

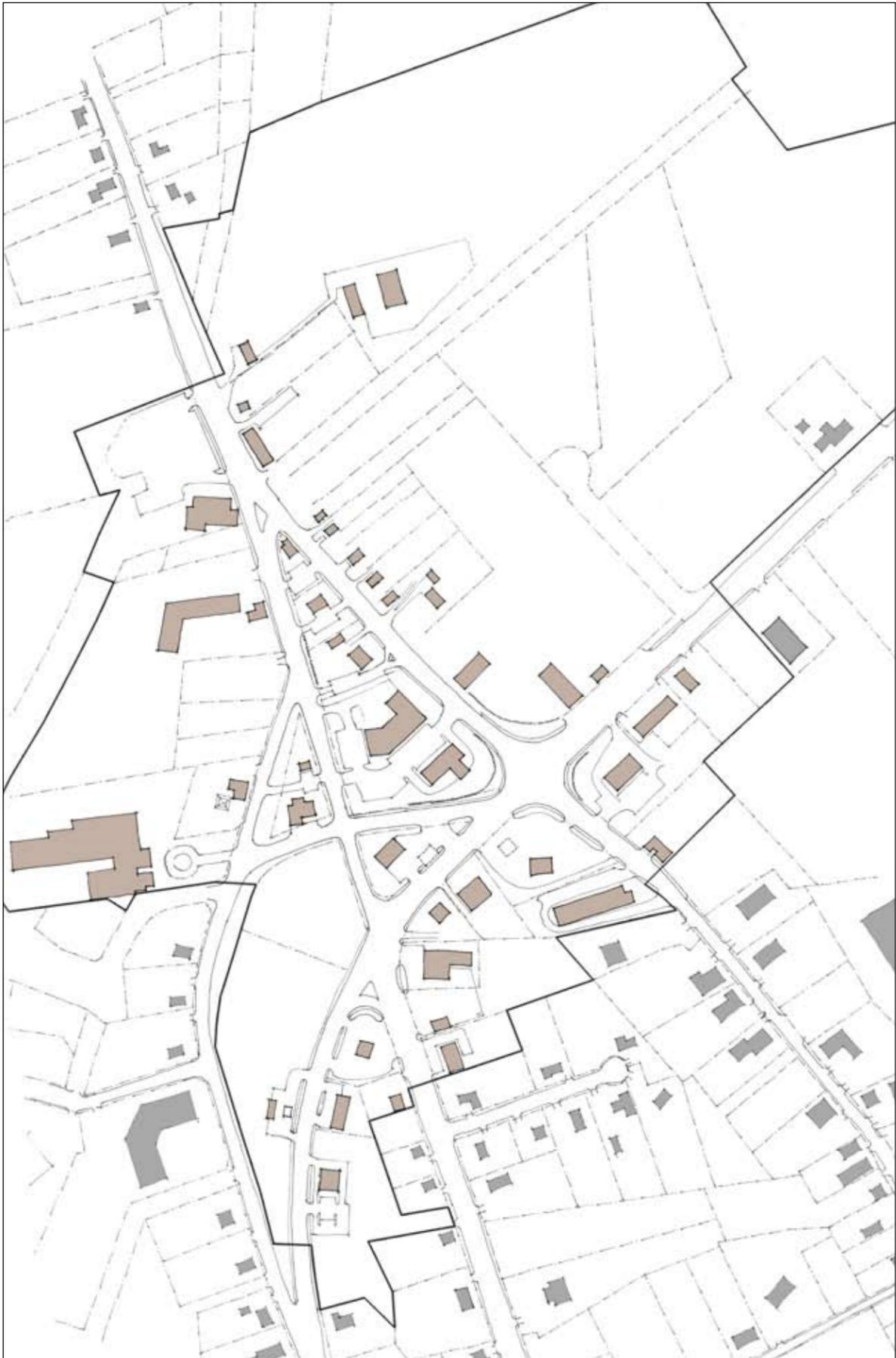
Cornish Associates
Workshop Summary

August 2010



MARION WORKSHOP SCHEDULE

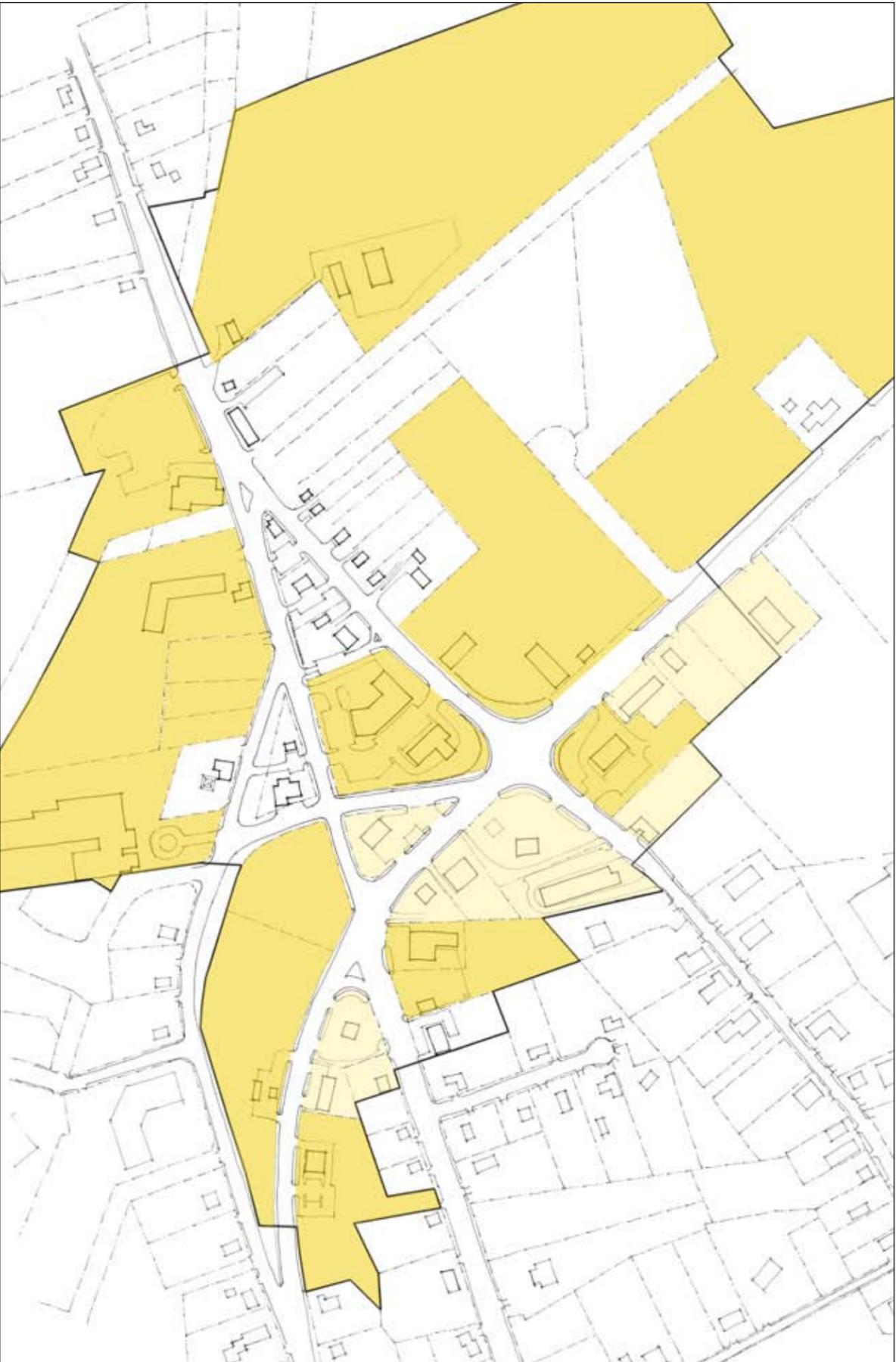
	Saturday, March 27	Saturday, April 10
7:00 AM		
7:30 AM		
8:00 AM		
8:30 AM	Gov. Committee Members.	Gov. Committee Members.
9:00 AM		
9:30 AM		
10:00 AM	Public Presentation	Affordable Housing
10:30 AM		
11:00 AM		
11:30 AM	Business Owners	Historic Preservation
12:00 PM		
12:30 PM		
1:00 PM		
1:30 PM	Property Owners	
2:00 PM		Studio Closed - Designer Working
2:30 PM	DOT	
3:00 PM	Street Design, Public Safety, Bicycling	
3:30 PM		
4:00 PM	Informal Design Pin-up	Informal Design Pin-up
4:30 PM		
5:00 PM		



Existing



0 150 300 600



-  Characteristic
-  Amendable
-  Non - Contributing
-  NOD Compliant Lots
-  Recommended Focus Lots

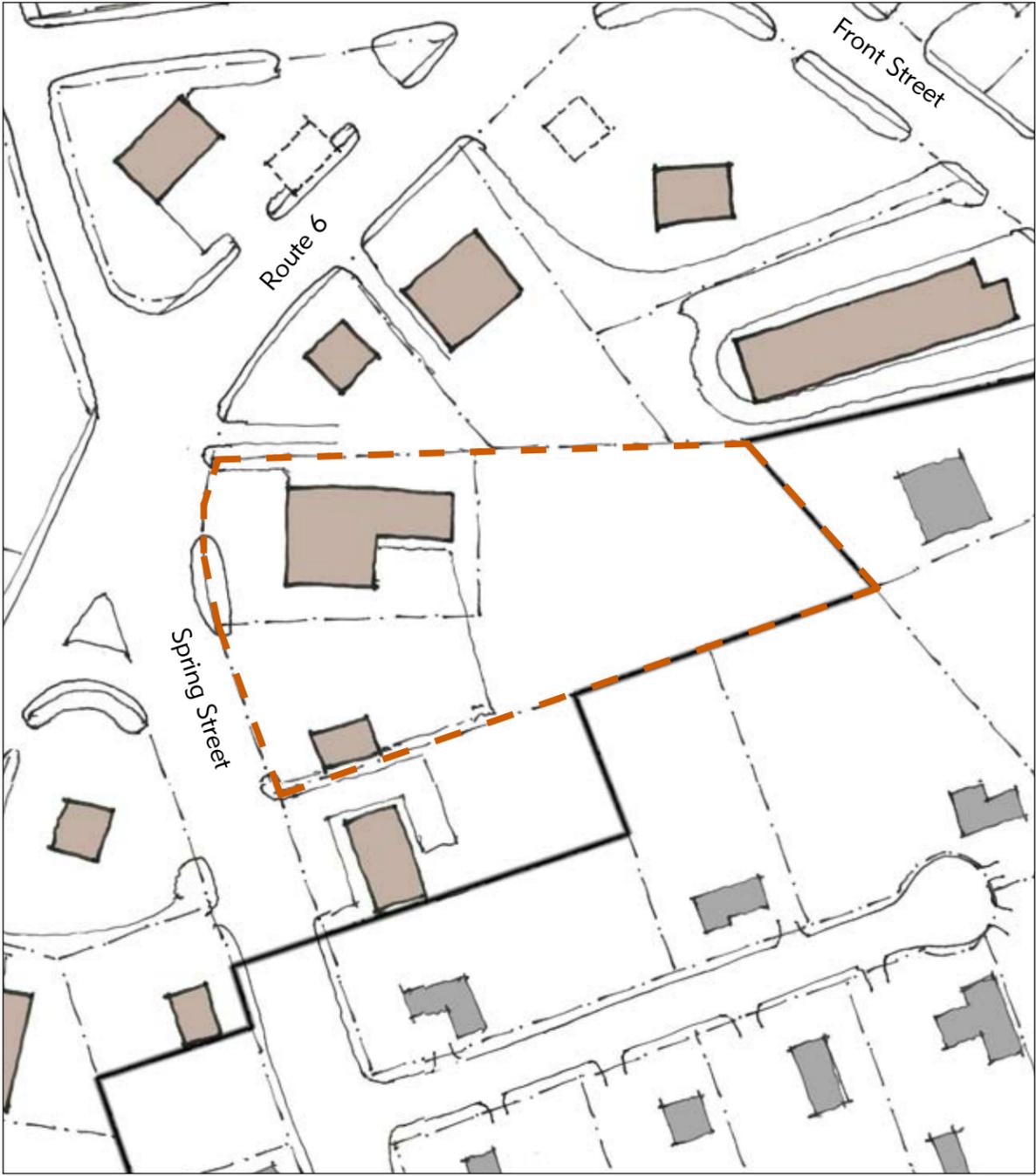




The development at the Route 6 and Front Street intersection is a critical area for the successful preservation of Marion's historic character. There is an opportunity to work with land owners, such as the Cumberland Farms, to design site plans and buildings that positively contribute to the town's character as opposed to weakening it. For example, a "gas backwards" design can be used for the Cumberland Farms site that would place the store closer to the sidewalk at the corner of the site and allowing for the pumps to be located behind the building hidden from view.

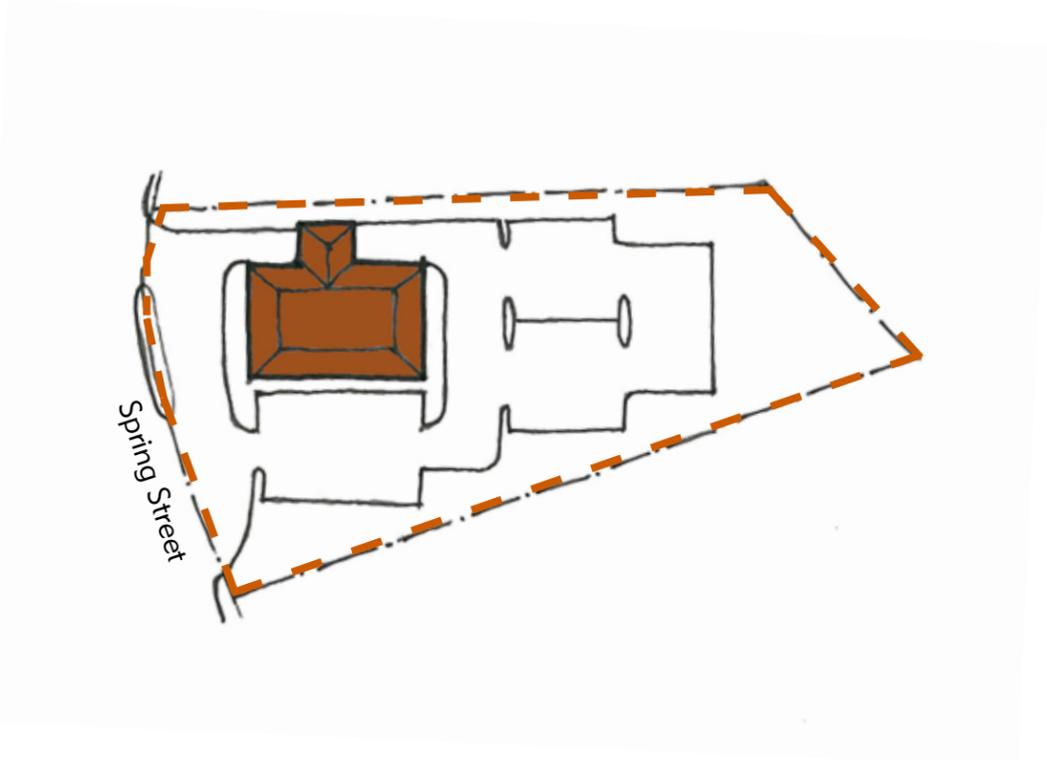
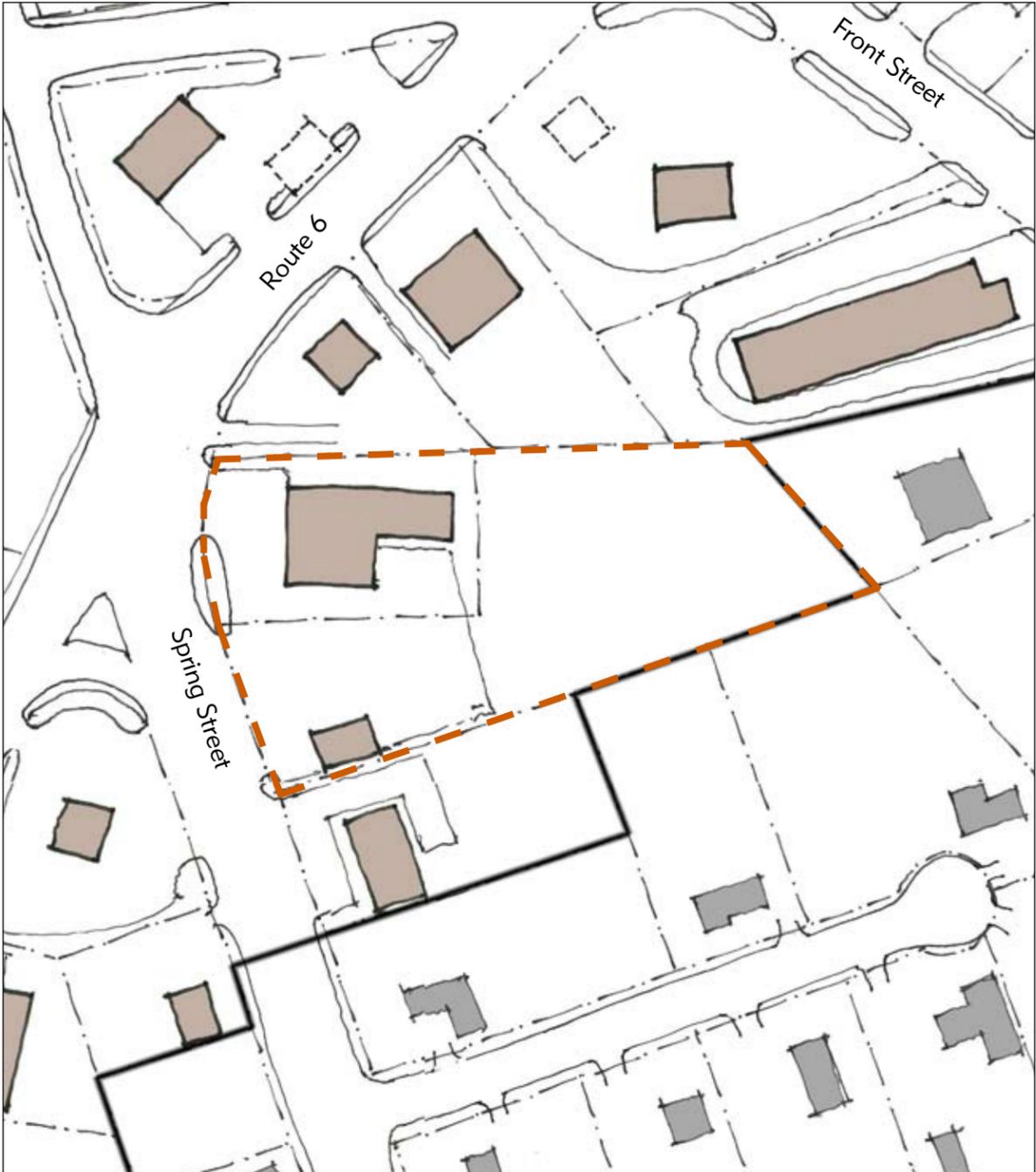


The Route 6 and Front Street intersection could also accommodate a modern roundabout. This traffic calming element could also create a signature gateway into the Village Center.



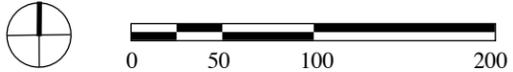
- Existing
- Proposed

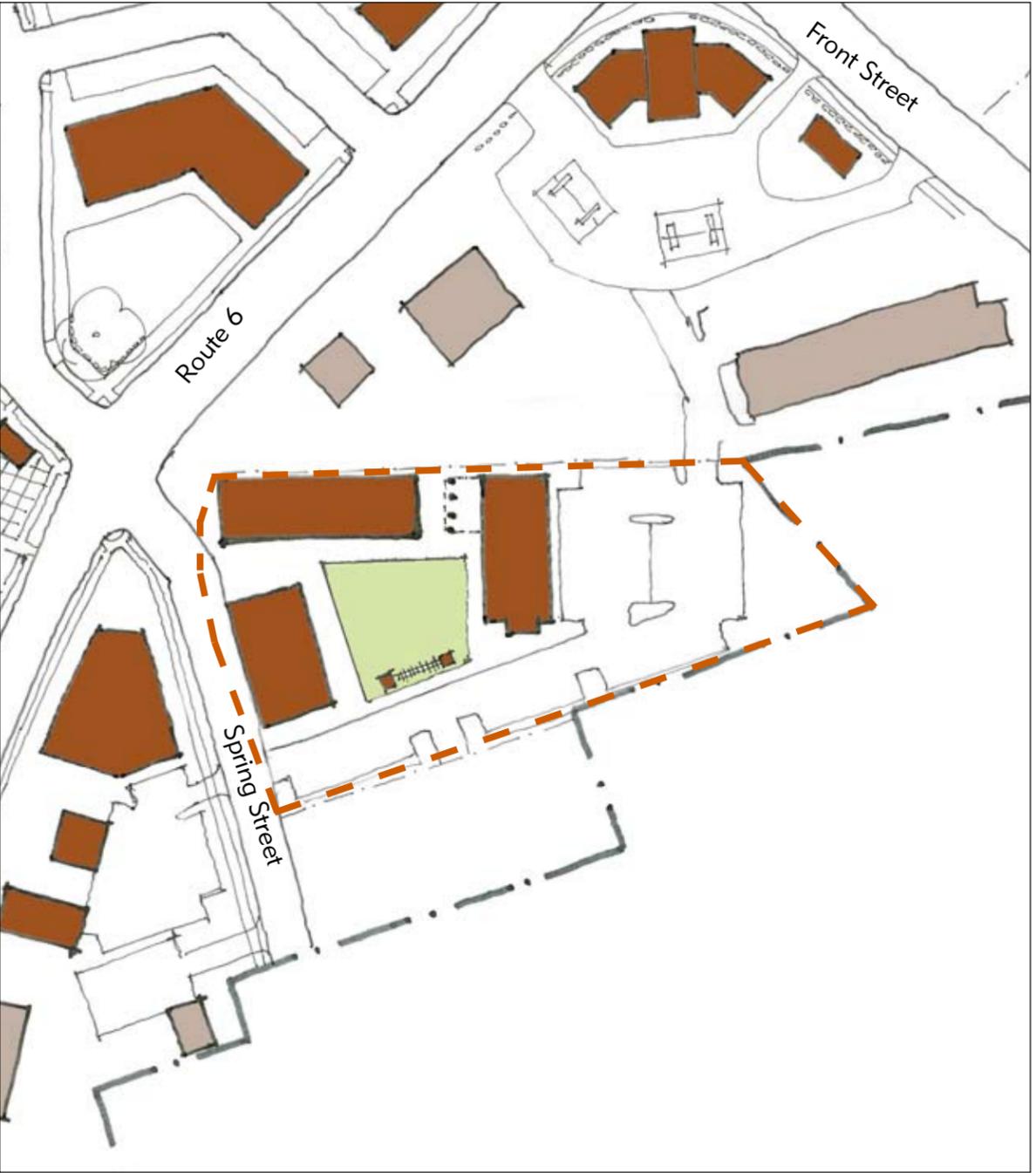
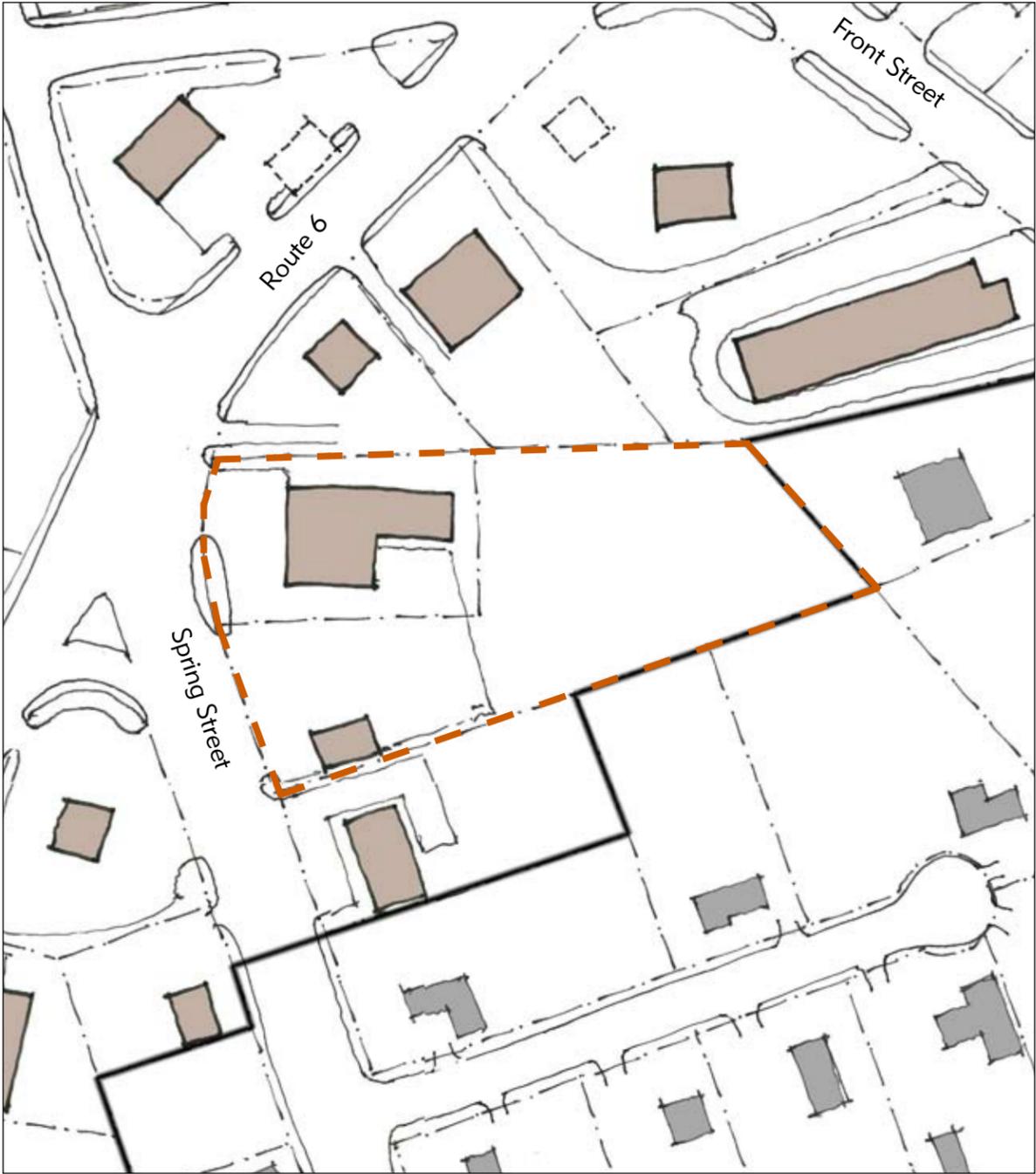




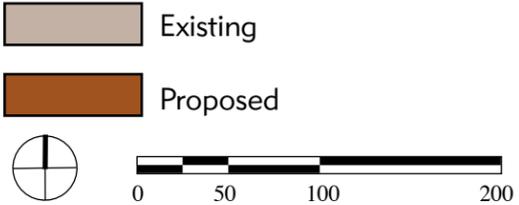
Under current zoning, this site can be built out as a single story retail establishment. The site plan on the right is currently allowed per Marion Town Zoning Bylaws.

- Existing
- Proposed





Under the Neighborhood Overlay District proposed zoning this site can be planned in a form that keeps with the character of Marion. Multiple smaller structures are possible, with a mix of uses such as affordable housing above a cafe or a small bed and breakfast.





Allowed under existing zoning.

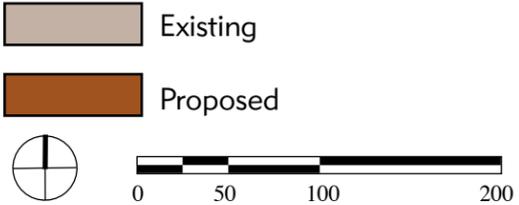
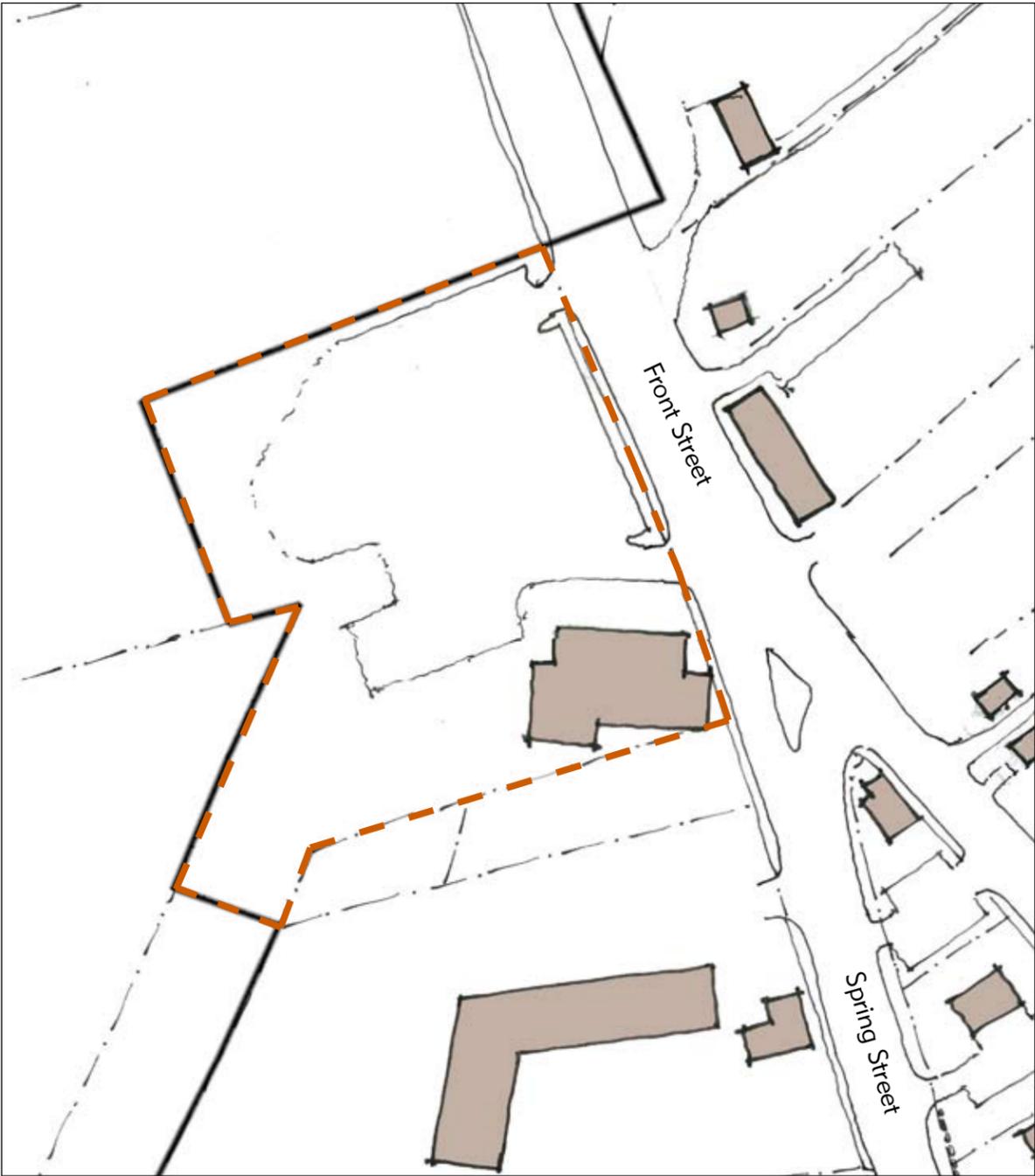


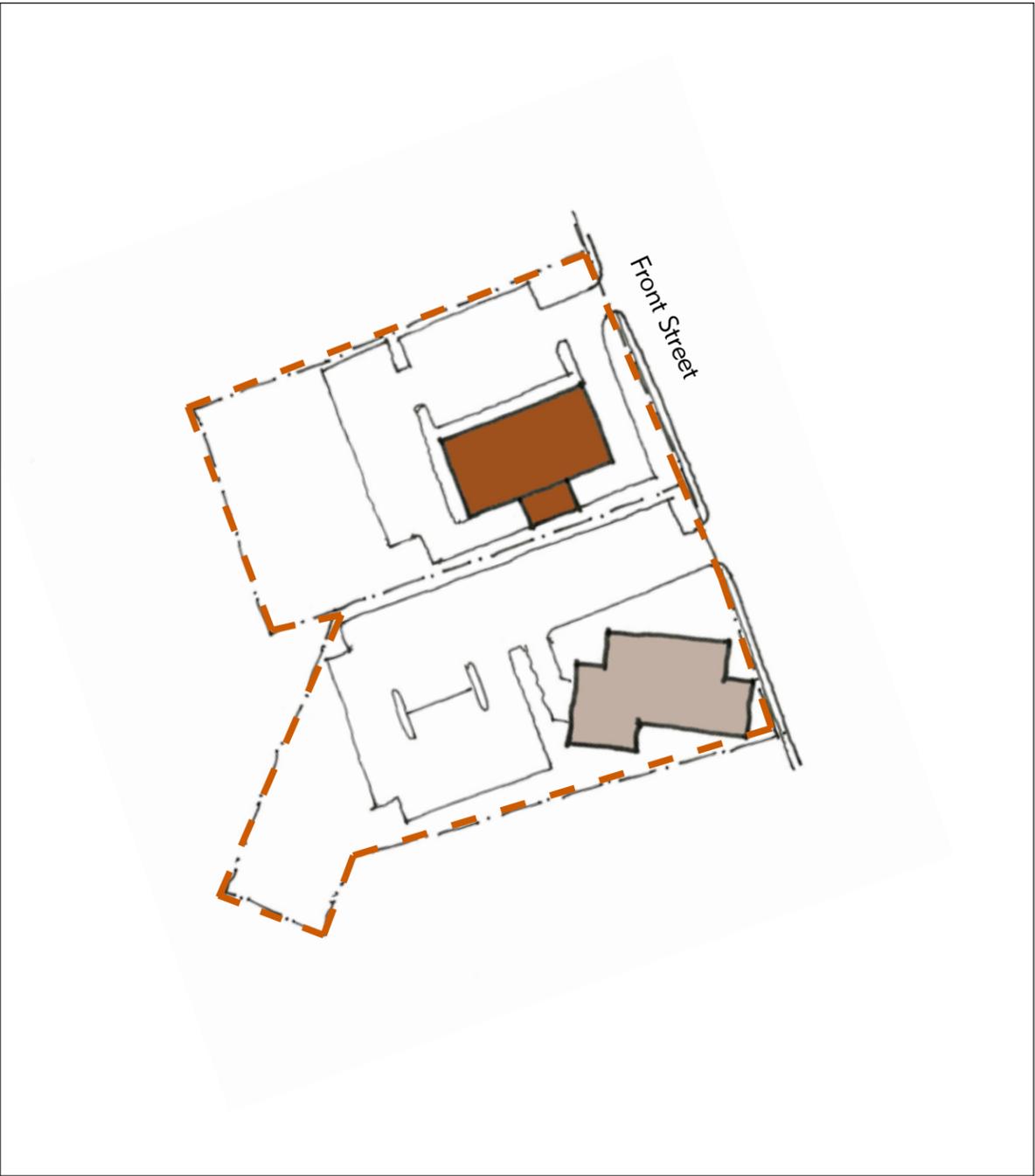
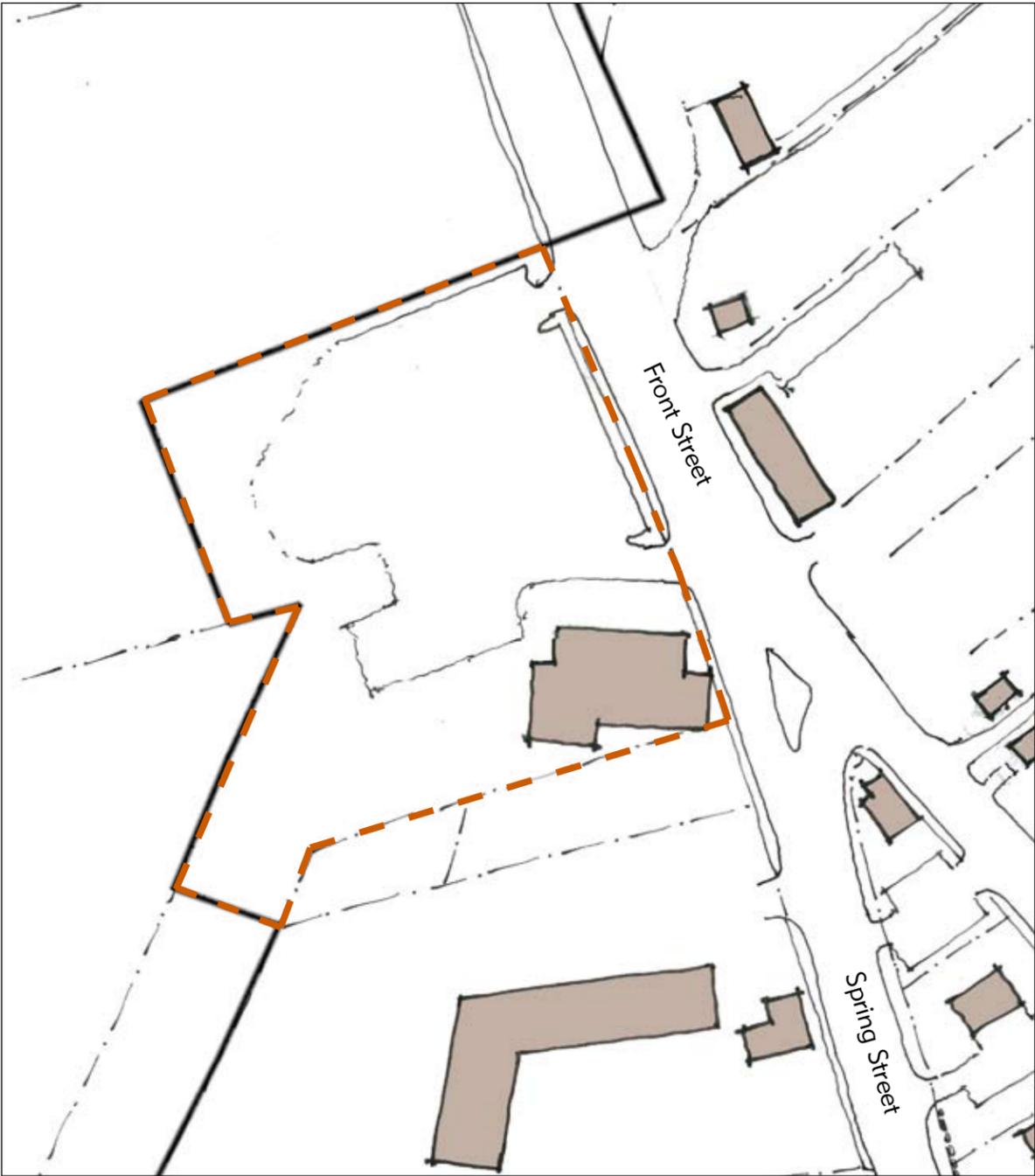
Prohibited under existing zoning, but will be allowed under the proposed NOD bylaw.



Existing Site Photo

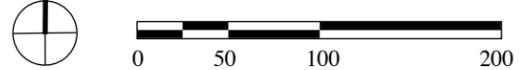
By decreasing the front yard setback and including both a minimum and maximum setback a pedestrian friendly development can occur on the site. Large front yard setbacks and single use zoning discourage walking and do not contribute to the creation of a vibrant place.

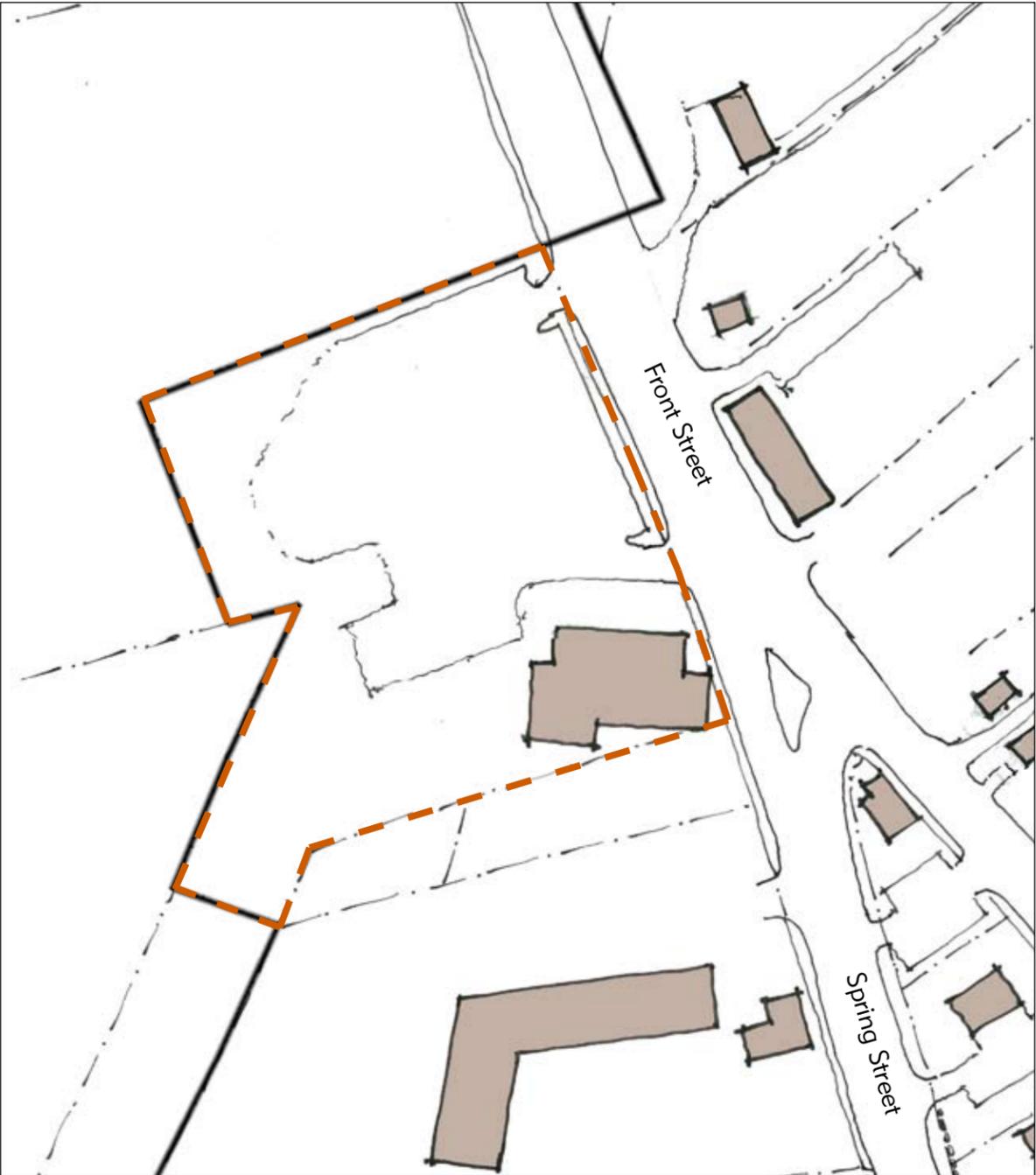




Allowed under current zoning, this site could be subdivided and an additional structure, such as a one story bank, could be constructed.

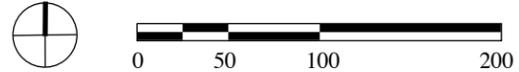
- Existing
- Proposed





Under the Neighborhood Overlay District proposed zoning this site can be planned in a form that keeps with the character of Marion. Multiple smaller structures are possible, with a mix of residential and commercial uses.

- Existing
- Proposed





Existing site photo



Build out of the site under current zoning would allow for a one story retail tenant, such as a bank, with drive through to be built.



The Neighborhood Overlay District Bylaw would allow for mixed use buildings to be constructed closer to the street and more in the character of the surrounding historic buildings.



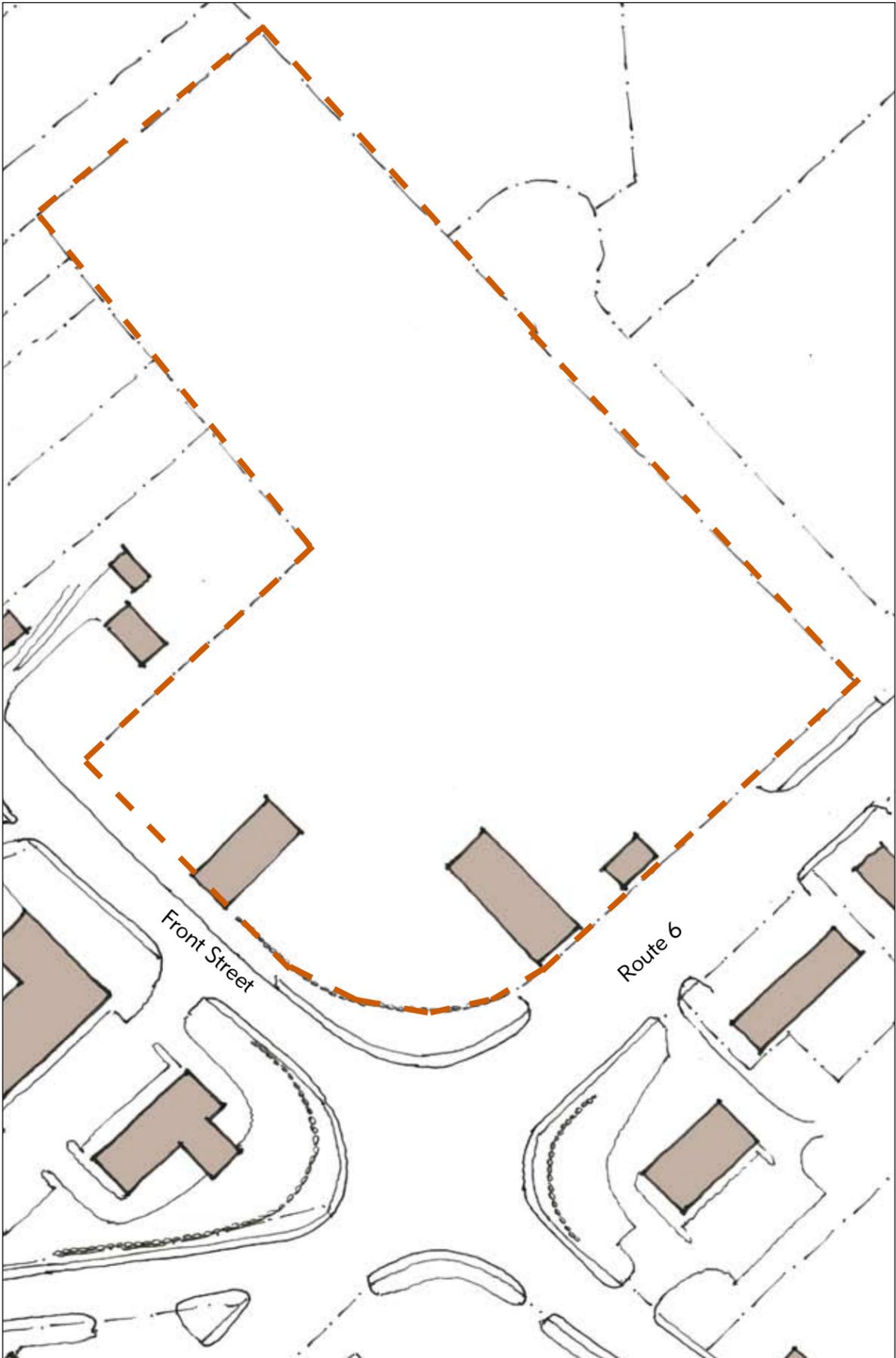
Allowable under current zoning.



A mixed use public square could also be created on this site. Utilizing permeable pavers or crushed stone a flexible space could be created that works for events as well as over flow parking.

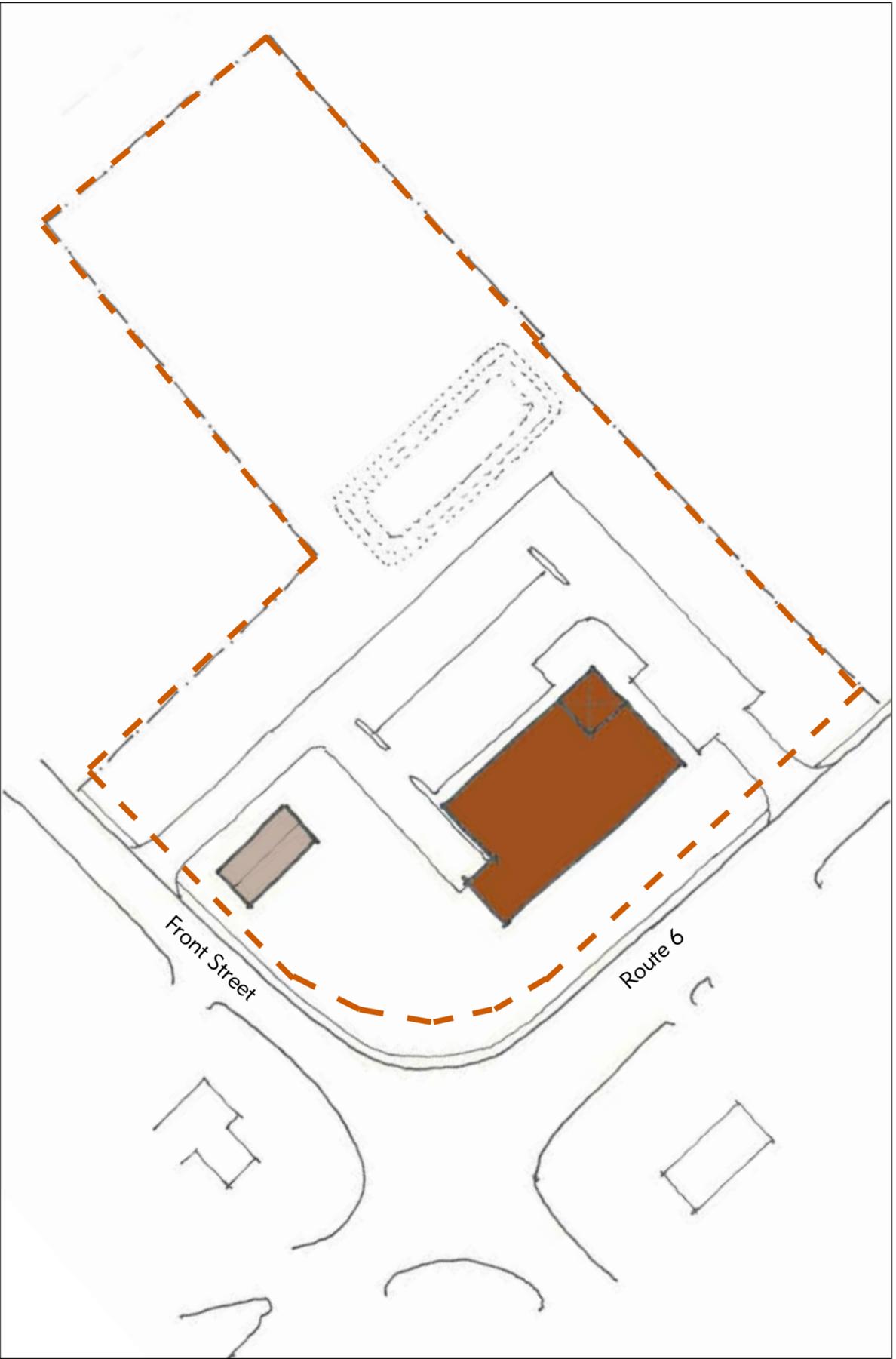
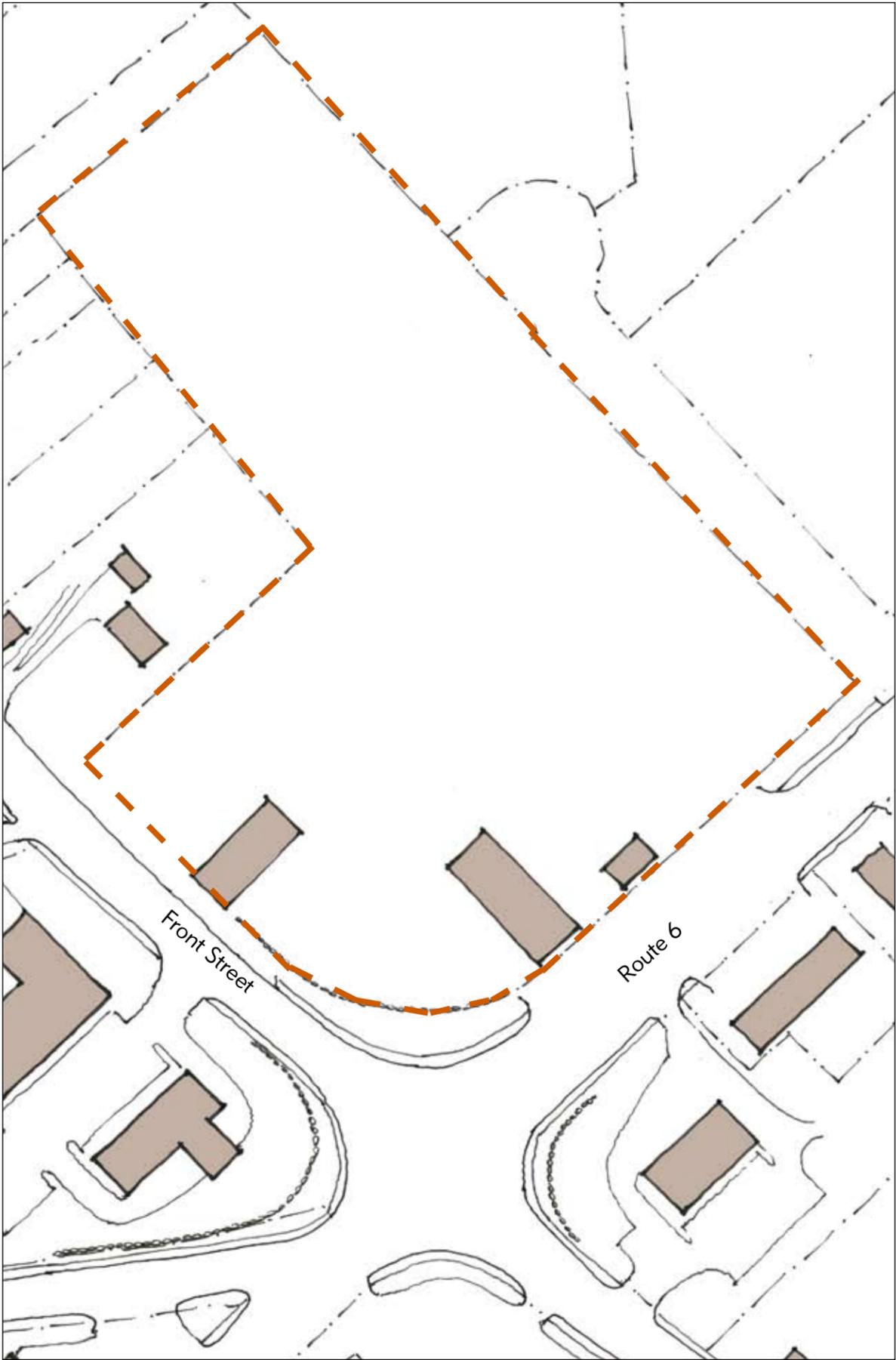


Allowable under current zoning.



Existing
Proposed

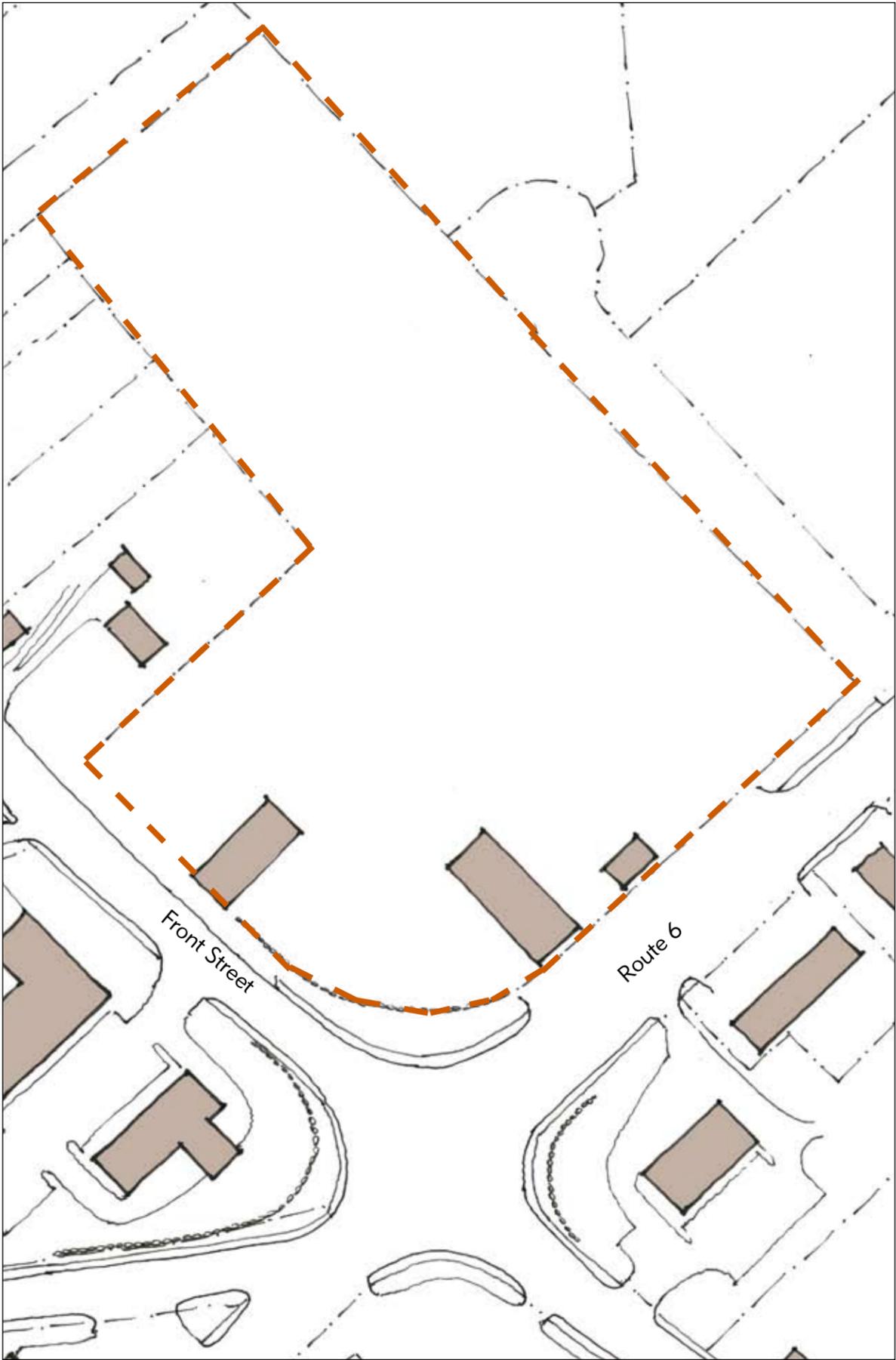




This corner location, under existing zoning, could be built out as a 15,000 sq.ft. retail structure.

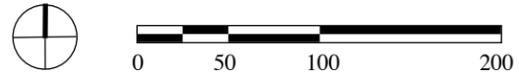
- Existing
- Proposed

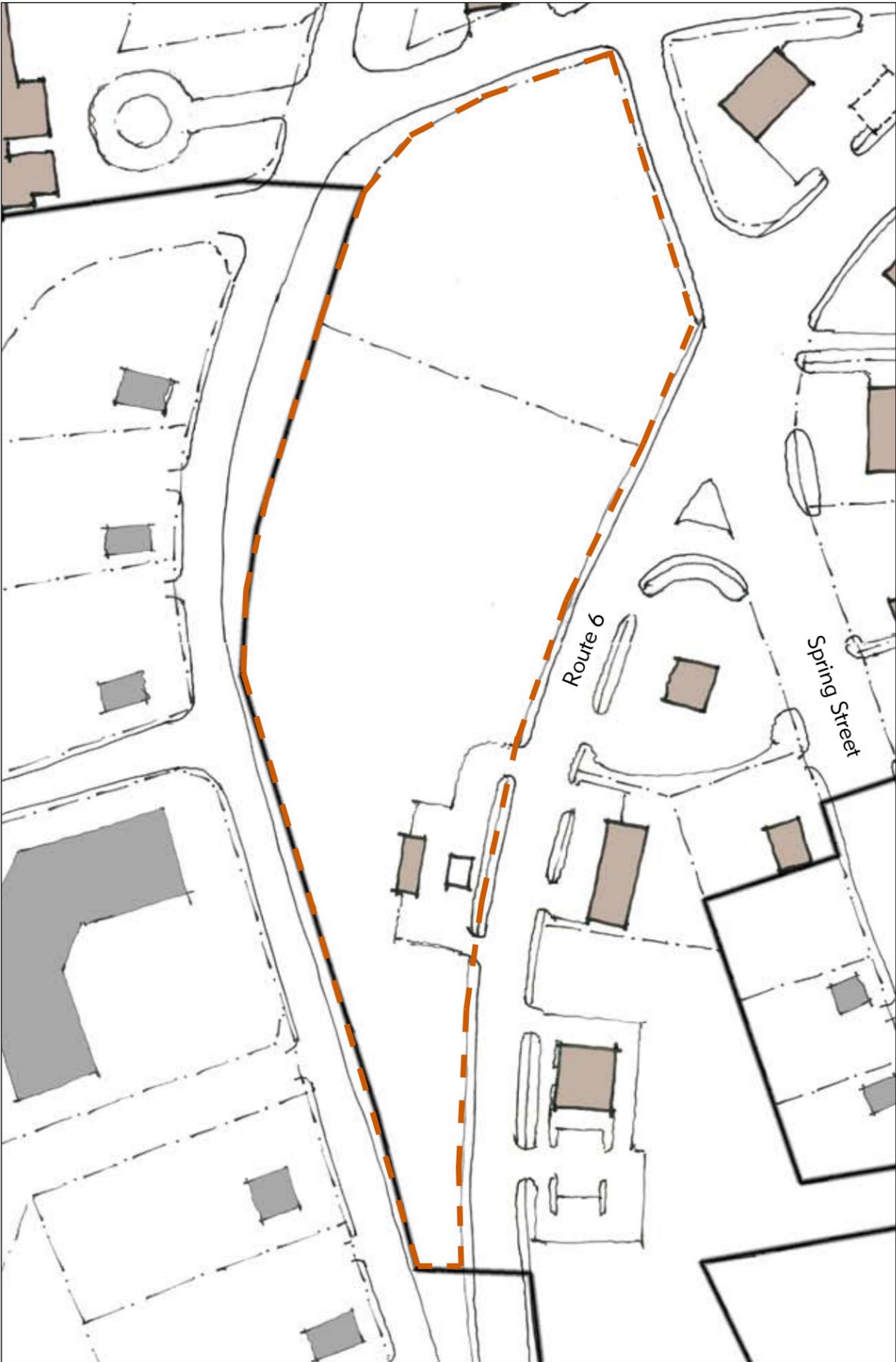




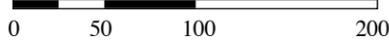
Under the Neighborhood Overlay District proposed zoning this site can be planned in a form that keeps with the character of Marion. Multiple smaller homes and buildings would be allowed, as well as a mix of uses. The size of this parcel is large enough that a secondary street could be constructed to provide for more connectivity that helps make a place more pedestrian friendly.

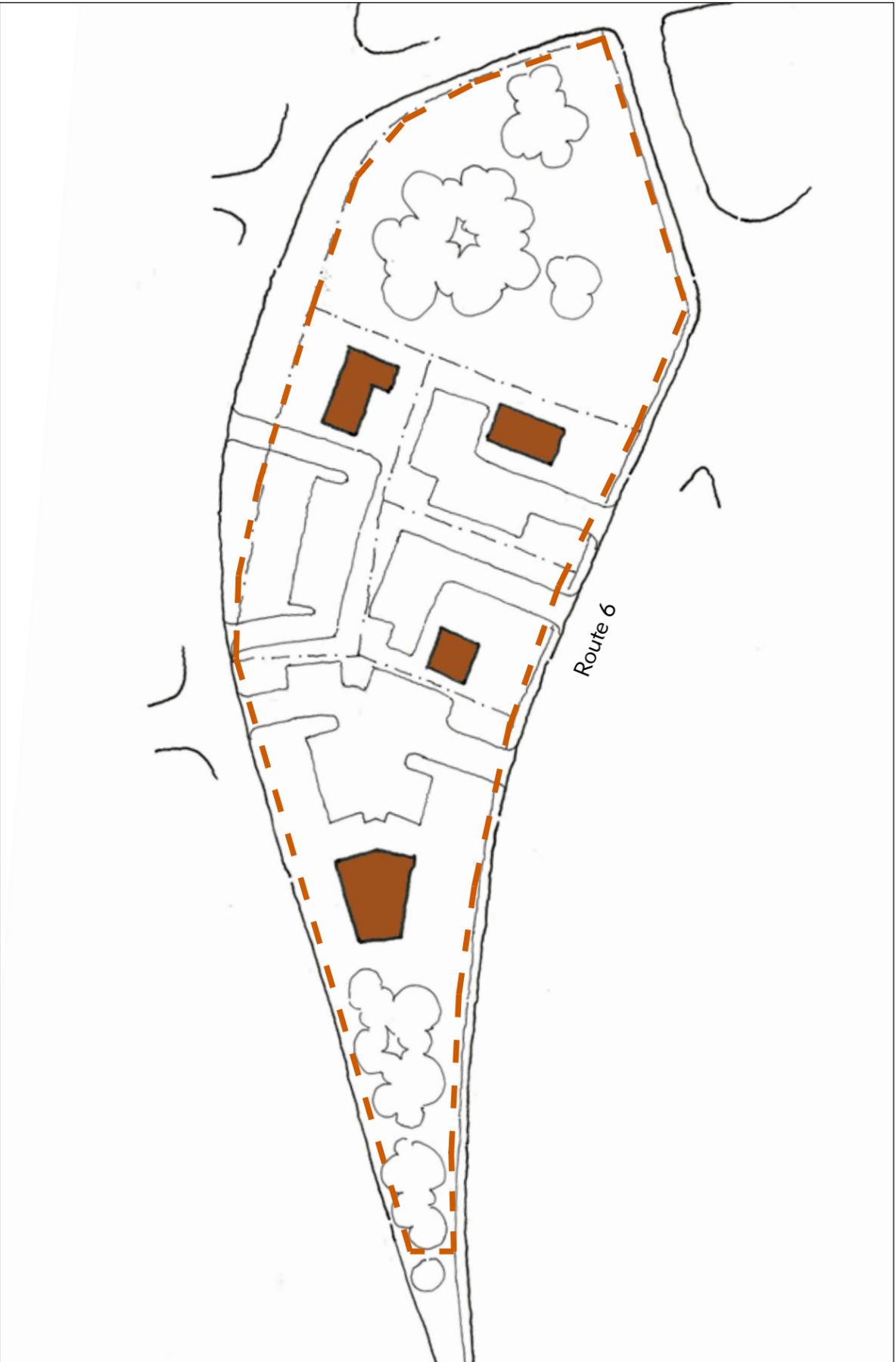
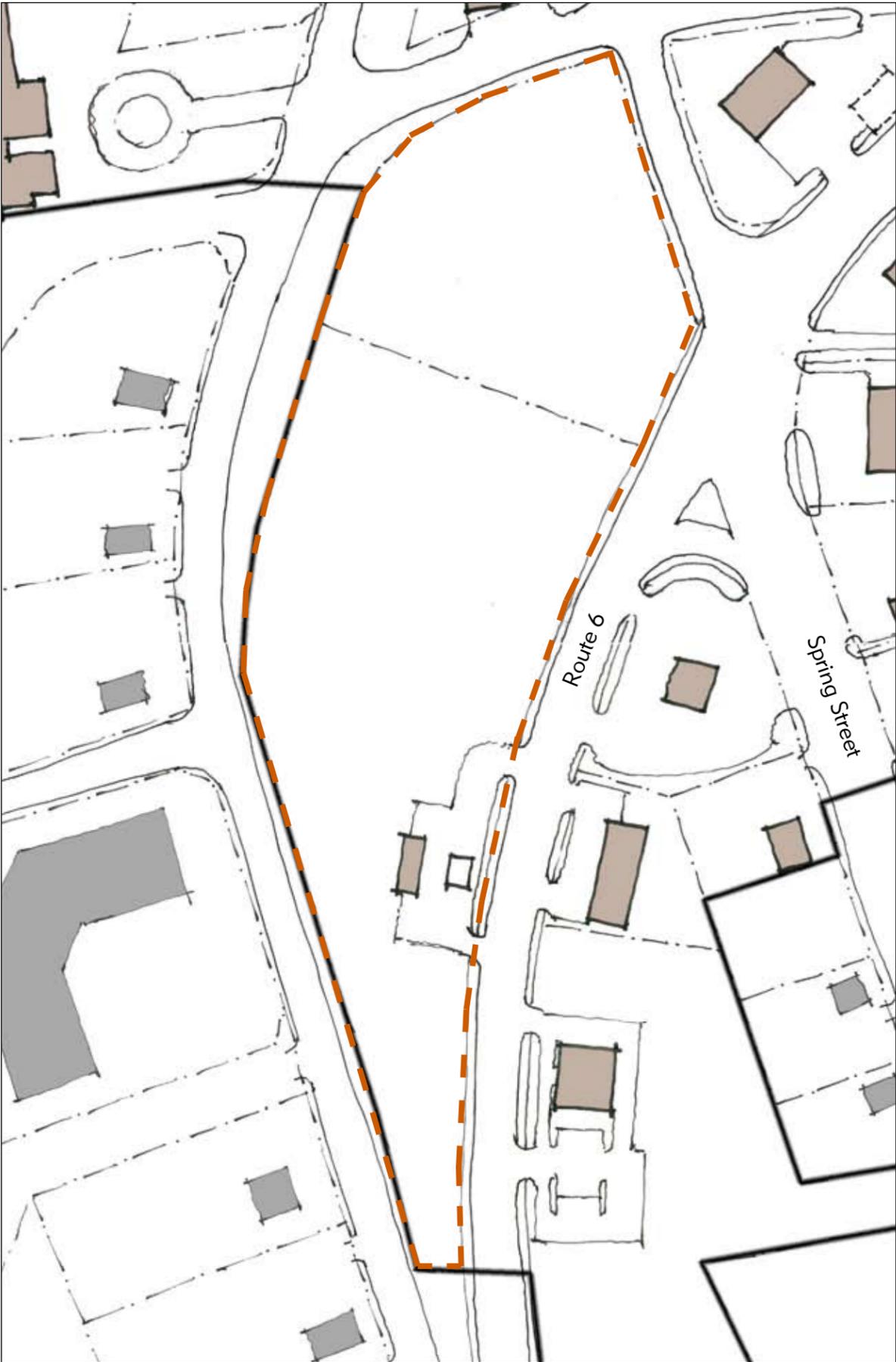
Existing
Proposed





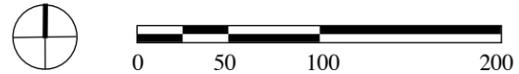
Existing
Proposed

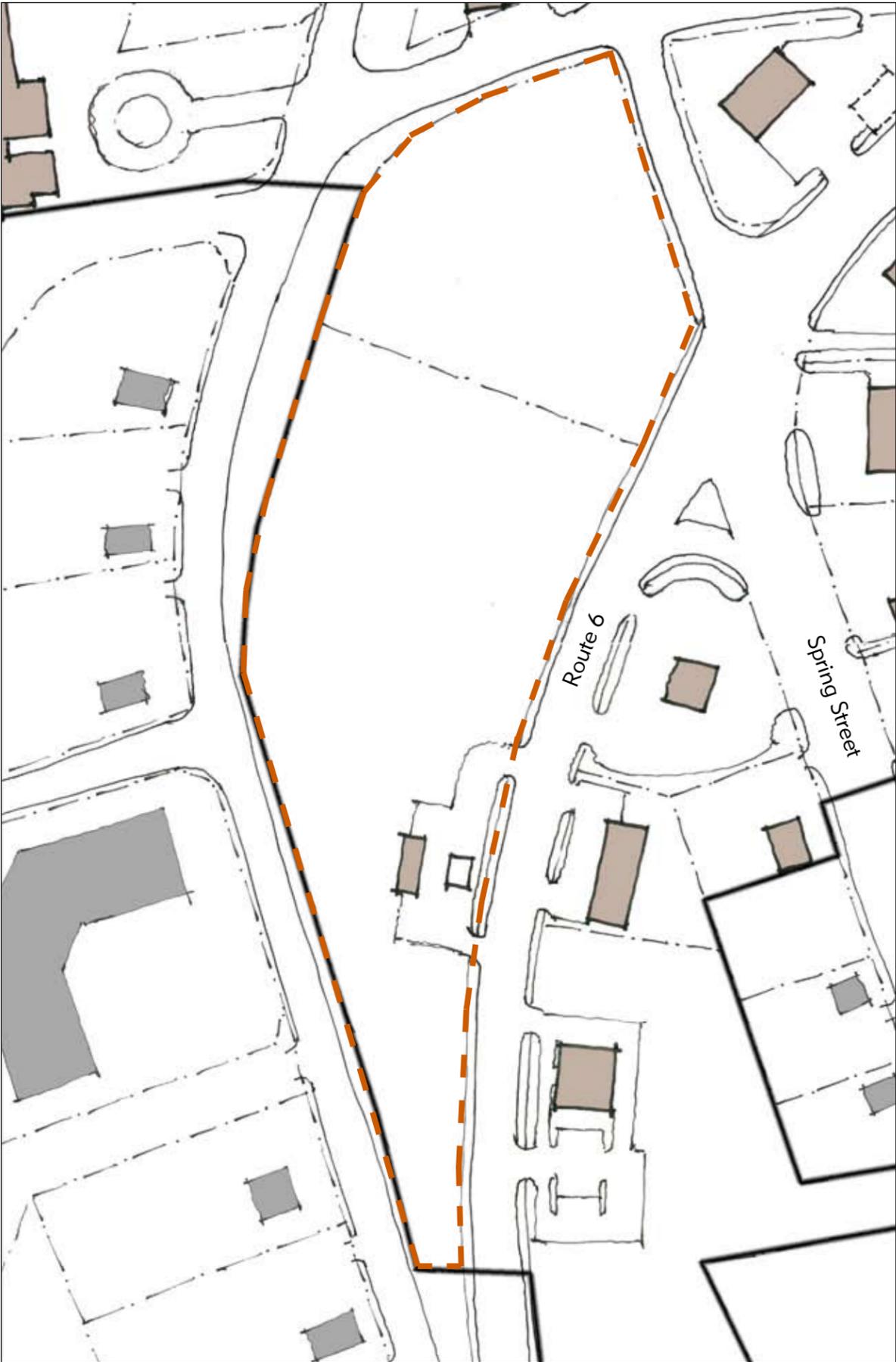




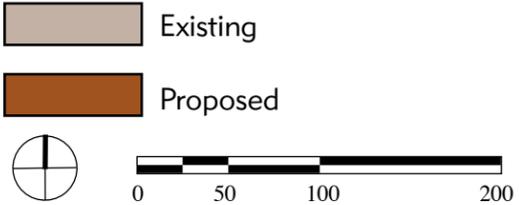
Allowing under existing zoning, this site could accommodate three one story commercial structures, and one two story office structure. The setbacks require do not allow for the development of this site to contribute to the creation of a pedestrian friendly place.

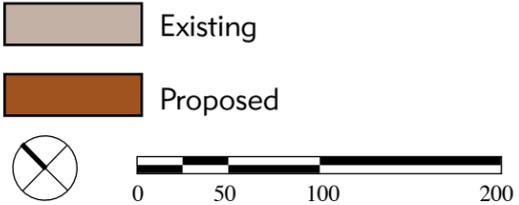
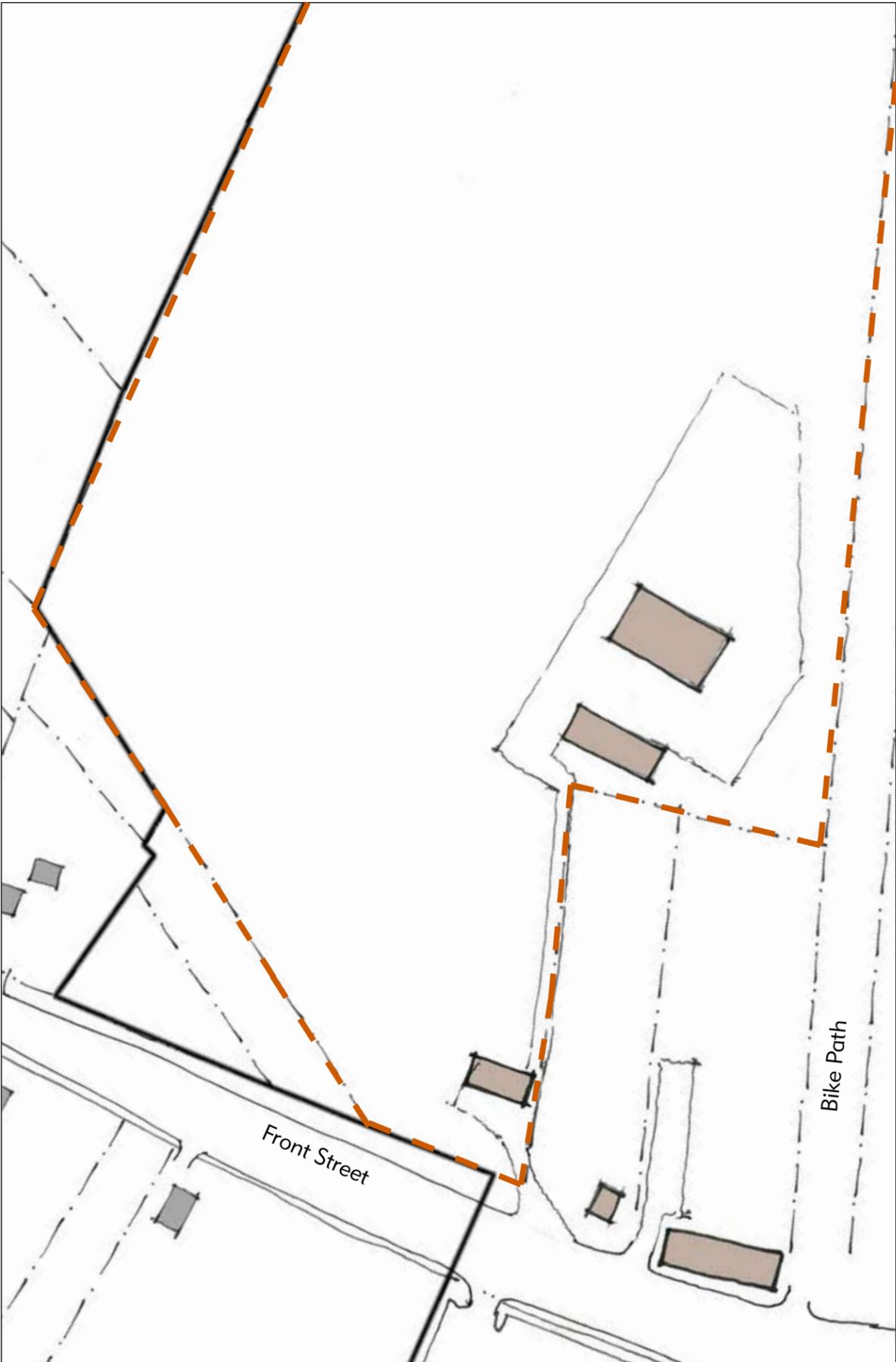
Existing
Proposed

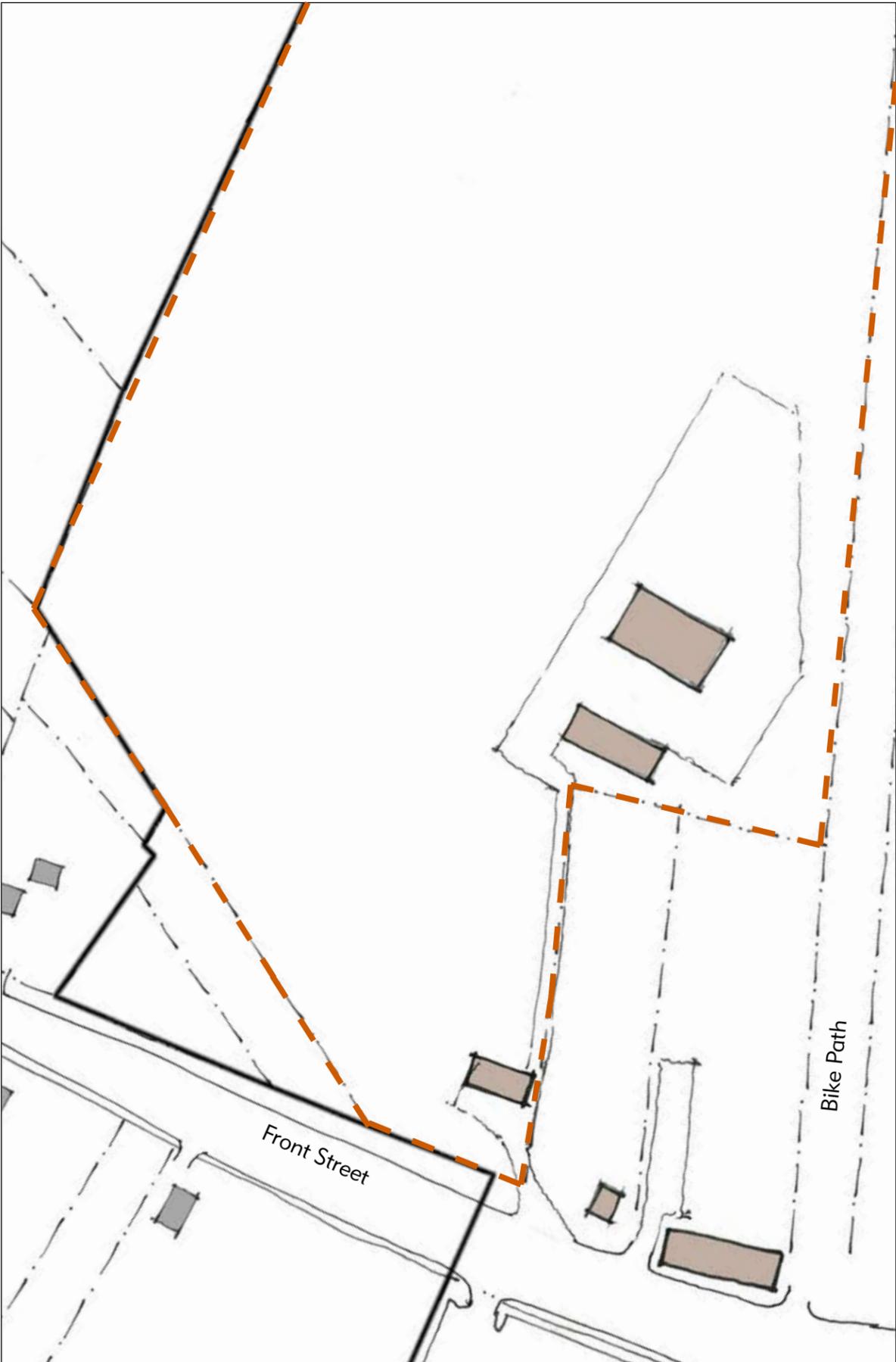




Under the Neighborhood Overlay District proposed zoning this site can be planned in a form that keeps with the character of Marion. Multiple smaller structures such as cottages, mixed use buildings with office below residential or restaurants below offices would be allowed. An improved district stormwater system could be incorporated into the design of the northern end of this parcel which was discussed as being a wet site. This green building technique could also create a wonderful neighborhood park or open space.



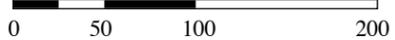


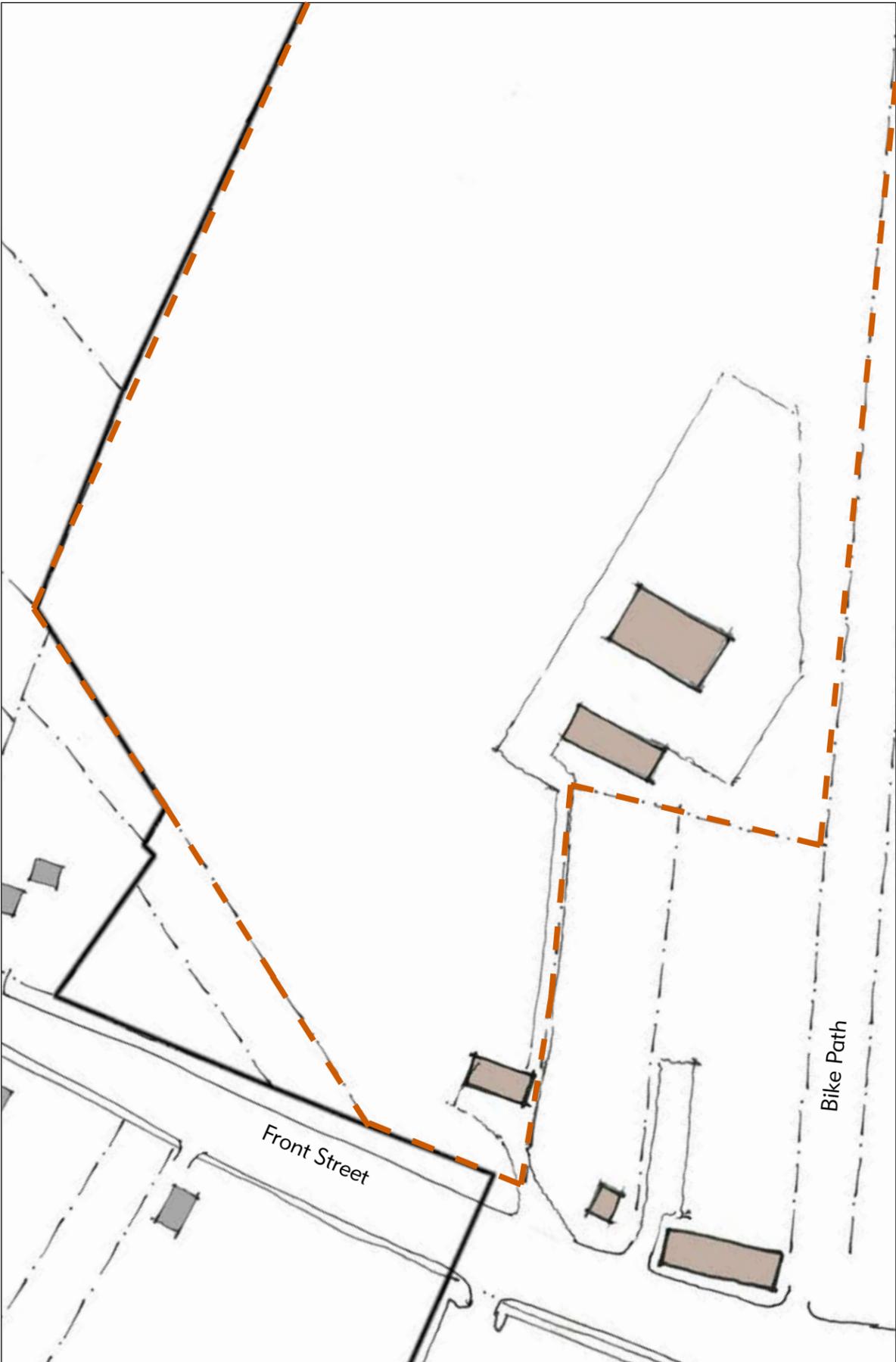


Under current zoning this site could accommodate a small single family sub-division.

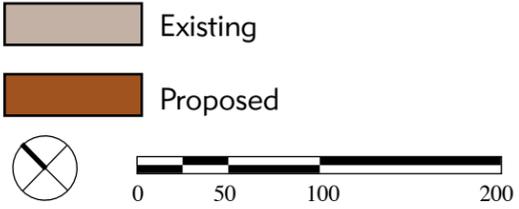
Existing

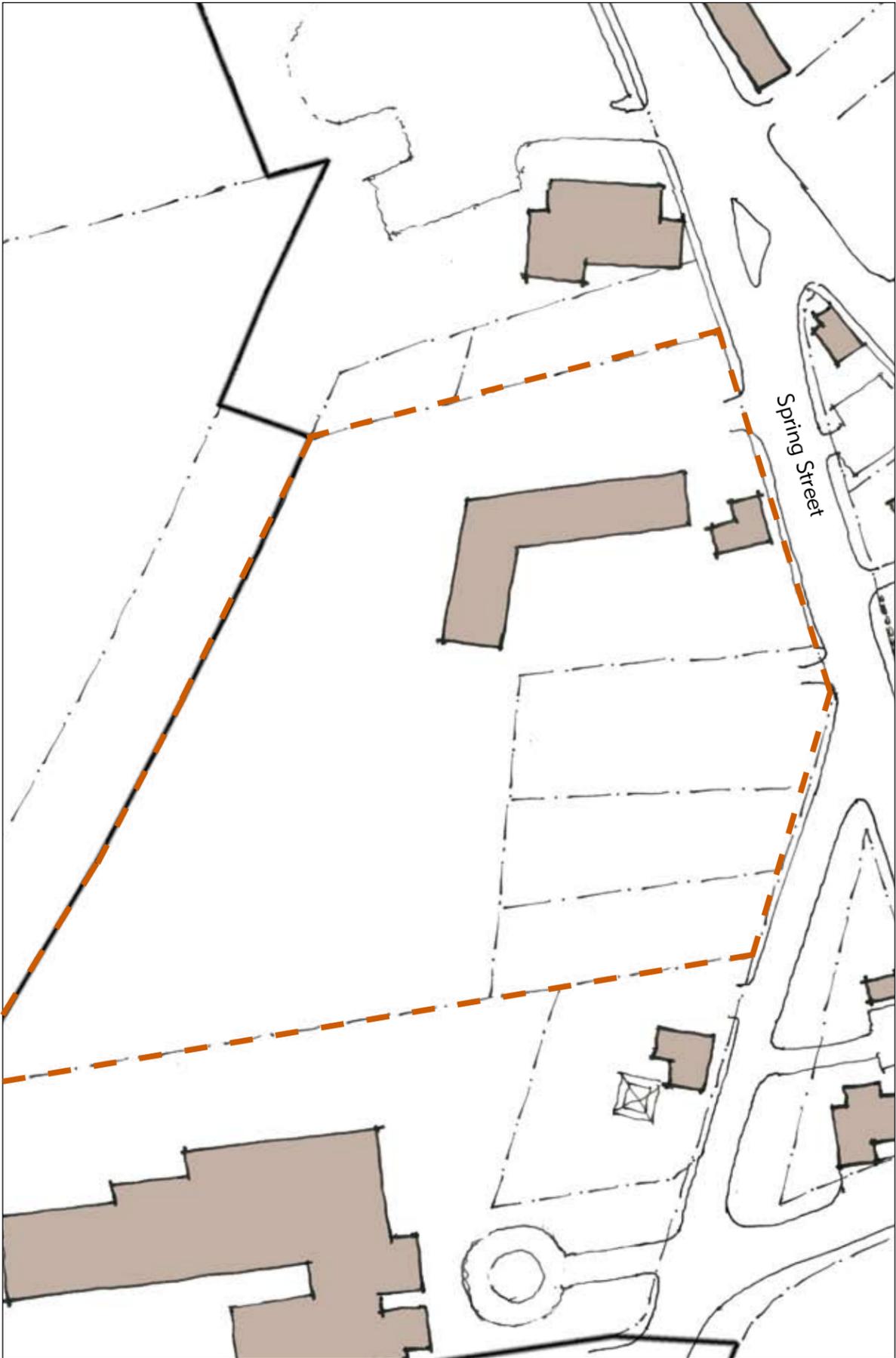
Proposed





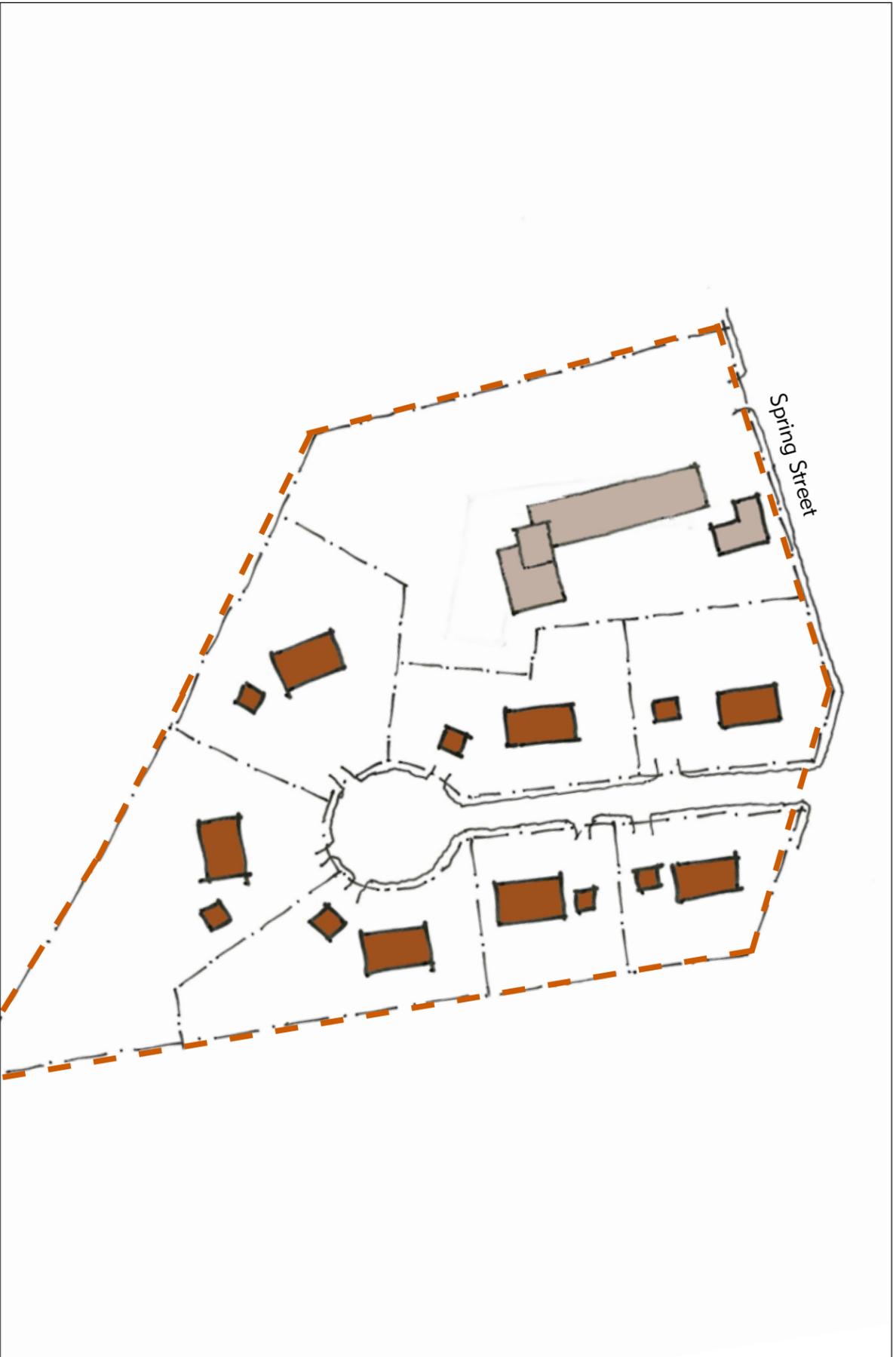
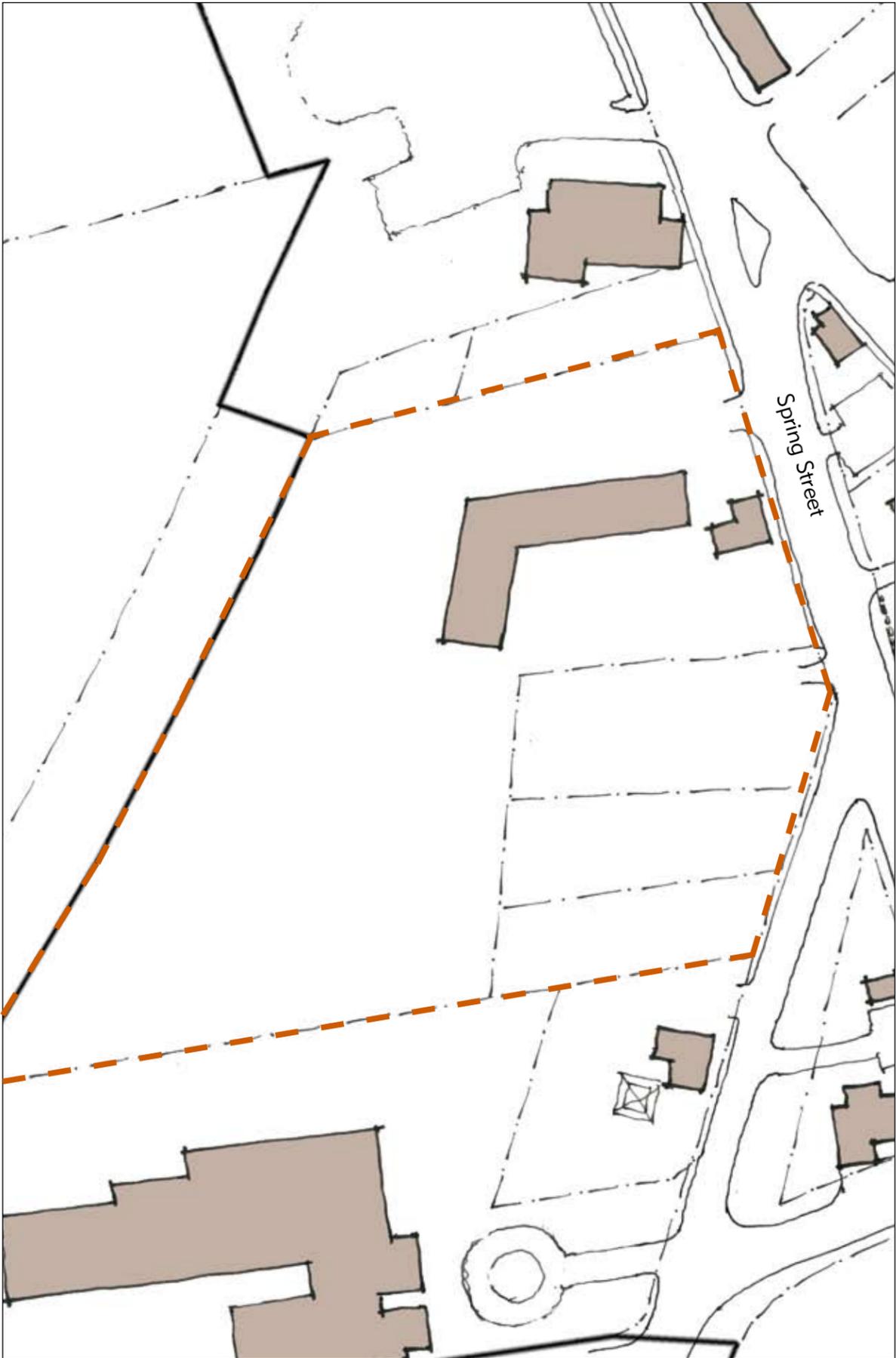
Under the Neighborhood Overlay District proposed zoning this site can be planned in a form that keeps with the character of Marion. A variety of different sized homes and cottage could be constructed to encourage a diverse population. Office buildings could also be incorporated into the site along with smaller public parks and access for the bike path. A secondary street could be added to connect to other parcels and to increase connectivity that helps create a safe pedestrian environment.





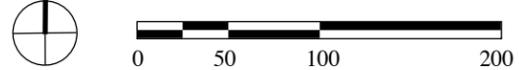
- Existing
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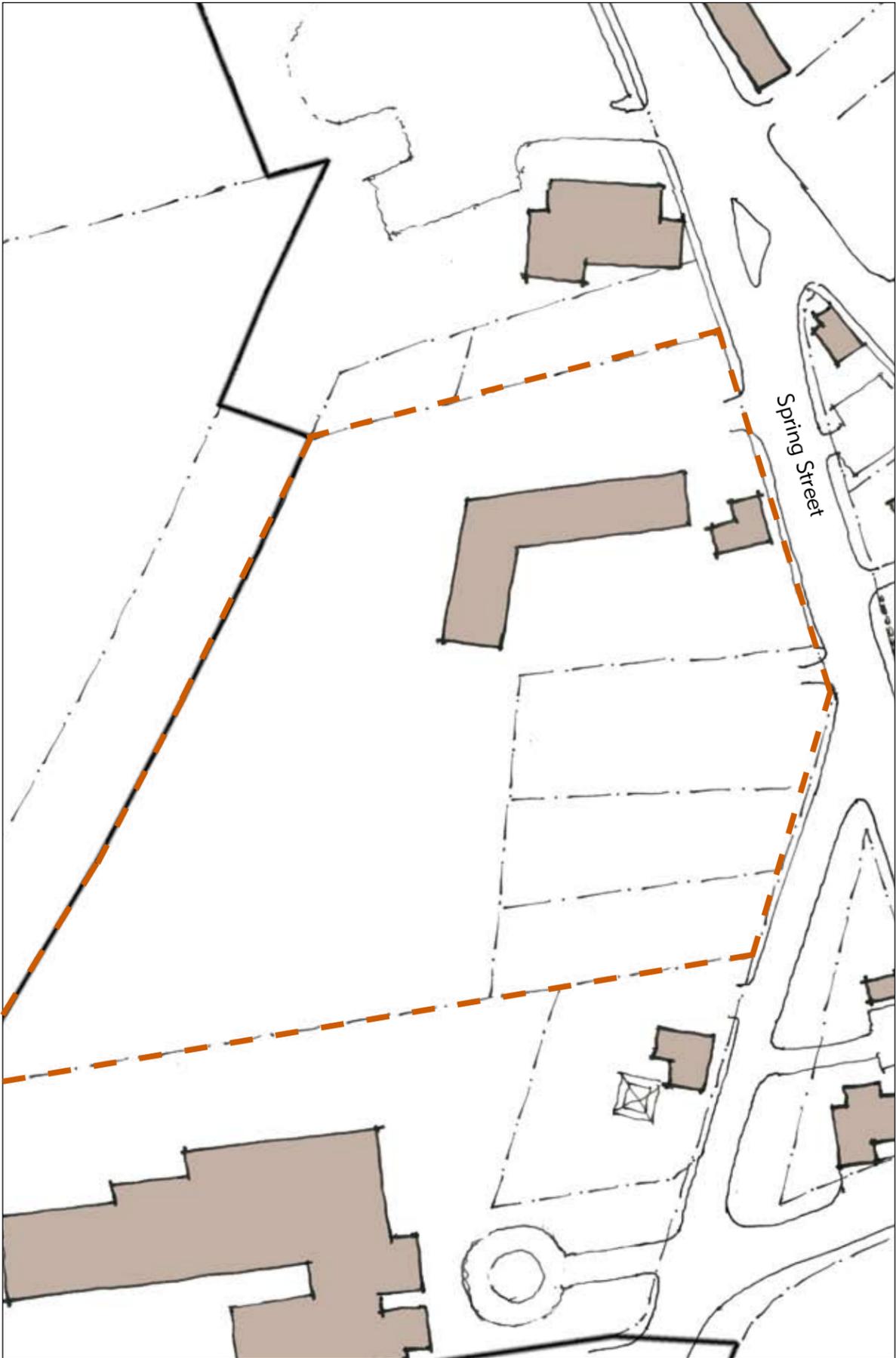




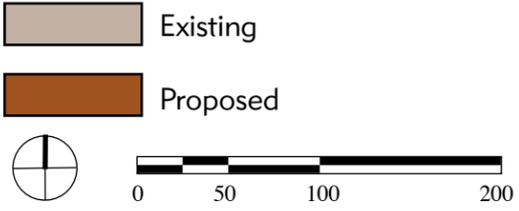
Allowable under current zoning, this site could be developed into a six unit cul-de-sac.

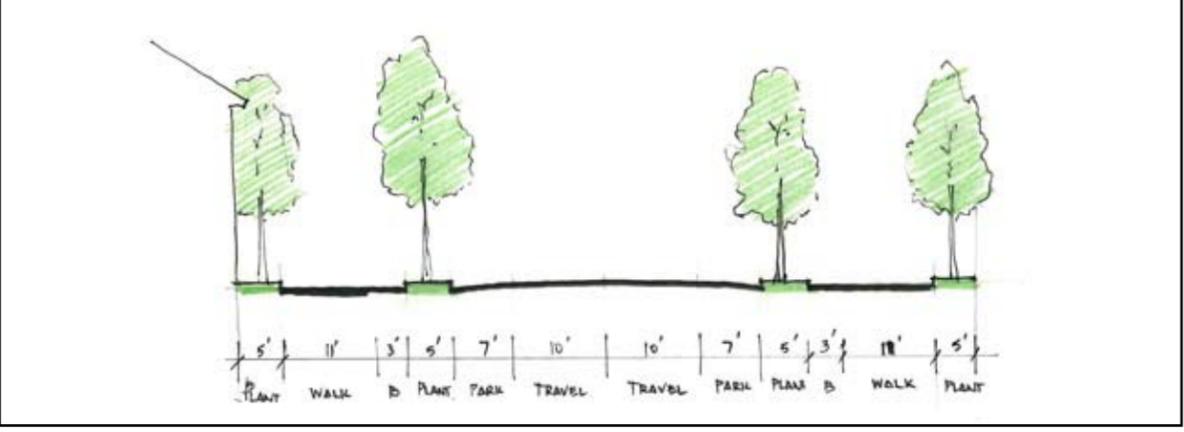
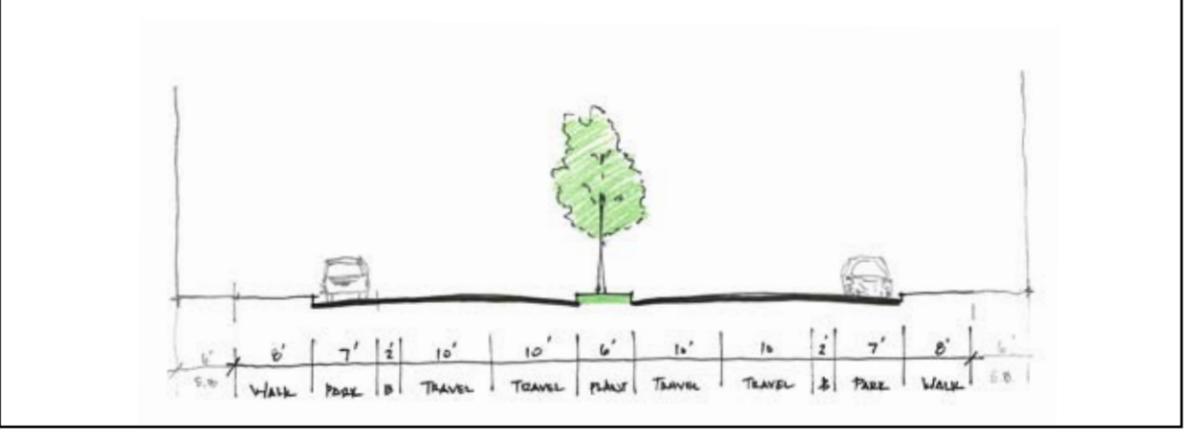
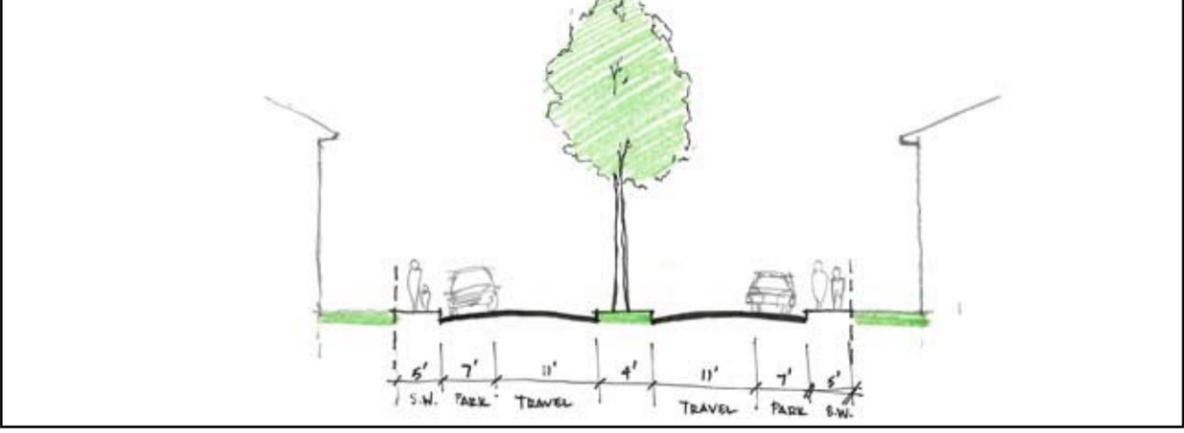
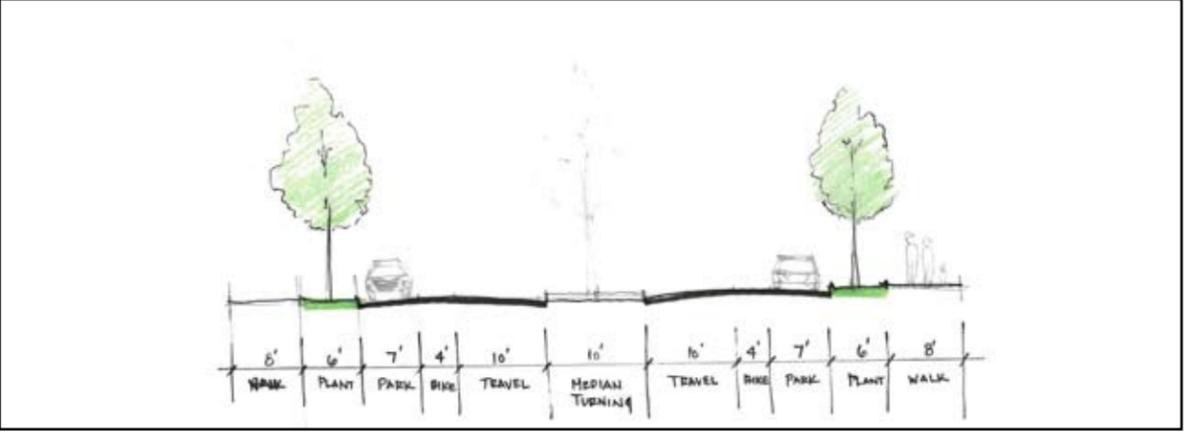
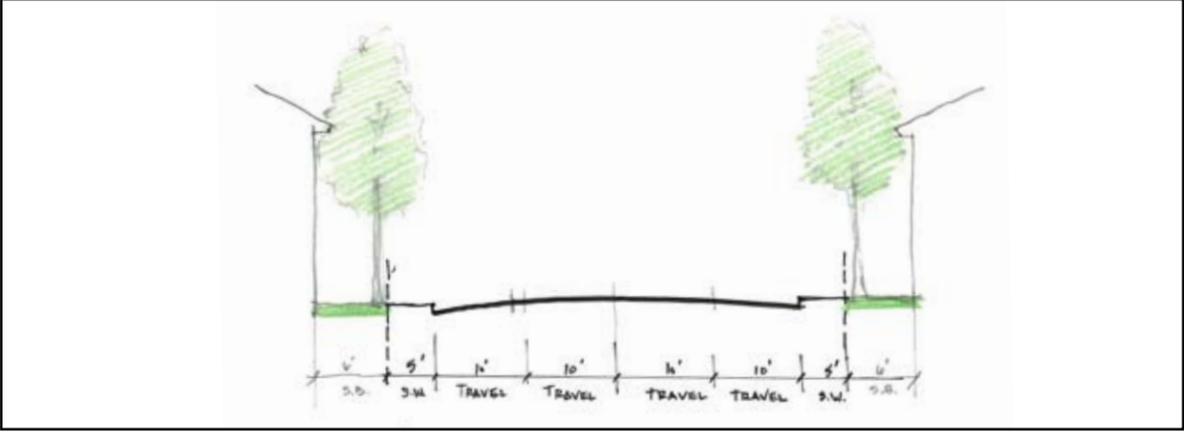
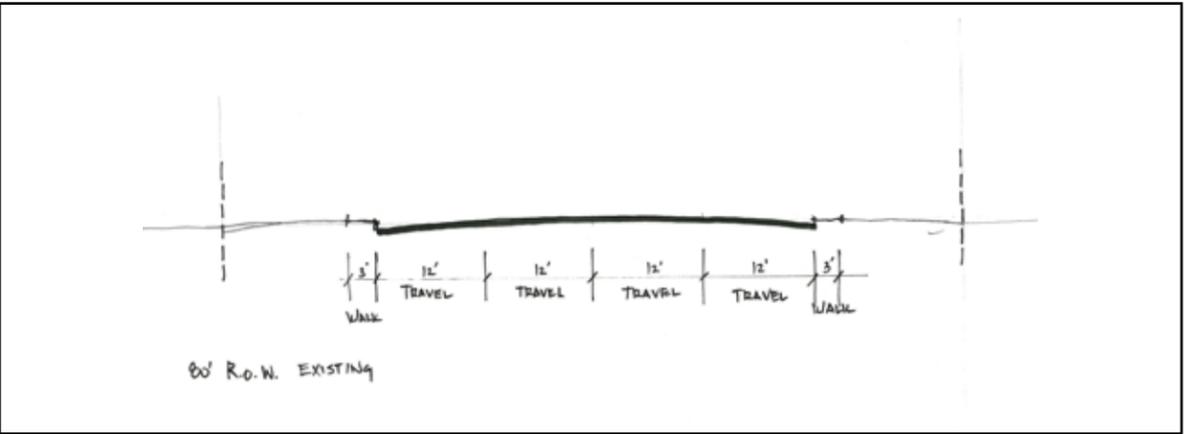
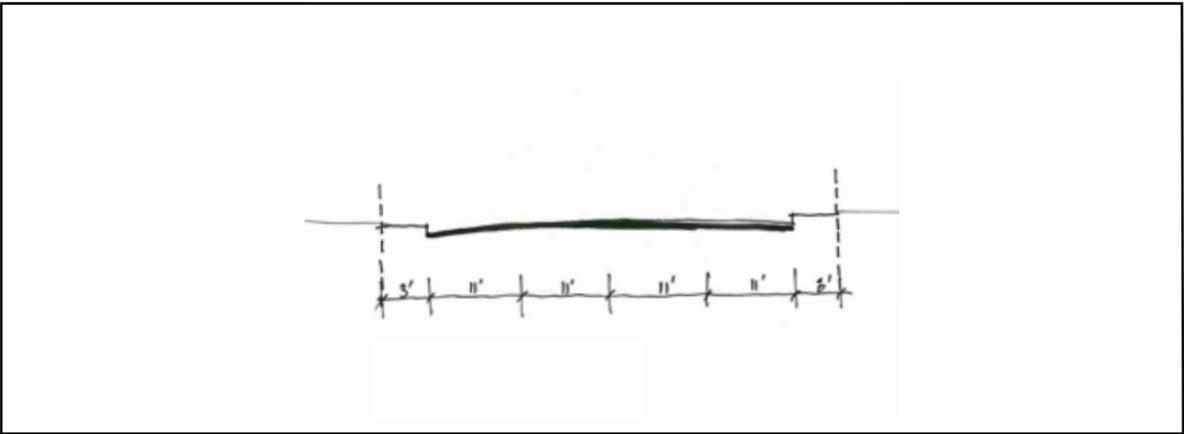
Existing
Proposed





Under the Neighborhood Overlay District proposed zoning this site can be planned in a form that keeps with the character of Marion. A mix of townhouse and cottages could be construction around a new public square. An additional mixed use building fronting Spring Street would help support the existing businesses along this block by helping to complete the frontage of the street making for a friendly pedestrian experience.





Proper mixed use zoning is enhanced by the presents of streets that have slow moving traffic, parallel parking and pedestrian scaled street furniture. A long term plan for this area of Marion should incorporate infrastructure improvements to Route 6, Front Street and Spring Street that help to create a walkable neighborhood.



