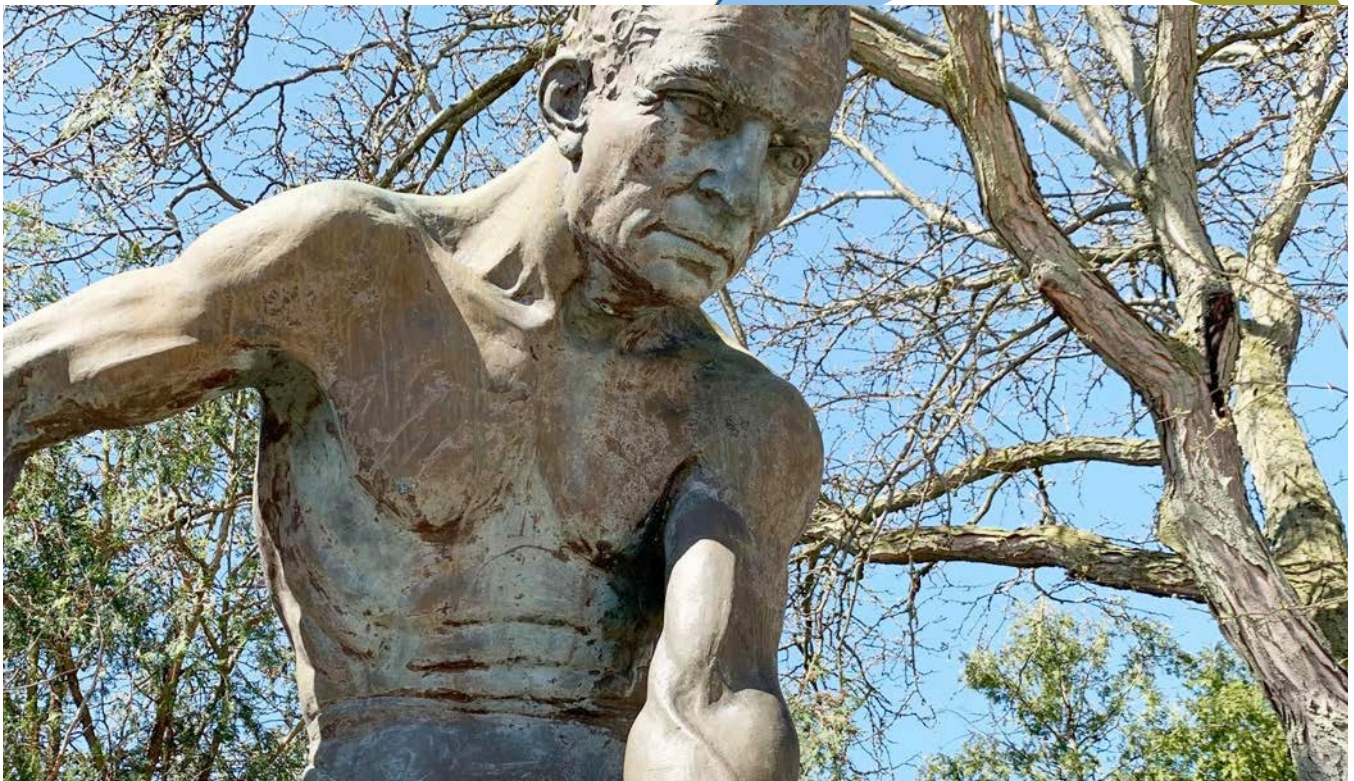


# ALBION COMPREHENSIVE PLAN ANNUAL REPORT 2025



Source: City of Albion

Good planning uses data and preferences to shape a preferred course of action. In this section, findings from the previous sections and the community engagement series are used to build an Action Plan of strategies to advance Albion toward its goals over the planning horizon.

***For communities pursuing the RRC Certified Designation, there is an additional expectation that progress on master plan implementation is assessed annually.***

## COMMUNITY GOAL 1:

**Build a capacity and a network of organizations and services to promote growth and meet the needs of residents who cannot afford basic services.**

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Update comprehensive community needs assessments and asset maps to prioritize assets and determine needs	Planning & Zoning	EDC, MDOT, Housing Commission, DHHS, CMH	1-2 years	On going
(b) Strengthen Albion's workforce development network and connect Albion's talent base with employment resources and opportunities	EDC, Planning & Zoning	EDC, Michigan Works, Albion College Career and Internship Center	1-3 years	In Process
(c) Support healthcare access and wellness programming in Albion	Recreation	Healthcare providers, patient advocacy groups, transportation services, AmeriCorps VISTA, Oaklawn, Healthcare Alliance	1-3 years	On going
(d) Develop a comprehensive resource guide to facilitate and improve access to community services	City Departments	Albion Housing Commission, Code Enforcement, Public Safety, USDA Rural Development	1-2 years	Completed

## COMMUNITY GOAL 2:

**Forge local, regional, and global partnerships that support the City of Albion - its people, its needs, and its opportunities.**

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Assess community needs, increase organizational capacity and expand access to education, health care, quality food, economic opportunity and the overall quality of life for all residents	City Departments	Local businesses, faith communities, and nonprofits; AmeriCorps; Albion Healthcare Alliance; Community Food Table; United Way; Albion College; Albion Community Foundation	1-3 years	On going
(b) Develop a local food culture through increased access to healthy food and nutrition education that utilizes community resources	EDC	Local businesses, farms, and faith communities; Albion Community Gardens, farmers market; Sprout Urban Farms	1-5 years	Incomplete
(c) Strengthen and increase the number of strategic collaborations with global partners that bring international perspectives and attention to Albion	Elected officials; Administration	Albion Sister City Committee, Albion College, University of Versailles Saint-Quentin-en-Yvelines, Gerstacker Institute, Sup de Vente	1-5 years	In Process
(d) Expand and implement a comprehensive marketing strategy, working in collaboration with partner entities, to promote Albion as a desirable place in which to live, play, study, and invest	DDA	EDC, Chamber of Commerce	1-5 years	Completed

## HOUSING GOAL 1:

### Strengthen and beautify Albion's neighborhoods.

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Develop and implement neighborhood plans for each neighborhood in the City with substantial and equitable participation to eliminate blight, improve public safety and environmental health, ensure complete neighborhoods, and document local redevelopment preferences	Planning and Zoning	Neighborhood groups	1-10 years	On going / In Process
(b) Identify neighborhood groups who can serve as ambassadors and champions for their respective areas	Planning and Zoning	Neighborhood groups	1-3 years	Incomplete
(c) Work with private and nonprofit housing developers and others to encourage infill forms of development and the redevelopment of vacant, underutilized, and brownfield sites	Planning and Zoning	Private and nonprofit housing developers; HUD; MSHDA; RRC	1-10 years	In Process
(d) Develop and implement a certification/ registration program for rental and vacant properties	Planning and Zoning	Code Enforcement & Building Safety, Land Bank, elected officials	1-2 years	Completed
(e) Develop a rental inspection ordinance to ensure that rental properties are regularly inspected for safety.	Planning and Zoning	Code Enforcement & Building Safety, Land Bank, elected officials	1-2 years	Completed

## HOUSING GOAL 2:

### Provide a diverse range of high-quality housing options for all income levels and life stages.

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Expand, diversify, and market housing options to meet the needs of residents of varying life stages, lifestyles and income levels (e.g. Senior/retirement living, College corridor neighborhood, downtown lofts, affordable and low income housing, etc.)	Planning and Zoning; EDC	Private and nonprofit housing developers; HUD; MSHDA; RRC	1-10 years	In Process
(b) Encourage all new commercial development in and around the downtown to include a residential element	Planning and Zoning; EDC		Ongoing	On going

## PHYSICAL GOAL 1:

### Support networks and systems that promote healthy living.

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Provide preservation and recreational land uses along the Kalamazoo River and the Albion River Trail	Recreation Advisory Commission	Planning and Zoning, DDA, EDC	Ongoing	On going
(b) Continue to provide wayfinding and amenities to serve and attract users of the four regional and national trail systems that converge in Albion	Recreation Advisory Commission	Planning and Zoning, DDA, EDC	Ongoing	In Process
(c) Continue to work with the Kalamazoo River Watershed Council, the Southcentral Michigan Planning Council, and the Potawatomi Resource Conservation and Development Council to develop Albion as Water Trail destination	Recreation Advisory Commission, Planning and Zoning	DDA, EDC, Kalamazoo River Watershed Council, the Southcentral Michigan Planning Council, and the Potawatomi Resource Conservation and Development Council	1-10 years	In Process
(d) Enhance safe walking and cycling routes for citizens through transportation, land use, and design decisions <i>Cemetery and Parks Depts have added in a camera system that ADPS has access of to ensure safety in the Cemetery and Riverwalk Trail.</i>	Planning and Zoning	Planning Commission, Administration, Public Safety, Recreation, Street Department	1-5 years	Completed



Bridge across the Kalamazoo River.

Source: City of Albion

## PHYSICAL GOAL 2:

### Deliver high-quality municipal services that improve the quality of life in Albion.

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Upgrade aging water and sewer infrastructure, including installing a new water tower <i>With each street replacement, new water line is being factored in as part of the replacement.</i>	Public Services	Administration, Street Department,	1-5 years	In Process
(b) Replace all lead and copper water lines	Public Services	Administration, Water and Sewer	1-20 years	On going / In Process
(c) Maintain the Capital Improvements Plan to enhance and maintain quality technological and physical infrastructure, including roads and sidewalks; parking; water, sewer, and storm sewer utilities, dam and millrace removal	Administration	Planning Commission	1 year	In Process
(d) Evaluate and implement appropriate fiber optic communications and other emerging technology infrastructure	Planning and Zoning	Elected officials; Administration	1-5 years	In Process
(e) Complete the feasibility study addressing the possibility of removing the City's dams	Administration	MDNR; EGLE; consultant; Albion College	1 year	Completed
(f) Launch a community engagement process to disseminate the results of the dam removal feasibility study and to understand level of public support for its recommendations	Planning and Zoning	Administration, EGLE, consultant	1-2 years	Completed
(g) Consider developing site standards to limit impervious surface coverage in addition to building coverage	Planning and Zoning	Planning Commission	1-3 years	Incomplete
(h) Require street trees as part of site design	Planning and Zoning	Planning Commission	1-3 years	Complete
(i) Clearly permit the use of low-impact development techniques to meet landscaping requirements, especially in parking lots	Planning and Zoning	Planning Commission	1-3 years	In Process
(j) Consider formal preservation or protection of local assets that provide ecosystem services, including water, trees, wetlands, and open spaces	Planning and Zoning	Planning Commission	1-3 years	In Process

## TRANSPORTATION GOAL 1:

Improve Albion’s transportation network to accommodate and promote various modes, including walking, biking, automobiles, passenger rail, and public transportation.

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Develop a motorized public transportation plan	Street Department; Administration	Administration, Planning and Zoning, Calhoun County, Albion-Marshall Connector, MDOT, Street Department	1-5 years	In Process / Completed
(b) Develop a nonmotorized transportation plan that identifies priority multimodal routes and the improvements needed to achieve comfort for various user types using MDOT’s Multi Modal Development and Delivery Guidebook	Planning and Zoning	Planning Commission, Administration, Public Safety, Street Department, Calhoun County Trailway Alliance, North Country Trail Association/Chief Noonday Chapter, and Friends of Albion Trails	1-10 years	On going
(c) Encourage walking, biking and other recreation by strengthening Albion’s nonmotorized trail network within the city as well as its connections with the region’s nonmotorized network  <i>In 2024, Public Services used new equipment to open up the trail areas. Public Services is repairing the large bridge across the river by Brownswood. DPW also purchased message boards and new benches along the Riverwalk Trail. DPW is working on creating a nature area along the river in the Holland Park area for sitting and possible kayak launch. This is near the Senior Center.</i>	Planning and Zoning, Administration, Street Department, Recreation Advisory Commission	Iron-Belle Trail, North Country Trail, Kalamazoo River Water Trail, Michigan Trails and Greenways Alliance (Great Lake to Lake Trail), Michigan Department of Natural Resources (Iron Belle Trail), Calhoun County Trailway Alliance, Friends of Albion Trails, Kalamazoo River Watershed Council, Calhoun County Parks Department.	1-3 years	In Process / Completed
(d) Continue to work cooperatively with MDOT, AMTRAK and other regional transportation partners and authorities to coordinate and improve major streets and other public transit systems	Street Department, Administration	MDOT, AMTRAK and other regional transportation partners	1-10 years	On going
(e) Engage with AMTRAK to learn about the expected impact of accelerated service; consider station improvements as needed	Planning and Zoning; Administration	AMTRAK		In Process
(f) Use MDOT’s “Guide for Installation of Pedestrian Crosswalks on Michigan State Trunkline Highways” to review each of the City’s troubled intersections	Planning and Zoning	Street Department	1-3 years	On going

## TRANSPORTATION GOAL 2:

Focus planning and resources to enhance and transform the City's major corridors (Superior Street, Austin Avenue, Eaton Street, Michigan Avenue).

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Develop a Corridor Improvement Plan that strengthens the visual and physical connections between the Downtown Commercial District, Albion College, the I-94 Business Corridor, Austin Avenue, and the south entrance on M-99	Planning and Zoning	EDC	1-5 years	In Process
(b) Enhance the City's major gateways with appropriate landscaping, street-scaping, signage, and branding	Planning and Zoning	EDC	1-10 years	On going
(c) Fill in gaps in sidewalk coverage on Eaton Street and Michigan Avenue	Planning and Zoning	Street Department, MDOT	5 years	On going
(d) Use MDOT's "Guide for Installation of Pedestrian Crosswalks on Michigan State Trunkline Highways" to improve each of the crossings in the corridors	Planning and Zoning	Street Department, MDOT	1-3 years	On going
(e) Require street trees as part of site development standards specifically in these corridors	Planning and Zoning	Planning Commission	1-3 years	Complete
(f) Install lighting that is scaled and oriented toward the pedestrian	Planning and Zoning	EDC	1-10 years	Incomplete
(g) Add street furniture such as benches and waste receptacles where appropriate	Planning and Zoning	EDC	1-10 years	Completed
(h) Explore the possibility of establishing a Corridor Improvement Authority	Administration	Elected officials, Planning and Zoning	1-2 years	In Process
(i) Work with surrounding municipalities to extend/connect Albion's major corridors to the region (e.g. establishing an MLK corridor between Albion and Marshall, and complementing corridors with nonmotorized, regional trail systems)	Recreation Advisory Commission	Calhoun County Trailway Alliance, Calhoun County	1-5 years	In Process

## ECONOMIC GOAL 1:

### Retain and attract jobs to Albion by supporting business growth, development, and attraction.

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Encourage broader participation with local stakeholders (public, private, nonprofit, educational institutions, civic, and business) in the formulation of Albion's economic diversification strategy	Administration	EDC; public, private, nonprofit, educational institutions, civic, and business	1-3 years	On going
(b) Continue support for programs and initiatives that foster entrepreneurship (e.g. promote Albion business incubators and encourage entrepreneurship among all segments of the population, including minorities, women, youth)	EDC	DDA, Chamber of Commerce, local businesses	1-10 years	On going
(c) Support local businesses with a proactive business retention and development strategy	EDC	DDA, Chamber of Commerce	1-3 years	In Process
(d) Encourage reuse and redevelopment of brownfield sites	EDC	DDA, Chamber of Commerce	1-10 years	On going

## ECONOMIC GOAL 2:

### Stabilize the downtown, enhance its historic character, and support its economic growth.

ACTION ITEM	RESPONSIBLE PARTY	PARTNERS	TIMEFRAME	STATUS
(a) Find creative ways to increase the number of Downtown Development Authority (DDA) initiatives	Administration	DDA	1-3 years	On going
(b) Analyze and evaluate the City's parking situation and create a plan for improving parking management and balancing parking space supply with demand	Planning and Zoning	Consultant	1-3 years	Completed
(c) Expand the downtown tax base and maintain a fiscally healthy balance between taxable and non-taxable properties	DDA	EDC	1-5 years	On going
(d) Attract commercial development to the downtown that will serve the needs of the community and complement the existing mix of businesses (e.g. restaurants, retail, entertainment, etc.)	EDC	Chamber of Commerce, DDA	3-5 years	On going
(e) Continue to create incentives and attractions for residents, college students and tourists to visit the downtown (e.g. Hotel, Bohm Theater, Kids 'N' Stuff, the Ludington Center)	EDC	Chamber of Commerce; Albion College; Planning and Zoning, DDA	1-5 years	In Process