1990 COMPREHNSIVE PLAN				2000 UPDATE			
ISSUES	RECOMMENDATION	STATUS *	OBSERVATIONS	GOALS	OBJECTIVES	ACTION PLAN	RE-SOLVED
In recent years Albion's population has been steadily declining.	1. City should make a major effort to expand its commercial and industrial base. 2. City should promote a greater variety in housing options 3. The positive image of the Albion College area should be preserved and enhanced as an asset 4. Improvement the riverfront 5. Set priority of the downtown 6. A regional retail base should be established 7. Expansion of the industrial park	INCOMP INCOMP INCOMP INCOMP INCOMP INCOMP COMP	Re-evaluate the commercial and industrial needs Inventory the current housing stock Task Force between planning/college Support DDA /others Support DDA Cooperation with EDC Final Plat Approval				
COMMUNITY DEVELOPMENT				COMMUNITY DEVELOPMENT			
The city of Albion has been losing local retail spending to major retail centers in the Jackson and battle creek area, and has been unsuccessful at marketing its retail services to other areas.	1. Promote and market for regional commercial development 2. Cooperation with Sheridan Twp and aggressively recruit major retailers 3. Feature large discount retail outlets 4. Access control & landscape zoning standards 5. Commercial & office uses directed into existing business district – do not expand into residential areas along North Eaton 6. Zoning ordinance amendments to control traffic and aesthetics along North Eaton to maintain residential character 7. Promote housing rehab and remove elements that are incompatible to residential character 8. Coordinate design concept for the area between I-94 and Central business District 9. Coordinate regional retail with needs of Downtown businesses – implement techniques to help in the coordination 10. City should provide direct support and participation in recruitment of businesses 11. Develop market study of downtown to include college use 12. Development of retail incubator to help generate new retail business 13. DDA AND TIFA planning should be implemented 14. Study adv or disadv to Albion's historic district nomination 15. Opera House restoration 16. Evaluate former location of Albion	INCOMP ON-GOING INCOMP NAT NAT NAT NAT NAT NAT INCOMP NAT ON-GOING ON-GOING INCOMP	Encourage/Promote more regional partners Support EDC Support EDC Poor zoning regulations Failure to effectively address housing rehab and community development problems Failure to adequately address zoning regulations Planning dept staff ineffective Lacked implementation Develop plan between DDA/EDC/Chamber Lack of linkage between city and DDA/Chamber Stakeholders lacked coordination. Strategic planning and DDA DDA support issue Superior Street Historic District DDA Project	Maintain attractive, mixed-use central business district. Continue to reaffirm downtown as the center of commerce and civic life. Promote the expansion of commercial development in areas designated for expansion	1. Work with Chamber and DDA to promote downtown 2. Develop a Downtown Plan by DDA 3. Plan for public infrastructure and services 4. DDA & Chamber should be pro-active in recruitment of business 5. Limit "strip" commercial 6. Coordinate needs for future commercial with zoning map 7. Promote mixed-use neighborhood commercial development 8. Work with Small Business Adm. to attract retail business	• Create and coordinate partnerships and strategic plans with stakeholders; City Planning Dept., DDA, Chamber, and EDC	

*Legend For Status Column: NAT – No Action Taken COMP – Complete INCOMP – Incomplete INEFF – Ineffective ON-GOING