from the 2019 plan.

Guiding Development Strategies for the Central Corridor

- **Transitions.** Transition from residential uses to the corridor district by respecting the relationship to adjacent residential and encouraging buildings to orient towards 6th and 7th Avenue.
- **Walkability.** Encourage a pedestrian environment.
- **Historic Preservation.** Preserve and promote the historic context of the Uptown area and historic districts.
- **Scale development.** Locate higher density and scale mixed-use around major intersections.
- **Street environment.** Broadly encourage commercial buildings to be closer to the street with parking in the rear or side of the lot.
- **Minimize parking.** Share parking lots between adjacent uses when possible.
- **Quality buildings.** Place priority on high quality building materials and architectural design.
- **Sign management.** Manage sign clutter through height, quantity, and quality materials.
- **Mixed-uses.** Create a broadly mixed-use environment with residential opportunities.
- **Incremental change.** Sites that are subject to change to meet the community vision for the Central Corridor will happen slowly over time through redevelopment as property ownership changes, public projects are complete, and voluntary relocations of successful businesses occur.

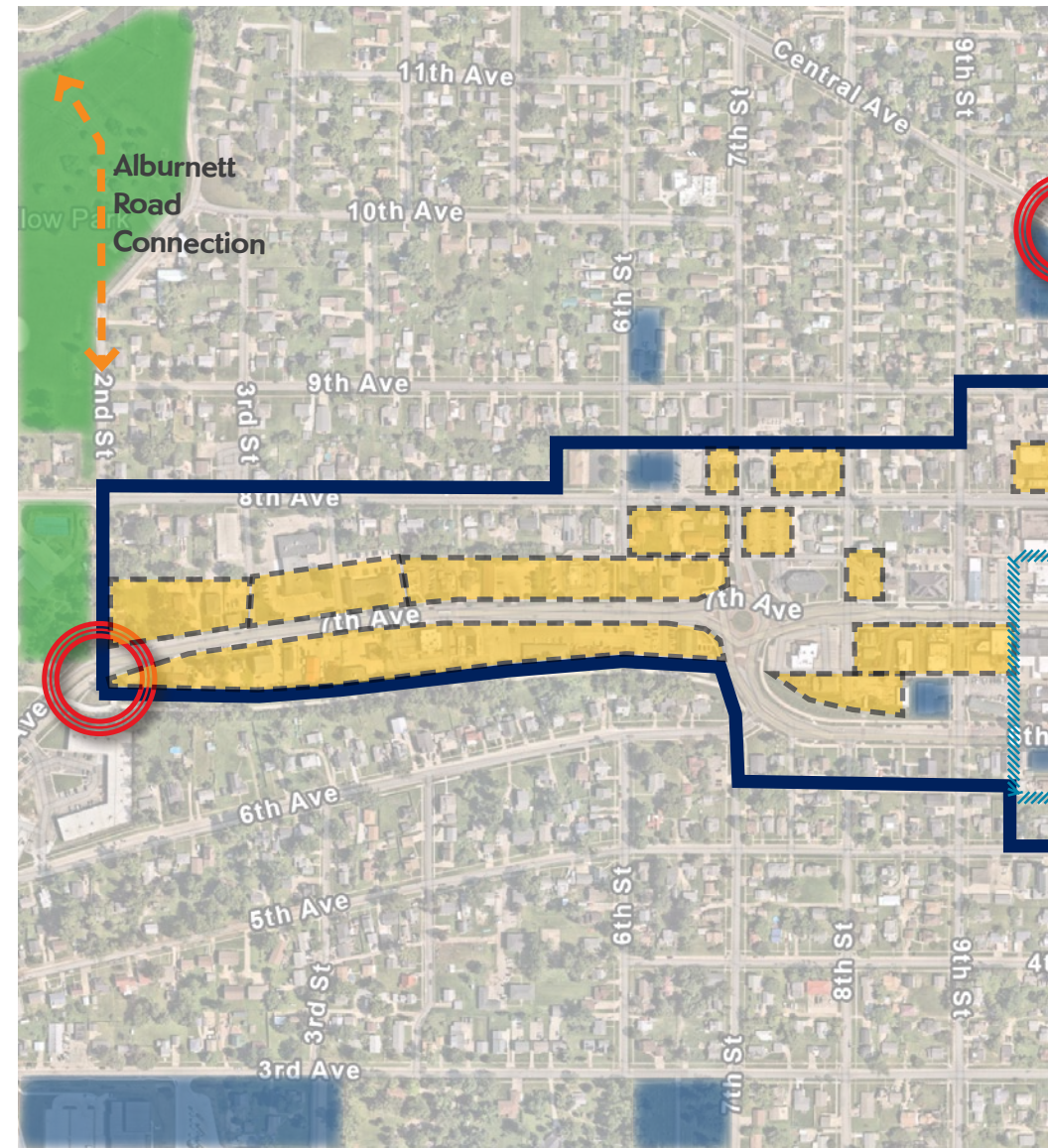


FIGURE 3.4: CENTRAL CORRIDOR ASSESSMENT MAP - 2024 UPDATE



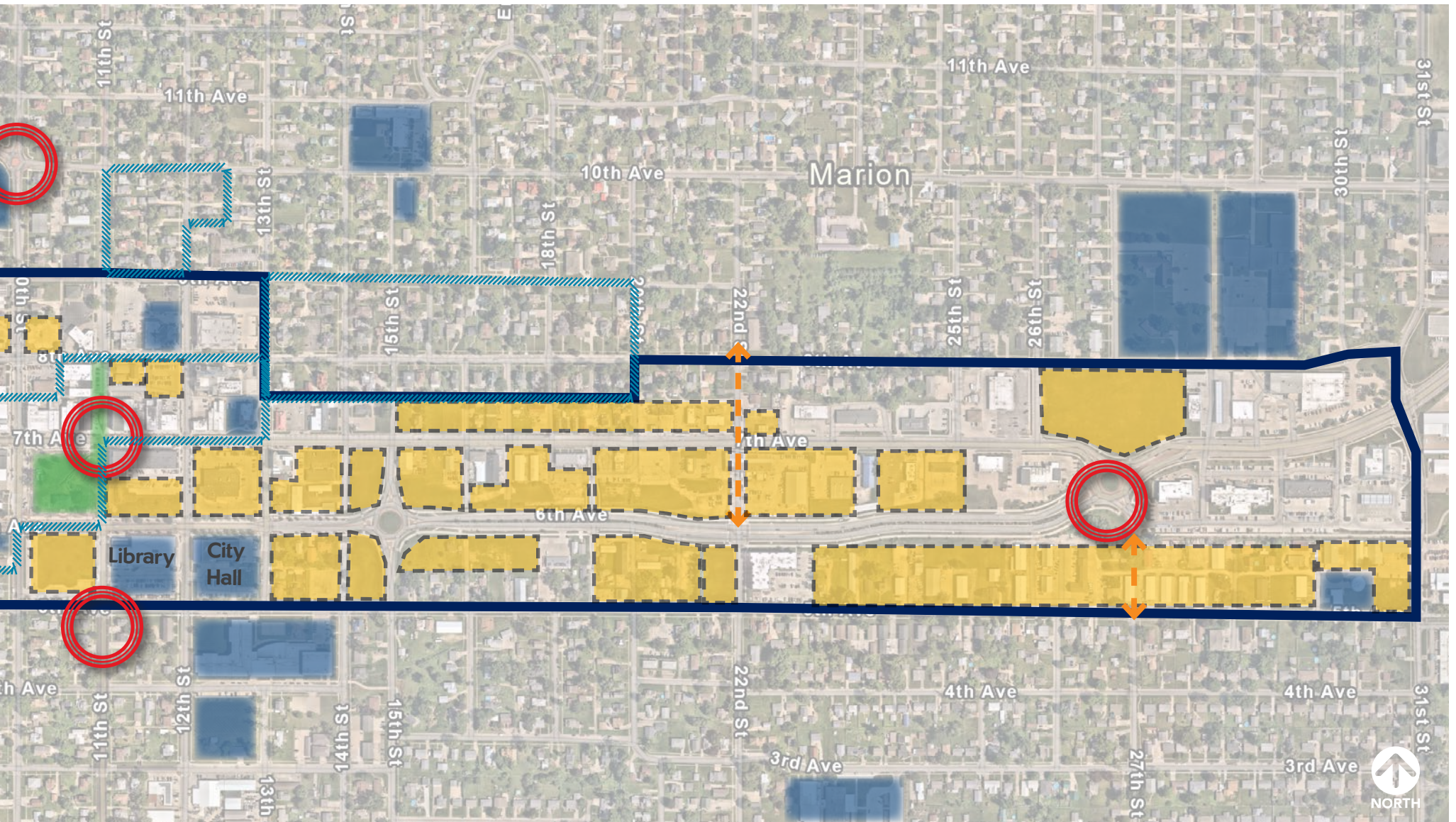


FIGURE 3.4: CENTRAL CORRIDOR ASSESSMENT MAP - 2024 UPDATE

- Public or Civic Use
- District Gateway
- Historic District Boundary
- Park
- Street Connection
- Subject to Change/Redirection Area: Sites encouraged for change to meet the mixed-use vision for the Central Corridor

An aerial photograph of a suburban neighborhood featuring a large roundabout with a grassy center. The surrounding area includes residential houses, commercial buildings, and parking lots. The entire image is tinted with a blue color. A white rounded rectangle is superimposed over the upper-middle part of the image, containing the word 'MOBILITY' in white, bold, sans-serif capital letters.

MOBILITY

04

MOBILITY

VISION

Marion will be thoughtful in all transportation planning efforts. The city will be well-connected, easy, and safe to navigate on all modes of transportation - driving, bicycling, walking, and rolling.

INTRODUCTION

Marion 2045: A Plan to Reach New Heights can and must include a transportation framework that accommodates vehicles, bicycles, pedestrians, mass transit, and other modes of transportation. The City continues to implement new trail connections and safer intersections. It is important to build upon this momentum to continue towards a more connected and safer Marion.

Mobility focuses on the interaction of transportation and land use and their influence on the quality of life in Marion. In any community, the transportation system fills many functions - as support for business and industry, a tool for economic development, a form-giver to the city, and an amenity for all residents. The design of the system should support transportation choices, encouraging walking and biking opportunities to support personal and community wellness.

Transportation facilities include sidewalks, trails, streets, highways, bridges, transit, and the railroad corridor. These facilities make up a significant amount of the developed area in Marion. The dominance of streets in the cityscape makes their design and scale particularly important. As streets become wider, their scale continues to change. The street width impacts the nature of the experience and the visibility of people, signs, and buildings along the street.

Marion's multi-modal network has been shaped through important planning efforts. In 2015, the Corridor Metropolitan Planning Organization published Connections 2040, a long range transportation plan. The plan includes a vision for all modes of transportation - roads, trails, and transit. Other important transportation planning initiatives include the 2018 Tower Terrace Road Corridor Management Plan Update, the 2017 Safe Routes to Schools Plan, and the 2014 Master Trails Plan. Marion 2045 should not contradict any past planning efforts, but rather enhance them, build upon them, and use their momentum to continue the work happening in Marion.

FUNCTIONAL CLASSIFICATION

Functional classifications are used for general transportation planning efforts and are also references for construction standards and transportation program eligibility. The City of Marion Major Streets Guide is the guide for classifying the road network.

Expressway. Are designed and constructed to maximize their mobility function, and abutting land uses are not directly served by them. Directional travel lanes are usually separated by some type of physical barrier, and their access and egress points are limited to on- and off-ramp locations or a very limited number of at-grade intersections.

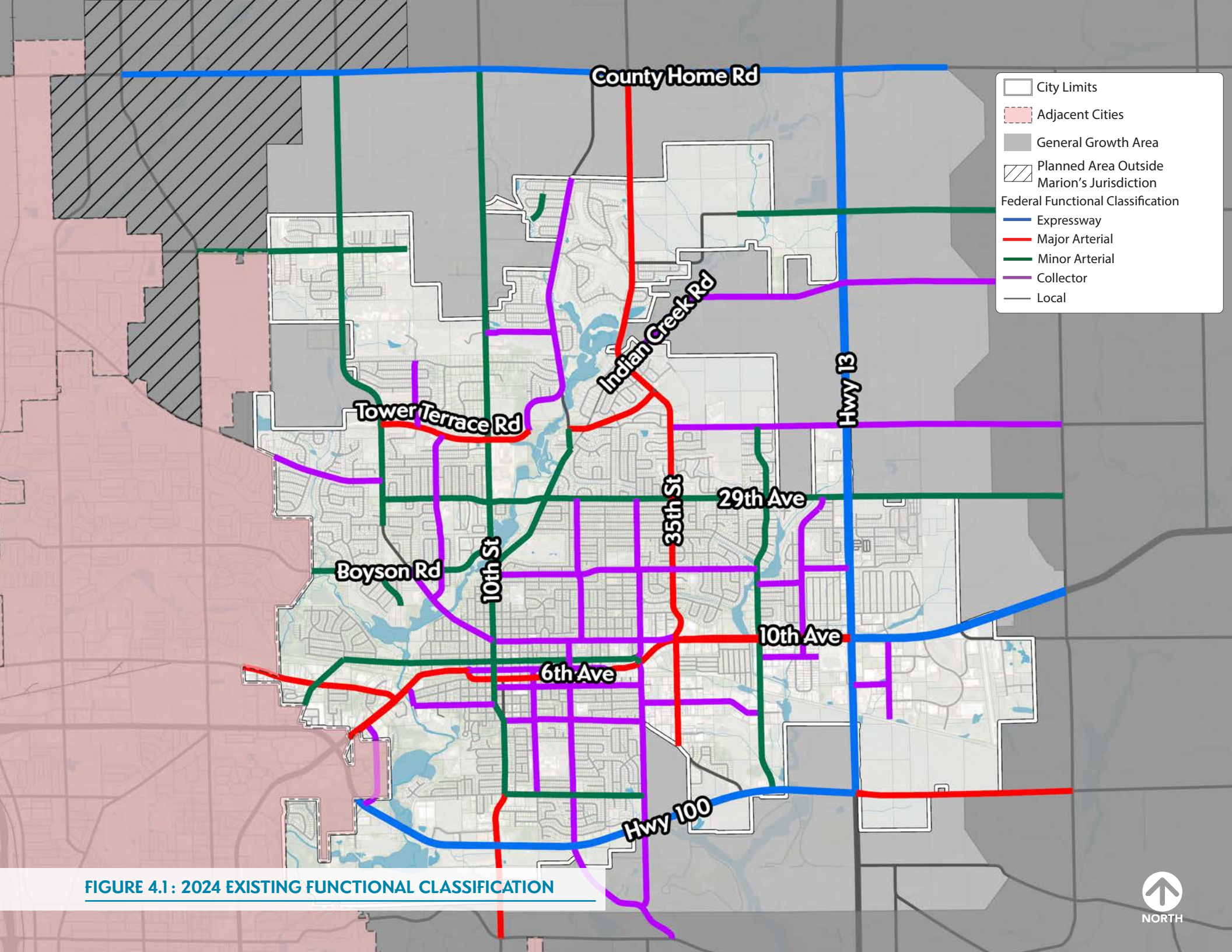
Major Arterial. Allows traffic flow through the urban area and between major destinations. They carry a high proportion of urban travel, since movement, not access, is the primary function. Direct access to destinations are limited to provide maximum capacity and through movement mobility. Dwelling unit driveway access shall be avoided.

Minor Arterial. Collects and distributes traffic from major arterials and expressways to streets of lower classification. This system places more emphasis

on land access but still has specific limits on access points. Dwelling unit driveway access shall be avoided.

Collector. Provides for land access and traffic circulation within and between residential neighborhoods and commercial and industrial areas, as well as distributes traffic movements from these areas to the arterial streets. Consideration for through movements and direct land access is normally equal. Dwelling unit driveway access shall be avoided.

Local. Offers the lowest level of mobility, but the highest level of local property access. They make up the largest percentage of street mileage in Marion and provide direct access to adjacent land uses including private property or low-volume public facilities.



MOBILITY GOALS

1. **Coordinate transportation and land use plans, focusing on critical connections**
2. **Create and maintain a safe and well-connected, multi-modal network**
3. **Plan and budget for transportation improvements in older neighborhoods**
4. **Embrace new transportation modes for the future**

MOBILITY POLICIES AND STRATEGIES

Coordinate transportation and land use plans, focusing on critical connections.

Transportation facilities in existing and planned development will be sensitive and appropriate to the character of their urban environments.

- **Reserve right-of-way for future roadways.** This Plan presents a framework for future streets and trails. Reserving these rights of ways in advance of their need ensures that ongoing development does not hinder future connectivity.
- **Coordinate with the Corridor MPO and other regional planning partners on land use and transportation decisions of mutual importance.** Transportation decisions, particularly on principal arterials, made by Marion will influence surrounding communities and vice versa. Communication about these decisions will ensure negative impacts are mitigated before implementation.
- **Complete Multi-Modal Improvements on Tower Terrace Road.** Tower Terrace Road will be a neighborhood mixed-use corridor. It should be accessible by all transportation modes.
- **Ensure subdivision codes have standards for traffic calming approaches.** Situations might be for major streets through lower intensity areas with guidance from state standards.

Create and maintain a safe and well-connected multi-modal network.

Mobility options are an expectation of Marion residents.

- **Install sidepaths along all existing and future collector and arterial streets.** Even if not explicitly shown on the future mobility plan, 10-12 foot sidepaths are an essential part of these mobility facilities.
- **Connect the trail system so it can be used for recreation, everyday commuting, and community marketing.** See the Parks, Trails, and Nature chapter for more specific policies and strategies.

Plan and budget for transportation improvements in older neighborhoods.

Like any other form of infrastructure, transportation infrastructure needs to be updated and improved with time. In Marion's older neighborhoods, transportation infrastructure improvements must be planned and budgeted.

- **Coordinate and conduct bi-annual evaluations of streets, sidewalks, and trails in Marion's older neighborhoods.** These evaluations will determine where improvements are most needed when funding becomes available. Ideally, improvements happen when other utility infrastructure work is needed.
- **Work with property owners to repair and replace sidewalks in residential areas.** Marion's older neighborhoods are in prime areas for walkability. Broken and/or missing sidewalks can hinder that walkability. Building partnerships with homeowners to fill these gaps can improve overall quality of life for every resident of these neighborhoods.

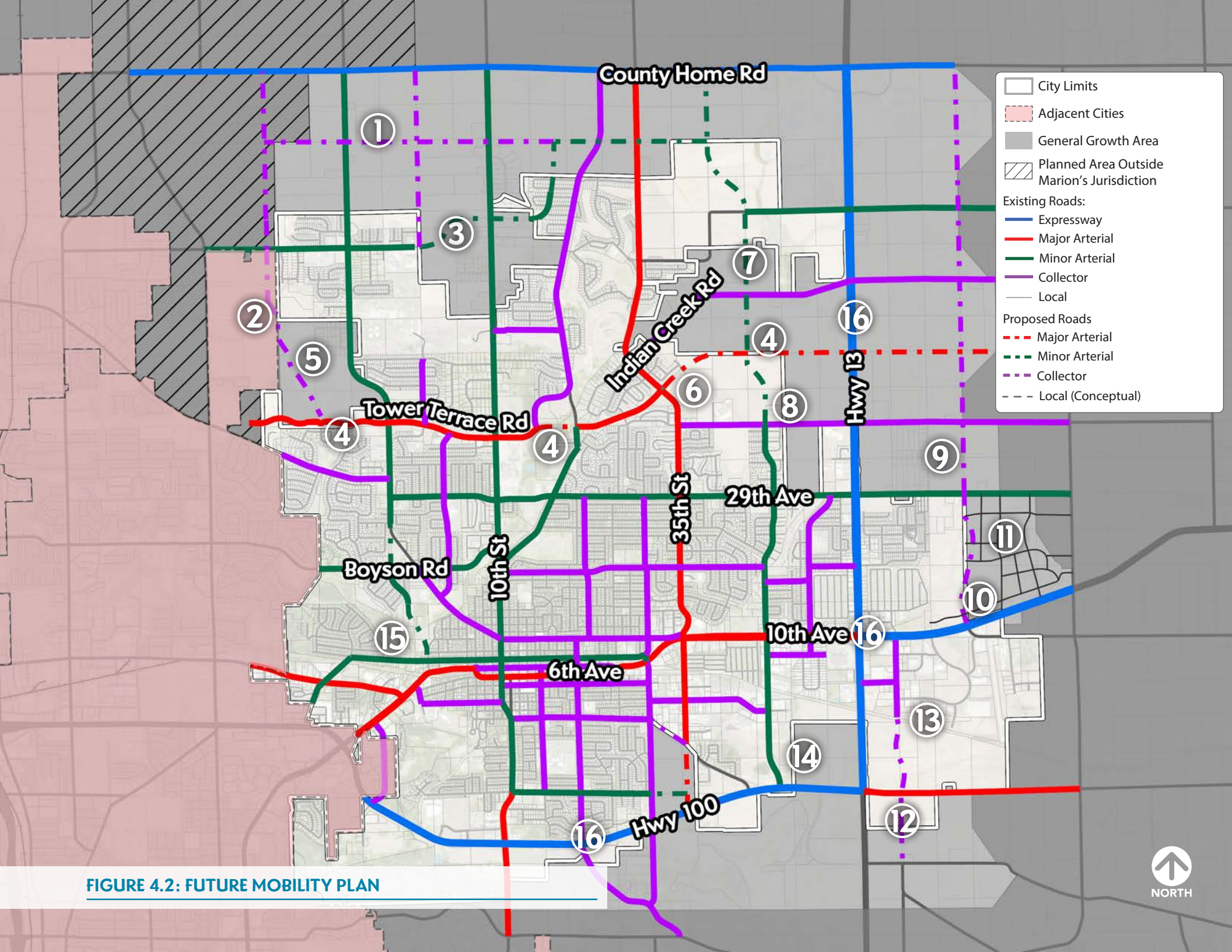
Embrace new modes of transportation for the future.

Transportation modes are changing as technology evolves. The City should anticipate changes to regional transit, rail, micro-mobility, electric vehicles, or others. As new forms of transportation emerge, Marion should proactively prepare.

- **Transit.** Collaborate with Cedar Rapids and other neighboring jurisdictions to maintain and explore expanding efficient, affordable, and reliable public transit.
- **Electronic Vehicles.** Prepare for the increasing number of electric vehicles (EVs) on the road with an EV parking and charging plan, navigate accessibility challenges, and determine the City's role in service provision.
- **Autonomous Vehicles.** Follow state and regional guidance on autonomous and connected vehicle frameworks to prepare for future changes to transportation.

FUTURE MOBILITY NETWORK CONCEPTS

1. **East/West Connection South of County Home Road.** Complete east/west road construction one section south of County Home Road to serve as a collector and minor arterial between Alburnett Road and the future 44th Street extension.
2. **A New North/South Connection from Tower Terrace Road to County Home Road.** Extend a new collector street to serve neighborhoods in western Marion. Coordinate with the City of Cedar Rapids to ensure an efficient alignment.
3. **Continue Extending Echo Hill Road to the East.** Continue Echo Hill Road as a minor arterial to eventually connect with the future east/west road in #1.
4. **Tower Terrace Road Completion.** Continue completion of Tower Terrace Road to serve as an east/west major arterial across the community.
5. **Local Roads in Tower Terrace/Alburnett Road Growth Area.** Complete a neighborhood road network in the area to allow adequate connections between the neighborhood, rest of the community, and adjacent jurisdictions.
6. **North/South and East/West Local Connections, East of 35th Street.** Complete a local street networks as recommended in The Neighborhood at Indian Creek Plan.
7. **44th Street Extension.** Extend 44th Street to the north to serve as a minor arterial, connecting the existing section of 44th Street to County Home Road.
8. **Local Roads in the Neighborhood at Indian Creek Area+.** Complete neighborhood road network in the Indian Creek Area+ to allow for future growth and adequate connections between the neighborhood and the rest of the community.
9. **Marion Airport Road Extension.** Extend Marion Airport Road to the north to serve as a collector, connecting the existing section of Marion Airport Road eventually to County Home Road.
10. **East/West Connection North of Highway 151/Dubuque Road.** Complete east/west road construction north of Dubuque Road to serve as a local road connecting Partners Avenue and Hindman Road.
11. **Local Roads in Fernow Road Growth Area.** Complete a neighborhood road network in the Fernow Road Growth Area to accommodate future growth and adequate connections between the neighborhood and the rest of the community. A concept road network is shown based on the East Marion Subarea Plan.
12. **62nd Street Extension.** Extend 62nd Street to the south to serve as a collector, connecting the existing section of 62nd Street to Martin Creek Road.
13. **Medco Drive Extension.** Extend Medco Drive to the south to serve as a local road, connecting the existing section of Medco Drive to Secrist Road.
14. **Local Roads in the Highway 13 and Highway 100 Growth Area.** Complete area road network in the Highway 13 and Highway 100 node to allow for future development and adequate connections between the area and the rest of the community.
15. **Extend and Realign Alburnett Road South to Connect with 2nd Street.** This connection will improve circulation and access to this part of Marion.
16. **Create safer mobility connections across Highway 13, Highway 151, and Highway 100.** These connections should work to reduce the feeling of separation between neighborhoods on the east and west side of Highway 13, and north and south side of Highway 151 and Highway 100.



An aerial photograph of a suburban neighborhood, showing a dense arrangement of houses with dark roofs and light-colored walls. The houses are interspersed with numerous trees, some of which are large and mature. A network of streets is visible, with a few cars parked or driving. The overall scene is a typical representation of a residential area.

NEIGHBORHOODS

05

Neighborhoods

VISION

Marion will be home to safe, attainable housing for people of all ages, income levels, and abilities. The neighborhoods in Marion will be intentionally planned with enjoyable parks and amenities that are accessible from all modes of transportation. Marion will be a community that people want to be involved in and feel proud to call home.

INTRODUCTION


Housing frames Marion’s past and is paramount for Marion’s future. The growth of neighborhoods in Marion spurs the need for more community services and housing to keep up with demand. People in Marion express desires for many housing types as illustrated in the Future Land Use map. The context for how these homes get provided or sustained is critical for meeting the vision of other parts of the Comprehensive Plan. Marion’s needs include:

- **Households with children**
- **Older adults**
- **New entrants**
- **Attainability for the workforce**

Like the Future Land Use map, the policies to meet housing goals are multi-faceted. They are not meant to enforce regulations for artificial markets but allow flexibility. Marion will be flexible to market demand and how the market can fit into the community vision for the future. Accommodating the market means accommodating new resident demands and existing resident needs, as well as the developer’s ability to help meet those demands and needs.

HOUSING 2024 SNAPSHOT


HOUSING OCCUPANCY

Owner-Occupied			Renter-Occupied		
	2010	2022		2010	2022
	75.8%	78.3% Marion		24.2%	21.7% Marion
	72.7%	74.1% Linn County		27.3%	27.3% Linn County
	72.1%	71.5% Iowa		27.9%	27.9% Iowa

HOUSING VALUES

Median Value			Median Contract Rent		
	2010	2022		2010	2022
	\$140k	\$208k Marion		\$474	\$729 Marion
	\$136k	\$189k Linn County		\$512	\$739 Linn County
	\$119k	\$182k Iowa		\$489	\$745 Iowa

VACANCY

% Vacant Units			% Cost Burdened Households, 2022		
	2010	2022	Renters	Owners	
	6.3%	4.1% Marion	42.9%	13.7%	Marion
	6.6%	6.8% Linn County	43.6%	16.9%	Linn County
	8.6%	9.0% Iowa	43.4%	16.4%	Iowa

HOUSING AFFORDABILITY

Median Year Built

1991

Median Household Size

2.45

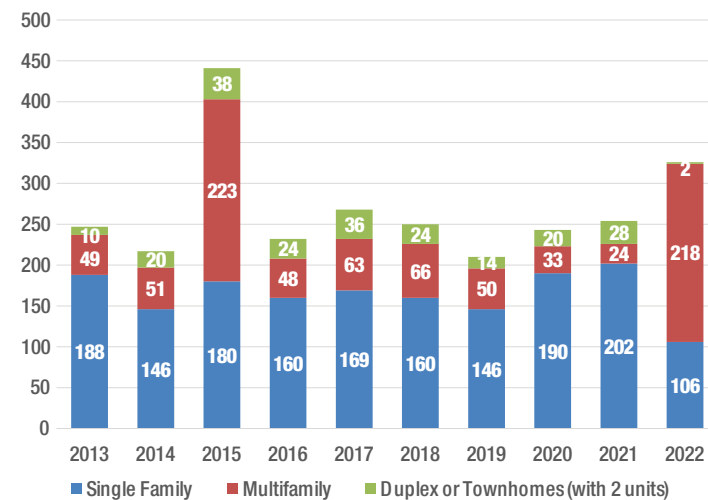
| Source: American Community Survey

NEIGHBORHOOD GROWTH

Forecasting future land use needs shows up to 3,800 acres of residential land would support the forecasted population growth. Marion is growing faster than many cities in Iowa. New neighborhoods are taking shape in all directions, as Figure 5.1 shows. New neighborhoods will continue to form and this Plan can shape the experience of people living in these neighborhoods. Equally important are the neighborhoods built before 1970, which have different needs and roles in Marion's neighborhood choices.

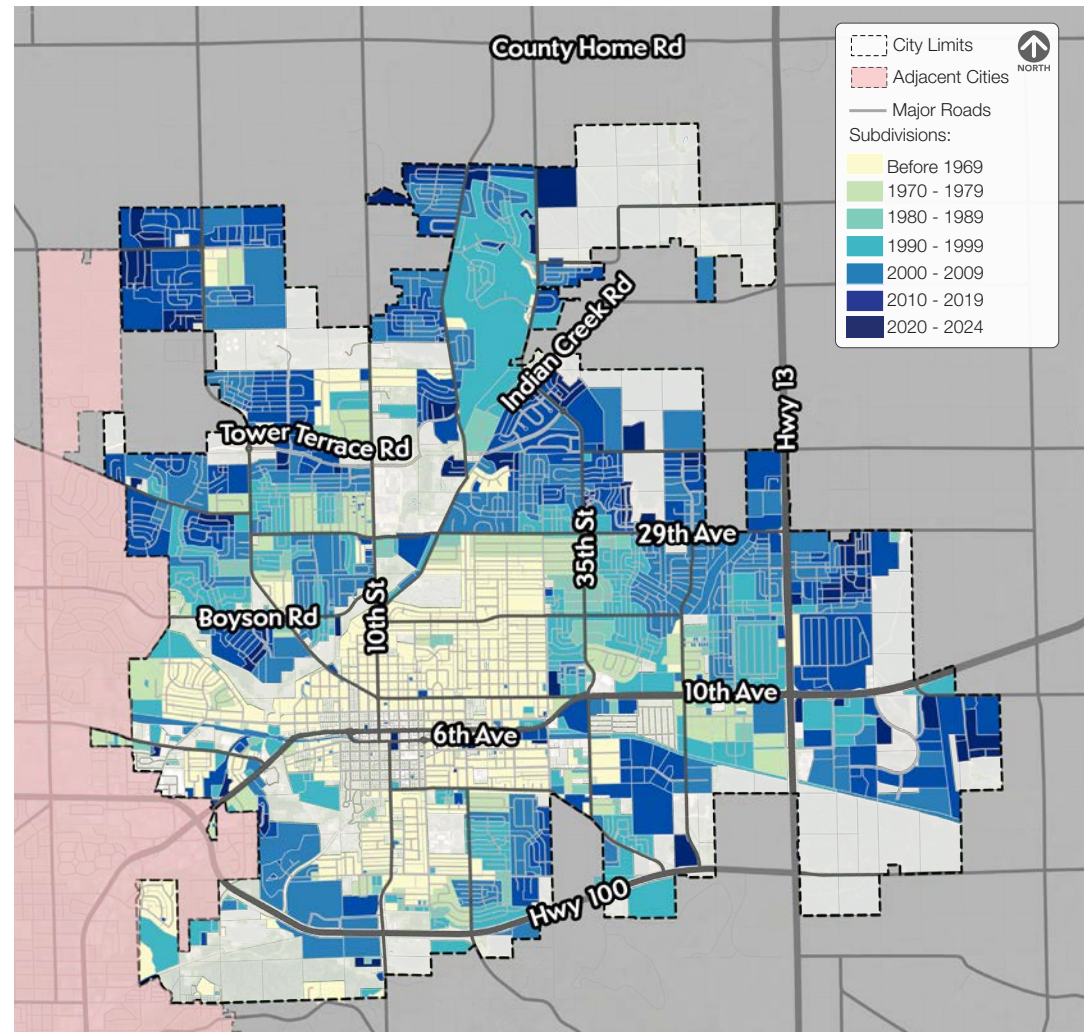
Additionally, past trends skew towards more single-family residential homes than other homes. More housing types in Marion would offer more opportunities to meet a wider variety of people's needs and preferences as Marion grows.

BUILDING ACTIVITY IN MARION



| Source: City of Marion, Planning Department

FIGURE 5.1 : SUBDIVISION GROWTH



| Source: Linn County

NEIGHBORHOOD GOALS

1.

Support attainable housing options through partnerships, policy, and public incentives

2.

Expand options for older adults to age in the community

3.

Have home variety across living types and price points

4.

Broadly maintain and upgrade core neighborhoods

NEIGHBORHOOD POLICIES AND STRATEGIES

Support attainable housing options through partnerships, policy, and public incentives.

Base policies on the understanding that delivery of attainable units at lower price points requires public or community-based assistance to achieve economic feasibility. The 2022 Housing Analysis shows a need for over 350 deep subsidy products through 2030 alone.

- **Review and update ordinances and building codes, where possible, for barriers to housing diversity.** Traditional zoning ordinances value low density and separation of different land uses. The possibility of tiny homes, accessory dwelling units, lot sizes narrower than 50 feet wide, or other housing types should not require special approvals in most residential zoning districts.
- **Coordinate with private developers to discuss barriers to building mixed-income developments.** Developers often have the best insight on the market, and can help identify issues with being able to provide lower price points. Often, this requires pooling funds from many sources for the greater good of the community. The public and private sectors should work together to identify additional barriers, and create a plan for how to overcome them.

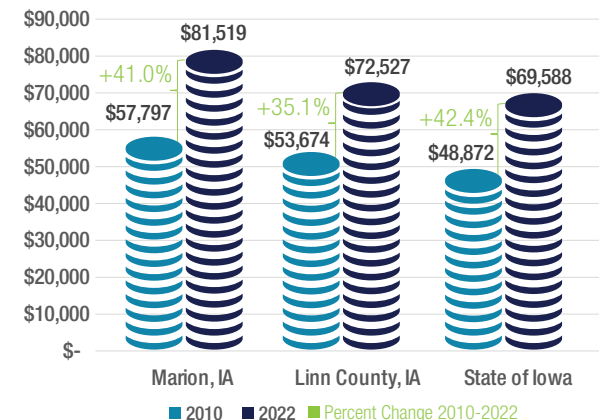
Expand options for older adults to age in the community.

Independent and active older adults in Marion seek settings that provide these same urban features, but without the problems of climbing stairs and maintaining yards. The 2022 Housing Analysis shows a demand for more senior housing across several home types.

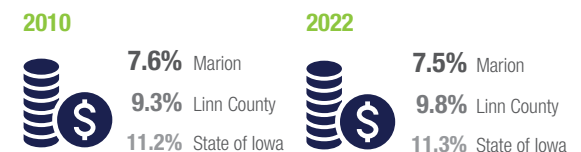
- **Encourage through incentives that large scale projects to incorporate accessible design standards into at least a portion of units.** The City should review its codes as they relate to housing. Accessible design standards include features that are hard to add later. Therefore, homes can easily be adapted for aging or physical disabilities and should be considered as requirements in certain developments.
- **Consider Universal Design standards for at least a portion of all units within a more substantial project or subdivision.** Closely tied to accessible design, universal design means that every aspect of a home from the bathroom to the garage is more convenient and comfortable to use for every individual, not labeled by age or ability.

There is a demand for nearly 2,800 homes by 2030 alone, and demand for nearly 700 senior oriented units across price points.

Median Household Income



People Living Below Poverty Level



| Source: American Community Survey

Have home variety across living types and price points.

People in Marion understand the increasing growth pressures within the city. Directing this growth for variety offers the development community and the City the opportunity to evolve as preferences and needs evolve. This is built into the Marion Future Land Use map. Most importantly, different home types are interconnected and not isolated by large distances from other uses and services.

- **Stay tuned to the market.** Marion needs to understand what's coming or what might be preventing the market from providing homes that people desire. The City and metro are growing fast and in high demand. The City should communicate and meet regularly with local and regional private market developers to understand changing demand and barriers to building desired housing types.
- **Update regulations to align with the Future Land Use plan.** Adjustments to zoning regulations should encourage moderately priced housing forms in new developments and on infill lots. These forms include small lot single-family development, duplexes or two-unit structures that may include an owner-occupant, auxiliary dwelling units on appropriately sized lots, and smaller townhome or rowhouse structures.

- **Accommodate innovation.** Policy should encourage and moderate the risks of non-conventional or emerging forms of residential development that accommodate emerging markets but are unfamiliar to many conventional developers and builders.
- **Use data from the most recent Housing Needs Analysis to develop & encourage policy that provides mixed-use neighborhoods.** Mixed-use areas are a significant focus of the Future Land Use map. Integrating complementary uses can help encourage activity at various times of day, increasing the security, vitality, and number of people using public spaces. Coupled with the design guidance for centers and corridors, policy should not discourage integrating services near and within neighborhoods.

Mixed-Use Neighborhood Transition Guide

1. **Mixed-Use Intersections.** Commercial uses along high traffic streets.
2. **High-Density Residential.** Apartments, fourplexes, or other multi-unit uses border commercial and mixed-use areas.
3. **Medium-Density Residential.** Row home, townhome, and flat style development along local streets that buffers from high density residential.
4. **Lower Density Transitions.** The transition from medium density residential approaches single-unit styles.
5. **Alley Development.** The space separation that alleys provide for rear parking also allows homes to be built closer to the street.
6. **Greenspace.** With increased density, greenspace provides separation opportunities and outdoor areas for those living in higher density buildings that do not have yards.
7. **Pedestrian Routes.** Pedestrian connections to adjacent development are required for community wide walkability.

POLICY APPLICATION: MIXED-USE NEIGHBORHOOD

FIGURE 5.2: FERNOW ROAD SUBAREA PLAN



POLICY APPLICATION: CORE NEIGHBORHOOD CONSERVATION

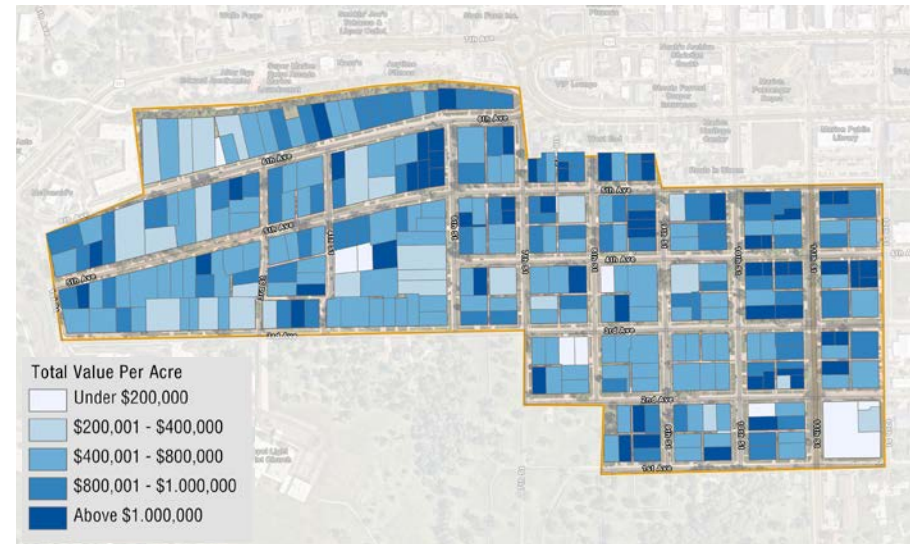
Broadly maintain and upgrade core neighborhoods.

Marion's housing stock is not as old as other cities in Iowa. However, an estimated 30% of Marion homes were built before 1970 and another 34% from 1970 through the 1990s. These are homes reaching significant maintenance needs and remodels to meet today's housing preferences, if not already. Almost all of these homes are in core Marion neighborhoods north and south of the Central Corridor and are more attainable from a price perspective than other parts of Marion.

The fabric and character of the core neighborhoods are important to people, of which housing is key. The following policies and strategies should frame Marion's approach to maintenance, reinvestment, and at times redevelopment. Marion may become a CDBG entitlement community in the planning horizon (pop. <50,000) which would open up Federal funding streams for many types of programs.

- **Complete Studies of Core Neighborhoods.** Specific neighborhood studies should identify where maintenance and rehabilitation funds can be most effective. These neighborhoods have the benefit of already installed infrastructure and can have a similar home value on a per acre basis as new neighborhoods.
- **Neighborhood Engagement Programs.** Invest in effective neighborhood engagement programs involving partnerships of the City, residents, and non-profit groups. Consider developing formal neighborhood associations that can help lead outreach and build social connections.
- **Identify programming that can leverage federal, state, and local funds to assist on neighborhood redevelopment or improvements.**

Targeting efforts and resources to select areas over time is more effective in building momentum towards noticeable results. Figure 5.3 on the next page shows where a core neighborhood program might start southwest of Uptown. Several factors make this neighborhood a candidate for conservation policies and incentives.



| Source: Linn County, RDG Planning & Design

Characteristics

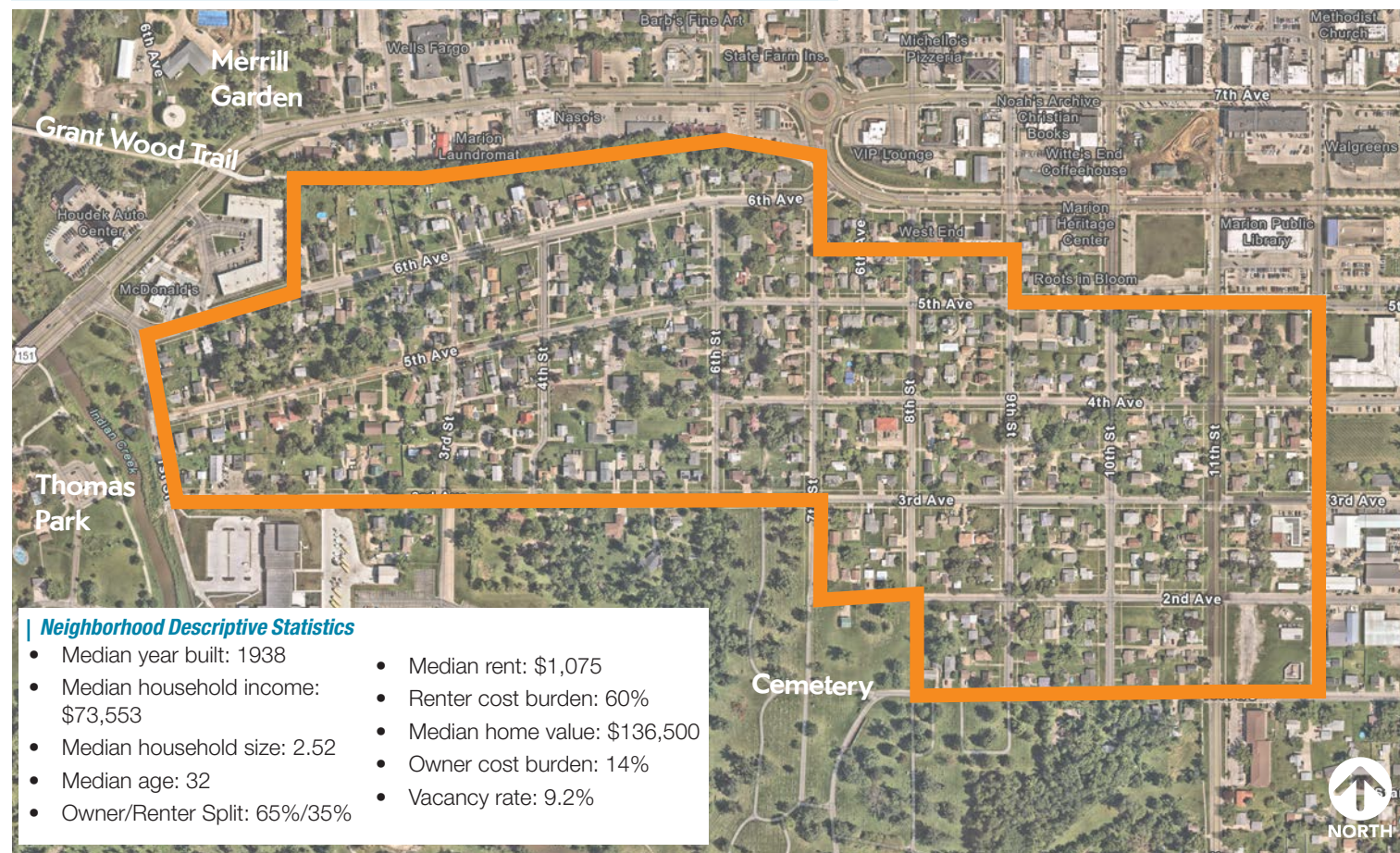
- Predominantly built as a single-family neighborhood (<85% of housing units) between Uptown and Indian Creek with some duplexes or larger homes split into multiple units.
- Older houses of various sizes and conditions. Rehabilitation need is scattered.
- Originally platted lots mostly range from 7,000-7,500 square feet. Some splits over time result in many smaller lots as small as 3,000 square feet.
- Proximity to Uptown, Marion High School, parks, and major transportation routes are significant assets.
- A broadly younger demographic with children and/or roommates.

Policy Directions

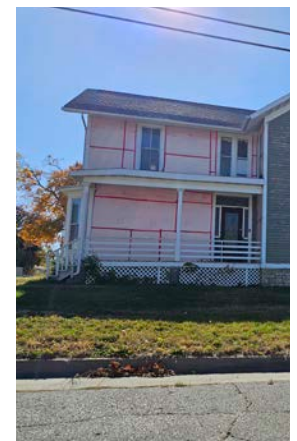
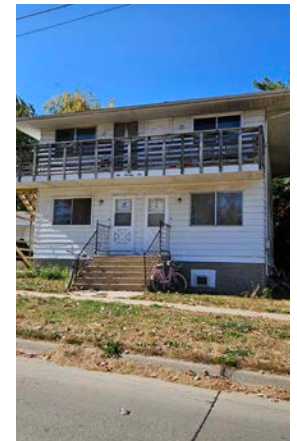
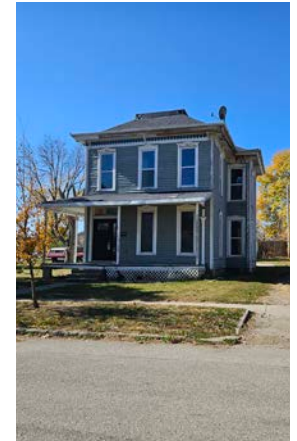
There is some evidence of home renovation in the area. However, home values overall are low and may be undervalued given prevailing household incomes. This creates a lower incentive for homeowners when they feel there will not be a return on their investment or property managers who cannot or do not want to raise rents. Younger populations in the neighborhood may also be strapped with other expenses such as loans, children, and transportation.

- **Reinvestment approach.** Maintenance and conservation policies, good market for rehabilitation programs.
 - Smaller scale city rehabilitation programs are appropriate to encourage incremental reinvestment in homes.
 - Explore methods to create an acquisition/rehab/resale program that can leverage the lower home values.
 - Create incentives or policies that discourage breaking up single-family homes into multiple living units.
- **Redevelopment approach**
 - Try to keep redevelopment to properties that are beyond repair.
- **Community building approach**
 - Maintain proactive community relationships between all residents and city staff.
 - Engage the neighborhood with events in Uptown to increase pride in where they live.
 - Evaluate ways to maintain the affordability of homes in the area as reinvestment occurs and the popularity of being close to Uptown grows.

FIGURE 5.3: NEIGHBORHOOD CONSERVATION POLICY AREA



Source: 2018-2022 ACS*; Linn County Assessor (*Census block group does not exactly align with the policy area boundary)



An aerial photograph of a park area. In the foreground, there is a large, dark-roofed building, possibly a community center or library, with a parking lot filled with cars. To the right of the building is a large, open grassy field. In the lower center, there is a playground with a large, circular, sandy area and a climbing structure. A winding path or trail runs through the park. In the background, there is a residential neighborhood with many houses and a large body of water, possibly a lake or reservoir. The entire image has a green tint.

PARKS, TRAILS, & NATURE

06

PARKS, TRAILS, & NATURE

VISION

Marion's park and trail system will have activities for people of all ages and abilities. The trails in Marion will be safe, connected, and practical for both transportation and recreational use. Marion will serve as a regional destination for visitors year-round.

INTRODUCTION

Marion's parks and trails system is robust and serves most residents well with space to play, exercise, and relax. Marion 2045 identifies initiatives to manage current and future park land, placing emphasis on minimizing negative environmental impacts, preserving essential functions, and providing community recreation opportunities for people of all ages and abilities.

The City operates parks and plans for amenities at a variety of scales, from neighborhood to regional. The following identifies the types of parks and current services in Marion.

Regional Parks

An area suitable for regionally based recreation activities. The size of the park is typically from 200 to 500 acres. Its size is based on its capacity to preserve natural character while accommodating a variety of activity areas with buffering between these activity areas. Access to water bodies is of particular importance during site selection.

| *Local Example: Lowe Park*

Community Parks

Parks located to serve a population within a one to two mile radius, although the facilities often serve the needs of the entire community. The size varies from 30 to 100 acres. Community parks generally contain sports fields for organized leagues, swimming pools, unique natural elements (forests, hills, ponds, streams, etc.) and any other facilities designed for community-wide use. Amenities could include large shelter houses, restrooms, playground structures, slides, swings, tennis courts, and hard-surfaced parking lots.

| *Local Example: Marion Square*

Neighborhood Parks

Parks located to serve a population within a 1/4 to 1/2 mile radius. The size varies from 5 to 30 acres, depending on the location. Site development generally includes open space, walkways, and landscape material. Amenities could include swing sets, play structures, small shelter houses, grills, picnic tables, basketball pads, drinking fountains, and on-street parking.

| *Local example: Ascension Park*

Developed Spaces

A space designed for either passive or active use with amenities incorporated in the site (play equipment, restrooms, shelters, drinking fountains, etc.).

| *Local Example: Uptown Plaza*

Private Open Spaces

Land set aside within residential developments where the intended primary use is for adjacent property owners, not the public at large.

| *Local Example: Hunter Ridge Golf Course; Rookwood Lane*

Recreation Facilities

Recreation facilities are purpose-driven indoor spaces. They may be standalone or within a park.

| *Local Example: YMCA*

Woodland and Open Spaces

Land set aside to be left in a natural state, not meant for planned activities. Trails may be established along with other passive activities and conservation efforts.

| *Local Example: Wanatee Park (Linn County)*

Greenbelts

Open space most often located along a creek or stream which serves the purpose of managing the floodway, linking an open space system, offering recreational and education opportunities, and protecting natural resources. Many greenbelts are informal or private areas within Marion. Greenbelt parks can offer intermittent recreational areas, as well as serve as scenic connections and trails for pedestrians and bicyclists.

| *Local Example: Indian Creek*

Shared Use Paths and Trails

Multi-purpose 10'-12' paved paths that serve transportation and recreation needs. Commonly located within greenways, parks and natural areas, and along arterial and collector streets. Focus is on recreational value and harmony with the natural environment surroundings.

- Type 1: Hard-surfaced paths for bicyclists, in-line skaters, and walkers/joggers.
- Type 2: Natural paths mostly for pedestrians. May be hard (pervious) or soft surfaced.

| *Local Example: Trails along 10th Avenue, Indian Creek Trail*

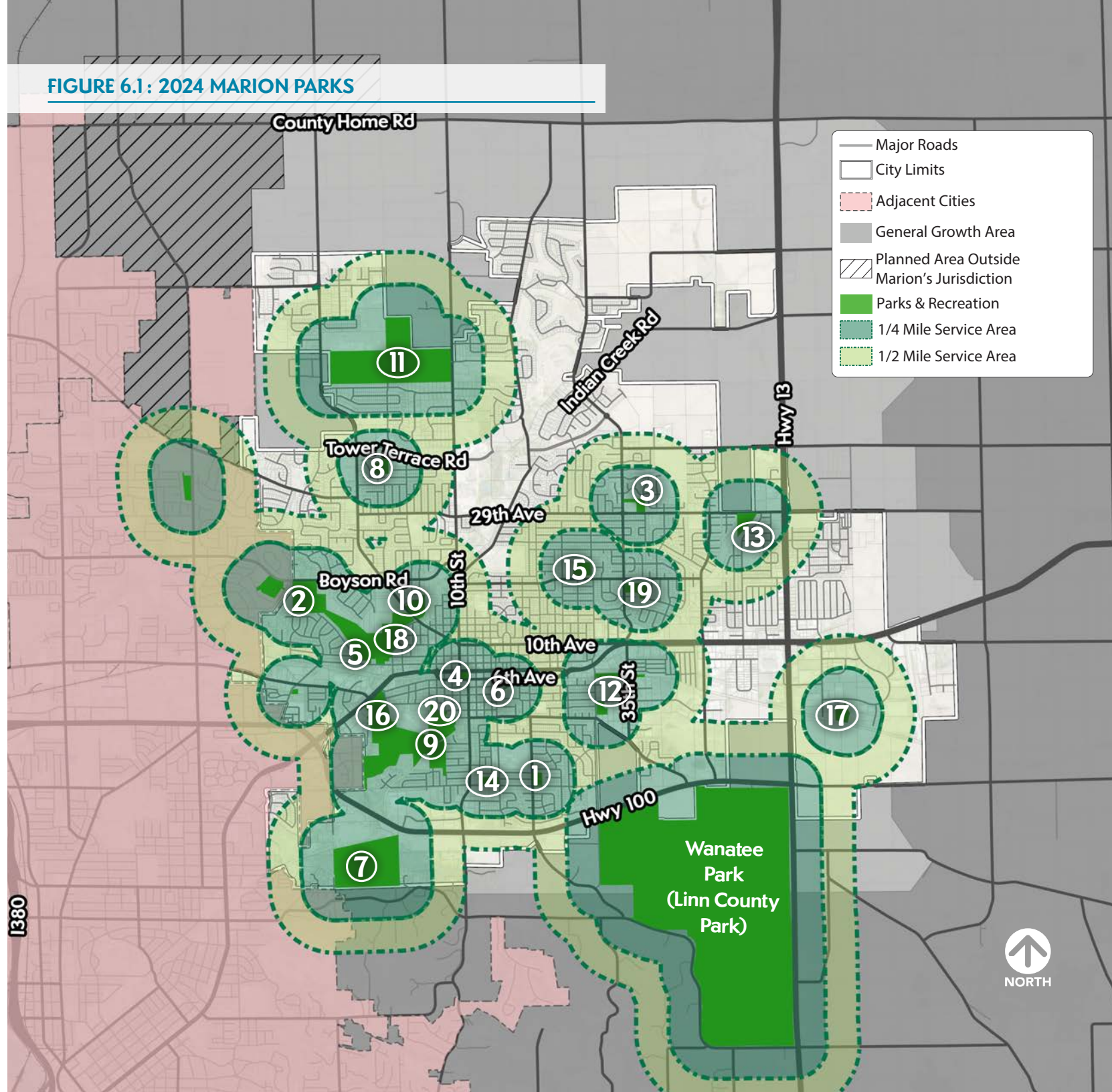
PARKS IN 2024

The City Parks and Recreation department maintains over 600 acres of parks, 3.7 acres of maintained flower beds, over 6,000 trees, 17 playground areas, 20 ball diamonds, 15 pavilions, and an outdoor swimming pool.

Marion contains about 14.5 acres of park space per 1,000 residents (2024). This is greater than the common overall metric of 10 acres per 1,000 residents. While this metric is helpful to understand the overall amount of park space needs, it does not take into account residents that live more than a half mile from a park, which is commonly understood as the maximum acceptable walking distance.

Figure 6.1 displays quarter and half-mile radius around existing parks. Un-numbered parks are accessible to Marion residents, but not maintained by the City of Marion. **Numbered descriptions are on the next pages.**

FIGURE 6.1: 2024 MARION PARKS



2024 PARKS

Marion is undertaking a comprehensive parks master plan in 2025 that details specific park needs.

Map #	Park Name	Size	Amenities	Needs
1	Ascension Park 875 South 22nd Street	4 acres	Open play area, picnic tables, playground equipment, soccer field, basketball court	Improve sidewalk and trail connections between park amenities; playground replacement; potential for a future community center in conjunction with the church; continue routine maintenance
2	Boyson Park 975 Boyson Road	70 acres	Picnic tables, scenic trail	Hard surface trail; public restrooms; continue routine maintenance
3	Butterfield Park 29th Avenue at 35th Street	6.3 acres	Basketball court, baseball diamond, playground equipment, skate park, gazebo, grills	Public restrooms; continue routine maintenance
4	City Square Park 1101 7th Avenue	1.5 acres	Pavilion, picnic tables, ice skating ribbon, splash pad, playground, year round restrooms	Continue implementation of Uptown Master Plan
5	Donnelly Park 290 West 8th Avenue	19 acres	Shelter, playground equipment, basketball court, small ball diamond, scenic trail	Playground replacement with surfacing; public restrooms; continue routine maintenance
6	Elza Park 1645 5th Avenue	0.3 acres	Picnic tables, playground equipment	Continue routine maintenance
7	Faulkes Heritage Woods 30th Street at Tama Street	110 acres	Scenic trails	Continue routine maintenance
8	Gill Park 3450 Hawthorne Street	7.8 acres	Playground equipment, splash pad, gazebo, baseball field, scenic trail	Improve sidewalk and trail connections between park amenities; implement wayfinding signage; new access off of Irish Drive for parking; new playground and replacement of trail; restroom and new pavilion needs; continue routine maintenance
9	Hanna Park 775 Fairview Drive	15 acres	Pavilion, grills, restrooms, basketball courts, soccer fields, picnic tables, baseball diamond, playground equipment, sandbox area, fitness trail, accessible play area	Complete a Hanna Park Master Plan for parking, road and trail connections, and turning the dump site into parkland; continue routine maintenance
10	Lining Park 390 Central Avenue	12 acres	Baseball diamond, picnic tables, playground equipment, basketball court	Improve sidewalk and trail connections between park amenities; implement wayfinding signage; continue routine maintenance

Marion is undertaking a comprehensive parks master plan in 2025 that details specific park needs.

2024 PARKS, CONTINUED

Map #	Park Name	Size	Amenities	Needs
11	Lowe Park 4500 North 10th Street	180 acres	Scenic trail, sculpture trail, amphitheater, fishing pond, ball diamonds, concessions, sports fields, restrooms, community gardens, demonstration orchard, greenhouse, Arts & Environment Center, senior programming, recreation staff offices	Continue implementation of Lowe Park Master Plan; continue routine maintenance
12	Peg Pierce Complex 3205 3rd Avenue	3.5 acres	Marion Girls Softball Program, concessions, playground equipment, restrooms, picnic tables	Replace playground and playground resurfacing; improve sidewalk and trail connections between park amenities; continue routine maintenance; evaluate ball diamond relocation for more space and parking
13	Prairie Hill Park 5133 29th Avenue	4 acres	Playground equipment, pavilion, basketball court	Continue routine maintenance; public restrooms
14	Starry Park 1480 Grand Avenue	15 acres	Marion Boys Baseball Program, concessions, picnic tables, restrooms, playground equipment	Complete a Starry Park Master Plan; relocate ball diamonds next to residential; evaluate parking needs and space; master plan for ball diamonds into recreational space; continue routine maintenance
15	Taube Park 2200 31st Street	5 acres	Pavilion, playground equipment, basketball court, picnic tables	Continue routine maintenance; playground placement with Linn Mar School
16	Thomas Park and Legion Park 343 Marion Boulevard	50 acres	Pavilions, playgrounds, sandbox, basketball courts, ice rink, disk golf, splash pad, horseshoe courts, scenic trails, picnic tables, grills, restrooms, sledding hill, Parks and Recreation Administrative and Operations Facility	Replace playground and playground surfacing; incorporate shelters and other facilities to encourage year-round use of the park; implement the Indian Creek Master Plan; continue routine maintenance
17	Waldo's Rock Park 6303 Partners Avenue	7.4 acres	Glacial boulder, pond, grills, scenic trail, fishing pier	Continue routine maintenance; public restrooms
18	Willow Park 990 2nd Street	8 acres	Playground equipment, restrooms, ball diamond	Complete a new Master Plan; improve sidewalk and trail connections between park amenities; continue routine maintenance
19	Willowood Park 1855 35th Street	10 acres	Marion Municipal Swimming Pool, splash pad, pavilions, grills, playground equipment, restrooms	Maintain existing swimming pool until the new aquatic center is ready for use, conduct a master plan for its removal; replace playground and playground resurfacing; improve sidewalk and trail connections between park amenities; continue routine maintenance
20	Oak Shade Cemetery	N/A	N/A	Potential additions of ground and integration of spreading garden to avoid capacity

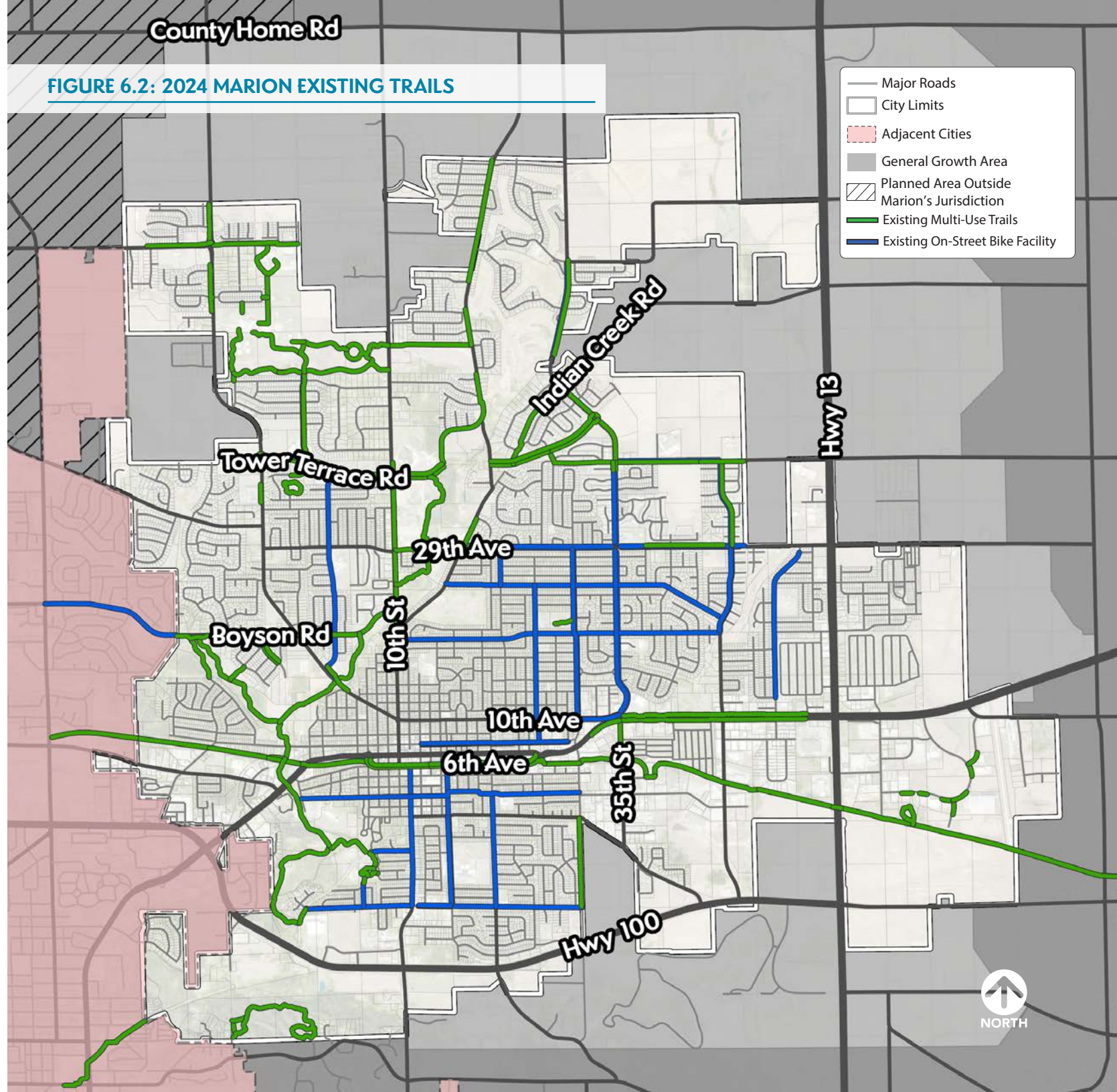
2024 TRAILS

Marion has a network of over thirty-eight miles of urban trails that includes sidepaths and off-street trails.

Throughout the public collaboration process, many Marion residents acknowledged the existing trails, and shared their desire for more trails - both for recreation and transportation.

Figure 6.2 displays the existing trail network. Many gaps in this existing network are addressed in the Future Land Use plan, while others should be identified and addressed in a future Parks and Trails Master Plan.

FIGURE 6.2: 2024 MARION EXISTING TRAILS

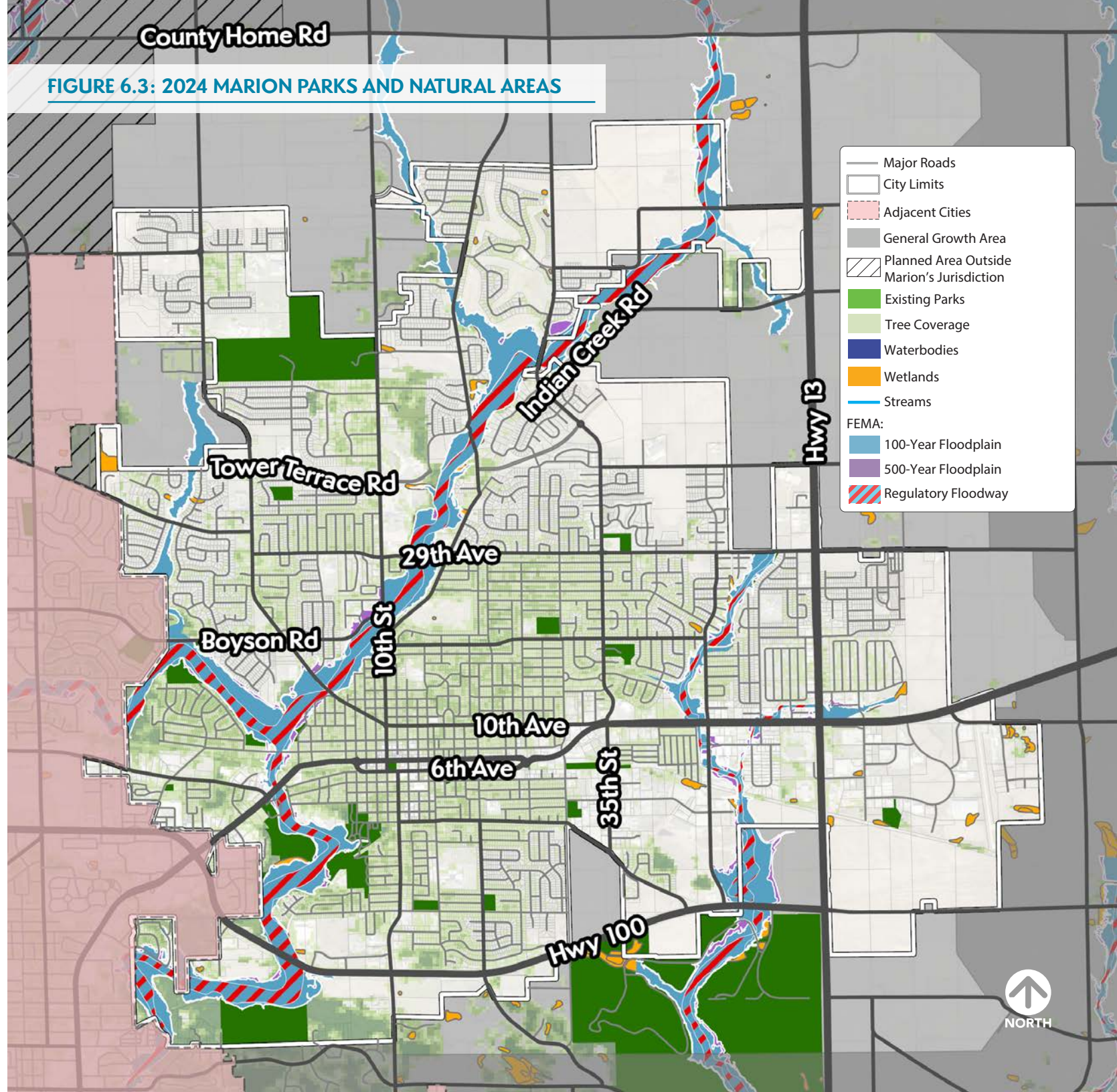


2024 NATURAL AREAS

Marion's park and trail system largely follows natural areas. These include creek paths, floodplains, drainageways, and forested areas. With natural disaster events like floods and derecho, these natural areas are crucial to conserve in parks and dedicated open spaces.

The areas in Figure 6.3 are opportunities for conservation and new parks and trail routes in the future.

FIGURE 6.3: 2024 MARION PARKS AND NATURAL AREAS



PARKS, TRAILS, & NATURE GOALS

- 1.
Provide and maintain adequate parks and recreational facilities throughout Marion**
- 2.
Enhance and expand recreational opportunities to meet local and regional needs**
- 3.
Sustain fiscal responsibility with increased maintenance needs**
- 4.
Plan for and provide a system of interconnected trails and greenways**
- 5.
Implement recent plans**

PARKS, TRAILS, AND NATURE POLICIES AND STRATEGIES

Provide and maintain adequate parks and recreational facilities throughout Marion.

Parks are some of the most popular places in Marion. Park spaces are crucial components of neighborhoods to encourage interaction and character. Parks within existing developments are like the existing housing stock: if taken care of and updated occasionally, they can last through the next planning horizon. However, when parks fall into disrepair, people do not want to visit them or live next to them, and the space becomes unappealing to visitors, eventually making the space unsafe. All neighborhoods, new and old, should have access to enjoyable, well-maintained parks.

- **Maintain or increase park level of service.** Marion was above national standards for park area per resident in 2024. Most residents expect this standard, and it should be striven for in the future.
- **Budget adequately based on a routine assessment of maintenance needs.** A systematic evaluation of maintenance needs and priorities will help ensure that funds for operations and maintenance are both adequate and targeted to address critical needs.
- **Evaluate recreational trends, demands, and facilities that adapt parks appropriately.** Evaluating changing interests and needs ensures that the parks systems continue to the needs and resident desires. One example is pickleball which is growing in popularity and rising as desire in Marion.
- **Reinvest in existing parks, especially those located near neighborhoods with limited parks within walking distance.** While community parks are a feature amenity in Marion, many families continue to rely on existing neighborhood parks. The 2025 Parks Master Plan will determine specific needs.

Enhance and expand recreational opportunities to meet local and regional needs.

What people want and need from their neighborhood, community, and regional parks is constantly changing. One example is the rise in popularity of splash pads. While new parks should be planned with new development proposals, specialty parks may also be incorporated into both new development and existing areas of the city.

- **As new trends emerge and are discovered, continue to incorporate them into new parks and updates to existing parks.** Including new trends into new and updated parks provides existing residents with new opportunities and ways to attract visitors.
- **Explore opportunities to use the Cedar Rapids/Linn County Solid Waste Agency landfill site as community space following the landfill's closure.** While options to use this site may be limited and/or require supervision, the closure of the landfill in the 2030s provides a unique opportunity for all residents and visitors to see and use this space in a new way. The southern part of the site is not under the same restrictions and may be transitioned sooner.
- **Complete a new aquatics center.** This is a large desire of many residents. Areas around the new center are ideal for complementary activities.
- **Explore ways to incorporate more variety in park space and amenities in southern Marion.** Most designated park spaces south of 6th Avenue and north of Highway 100 are designed for organized sports. More variety will provide options for more people in southern neighborhoods to enjoy parks and recreation.

Sustain fiscal responsibility with increased maintenance needs.

The parks and trail system have substantial ongoing operating costs with limited financial resources. Planning and budgeting for improvements should not impact the quality of existing parks. Ongoing costs should be considered when planning for parks and trails.

- **Work to identify funding sources early in the planning process for any new project.** Funding sources outside of City budgets might include matches from outside organizations, donations, and federal grants.
- **Continue to foster partnerships and invite and welcome new partnerships.** Partnerships between City departments with local organizations can bring new experiences and opportunities to every resident that may be infeasible for the Parks department to do on their own.
- **Complete a study to determine the feasibility of sports facilities in Marion.** The study should evaluate the demand, costs, and benefits of more ball fields, soccer fields, and indoor court space. The study should help the City understand how these types of facilities can supplement sports tourism revenue while meeting the needs of the community.
- **Include facilities that are sustainable, adaptable and support neighborhoods and communities.**

Plan for and provide a system of interconnected trails and greenways.

A system of trails and greenways should preserve environmentally sensitive areas while offering opportunities to connect people with the outdoors, including pathways and water trails. Beyond connecting homes to greenspaces and recreation sites, these trails and greenways serve a vital role in the community's transportation system.

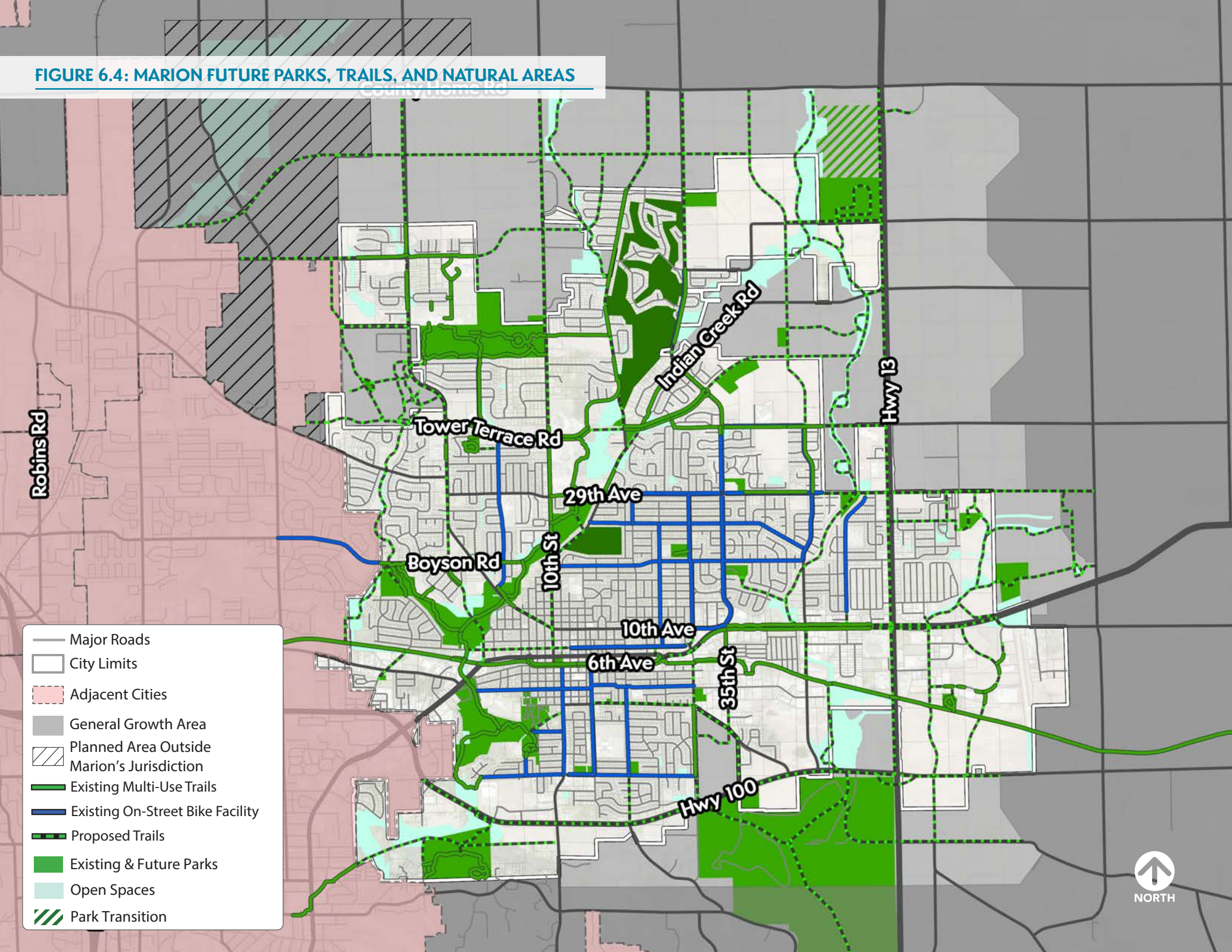
- **Coordinate with the Corridor MPO and other regional planning partners to develop and implement cross-community trails.** Trails that connect Marion to surrounding communities will elevate user experience and connect even more residents to places they want to be without the need for a car.
- **Host community events at places that connect to the trails and use these as an opportunity to educate every resident on the trail network.** People often see parking as a reason not to attend community events. Being along a trail offers other mobility options to attend.

- **Integrate amenities along trails.** Trail amenities, such as pedestrian-scaled lighting, benches for rest, pocket parks for play, and water fountains make for a trail that is more commonly used and safer.
- **Fill gaps in the existing trail system.** Figure 6.4 on the following pages shows priority gaps. As growth occurs in and around the city, new gaps may appear. Work with developers to ensure new developments have adequate trail access. Particular areas to ensure connectivity are the Indian Creek neighborhood and along and to the north of Tower Terrace Road. Trail and greenway connections should connect not just parks and open spaces, but also points of interest and commercial centers across Marion.

Implement recent plans.

- **Follow the recommendations of the Reforestation Plan, Parks Master Plan, Trails Master Plan, and Indian Creek Master Plan.**
- **For example, follow the recommendations to reforest the community methodically and quickly.** The Reforestation Plan found that Marion lost 36.7% of its tree canopy due to the devastating impacts of a 2020 derecho. The 2024 Reforestation Plan guides the city in recovering the lost tree canopy. The replacement of lost tree canopy will positively impact the quality of life of every Marion resident and support Marion's goal to be a green city.

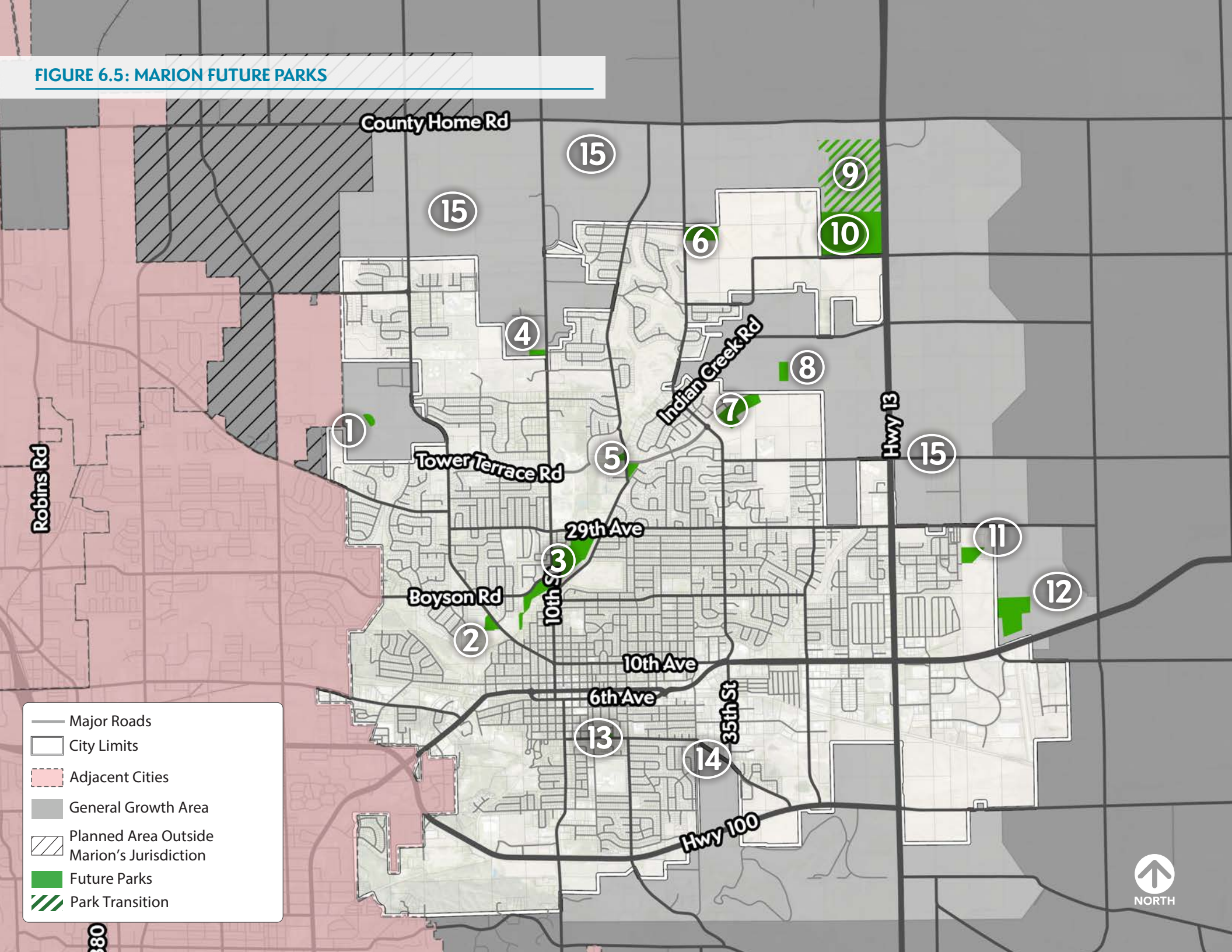
FIGURE 6.4: MARION FUTURE PARKS, TRAILS, AND NATURAL AREAS



FUTURE PARKS AND NATURAL AREAS

1. **Neighborhood Park.** A neighborhood park for the Tower Terrace/Alburnett Road growth area.
2. **Neighborhood Park.** Along Central Avenue between Lininger Park and Willow Park. The space provides an access point to Indian Creek, as planned in the Indian Creek Master Plan.
3. **Open Space.** South of Boyson Trail along Indian Creek. Enhance access to Indian Creek and recreation opportunities, as planned in the Indian Creek Master Plan.
4. **Lowe Park Expansion.** A relatively small expansion of Lowe Park along 10th Street to provide secondary access and facility expansion. The 2023 Lowe Park Master Plan Update provides guidance on expanding trail and amenities within the whole park.
5. **Water Trail Park.** Near the intersection of Tower Terrace Road and Winslow Road. A small park compliments the water trail access point on the north side of Tower Terrace Road as planned in the Indian Creek Master Plan.
6. **Neighborhood Park.** A neighborhood park along Lucore Road to serve the growing neighborhoods on the north side of the community and provide space for a future water tower to serve northern Marion.
7. **Community Park.** The master plan for The Neighborhood at Indian Creek calls for a signature community park space along Tower Terrace Road. The sizing of the park can fluctuate depending on the addition of other park and recreational spaces in the area.
8. **Neighborhood Park.** The master plan for The Neighborhood at Indian Creek calls for a neighborhood scale park in the area north of Tower Terrace Road as development occurs.
9. **Park Transition Zone.** The closure of the landfill in the 2030s brings new opportunities to the area. Following the closure, this area may be used as open space, but with very specific conditions. A master plan is recommended to identify appropriate uses and features to create a regional park.
10. **Community Park.** Similar to number 11, this area in the landfill may be transitioned to park space but sooner than the area to the north. This area has fewer conditions than number 11 because it is not actively being used as landfill in 2024. This area should be included in the master plan, and implemented as a community park that retains the existing pond.
11. **Neighborhood Park.** Near Fernow Road to support growing neighborhoods and new schools.
12. **Neighborhood/Community Park.** North of Dubuque Road in the Fernow Road growth area as shown in the East Marion Subarea Plan. The space allows proper stormwater management and opportunities for a park surrounded by an active mix of uses. The level of amenities within the park is limited by the airport runway zone requirements.
13. **Neighborhood Park.** A future neighborhood park that highlights the pin oak tree on-site.
14. **Contingent Future Park.** A park integrated into the potential site of the proposed aquatic center if the project comes to fruition.
15. **Park Planning.** While not specifically identified, the City should require new park space in these areas to maintain park access as neighborhoods grow.

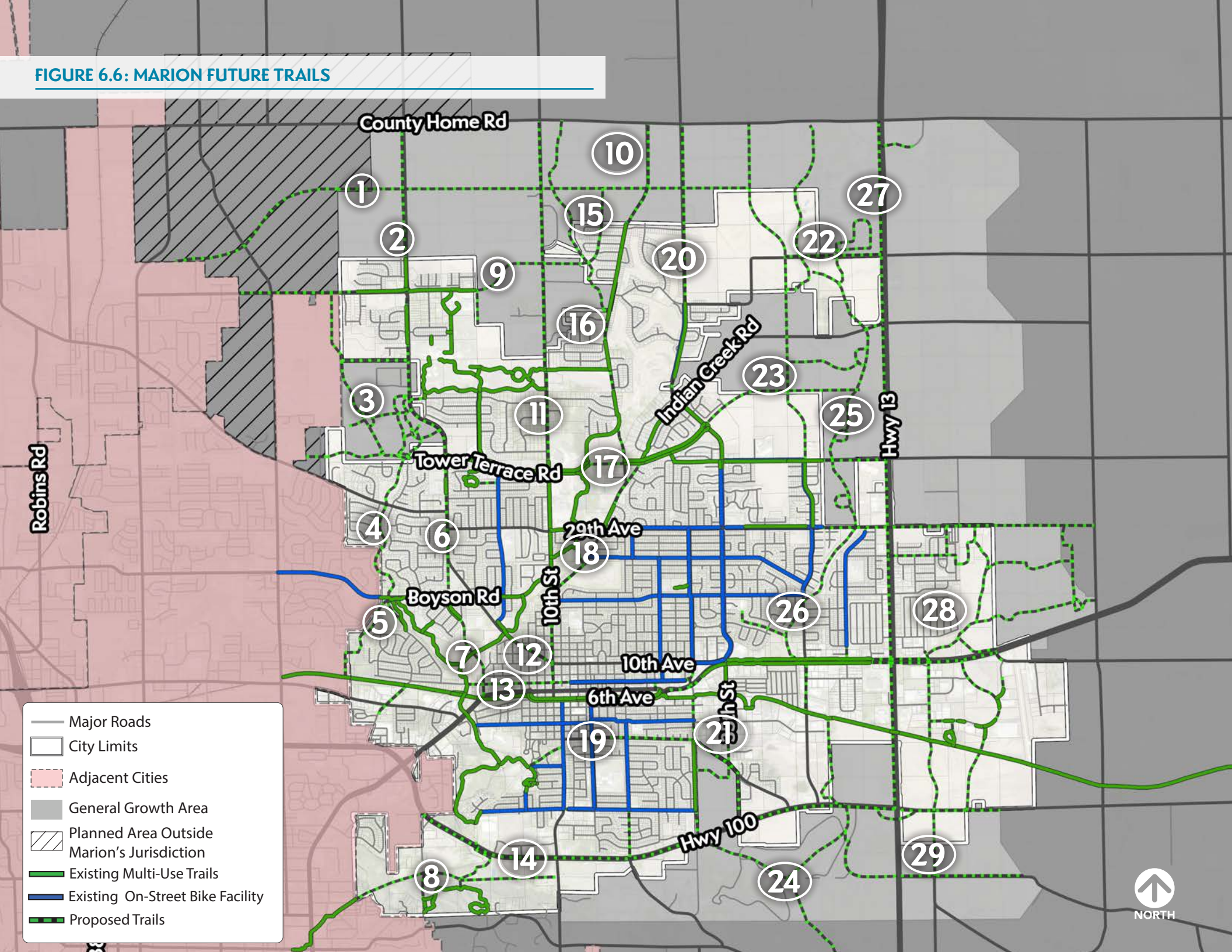
FIGURE 6.5: MARION FUTURE PARKS



FUTURE TRAILS

1. Trail along proposed collector street south of County Home Road.
2. Trail extension north along Alburnett Road, connecting the existing segment to County Home Road.
3. Trail network within the Tower Terrace Road growth area.
4. Trail possibility along the drainageway west of Newcastle Road.
5. Trail along Dry Creek west of Boyson Park, connecting to Cedar Rapids and the Boyson Trail.
6. Trail extension south on Alburnett Road, connecting West 33rd Avenue to Boyson Road.
7. Trail extension south along Alburnett Road, connecting the existing section of the trail through Willow Park.
8. Extension of CeMar Trail connecting Faulkes Heritage Woods to Highway 100.
9. Trail along proposed Echo Hill Road connection.
10. Trail extension options north to County Home Road.
11. Trail extension north along North 10th Street, connecting Tower Terrace Road to County Home Road.
12. Trail extension along Central Avenue, connecting the Indian Creek Trail to 10th Street.
13. Trail extension west along 8th Avenue, connecting 12th Street to the Indian Creek Trail.
14. Trail along Highway 100, connecting to Cedar Rapids and Hindman Road.
15. Trail extension north along Echo Hill Road, connecting to the proposed collector south of County Home Road.
16. Trail along Barry's Run Creek, connecting County Home Road to Winslow Road.
17. Trail along future extensions of Tower Terrace Road.
18. Trail connections in Indian Creek floodways, connecting nearby neighborhoods and school buildings along the Indian Creek Trail.
19. Trail along 1st Avenue, connecting South 31st Street to South 15th Street.
20. Trail extension north along Lucore Road, connecting Hunters Ridge Golf Course to County Home Road.
21. Trail extension south along South 35th Street, connecting the existing segment from the Grant Wood Trail to Highway 100.
22. Trail network in and around the Cedar Rapids/Linn County Solid Waste Agency landfill, following its closure.
23. Trail extension north along the proposed extension of 44th Street, connecting the existing segment to County Home Road.
24. Trail network accessibility improvements to connect Wanatee Park to Highway 100.
25. Trail network west of Highway 13, connecting 10th Avenue to the network in and around The Neighborhood at Indian Creek.
26. Trail along the creek drainageway, connecting 10th Avenue to 29th Avenue.
27. Trail along, but buffered from Highway 13, connecting Highway 100 to County Home Road and crossing to Prospect Meadows.
28. Trail network within the future Fernow Road growth area.
29. Trails in the future growth area connecting from the Grant Wood Trail, street extensions, and potentially grade separated crossings of Highway 13.

FIGURE 6.6: MARION FUTURE TRAILS



An aerial photograph of a town, tinted in a monochromatic reddish-orange color. In the foreground, a large, modern-looking building with a flat roof and a series of windows is visible. Behind it, a parking lot is filled with cars. To the right, a church with a prominent steeple stands out among other residential buildings. The background is filled with a dense residential area with many houses and trees. A white, rounded rectangular frame is superimposed over the middle of the image, containing the word "FACILITIES" in large, white, bold, sans-serif capital letters.

FACILITIES

07

FACILITIES

VISION

Marion will have well maintained facilities and infrastructure that can adequately support and provide for all residents and visitors to the city. Facilities and infrastructure in Marion will be regularly inspected and updated as needed.

FACILITIES GOALS

1. Continue to involve all city departments in development review
2. Budget to maintain all facilities and adapt to meet changing needs
3. Strategically invest in older parts of Marion
4. Monitor fire and rescue response times with growth to determine needs for additional facilities
5. Seek partnerships with the school districts and other organizations to share facilities

FACILITIES POLICIES AND STRATEGIES

Continue to involve all city departments in development review.

City staff are well-connected and work well across different departments. As the city grows, these inter-departmental relationships will be increasingly important to maintain high levels of service. As this happens, a formal process for development review should continue. An ideal process includes:

- **Development review schedules.** This is a time for applicants to meet with staff and hear comments related to building requirements, code violations, and where flexibility is allowed.
- **Ensure all City departments understand the vision and goals of Marion 2045 and act together.** Annually, each department should report to the City Council how their actions during the year helped advance the vision or specific goals of the Plan. Marion 2045 incorporates various City efforts. New reports, studies, and plans in the future should use Marion 2045 as a reference point for overall community visions. Relevant plans and studies as of 2024 that are incorporated or referenced in Marion 2045 include:
 - 2024 Master Streets Plan
 - 2024 Reforestation Plan
 - 2023-2028 Marion Fire Department Strategic Plan
 - 2023 Lowe Park Master Plan
 - 2022 Indian Creek Master Plan
 - 2022 Marion Housing Analysis
 - Ongoing Marion Equity Initiative
 - 2022 C Avenue Alburnett Road Growth Area Study
 - 2021 Sanitary Sewer Master Plan
 - 2021 Uptown Master Plan Update
 - 2019 Central Corridors Districts Plan

Budget to maintain all facilities and adapt to meet changing needs.

Public buildings and facilities must be held to the same standards as private development. That includes new building design, maintenance, and regular evaluation. The City should evaluate facilities as demand changes to determine their future - whether that be adjusted to serve their current purpose better, re-purposed to use in a new way, or adding new facilities.

- **Budget for studies to regularly evaluate facility and resource needs every 5-7 years, including expansions, satellite locations, or co-sharing locations.** Detailed engineering or planning studies for utility, safety, and public facilities that occur twice a decade or more often as needed ensure Marion is informed and proactive in improvements. If a detailed study finds a facility's current use is no longer practical, these options may be considered:
 - *Is the facility appropriate for another public use?*
 - *Is the location appropriate for another city use?*
 - *Can the facility be shared between multiple city departments?*
 - *If no, can the facility be put to a private purpose that is supportive of the goals of Marion 2045? (i.e.: housing, business development, recruitment and retention of workers, etc.)*
- **Implement a plan for the Marion Municipal Airport.** The Airport provides small scale flight access into Marion. However, the facilities limit the size of aircraft that can use it. With interest in sites around the Airport for development, the City and its partners, particularly MEDCO, need to determine the best use for the Airport moving forward. This could mean facility upgrades or decommissioning.

- **Use the 2021 Sanitary Sewer Master Plan to guide investments that support growth.**
- **Plan for land investments in the northern part of Marion for a shared building with Parks and Public Works equipment that adds improved response times for snow removal and repairs.**

Strategically invest in older parts of Marion.

Marion will add new neighborhoods as people continue to choose to live in Marion. Investments in these new areas are important, but just as important are investments in existing neighborhoods. These areas shape the character of Marion's core and provide a similar, if not higher, property value per acre to the City.

- **Implement a stormwater master plan.** To be completed in 2025, the plan will help shape design in new neighborhoods and offer solutions in older areas with less flexibility to adapt to stronger storm events.
- **Identify a neighborhood and centers investment phasing plan.** Investments include street reconstructions, utility upgrades and burying, drainage improvements, and other investments in the public realm. Public investments are proven to stimulate private investment by increasing homeowner pride in their neighborhood and increasing the accessibility and capacity of business centers like Uptown, the Central Corridor, and the airport area. This might include neighborhoods or centers where there are also incentives and assistance dollars for property owners to make improvements.

2024 FACILITIES

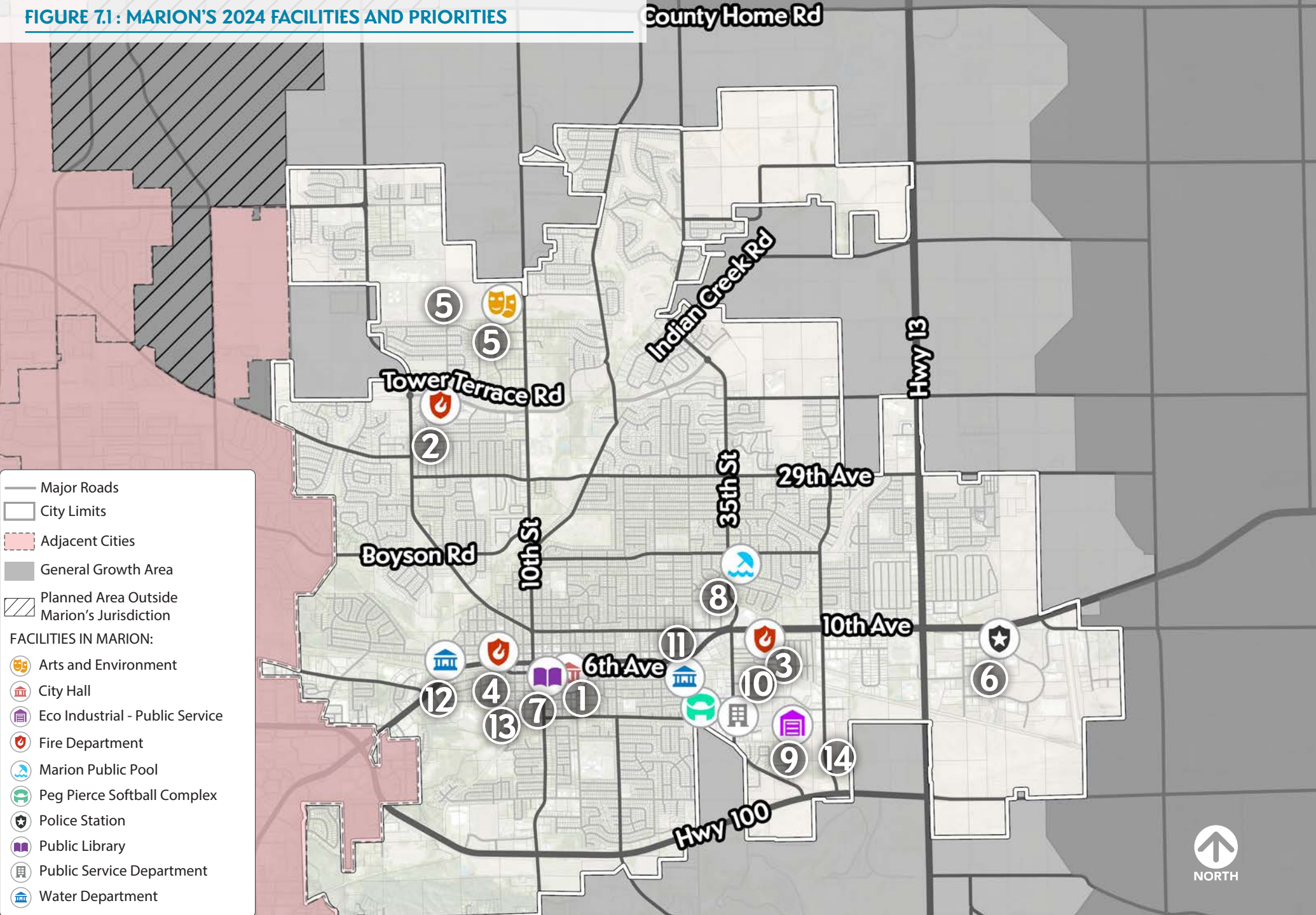
Public facilities and infrastructure are imperative to every resident's quality of life and economic development. Both seen and unseen, the residents and businesses rely on the City's facilities and infrastructure for transportation, education, and everyday tasks. Marion 2045 helps guide facilities in a way that is both expansive and efficient.

Figure 7.1 shows the locations of Marion's public facilities with a summary of major needs identified for the future.

FIGURE 7.1 : MARION'S 2024 FACILITIES AND FUTURE PRIORITIES

	Facility	Priorities through 2035
1	City Hall 1225 6th Avenue	Continue routine maintenance
2	Fire Station #1 100 Irish Drive	Evaluate storage space as needs change
3	Fire Station #2 3933 Katz Drive	Planned space needs assessment
4	Fire Station #3 600 8th Avenue	Update of exhaust extraction system; explore areas for relocation
5	Lowe Park Arts Center and Maintenance Facility 4500 10th Street / 4502 Irish Drive	Address deferred maintenance; update facilities; add a greenhouse facility and a storm shelter; continue routine maintenance
6	Police Department 6315 Highway 151	Continue routine maintenance and evaluate space needs
7	Public Library 1101 6th Avenue	Continue routine maintenance
8	Public Pool 1855 35th Street	Decommission the aging facility after adding a new aquatic facility at a new location
9	Public Works, Fire Training Tower, and Future Burn Building 202 44th Street	Finalize master site plan; continue routine maintenance
10	Former Public Works Office 107 35th Street	Explore decommissioning the public works building and selling to a private use
11	Water Department 3050 5th Avenue	Explore potential locations for a new water tower
12	Thomas Park Administrative Offices and Safe Room 343 Marion Boulevard	Continue routine maintenance
13	Oakshade Cemetery Maintenance Facility 789 2nd Avenue	Continue routine maintenance
14	Future Recycling Center and Yard Waste Area	Complete future location on the east side of 44th Street
TBD	Future Water Tower	Install water tower to increase water pressure on the north side
TBD	Future Fire Station #4	Determine appropriate location to serve growing areas and look into acquiring land

FIGURE 7.1 : MARION'S 2024 FACILITIES AND PRIORITIES



Monitor fire and rescue response times with growth to determine needs for additional facilities.

Three fire stations served the City of Marion in 2024. The three fire stations at their locations serve the 2024 population well but will become inadequate with neighborhood growth. Ways to improve existing facilities and equipment include:

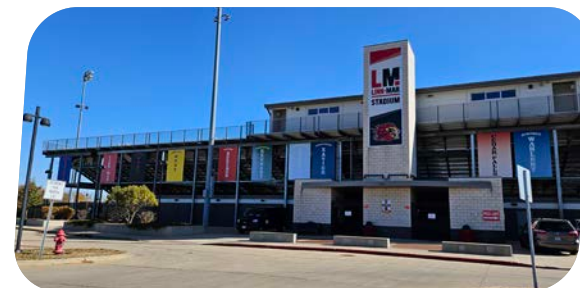
- **Explore areas for the relocation of Fire Station #3.** The relocation of fire station #3 will improve response deployment time and coverage to a broader area, and a new location could include modern safety features.
- **Continue to evaluate and act on equipment and space for emergency personnel.** The City should continually check that adequate Personal Protective Equipment is available and research the adoption of the most state-of-the-art models.
- **Continue to monitor police and fire response time and consider additional facilities when and where needed.**

Emergency response time is directly tied to Marion's street and growth patterns. Response times for facilities should be evaluated when considering major land development proposals and proposed street patterns, particularly in the northern and eastern areas of the community. For example, a fourth fire station will eventually be needed in northern Marion to serve new development.

Seek partnerships with the school districts and other organizations to share facilities.

Several new school facilities are expected with community growth through 2045. The schools and the City both directly benefit when the school district and citywide planning are coordinated. Continued coordination opportunities include:

- **Recreation facilities and active transportation connections.** New school facilities and site selection planning should be coordinated with the City's plans for pedestrian and bicycle routes and the possibility of sharing recreation facilities, such as playgrounds, with the public. For example, a future partnership with the Linn Mar school district and City Parks Department for recreational space and maintenance equipment to the east of Highway 13 as growth and development continues.
- **Youth programs.** Public/private partnerships with schools, the YMCA, and Prospect Meadows provides a critical resource for youth programming. Coordinating with programs offered by the Parks Department and Library creates efficiencies in staffing and more opportunities for youth.



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MOVING FORWARD

Share Your
Ideas Here!

2045
A Great Start for 2045

08

MOVING FORWARD



EQUITY APPROACH MOVING FORWARD

Everyone is welcome and should feel they can have a positive experience living, working, and recreating in Marion. Marion 2045: A Plan to Reach New Heights and its visions, goals, policies, and strategies all work together to promote high levels of diversity, equity, and inclusion for all in the community. Each chapter of this Plan correlates directly with diversity, equity, and inclusion, and vice versa.

Land Use

Allow a range of land uses for many different types of homes, businesses, and community spaces.

Centers & Corridors

Being accessible across the city and incorporating community based history, art, and events.

Mobility

Create a place where people can travel throughout the community by the mode available to them.

Housing

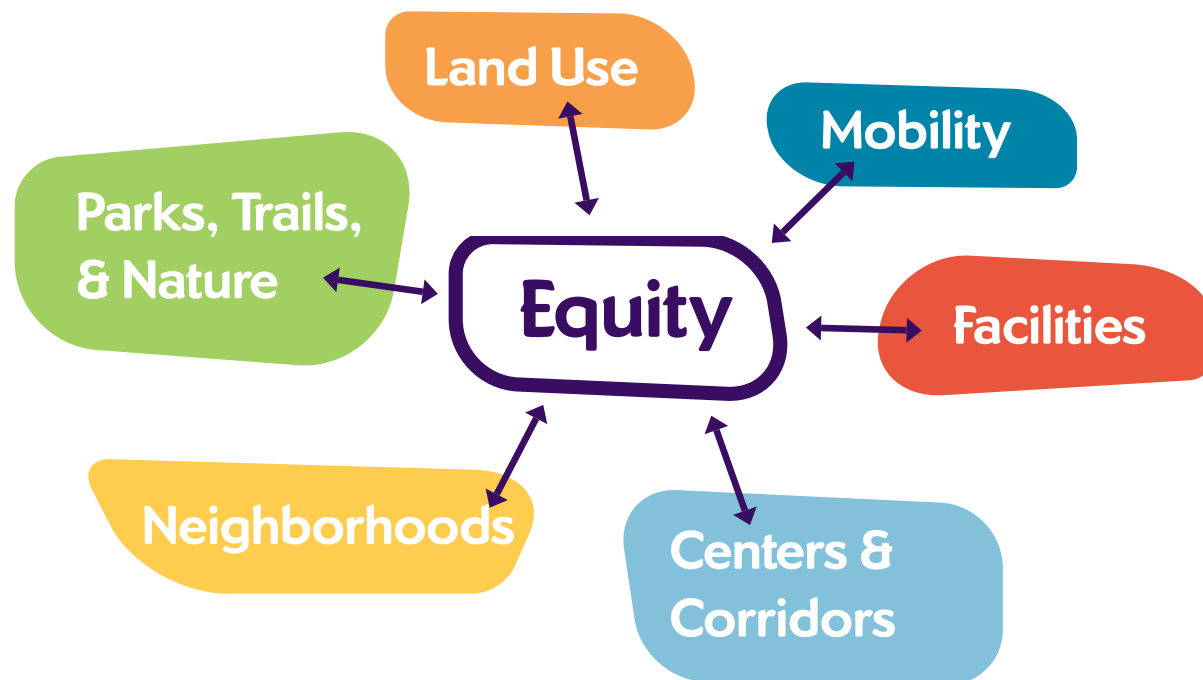
Provide a variety of housing types for all ages, incomes, and abilities.

Parks, Trails, & Nature

Provide enjoyable outdoor spaces for people of all ages and abilities that are accessible from every neighborhood.

Facilities

Ensure safe infrastructure and access to emergency services.



Diversity, equity, and inclusion are principles that bind us together to create a community where everyone belongs. The City of Marion is fully dedicated to addressing systems of inequity while building an accessible community where people of all cultures and identities can thrive. The City expects that its employees embrace this vision of inclusion and will strongly encourage its residents and community partners to do the same. By fulfilling this commitment, the City of Marion envisions a community that is inclusive and preserves the dignity of all people.

- Marion Equity Statement

MARION 2045 EQUITY APPROACH

1.

Celebrate diversity

Related Marion 2045 Goals:

- **Centers and Corridors.** Create welcoming experiences at all entrances to Marion
- **Parks, Trails, and Nature.** Enhance and expand recreational opportunities to meet local and regional needs.
- **Facilities.** Budget to maintain all facilities and adapt to meet changing needs

Approaches

- Incorporate public art that celebrates diversity in parks, centers, and corridors
- Use public spaces as opportunities to educate, inform, and celebrate Marion's history and culture

2.

Proactively attract and welcome diversity and inclusion of all residents and business owners of all demographic and economic backgrounds

Related Marion 2045 Goals:

- **Centers and Corridors.** Grow and support centers for Marion's economic base
- **Centers and Corridors.** Tactfully incorporate centers and corridors into neighborhoods
- **Neighborhoods.** Support attainable housing options through partnerships, policy, and public incentives
- **Neighborhoods.** Have home variety across living types and price points

Approaches

- Include other languages on city-issued material where most needed
- Ensure information for programs for small businesses is easy to find and understand

MARION 2045 EQUITY APPROACH

3.

Build social connections across different neighborhoods and organizations

Related Marion 2045 Goals:

- **Neighborhoods.** Expand options for older adults to age in the community
- **Mobility.** Create and maintain a safe and well-connected, multi-modal network
- **Parks, Trails, and Nature.** Provide and maintain parks and recreational facilities throughout Marion
- **Parks, Trails, and Nature.** Plan for a system of interconnected trails and greenways
- **Facilities.** Seek partnerships with the school districts and other organizations to share facilities

Approaches

- Continue adding diverse programming offered by the city's different departments, such as programs offered by the library or parks department
- Incorporate education on different cultures into youth and adult programming

4.

Have policies, programs, and codes that remove barriers and promote equitable outcomes and inclusion in Marion

Related Marion 2045 Goals:

- **Mobility.** Coordinate transportation and land use plans, focusing on critical connections
- **Mobility.** Plan and budget for transportation improvements in older neighborhoods
- **Neighborhoods.** Broadly maintain and upgrade core neighborhoods
- **Facilities.** Strategically invest in older parts of Marion

Approaches

- Encourage diverse membership across appointed boards for decision making
- Overhaul codes to bolster uses of land for more people, for example multi-generational families and lower income households
- Maintain adequate accessibility standards for development

IMPLEMENTATION APPROACH

Annexation Procedure

While Marion has land within city limits for future growth, there is not enough to meet the 2045 future land use needs. Therefore, annexation is a feasible goal for the City. Annexation should follow the intent of growth in the Future Land Use Plan. The phasing of growth should occur in a way to not over strain city budgets or ability to service. Annexation may be needed for several reasons:

- To provide more choices for development and support flexibility in the market for development
- If residents petition to be annexed into Marion
- If opportunities present themselves where annexation would:
 - Support development principles in this Plan
 - Increase connectivity
 - Protect environmental features
 - Promote economic development in Marion
 - Increase public safety
 - Protect orderly growth of the city

A Cedar Rapids-Marion Annexation Agreement is in place that limits growth to the west. The Future Land Use Plan reflects this agreement. The agreement is active through 2034 and should be reevaluated at that time.

The following annexation strategy should apply:

- 1. Pursue Voluntary Annexation.** Marion should use the “voluntary annexation” provisions of Iowa annexation law (including the 80/20 rule) and avoid annexing areas under “involuntary” procedures. The drawbacks of involuntary annexations include:
 - *A more complex annexation process*
 - *Confrontation with landowners*
 - *Susceptibility to court challenges*
 - *Costly extension of city services mandated within a short period, even if development is not imminent*

The benefits of voluntary annexation are:

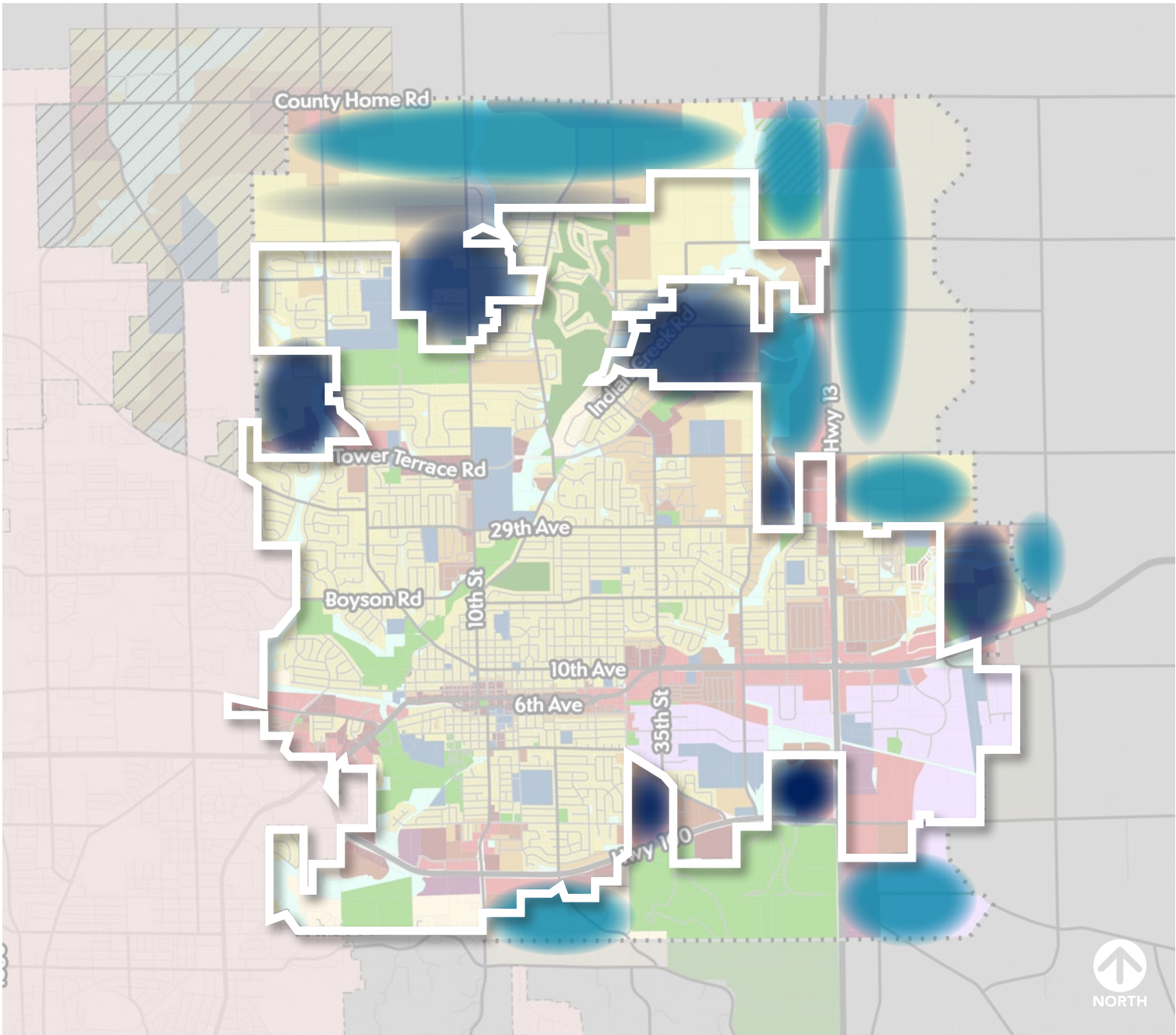
- *Allows the City to promote areas for development without having to install costly infrastructure ahead of that development*
- *It does not require the City to pick “winners and losers” among potential annexation areas, the private market determines development timing and location*
- *Simpler process, less controversial*
- *If necessary, use the 80/20 rule for voluntary annexation, which allows up to 20% of the total annexed area to be included without property owners’ consent. This allows for the “squaring off” of annexation areas to logical boundaries to avoid creating unincorporated “islands,” which are not permitted by state law. While full consent from property owners is ideal, there may be situations where the 80/20 rule is necessary to follow state laws and achieve long-term City goals.*

- 2. Only Annex as Needed.** Marion should annex land only as the opportunity arises or to help achieve housing or land use needs. By only annexing what is needed when it is required, the City avoids unnecessary maintenance of infrastructure and potential conflicts with landowners. Coupling this approach with creating annexation agreements will protect the City’s long-term growth areas.
- 3. Initiate Outreach to Property Owners.** Initiate ongoing communication with owners of properties in growth areas.
- 4. Negotiate Development Agreements.** Development opportunities in growth areas should be pursued on a “negotiated development agreement” basis, with zoning, infrastructure extensions, and any applicable development incentives as part of the negotiation process. The Future Land Use Map should serve as the guide for uses within the annexation areas.
- 5. Zone Appropriately.** Discussion of appropriate zoning, consistent with the Future Land Use Map, should be a part of the process.
- 6. Prioritize Contiguous Parcels.** Annexation priority should go to parcels contiguous to current city boundaries. It is not recommended to annex property that is not contiguous to existing city property and would not be permitted by state law in most circumstances.

FIGURE 8.1 : ANNEXATION PRIORITY AREAS

Subdivisions in growth areas outside of city limits should be held to the same standards as those in the city limits. This will ensure that any development in the city's long-term growth area that may eventually be annexed into the city meets city standards for design and infrastructure, and does not interfere with the City's long-term plans for transportation connections.

Figure 8.1 shows annexation possibilities in the short and long-term based on market directions, land availability, and public servicing feasibility. However, it is not meant to dictate annexation and opportunities should be evaluated as they arise.



IMPLEMENTATION APPROACH

Marion 2045 is a comprehensive guide for future city decisions, but by itself does not implement any policies or actions directly. Implementation will require partnerships like those among the Visioning Committee members to create the Plan - among city entities, the development community, private property owners, and all Marion residents.

Implementation Policies and Strategies

1. Update the annual action and capital improvement program that implements the recommendations of the Plan. The actions of the Plan will require funding and other continuous support. This program should be coordinated with Marion's existing capital improvement planning and budgeting process, even though many of the Plan's recommendations are not capital items. This annual process should be completed before the beginning of each budget year and should include:

- *A 1-year work program for the upcoming year that is specific and related to the City's financial resources. The work program will establish which plan recommendations the City will address during that year.*
- *A 3-year strategic program that provides for a multi-year perspective, aiding the preparation of the annual work program.*
- *A longer-term capital improvement program that is merged into Marion's current capital improvement program.*

2. Undertake an annual evaluation of the Plan, with a full update every 8-12 years. City staff should undertake an annual evaluation of the Plan. This evaluation should include a written report to the Planning & Zoning Commission and City Council that:

- *Summarizes key land use developments and decisions during the past year and relates them to the Plan.*
- *Reviews actions taken by the City during the past year to implement the Plan's recommendations.*
- *Defines any changes that should be made in the Plan. This Plan is dynamic and can adapt in response to changing conditions, resources, and opportunities. The Plan was created through a public process, and therefore, any official changes to the Plan should be made through a public process. The City has an established amendment process for its Comprehensive Plans. Amendments should comply with the spirit of the vision and goals, as articulated throughout.*

3. Define Leadership and Partners. The primary groups that will implement the Plan are the City Council, City Staff, and the Planning & Zoning Commission. However, it is essential for these groups to partner with other entities interested in implementing the Plan's recommendations. Figure 8.2 recommends potential partners. This is not an exhaustive list and is not intended to exclude any group that would like to take the lead on a project or policy.

Implementation Schedule

Figure 8.2 on the following pages presents a summary of the Plan policies and strategies.

TYPE

- **Policy.** Continuing efforts over a long period. In some cases, policies include specific regulatory or administrative actions.
- **Action.** Specific efforts or accomplishments by the City or community.
- **Capital.** Investments and public capital projects that will implement features of the Plan.

TIMING

- **On-going.** Most of the recommendations fit into this category. These are matters related to general policy and operations and have no completion date.
- **Short Term.** Implementation within five years.
- **Medium Term.** Implementation in 5-10 years.

Plan Leadership and Partners

It is essential for these groups to partner with other entities interested in implementing the Plan's recommendations.

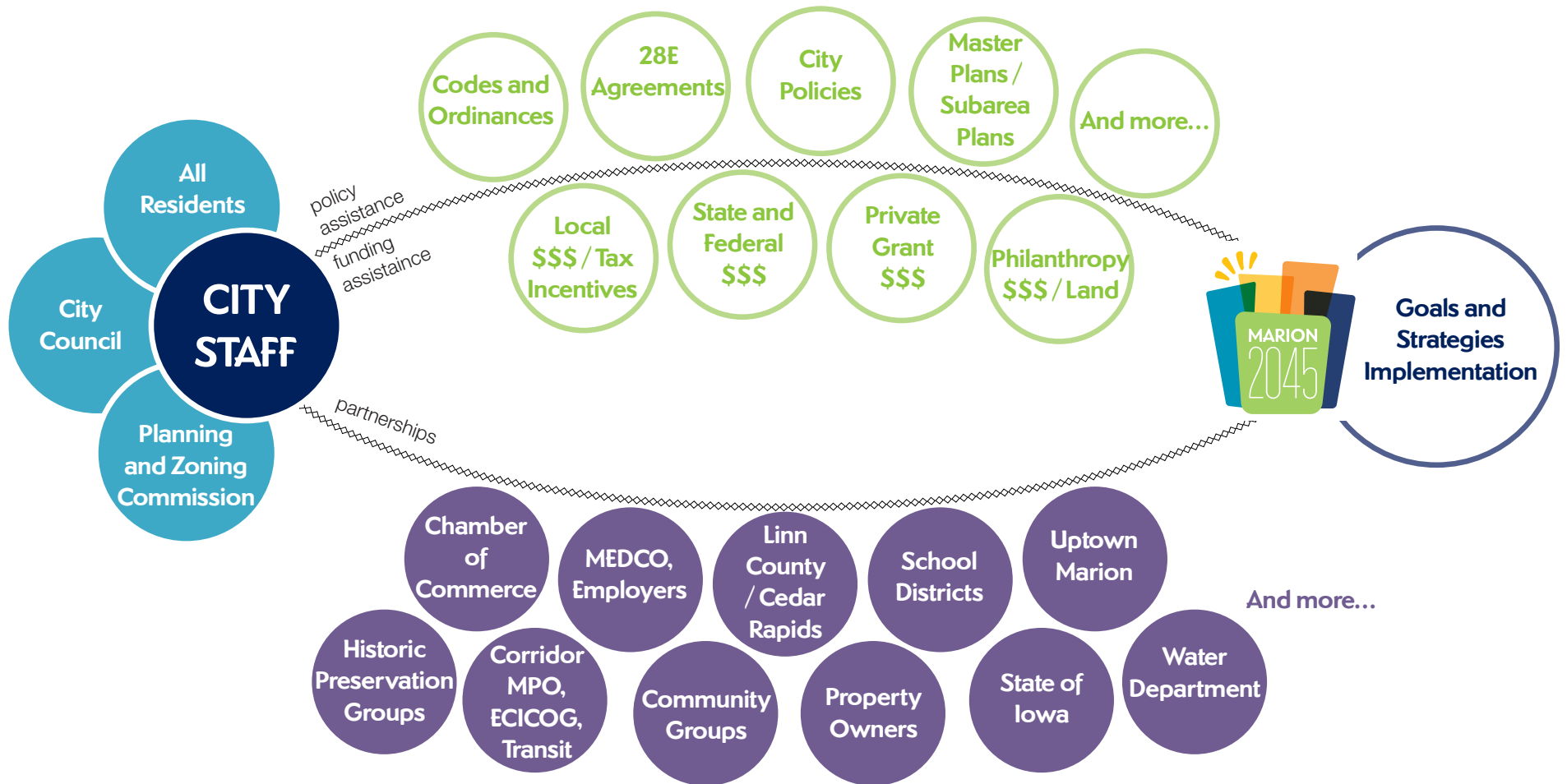


FIGURE 8.2: IMPLEMENTATION SCHEDULE TABLE

Goals + Strategies	Partners	Type	Time frame
Land Use			
Goal 1: Encourage mixing of housing types and businesses	All	Policy	On-Going
Goal 2: Preserve the environment	All	Policy	On-Going
Goal 3: Be flexible but purposeful	All	Policy	On-Going
Centers & Corridors			
Goal 1: Create welcoming experiences at all entrances to Marion			
Implement the Gateway and Wayfinding System	MEDCO, Chamber, Uptown Marion	Action, Capital	Short-Term, On-Going
Goal 2: Develop and maintain high visual standards for prominent corridors			
Implement High Quality Corridor Design	Property Owners	Policy	Short-Term, On-Going
Goal 3: Grow and support centers for Marion's economic base			
Target market sectors that align with the goals of this Plan	MEDCO, Chamber	Action	On-Going
Maintain a pool of economic development incentive options to use in appropriate circumstances that align with the vision and goals of the Plan	MEDCO, Chamber	Capital, Policy	On-Going
Keep Uptown active and seek other areas to replicate Uptown's success	Uptown Marion, Chamber	Capital, Policy	On-Going
Implement other portions of the Plan to market Marion and attract businesses	MEDCO, Chamber	Action, Capital, Policy	On-Going
Goal 4: Tactfully incorporate centers and corridors into neighborhoods			
Use design guides on prominent corridors and centers in Marion	Property Owners	Policy	Short-Term
Promote projects that assist in the redevelopment and/or restoration of substandard and deteriorating uses in existing centers and corridors	MEDCO, Property Owners	Policy	On-Going
Update Zoning Codes and Design Standards to Achieve Connectedness without Conflict		Action	Short-Term
Mobility			
Goal 1: Coordinate transportation and land use plans, focusing on critical connections			
Reserve right-of-way for future roadways	Property Owners	Policy	On-Going
Coordinate with the Corridor MPO and other regional planning partners on land use and transportation decisions of mutual importance	Corridor MPO, ECICOG	Policy	On-Going
Complete Multi-Modal Improvements on Tower Terrace Road		Capital	Short-Term
Ensure subdivision codes have standards for traffic calming approaches in appropriate situations		Action	Short-Term
Goal 2: Create and maintain a safe and well-connected, multi-modal network			
Install sidepaths along all existing and future collector and arterial streets	Property Owners, Corridor MPO	Capital	On-Going
Connect the trail system so it can be used for recreation, everyday commuting, and community marketing	Corridor MPO, Property Owners	Action, Capital	On-Going

FIGURE 8.2: IMPLEMENTATION SCHEDULE TABLE

Goals + Strategies	Partners	Type	Time frame
Goal 3: Plan and budget for transportation improvements in older neighborhoods			
Coordinate and conduct bi-annual evaluations of streets, sidewalks, and trails in Marion's older neighborhoods	Property Owners	Action	Short-Term, On-Going
Work with property owners to repair and replace sidewalks in residential areas	Property Owners	Capital	On-Going
Goal 4: Embrace new transportation modes for the future			
Transit	Corridor MPO, ECICOG	Capital, Policy	Short-Term
Electric Vehicles	Corridor MPO, ECICOG	Capital, Policy	Short-Term
Autonomous Vehicles	Corridor MPO, ECICOG	Capital, Policy	Short-Term
Neighborhoods			
Goal 1: Support attainable housing options through partnerships, policy, and public incentives			
Review and update ordinances and building codes, where possible, for barriers to housing diversity	Community Groups	Policy	Short-Term On-Going
Coordinate with private developers to discuss barriers to building mixed-income developments	Community Groups	Action, Policy	Short-Term On-Going
Goal 2: Expand options for older adults to age in the community			
Encourage through incentives that large scale projects to incorporate accessible design standards into at least a portion of units	Community Groups	Policy	Short-Term
Consider Universal Design standards for at least a portion of all units within a more substantial project or subdivision	Community Groups	Policy	Short-Term
Goal 3: Have home variety across living types and price points			
Stay tuned to the market	MEDCO, Employers, Chamber	Action	On-Going
Update regulations to align with the Future Land Use plan		Action, Policy	Short-Term
Accommodate innovation	Community Groups	Policy	On-Going
Use data from the most recent Housing Needs Analysis to develop & encourage policy that provides mixed-use neighborhoods	Property Owners, Community Groups	Policy	Short-Term
Goal 4: Broadly maintain and upgrade core neighborhoods			
Complete Studies of Core Neighborhoods	Property Owners, Community Groups	Action	Short-Medium Term
Neighborhood Engagement Programs	Property Owners, Community Groups	Action	Medium-Term
Identify programming that can leverage federal, state, and local funds to assist on neighborhood redevelopment or improvements	Corridor MPO, ECICOG	Action	On-Going

FIGURE 8.2: IMPLEMENTATION SCHEDULE TABLE

Goals + Strategies	Partners	Type	Time frame
Parks, Trails, & Nature			
Goal 1: Provide and maintain adequate parks and recreational facilities throughout Marion			
Maintain or increase park level of service		Action, Capital	On-Going
Budget adequately based on a routine assessment of maintenance needs		Capital	On-Going
Evaluate recreational trends, demands, and facilities that adapt parks appropriately		Policy	On-Going
Reinvest in existing parks, especially those located near neighborhoods with limited parks within walking distance		Capital	On-Going
Goal 2: Enhance and expand recreational opportunities to meet local and regional needs			
As new trends emerge and are discovered, continue to incorporate them into new parks and updates to existing parks		Action	On-Going
Explore opportunities to use the Cedar Rapids/Linn County Solid Waste Agency landfill site as community space following the landfill's closure	Linn County	Action	Medium-Term
Complete a new aquatics center	Property Owners	Capital	Short-Term
Explore ways to incorporate more variety in park space and amenities in southern Marion	Property Owners	Action	Short-Term
Goal 3: Sustain fiscal responsibility with increased maintenance needs			
Work to identify funding sources early in the planning process for any new project	Chamber, State of Iowa, Corridor MPO, ECICOG	Policy	On-Going
Continue to foster partnerships and invite and welcome new partnerships	School Districts, Employers, Community Groups	Policy	On-Going
Complete a study to determine the feasibility of sports facilities in Marion	School Districts, Chamber	Action	Short-Term
Include facilities that are sustainable and adaptable to support neighborhoods and communities		Policy	On-Going
Goal 4: Plan for and provide a system of interconnected trails and greenways			
Coordinate with the Corridor MPO and other regional planning partners to develop and implement cross-community trails	Corridor MPO, ECICOG, Cedar Rapids, Linn County	Capital, Policy	On-Going
Host community events at places that connect to the trails and use these as an opportunity to educate all residents on the trail network	Community Groups	Action	On-Going
Integrate amenities along trails	Community Groups	Capital	On-Going
Fill gaps in the existing trail system	Property Owners, Corridor MPO, ECICOG	Capital	Short-Medium Term
Goal 5: Implement recent plans			
Follow the recommendations of the Reforestation Plan, Parks Master Plan, Trails Master Plan, and Indian Creek Master Plan	Refer to respective plans	Action, Capital, Policy	Short-Medium Term
Follow the recommendations to reforest the community methodically and quickly	Refer to respective plans	Action, Capital, Policy	Short-Term

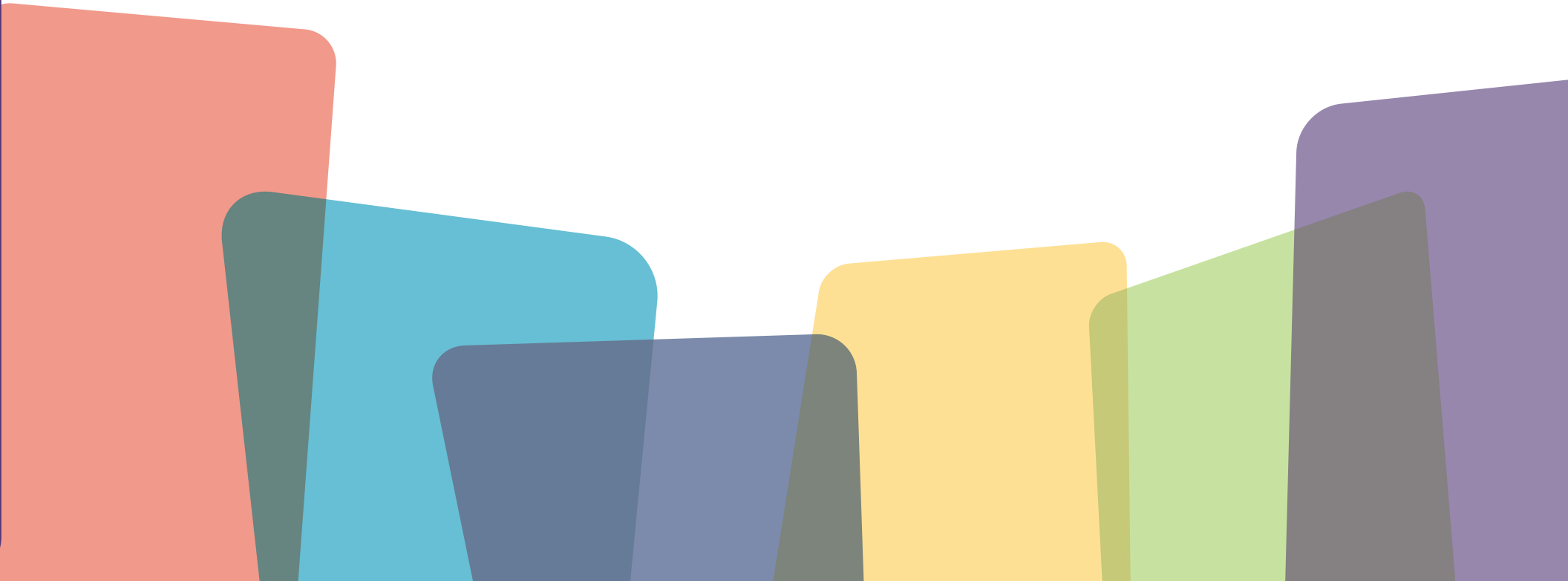
FIGURE 8.2: IMPLEMENTATION SCHEDULE TABLE

Goals + Strategies	Partners	Type	Time frame
Facilities			
Goal 1: Continue to involve all city departments in development review			
Development review schedules		Policy	On-Going
Ensure all City departments understand the vision and goals of Marion 2045 and act together		Policy	Short-Term
Goal 2: Budget to maintain all facilities and adapt to meet changing needs			
Budget for studies to regularly evaluate facility and resource needs every 5-7 years, including expansions, satellite locations, or co-sharing locations		Action, Capital	Medium-Term
Use the 2021 Sanitary Sewer Master Plan to guide investments that support growth	Property Owners	Capital	Short-Medium Term
Plan for land investments in the northern part of Marion for a shared building with Parks and Public Works equipment that adds improved response times for snow removal and repairs	Property Owners	Capital	Medium-Term
Goal 3: Strategically invest in older parts of Marion			
Implement a stormwater master plan		Action, Policy	Short-Term, On-Going
Identify a neighborhood and centers investment phasing plan		Action	Short-Term
Goal 4: Monitor fire and rescue response times with growth to determine needs for additional facilities			
Explore areas for the relocation of Fire Station #3	Property Owners	Action	Short-Term
Continue to evaluate and act on equipment and space for emergency personnel		Action, Capital	On-Going
Continue to monitor police and fire response time and consider additional facilities when and where needed		Action	On-Going
Goal 5: Seek partnerships with the school districts and other organizations to share facilities			
Recreation facilities and active transportation connections	School Districts, YMCA,	Action, Capital	On-Going
Youth programs	School Districts, YMCA, Community Groups	Action, Policy	On-Going

APPENDIX

09

Appendix



TERMS TO KNOW

Active Transportation. Any form of transportation powered by a human, such as walking or biking. Transit is frequently included, as passengers usually walk or bike to transit stops.

Attainable Housing. Housing that is not financially burdensome to a household. Financially burdensome could be housing expenses that exceed 30% of household income. However, it could also include situations where a household has high daycare costs, student debt, or other expenses that limit income to spend on housing.

Cost Burdened. The household spends more than 30% of HUD Area Median Income on housing.

Density. The number of housing units per gross area of land.

Floodplain/Floodway. An area of low-lying ground adjacent to a body of water that is subject to flooding, as defined by the Federal Emergency Management Agency (FEMA).

Future Land Use Map (FLU). A map serving as a visual reference point that shows desired land uses, for both developed and undeveloped areas based upon existing trends and future predictions. A FLU is not a zoning map.

Incentive. Any policy, action, regulation, or finance (local, state, federal, grant, and/or foundation) that entices a landowner or developer to provide a development, amenity, or service deemed to be in the public interest.

Infill. Developing vacant or partially developed lots that are surrounded by or near areas that are substantially or fully developed.

Infrastructure. Built facilities needed to sustain industrial, residential, commercial, and all other land use activities, including water, sewer lines, and other utilities, streets and roads, and communications.

Intensity. The extent to which land is used and how that development affects its neighbors.

Mixed-Use. The use of one area for multiple uses, which may include commercial, office, and/or residential space. Mixed-use can be horizontal or vertical.

Horizontal Mixed-Use: Different uses occur in different buildings but are related to each other.

Vertical Mixed-Use: Different uses are located in the same building.

Multi-modal. Transportation that considers various modes (walking, biking, automobile, public transit, etc.) and connections between different modes for one journey.

Poverty. As defined by the U.S. Census Bureau, using a set of income thresholds that vary by family size and composition and updated for inflation.

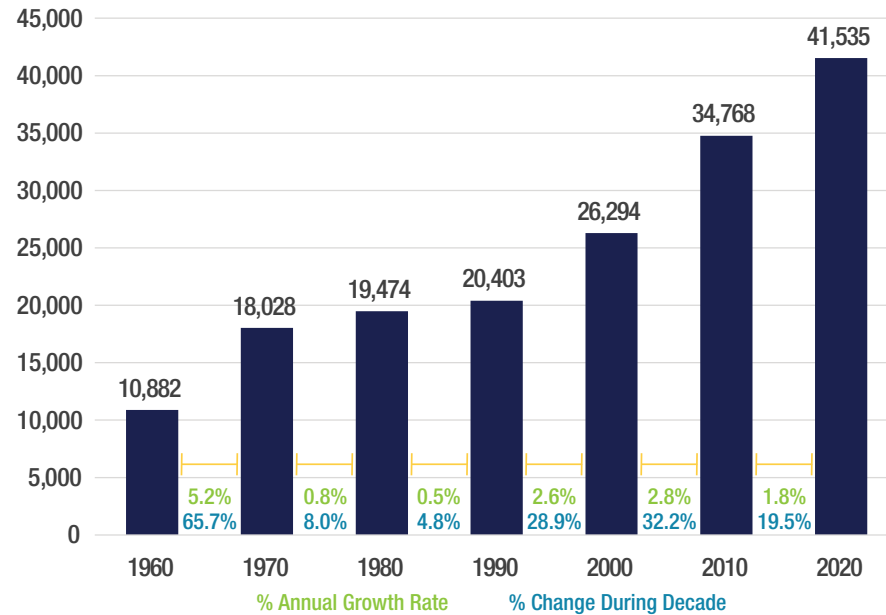
Redevelopment. To demolish existing buildings to build something else or to increase building on an existing property, or both.

Subdivision. The process of laying out undeveloped land into lots, blocks, streets, and public areas.

Wayfinding. A system of signage, displays, colors, and/or other design elements that help people navigate through space to find destinations.

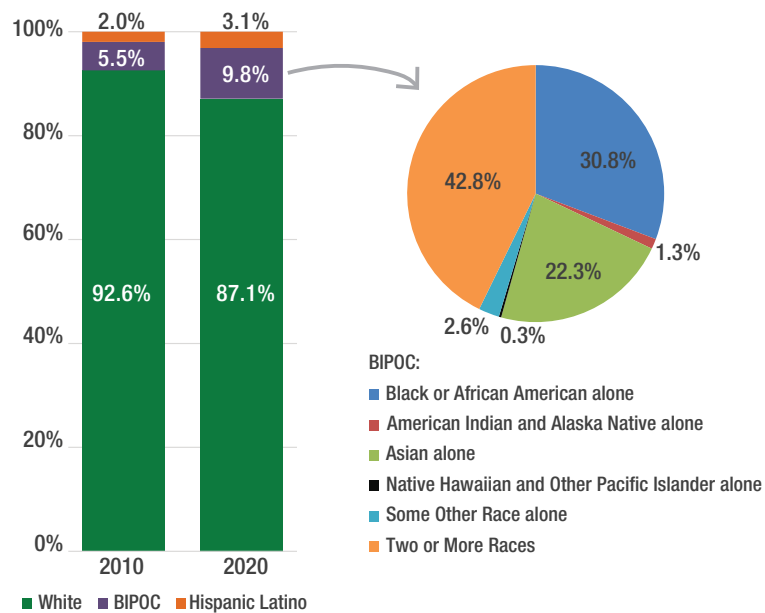
Zoning Map. Depicts specific land uses permitted, often at the parcel level. A zoning map is adopted as part of a land use ordinance, and thus is treated and enforced as a legal document.

HISTORICAL POPULATION CHANGE, 1960-2020



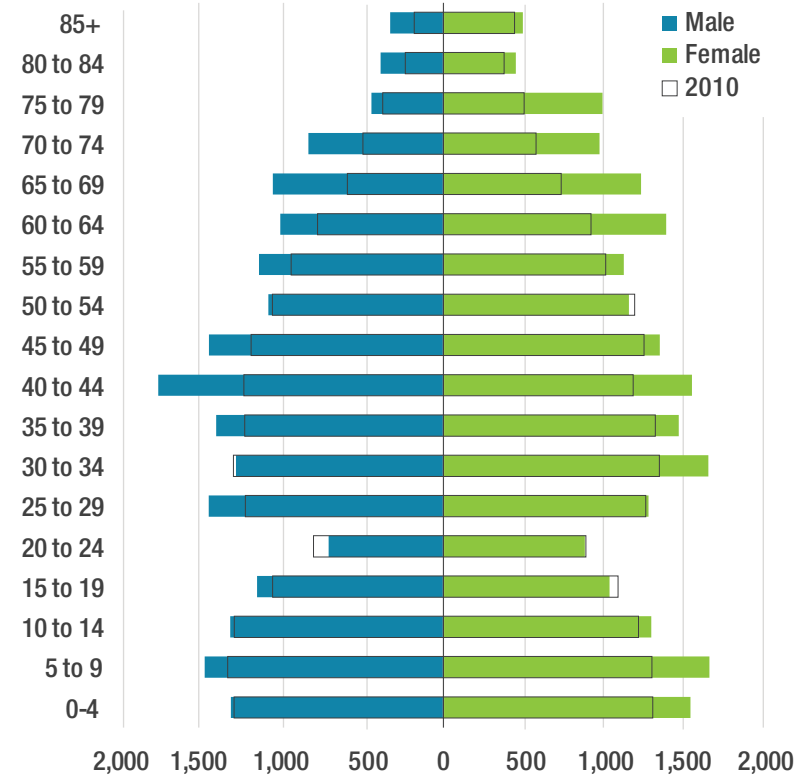
Source: U.S. Census Bureau

RACE, 2010-2020



Source: American Community Survey (ACS) - 5-Year Estimates

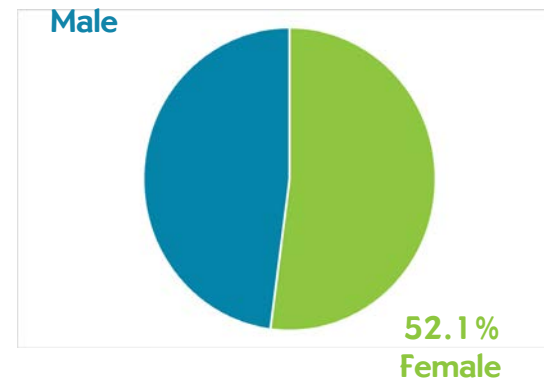
AGE COMPOSITION, 2010-2022



Source: American Community Survey (ACS) - 5-Year Estimates

47.9%

Male



39.2
Median Age

EMPLOYMENT



LABOR FORCE
21,346



20,759
Employed
97.2%



587
Unemployed
2.7%



13.8%
Services



18.9%
Blue Collar



67.3%
White Collar

| Source: US Bureau of Labor Statistics, 2023

INFLOW & OUTFLOW



| Source: Census OnTheMap, 2021

TOP EMPLOYMENT INDUSTRIES



Educational Services, Health Care & Social Assistance
22.0%



Manufacturing
16.8%



Retail Trade
12.5%



Professional, Scientific & Management
10.7%



Finance & Insurance, Real Estate Rental & Leasing
10.7%

| Source: 2022 American Community Survey (ACS) - 5-Year Estimates

WORKFORCE COMMUTE, 2022



0.4%
Took Public Transportation



0.3%
Bike to Work



1.3%
Walked to Work



80%
Drove Alone to Work



5.5%
Carpooled

| Source: 2022 American Community Survey (ACS) - 5-Year Estimates

EDUCATION ATTAINMENT, 2022

HIGH SCHOOL DEGREE OR HIGHER



96.7% Marion
95.0% Linn County
93.0% State of Iowa

BACHELORS DEGREE OR HIGHER



37.6% Marion
34.6% Linn County
30.3% State of Iowa

| Source: 2022 American Community Survey (ACS) - 5-Year Estimates

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