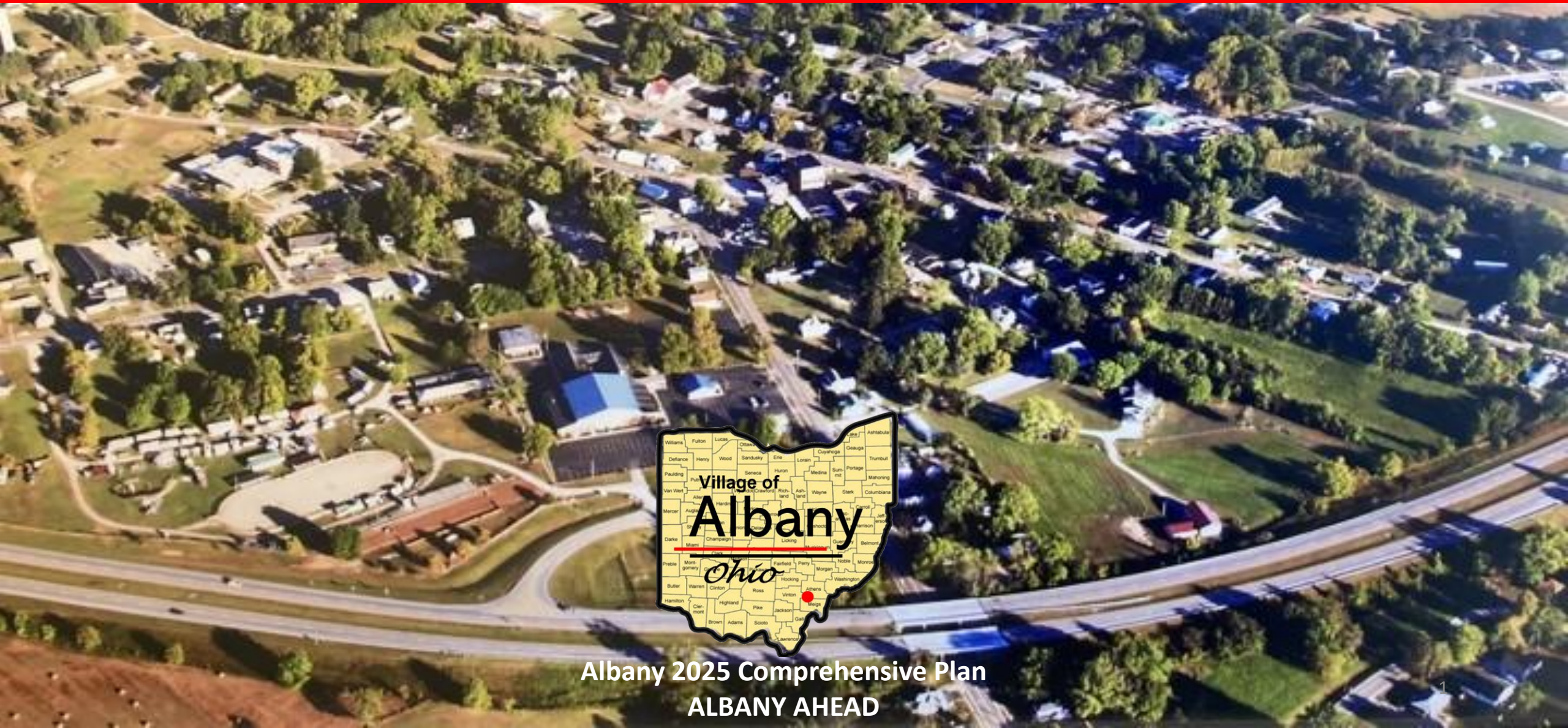


VILLAGE OF ALBANY, OHIO



Albany 2025 Comprehensive Plan
ALBANY AHEAD

Welcome/Introductions

Local
Government



Albany Mayor

Tim Kirkendall

Village Council

Neal Reynolds

Tammy Goodin

Larry Payne

Debbie Andrews

Elliot John-Conry

Deb Moreland

Village Administrator

Kevin Brown

Albany Fiscal Officer

Susan Baker

Albany Police Chief

Lewis Whitmore

Albany Solicitor

Scott Robe

2025

Albany Ahead

Comprehensive Plan



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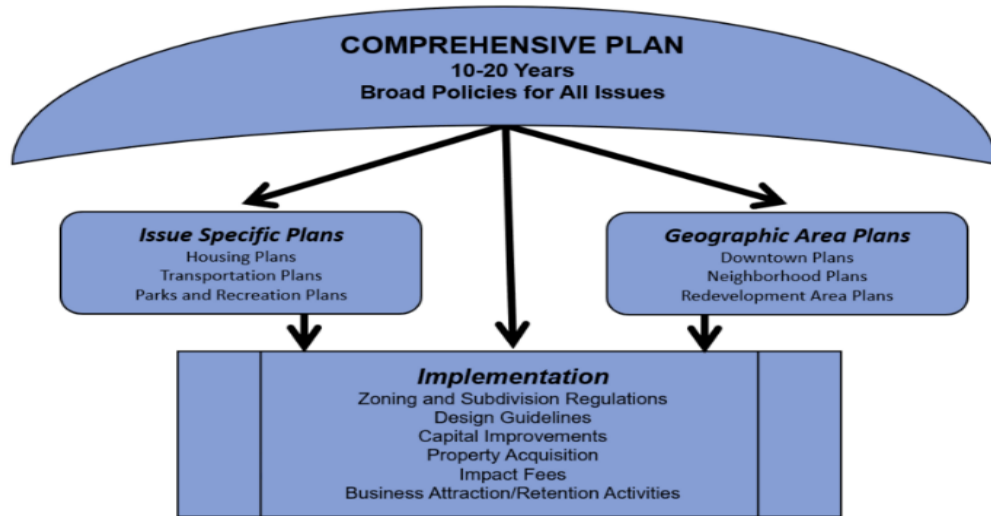
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This 2025 Albany Comprehensive Plan, as prepared and presented, is the official planning document of the Village of Albany. It does not constitute enacted law creating legal rights but is a guideline for the Village to pursue its interests as a Village.

Executive Summary

A. What is a Comprehensive Plan?



A comprehensive plan is a planning tool that;

- ☐ is similar to an umbrella policy document for the Village.
- ☐ is the broadest of planning efforts a community will undertake.
- ☐ evaluates various aspects of the Village,
- ☐ establishes a series of policies to help guide future decisions about Albany's physical, economic, environmental, and social aspects,
- ☐ is general in nature and is purposely long-term, recognizing that some visions cannot be achieved immediately but may take years to accomplish.

This plan does not make recommendations about the future of specific properties.

The future land use plan is merely a guide to community leaders on the vision of Albany over the next 10 to 20 years.

- This plan focuses on specific implementation actions that will help the Village achieve the established goals.
- In the future, the Village may undertake additional studies and plans, such as a downtown strategic plan, that would fall under this plan's overall goals and objectives.

Village decision-makers, property owners, business owners, and even regional agencies can use the background information, goals, and recommendations to make decisions based on what the community desires to be in the long-term future. It also can serve as a critical piece of information in future applications for grant money that may be useful in implementing the plan.

Adopting this plan does not change any laws or zoning regulations as they apply to the Village, nor does it mean that the Village will aggressively pursue annexation where future growth areas are discussed. It does, however, provide guidance for future changes that may be made to Village policies, laws, and regulations.

Executive Summary

B. Basic Objectives and Principles

Albany is blessed with some significant resources and is faced with some limiting conditions and circumstances. Given those resources and limits, the Village has embarked on this comprehensive plan in accordance with the following basic objectives and basic principles, with a focus on prioritizing benefits for the Albany community, inclusive of its residents, property owners, and business owners. Developments therefore must accord with the following objectives and principles, in addition to any other applicable recommendations of this plan.

1

Guide Albany's future development by setting a vision and providing a framework for land use to better serve its citizens.

2

Comply with Village zoning, safety, and welfare regulations as set forth in the Village Ordinances, codes, and regulations for the benefit of the Albany community.

3

Capitalize on the advantages of the Greater Albany Area and better serve Albany's residents, businesses, and neighboring areas.

4

Protect the historical aspect of the downtown area while encouraging re-development of the downtown.

5

Utilize the limited undeveloped land in the Village to foster economic growth and create quality, higher-paying jobs for the Albany community.

6

Seek out significant economic activity that generates tax revenue to support and improve Village services and infrastructure, enhancing the quality of life for the community.

7

Promote the professional growth of the Village administration and enhance its capacity to address Albany's current and future challenges and opportunities.

8

Continue the encouragement of activities and programs of for-profit businesses, and of volunteers and non-profit organizations that aim for the above objectives.

Executive Summary

C. Plan Goals

The goals of this plan provide the overarching policies for the various plan recommendations related to opportunities in;

- housing,
- land use and growth,
- economic development,
- transportation,
- infrastructure,
- community facilities, and
- providing general guidance to community leaders when making decisions on behalf of the Albany community.

- *These goals set out what the Village wants to work toward over the next 10-15 years.*
- *They are supplemented by the objectives and specific plan implementation recommendations expanded on in Chapters 3 and 4 of this plan.*

encourage and promote the development of a stable economic base with a regional impact that fosters employment opportunities for all citizens and expands on the community's current business opportunities.

designate land uses in appropriate locations that encourage quality investment while minimizing the adverse impacts of development.

develop and maintain an accessible, safe, and efficient transportation system that effectively addresses regional and local development patterns.

have adequate community facilities, infrastructure, and public services that will be available and provided efficiently.

capitalize on its location in relation to a robust parks and recreation system that contributes to the overall quality of life within the Village and serves the needs of the local citizens while also establishing Albany as a central point in that system.

Executive Summary

D. Implementation Summary

Implementation is the realization or execution of a plan, which is ultimately about action. This plan delves into the specific actions or strategies that the Village should undertake to achieve the principles and goals as highlighted herein. These strategies serve as the metrics for achieving the principles and goals.

This table quickly summarizes the strategies and establishes the priority for each strategy, color coded to a suggested timeframe for completion that includes;

- ongoing strategies (continual actions with no specific start or end date),
- short-term (1 to 2 years),
- medium-term (2-5 years), or
- long-term (5-10 years).

We must keep in mind that an important part of this planning process will be continually monitoring these goals and implementation tasks and updating the list of strategies.

Table 1: Implementation Strategy Summary		
#	Strategy	Priority
1	Utilize the future land use plan as part of the decision-making process.	Ongoing
2	Coordinate land use planning strategies and activities with the City of Athens and Athens County.	Ongoing
3	Continue to coordinate with the Albany Police and Fire Departments to ensure appropriate service levels.	Ongoing
4	Continue to invest and utilize the downtown area as a central location for educational, recreational, and cultural activities.	Ongoing
5	Undertake regulatory changes for downtown Albany, including the zoning and establishment of a historic district.	Short-Term
6	Update the zoning code and subdivision regulations.	Short-Term
7	Establish an annexation strategy.	Short-Term
8	Establish a formal protocol for collaborating with local, county, state, and federal agencies on public infrastructure improvements.	Short-Term
9	Finalize construction of the lift station on Carpenter Road.	Short-Term
10	Collaborate with regional agencies on long-term planning for hike/bike trails and UTV routes.	Medium-Term
11	Build on the partnership with Hocking College to capitalize on the presence of Lake Snowden.	Medium-Term
12	Develop a business development program to ensure the long-term continuation of existing businesses.	Medium-Term
13	Develop a Downtown Albany Strategic Plan	Medium-Term
14	Work on the Albany Pathway Project	Long-Term
15	Enhance the gateway entry points into Albany.	Long-Term
16	Work on the continued expansion of centralized sewer to provide service to areas currently served by on-site septic systems and individualized treatment plants.	Long-Term
17	Develop a brand and marketing strategy for Albany.	Long-Term

Executive Summary

E. Final Executive Summary

This summary of the Albany Ahead Comprehensive Plan identifies four major implementation strategies for future growth.



- Implementation priorities fall under four categories, each of which entail subcategories and encapsulate the finalized plan beginning in 2025.
- Each of these strategies fall under the vision plan of the Mayor, Village Council, Village Planning Commission, Board of Zoning Appeals, and the involved residents of the Village and are explained as follows;



Ongoing implementation strategies include:

- Future land utilization plan as part of the decision-making process.
- Coordinate land use strategies with the City of Athens and Athens County.
- Continue to coordinate with the Albany Police and Fire/Emergency Medical Departments to ensure appropriate service levels.
- Continue to invest and utilize the downtown area as a central location for educational, recreational and cultural activities.

Short-Term (1 to 2 years) implementation strategies include:

- Undertake regulatory changes for the downtown Albany, including the zoning and establishment of a historic district.
- Update the zoning and subdivision regulations.
- Establish an annexation strategy.
- Establish a formal protocol for collaborating with local, county, state and federal agencies on public infrastructure improvements.
- Finalize the construction of the sewer lift station on Carpenter Road.

Executive Summary

E. Final Executive Summary, continued

Medium-Term (2 to 5 years) implementation strategies include:

- Collaborate with regional agencies on long-term planning for hike/bike trails and UTV routes.
- Build on the partnership with Hocking College to capitalize on the utilization of Lake Snowden Recreation Facilities.
- Create a business development program to ensure the continuation and expansion of existing businesses.
- Develop a Downtown Albany Strategic Plan.

Long-Term (5 to 10 years) implementation strategies include:

- Create a plan for the Albany Pathway Project.
- Enhance the gateway entry points to the Village.
- Continue work on the expansion of the centralized sewer system to provide service to areas currently served by on-site septic systems and individualized treatment plants.
- Develop a brand and marketing strategy for the Village of Albany.

As a result of the available resources of Ohio University's 5,600-foot X 100-foot paved airport runway, connecting four lane highway system (US 50/SR32), a railway system adjacent to potential industrial properties, Lake Snowden recreational area and the neighboring City of Athens and Ohio University, the Village of Albany is strategically situated for significant growth opportunities.



Chapter 1: The Planning Process

Albany Ahead was created as a framework for guiding the Village's future growth, redevelopment, reinvestment, and enhancement of services and infrastructure, ultimately aiming to improve the lives and conditions of all residents and workers within the community.

- The plan is intended to be a long-term planning resource that outlines the Village's policies and strategies regarding physical, economic, and social development.

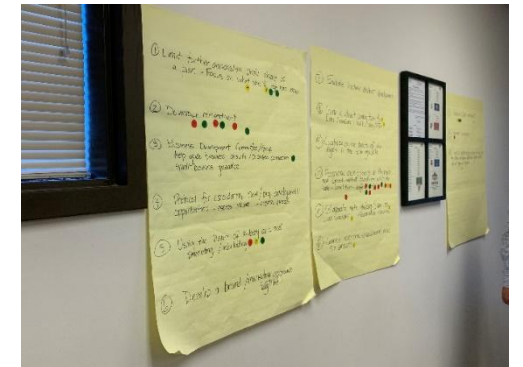
Input from community members, property owners, and business proprietors has played a crucial role in shaping this plan, as all were given numerous opportunities to voice concerns and propose future possibilities, envisioning what Albany could look like in 10 to 20 years.

- Albany Ahead will shape future decisions related to capital improvements, investment and reinvestment prospects, zoning adjustments, and the overall operations of the Village.
- It aims to establish a forward-looking vision that will remain relevant despite changes in leadership while being adaptable enough to address any major unforeseen circumstances or opportunities that may lead to significant alterations in the Village or its budget and staffing resources.

Focus Areas for Albany Ahead

Combining all of the input from community leaders, residents, and business owners, the following areas were identified as the top areas for this comprehensive plan:

- Downtown protection and investment
- Economic development and job growth
- Sidewalk and trail connectivity, especially connections to downtown, schools, and Lake Snowden
- Expansion of housing opportunities
- Maintaining the small-town character of Albany



Chapter 2: Existing Conditions and Trends

A: Existing Land Use

How land in the Village is currently used is an essential piece of information that must be evaluated in any physical planning effort.

A **land use** map reflects how land is currently used in the Village

- The purpose of the existing land use analysis is to establish the general land use characteristics of the Village thus far in its development history.

A **zoning map** however is part of an adopted ordinance and illustrates how land can legally be used.

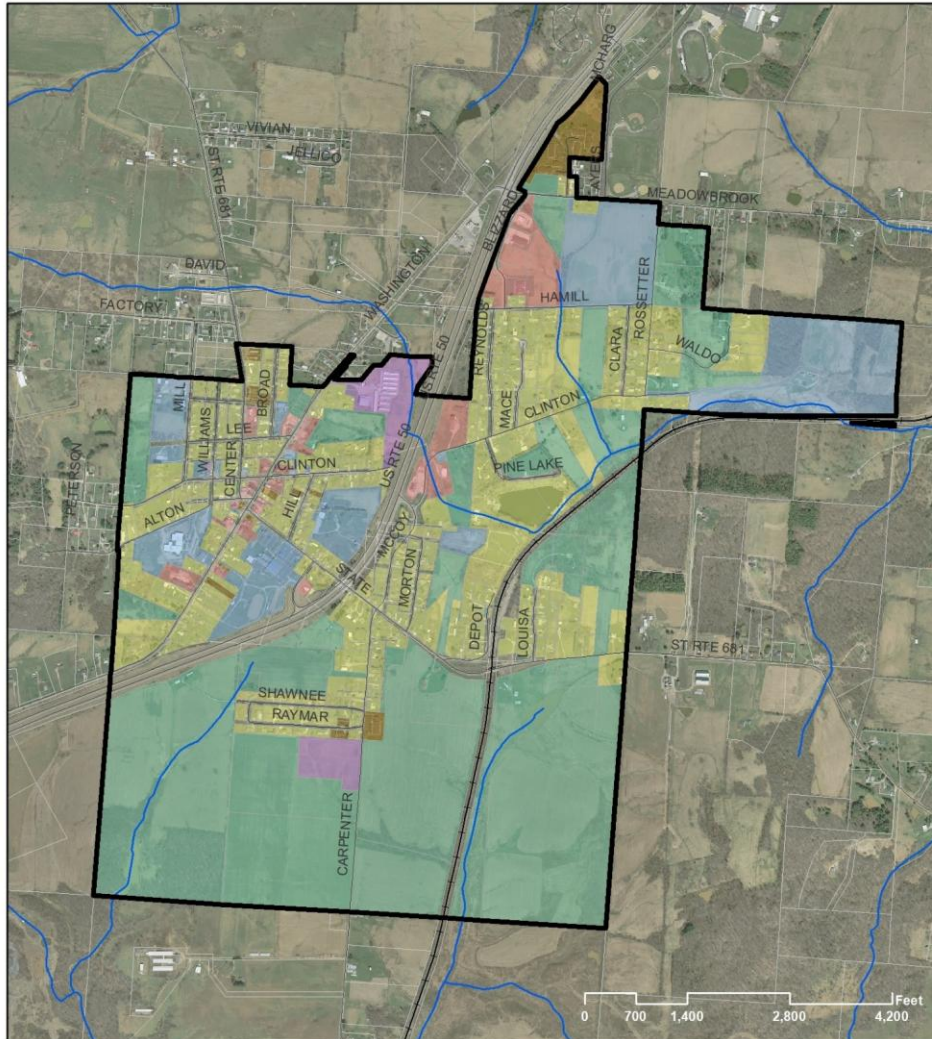
- There are instances in which properties may be currently used for residential housing but are zoned for commercial purposes and vice versa.

Existing Land Use Categories

- **Single-Family Residential** uses are properties within the Village with one detached dwelling unit located on a property.
- **Multi-Family Residential** uses are properties within the Village where multiple dwelling units are attached in a single structure and located on a single parcel. This land use category may include apartment buildings, townhomes, duplexes, two-family homes, and other attached housing.
- **Commercial and Office** uses cover those areas of the Village where the primary use is the provision of goods and services to the general public in a commercial setting or where there are establishments that provide executive, management, administrative, medical, dental, or professional services in either small or large-scale office buildings. In addition, this category can include mixed-use buildings with a residential component on the upper floors.
- **Industrial** uses are properties used for the manufacturing, assembly, or distribution of goods or services that do not typically include the retail sale of such goods or services except as a minor accessory activity to the industrial use.
- **Public and Institutional** uses are properties and structures used to provide services related to the general public (e.g., Village offices, utilities, parks, or fire stations) or institutions such as schools, hospitals, and places of worship.
- **Agriculture, Vacant, or Undeveloped** uses are areas of the Village that are maintained as farmland, fields, and large tracts of properties that are not currently being used for any category listed above or have not been developed for a permanent use. For this map, properties with over five acres containing a single-family home are classified under this category due to the potential for future lot splits or redevelopment.

Chapter 2: Existing Conditions and Trends

A: Existing Land Use, map





The Existing **Land Use Map** classifies properties in Albany under one of the existing land use categories described below.

- The map and related data do not necessarily focus on individual vacant lots within a subdivision or large-scale development but on the broader use of land within the Village.

For this reason, an entire subdivision may be shown as single-family residential even though several lots may remain vacant, or there might be one or two duplexes mixed into the subdivision.

Albany Ahead: Existing Land Use Map

	Agricultural, Vacant, or Undeveloped		Commercial and Office
	Single-Family Residential		Industrial
	Multi-Family Residential		Public and Institutional

Chapter 2: Existing Conditions and Trends

A: Existing Land Use, Categories by percentage

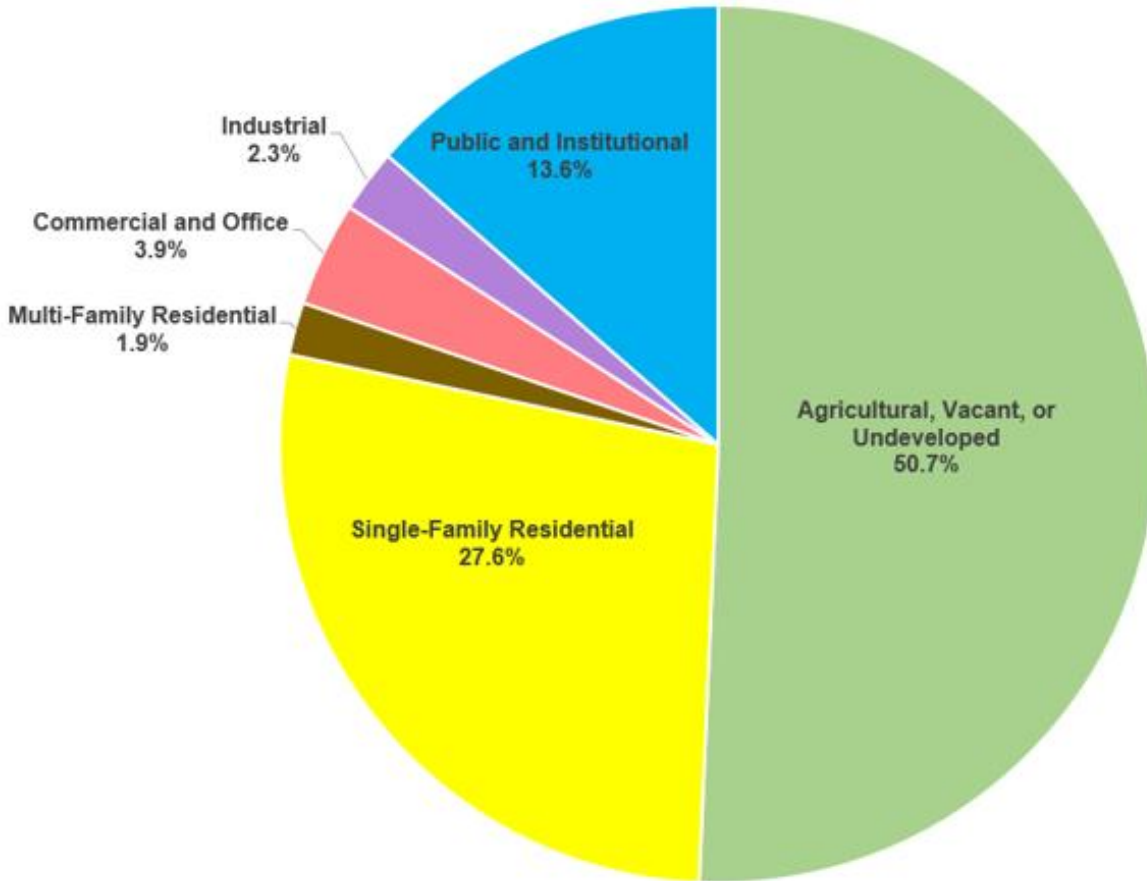


Figure A: Percentage breakdown of existing land uses.

Land use categories as a percentage of all land uses within the current boundaries of Albany.

- It is important to note that while there is a larger percentage of agricultural, vacant, or undeveloped land, a portion may be large estate residential uses that may not be developed at higher densities.
- At the same time, while only a small portion of the Village is currently used for industrial, there are major areas of land dedicated for industrial in the future, with the development of that land expected shortly.

There could be significant changes in the division of existing land uses over the next few years, with an increase in residential and industrial land uses and a reduction in agricultural, vacant, and undeveloped land.

As the amount of potentially developable land decreases, the Village will have to consider opportunities for annexation to increase development potential in the Village.

Chapter 2: Existing Conditions and Trends

B: Population

Albany and is one of the few communities in the county to grow consistently over the last 20 + years and has outpaced the state's growth rate during this time.

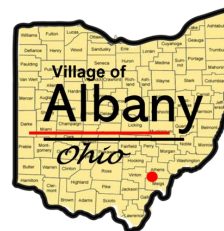
- Albany had the highest growth rate between 2010 and 2020 compared to the county and other communities.

If Albany continues to capture a similar amount of the county population growth as it has in the last decade, the Village could expect to top 1,000 residents by 2030.

- This number could also be higher if the Village continues to promote the Village as a good place for businesses and capitalize on the benefit of local schools and attractions.

Table 2: Population Growth					
	2000	2010	2000 to 2010 % Change	2020	2010 to 2020 % Change
State of Ohio	11,353,140	11,536,504	1.6%	11,799,448	2.3%
Athens County	62,223	64,757	4.1%	62,431	-3.6
Village of Albany	808	828	2.5%	917	10.7%
City of Athens	21,342	23,832	11.7%	23,849	0.1%
Village of Coolville	528	496	-6.1%	454	-8.5%
Village of Chauncey	1,067	1,049	-1.7%	959	-8.6%
Village of Glouster	1,972	1,791	-9.2%	1,659	-7.4%
Alexander Township	2,626	2,811	7.0%	2,801	-0.4
Lee Township	2,545	2,729	7.2%	2,837	4.0%
Data Source: U.S. Census					

Table 2 illustrates the historical population trends for the Village of Albany as compared to the state, county, adjacent townships, the City of Athens, and similarly sized Villages in Athens County for comparison purposes only.



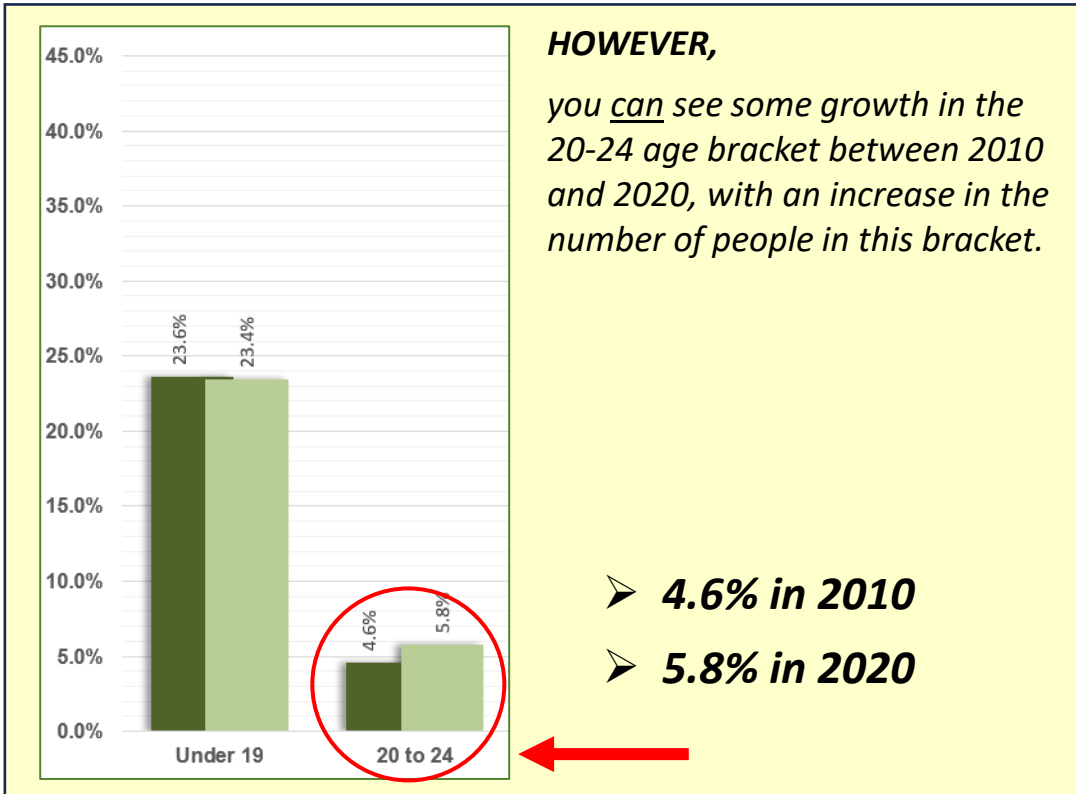
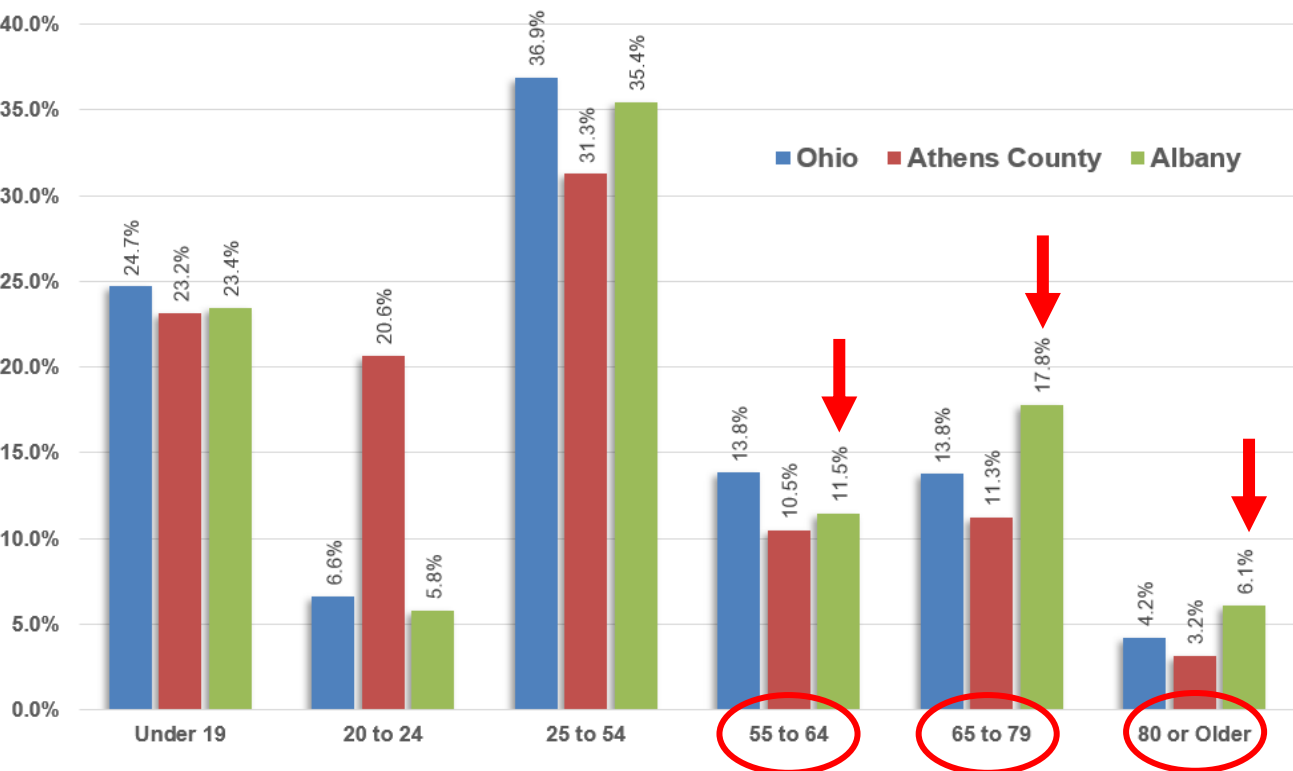
In 2021, the Ohio Department of Development Services projected that Athens County will continue to grow in population well into 2030 with a projected countywide population of 66,320.

Chapter 2: Existing Conditions and Trends

B: Population, continued

The age of a population can be an important indicator of the future needs of a community.

- National trends have indicated an increase in the number of people who wish to 'age in place,' which means that as the overall population ages, the services needed by residents must also shift.



Looking at the breakdown of age brackets, one can see how the Village has a much larger percentage of its population in the older age brackets.

Chapter 2: Existing Conditions and Trends

C: Housing

Housing – Occupancy

The amount of housing in the Village has increased over the last decade, with an estimated growth of over 60 units, which is an over 10% growth for the community given that there is not a large housing stock.

It is however unlikely that the 2020 estimates account for recent annexations that included housing units. The 2020 U.S. Census shows 444 housing units in the Village.

- This is compared to the 26,386 housing units across the county.
- In Ohio, the number of housing units has only increased by 2.2% at the same time.

Table 3: Housing Occupancy				
	2010		2020	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Village of Albany	67.9%	33.1%	78.6%	22.4%
Athens County	58.6%	41.4%	58.9%	41.1%
State of Ohio	69.2%	30.8%	66.3%	33.7%
Source: American Community Survey 2010 and 2020				

Of all the housing units in Albany, approximately 9.9% of the total units are vacant, which is similar to the county and state vacancy rate.

In 2020, 400 housing units were occupied in the Village;

- 78.6% of the properties were owner-occupied,
- 22.4% were renter-occupied.

These findings are generally in line with trends in Athens County and the State of Ohio, although the renter occupancy within the City of Athens is significantly higher due to the presence of Ohio University.

Chapter 2: Existing Conditions and Trends

C: Housing, continued

Housing - Cost of Housing

According to the 2020 American Community Survey, the median value of an owner-occupied home in the Village of Albany is \$113,500 compared to \$139,100 in Athens County.

- This is unsurprising, given that the Village has a significant stock of older and smaller housing units.

As new residential development occurs in the Village, the median value of housing is expected to increase. Strong housing values can contribute to a stronger community and local economy.

- High housing costs can limit housing options, preventing people who work in Albany from living in the Village.
- The median cost for rental properties is \$681 per month in the Village and \$797 in the county, including rent for apartments and detached homes.

- ❑ *To provide relevant information regarding current-day home prices, a basic search of homes and lots for sale was conducted using www.realtor.com in December 2022.*
- ❑ *The search captured a sample of real-life housing availability within the Village as of the timing of this report. The search yielded only six listings of homes and lots for sale within Village limits and one unit up for rent.*
- ❑ *Of those seven listings, only six were for homes, and one was for a vacant lot. For the five homes that were for sale, three were listed for under \$200,000, and two were listed for over \$250,000.*

Chapter 2: Existing Conditions and Trends

C: Housing, continued

Housing - Housing Types

Breakdown of the existing housing types in the Village.

- ❑ Housing occupancy and listings showed that the Village has a tight housing market, with most of the housing stock available at higher than median housing costs.
 - ❑ Housing trends can alert the Village if the population is aging and if there will be a more significant hurdle for residents to maintain their properties.
 - ❑ The decline in individual owners and the increase in renters can lead to absentee landlords, which could delay property maintenance and cause an increase in code enforcement and property maintenance complaints.
 - ❑ This evaluation will analyze the size of existing housing, the types of housing units, and the age of the housing units.
-
- ✓ *In 2020, the U.S. Census estimated that 77.2% of all occupied housing units in the Village were single-family detached dwellings, an increase from 73.7% in 2010.*
 - ✓ *Some of the change appears to come from a slight increase in the number of low-intensity attached dwellings in the last ten years. In 2020, 62.3% of the county's occupied housing stock were single-family detached dwellings, which is expected for a county seat and one with a large university.*

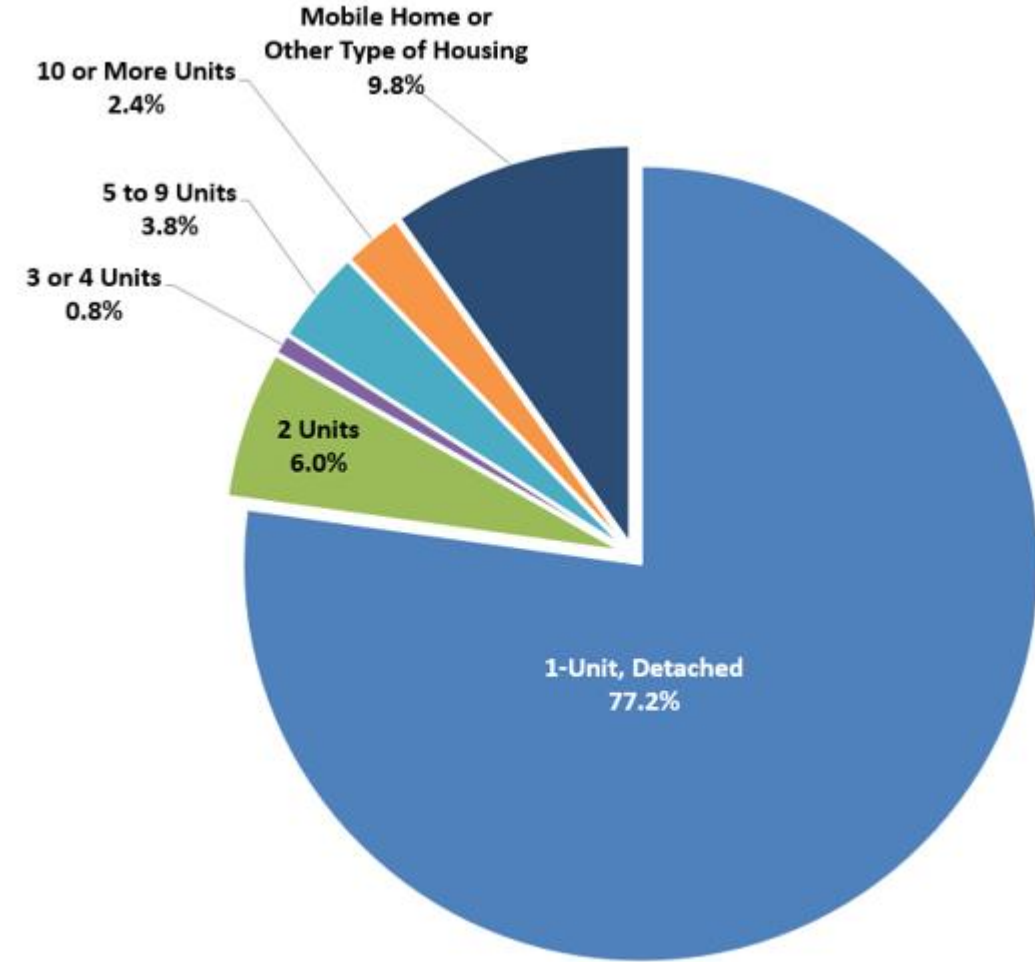


Figure D: Breakdown of the number of housing units in residential structures.
Source: 2020 American Community Survey

Chapter 2: Existing Conditions and Trends

C: Housing, continued

Housing – Age of Housing

The age of housing in Albany generally tracks with the population changes discussed earlier with surges in housing construction during the same time periods when there have been surges in population.

- Almost 20% of the Village's housing stock was constructed in the last 20 years while there were significant population increases.
- At the same time, the housing in the Village is generally newer compared to housing across the county. This trend could continue if the Village experiences increased population and housing with the policies of this plan that support residential expansion.



The age of housing is a critical factor because it sheds light on the quality of the homes that were constructed and the types of modern amenities included in the homes.

- Homes built in the post-war boom and earlier tend to be smaller than those built in more recent years.
 - ✓ These homes also tend to be smaller and less expensive than homes built more recently.
- Housing built after the 1990s is typically 80% larger than housing built during the 1940s.

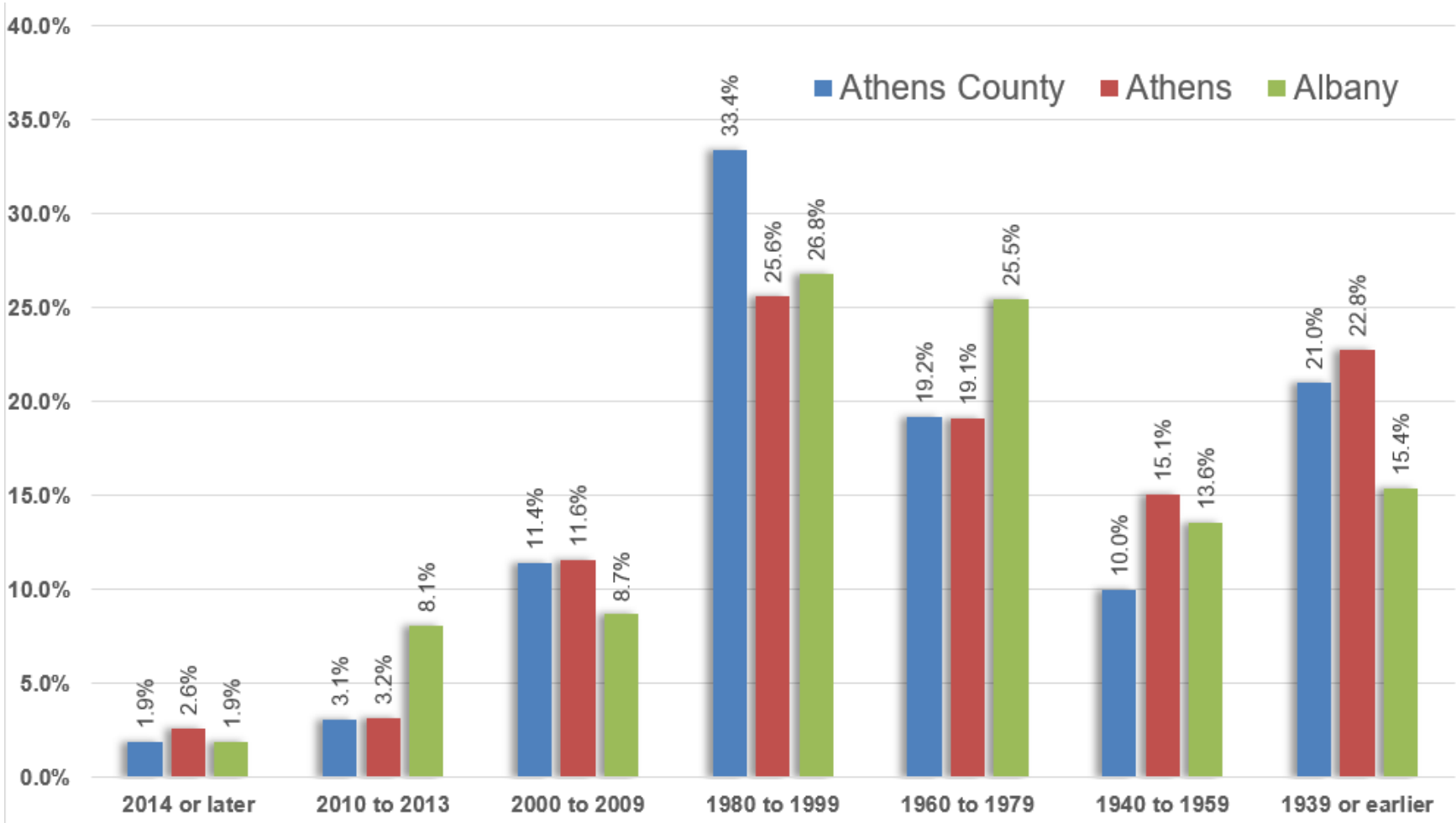
As the existing housing stock continues to age without new housing being built or home renovations and modernizations being implemented, there may be growing concerns related to the condition of housing in Albany and their conformance with the existing codes

Chapter 2: Existing Conditions and Trends

C: Housing, continued

Housing – Age of Housing

- ❑ Taken together with similar trends across the state, this information also helps support concerns over the underproduction of housing, which is considered one of the reasons for the lack of housing affordability in current times.
- ❑ A recently released report entitled "2022 Housing Underproduction in the U.S." by Up for Growth (<https://upforgrowth.org/>) shows that there is currently an underproduction of over 50,000 housing units in Ohio alone.
- ❑ Encouraging more housing units and a more diverse allowance of housing types is something the Village will need to consider to ensure the continuance of a healthy and affordable housing stock.



The years a structure was built based on the number of occupied housing units.

Source: 2020 American Community Survey

Chapter 2: Existing Conditions and Trends

C: Housing, continued

Housing – Year of Move In

The final piece of the housing analysis was to look at the year when the household moved into their housing unit.

- This ties together population, household, and housing data.
- Albany has experienced the least recent housing turnaround compared to Athens County.
- There is an expectation of more recent household mobility into the City of Athens due to changes with the university, but the Village also has far more stability than the overall county.

This data is interesting because it shows many households have continuously lived in the Village for an extended period.

- *When considered with other data, such as the availability of homes for sale or rent, it could also be an additional sign of a tight housing market where few houses are available for occupancy unless additional housing is constructed.*

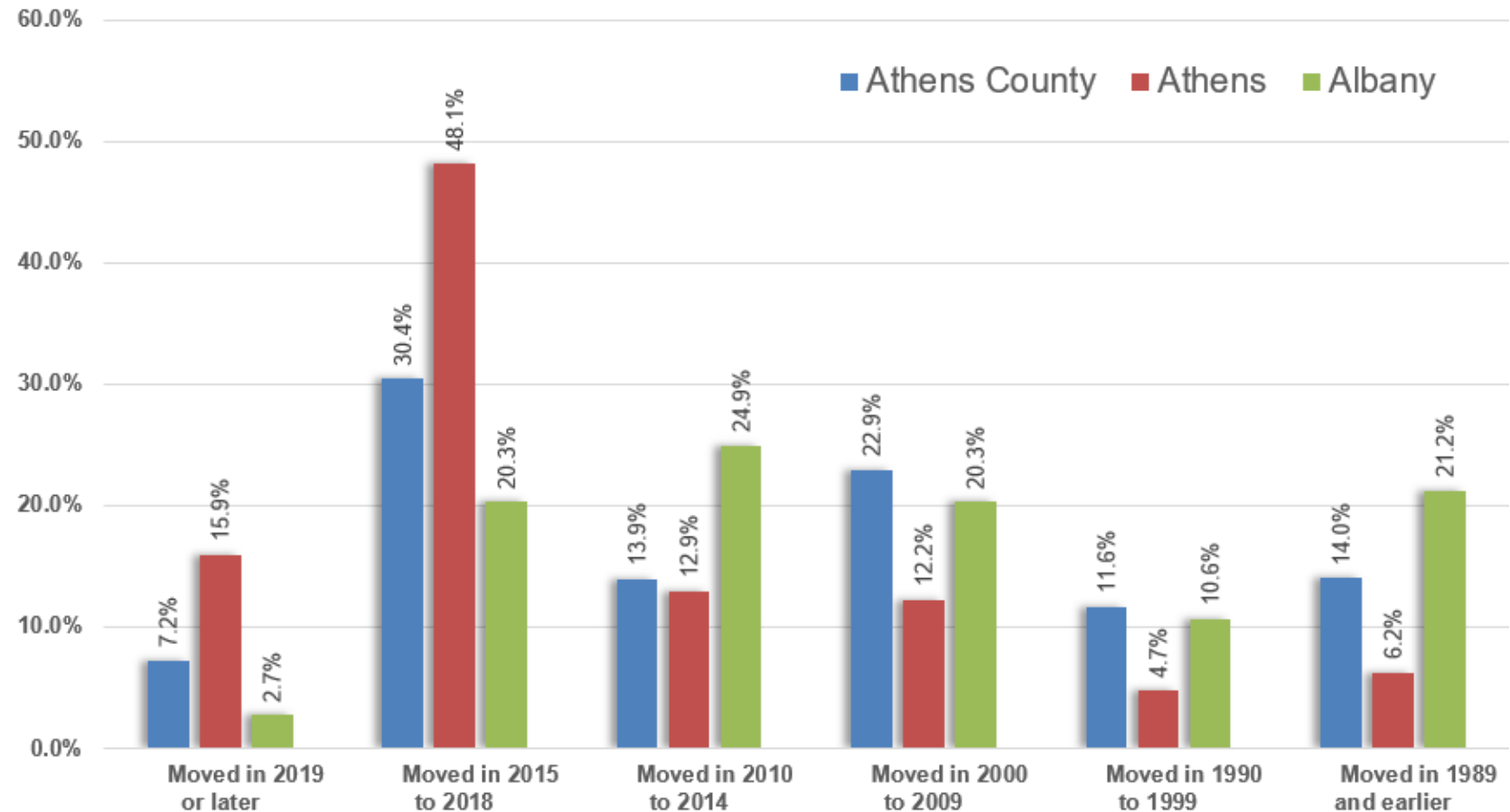


Figure F: The years a household moved into their housing unit.

Source: 2020 American Community Survey

Chapter 2: Existing Conditions and Trends

D: *Economic Development*

The economic development analysis is based on three components:

- occupations,
- where residents work and where workers live, and
- income levels of workers and residents.

- ❑ Findings from this analysis were derived from U.S. Census data and the ‘*OnTheMap*’ tool, a mapping application created through a partnership between the U.S. Census and the Local Employment Dynamics (LED) partner states.
- ❑ The information is gathered from several sources, including payroll taxes and tax payment records maintained by the State of Ohio.
- ❑ The information provided in this section and other sections of this economic development analysis utilizes data from the year 2020, which is the most recent information available.



Chapter 2: Existing Conditions and Trends

D: Economic Development, Occupations.

In 2020, an estimated 224 people worked in Albany, while 917 people lived in the Village.

- ❑ 44.9% of the residents in the labor force worked in the education and healthcare industries.
- ❑ 13.4% worked in the retail trades.

The Village does not have the same high percentage of workers employed in those fields, so residents are leaving the Village to work in those major fields.

The Village must decide, should it make accommodations for the outside workforce to live within the Village limits to retain steady employment in the area?

- *The Village could prioritize attracting more residents to work within the Village by developing broader housing options that fit the needs of the current workforce that commute into the Village.*

The also begs the question; should the Village attract more industries in which residents are employed to reduce the need for residents to commute outside of Albany for work?

- *It is important to note that the Village has experienced significant increases in businesses and jobs in the last few years.*

Table 4: Industries of Employees and Residents in Albany (2020)

Industry	Occupation of Employees	Occupation of Residents
Agriculture, forestry, fishing, hunting, and mining	0.0%	0.5%
Construction	18.0%	2.4%
Manufacturing	0.0%	4.6%
Wholesale trade	6.8%	5.4%
Retail trade	3.8%	13.4%
Transportation, warehousing, and utilities	7.5%	5.9%
Information	6.0%	0.7%
Finance, insurance, real estate, and rental and leasing	6.8%	0.2%
Professional, scientific, management, administrative, and waste management	5.2%	10.5%
Educational services, health care, and social assistance	36.1%	44.9%
Arts, entertainment, recreation, accommodation, and food services	8.3%	4.4%
Other services (excluding public administration)	1.5%	3.9%
Public administration	0.0%	3.2%

Data Source: U.S. Census OnTheMap for the year 2020 and U.S. Census 2020 American Community Survey

Chapter 2: Existing Conditions and Trends

D: Economic Development, Commuting Patterns

The second part of the economic development analysis considers where residents work and where workers with jobs in the Village live.

- ❑ To establish a baseline of residential and workforce commutes; this analysis was conducted using U.S. Census estimates derived from payroll tax and unemployment insurance payment records maintained by each state through a program called ‘OnTheMap’
- ❑ Here are some statistics related to employment commuting patterns:

Table 5: Counties Where Residents Work	
	# of Employed Residents
All Counties	224
Athens County, Ohio	82
Franklin County, Ohio	22
Fairfield County, Ohio	12
Meigs County, Ohio	9
Cuyahoga County, Ohio	8
Gallia County, Ohio	8
Hocking County, Ohio	8
Washington County, Ohio	8
All Other Counties	67

Table 6: Counties Where Employees Reside	
	# of Workers
All Counties	133
Athens County, Ohio	63
Meigs County, Ohio	16
Jackson County, Ohio	9
Vinton County, Ohio	5
Hocking County, Ohio	4
Lawrence County, Ohio	4
Wood County, West Virginia	4
Fairfield County, Ohio	2
All Other Counties	26

These numbers are a significant change from the 2002 estimates, demonstrating job growth within the Village.

Source: U.S. Census OnTheMap for the year 2020

Chapter 2: Existing Conditions and Trends

D: Economic Development, Household Income

The median income of households in Albany exceeds those in the City of Athens and Athens County but not the state or the nation.

- ❑ The City of Athens has a lower median household income due, likely, to the high number of students residing in the city.
 - ✓ This is further supported by the fact that the medium household income often includes single-person households or roommates that tend to have smaller incomes than family households, where there are often multiple income sources.

The median family income in the Village is lower than the comparative areas.

- ❑ It is important to note that because of the higher median age in Albany, the lower median incomes within the Village could partially be attributed to retirement income (Social Security, 401k, pensions, etc.) that tends to be less than the income received by persons in the workforce.

Table 7: Median Family and Household Incomes		
	Median-Family Income	Median Household Income
Village of Albany	\$63,214	\$51,719
Athens County	\$65,649	\$42,414
City of Athens	\$79,450	\$31,656
State of Ohio	\$74,391	\$58,116
United States	\$80,069	\$64,994
Source: 2020 U.S. Census		

Median income is the income of a family or household in the financial middle of the rest of the community;

- *half of the households or families in the jurisdiction **make less** than the median income.*
- *The other half of families or households **make more** than the median income.*

Table 8: Income of Employees	
Job Locations	% of Workers Making \$3,333 per month or more
Village of Albany	18.0%
Athens County	28.6%
City of Athens	29.2%
State of Ohio	45.9%
United States	Information not available
Source: U.S. Census OnTheMap for the year 2020	

Chapter 3: Goals and Objectives

A goal represents a general statement that, when pursued over time, contributes to achieving the established vision for the community. Some of our goals may align with current policies that the public wishes to maintain in the future while others will necessitate further efforts to realize the objectives (for instance, ensuring sufficient community facilities and services).

The Village has developed this comprehensive plan to help guide Albany's future development over the next 10-20 years. Central to that guidance are the goals, which form the foundation of a long-term vision for Albany.

Within this plan, the goals provide the policies for plan recommendations related to opportunities in;

- housing,
- land use and growth,
- economic development,
- transportation,
- infrastructure,
- community facilities, and
- provide general guidance to community leaders when making decisions about the Village's future.

Based on direction from the planning principles established in the Executive Summary of this plan and input from the Albany community, these goals also serve as the basis for the plan elements that follow and the related implementation strategies.

As the Village continues to evaluate this plan and development tools in the future, the Village should first consider how any proposed action will fit within the context of these goals. If the proposed action generally complies with the goals, then the action may result in furthering the Village's achievement of the vision of this plan.

The main goals are accompanied by supporting objective statements from discussions with the boards and the public during the process. The following are goals and objectives broken down by the themes in this comprehensive plan.



Chapter 3: Goals and Objectives

Goal #1: *Economic Development*

The Village of Albany will seek to encourage and promote the development of a stable economic base with a regional impact that fosters employment opportunities for all citizens and expands on the community's current business opportunities.

The Village seeks to accomplish this by:

- 1) Ensuring the Village is integral to a solid local and regional economy by increasing economic diversity and creating better employment opportunities.
- 2) Capitalizing on our downtown by fostering small businesses, encouraging the continuation of investment in the area, and the adaptive reuse of older buildings.
- 3) Participating in regional economic efforts that encourage the recruitment of clean industries in designated areas.
- 4) Building economic development opportunities off the local presence of the Ohio University Airport, rail and highway systems, and the available utility infrastructure.
- 5) Encouraging small business development, entrepreneurship, and growth by providing adequate areas for commercial development and professional offices.
- 6) Coordinating with local, county, and regional entities that provide support services and technical assistance for small businesses.
- 7) Protecting the local business areas and business investments through land use regulations and this comprehensive plan without creating excessive burdens on business operations.
- 8) Evaluating future annexation opportunities to incorporate local institutions, expand economic opportunities, and support housing expansion.
- 9) Enhancing the Village of Albany as a destination by promoting local events and activities.

Chapter 3: Goals and Objectives

Goal #2: *Land Use and Development*

The Village of Albany will designate land uses in appropriate locations that encourage quality investment while minimizing the adverse impacts of development. The Village seeks to accomplish this by:

- 1) Viewing development issues in terms of promoting overall quality of life.
- 2) Balancing investment needs with preserving and protecting the Village's existing assets and small-town character.
- 3) Requiring quality development and land use through fair, equal, and uniform review processes, land use designations, and other activities relating to planning.
- 4) Keeping existing infrastructure efficient by promoting restoration and redevelopment of property already in commercial areas. New commercial, multi-family housing and other high-density land uses should be encouraged as reinvestment within and nearby those areas.
- 5) Promoting aesthetically pleasing commercial development with appropriate access, signage, and landscaping.
- 6) Preserving the characteristics of historic downtown buildings and encouraging the construction or improvement of other downtown buildings that may be new but reflect those historical characteristics.
- 7) Encouraging effective site placement for commercial and industrial uses to minimize adverse impacts to adjacent residential and recreational land uses.
- 8) Supporting the efforts of local organizations to inform residents and visitors of the community's unique historical and cultural features.
- 9) Encouraging property owners to maintain and rehabilitate (when necessary) the existing housing stock and neighborhoods.
- 10) Encouraging and supporting efforts to construct and maintain affordable housing for elderly, disabled, and other disadvantaged persons in areas with convenient access to recreation, commercial activity, and other services.
- 11) Encouraging coordination and cooperation between the Planning Commission, Village Council, and other government entities.

Chapter 3: Goals and Objectives

Goal #3: *Transportation*

The Village of Albany desires to develop and maintain an accessible, safe, and efficient transportation system that effectively addresses regional and local development patterns. The Village seeks to accomplish this by:

- 1) Promoting the development of a pedestrian-friendly atmosphere within the Village by requiring the maintenance of existing sidewalks and the expansion of the regional trails system.
- 2) *Creating more pedestrian, bicycle, and utility vehicle connections to local assets, including downtown, Lake Snowden, and the Alexander School campus.
- 3) Promoting the coordination between local, county, and regional jurisdictions for transportation improvements.
- 4) Concentrating auto-oriented highway commercial uses close to highway intersections and interchanges for maximum convenience and economy to the traveling public while minimizing the impact of traffic congestion on local commuting patterns and access.
- 5) Incorporating plans for updated streetscape for major transportation improvement projects related to significant street corridors.

*There are 3 Major ***Points of Interest*** in the Greater Albany area:

- Albany village
- Lake Snowden
- Alexander Schools campus



Chapter 3: Goals and Objectives

Goal #4: *Facilities, Infrastructure, and Public Services*

The Village of Albany hopes to be able to have adequate community facilities, infrastructure, and public services that will be available and provided efficiently. The Village seeks to accomplish this by:

- 1) Encouraging inter-local and regional cooperation and coordination in providing regional community services.
- 2) Adopting creative ways of funding the expansion and improvement of public services and facilities to ensure that costs are distributed.
- 3) Encouraging an overall combination of land uses (residential, commercial, industrial, public, etc.) that yields a balance between the public revenues generated from those uses and the public expenditures required to support those uses.
- 4) Ensuring adequate water, sewer, solid waste services, and other utilities are provided efficiently, safely, and environmentally sound.
- 5) Encouraging the extension of fiber optics and internet services in all areas.
- 6) Encouraging efficient public safety services, including police, fire, and ambulance, by coordinating all new development and significant investments with the service agencies.
- 7) Encouraging and supporting affordable local health facilities, nursing homes, and childcare establishments.
- 8) Ensuring appropriate handling and treatment of water, sewage, and solid waste.

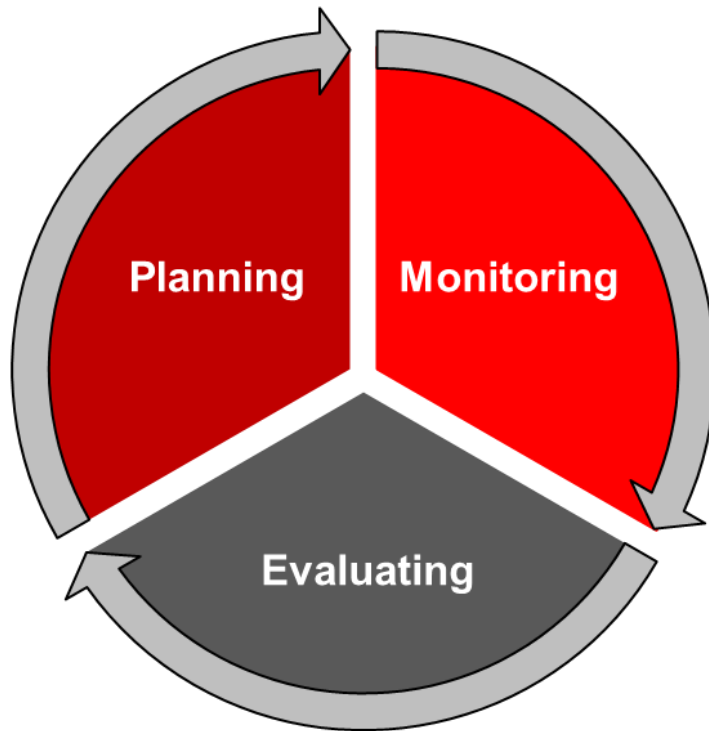
Chapter 3: Goals and Objectives

Goal #5: *Parks and Recreation*

The Village of Albany will capitalize on its location in relation to a robust parks and recreation system that contributes to the overall quality of life within the Village and serves the needs of the local citizens while also establishing Albany as a central point in that system. The Village seeks to accomplish this by:

- 1) Recognizing that Albany is located in a prime area with access to local, county, and state parks and recreational activities within the Village and the surrounding region that, together, all contribute to the strong quality of life that residents love.
- 2) Promoting the vast array of parks and recreational activities in and around Albany and the benefits of visiting the Village.
- 3) Expanding the parks and recreational offerings within the Village by establishing new parks and natural spaces within future large-scale developments.
- 4) Building off the local, county, and state parks and recreational activities by establishing events that can capitalize on the local tourism activities.
- 5) Increasing the amount and ease of access to all the local and regional parks from downtown and the various neighborhoods.
- 6) Maintaining the existing parks and recreation system.

Chapter 4: Comprehensive Plan Recommendations



The main element of this plan focuses on implementation, that is, the steps the Village and potential partner agencies need to take to achieve the stated goals.

While the goals and supporting statements set out the vision for the future of Albany, this element of the plan narrows those goals to actionable items that include information on the responsible agency or groups as well as the desired timing of the actions based on priorities and the imminent needs of the community.

Chapter 4: Comprehensive Plan Recommendations

A: General Implementation Strategies

Involve the Public

Albany's elected and appointed officials are responsible for an evolving population and business base where public input helps ensure decisions are made in the best interest of those citizens. As the Village continues to grow, public input will be a key ingredient in the process and needs to embrace multiple formats, including;

- public meetings,
- articles in the local newspaper,
- public surveys, and
- other innovative forums.

Regional Cooperation

The Village recognizes that it is not an isolated community and that what impacts the region impacts Albany.

- Village officials, residents, and business owners must work with regional agencies for larger-scale planning efforts particularly focusing on collaborating with Athens County and Buckeye Hills Regional Council, given that both agencies provide regional planning support.
- The Village should continue its involvement in any group that will help address Albany's interests through planning and progress at the regional, state, and federal levels.

Monitoring the Plan

A comprehensive plan is a long-term visionary document. However, this does not mean the Village should wait to update the plan every 10 or 20 years and not look at it again until the next update is due. This section outlines a monitoring system that will make this plan a more readily used document that can be adjusted based on the changing needs and resources of the Village.

Chapter 4: Comprehensive Plan Recommendations

A: General Implementation Strategies, continued

Regular Review and Update of the Implementation Strategies

Planning and demographic trends and resources shift much faster than most comprehensive plan goals, and what is a priority, or a possibility, now may not be next year.

At the same time, the amount of available resources (financial and staffing) can vary over the years. As such, it is crucial that the Village review the plan, but more specifically, this implementation section every one or two years, possibly at an annual strategic work session of the Village Council. This annual review can be used to:

- Create specific, quantitative goals for various strategies. For example, to update the zoning code, the Village can set a target date and process to complete the task.
- Determine if certain programs to implement the goals are creating successes and whether they need to be modified to make them more useful.
- Identify those tasks completed in the previous year and reevaluate the priorities for the remaining tasks based on the imminent needs of the community and available resources.

Five- or Ten-Year Review

Significant changes can occur in a very short time. Changes to infrastructure, transportation systems, development methods, and even changes in elected officials, state law, or other regulations can significantly impact the recommendations of this plan.

- It may not be necessary to go through a long and intensive review process, but the Village should take steps to involve the public to ensure that the goals and objectives are still relevant.
- The review should also identify major infrastructure and transportation changes and trends that may change the plan's recommendations.

Chapter 4: Comprehensive Plan Recommendations

B: *Specific Implementation Strategies*

This section of the plan is intended to identify specific actions or strategies that the Village should undertake to achieve the goals established in this planning document.

In evaluating potential actions, the Village initially identified 17 strategies to help implement the concepts identified in the goals and objectives.

- The list of strategies is not intended to be an exhaustive list of ideas or implementation actions but an initial list that combines some actions from other planning efforts and new strategies to address any additional community issues identified during this planning process.
- An important part of this planning process will be continually monitoring the goals and implementation tasks and updating this list of strategies.

For each strategy, there is an initial table that identifies the strategy, a responsible agency, potential partner agencies, and a recommended timeframe for completion; *ongoing, short-term, medium-term, or long-term*, with related timeframes illustrated.

- These strategies have been color-coded and grouped by timeframe on the following pages and are numbered for ease of reference; however, the numbering is not intended to portray a specific order of completion or priority.

Priority	Recommended Timeframe for Completion
Ongoing Strategies	Strategies that are continual and that do not have a specific start or end date. These strategies also require minimal time or financial resources.
Short-Term Strategies	1 to 2 Years
Medium-Term Strategies	2 to 5 Years
Long-Term Strategies	5 to 10 Years

Chapter 4: Comprehensive Plan Recommendations

B: Specific Implementation Strategies, continued

1	Implementation Strategy:	Utilize the future land use plan as part of the decision-making process.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	None
	Timeframe:	Ongoing Strategy

- The future land use plan map incorporates recommendations for future land uses outside the current Village boundaries and aims to recognize opportunities for future annexations.
- In making any decisions around the edges of recommended land uses, the Village should consider existing land uses in the area, the use and character of surrounding properties, the proposed development, and the general goals of this plan as it relates to the land use categories shown on the map to determine the best land use for a particular site.
- Public and institutional uses (e.g., schools, places of worship, and community buildings), as well as parks, recreational facilities, and open spaces, are appropriate in all neighborhoods. However, those uses should be sited to avoid excessive traffic on local streets with a focus on providing vehicular access from collector and/or streets with a higher capacity for traffic and safe connections to nearby sidewalks and trails for pedestrians and bicyclists.
- This plan is not designed or intended to prevent anyone from reasonably developing their private property unless state or federal laws prohibit development (e.g., no development allowed in the floodways).

The Albany Future Land Use Plan establishes the desired future land use types for properties throughout the Village based on

- ☐ the community's overall vision,
 - ☐ the existing land uses,
 - ☐ environmental conditions, and
 - ☐ general development patterns of the area.
- The plan is a graphic representation of many of the goals and objectives.
- The future land use plan map is intended to serve as a broad guide for continued development and redevelopment within Albany.

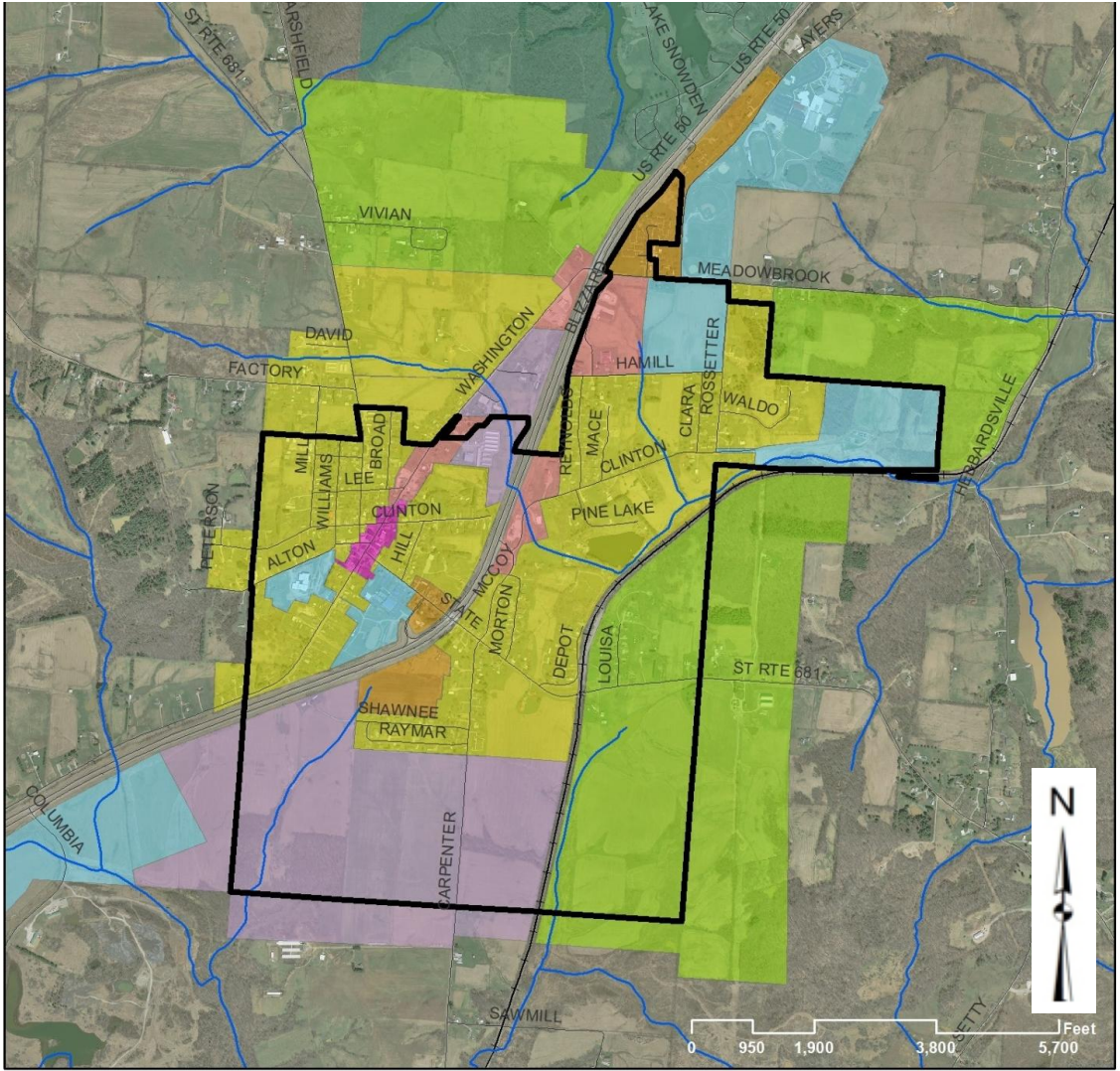
This map is not a zoning map.

- The future land use plan map is not intended to provide parcel-specific land use recommendations.

This plan will help guide the decisions of the Albany Village Council, Planning Commission, and other committees and agencies regarding issues such as zone changes, capital improvements, development of public facilities, and similar decisions.

Chapter 4: Comprehensive Plan Recommendations

C: General Land Use Guidance, Future Land Use Map



Albany Ahead: Future Land Use Plan Map

- | | |
|--|--|
|  Agricultural/Conservation |  General Commercial |
|  Residential Core |  Industrial/Business Park |
|  Attached Residential |  Public and Institutional |
|  Downtown |  Lake Snowden |

Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories

Residential Core

The residential core areas within Albany are those areas that should primarily be used for residential uses, including;

- older neighborhoods developed as an extension of the urban downtown area, and
- newer subdivisions that reflect modern suburban development styles.

The following are some development guidelines for the residential core;

- The primary land use in the core neighborhoods should continue to be single-family detached homes with a density of 5 to 8 units per acre.
- Low-intensity multi-family residential uses ranging from duplexes to townhomes and other attached housing types can be appropriate in the residential core near more intense uses (adjacent to commercial or public and institutional uses) or along major roadways.
- New multi-family residential uses in the residential core should be confined to a maximum of 16 dwelling units per acre, and the following considerations should apply:
 - ✓ The density and design of the proposed residential use should blend with the surrounding neighborhood's character.
 - ✓ Housing for seniors is a preferred type of multi-family in these areas.
 - ✓ Multi-family residential uses should be located on collector or arterial streets.
 - ✓ Multi-family residential uses may be allowed in areas adjacent to nonresidential uses to serve as a land use transition or buffer between the more intense nonresidential use and nearby residential properties.
 - ✓ Duplexes and multi-family housing should not be used as infill development in a block that is predominantly single-family detached residential but could be an opportunity if an entire block is to be redeveloped.



Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

Attached Residential

Attached residential uses include a wide range of attached housing types that typically provide common facilities (e.g., recreational areas, clubhouses, and open space), also known as multi-family housing. Multi-family housing products provide more options for housing choices within Albany and the potential for a broader range of affordable housing options. The overall densities of these areas should not exceed 16 units per acre, and the clustering of housing, either on the lot or within structures, is encouraged. Attached residential uses should only be allowed when adequate water and sewer service are available.



General Commercial

This land use is characterized by a variety of building sizes that incorporate commercial retail, services, and office uses that typically have on-site parking, most often located in front of and around the buildings. These areas typically contain the largest scale commercial and office uses that attract local residents and people from the surrounding region. These commercial areas are an essential part of the local economy and should be maintained with a focus on improving the quality of design for longevity and improving access to the local transportation network. Redevelopment of underutilized lots is highly encouraged, and any new development or redevelopment should be designed to provide a buffer between the nonresidential uses and adjacent residential properties.

Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

Downtown

- ✓ Serves as the Village's core for commercial activity.
- ✓ Contains a compact arrangement of business and office enterprises together with financial, cultural, entertainment, and governmental uses with some minimal single-family residential uses on the fringe of the downtown core.

Buildings in this core area tend to have little to no setback from the back of the sidewalk and a height of at least two to four stories. The long-term goal for this area is to preserve the existing building stock as an area of mixed-use buildings with commercial activities along the first floor and commercial or residential uses on the upper floors.



- All efforts should be made to construct a new building that reflects the current historic character of Downtown Albany.

Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

Agricultural/Conservation

The agricultural/conservation areas on the future land use plan are primarily located outside the Village's current municipal limits or in areas that lack adequate infrastructure.

They reflect the predominant use and character of rural Athens County, which is agriculture and single-family detached residential uses on large lots.

- These areas may not have access to centralized water and sewer and should remain as agricultural and low-density residential uses even if they are eventually annexed into the Village.
- Should these areas be annexed and provided with infrastructure service, the Village should consider amending the land use plan to determine an appropriate future land use for the area served.
- These areas may be appropriate for conservation development subdivisions where housing is concentrated into a smaller area of an overall development while the remaining land is permanently protected for agricultural or conservation uses.



Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

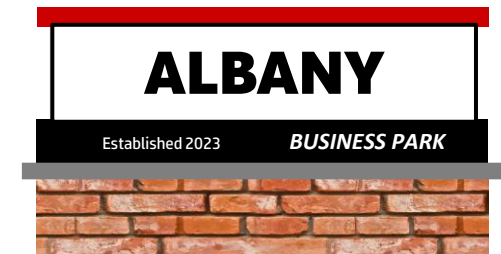
Industrial/ Business Park

Industrial areas and business parks will provide employment-oriented land use types in Albany that reflect the desire for non-retail-focused business areas in the Village and should focus on;

- ☐ office spaces,
- ☐ light industrial uses,
- ☐ clean manufacturing centers,
- ☐ technology/data centers,
- ☐ distribution centers,
- ☐ supporting offices,
- ☐ research facilities, and
- ☐ other similar uses where business activities occur indoors.



- Buffering and good site design will be necessary to accommodate heavier truck traffic and minimization of impacts on any adjacent neighborhoods.



Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

Public and Institutional

The public and institutional uses shown on the future land use map are existing areas that include a broad range of uses such as;

- ☐ government buildings,
- ☐ schools,
- ☐ places of worship, and
- ☐ other public or semi-public buildings and uses.

This category may also include buildings or activities related to providing utilities such as;

- gas,
- electric,
- water,
- sewer,
- cable television, or
- other similar infrastructure.

Other uses related to, or supportive of, public and institutional uses are appropriate to these areas (e.g., medical and dental offices near the hospital).

While the future land use map only designates existing large public and institutional uses, they may be appropriate in other areas of the Village, regardless of the future land use designation.



Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued



Lake Snowden Recreation

Currently, all of Lake Snowden is located outside the Village. Still, the lake is of such importance to the community that it is identified in the future land use plan.

Later strategies support a partnership with Hocking College as well as a potential for annexation. Should the lake and surrounding area be annexed, the future land use for properties owned by the Village or college should continue to be related to parks and recreational uses that could include but are not limited to;

- ✓ marine activities,
- ✓ general recreation,
- ✓ campsites, cabins, lodging, and
- ✓ commercial activities related to the Lake.

The primary use of properties in the area that are owned privately by people other than the college should be agricultural/conservation or residential, depending on water and sewer availability. Some limited-service commercial uses may be appropriate near the campgrounds and lake entrance.

Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

2	Implementation Strategy:	Coordinate land use planning strategies and activities with the City of Athens and Athens County.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	The City of Athens and Athens County
	Timeframe:	Ongoing Strategy

The City of Athens and Athens County undertake their own planning initiatives, including having individual comprehensive plans. The Village should coordinate with the County and City on strategies and activities that benefit the entire region and where there may be a mutual cost benefit.

3	Implementation Strategy:	Continue to coordinate with the Albany Police and Fire Departments to ensure appropriate service levels.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	Shared Service Communities (e.g., Albany Volunteer Fire Department, EMS, Albany Police Department, etc.)
	Timeframe:	Ongoing Strategy

The overall goal of this strategy is that the Village and the related agencies need to constantly work to meet or exceed the service levels that create the quality-of-life people have come to enjoy and expect.

4	Implementation Strategy:	Continue to invest and utilize the downtown area as a central location for educational, recreational, and cultural activities.
	Responsible Agency:	Village of Albany and Local Businesses
	Potential Partner Agencies:	County agencies and community groups
	Timeframe:	Ongoing Strategy

The downtown core of Albany has seen new investments in recent years, and many of the plan's objectives and strategies relate to the continued enhancement of downtown. One strategy the Village should continue to undertake is utilizing downtown as the core area of the community encouraging as much activity downtown to promote Albany and local businesses.

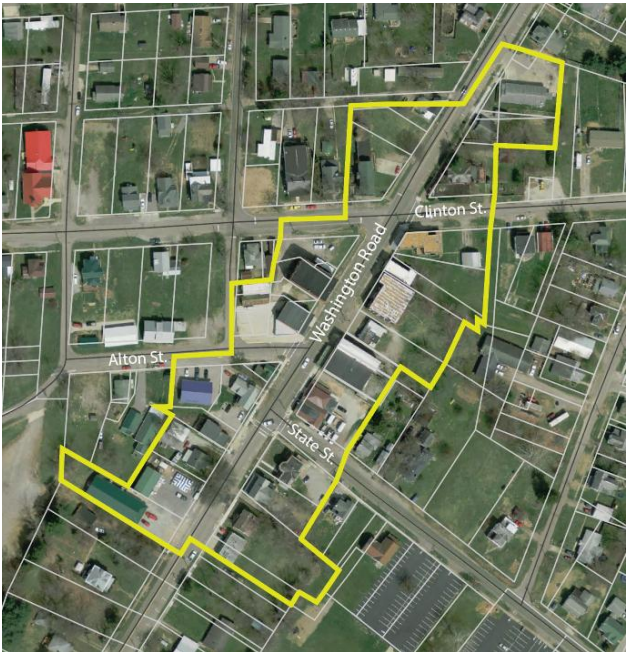
Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

5	Implementation Strategy:	Undertake regulatory changes for downtown Albany, including the zoning and establishment of a historic district.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	Ohio State Historic Preservation Office
	Timeframe:	Short-Term: 1 to 2 Years

The downtown area is the critical core of the community. A long-term strategy suggests additional strategic planning efforts for downtown to help promote the area as a business center and destination. Several short-term changes the Village can undertake could identify and protect downtown and maintain it in a manner that reflects the goal of preservation including;

- *creation of a zoning district specific to downtown, and*
- *establishment of a local historic district.*



Zoning: Currently, downtown is zoned in the same manner as all other commercial areas in Albany. The current business district allows for a wide array of commercial uses, but not all would be desirable downtown (e.g., car washes).

- ☐ The setback and area requirements are currently designed to reflect suburban-style commercial development. They would not allow for the more compact development styles found in historic downtowns like Albany.
- ☐ For this reason, the Village should establish a new downtown zoning district that would require buildings to be built to the back of the sidewalk or, at the most, 10-15 feet from the sidewalk where special amenities such as outdoor dining or seating areas will be provided.
- ☐ Additionally, the district should only allow for uses that would be desirable downtown while preventing auto-oriented commercial uses that require large parking areas or drive-throughs.
- ☐ The downtown district should specifically allow for mixed-use buildings with a residential component behind a commercial business or on upper floors.

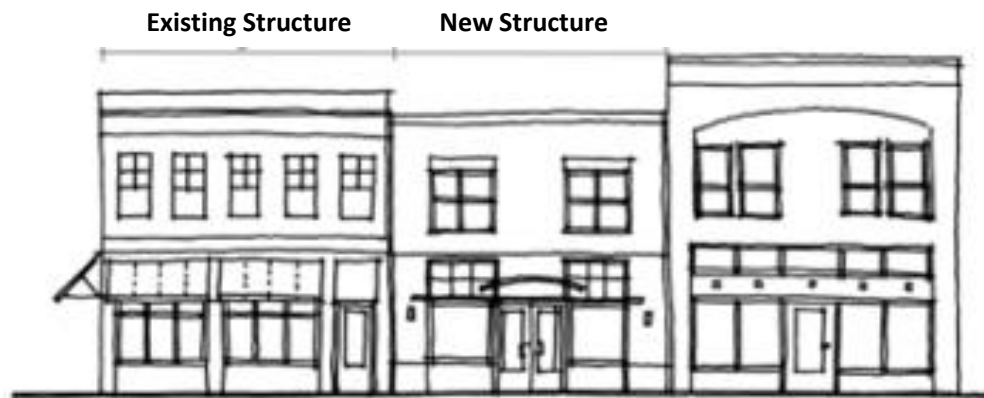
Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

Historic District: The Village is already considering establishing a local historic district for the long-term protection of downtown. However, this type of work requires additional discussions with property owners as the Village will have to develop a set of guidelines and review procedures for major work within the district if it is ultimately established.

All historic districts are tailored to the needs and resources of the local community, and the level of protection, or extent of design control, is completely up to the Village. Some communities focus on the basic design of new construction to ensure it is compatible with existing structures (See images below for basic design and infill guideline examples.).

In contrast, other communities regulate everything from building materials to architectural styles and color palettes. The Village will need to decide what level of regulation works best for Albany and where there is a general agreement by all involved so that the protection standards will not be overly burdensome for future investors. Once the Village progresses with any designation, the historic guidelines and review procedures should be incorporated into the zoning code.



This image illustrates how existing and new structures divide the entire façade plane into smaller components through the use of pilasters, storefronts, height variation, and material variations.



This image illustrates an infill building that would not be compatible in terms of height, roof styles, window and door patterns, siding, ornamentation, signage, and most other requirements in the historic district.

Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

6	Implementation Strategy:	Update the zoning code and subdivision regulations.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	None
	Timeframe:	Short-Term: 1 to 2 Years

One of the most direct methods of implementing the future land use plan recommendations and this plan's goals is to update the zoning code and other land use regulations.

While the zoning code is not the only tool for implementing the plan, it can be directly tied to the plan strategies. It is also where the Village has the most control over the community's future development.

Changes the Village should consider in furthering the recommendations of this plan that are in addition to the suggested changes for downtown identified in the previous strategy:

- 1) Update zoning regulations to enhance landscaping and screening requirements providing flexible but effective options for buffering different uses, especially the development of commercial or industrial uses adjacent to residential neighborhoods.
 - *Regulations can also increase the amount of site landscaping installed on larger sites, contributing to the improved appearance of the major commercial corridors.*
 - *Update subdivision regulations to require that no new subdivisions or large-scale development may be approved without the provision of adequate public infrastructure and services to accommodate such developments.*
- 2) Generally, improve the design standards in the zoning regulations for signs, landscaping, off-street parking and loading, open space, lighting, and architecture to incorporate recommendations from this plan and to provide more predictability to potential developers on the expectations the Village has for new development. This is especially true for the design of any new building or expansion of buildings in downtown.
 - *Regardless of if the Village moves forward with the designation of downtown as a historic district, the Village should incorporate some basic design principles for infill development to ensure new buildings reflect the general character desired in downtown Albany.*
- 3) Incorporate stronger connectivity requirements (vehicular, pedestrian, and bicycle) for all new developments, especially if the connections are identified in adopted plans. Require a high level of connectivity for all modes of travel to the maximum extent feasible.

Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

- 4) Ensure that certain sustainable features are allowed, including solar panels, green roofs, and energy-efficient building materials, while still complying with and design requirements of this plan.
 - *Review the overall list of permitted uses and expand it, where practical, to include modern development options and uses.*
 - *Some uses the Village might consider allowing include, but are not limited to, live/work units as a transitional use between commercial and residential districts or alternative housing options that may not fall under the Village's existing list of permitted use types (e.g., cottage homes).*
- 5) The Village should establish some open space requirements for large-scale developments to help create additional green spaces or gathering spots within the community based on the type of development (e.g., density and housing type, etc.) and the overall impact the development will have on the surrounding area.
 - *The more urban and dense the project, the smaller the open space can be. At the same time, smaller spaces should have more improvements, such as seating, public art, water features, or unique designs that will help create a sense of place.*
- 6) Require that all new utilities be located underground to the maximum extent feasible.



**VILLAGE of ALBANY
PLANNING COMMISSION**



Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued



Village of
Albany

A Great Place to Live!

2025 Comprehensive Plan

7	Implementation Strategy:	Establish an annexation strategy.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	Athens County
	Timeframe:	Short-Term: 1 to 2 Years

Alexander and Lee Townships, both unincorporated areas of Athens County, surround the Village. Because the Village has no control over the activities in the unincorporated areas, there is a desire to look at future annexation opportunities for the expansion of the Village for strategic properties to have better control over the future development of such properties. To do this, the Village should develop an annexation strategy that considers the following:

- Does the proposed area require water or sewer service for development? If so, can the Village provide such services? Services should only be extended to properties annexed into the Village boundary.
- Are there properties that would be strategically important to the Village for future development and investment opportunities (e.g., Lake Snowden or the Alexander School complex)? These are the top priorities for new annexations.
- Is there a potential for development in the unincorporated areas that could conflict with the vision of adjacent areas in Albany? In this case, the Village might consider annexation if that would mean better control of the development. However, if such potential development would require water or sewer services, it may be better if the Village denies an annexation request.
- Should the Village purchase the properties to be annexed and sold for future development? The Village has the most control over development if they own the land. However, many communities do not want to take such an active role in development.
- What are the priorities for annexation (e.g., residential development, commercial development, industrial development, etc.)? Depending on the given year and demand for development, the Village may have a changing perspective on what type of development they want to prioritize, which may impact any annexation strategy.



Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

8	Implementation Strategy:	Establish a formal protocol for collaborating with local, county, state, and federal agencies on public infrastructure improvements.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	All applicable county, regional, state, and federal agencies that provide infrastructure services
	Timeframe:	Short-Term: 1 to 2 Years

The Village needs to establish a regular meeting schedule with key members of all agencies that provide infrastructure services and funding in and throughout Albany, particularly at the county and regional levels. The most important aspect of this type of meeting is to improve communications and discuss upcoming projects, potential opportunities to coordinate activities, grant opportunities, and concerns each agency might have with necessary projects. This type of communication will allow all parties to be proactive in taking the next steps needed for future infrastructure improvements. It will minimize the potential of extended construction delays due to a lack of coordination.

9	Implementation Strategy:	Finalize construction of the lift station on Carpenter Road.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	Ohio Public Works Commission and Buckeye Hills Regional Council
	Timeframe:	Medium-Term: 2 to 5 Years

The Village of Albany currently has plenty of wastewater treatment capacity to open up major areas for future development. However, due to the area's flat topography, lift stations need to be strategically installed to create shovel-ready development sites. The Village has already received funding to help build a lift station on Carpenter Road. Finalizing the construction of the lift station will help open up hundreds of acres of land for shovel-ready development. More specifically, the lift station could open up land for new economic development in the region.



Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

10	Implementation Strategy:	Collaborate with regional agencies on long-term planning for hike/bike trails and UTV routes.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	City of Athens, Athens County, and Buckeye Hills Regional Council
	Timeframe:	Medium-Term: 2 to 5 Years

The Village should work with state, regional, and local agencies to develop a regional hike and bike trail either as a stand-alone plan or as part of a larger planning effort, most likely through the county. The plan should evaluate options for improving Pedestrian and bicycle access in and through the community on sidewalks, trails, or potentially on designated streets. Furthermore, the plan should evaluate the Potential for creating fully-protected bike lanes on major street corridors. Additionally, due to the local recreational attractions, such as Lake Snowden, the planning for trails should consider where paths could be added or widened to accommodate UTVs when a connection can be made between Lake Snowden and downtown Albany.

The proximity of Lake Snowden to the Village of Albany provides many opportunities for economic development and the expansion of recreational activities available to residents. The lake, which is owned and operated by Hocking College, is not currently within the municipal boundaries of the Village but is an opportunity, nonetheless.

Listed here are some specific recommendations for future consideration when partnering with Hocking College on efforts related to Lake Snowden:

11	Implementation Strategy:	Build on the partnership with Hocking College to capitalize on the presence of Lake Snowden.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	Hocking College
	Timeframe:	Medium-Term: 2 to 5 Years

- Before the Village makes any major infrastructure investments, the Village should work with Hocking College to annex all the properties that make up Lake Snowden.
- The Village and College should work with regional and state agencies on funding to help with any capital improvements that will be needed to bring sanitary sewer service to the Lake properties.
- With access to a sanitary sewer system, the Village and College may look towards increasing lodging opportunities on the property with more cabins and more campsites. Infrastructure will also open the possibility for a lodge or similar facility that could include dining, educational facilities, and recreational activities. Additional lodging facilities will help generate lodging taxes to benefit both the Village and Athens County.
- A possible arrangement could include the property remaining under the ownership of Hocking College, with the College providing maintenance of the grounds and roads, and the Village providing infrastructure and police protection, the latter of which could open up opportunities for partnerships with the Hocking College Ohio Peace Officer Training Academy.
- When the Village succeeds at providing more connections from Lake Snowden to Downtown and to the Alexander Schools campus, there can be collaborations on educational offerings to benefit local schools and residents.

Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

12	Implementation Strategy:	Develop a business development program to ensure the long-term continuation of existing businesses.
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	Local businesses, the Athens Area Chamber of Commerce, and the Athens County Economic Development Council
	Timeframe:	Medium-Term: 2 to 5 Years

Focusing on the health of local businesses will help with the region's overall economic health. The Village should work on development programs to identify the needs of the local businesses (e.g., space to expand, services, access, etc.) and address those needs so that the existing businesses can continue to be successful. This type of program may start with Village officials simply reaching out to representatives of each business on an annual or biennial basis with brief, informal discussions. The program may expand to business workshops or meetings so local businesses can work jointly with the Village to ensure business longevity.

In addition to working with existing businesses, the Village can help coordinate with other agencies to develop and maintain an inventory of potential development sites (available or not) with information on zoning, development constraints, incentives, costs, etc., and develop an online web-based platform to showcase the properties beyond traditional real estate listings. Partnering with other agencies also allows coordination on grant applications when seeking funding for economic development activities.

13	Implementation Strategy:	Develop a Downtown Albany Strategic Plan
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	Downtown business and property owners, the Athens Area Chamber of Commerce, and the Athens County Economic Development Council
	Timeframe:	Medium-Term: 2 to 5 Years

As noted before, downtown Albany is a critical piece of the community. Many residents want to encourage reinvestment that would bring in more local businesses, especially restaurants, grocery or convenience stores, offices, coffee shops, local boutiques, etc. Because the downtown is so critical, the Village should work toward developing an in-depth strategic plan for downtown. The plan could look at numerous issues specific to downtown, including the following:

- Inventorying the condition of existing buildings and potential for various uses that would be beneficial to downtown;
- Identifying infill development scenarios for vacant lots and buildings that require reconstruction;
- Undertaking a study to determine the market for certain desired uses (e.g., grocery stores or co-working spaces);
- Creating a streetscape plan for the area that would connect wayfinding signage and improve pedestrian and bicycle access;
- Establishing marketing opportunities to attract more people to downtown;
- The potential for special designations like Ohio's Designated Outdoor Refreshment Area (DORA);
- Funding sources for building and facade improvements;
- And other strategies for long-term investment in downtown.

Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

14	Implementation Strategy:	Work on the Albany Pathway Project
	Responsible Agency:	Village of Albany
	Potential Partner Agencies:	Athens County, Buckeye Hills Regional Council, Ohio Public Works Commission, the Appalachian Regional Council, and the Ohio Department of Transportation
	Timeframe:	Long-Term: 5 to 10 Years

All three phases are conceptually envisioned on the next page but would be refined during the engineering phase.

- ❑ *Albany is split by State Route 32, a limited-access four lane highway. (It is very challenging to cross this highway as a pedestrian or bicyclist)*
- ❑ *The Village has consistently discussed options to improve access across the highway, particularly when it could provide more access between Lake Snowden, the downtown area, and the Alexander School complex.*

The Village envisions a long-term pathway project as a solution to the challenge that could be accomplished in three phases;

- **Phase 1** Creation of an enhanced system of trails and sidewalks connecting Lake Snowden to the downtown area, generally following Washington Road.
- **Phase 2** Creation of an enhanced system of pathways and sidewalks connecting downtown to the Alexander School complex. This path would follow State Street under the highway and then along various existing streets to the school complex.
 - ✓ *This phase could qualify for ODOT's Safe Route to School Program because it provides safe access to the school complex for many local students.*
- **Phase 3** Connect the three major areas with a bridge across State Route 32 near the Alexander School complex.
 - ✓ *The bridge would be decorative in nature (See example image of a similar bridge on next page) and be solely designed for pedestrians, bicyclists, UTVs, and golf carts.*
 - ✓ *This project phase would require the most time to allow for right-of-way acquisition, engineering, and construction but would create a significant benefit in establishing another safe highway crossing.*

Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

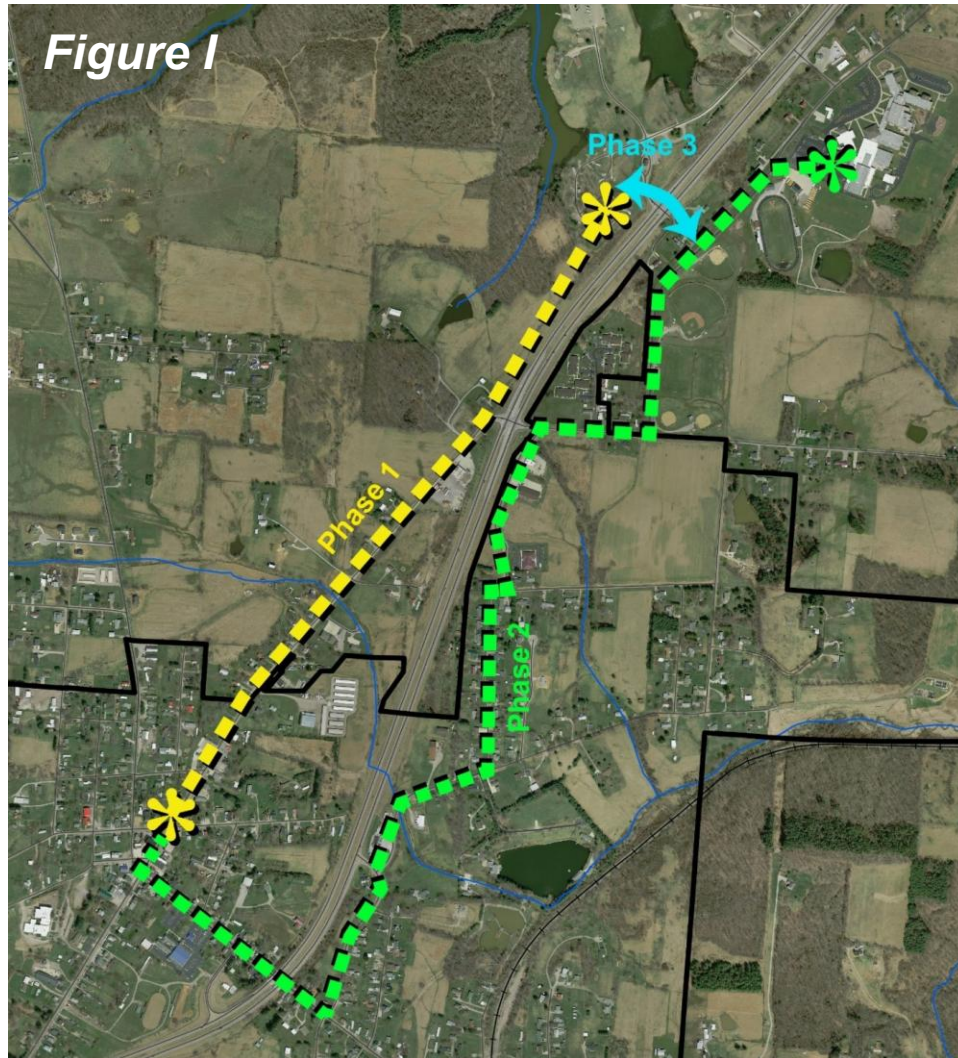


Figure 1: Illustrative concept of the three phases of the Albany Pathway Project. Phase 1 would connect Lake Snowden to Downtown Albany. Phase 2 would connect Downtown Albany to the Alexander School Complex. Phase 3 would be a bridge crossing of S.R. 32 for pedestrians, bicyclists, and UTVs.



These images provide an example of a pedestrian bridge crossing over a major highway. The example bridge is the Wright State Way pedestrian bridge that crosses Interstate 675 in Fairborn, Ohio. It is 12-foot wide and spans over 450 feet of right-of-way.



Chapter 4: Comprehensive Plan Recommendations

D: Future Land Use Categories, continued

Albany has several gateway entrances into the community along Route 32 and potentially along any future pathway from Lake Snowden.

15

Implementation Strategy:	Enhance the gateway entry points into Albany.
Responsible Agency:	Village of Albany
Potential Partner Agencies:	None
Timeframe:	Long-Term: 5 to 10 Years

The Village should evaluate long-term enhancements to signage at these gateways either as part of larger plans (e.g., access management plans) or as an individual effort to enhance the Village's identity and exposure.

Work towards expanding the sanitary sewer system as the existing system nears capacity.

16

Implementation Strategy:	Work on the continued expansion of centralized sewer to provide service to areas currently served by on-site septic systems and individualized treatment plants.
Responsible Agency:	Village of Albany
Potential Partner Agencies:	Ohio Public Works Commission
Timeframe:	Long-Term: 5 to 10 Years

The Village will pursue maintenance and expansion of its wastewater treatment capacity in accord with it's the principles, goals, and objectives of this plan. the potential for future annexations that could increase the use of existing capacity.

Continue to build on its successes, it is important to improve on marketing the Village to people outside of the local community.

17

Implementation Strategy:	Develop a brand and marketing strategy for Albany.
Responsible Agency:	Village of Albany
Potential Partner Agencies:	None
Timeframe:	Long-Term: 5 to 10 Years

- This will help attract people to downtown, local businesses, and Lake Snowden throughout the year, which can serve as a base for more business growth and investment in Albany.
- The Village should develop an identifiable brand (e.g., logo and tagline) that can be used on the website, signage, and in any promotional materials that build on the Village's identity.