THE EVOLUTION
OF
MAIN STREET

A STUDY OF MARION, INDIANA

BY BRUCE BERRY
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Introduction

Often, a city is referred to as an organism. An organism is defined as a complex structure of interdependent and subordinate elements whose relations and properties are largely determined by their function in the whole or an individual constituted to carry on the activities of life. A city is a complex structure made up of interdependent parts (i.e., offices, banks, stores, restaurants, pubs, etc.) all which affect the character of the city by the function they perform. A city does more than perform the basic functions necessary to be considered alive; it is a more complex organism, a species.

If we were to examine those species which have survived over time, we would be able to identify physical changes which have occurred as they adapted to a changing environment. Cities are no different; they have evolved as a direct result of the influence of environmental forces. Probably the most influential factor affecting change has been that of technology.

Technology has allowed the buildings in our cities to evolve from the simple wood-frame construction of the colonial days, through the brick buildings of the 19th century, modern steel skeleton skyscrapers.
of a thriving metropolis. Cities have grown from "one horse towns" with a dirt road serving as Main Street to a tangled web of interstates, expressways, and city streets. The cities of today are a much more complex organism as are most organisms when they go through the process of evolution.

Recently, there has been a great interest in the effect that technology has had on the large metropolitan city. Concerned architects and citizen's have taken an interest in the effects that technology has had on the quality of life in our large cities, and how to use technology as a tool for improvement rather than be at its mercy. Probably the most significant development recently has been the large redevelopment projects in the inner city and central business districts. The effects of these projects has been twofold: 1. Large and significant pieces of architecture have been saved from demolition, preserving some of our past and heritage. 2. Architects and developers have once again realized the need for diversity in our central business districts (...i.e.).

The appearance of these redevelopment projects is a good sign for they are improving the quality of life in our city's which is preserving our cities. Originally, cities provided a vital function in our lives; they allowed human interaction to take place. Cities were a concentration of people who had business that they needed to perform with each other at a time when the fastest form of communication was a human being on horseback. Now, with the ability of communication (telephone, T.V., radio, news media, satellites, etc.) and
the accessibility of everyone to an automobile, cities are not necessary for human interaction to take place anymore. Cities can provide other functions though, and by providing more of these (entertainment, cultural, service, recreational, tourist, etc.) and new functions not traditionally provided by the city, they can continue to remain an important part of human existence.
PROJECT OBJECTIVES

While metropolitan cities, with large populations, have been receiving the attention and concern of architects and developers, the issue of smaller towns is being sidestepped. The attraction of smaller towns was the quality of life that they offered due to lower populations. But a lower population offers less people to patronize these large redevelopment projects, and without the money, no developer is willing to develop such a project. It's a catch 22 cycle.

It is the quality of life they offer that makes smaller towns attractive. They don't have the traffic, congestion, or pace that the larger city does and are a more pleasant place to carry out one's business. Shopping is more leisurely and life is more personal. It would seem that a project that would help insure the "Main Street" atmosphere would also be an economically feasible project. That is the major goal of this thesis, to do a redevelopment and multi use project in the heart of a smaller town's CBD.

A reuse project in a smaller downtown, or an "Main Street", would make economic sense because the reuse of structurally sound existing buildings would reduce the amount of new construction required. Also re-used buildings already have a character and atmosphere and reputation. People can relate location and imagery of an existing building better.
In order to accomplish the main goal, there would have to be careful attention paid to a series of smaller subgoals which would all go together to form a complete and whole project:

1. Adaptive Reuse of Existing Downtown Fabric. Part of the pleasantness of "Main Street" is the charm and character of the existing fabric. Any new project should not only respect the existing fabric, but should capitalize on it by making it an intimately, integrated part of the project. Part of the reason for a decline in the quality of life in both cities and on "Main Street" is the haphazard demolition of vacant buildings into desolate asphalt parking areas. With a little foresight and ingenuity, many structurally sound, architecturally significant existing buildings can be reprogrammed (evolve) back into vital and lively elements of downtown.

2. Sympathetic New Construction. Since there are holes that have been punched in the streetscape of "Main Street" either through selective or haphazard demolition, new construction is required. This new construction should be integrated both visually and functionally. Visually, the new construction should be sympathetic but not imitative. It should respect and pick up on existing lines and imagery but not simply mimic them. Materials should be an important consideration. Functionally, it should be in with the overall project but still maintain a separate identity.
The project that this thesis will investigate is that of a multi-use facility, something catering more to the entertainment and service needs of downtown rather than proposing more retail which is already faltering. Much of the retail shops in the downtown of "Main Street" have a real dilemma due to the existence of strip shopping developments or enclosed suburban shopping malls. The advent of the automobile has increased the mobility of the consumer so that developers can provide large, enclosed climate controlled shopping environments which offer the added convenience of parking facilities which have a view of the street. The consumer no longer has to travel to the centralized location of shops downtown.

It would be senseless to propose more of the same retail shops for "Main Street". Instead, it makes more sense to supplement the existing retail shops with more service oriented and entertainment facilities, something that "Main Street" used to offer but doesn't seem to anymore. The project could contain such facilities as offices, restaurants, specialty shops, and cultural or civic functions. This type of facility should have as its goal the intention to be special enough not only to draw patronage from the surrounding community but also from nearby communities.
What type of a project would be so special to a community and the surrounding area? Recently, Festival markets such as the newly opened Union Station in Indianapolis have made huge impacts on even very large cities. There should be no reason why one could not examine, adopt and downsize to provide "Main Street" with a "shot in the arm".

A Festival Market can be made up of many components, but they are geared towards entertainment seeking crowds.

1. Trading Environment.

Some sort of "city market", flea market, or trading vendors should be one of the basic attractions of such a facility. Whether it be fresh produce or small trinkets for sale, these types of facilities tend to be the best at attracting all types of people which is a very desirable goal. To borrow a couple of phrases, "one man's junk is another man's treasures" and "a place where the poor can rub elbows with the rich". Adjectives for such a place would be quite fitting. There are plenty of examples of such facilities which are not very finished or polished but at the same time not too seedy, such as the "French Market" and "Jackson Square" in New Orleans and "Fulton Market" in New York. The City Market in Indianapolis offers several good suggestions as far as the desired atmosphere but that will be discussed later.
2. Exhibition/Flexible Community Gathering Space.

Another important component of this project would be a large flexible open space that could host large exhibitions or several smaller ones simultaneously. Such exhibitions as car shows or boat shows, craft and antique displays or sales, anything that might interest the public or an event that a shopping mall might host. This flexible space would also serve as a gathering place for the people at 'Main Street' and the whole community, providing tables and chairs for patrons to eat lunches or snacks purchased at the Facility or brown bag lunches brought from home. In addition to the exhibitions, patrons could be attracted by local people providing entertainment voluntarily for donations such as mime, singing, playing musical instruments, juggling, etc. such as those who perform on Jackson Square or on Bourbon Street in New Orleans.

The flexible space should be a pleasant space to visit and one of the most important physical features of it should be the presence of natural light inside the space. This shall be accomplished by a large amount of glazing overhead, admitting direct sunlight to enter the space, creating a winter garden effect. Of course, the direct sunlight will present some problems such as heat intensity and glare but there are solutions such as
This is "The Courtyards," a project proposed in Fort Wayne which proposes to redevelop an entire block with a glazed circulation spine which originally was the alley.

This space evokes some of the imagery of the exhibition space for this project. A large open space which allows the admission of natural light with tables for gathering at lunch or anytime. The lightness of the structure is important in the overall quality of the space.
3. Entertainment Facilities

Additional smaller, specialized entertainment facilities will be of interest to the patron who wishes to experience something very specific.

Restaurant: A restaurant with some kind of theme or other novel atmosphere would be more successful in this type of facility than an expensive high class restaurant. This facility is going to present a festive aura, so the restaurant should be a casual place where people can go to relax, enjoy and unwind.

Lounge/Bar: A lounge or bar which could be an attached part of the restaurant or its own separate entity or both will be located in this project. It too is a casual place which evokes a theme in the restaurant decor but something distinct to give it its own identity. It is important that the lounge have its own access to the street and sidewalk so that it may remain open later than the rest of the facility in order to accommodate dancing and nightlife.
A movie theater located in this facility would revive a tradition of "Main Street" that most lack today. The movie theater lost its traditional location downtown as a direct result of the auto. A theater in this facility, probably a discount theater, would be joined with a concession stand. Since the average movie goers are teenagers, why not cater to their needs by providing arcade machines and some tables and seating as a service of the concessions area, creating kind of a teenage hang-out.

4. Service/Office
Originally, retail buildings on "Main Street" were designed as two and three story buildings because the second floor was intended to be living quarters. They were apartments which the building owner rented out to a tenant or where the shopkeeper who ran the shop on the ground floor lived. Often today, with first floor vacancies being very common, there is definitely not a high demand for space on the upper level. And presently, it is most often used for storage only. It is very important to get this space active and rentable again and while it would be very desirable to encourage people to live there again, that is
not the best solution for this project. "Main Street" is going to emerge as a centralized area for service oriented facilities and not as a retail center. With this in mind, offices and services on the second floor could be a real plus to this project. Not only do their clients and customers become patrons of the whole facility, but those offering the service also become patrons during lunch hour or breaks, after and before work.

The space available is usually larger than that required by an office and since the buildings usually long and narrow it makes sense to run a circulation corridor perpendicular to the party walls dividing the buildings of a block in half. This not only reduces the spaces down into more managable sizes for offices but also provides a very practical solution to the problem of fire egress.

While all of these components could function independently, the net of grouping them together into one large facility affords several advantages. With the most obvious being the ability to share expensive necessities. A strategic location of one men's and one women's restrooms (on each level) that is large enough to serve the whole facility is more economical than the individual components having to install smaller restrooms to meet each one of their requirements. Also, the offices could share secretarial pool, receptionist or lobby area giving "small guys" a chance.
RESEARCH

The first step to designing a festival market was to research some of the successful ones already built and analyze how and where they should be downsized for "Main Street." Festival Markets have made such an impact because their components feature entertainment as their main goal. While it is true that they contain shops, retail is not the main feature of the structure. Most of these retail establishments are specialty shops featuring novelty items that you might not find elsewhere, or if they feature more common items it is the atmosphere and their location within the festival market which lures patrons.

The main hall or space of most festival markets is usually a renovation project rather than new construction and it is the detailing and intricacies of the old original structure that give such a place its appeal. Although the space is often quite large, it usually does not overwhelm you because of the scale of its detailing and also because of the amount of patrons there. If such a place could not draw a lot of visitors much of its appeal would be gone for these facilities thrive on crowds. It is definitely a unique and very pleasant feeling to be among a large crowd that is enjoying itself. Another quality of festival markets is
their colorfulness. Color is splashed throughout the projects in the form of banners, canopies, umbrellas, foliage, the mechanical systems and others. The color usually stands out against the rustic background of the exposed brick walls or structure.

The research that I did and accumulated for this project was the examination of several success festival market projects including:

1. Fulton Market (New York)
2. Jackson Square and Jax Brewery (New Orleans)
3. Market Place (Alen Lechen)
4. Fanueil Hall and Quincy Market (Boston)
5. Butler Square (Minneapolis)
6. Queen's Quay (Ontario)
Fulton Market is a very successful retail-lobist at an old fish market. Its brick exterior is heightened by cast iron hardware and the addition of an aluminum canopy is an example of a current material being integrated with a historic structure.

Much of the imagery of Fulton Market comes from its exterior. It produces the ideal atmosphere for such a facility. Important aspects which influenced my design were the windows (mullions), the brick and limestone, and the metalwork (railing, hardware, etc.) and the colorfulness of the canopies and umbrella tables.
The interior of Fulton Market is a no-nonsense affair, a place to come sit down and roll up your shirt sleeves. The exposed metal structure adds a bit of quaintness to the exterior.
JACKSON SQUARE
Although Jackson Square is an exterior space, it has many of the hallmarks and accomplishments of many community and civic services. Amateur performers practice juggling, music, and musical instruments, much to the delight of everyone.

There is a lot of color and character to Jackson Square, which makes it a big tourist attraction. The historical backdrop that the architecture forms blends with the colorful amenities and people.
The vendors and artists are important to the overall character of Jackson Square and I think they should be incorporated into any Festival market. It not only provides entertainment, but it also gets local members of the community involved by performing their various talents.
This project, The Market Place, is a good example of what can be accomplished with wood. The resulting is very important; and the connections between the beams, beams and columns, etc. is very important to the character and imagery evoked. The feeling is that of a warm pleasant space.
Faneuil Hall is located in Boston and is one of the premier Festival markets. It also was originally a market and its roughness or functionalism is part of its appeal. Both Fulton Market and Faneuil Hall make extensive use of their outdoor site as well as their indoor facilities. The tables and chairs outside among the trees and brick paving make a very pleasant environment.

As you can see on the opposite page, Faneuil Hall makes use of a central, rounded area as a lobby or hub to the whole project. Its domed shape diminishes importance to the exterior, while its central location emphasizes its importance to the plan.
The sights and sounds of the market attract many who are just browsing to see and look. The accessibility of the merchandise to customer or he or she can observe and examine it, and the signage which is easy to read is essential to the market. The key is to get the patrons as involved as possible. Also worth noting is the quality of the lighting which washes the white surfaces but is not too harsh.
The glass extensions which have been added to the original market help bring the outside in. The colorful shading devices add cheer and interest to the space. Often, the same thing is accomplished with colorful banners.
Butler Square is the redevelopment of an old warehouse building into commercial and business offices. An atrium space is a community space for the project. This allows natural light to be admitted and for the offices to have a view down into the space. This is nothing unusual but what is important to note about this project is its zoning. The first level has been reserved for commercial retail while the remaining floors are used as office, providing sufficient patronage for the retail establishments.
QUEEN'S QUAY
This is an interesting space for people. The use of water in this space and its ability to interact with the people is an integral feature. Due to the space that the water occupies, the floor plans remain comfortably crowded which is a very desirable goal.
The narrowness of this civic space reminded me of the spaces created by overlaying an existing alley. Notice the colorful banners, the exposed structure and the mezzanine level, all of which create a space the whole community can enjoy.

On the opposite page, an ice skating rink serves as the focus of civic activity. This too is an option, a space which provides athletic activity can be just appreciated as an exhibit space.
A very important factor which influences the imagery evoked by a festival market is its structure. Due to the informality of the overall building, most facilities leave the structure exposed giving it a less formal and more casual atmosphere, something which is very desirable for these facilities. Not only does this support the building, but gives the architect guidelines to follow when choosing the accessories for the facility. If the structure is wooden braces, then wood tables, chairs, benches, etc., should be utilized while a steel structure suggest that maybe the things should be decorative wrought iron or a similar material.

Although both materials are very suitable and there are examples of both, they have different qualities unique to themselves. Wood gives a space a very warm feeling which is very inviting. When it is rough hewn timbers or has an unfinished look, it appears massive and heavy, very structural. A steel structural system, on the other hand, usually appears much more light and delicate and integrates very nicely with a lot of overhead glazing which will be employed to allow the entry of natural light.

I chose to use a structural steel system in the main space of my project, the flexible/exhibition space.
While, the research I did was to look at some examples of steel structure in projects similar in nature to this proposed project. The same was true of these facilities as of the others, most were renovations of older buildings and construction techniques and applications of steel have changed quite a bit when compared to current techniques. It is the intricate detail in the structure of these older buildings that gives them their appeal. Often, one gets an overall feel or impression of the space without taking the time to examine these individual details. The goal of researching these steel structural systems was to understand how all of the individual components function together to make a complete and whole system. Then after obtaining this understanding, apply it to today's steel techniques so as not to mimic or copy the old examples but to interpret them in more up-to-date structural system with the flavor and imagery of the older buildings.

The projects that I researched were:

1. Les Halles des Boeufs (Paris)
2. City Market (Indianapolis)

Also used as research into current steel products:

1. Suite's Catalog
LES HALLES DES BOEUFFS
Light monitors are very common to buildings with this type of structural system.

Steel trusses used instead of solid beams really bring the feel of the structure.

The cantilevered shaped supports help distribute and transfer the loads.

The most obvious thing one should notice about this facility is its clear spanned space. The roof covers an enormous amount of floor space. The steel structure is much lighter appearing than many others. This lightness of structure is a goal which I would like to achieve in my project.
The light and airy quality of this space can be seen in this photo. Notice how the light monitor admits a large amount of light. The steel structure definitely rules the entirety of this space, in fact, this is what I visualize a festival market as.
The Indianapolis city market is another fine example of a steel structure building. I went and visited it several times, these are some of the notes that I made.

- Windows
- Metal truss system
- Cast iron columns
- Building section
One often can be in a space and get a certain feeling without actually recognizing all of the individual components that create that impression. Such is the case with the Indy city market.

The beauty of the Indy city market is how simple steel shapes are combined to make an entire structural system. The use of channels, for example, as illustrated above, can make a truss.

CAST IRON COLUMNS
SITE RESEARCH

"Main Street U.S.A" or "Main Street" is a common term used often to describe a stereotyped vision of a small town central business district. It tends to bring visions of 2-story brick shops with their proprietors either sitting outside cheerfully greeting everyone that passes by on the sidewalk or extending credit (again) to a customer already in debt to him.

While this type of "Main Street" does exist, the town which this project seeks to locate in needs a bit more clarification. The goal is to find a small to medium size midwestern town which is also large enough to support the proposed facility. An ideal town is a county seat because it has a medium size population (between 30 and 60,000) but it is also the hub of the surrounding area. It serves the entire county's government needs with the county courthouse and also supplies the most concentrated supply of retail and services.

The county seat also has another strong feature which could be vital to the Festival market. The Courthouse building and "Courthouse square." The courthouse square is usually located in, or close to, the center of both the county and the city and serves as the focal point of both. The courthouse building serves as landmark which everyone can identify and relate to, making a statement.
for and about the community. The courthouse serves as the anchor of downtown, but there are other features which a county seat can offer to support this project. There are other government facilities located in the c.b.d.'s of a county seat such as: 1. Municipal Building 2. Jail or 3. City/County Building. Although there seems to be many vacancies even in these county seats, there is still a concentration of:
1. Financial Institutions (Banks, Savings and Loans, etc.)
2. Lawyers Offices 3. Other offices.

In the past, retail shops and stores played an important role in the vitality and appeal of the c.b.d., but as mentioned earlier, the strip commercial development or shopping malls have monopolized the retail industry lately and although a county seat is an average size town, it has not been able to support both. There is much competition between the c.b.d. and the shopping mall and many of the stores have moved from downtown into the shopping malls. Even some of the oldest and most loyal stores have had to compromise and keep stores at both locations with the downtown store often only shadow of its original self.

Due to this shift in the retail center, there now exists some voids (vacancies) surrounding the heart of the county, the courthouse square. Many of the vacant buildings have been demolished for parking lots leaving holes in the container surrounding the courthouse square. Since this is a fairly typical condition, the county seat that I would choose for this thesis project should
be suffering from this problem for the goal of this project is not to just create a self-contained entity, but a catalyst to revive the entire area surrounding the courthouse square which is the core of the entire c.b.d.

The site I chose was a square city block adjacent to the courthouse in Marion, Indiana, a city with an estimated population (1964) of 34,773 (80,302 Grant County) located 65 miles NE of Indianapolis and 55 SW of Fort Wayne along Interstate Highway 69.
TRANSPORTATION

AIR SERVICE:
Marion Municipal Airport:
At present we have installed the Instrument Landing System and built a new terminal building. Distance from Airport to Downtown Marion: 5 Miles. Air Marion, Inc. serves residents and local industry, has 24 hour air taxi service, flight training, aircraft sales, AV-gas and jet fuel sales, plus hanger and maintenance facilities. Avg. daily take offs and landing: 60.
Commuter Air Services: Available
Three flights daily to Detroit on American Central Airlines.
Service to Chicago is anticipated in the near future.
Charter Services: Available on 24 hour basis.

RAIL SERVICE:
Chessie System (C & O); Norfolk-Southern (N-S); Conrail; Amtrak

CLIMATE
Coldest Month - Jan. 26.9
Hottest Month - July 74.1
Annual Average 50.9
Days over 90 degrees 25
Days 32 degrees & below 133

TRUCK SERVICE:
Marion has excellent trucking service with 30 major freight lines authorized to serve the City, 13 of which have their own terminals and 17 non-terminals.
1 Intra-State Trucking Line
19 Inter-State Trucking Line
10 Both Inter- & Intra-State Trucking Lines

HIGHWAYS
Interstate 69; US 35; State Roads 9, 13, 15, 18, 22, 26, 37 & 221
Distance to Interstate 69: 5 miles east of downtown Marion.

BUS SERVICE:
Intra-City: Marion Municipal service to Downtown, Urban Shopping Centers, and Area Employers.
Inter-City: Greyhound, Indiana Motor Bus Lines, both with offices at the Courtesy Economy Inn.

Days 0 & below 8
Degree Days 5,925
Year Ave. last freezing day May 7
Year Ave. first freezing day Oct. 9
Wettest Month May
Driest Month Feb.
8. AGRICULTURE: Grant County Agricultural production is accomplished by 876 farms, farming 208,960 acres. Major crops grown are corn, soybeans, wheat and hay. Major livestock are hogs, cattle, poultry and sheep. Source: 1982 Census of Agriculture.

10. MAJOR INDUSTRY

<table>
<thead>
<tr>
<th>Firm</th>
<th>Product</th>
<th>Employment</th>
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</thead>
<tbody>
<tr>
<td>Fisher Body (GMC)</td>
<td>Automotive body stamping</td>
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<tr>
<td>RCA Corp.</td>
<td>Color picture tubes</td>
<td>2,270</td>
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<tr>
<td>Foster-Forbes</td>
<td>Glass containers</td>
<td>900</td>
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<td>General Tire &amp; Rubber Co.</td>
<td>Reinforced plastics, rubber for automotive products</td>
<td>750</td>
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<tr>
<td>Dana Corporation</td>
<td>Automotive drive shafts</td>
<td>700</td>
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<tr>
<td>Anaconda-Ericsson</td>
<td>Insulated power &amp; control cable for electrical generation markets</td>
<td>513</td>
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<tr>
<td>Owens-Illinois, Inc.</td>
<td>Corrugated boxes</td>
<td>300</td>
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<td>SCM-Allied Paper, Inc.</td>
<td>Office &amp; school supplies</td>
<td>287</td>
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<tr>
<td>United Technologies -</td>
<td>Insulated wire &amp; cable, plastic compounds</td>
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</tr>
<tr>
<td>Essex Group</td>
<td>&amp; reprocessing scrap copper wire</td>
<td>246</td>
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<tr>
<td>Bell Fibre Products</td>
<td>Corrugated shipping containers</td>
<td>200</td>
</tr>
<tr>
<td>Superior Paperware</td>
<td>Paper plates, cups and school supplies</td>
<td>135</td>
</tr>
</tbody>
</table>

MAJOR PLANT EXPANSIONS IN PAST 5 YEARS: Anaconda-Ericsson, Bahr Brothers, Hartson-Kennec, Cabinet Top Co., Superior Metal, United Technologies - Essex Group, Fisher Body, RCA Corp., Foster-Forbes, SCM.

IMPORTANT STRUCTURES RECENTLY COMPLETED OR WILL BE UNDER CONSTRUCTION WITHIN THE NEAR FUTURE: Additions to Marion General Hospital, new county jail and office building, a new municipal building, 58 unit high-rise housing for the low-income elderly, 98 unit senior citizens apartments in northwest Marion, 150-unit apartments at Marion College for senior citizens, a new physical education building at Marion College, waste-water treatment plant, new fire station, Colonial Oaks Nursing/Retirement Center, $11,000,000 Area Vocational/Technical School, South Marion indoor/outdoor pool and park complex.

13. COMMUNITY SERVICES

Attractions: Marion Civic Theatre, Grant County Art Association, Mississinewa Arts Council, Marion Philharmonic Orchestra, Marion College, Taylor University, Art in the Park, Summer Festival, Celebrity Golf Classic, Grant County Historical Society, Fall for the Arts, Easter Pageant.

Golf Courses: Public - 4 Private - 2

Tennis Courts: Public - 40 Private - 10

Recreational Reservoirs: All Reservoirs with 30 minutes of downtown Marion.

Mississinewa: 3,300 surface acres of water

Salamonie: 2,900 surface acres of water

Huntington: 1,200 surface acres of water
Sports: Marion College & Taylor University offer a variety of sports; Marion High School won the IHSAA State Basketball Championship in 1975 and 1976, organized leagues in most sports available.

Newspaper: Marion Chronicle-Tribune daily
Farm News, bi-monthly; News Herald, weekly
Twin City Journal-Reporter, weekly
Oak Hill Times-Review, weekly
The News-Sun (Fairmount area), weekly
Sports Hotline, weekly

Radio Stations: WBAT (AM); WGOM (AM); WMRI (FM)

Television: Cable (23 Channels)

Libraries: Marion Public Library 75,800 vol.
Marion College Library 102,000 vol.
Taylor University 130,000 vol.

Banks: 9 banks with 23 branches
Savings & Loan Associations: 2

Number of Retail Establishments: 550

Hospitals: Marion General Hospital - 303 beds
VA Medical Center - 1,100 beds
Ambucare Clinic, Inc.

Extended Care Facilities and Nursing Homes: 5

Retirement Centers: 2

Doctors: M.D. or Surgeons: 71 Dentists: 32

United Way: 23 Agencies; Total Funding projected for 1984 - $687,000.

Churches: 104
FESTIVAL

"Easter Pageant" (Marion Coliseum) Easter Sunday

"Fairmount Museum Days and James Dean Film Festival" (Fairmount and Downtown Municipal building and city park) Fourth Weekend in September

"Fall For Art" (Downtown around Courthouse) Third Weekend in Sept.

"Mississinewa Boat and Ski Show (Charles Mill Dam) 1st of July and closest Saturday

"Old-Fashioned Days" (Downtown Marion) First Weekend of June

"Summerfest" (Downtown Marion) Third Weekend in July

Marion College Museum 4201 S. Washington St., Marion, IN
Featuring Indian artifacts—arrowheads, spears, copper, etc.

Fairmount Museum 203 E. Washington St., Fairmount, IN
Featuring James Dean memorabilia, Jim Davis (author of Garfield comic strip), and Grant County history

Edbird House 200 E. Washington St., Marion, IN
SITE ANALYSIS

Analyzing the site is an important process of any project for it establishes relationships which give guidance to the development of a final solution. Along with the obvious things that one would pick through a normal site analysis, I have lived in Marion for approximately twenty years and know a little bit about the history of the site, and historical ties and relationships can be as important as existing conditions.

Although the use of graphics and drawings will reveal the most about a site, a list of the major concerns will allow the reader a clear understanding of what I felt was important:

1. Inventory
2. Parking and Traffic
3. Context
4. Imagery