



Oak Grove Center Plan

January 8, 2021 | Adopted: March 15, 2021 & March 23, 2021





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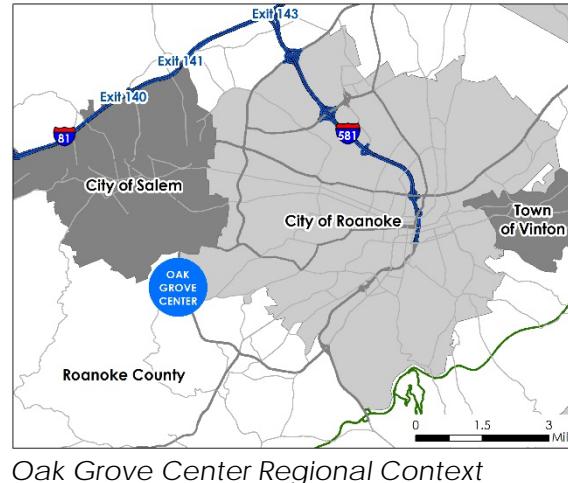


Appendix 1. Introduction

Oak Grove is a shared community in Roanoke County and the City of Roanoke which lies along the busy Route 419 (Electric Road) corridor. In early 2016, Roanoke County Planning and Economic Development staff identified activity centers that were appropriate for new commercial and residential redevelopment or infill development, including Oak Grove. County staff approached the City of Roanoke Planning staff in 2017 to jointly study the Oak Grove area and investigate opportunities for investment. The Oak Grove Center Plan is a partnership between these localities which envisions a long-term transformation



Route 419 commercial corridor



of the aging commercial strip into a prosperous and attractive community center for all residents. The Plan will guide future decisions and actions in the Oak Grove Center area and adjacent community. Implementation of the Plan will be completed over the next 20 years.

The Oak Grove Center study area includes 173 total acres. The area is located approximately one-half mile from the City of Salem. The study area is commercial in nature with some multi-family development. The Plan, launched in 2018, is supported

by abundant public input gathered over two years. Over 1,325 people participated in the Plan's development through in-person meetings, surveys and other engagement strategies.

Relationship to Comprehensive Plans

The Commonwealth of Virginia requires that every locality adopt a Comprehensive Plan for "guiding and accomplishing a coordinated, adjusted and harmonious development of the territory...which will best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants" (Code of Virginia 15.2-2223).



Commercial development on County side



INTRODUCTION



Planning workshop with the Roanoke County Schools Student Advisory Council

Roanoke County's Comprehensive Plan states that it "is a blueprint for the future growth and development of the County over the next 10-15 years. It provides direction and guidance for both the public and private sectors in making decisions about land development, public services and resource protection. The Plan allows decision makers to study the long-term consequences of current decisions and recognize that today's actions will impact the County for many years to come."

The City of Roanoke's comprehensive plan provides a

broad vision for the future of the community with recommendations for implementation. Roanoke's City Plan 2040 includes priorities and policies that will influence administrative decisions and future investment in the City for the next 20 years.

The Oak Grove Center Plan will aid decision making for future development in the Oak Grove study area. It is proposed to be adopted into the Roanoke County Comprehensive Plan as one in a series of area, corridor and community planning studies that aim to provide detailed, area-specific analyses and recommendations for



Meeting participants examine the displays



Students at Oak Grove Elementary take a look at displays before a meeting begins

the areas in which they are conducted.

It is also proposed to be adopted as a component of the City of Roanoke's City Plan 2040 to provide specific policy and action for this area of the city.

Implementation

The Oak Grove Center Plan will be implemented over the next 20-plus years. Successful implementation depends on the necessary regulatory tools, continued community engagement and



appropriate financing policies that can encourage and guide private development along with strategic public investment.

This Plan provides an overall vision with recommendations on how to achieve this vision. Specific implementation strategies will need to be studied and evaluated prior to any actions taken by the Planning Commissions, Roanoke County Board of Supervisors and City of Roanoke City Council. It will be necessary to review this Plan and its implementation strategies over time and make any revisions as needed to address changing conditions and any development impacts on existing public services. As progress is made on implementing this Plan, it will be critical to keep residents, businesses and the general public informed.

Conceptual Renderings

The Oak Grove Center Plan includes numerous conceptual renderings that illustrate development and architectural types. These renderings



Conceptual rendering at Carriage Lane and Route 419 Intersection



Conceptual rendering at Keagy Road and Route 419 Intersection

seek to convey the ideas and concepts collected via community engagement strategies. The conceptual renderings represent possibilities; they do not prescribe specific development. Development will happen over time, driven by private investment and economic and environmental realities. Staff will

work with property owners, businesses and developers to incorporate recommended design principles, elements and concepts into each project.

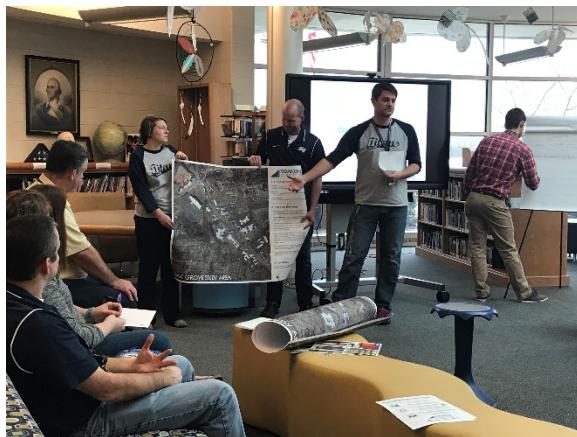
Plan Structure

The Oak Grove Center Plan is divided into several sections (appendices) covering a different aspect of the plan and/or its development. Following this Introduction (Appendix 1) is a section on Existing Conditions (Appendix 2). Existing conditions provides information about the study area, its population and demographics, current and future land uses, zoning and redevelopment opportunities. This section also discusses historic and cultural resources, natural resources, community facilities, the transportation network and infrastructure.

Community Engagement (Appendix 3) covers the range of public engagement activities that were conducted during the planning



INTRODUCTION



Hidden Valley High School leadership take part in an Oak Grove planning workshop

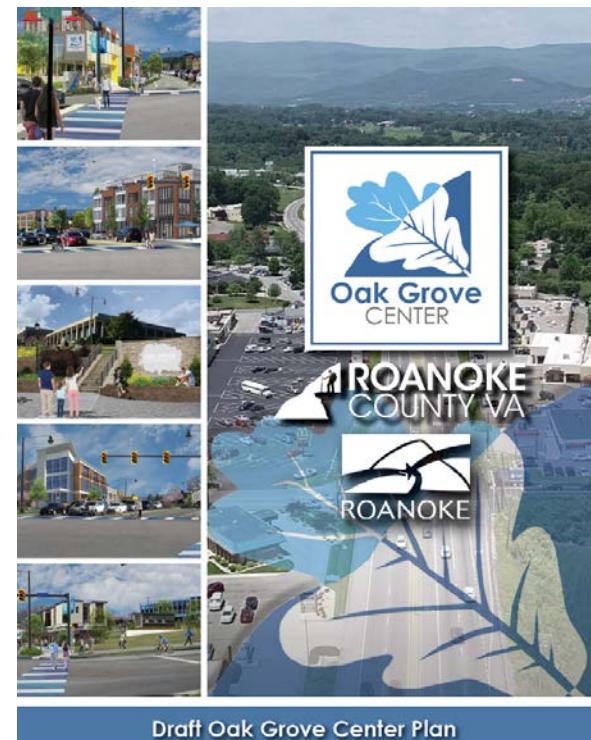
process. This section also shows the amount and results of public input and stakeholder feedback received.

A series of public schools planning workshops were included in the Oak Grove community engagement activities. These workshops provided a large amount of public input from residents under the age of fifty, simultaneously teaching students about community planning.

Appendix 4 contains the Plan's Vision and Principles. This section provides a vision and four main principles derived from the extensive community engagement. This section sets the foundation for the plan recommendations and implementation strategies.

The Plan's implementation and recommendations are detailed in Appendix 5. Recommendations include future policy actions as well as physical infrastructure wants and needs. The recommendations are derived from public input and aim to provide a structure for implementation strategies that will serve the health, safety, prosperity and welfare of the community over the next 10 – 20 years.

Preceding the appendices is a Plan Summary that highlights the key components of the various sections of the Plan. The Summary is provided in an easy-to-read format with many graphics, maps, tables and charts.



EXISTING CONDITIONS
STUDY AREA



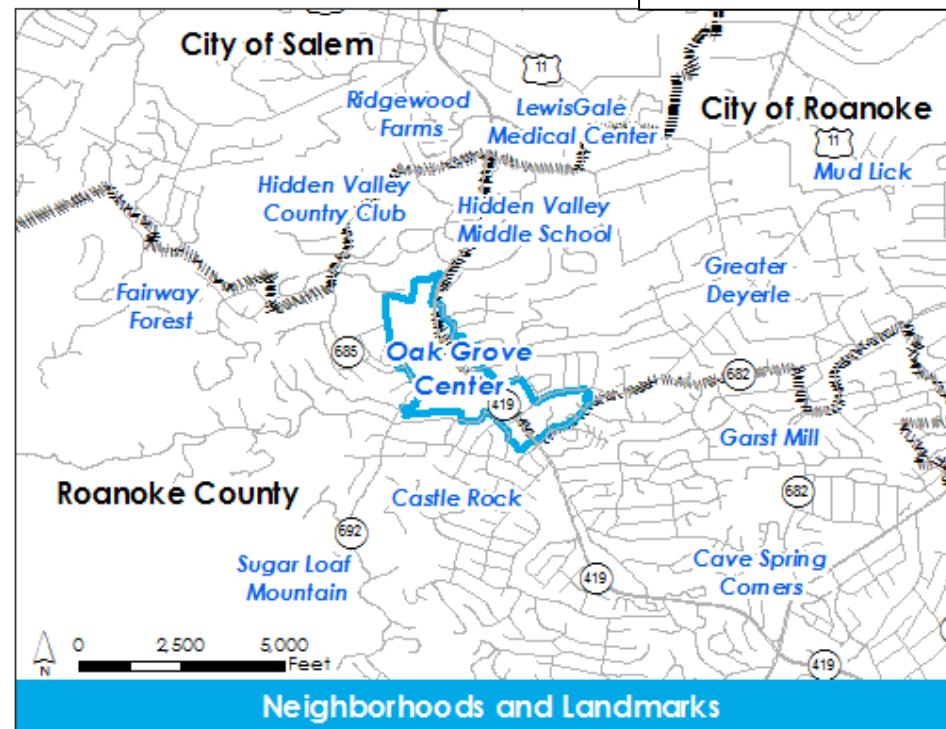
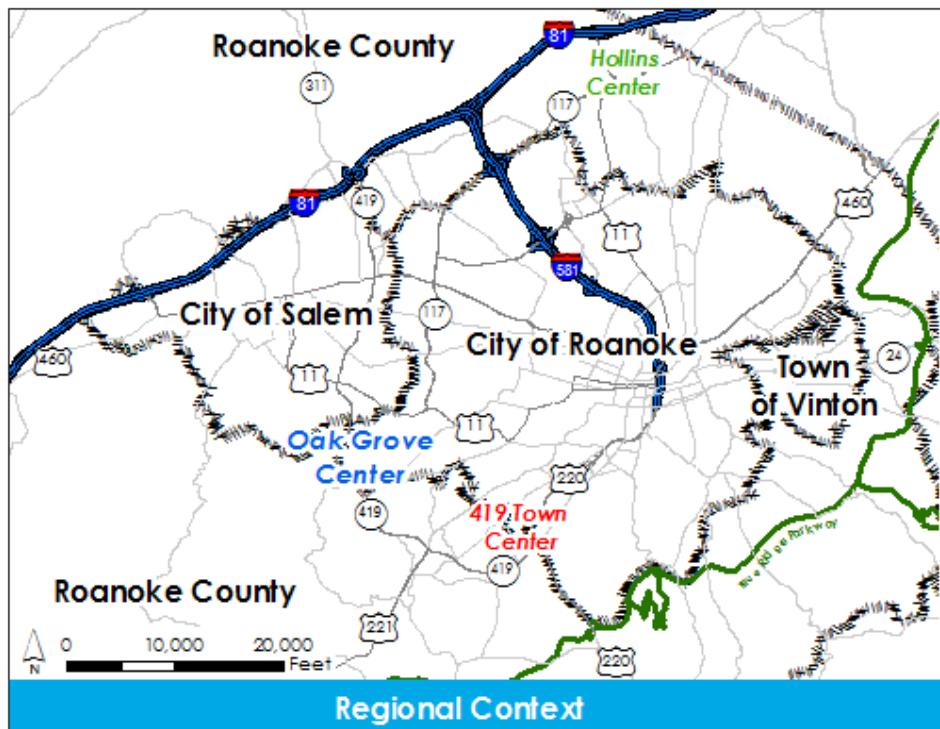
Map 2-1





EXISTING CONDITIONS STUDY AREA

Maps 2-2 and 2-3



Appendix 2. Existing Conditions Study Area

Location, Context, and Boundary

The Oak Grove Center study area includes 173 total acres, divided by Route 419, which is the City of Roanoke/Roanoke County

boundary (see Map 2-1 to 2-3). The area is located approximately one-half mile from the City of Salem. The study area is commercial in nature with some multi-family development.

Residential neighborhoods surround the study area. The area experienced a building boom of residential subdivisions after World

War II. From the 1960s to the 1980s the Oak Grove area transitioned from an agricultural, rural development pattern to an auto-centric suburban community.

Route 419 was completed in 1972; since that time commercial and residential development has been significant along the corridor.

EXISTING CONDITIONS POPULATION AND DEMOGRAPHICS



The residential areas are characterized by single-family homes while the commercial areas are strip shopping establishments with large parking lots along the busy, four-lane Route 419 arterial roadway. Route 419 operates as a western beltway for the Roanoke Valley and provides access to neighborhoods, schools, and commercial businesses.

Population and Demographics

The generation born between 1946 and 1964, aged 55-64 in 2018, is the largest age group in both Oak Grove and Roanoke County (see Figures 2-5 and 2-6). In both the Commonwealth of Virginia and the City of Roanoke the generation born between 1946 and 1964 has already been outnumbered by the generation born between 1980 and 1994, and the generation born 1965 – 1979 respectively, with the state and city's largest age group being



age 25-34 in 2018 (see Figures 2-4 and 2-7).

Nationwide the generation born between 1980 and 1994 is expected to surpass those born 1946 – 1964 by 2019 as their population declines and the 1980 - 1994 generation numbers continue to grow due to immigration. Total population in Oak Grove increased by 3.6 percent from 2010 to 2017, while the median age increased by 2.5 years.



Aerial Photos of Oak Grove
Source: Roanoke County Department of Economic Development



EXISTING CONDITIONS POPULATION AND DEMOGRAPHICS

Age Group Population Comparisons by Jurisdiction

Figure 2-4

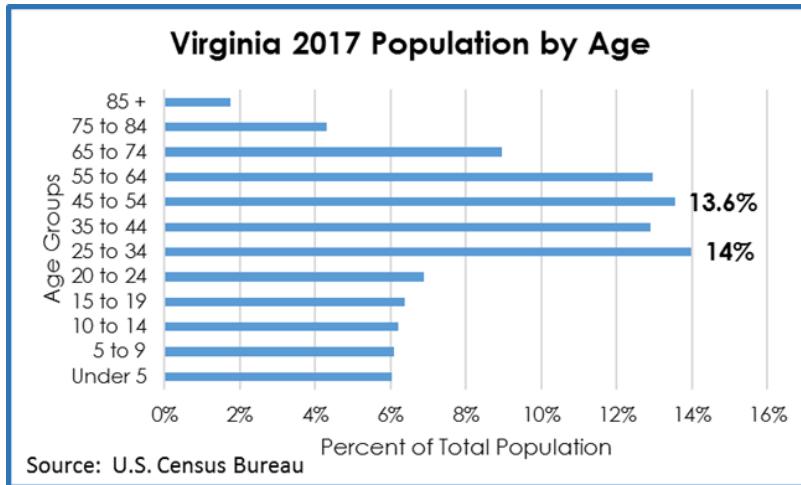


Figure 2-5

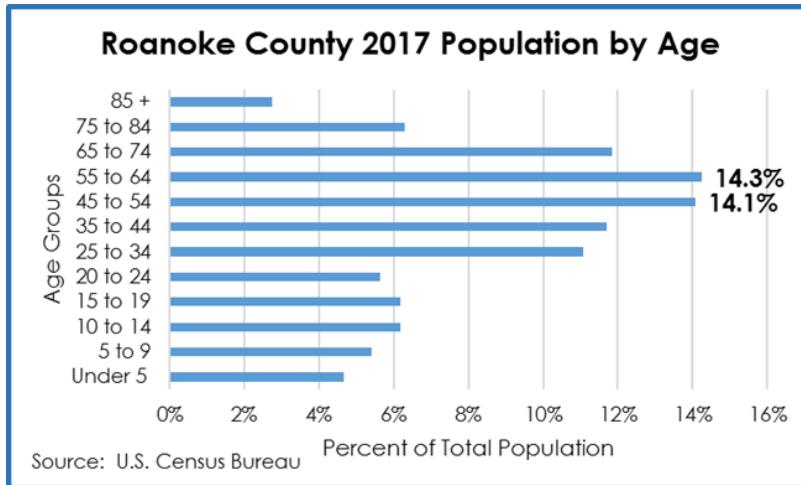


Figure 2-6

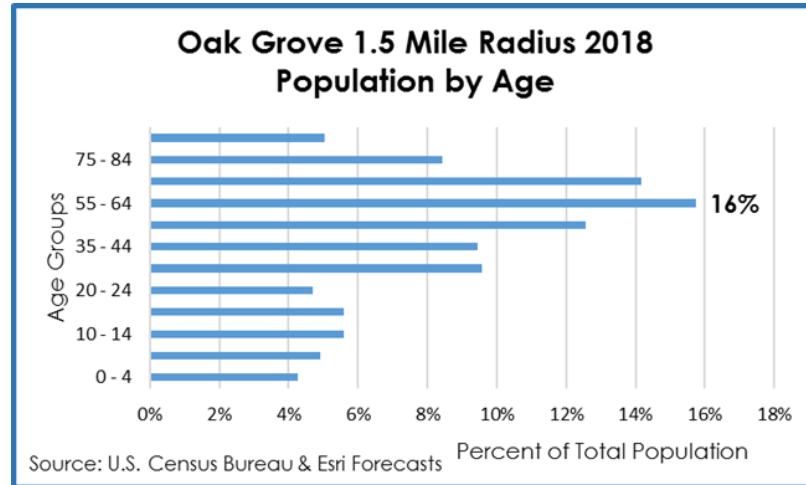
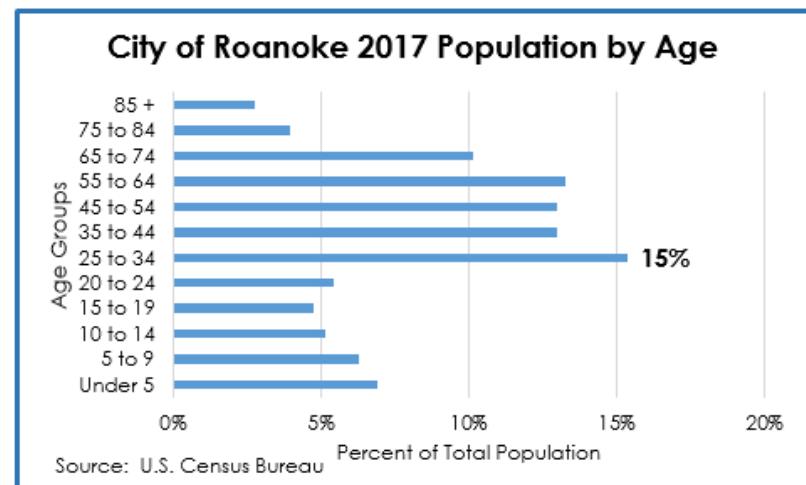


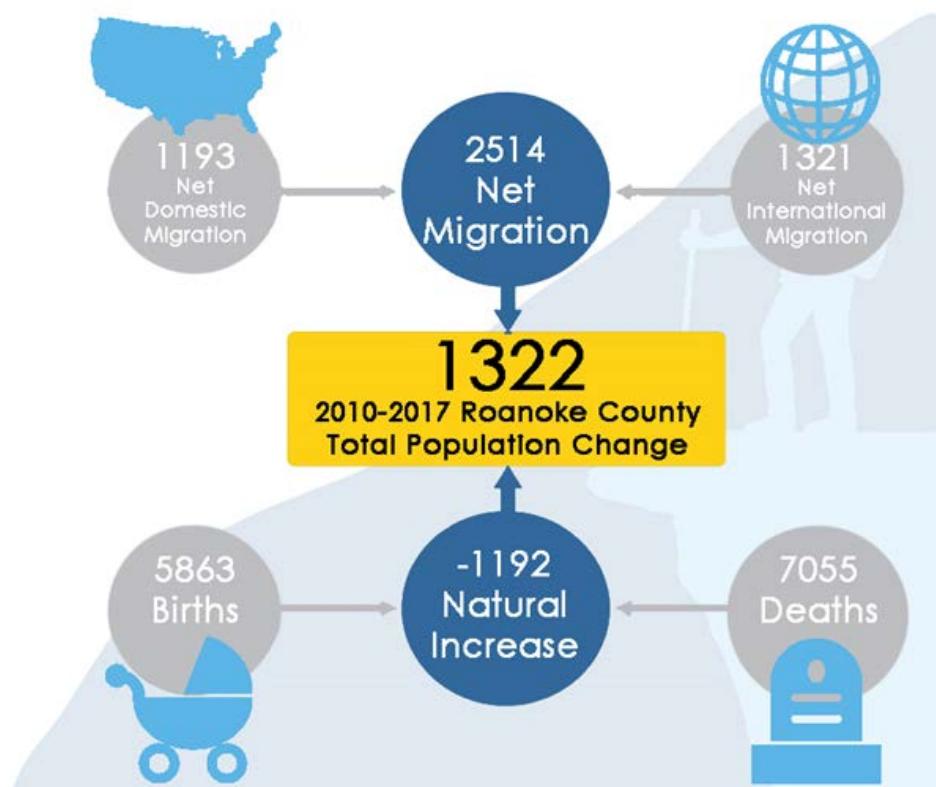
Figure 2-7



EXISTING CONDITIONS POPULATION AND DEMOGRAPHICS

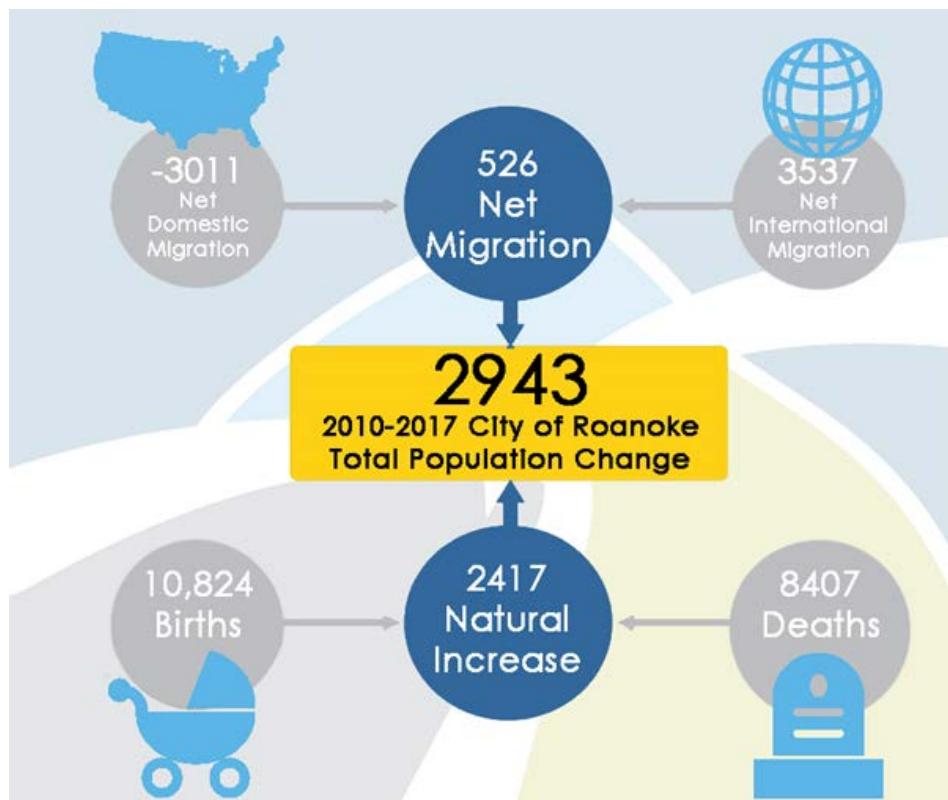


Figure 2-8



In keeping with national trends, Roanoke County's population growth in the last seven years was attributed to new population emigrating from foreign countries, while the rest migrated here from other localities in Virginia or from

Figure 2-9



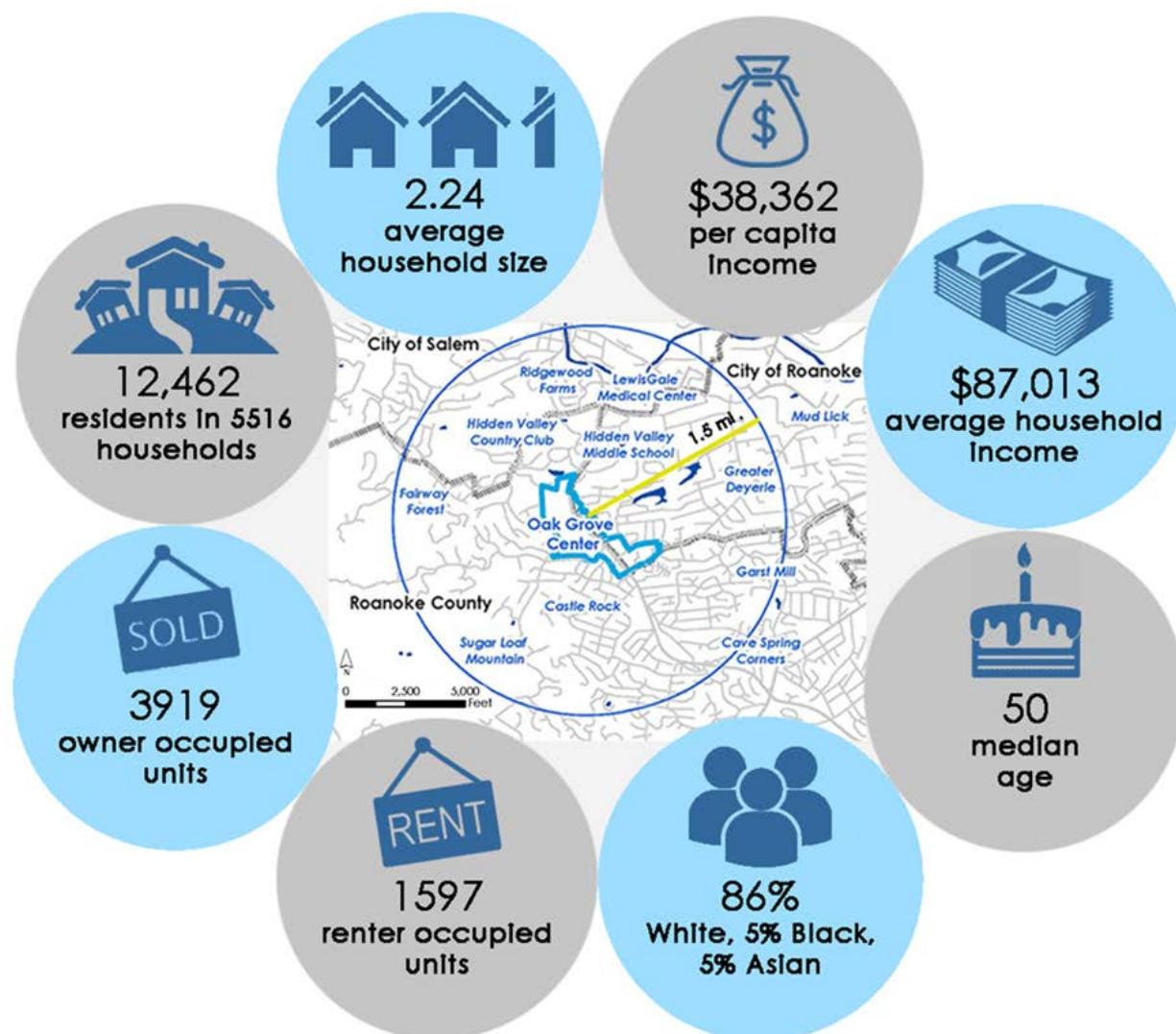
other states. Deaths exceeded births, resulting in a natural decrease in population (see Figure 2-8). In contrast to Roanoke County, the City of Roanoke experienced natural increase and outmigration to other places in the United States, while

simultaneously gaining population from foreign countries (see Figure 2-9).



EXISTING CONDITIONS POPULATION AND DEMOGRAPHICS

Figure 2-10



Median age in Oak Grove is 50 years, almost 6 years higher than the county median age, and 12 years higher than the City of Roanoke. Oak Grove and Roanoke County are both predominately white at 86.3% and 89%, respectively, while the City of Roanoke is 61% white. Per capita and household incomes are significantly higher in Oak Grove (\$38,362 and \$87,013) than they are Countywide, while both Oak Grove and the County are higher than the City of Roanoke (see Figures 2-10 and 2-11).

Oak Grove Center Demographics within a 1.5-mile radius from Good Shepherd Lutheran Church; 2018

EXISTING CONDITIONS POPULATION AND DEMOGRAPHICS



Figure 2-11

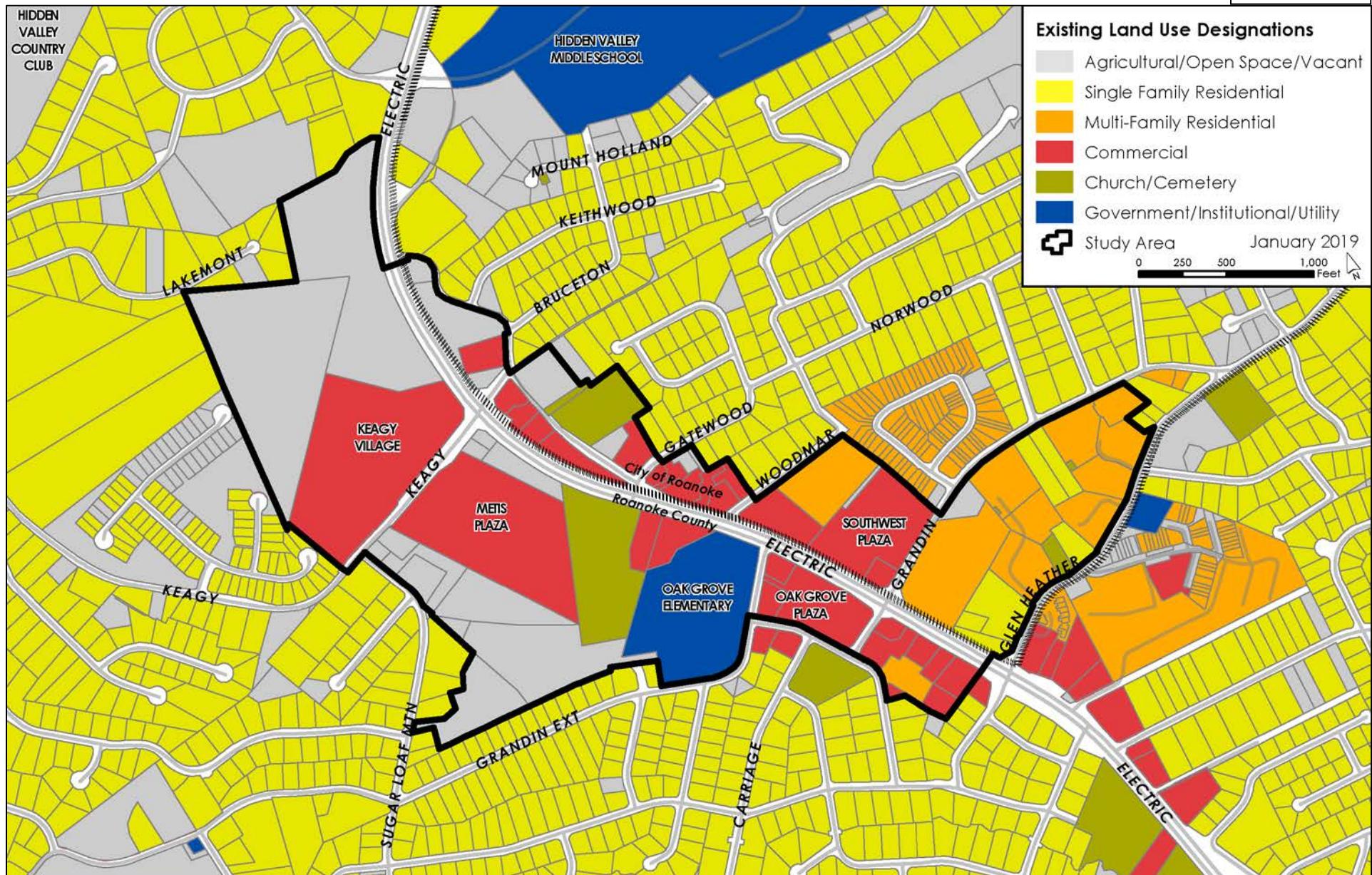
Demographics			
City of Roanoke 2016	Roanoke County 2016	City of Roanoke 2016	Roanoke County 2016
2.33 average household size	2.34 average household size	\$23,611 per capita income	\$32,220 per capita income
99,837 residents in 42,133 households	94,031 residents in 38,322 households	\$53,271 average household income	\$77,347 average household income
<p>↓</p> <p>21,677 : 51% owner occupied units</p> <p>20,456 : 49% renter occupied units</p>	<p>↓</p> <p>28,492 : 74% owner occupied units</p> <p>9,830 : 26% renter occupied units</p>	<p>38.1 median age</p> <p>61% White, 28% Black, 3% Asian</p>	<p>44.3 median age</p> <p>89% White, 6% Black, 3% Asian</p>

Source: U.S. Census Bureau, 2016 ACS 5-year estimates



EXISTING CONDITIONS LAND USE AND HOUSING

Map 2-12





Land Use and Housing

Existing Land Use

Existing land use refers to the current use of a parcel of land. The Oak Grove Center study area is primarily commercial with some multi-family development. There are apartment and townhouse or condominium developments in the southeast portion of the Oak Grove Center study area including Oak Grove Village Apartments, Fairington Apartments, Glen Ivy Apartments, The Glen Apartments, and Glen Ivy Patio Homes. The Park - Oak Grove is an assisted living facility located on Woodmar Drive on the east side of the study area (see Map 2-12).

Older commercial areas were developed in keeping with past market trends and zoning policies, resulting in development characterized by large parking lots against the street, frequent entrances, little landscaping, and single-story buildings. Newer

commercial development includes greater architectural detail, carefully designed parking lots, and more landscaping. The east side of Route 419, within City limits, experiences shallower commercial lots than does the west side, meaning that residential uses are closer to Route 419, without a transitional area in between. The large-parcel commercial areas on the west side of Route 419, along with some undeveloped parcels, currently provide a buffer between residential uses and Route 419.

Metis Holdings purchased the former Allstate building in 2017. It has been renovated to serve as a signature multi-tenant office building. With an expansive front lawn, the 15-acre property is located at the intersection of Keagy Road and Electric Road. The property includes a 160,000 square foot building built in 1970, and approximately 10 acres of surface parking. Keagy Village is a multi-tenant shopping center also at the intersection of Keagy Road and

Electric Road. Built in 2009, the 14.6 acre parcel includes four buildings situated along Keagy Road with a total of 55,285 square feet. The property includes graded building sites that are not yet developed. Oak Grove Plaza sits across from Southwest Plaza on Electric Road. Oak Grove Plaza was built in 1964 as a multi-tenant shopping center with 49,881 finished square feet on 3.5 acres. Southwest Plaza was built in 1974 at 67,253 square feet on a 5.7 acre parcel. The shopping center was expanded in 1988 onto the adjacent 2-acre parcel with an additional 12,910 square feet of retail buildings.



Metis Plaza
Source: virginiabusiness.com



EXISTING CONDITIONS

LAND USE AND HOUSING

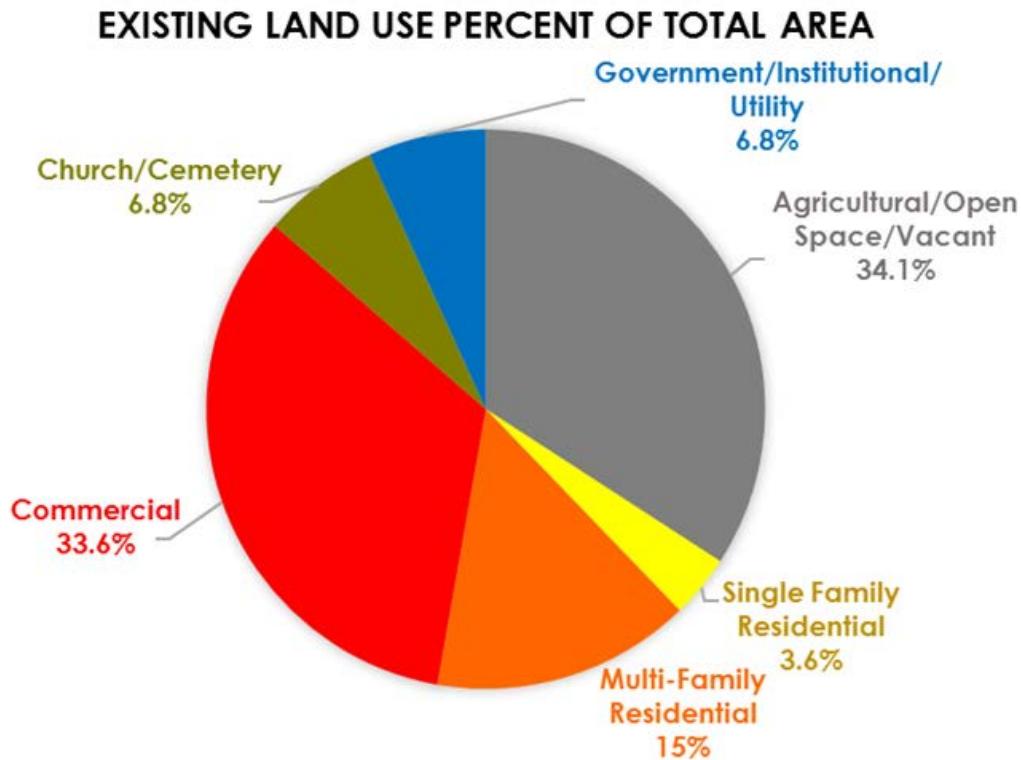


Figure 2-13

Of the total 157 acres in Oak Grove Center, commercial establishments make up 33.6%, while 34.1% is agricultural, open space, or vacant uses. Multi-family apartments and townhomes account for 15%. Government, institutional, utility, and

church and cemetery use categories each make up 6.8% of the study area. Single-family homes account for 3.6% of the study area (see Figure 2-13).

Surrounding Neighborhood

The Oak Grove Center study area is

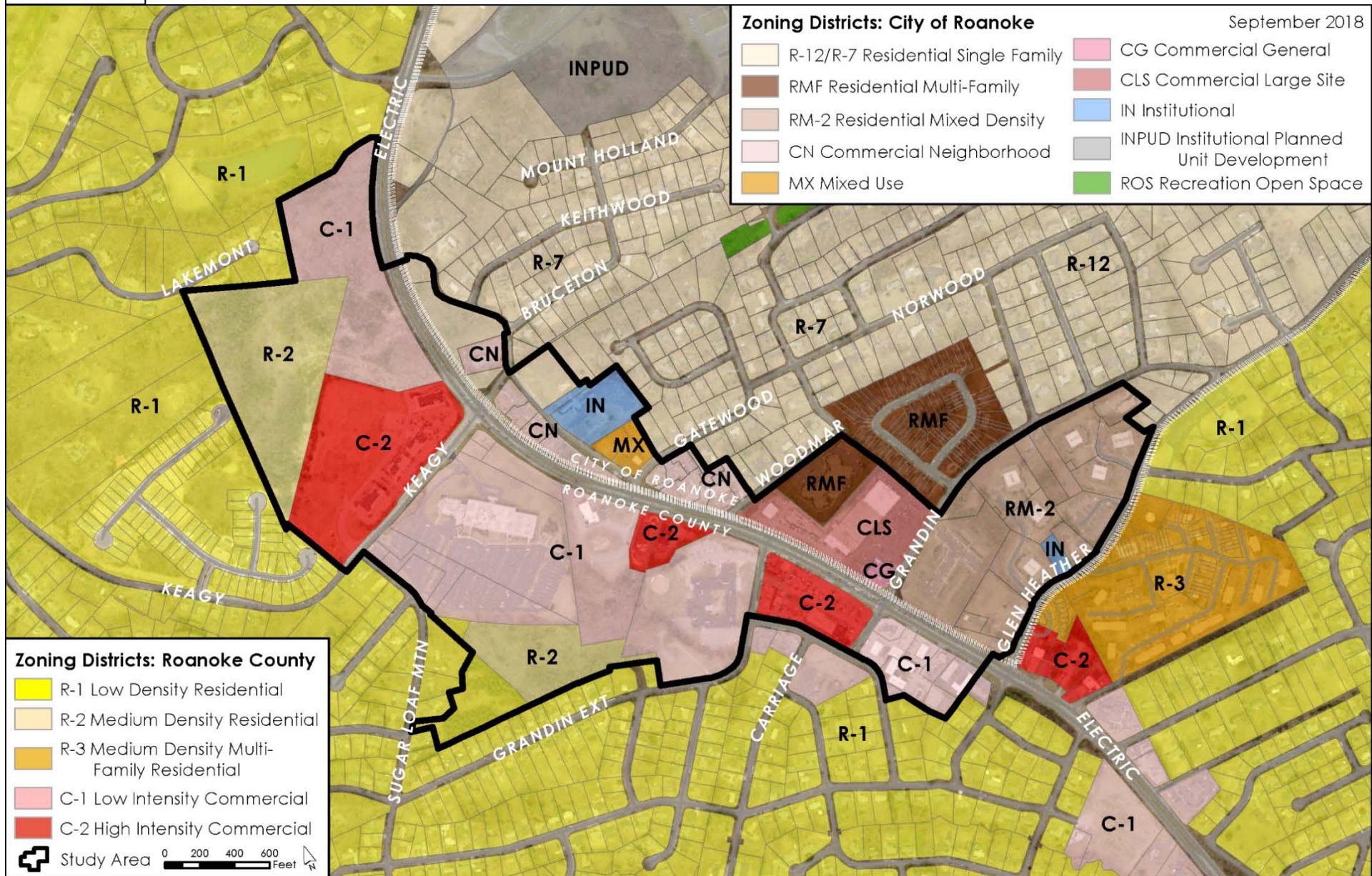
surrounded primarily by single-family neighborhoods built between 1950 and 1980. Multi-family and infill subdivisions were built on undeveloped parcels from 1980 to 2015. Less than one mile north of Oak Grove Center is LewisGale Medical Center, one of the region's largest hospitals. LewisGale Medical Center is located on Route 419 at the jurisdictional intersection of the City of Salem, Roanoke County, and the City of Roanoke. LewisGale Hospital, now LewisGale Medical Center (1996), opened in 1972, moving from its original 1909 Downtown Roanoke location. The hospital and emergency room have a combined total of over 500 beds and are the main hub of the LewisGale Regional Health System. Hidden Valley Country Club's property on Keagy Road straddles the County and City of Salem boundary. The Country Club includes an outdoor pool available during the summer months, an 18-hole golf course, and a restaurant.

EXISTING CONDITIONS

LAND USE AND HOUSING



Map 2-14



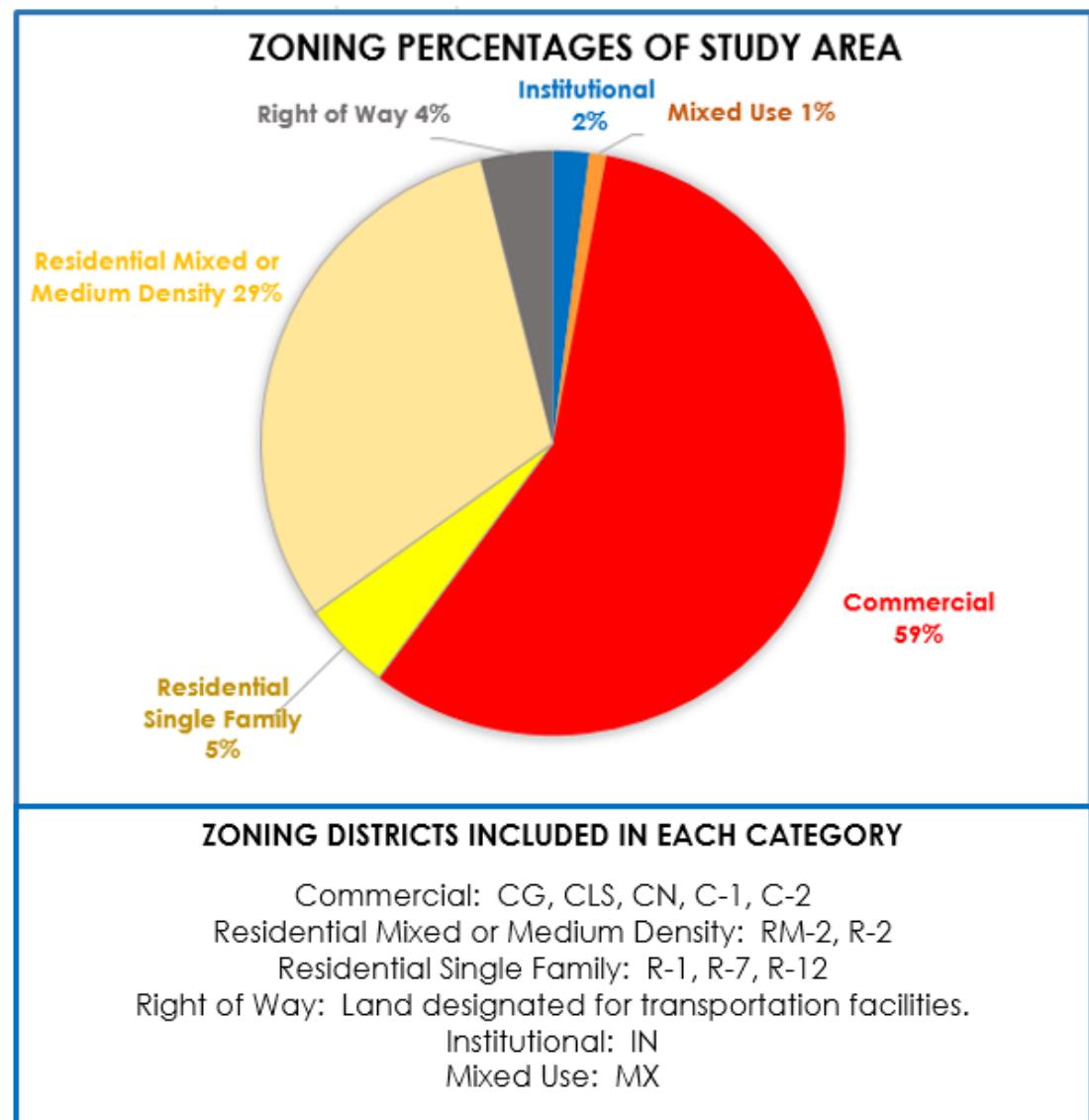


EXISTING CONDITIONS LAND USE AND HOUSING

Zoning

The Roanoke County and City of Roanoke Zoning Ordinances are part of the Roanoke County Code and City of Roanoke Code. The official zoning map identifies zoning designations for every property in the County and City (see Map 2-14). Together, the zoning ordinance and map regulate what kinds of uses are permitted on a property as well as structure location and size, density, and other site development characteristics. Commercial zones dominate the Oak Grove Center study area, covering 59% of the area, while a mix of medium to high density housing choices comprise 29% (see Figure 2-15). Other zoning categories include single family residential, institutional and mixed use.

Figure 2-15



EXISTING CONDITIONS LAND USE AND HOUSING



The following uses are allowed in Roanoke County's zoning districts:

- **C-1 Low Intensity Commercial** – office and commercial uses.
- **C-2 High Intensity Commercial** – a wide variety of retail and service related uses.
- **R-2 Medium Density Residential** – single-family attached and detached homes.
- **R-1 Low Density Residential** – primarily single-family detached homes.

The following uses are allowed in the City of Roanoke's zoning districts:

- **CG Commercial General** – auto-centric retail, office, service, restaurant, hotel, entertainment.
- **CLS Commercial Large Site** – auto-centric, large-scale service, retail, multiple use sites.
- **CN Commercial Neighborhood** – neighborhood scale retail, office, service uses.
- **IN Institutional** – institutional uses on 5 acres or less.
- **MX Mixed Use** – residential, office, support services.
- **R-12, R-7 Residential Single Family** – primarily single-family detached homes.
- **RM-2 Residential Mixed Density** – range of housing from single-family to multi-family.
- **RMF Residential Multi-Family** – dense multi-family and townhouse dwellings.



Oak Grove Plaza, Source: crexi.com



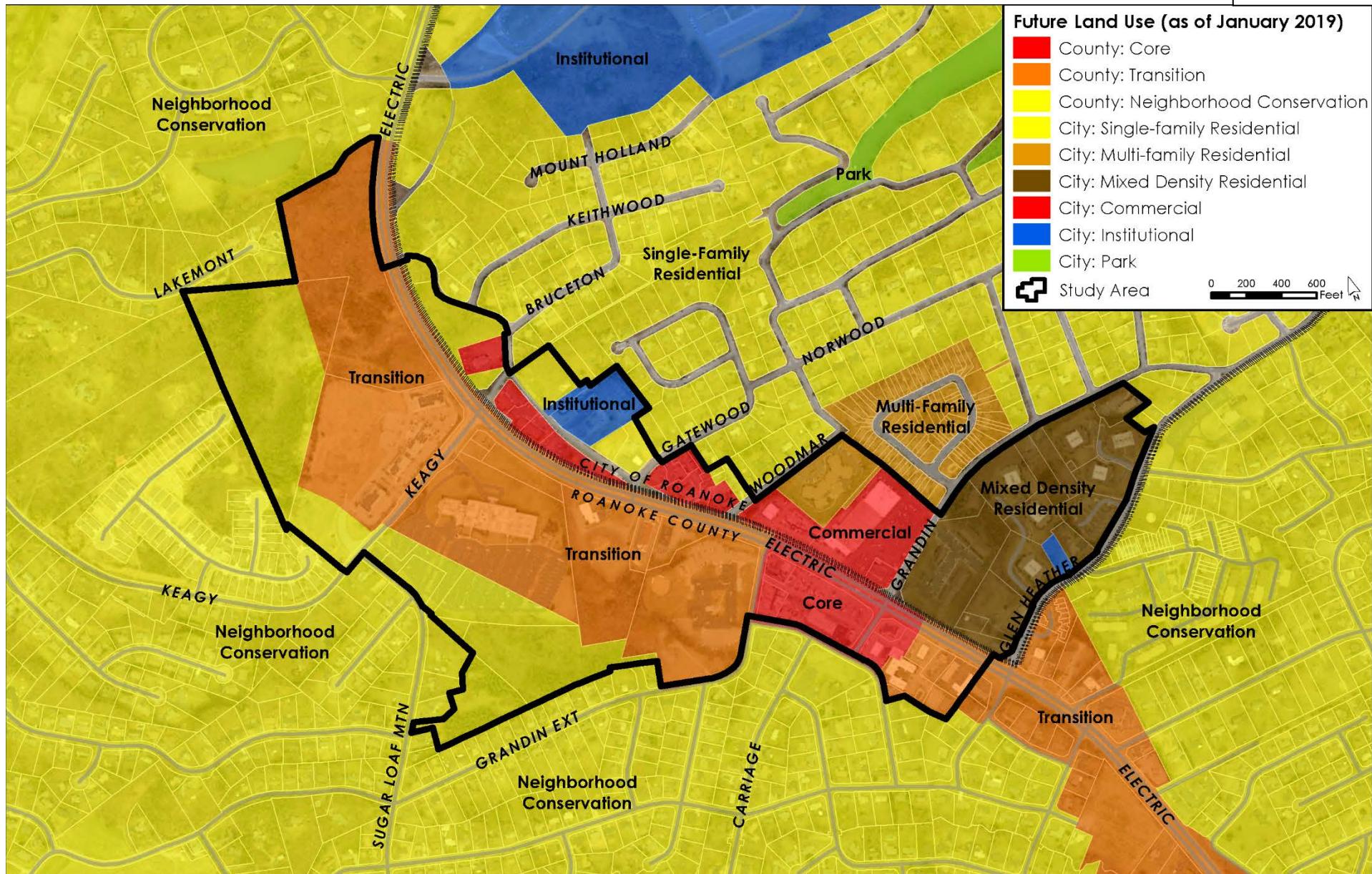
Keagy Village





EXISTING CONDITIONS LAND USE AND HOUSING

Map 2-16



Future Land Use (as of January 2019)

- County: Core
- County: Transition
- County: Neighborhood Conservation
- City: Single-family Residential
- City: Multi-family Residential
- City: Mixed Density Residential
- City: Commercial
- City: Institutional
- City: Park
- Study Area

EXISTING CONDITIONS LAND USE AND HOUSING



Future Land Use

The Roanoke County and City of Roanoke Comprehensive Plans, including future land use maps, reflect the communities' goals and visions for the future (see Map 2-16). As of January 2019, 56% of the Oak Grove Center study area is designated as commercial and transitional future land uses, while a mix of low to high density housing types comprise another 40% (see Figures 2-17 and 2-18). In Roanoke City, this proposed future land use comes from the 2006 Greater Deyerle Neighborhood Plan.



Aerial Photographs in Oak Grove

Source: Roanoke County Department of Economic Development



The Park Oak Grove
Source: Caring.com



The Townes at Hidden Valley
Source: thetownesathiddenvalley.com



EXISTING CONDITIONS LAND USE AND HOUSING

Figure 2-17

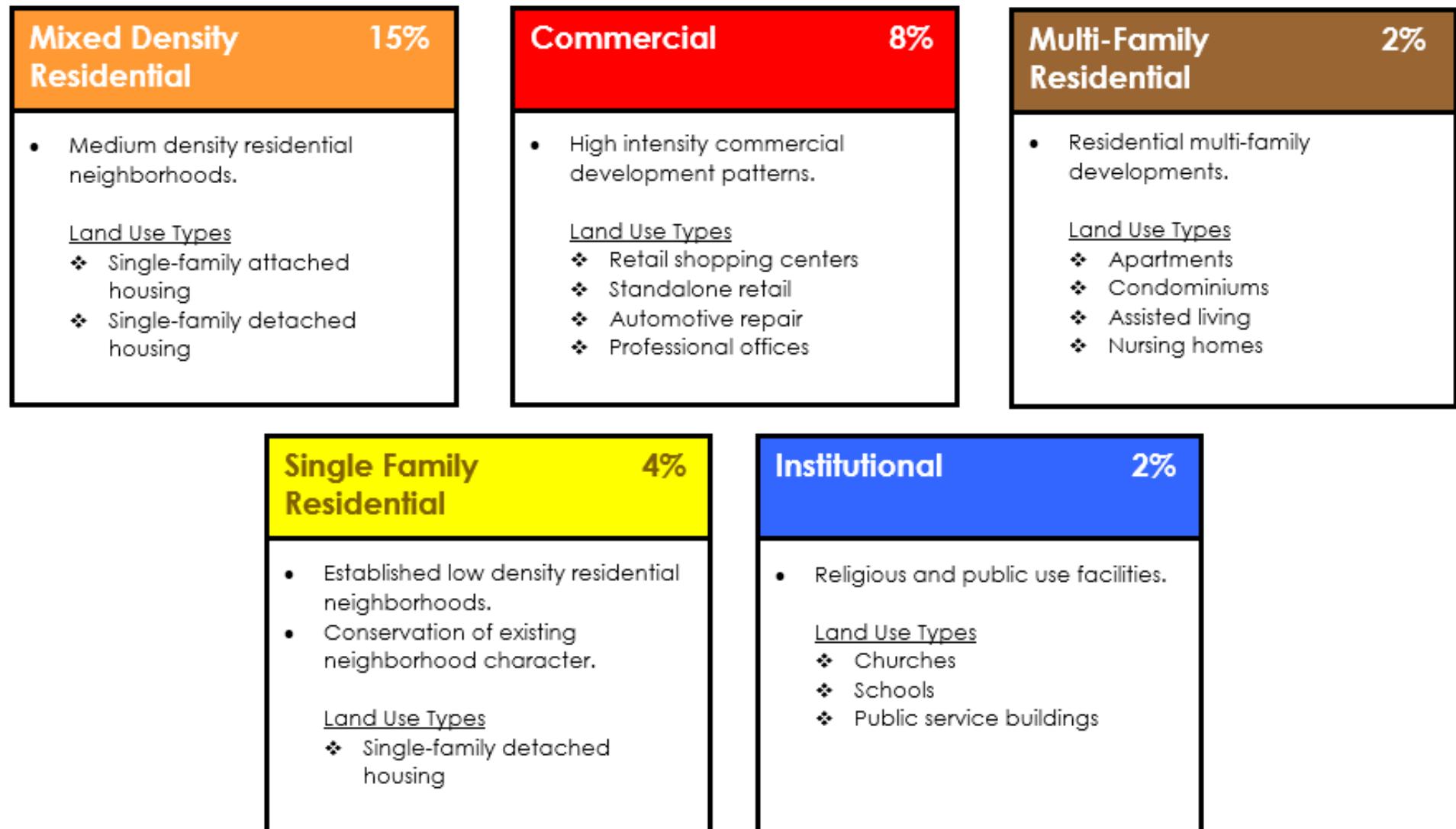
Roanoke County Future Land Use designations in the study area.

Neighborhood Conservation	19%	Transition	43%	Core	5%
<ul style="list-style-type: none">Established single-family neighborhoods are delineated.Conservation of existing development pattern is encouraged. <p><u>Land Use Types</u></p> <ul style="list-style-type: none">❖ Neighborhood commercial❖ Neighborhood Institutional Centers❖ Single-family residential		<ul style="list-style-type: none">Orderly development of highway frontage parcels.Buffers between highways and nearby lower intensity development.Office, institutional and small-scale coordinated retail. <p><u>Land Use Types</u></p> <ul style="list-style-type: none">❖ Office and Institutional❖ Retail❖ Multifamily Residential❖ Single-Family Attached Residential❖ Parks		<ul style="list-style-type: none">High intensity urban development encouraged.Parallel to business districts in Roanoke, Salem and Vinton.Appropriate for highway-oriented retail and regional shopping facilities. <p><u>Land Use Types</u></p> <ul style="list-style-type: none">❖ General Retail and Personal Services❖ Office and Institutional❖ Limited Industrial	

Figure 2-18

City of Roanoke Future Land Use designations in the study area.

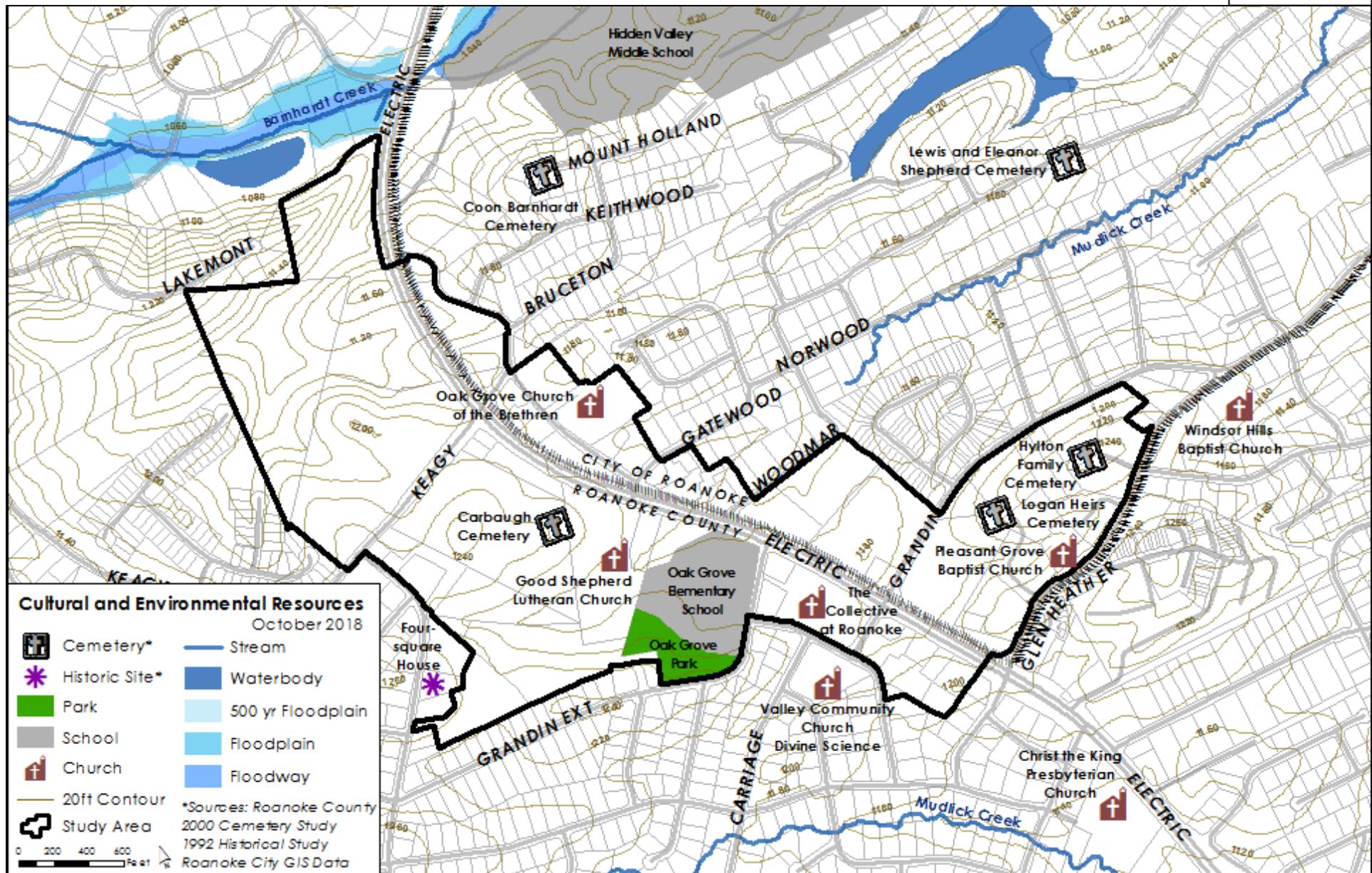
Source: Greater Deyerle Plan (2006)





EXISTING CONDITIONS ENVIRONMENT

Map 2-19





Historic and Cultural Resources

Oak Grove was established in 1799 by Jacob Yost. Early settlers in Roanoke County were Scots-Irish and German immigrants who displaced American Indian tribes, establishing an agrarian economy on the relatively flat land with ample water supply. Roanoke County remained an important agrarian economy into the 20th century, when the area began to transition toward an industrial economy. Significant development began to occur in the Oak Grove area as automobile ownership became more common and industrial jobs replaced full-time farming. After World War II the area experienced a building boom of residential subdivisions. In 1976 the City of Roanoke annexed the Greater Deyerle Neighborhood.

Today Oak Grove is a community that straddles the City/County line along Route 419. The County side of Oak Grove falls within the Windsor

Hills Magisterial District, while the City side lies in the Greater Deyerle Neighborhood. The neighborhood is named after Benjamin and Joseph Deyerle, large-tract landowners, farmers, whiskey distillers, and builders in the area during the 19th century. Deyerle construction was accomplished by a large workforce of slaves, including an accomplished bricklayer named Charles Lewis.



Showtimers Theater
Source: fromtheeditr.blogspot.com

Oak Grove Church of the Brethren started its ministry in the Oak Grove community in 1902 and organized a congregation in 1923. The current Oak Grove Church of the Brethren building was constructed in 1960 to

replace the original church, which became Showtimers Theater in 1961. The first musical performance in Showtimers Theater was held in 1963. Over the last 55 years Showtimers has produced over 300 different shows for the community. Other churches and cemeteries in the area include Coon Barnhardt Cemetery, Lewis and Eleanor Shepherd Cemetery, Carbaugh Cemetery, Good Shepherd Lutheran Church, The Collective at Roanoke, Valley Community Church Divine Science, Windsor Hills Baptist Church, Hylton Family Cemetery, Pleasant Grove Baptist Church, and Logan Heirs Cemetery (see Map 2-19).



Coon Barnhardt Cemetery
Source: [The Roanoke Times](http://www.roanoke.com)



EXISTING CONDITIONS ENVIRONMENT

Natural Resources

The Oak Grove Center study area lies within the Barnhardt Creek and Mud Lick Creek watersheds (see Map 2-19). There are also many drinking water wells throughout the area. Barnhardt Creek has significant erosion along its section in Roanoke County, which runs through the northern end of the study area. Mud Lick Creek has significant erosion in both the County and the City. Mud Lick Creek is also significantly impaired with bacteria and sediment, especially the downstream section in the City.

There are several tracts of wooded land preserves on Poor Mountain and Sugar Loaf Mountain that were donated to Roanoke County or the Commonwealth of Virginia to help protect the area's watersheds. The Western Virginia Water Authority's 30-acre parcel on Sugar Loaf Mountain Road and Roanoke County's 46-acre Sugar Loaf

Mountain Nature Preserve help to protect the Mud Lick Creek watershed. Poor Mountain Natural Area Preserve includes over 900 wooded acres in two separate parcels. This preserve helps protect the Barnhardt Creek and Roanoke River tributaries water sheds.

The Roanoke Valley was carved by the Roanoke River between the parallel ridges of the Allegheny and Blue Ridge Mountains, resulting in a beautifully scenic, fertile valley ringed by mountains. The geographic location of Oak Grove affords scenic views of these surrounding mountains, adding significant character to the area.



Poor Mountain Natural Area Preserve, Source: DCR-DNH, Irvine Wilson

EXISTING CONDITIONS PUBLIC FACILITIES AND INFRASTRUCTURE



Public Facilities and Infrastructure

Facilities

Schools

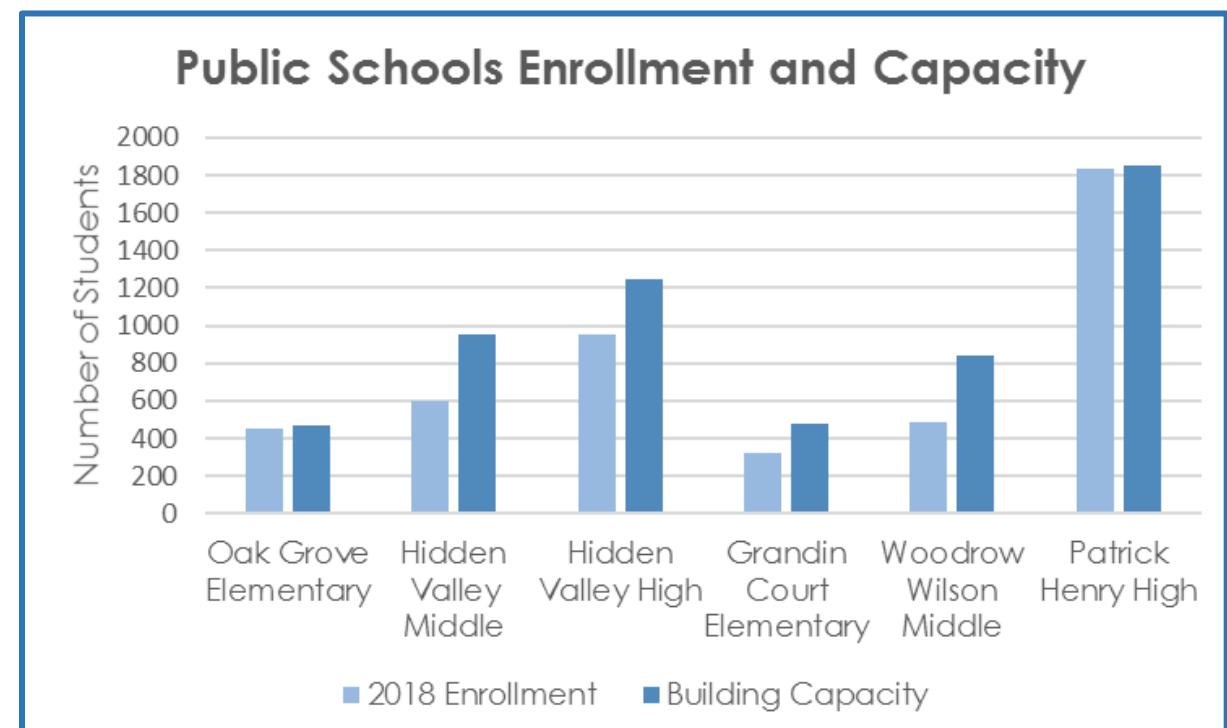
Oak Grove Elementary School was built in 1959 to serve the area neighborhoods that were constructed during the post-World War II building boom. The school lies within the Oak Grove study area at the corner of Electric Road/Route 419 and Grandin Road Extension (see Map 2-1). Enrollment has held steady at 430 students in grades Kindergarten through 5th grade since the 2011-2012 school year when elementary school districts were redrawn. Prior to the redistricting the school's enrollment was 600 students.

Roanoke County students in Oak Grove attend Oak Grove Elementary, then Hidden Valley Middle and High Schools. Roanoke City students attend Grandin Court

Elementary, Woodrow Wilson Middle and Patrick Henry High Schools. Hidden Valley Middle School is a Roanoke County facility located in Roanoke City due to the 1976 annexation. Therefore, residents in Greater Deyerle Neighborhood either send their children to Woodrow Wilson Middle School, or

pay tuition for them to attend Hidden Valley Middle School. The public schools serving the Oak Grove area have extra capacity to absorb future growth. These schools are well below capacity now, with the exception of Oak Grove Elementary and Patrick Henry High, both of which are just under capacity (see Figure 2-20).

Figure 2-20





EXISTING CONDITIONS

PUBLIC FACILITIES AND INFRASTRUCTURE



Oak Grove Elementary School
Source: Roanoke County Public Schools



Oak Grove Park
Source: Roanoke County Economic Development



South County Library
Source: Roanoke County Economic Development

Parks

Oak Grove Park, adjacent to the Oak Grove Elementary School, is owned by the Roanoke County School Board and is maintained by Roanoke County Parks, Recreation and Tourism. The park includes a tennis court, $\frac{1}{4}$ -mile paved walking circle, portable toilets, picnic shelter, and a baseball/softball diamond near the school. There are two playgrounds at Oak Grove Elementary that are open to the public through a partnership between Roanoke County Public Schools and Roanoke County Parks, Recreation and Tourism. There are no plans at this time for improvements to the park. The Greater Deyerle Neighborhood lacks any publicly-owned recreation space. The oval track and approximately $\frac{1}{2}$ mile of natural surface trail at Hidden Valley Middle School are used by some Oak Grove residents for exercise.

There are two public hiking areas in the mountains near Oak Grove. Happy Hollow Gardens is a Roanoke County Park providing an amphitheater, grill, picnic shelters and tables, parking, and two miles of wooded trails. Poor Mountain Natural Area Preserve includes over 900 wooded acres in two separate parcels. The larger of the parcels provides four miles of public hiking trails, managed by the Virginia Department of Conservation and Recreation.

Libraries

There are no public library branches in the Oak Grove area. Roanoke County built the new South County Library Branch four miles away on Merriman Road in 2012, closing the branch that was formerly located on Route 419, one mile from Oak Grove. The closest public library to Oak Grove is the Raleigh Court Branch Library, approximately $2\frac{1}{2}$ miles away at 2112 Grandin Road SW. The

EXISTING CONDITIONS

PUBLIC FACILITIES AND INFRASTRUCTURE



Salem Library is approximately 4.5 miles from Oak Grove in Downtown Salem.

Public Safety

Oak Grove is a quiet area that generates relatively few emergency calls. Both County and City services have ample coverage of the area. Reciprocal agreements between the jurisdictions encourage cross-border cooperation. Water capacity in the area has recently been improved, providing supply and pressure for fire emergencies. Roanoke County services this area from the Rescue Squad building at 3206 Valley Forge Drive and the Fire Station at 4212 Old Cave Spring Road. City of Roanoke Fire and Rescue services Oak Grove from the Fire Station at 3763 Peters Creek Road.

Roanoke County's Fire and Rescue Department is staffed with a combination of career and volunteer personnel operating out of

Fire and Rescue Stations					
Facility	Age of Original Structure	Equipment	Service	Total staff	Total Volunteers
Cave Spring Rescue Squad #3, 3206 Valley Forge Drive	1990	2 ambulances, 1 squad Truck, 1 Suburban	All hazards response, Advanced Life Support, medical response, public education, public standbys	0	24
Cave Spring Fire Station #3, 4212 Old Cave Spring Road	1970, with an addition in 1988	2 fire engines, 1 tanker, 1 ladder truck, 1 Suburban, 1 ambulance		16	24
Peters Creek at Brandon Fire Station #4, 3763 Peters Creek Road	1999	1 fire engine, 1 medic		18	0

Source: Roanoke County and City of Roanoke Fire and Rescue November, 2018

Figure 2-21

13 stations and one administrative office. All career personnel are trained to the Virginia Department of Fire Program Firefighter 2 standard, which is the highest standard for Firefighters. All career ambulances are staffed as Advance Life Support (ALS) ambulances. The Cave Spring Rescue Squad houses a squad truck,

two ambulances, and a Suburban. The Cave Spring Fire Station houses two fire engines and an ambulance that are staffed at all times; additionally, the station has a tanker, ladder truck, and Suburban that can respond as needed (see Figure 2-21). Calls for service at the Cave Spring



EXISTING CONDITIONS PUBLIC FACILITIES AND INFRASTRUCTURE

stations in Roanoke County have been increasing since 2014 (see Figure 2-22). Furthermore, in fiscal year 2018, the stations experienced the highest number of incidents in the County (see Figure 2-23). If significant growth occurs in the Oak Grove area, station staffing may need to be reevaluated. The City of Roanoke has adequate coverage for Fire and Rescue services. The Roanoke County and City of Roanoke Police Departments report that the Oak Grove area experiences very little crime. Although the numbers are low, over the years 2015, 2016, and 2017 the most prevalent crimes in the area were related to illegal drug possession, driving under the influence of alcohol, and credit card theft. In 2018 calls for service increased countywide by approximately 8%. While the majority of these calls are not related to crime, there was an increase in shoplifting and theft from vehicles countywide in 2018.

Figure 2-22

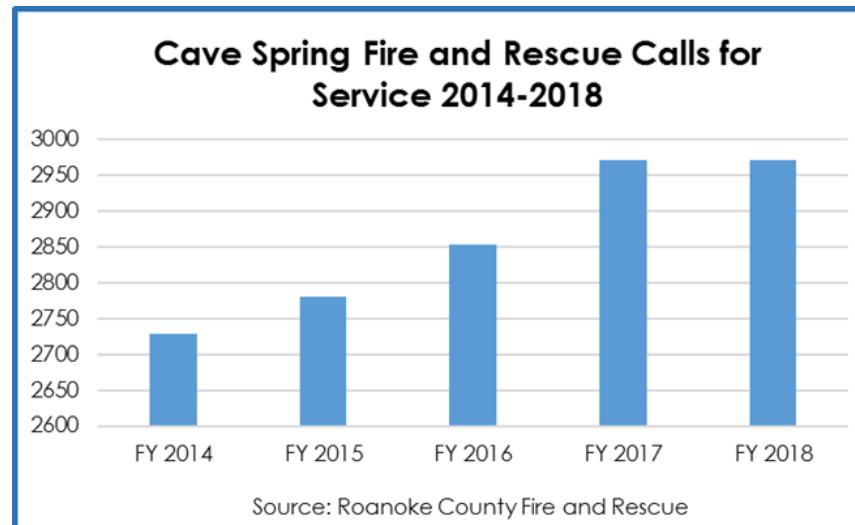
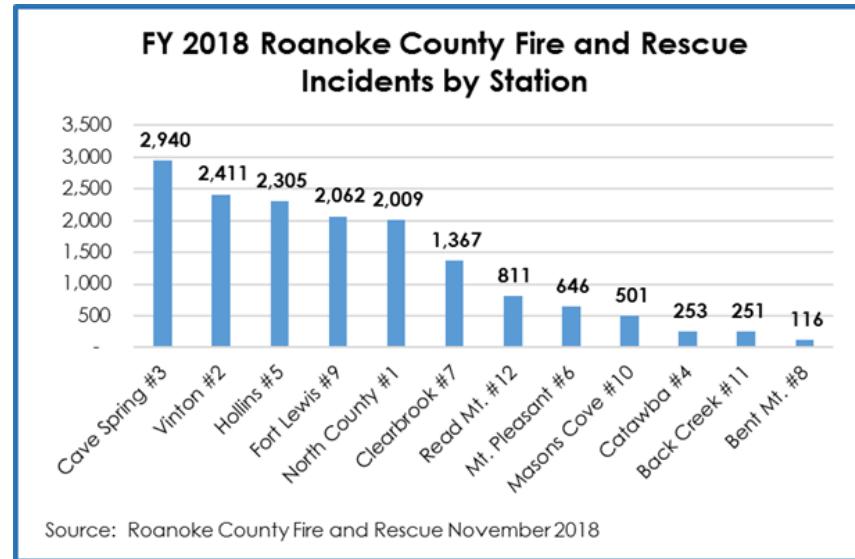


Figure 2-23



EXISTING CONDITIONS

PUBLIC FACILITIES AND INFRASTRUCTURE



Infrastructure

Roads

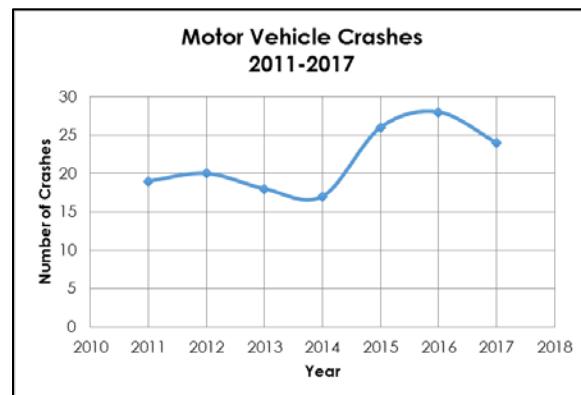
Route 419 splits the Oak Grove Center study area and is the boundary between the City of Roanoke and Roanoke County. In 2019, this four-lane-wide road carried 22,000 average daily (vehicle) trips. Crashes typically occur at several locations along Route 419 (see Figures 2-24 and 2-25).

The Route 419 and Route 221 Adaptive Traffic Control project was completed in early 2020. The goal of this project was to decrease congestion by improving traffic flow with coordinated, adaptive signals. The scope of the project included six traffic signals on Route 419/Electric Road between the Valley Drive/Hidden Valley School Road intersection and Colonial Avenue, which includes the length of Route 419 through Oak Grove.

Figure 2-24

Intersection	Number of crashes 2011-2017
Electric & Carriage/Grandin	21
Electric & Grandin Road Extension	19
Electric & Keagy	17
Electric & Hidden Valley School	16
Electric & Glen Heather	11
Electric & Gatewood	4
Keagy & Sugarloaf	4
Electric & Woodmar	1
Electric & Dean	1
Electric & McVitty	1

Figure 2-25



Bicycle and Pedestrian Accommodations

Pedestrians are active in the Oak Grove area. Nearby residents use a walking trail at Oak Grove Park, which connects to social trails that have been established in the wooded area between Oak Grove Park, Good Shepherd Lutheran Church and Metis Plaza. Residents also walk along the edge of neighborhood roads.

Several motorized wheelchair users living in the Oak Grove area navigate local roads, shopping center parking lots and cross Route 419 at Carriage Lane/Grandin Road Extension in order to reach their destinations. While just outside the study area, the Hidden Valley Middle School track is also a popular destination for area residents who want to exercise. There are no formal bicycle accommodations in the study area.



EXISTING CONDITIONS PUBLIC FACILITIES AND INFRASTRUCTURE

Two pedestrian improvement projects are currently underway in the Oak Grove area. Pedestrian signals and crosswalks will be added to the Route 419 traffic signal at Carriage Lane and Grandin Road in 2021. This project was approved for Surface Transportation Block Grant funding by the Roanoke Valley Transportation Planning Organization in 2020.

Other traffic signals in the Oak Grove area will also be upgraded with pedestrian signals and crosswalks using Highway Safety Improvement Program funding. These locations include Route 419 at Keagy Road by Keagy Village, Route 419 at Valley Drive and Hidden Valley School Road, and Route 419 at Keagy Road at the City of Salem/City of Roanoke boundary. Construction on some signals will begin in 2021 and all work is anticipated to be complete by 2025.

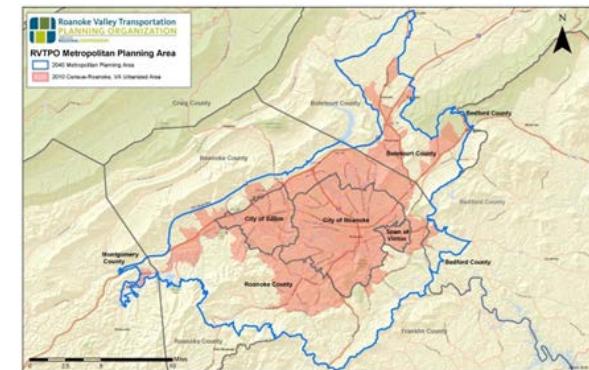
Greenways

The future Barnhardt Creek Greenway is conceptually planned in the 2018 Greenway Plan Update to follow the creek from the Roanoke River southwest through the City of Roanoke, along the Hidden Valley Middle School property, crossing Route 419 and continuing in Roanoke County into the Farmingdale and Fairway Forest neighborhoods. The closest existing greenway is the Roanoke River Greenway segment starting in Rotary Park near Route 419 and Apperson Drive in the City of Salem.



Roanoke River Greenway in Salem, VA
Source: Fly Bum Outdoors

Map 2-26



Transit

Oak Grove is not served by fixed-route transit service. Two Valley Metro bus routes serve LewisGale Medical Center in the City of Salem, just over one-half mile from the Oak Grove Center study area.

Regional Transportation Plans

Roanoke County is a member of both the Roanoke Valley Alleghany Regional Commission (RVARC) and the Roanoke Valley Transportation Planning Organization (TPO). The TPO boundary includes the Roanoke

EXISTING CONDITIONS PUBLIC FACILITIES AND INFRASTRUCTURE

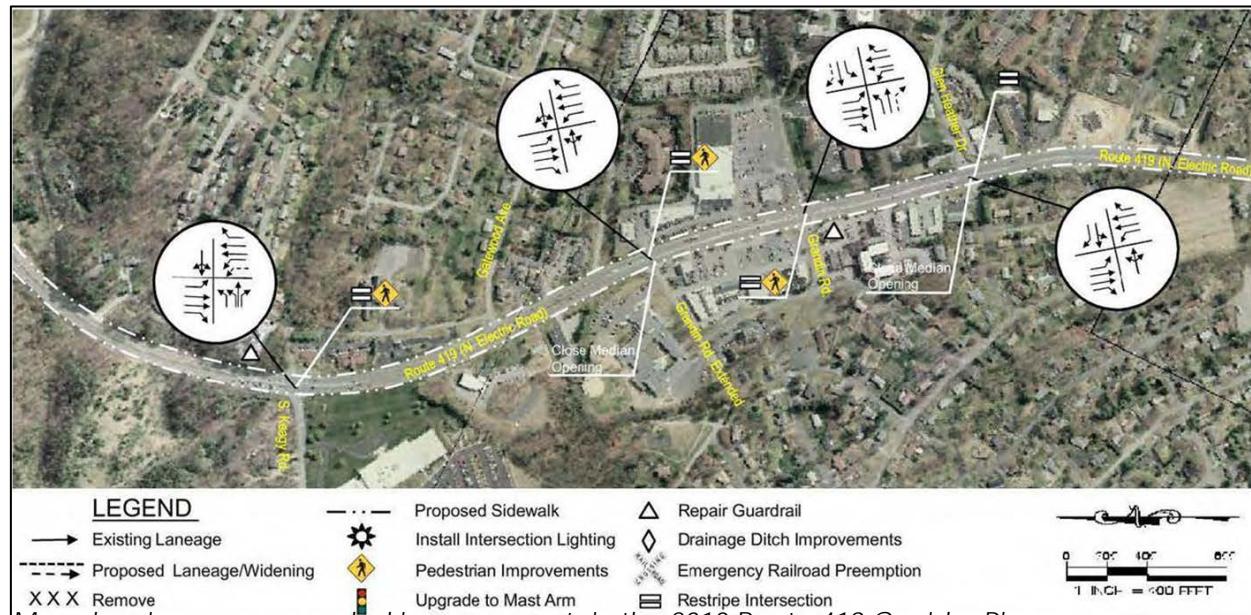


Valley Urbanized Area, which includes Roanoke County with the exception of much of Catawba and Bent Mountain. The Urbanized Area also includes the City of Roanoke, City of Salem, parts of Botetourt County, Bedford County and Montgomery County (see Map 2-26).

The 2010 Route 419 Corridor Plan is a multimodal transportation plan for Route 419, initiated by the Roanoke Valley Area Metropolitan Planning

Organization (RVAMPO, now the RVTPO) and VDOT Salem District staff (see Map 2-27).

The plan includes a variety of recommendations for short, mid and long-term improvements for segments of the Route 419 corridor. Stakeholders included the City of Salem, City of Roanoke and Roanoke County as the road touches all three jurisdictions.



Example of a Pedestrian Crosswalk
Source: nacto.org

The 2010 Route 419 Corridor Plan recommendations in the Oak Grove area include:

- Hidden Valley School Road/Valley Drive (signalized)
 - Short-term improvements (0 to 5 years)
 - Restripe entire intersection (including stop bars and pavement arrows).
 - Trim surrounding trees on both the east and west legs to increase driver visibility and increase intersection safety.



EXISTING CONDITIONS

PUBLIC FACILITIES AND INFRASTRUCTURE

- Replace guardrail just south of Hidden Valley School Road on the east side of the intersection at locations where it is worn or damaged.
- Install ADA compliant sidewalk ramps, pedestrian count-down signal heads/pushbuttons with pedestrian crossing signs, and pedestrian crosswalks on each leg of the intersection.
- Mid-Term Improvements (5 to 10 years)
- The Route 419 intersection with Hidden Valley School Road may be the future crossing point for the proposed Barnhardt Creek Greenway and could accommodate students that may choose to walk or bicycle to the Hidden Valley Middle School.
- Construct sidewalk on both the east and west sides of Route 419 both north and south of the intersection

providing connectivity to adjacent intersections.

- Install W3-3 Signal Ahead warning signs with controller actuated beacons.

- South Keagy Road (signalized)
 - Short-Term Improvements (0 to 5 years)
 - Replace guardrail to the north of South Keagy Road on the east side where it is currently damaged.
 - There is a high concentration of new development around the Route 419 and Keagy Road intersection, including the almost finished Keagy Village that contains both retail and office uses. It is recommended that pedestrian push buttons, ADA ramps, and crosswalks be added at this location to accommodate future pedestrian volumes.

- Mid-Term Improvements (5 to 10 years)
- Construct northbound dual left-turn lanes on Route 419 to accommodate future traffic volumes (2035 volumes AM).
- Construct sidewalk on the east side connecting north to the proposed Barnhardt Creek Greenways.
- Construct sidewalk on both sides of Route 419 to the south of the intersection providing connectivity to adjacent intersections.

- Grandin Road Extension (unsignalized)
 - Short-Term Improvements (0 to 5 years)
 - Install an R4-7, "Keep Right" sign on the north leg of intersection.
 - Install left and right-turn pavement arrows.

EXISTING CONDITIONS PUBLIC FACILITIES AND INFRASTRUCTURE



- Mid-Term Improvements (5 to 10 years)
- There are no recommendations for turn lanes since the long-term recommendation is to convert this intersection to a right-in / right-out only access. This will be accomplished by closing the median opening at Grandin Road Extension.
- The vicinity around the Route 419 and Grandin Road Extension intersection has a high concentration of retail and residential development and presently has a noticeable amount of pedestrian activity.
- Construct sidewalk on both sides of Route 419 both northwest and southeast of the intersection providing connectivity to adjacent intersections.
- Long-Term Improvements (10 to 20 years)
 - Close median opening to only allow a right-in/right-out access
- Grandin Road/Carriage Lane (signalized)
- Short-Term Improvements (0 to 5 years)
 - Restripe entire intersection (including stop bars and pavement arrows).
 - Install an R4-7, "Keep Right" sign on the north and south legs on Route 419.
 - Replace damaged guardrail located on the southeast corner.
 - From the westbound leg of this intersection there are right-turn sight distance issues. Install a "No Turn on Red" sign on the eastbound leg to prevent sight distance related crashes.
- Install ADA compliant sidewalk ramps on each corner of the intersection and pedestrian crosswalks.
- Mid-Term Improvements (5 to 10 years)
- Construct an exclusive eastbound and westbound right-turn lane to accommodate future traffic volumes.
- Construct sidewalk on both the east and west side of Route 419 both north and south of the intersection providing connectivity to adjacent intersections.
- Glen Heather Drive (unsignalized)
- Short-Term Improvements (0 to 5 years)
 - Restripe entire intersection (including stop bars and pavement arrows).



EXISTING CONDITIONS

PUBLIC FACILITIES AND INFRASTRUCTURE

- Install W2-1 “Intersection Warning” signage until sight distance issues can be resolved.
- Trim plant life on the southwest corner to improve visibility and safety for eastbound traffic.
- Mid-Term Improvements (5 to 10 years)
 - There are no recommendations for turn lanes since the long-term recommendation is to limit access and convert the intersection to a left-in/right-in/right-out only.
 - Construct sidewalk on sides of Route 419 both northwest and southeast of the intersection.
- Long-Term Improvements (10 to 20 years)
 - Close median opening to only allow a right-in/right-out access

The 2012 Update to the Bikeway Plan for the Roanoke Valley Area Metropolitan Organization identifies Priority and Vision corridors for bicycle accommodations. “Corridors comprising the Priority List generally form the foundation of the current and/or planned bikeway system in the RVAMPO with Vision List corridors supporting the framework of the Priority List and fill in any gaps in connectivity.” (Bikeway Plan, p. 111) The Plan identifies one Vision List corridor in the Oak Grove area:

- Route 419/Electric Road from the City of Roanoke Limits at Franklin Road to the City of Salem Limits at Keagy Road

The 2015 TPO Regional Pedestrian Vision Plan identifies and prioritizes pedestrian accommodations. Oak Grove-area recommendations include Regional Pedestrian Vision Plan projects (see Figure 2-28). The 2016 RVARC Roanoke Valley Transit Vision Plan includes short,

medium and long-term recommendations for transit improvements throughout the Roanoke Valley. In the Oak Grove area, recommendations include:

- Create a new route that eliminates a missing transit connection between Salem and Carilion and that connects the communities and businesses of the 419 corridor.
- Create more convenient, easy access between Carilion and Salem via quicker connections between the activity centers along Route 419.



Route 419 in Oak Grove Source: mapio.net

EXISTING CONDITIONS PUBLIC FACILITIES AND INFRASTRUCTURE



Figure 2-28

Regional Pedestrian Vision Plan Projects			
Road	From/To	Accommodation	Local Priority
Route 419/Electric Road	Grandin Road Intersection	Pedestrian Intersection Improvements	High
	Keagy Road Intersection	Pedestrian Intersection Improvements	Medium
	Wentworth/Stoneybrook	Pedestrian Improvements	Medium
	Stoneybrook/Woodmar	Pedestrian Improvements	High
	Woodmar/Keagy	Pedestrian Improvements	High
	Keagy/City of Salem	Sidewalk	Low
Grandin Road	Airview/Electric	Sidewalk	High
	Hope/Airview	Sidewalk	Medium

Utilities

Water and Sewer

Throughout much of the Roanoke Valley and in the Oak Grove area, public water and sewer service is available from the Western Virginia Water Authority. Two water lines, ranging between 10 and 16 inches in size, are generally located along Route 419 between Grandin Road

Eight-inch sewer lines run through the study area but are located primarily in residential neighborhoods along streets or creeks. There are no issues with water and sewer service in the area; however, water line upgrades may be needed if significant redevelopment projects occur.

Stormwater

Stormwater infrastructure is sparse in



The Townes at Hidden Valley, a new residential development with curb and gutter adjacent to Keagy Village

an area that was developed primarily before the adoption of the Clean Water Act in 1972.

Accordingly, newer developments like Keagy Village and Member One include significant means to collect and slowly release stormwater. Residential neighborhoods outside of the study area built in the 1960s contain little stormwater infrastructure, leaving opportunities for improvement. When properties are developed or redeveloped, new stormwater regulations will apply.



EXISTING CONDITIONS PUBLIC FACILITIES AND INFRASTRUCTURE

Electricity

Appalachian Power serves the Oak Grove area and the Roanoke Valley with electricity.

Gas

Roanoke Gas Company provides natural gas and propane in the Roanoke Valley.

Cable

Cable television is available through DIRECTV, DISH TV, Xfinity and Cox.



New sidewalk, curb and gutter built as part of the Vistar Eye Center development

Phone

Verizon, Cox and Xfinity provide home telephone service. AT&T, Verizon, T-Mobile and Sprint all provide cell phone service in the Oak Grove area.

Internet/Broadband

There are several internet providers in the Oak Grove area, including Verizon, Cox, Xfinity, Viasat, Lumos and Segra. Connections vary for each company between cable, fiber, and satellite. In 2014, the Roanoke Valley Broadband Authority was created by Roanoke County, Botetourt County, the City of Roanoke and the City of Salem. Shortly thereafter, the Broadband Authority oversaw the installation of fiber-optic cable throughout the Roanoke Valley. In the Oak Grove area, broadband conduit runs along Route 419.

Appendix 3. Community Engagement

Engagement Activities

Importance of the Planning Process

The Oak Grove Center Plan is influenced by people who live in and visit the Oak Grove area to work, eat, shop, entertain and connect with others. Although the study area is divided by a jurisdiction line, the community engagement strategy recognized the importance of regional collaboration between the City of Roanoke and Roanoke County staff and citizens. County and City staff gathered input from area residents and the wider public through a variety of engagement methods to develop a collaborative plan.

Community Meetings

At the first set of community meetings, Roanoke County and City of Roanoke staff explained the demographics, context of the study



Meeting participants discuss study area ideas and concerns with staff, March 24, 2018

area, including land use regulations, environmental conditions and current transportation projects.

Community Meeting Attendance:

Thursday, March 15, 2018: 67
Saturday, March 24, 2018: 39

Staff received input on transportation, development, and economic opportunities and challenges in the study area. The meetings were family-friendly, including a station for children to design a conceptual park or color

an illustrated map of the Roanoke Valley. Participants could also complete a detailed digital or paper survey about their relationship to and perspectives about the Oak Grove study area.



COMMUNITY ENGAGEMENT

ENGAGEMENT ACTIVITIES

Stakeholder Feedback

63 stakeholders were interviewed by staff at approximately 20 separate meetings. The meetings focused on specific topics and included community advocates, business representatives, local staff and regional agency representatives. Information gathered from the stakeholder groups included a variety of objectives and numerous overarching goals shared across the different stakeholders. This information is available online in Appendix 6-A.



Planning Stakeholders



Transportation Stakeholders



Environmental Stakeholders



Public Safety Stakeholders

COMMUNITY ENGAGEMENT
ENGAGEMENT ACTIVITIES



Economic Development Stakeholders



Utilities Stakeholders



Key Property Owners/Tenants Stakeholders



COMMUNITY ENGAGEMENT

ENGAGEMENT ACTIVITIES

Online Survey

An online community survey, open to the public from February 1, 2018, through April 7, 2018, received 595 responses. Hard copies of the survey were available at Roanoke County libraries and at the March community meetings. The survey asked respondents to share insights and opinions about: their relationship to the study area; their perspectives on how safe, easily accessed, and unique it is; the issues they saw regarding businesses, transportation, housing and land use; and desired types of improvements.

A Spanish survey was also available online and at the libraries. Hidden Valley High School's foreign language department completed over 30 responses using the Spanish survey.



The survey station at a March meeting
Source: RVTV

The survey was heavily promoted on Roanoke County and City of Roanoke's social media, area specific mailings, e-newsletters, and study fliers. Survey results are available online in Appendix 6-B.

Design Open Houses

At the Design Open Houses, the results of the community meeting exercises and the online survey were used to generate a follow up visual preference survey.

Design Open House Attendance:

Saturday, May 19, 2018: 30

Thursday, May 24, 2018: 33

Participants voted on potential future design options, including possibilities for commercial and residential redevelopment, new community spaces and multi-modal transportation improvements. Votes could be cast for preferred and not preferred types and styles of improvements in these broad categories. The results revealed a variety of design possibilities for the Oak Grove study area.



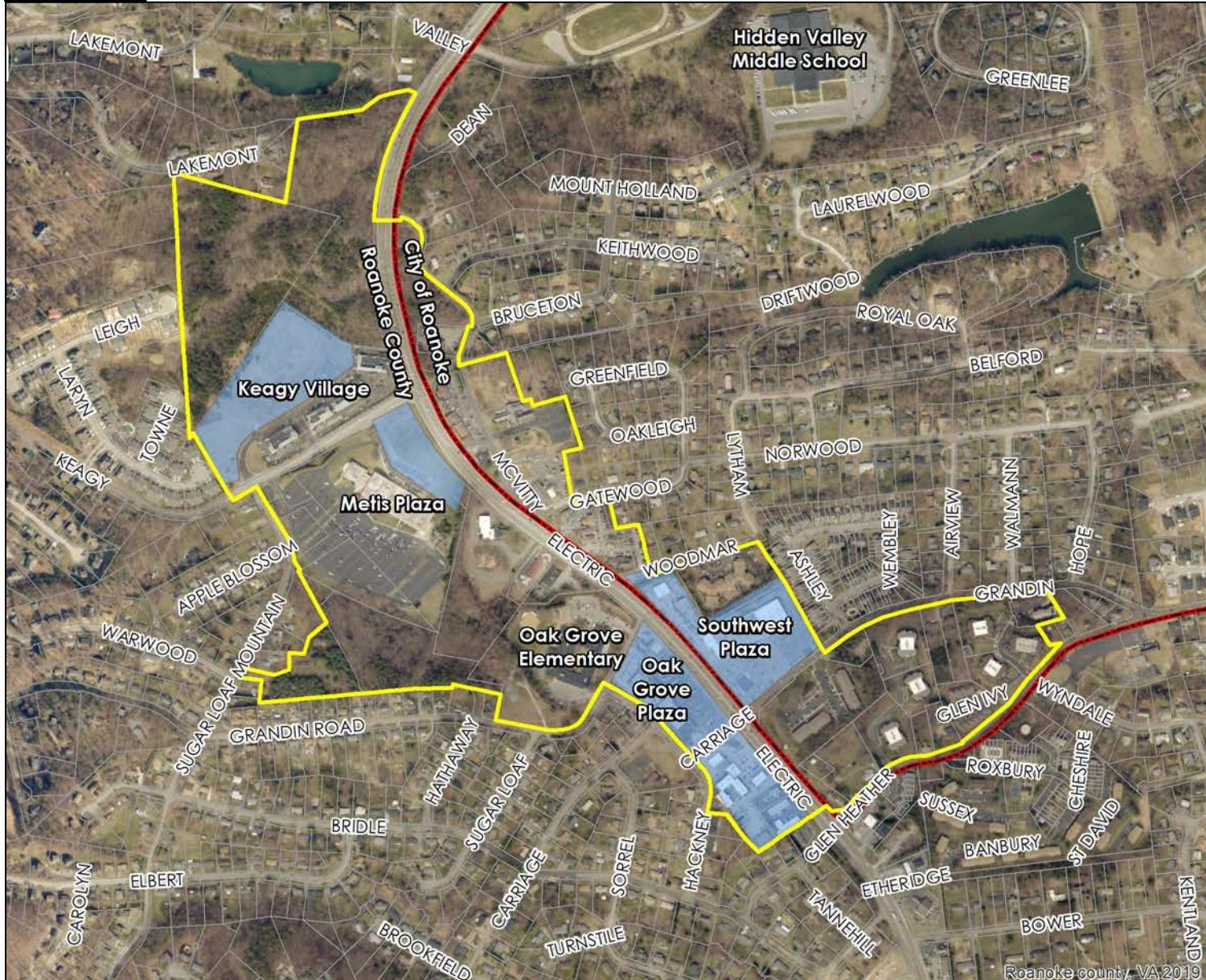
The visual preference survey at the design open house, May 19, 2018

COMMUNITY ENGAGEMENT

ENGAGEMENT ACTIVITIES



Map 3-1



Public Input on Desired Uses for Future Development/ Redevelopment Areas

Residential

- Townhouses
- Apartments
- Single Family Homes

Non-Residential

- Sit-Down Restaurants
- Fast Casual Restaurants
- Fast Food Restaurants
- Coffee Shops/Cafes
- Bars and Breweries
- Farmer's Market
- Grocery Stores
- Retail Shopping
- Lifestyle/Town Center
- Hardware Store
- Entertainment Venues
- Sports Complex
- Youth Center
- Fitness Center
- Outdoor Public Spaces
- Local Theater
- Gas Station
- Public Library

Future Development/ Redevelopment

Study Area

County / City Boundary

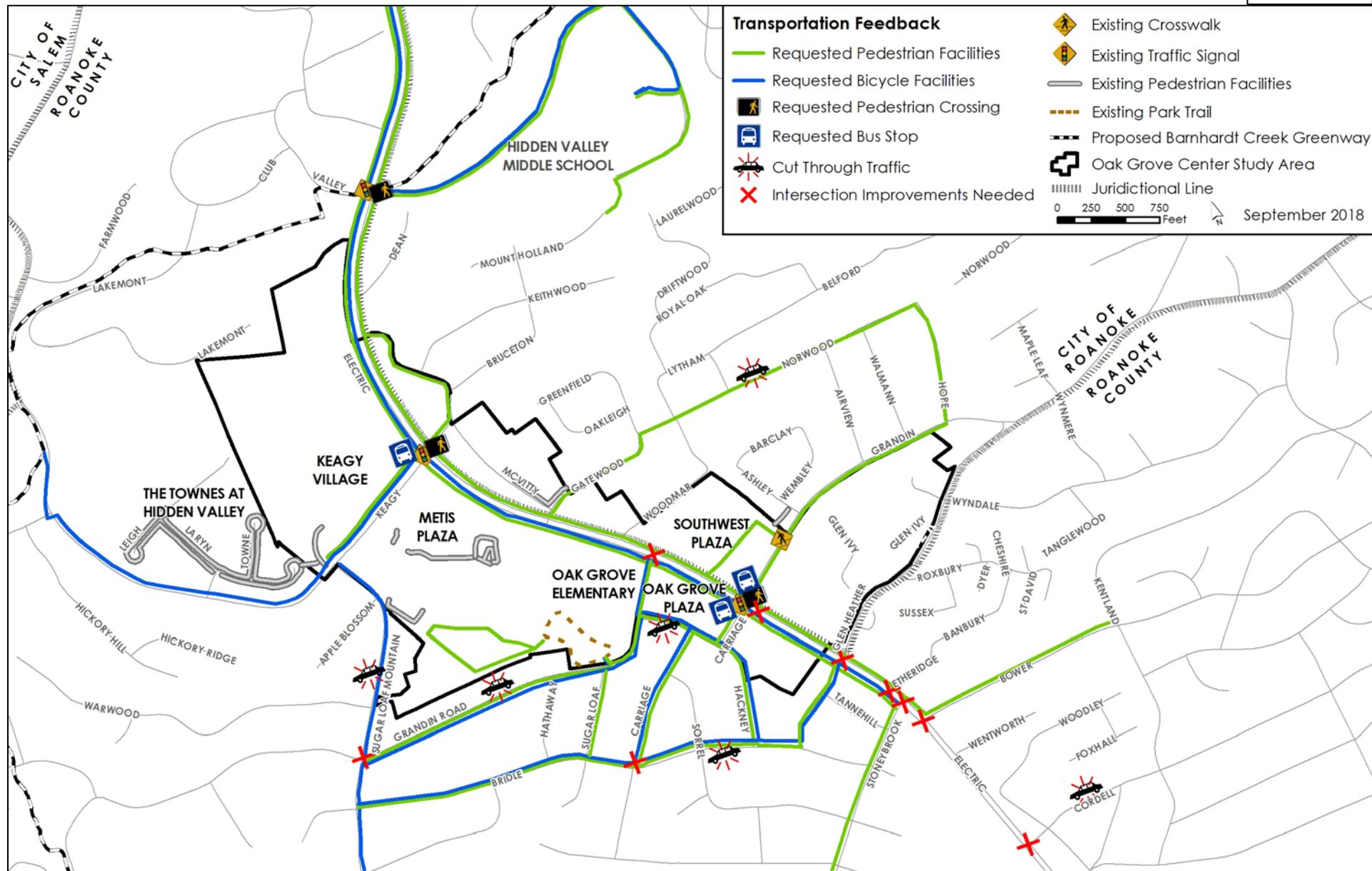
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COMMUNITY ENGAGEMENT

ENGAGEMENT ACTIVITIES

Map 3-2



A summary map showed public input on desired uses and five future development/redevelopment areas in the study area: Oak Grove Plaza; the office park southeast of Oak Grove Plaza; Southwest Plaza; the grocery pad site and field behind Keagy Village; and the front lawn of Metis Plaza (Map 3-1).

Another map based on all the feedback received from the public thus far summarized transportation needs, issues and desires (Map 3-2).

Attendees could also give input on walking and biking destinations around Oak Grove as well as the routes they would like to use (Figure 3-3).

Top Walk/Bike Destinations:

- Parks (including Garst Mill Park, Green Hill Park, Wasena Park)
- Roanoke River Greenway
- Surrounding Neighborhoods

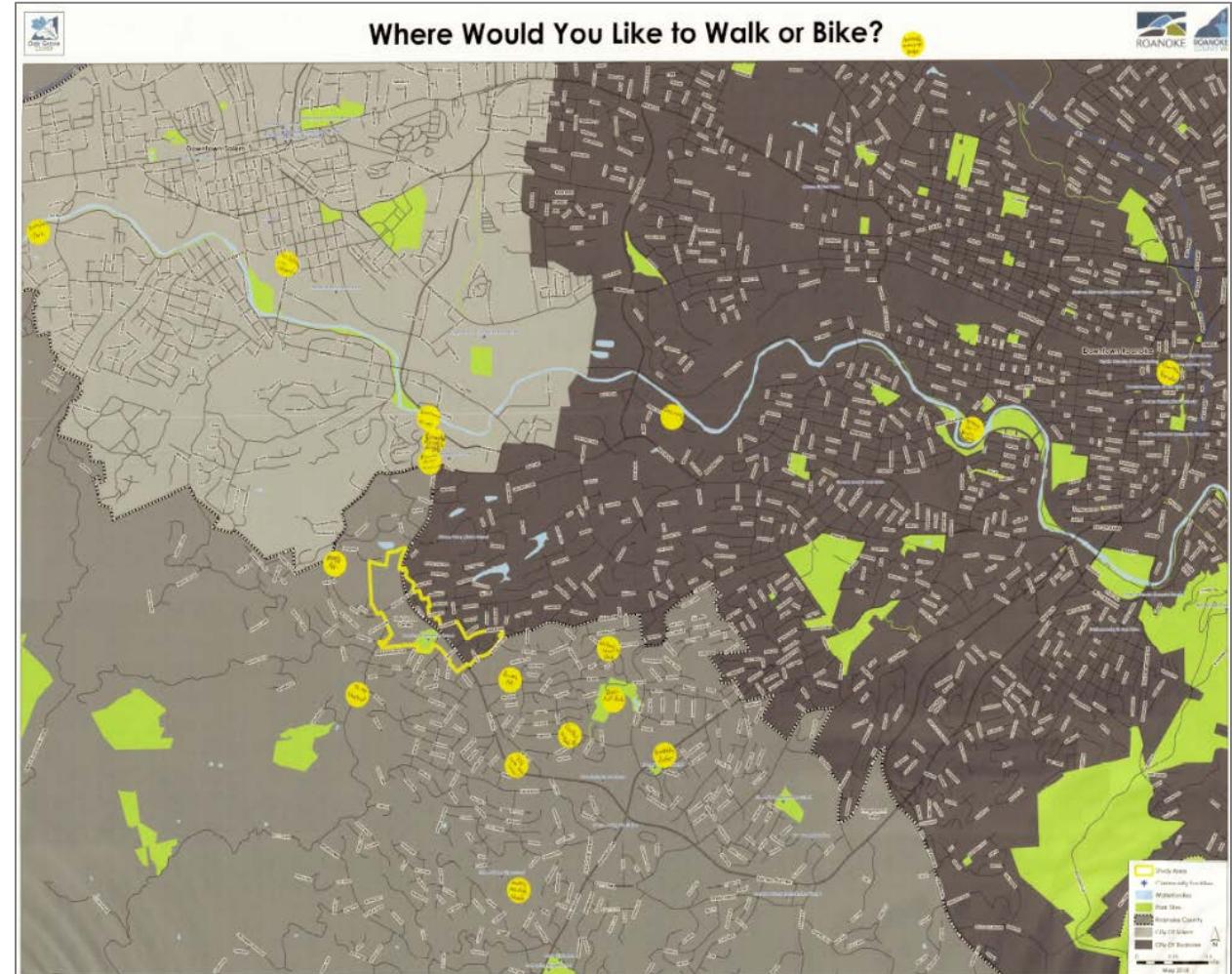


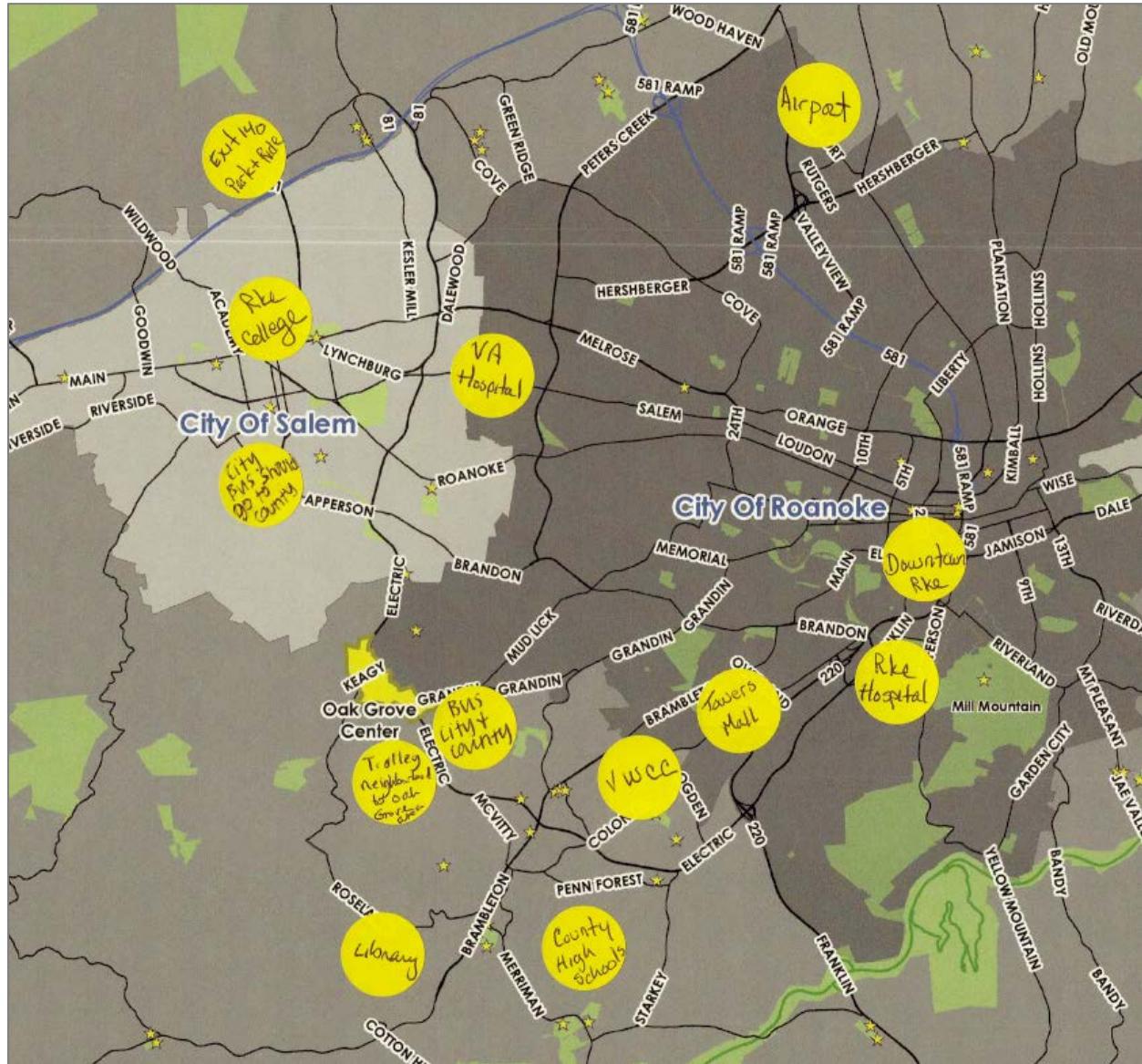
Figure 3-3

Design Open House participants marked the destinations that they would like to be able to walk or bike to with yellow dots, May 24, 2018



COMMUNITY ENGAGEMENT

ENGAGEMENT ACTIVITIES



A map of the greater region asked participants about potential bus destinations and routes from Oak Grove (Figure 3-4). Staff provided updates and answered questions about current and potential projects in the County and the City.

Top Bus Destinations:

- Downtown Roanoke
- Airport
- Community facilities



A participant considers the bus map

Figure 3-4

Design Open House participants marked the destinations that they would like to be able to take the bus to with dots, May 24, 2018



Online Design Survey

The Design Open House exercises were available online from June 3, 2018, through July 2, 2018. In order to increase feedback on the future design options, the exercise was adapted for an online survey, which received 60 responses. The full results of the visual preference survey, combining the results of both the two meetings and the online version, are available online in Appendix 6-C.



Student Advisory Council members discuss options to improve the Oak Grove study area in small teams, November 1, 2017

Public Schools Outreach

Staff engaged Roanoke County area schools in the study's initial planning stages to encourage greater participation by the community's youth and young leaders.

Five meetings were held:

- Student Advisory Council, November 1, 2017
- Oak Grove Elementary Faculty, January 24, 2018
- Hidden Valley Middle/High School Faculty Leadership, February 16, 2018
- Hidden Valley Middle School Faculty, February 28, 2018
- Hidden Valley High School Faculty, March 28, 2018

Participants brainstormed ideas for the future, mapped potential recreation, education, commercial and public spaces, and considered transportation needs. Staff presented a summary of these exercises at a Roanoke County School Board

meeting on March 22, 2018, and at the Titan 21 Expo on April 18, 2018.

Two teachers from Hidden Valley High School attended the Design Open Houses to present students' preliminary concepts for renovating Oak Grove Park and the adjacent 6-acre parcel. Hidden Valley High School students conducted a survey amongst elementary, middle and high school students about potential renovations to Oak Grove Park. The winning features included a dog park, trails, tennis courts, a pond, play structures and a fitness area.



Hidden Valley High School teachers discussed the student-led survey at the Design Open House meetings



COMMUNITY ENGAGEMENT

ENGAGEMENT ACTIVITIES



The Roanoke County Planning booth at Tons of Fun at Tanglewood Mall, February 2, 2018

Tons of Fun Event

Staff promoted the Oak Grove Center and other planning studies at Tons of Fun at Tanglewood Mall on February 2, 2018. Kids used a table map and cutouts to design their own County park while staff talked with parents about the upcoming studies. Participants of all ages could also vote on their favorite style of park. Anyone who provided their email address for the study mailing list was entered into a prize drawing for a business at Tanglewood Mall.



A pop-up community input table at a Goodwill Store, March 26, 2018

Goodwill Customer Outreach

Staff hosted a two-hour lunchtime public input session at the Goodwill Store at the corner of Route 419/Brambleton Avenue approximately 2 miles from Oak Grove on March 26, 2018. A table was set up near the front door, offering shoppers and employees a chance to learn about and discuss the study with staff. Paper copies of the survey were also available.



Staff walked the Route 419 corridor in the study area, May 23, 2019

Transportation Project Walk

VDOT staff joined County and City engineers and planners to walk the study area's major corridors, including both sides of Route 419, on May 23, 2019. The field outing helped staff begin to scope potential transportation projects and investigate transportation issues that residents and meeting participants had previously identified. This information also enabled staff to better prioritize project recommendations in the plan based on existing conditions in the area.

COMMUNITY ENGAGEMENT

ENGAGEMENT ACTIVITIES



Draft Plan Reveal Meetings

A final round of public meetings asked participants to consider potential projects and design concepts that built on the previous meeting results. The draft Vision, Principles and Core Objectives were shared for the first time.

Draft Plan Reveal Attendance:

Thursday, May 2, 2019: 130
Saturday, May 4, 2019: 61

The meeting exercises were also available to take online from May 2 to May 31, 2019.

An exhibit showing the planning process



OAK GROVE CENTER PLAN

schools and input from students and teachers that had been collected the previous year; the Vision, Principles and Core Objectives displays; and interactive exhibits including ranking and voting exercises.

Ranking Exercises

Participants were asked to rank:

- Potential transportation projects for intersections, pedestrians/bicycles and greenways.
- Potential recreation enhancements for Oak Grove Park and the adjacent County-



COMMUNITY ENGAGEMENT

ENGAGEMENT ACTIVITIES

owned vacant parcel.

- Specific examples of gathering spaces and community amenities.
- Specific examples of gateway/streetscape improvements.

The options for all of the meeting exercises were drawn from the results of previous engagement.



Participants discuss the Development Pattern Scenarios before giving feedback

Development Pattern Scenarios

Finally, a development pattern exercise showed three increasingly dense scenarios of infill development, redevelopment and

mixed use development might look and how each could affect the road network in the study area.

Participants were asked to choose which development pattern they would like to see occur in the study area over the next ten to twenty years.

Each exercise included the relevant Principle, Core Concept(s) and Supporting Initiative(s) identified in the draft Plan. The results of each exercise (combining the results from both meetings and online surveys) are available online in Appendix 6-D.

Planning Commissions Work Sessions

Staff provided updates about the study to both the Roanoke County Planning Commission and the City of Roanoke Planning Commission, in some cases at joint meetings. Presentations included information about upcoming community meetings, other engagement exercises and public input that had been received. The meetings were held in 2018 on January 5, February

6, March 20, April 17, May 15 and June 19; in 2019 on April 5, April 16, May 21, June 7 and July 9; and in 2020 on September 1, September 15 and November 16.



Participants consider park improvements

State and National Awards

On June 8, 2020, the National Association of Counties (NACo) recognized Roanoke County with an Achievement Award for its Public Schools Planning Workshops (in collaboration with the City of Roanoke). The effort also received a Virginia Association of Counties (VACo) achievement award on August 9, 2019.

COMMUNITY ENGAGEMENT

ENGAGEMENT RESULTS



Engagement Results

Summary of Major Needs and Suggestions from all Engagement Activities

- Construct bicycle lanes and ADA-accessible infrastructure including crosswalks, sidewalks and greenways;
- Expand park and recreation opportunities, especially trails and activity spaces for kids;
- Improve intersections along Route 419 to facilitate traffic flow through the area;
- Upgrade commercial buildings and facades; and
- Add restaurants, cafes, retail, grocery shopping and community spaces for people to hang out.



Example of an early input map created by a team from the Student Advisory Council, November 1, 2017

The survey results, public meeting exercises, school engagement activities, and stakeholder meetings identified several of the same needs and issues in the study area.

Residents indicated that they like the Oak Grove location and appreciate its scenic views and neighborhoods. However, survey respondents answered that they did not think the study area has distinct or unique qualities that make it stand out from other parts of the Roanoke Valley.

Survey respondents and community meeting attendees consistently requested more restaurant options, retail shopping and entertainment or places to gather.

At the stakeholder meetings, March community meetings and in the survey results, participants identified a large variety of desired development, including:

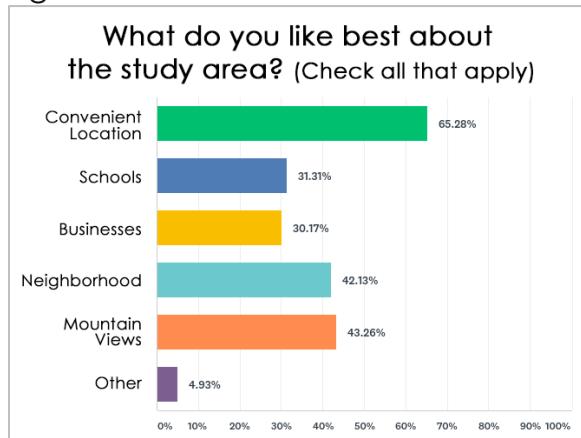
- Sit-down, fast casual and fast food restaurants
- Coffee shops
- Bars and breweries
- Farmer's market
- Grocery stores
- Retail shopping
- Lifestyle/Town center
- Hardware store
- Entertainment venues
- A youth center
- A sports complex
- A fitness center
- Outdoor public spaces
- A local theater
- Gas stations
- A public library



COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

The survey results indicated that the community is interested in improvements that would directly benefit Oak Grove's neighborhoods. There was a strong desire for visual improvements, outdoor public spaces and walkability. Many respondents indicated the importance of pedestrian access to connect the study area to surrounding neighborhoods, the park and the school.

Figure 3-5



Survey respondents appreciated Oak Grove's convenient location, mountain views and neighborhoods

The top issue identified as a land use-related concern was a lack of transitions into and out of neighborhoods. Several comments on the survey stated that the area "desperately needs pedestrian access and improved accessibility for cars and pedestrians to businesses and neighborhoods. [There is] too much pavement. It is not a 'place'; the area is just several shopping centers along a large highway."

While some respondents were concerned about big changes in the area, particularly with the potential for traffic congestion brought on by more shopping or multi-family housing, others welcomed a balanced approach to enhance the area. One respondent stated, "I'd be happy with either townhomes/duplexes or additional retail/restaurant, if it's planned in a thoughtful 'town center' kind of layout that integrates housing."



A local resident leads staff along some of the informal walking trails in County-owned woods near Oak Grove Park, April 10, 2018

While single-family homes were the top choice for housing in the study area according to the survey, townhomes came in second and apartments were third.

Complete results for each exercise and the surveys are available online.

COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS



Design Survey Results

The visual preference survey conducted at the Design Open Houses took the improvements that the Oak Grove Center Survey results suggested and refined them into specific options for redevelopment, placemaking and transportation. This helped staff identify design recommendations and priorities.

Of the commercial redevelopment options, participants liked modern one-floor shopping centers and mixed use town centers, but did not want new “big box” anchor stores. Of the low-density housing options, standalone patio homes were strongly preferred, with some interest in multi-floor duplexes or connected patio homes. Many participants showed some interest in multi-family apartment buildings with fewer floors, although the style and number of buildings made a great difference.



Clockwise from top left, the top results of the commercial and housing visual preference survey show a town center, a typical one-floor shopping center, a standalone patio home and a modern on-street mixed-use building.



COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

For the placemaking and outdoor spaces exercise, participants chose their favorite and least favorite green space and aesthetic features. The most popular options were outdoor seating at restaurants and a variety of different landscaping improvements.

Participants most liked the natural water and play park design out of several outdoor recreation options for the Oak Grove Center. Public art sculptures and pedestrian oriented signage, shown below, were also well liked by participants.



Clockwise from top left, the top results of the placemaking and outdoor spaces visual preference survey shows restaurant outdoor seating, street trees, a natural water and play park and street island landscaping.

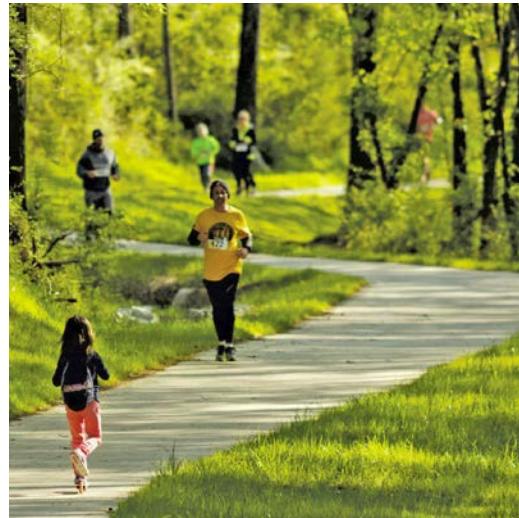
COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS



Nearly all of the pedestrian options for public spaces and neighborhoods received high marks, particularly paved greenways, natural surface hiking trails and sidewalks. Off-road bike facilities were preferred, and participants also liked facilities that separated bikes and pedestrians, as shown below. Finally, participants liked the option of a community trolley to provide transit service, as well as expanded RADAR and CORTRAN service.



All visual preference survey images and results are available online.



Clockwise from top left, the top results of the transportation visual preference survey shows paved greenways, residential street sidewalks, main street sidewalks and natural surface hiking trails.



COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

In addition to the 191 participants who attended one of the meetings, 97 participants completed the exercises for the Draft Plan Reveal online. The following results combine all the input received.

A visual preference exercise helped clarify the type of gathering spaces and community amenities (particularly outdoor amenities) that were suggested at previous meetings. Staff displayed six common examples of amenities and asked participants to rank them.

Participants were most interested in public outdoor seating options that would not be limited to patrons, followed by flexible outdoor areas which could be used for different programming. The third highest ranked amenity was accessible spaces, and then outdoor seating at private establishments. Water features and public art were ranked fifth and sixth respectively.



Clockwise from top left, the top results of the gathering spaces and community amenities visual preference exercise were public outdoor seating, flexible spaces, accessible spaces and private outdoor seating.

COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS



A similar exercise asked about the specific gateway and streetscape improvements that should be incorporated into the plan. These examples were selected from popular requests at previous meetings or in the survey results.

The two most desired streetscape elements were pedestrian oriented: sidewalk lighting and street trees that separate the sidewalk from the street or line a roadway. Next, participants desired roadway improvements, including landscaping in medians and roadway lighting. Street furniture and accessories (including fixtures such as benches and trashcans) and gateway signage were ranked the lowest.



Clockwise from top left, the top results of the gateway and streetscape improvements visual preference exercise were pedestrian lighting, street trees, landscaped medians and roadway lighting.



COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

Area residents value and enjoy Oak Grove Park, but expressed that they would like to see new and upgraded features for adults and children. At the Draft Plan Reveal meetings, participants were asked to rank proposed park features, features for children and features for the adjacent, vacant County-owned parcel.

The exhibit on the right, which was displayed at the meetings, shows in red how participants ranked the importance of six different possible enhancements for all users:

1. Expanded Walking Trail
2. Small Stage/Event Area
3. Additional Picnic Areas
4. Upgraded Play Courts
5. Small Dog Park
6. Fitness Equipment



The results of the Oak Grove Park ranking exercise for park features

COMMUNITY ENGAGEMENT

ENGAGEMENT RESULTS



The exhibit on the right, which was displayed at the meetings, shows in red how participants ranked the importance of six different possible enhancements for children:

1. Accessible Playground
2. Climbing Structures
3. Swings and Slides
4. Nature Trail Signs
5. Musical Equipment
6. Sand Play Area



The results of the Oak Grove Park ranking exercise for children's park features



COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

The exhibit on the right, which was displayed at the meetings, shows in red how participants ranked the importance of five different possible enhancements for the vacant, County-owned parcel immediately west of Oak Grove Park:

1. Natural Surface (Dirt) Trails
2. Accessible (Paved) Trails
3. Benches
4. Educational Trail
5. Pet Waste Stations



The results of the County-owned Parcel ranking exercise for outdoor recreation options

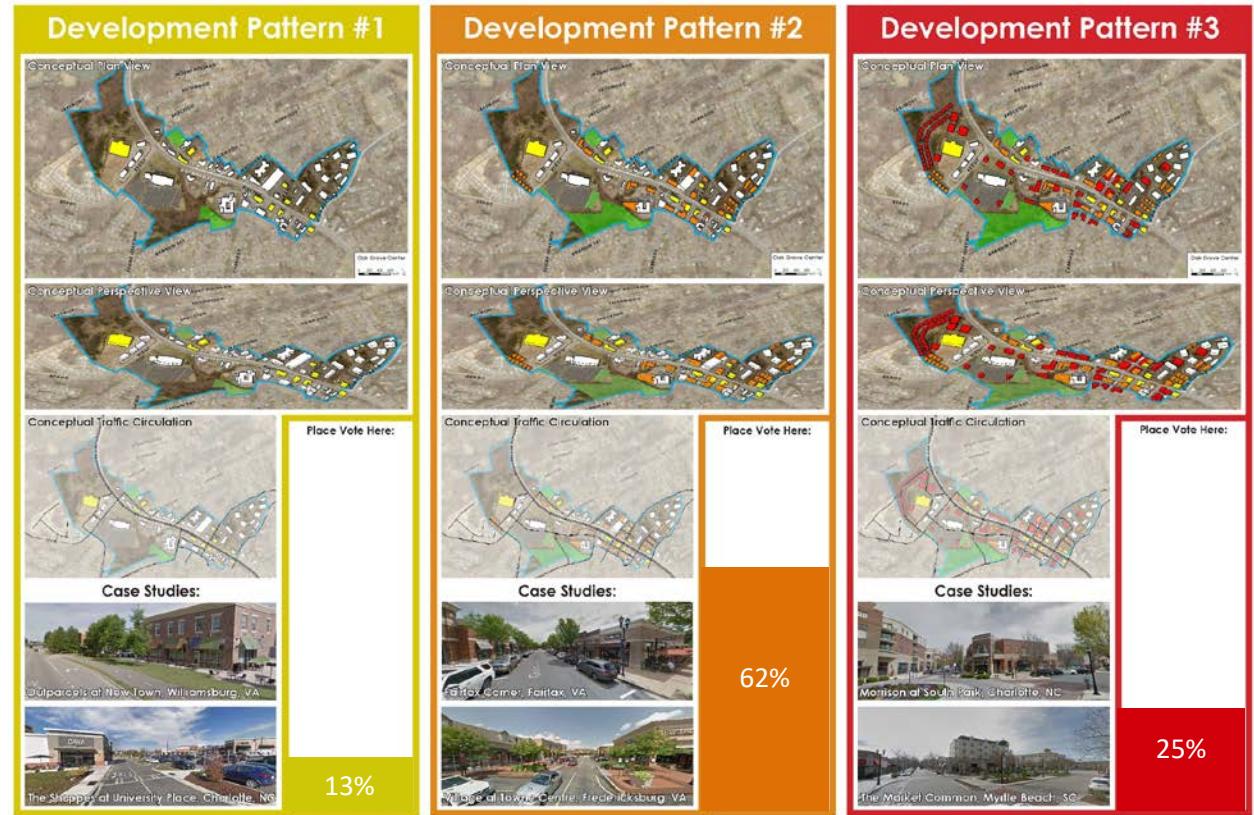
COMMUNITY ENGAGEMENT

ENGAGEMENT RESULTS



Three development patterns were presented at the meetings.

The Medium Density Infill and Mixed Use scenario was the most popular with participants. It showed a large amount of infill development in the western, commercial half of the study area, with new buildings located along 419 in current parking lots, some residential development in the eastern half of the study area, and one large development on the vacant Keagy Village pad site. Fairfax Corner in Fairfax, Virginia and the Village at Towne Center in Fredericksburg, Virginia were the case studies for this pattern. Both examples show walkable, dense, one-story development with on-street parking, outdoor seating and wide, landscaped sidewalks. The Conceptual Traffic Circulation map for this pattern shows new connections that run parallel to 419 between side streets in the commercial areas, creating internal street networks for dense development on both sides of 419.



The results of the exercise were:

1. Medium Density Infill and Mixed Use (127 votes, 62%)
2. High Density Mixed Use (51 votes, 25%)
3. Low Density Infill (28 votes, 13%)

The Development Pattern exercise results from both meetings and the online survey



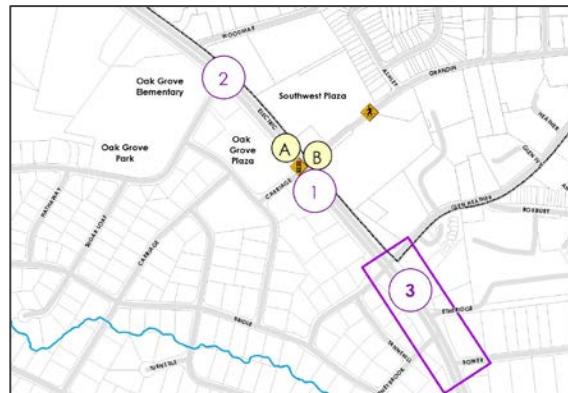
COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

Multimodal Transportation Projects

Feedback about transportation needs was received at nearly every community meeting. At the Draft Plan Reveal meetings, staff synthesized the results of previous meetings and surveys and asked participants to rank potential projects. Potential projects were categorized as intersection projects, bicycle and pedestrian projects, greenway projects and transit projects.



The ranking options came from open-ended comments about transportation issues in the study area made at previous meetings



Map of the top three intersection projects

Due to the high number of requests for pedestrian and bicycle accommodations in the study area, the category was split into three exercises, ranking accommodations along Route 419, in Roanoke County neighborhoods and in the City of Roanoke neighborhoods.

Top 3 Intersection Projects

1. Route 419/Carriage Lane/Grandin Road, SW
2. Route 419/Grandin Road Extension
3. Route 419 at Bower Road, Stoneybrook Drive, Etheridge Road and Glen Heather Drive

Top 3 Pedestrian and Bicycle Accommodations Projects

Along Route 419:

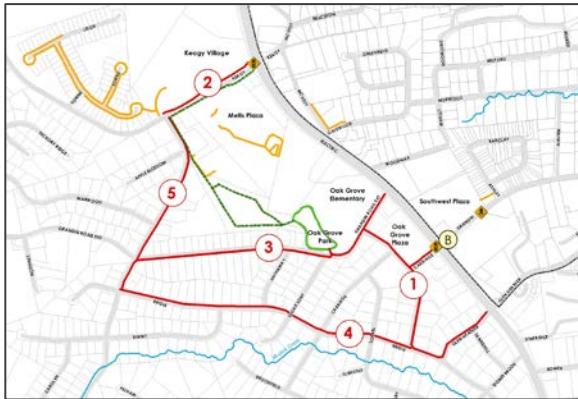
1. Along Route 419 from Carriage Ln/Grandin Road, SW to Keagy Rd/Keagy Road, SW
2. Intersection of Route 419/Keagy Road: Pedestrian signals and crosswalks
3. Along Route 419 from Stoneybrook Drive/Bower Road to Carriage Ln/Grandin Road, SW



Map of the top three Route 419 bicycle/pedestrian projects

COMMUNITY ENGAGEMENT

ENGAGEMENT RESULTS



Map of the top three bicycle/pedestrian projects within County neighborhoods

In County Neighborhoods:

1. Carriage Lane from Route 419 to Hackney Lane and Hackney Lane from Grandin Road Extension to Bridle Lane
2. Keagy Road from Route 419 to Sugar Loaf Mountain Road with a Keagy Road crosswalk
3. Grandin Road from Route 419 to Sugar Loaf Mountain Road

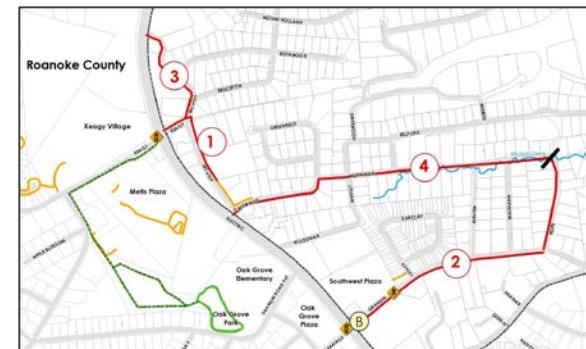
In City Neighborhoods:

1. McVitty Road, SW from end of Vistar sidewalk to Keagy Road, SW to Route 419

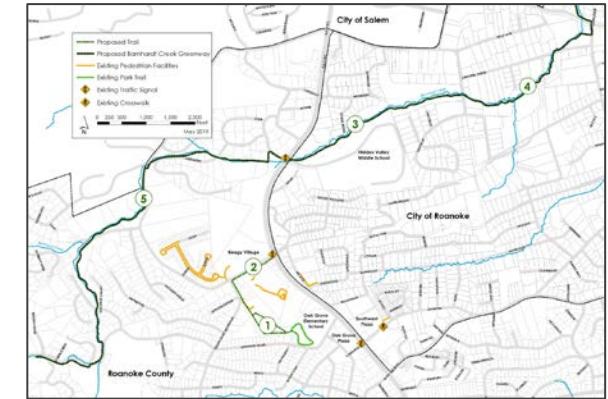
2. Grandin Road, SW from Route 419 to Hope Road, SW to Norwood Street, SW
3. McVitty Road, SW from Route 419 to Keagy Road, SW back to Route 419

Top 3 Greenway & Trail Projects

1. Expand the Oak Grove Park trails onto the vacant County-owned parcel and connect to neighboring parcels, as allowed
2. Connect the expanded Oak Grove Park trails to Route 419
3. Construct the Barnhardt Creek Greenway along the Hidden Valley Middle School property



Map of the top three bicycle/pedestrian projects within City neighborhoods



Top three greenway projects

Operational Road Project Questions

Participants were asked to indicate whether or not the following operational road projects were important to them:

76% of respondents said that cut-through traffic on neighborhood streets should be studied to determine if changes are needed.

59% of respondents said that speed enforcement efforts on Route 419 and on neighborhood streets should be increased.



COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

47% of respondents wanted Roanoke County to work with VDOT to evaluate Route 419 through Oak Grove to determine if the speed limit can be reduced.

Transit Opportunity Questions

Participants were asked to indicate whether or not the following transit opportunities were important to them:

73% of respondents wanted the localities to work with area businesses to determine demand and support for potential expansion of mass transit routes.

61% of respondents wanted the localities to determine demand and support for potential expansion of CORTRAN hours.

Complete results for all of the Oak Grove Center engagement activities and surveys are available online.

OAK GROVE ENGAGEMENT

Online Kickoff Survey: **595**
Community Stakeholders Interviewed: **63**
Community Meetings (March 2018): **106**
Roanoke County Public Schools Exercises: **150**
Design Open Houses (May 2018): **63**
Online Visual Preference Survey: **60**
Draft Plan Reveal (May 2019): **191**
Online Draft Plan Reveal Exercises: **97**

1,325 CITIZENS PARTICIPATED



A summary of all engagement exercises showing the number of participants at each event

COMMUNITY ENGAGEMENT

PLAN ADOPTION PROCESS



Plan Adoption Process

Planning Commission Public Hearings

The draft Oak Grove Center Plan was posted online for a public comment period held January 8 to January 29, 2021. Citizens shared 13 total comments through a survey on the Oak Grove Center webpage. Additional comments were received by phone or email during subsequent public hearings.

Summary of Advertisement:

- Facebook Reach: 7,016
- Twitter Reach: 3,720
- Email Reach: 1,919
- Letters Sent to Study Area Property Owners: 156
- Newspaper Legal Ad: 2

Due to the state of emergency associated with the Coronavirus (COVID-19), citizens were encouraged to view and participate in the meetings through electronic means. The public hearings were all broadcast live, so members of the

public could view Roanoke County meetings on Roanoke Valley Television (RVTV3) - Channel 3 or on the website, and City of Roanoke meetings on their Facebook page.

The Roanoke County Planning Commission held a public hearing on February 2, 2021 to incorporate the Oak Grove Center Plan into the Roanoke County Comprehensive Plan. The public hearing was advertised from January 8 to February 2, 2021. During the public hearing, staff received one comment by email. Staff also received five emails on the Plan prior to the public hearing. The Roanoke County Planning Commission voted to recommend approval to incorporate the Oak Grove Center Plan into the Roanoke County Comprehensive Plan.

The City of Roanoke Planning Commission held a public hearing on March 8, 2021. No comments were received. The City of Roanoke Planning Commission voted to recommend approval to amend

City Plan 2040 to include the Oak Grove Center Plan.

City Council Public Hearings

The City of Roanoke City Council held a public hearing on March 15, 2021. No comments were received. The City Council voted to amend City Plan 2040 to include the Oak Grove Center Plan.

Board of Supervisors Public Hearings

The Roanoke County Board of Supervisors held a public hearing on March 23, 2021. The Board of Supervisors voted to amend the Roanoke County Comprehensive Plan to incorporate the Oak Grove Center Plan.

All public comments received are available online in Appendix 6E.



Appendix 4. Vision and Principles

The vision and principles for the Oak Grove Center Plan are derived from community feedback, stakeholder interview responses and existing conditions.

Together, the vision and principles set the foundation for plan recommendations and implementation strategies in Appendix 5.

Vision

Oak Grove is an attractive and vibrant village center. The area boasts thriving businesses, places to gather, housing options, and extensive parks and trails. Travel options are safe and accessible for all ages and abilities, and connect the center to adjacent neighborhoods, greenways and surrounding areas.

Principles:

1. Create a place where people and businesses want to be.
2. Improve and expand outdoor amenities.
3. Increase mobility and connectivity.
4. Expand housing options.
5. Upgrade existing facilities, services and utilities.

1. Create a place where people and businesses want to be.

Oak Grove attracts people to come and spend time enjoying all the recreational amenities and leisure activities it offers. It is a beautiful and vibrant community center.

Figure 4-1

Core Concept	Examples of Supporting Initiatives
Create welcoming spaces.	<ul style="list-style-type: none"> Create spaces that are accessible for all users. Create flexible spaces for indoor and outdoor use. Encourage public and private outdoor seating.
Improve streetscape to enhance the natural beauty of the area.	<ul style="list-style-type: none"> Add trees and landscaping along roadways, in medians, and in parking areas. Add decorative pedestrian and roadway lighting. Add unique street furniture and accessories. Consider placing utilities underground.
Create a community identity.	<ul style="list-style-type: none"> Consider gateway and wayfinding signage. Encourage public art. Improve existing commercial facades.
Encourage mixed-use development and a vibrant mix of businesses in a pedestrian-friendly environment.	<ul style="list-style-type: none"> Evaluate development ordinances in order to support desired land uses and development patterns. Consider Design Guidelines for new development and redevelopment.
Encourage event programming.	<ul style="list-style-type: none"> Collaborate with private property owners and County and City staff to hold events in the area.



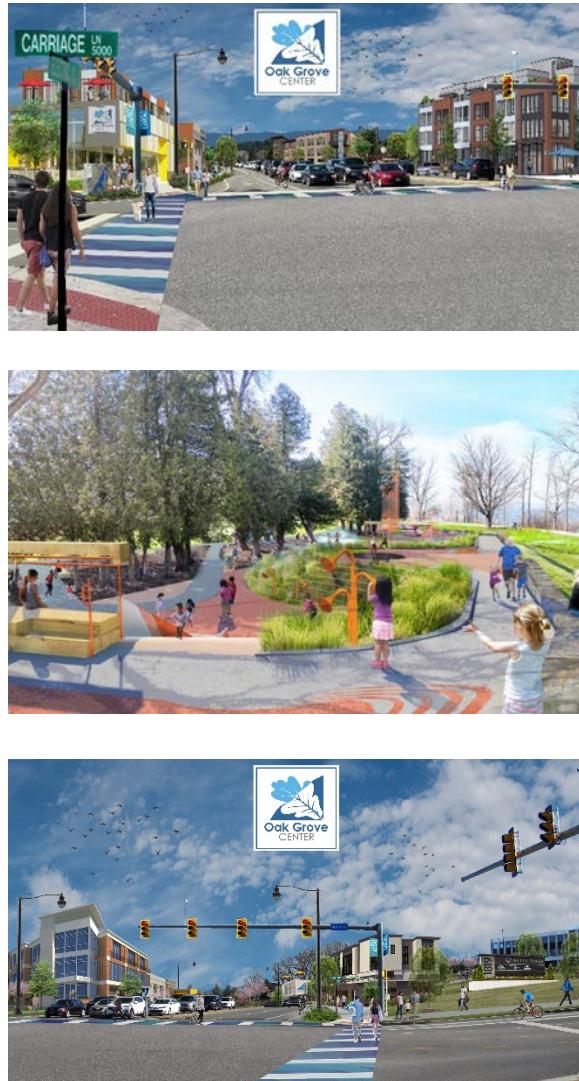
VISION AND PRINCIPLES

2. Improve and expand outdoor amenities.

Oak Grove offers excellent public play spaces, trails and other recreation facilities for people to enjoy the outdoors.

Figure 4-2

Core Concept	Examples of Supporting Initiatives
Improve existing parks and develop new spaces to play.	Explore accessible alternatives for improving Oak Grove Park.
	Consider locating a dog park in the area.
	Encourage public-private partnerships to develop community park or public outdoor spaces.
	Consider new accessible play spaces and pocket parks for all ages and abilities.
Build a trail network and connect to greenways.	Expand walking trails from Oak Grove Park onto the vacant County-owned parcel and beyond, in collaboration with private property owners.
	Connect trails to the Roanoke River Greenway in Salem.
	Construct the Barnhardt Creek Greenway.



3. Increase mobility & connectivity.

Improve transportation connectivity, safety and mobility. Build multimodal transportation options for all users.

Figure 4-3

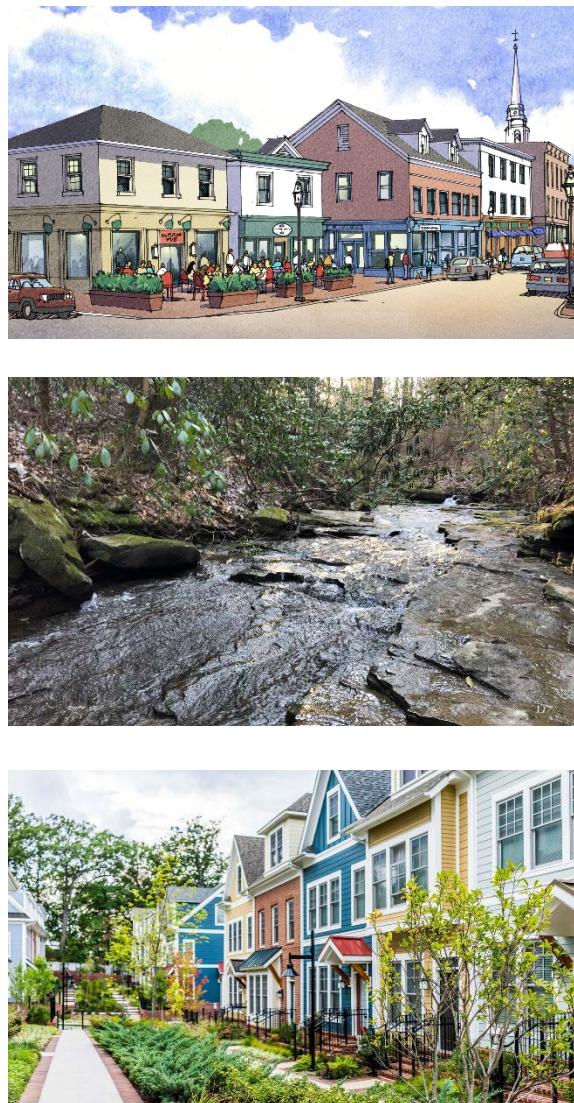
Core Concept	Examples of Supporting Initiatives
Provide accessible, multimodal connectivity throughout the plan area.	Construct bicycle accommodations along Route 419 to Salem and into the surrounding neighborhoods. Provide pedestrian accommodations, including sidewalks, crosswalks and signals, in the commercial core along Route 419 to Salem and to connect into the surrounding neighborhoods.
Improve traffic flow for motor vehicles along Route 419.	Encourage inter-parcel connections for commercial areas on both sides of Route 419. Consider access management along Route 419. Recommend VDOT review and adjust signal timing and phasing as needed along Route 419 to improve traffic flow.
Improve the neighborhood road networks in the plan area.	Assess cut-through traffic and speeding. Assess intersection safety within neighborhoods.
Extend transit service to the plan area.	Consider extending Valley Metro service along Route 419. Consider coordinating and expanding RADAR and CORTRAN services.

4. Expand housing options.

Build new mixed-use developments that provide a variety of housing types and prices.

Figure 4-4

Core Concept	Examples of Supporting Initiatives
Establish a transitional area between commercial development along Route 419 and the existing residential neighborhoods.	Encourage mixed-use development in the village center between Route 419 commercial frontage and existing low-density neighborhoods. Encourage multi-story, compact residential development with smaller unit sizes in the plan area.
Encourage multiple housing types for all ages, incomes and abilities in the plan area.	Encourage homes where people can age in place. Encourage a range of housing price points. Encourage universal design in new housing.



5. Upgrade existing facilities, services and utilities.

Expand public educational and emergency services. Improve stormwater infrastructure and stream water quality.

Figure 4-5

Core Concept	Examples of Supporting Initiatives
Increase library services in the plan area.	Explore public-private partnerships for small-scale, temporary library spaces in order to serve area patrons. Consider adding a book drop box or eBranch (kiosk). Encourage community partners to add Little Free Libraries.
Evaluate Fire and Rescue services in the plan area.	Evaluate future needs to determine potential changes.
Evaluate and improve stormwater infrastructure.	Consider drainage improvements on and around Carriage Drive. Consider drainage improvements around the intersection of Route 419 at Grandin Road Extension. Consider drainage improvements near Grandin Road at Fairington Apartments.
Evaluate Mud Lick Creek and Barnhardt Creek.	Improve streambed erosion and water quality impairment. Create sustainable landscapes that would clean and slow stormwater runoff.



Appendix 5. Implementation and Recommendations

The Oak Grove Center Plan presents a vision for the study area along with concrete implementation strategies for the next ten years and comprehensive recommendations for the next twenty years. The recommendations include future policy actions as well as physical infrastructure desires and needs. Successful implementation depends on continued community engagement, strategic public investment, policy and regulatory tools and financing methods to encourage private development.

Design Principles

Roanoke County will work with the City of Roanoke to develop and/or amend guidelines to implement design principles of the Plan. Cohesive design across the City/County line is important. These guidelines will support the adoption or revision of ordinances dealing with zoning, subdivision of property, and other development matters. Design



Conceptual rendering of a gateway sign

guidelines and development standards could address: permitted uses; building location, height, design and coverage; lighting; parking; landscaping; pedestrian and bicycle accommodations; streetscape amenities; open space and gathering space; signage; stormwater management and other development features.

Funding Strategies

Roanoke County and the City of Roanoke will invest staff resources to create an interdepartmental team

to implement the Plan. Staff will leverage local revenue to obtain funding from state and federal sources for all aspects of the Plan, including multi-modal transportation improvements. Any capital projects will be planned and programmed in the County's 10-year Capital Improvements Program. Staff will also dedicate time to engage current business and landowners while promoting the Oak Grove area to developers in order to implement the Plan's vision.

Redevelopment of existing buildings and any new development will depend on private investment, guided by standards that are developed and encouraged by the City and County.

Timing/Phasing

The Oak Grove Center Plan will be implemented over the next 20+ years. The recommendations listed in this Plan are for the first 10 years, while future projects will be implemented in the 10 to 20-year time horizon. Many of the



IMPLEMENTATION AND RECOMMENDATIONS

recommendations will be implemented in phases and will evolve over time. As different components of the plan are implemented, periodic reviews of the Plan will be necessary and adjustments made based on changing conditions.



Customers sit together at a local business
Photo credit: Evelyn Sloane

Communication

Keeping residents, the business community and the greater area informed about the Plan's progress will be a high priority. The existing webpage will be transitioned to both market and communicate about development within the Oak Grove area. Current email lists will be used to provide updates to interested parties as progress occurs. Additional opportunities for community engagement may be addressed as part of individual projects recommended in this Plan. Any future updates to the Plan document will include community input.

Accessibility

Implementation of the Oak Grove Center Plan should accommodate and welcome all people through accessible design. Staff will consult with local representatives to recommend improvements that accomplish this goal.

Getting Started

Adoption of the Oak Grove Center Plan is the first step in the implementation process. After adoption, staff will analyze and determine the most appropriate tools and actions to execute the Plan's recommendations.



County staff met with a local resident to discuss neighborhood issues

IMPLEMENTATION AND RECOMMENDATIONS



Plan Recommendations

The recommendations in this plan fall under five categories: land use, community facilities, transportation, gateway/streetscape improvements and community engagement. Each recommendation is additionally separated into two phases: those which fall within a realistic ten-year timeframe and “future” recommendations that would occur beyond ten years. This sequencing was determined based on factors including community priorities, staff priorities, funding availability and coordination of related projects.

Land Use Recommendations

Amend the County’s Comprehensive Plan Future Land Use Map as recommended (see map on following page) and provide detail to the City’s future land use map as adopted in City Plan 2040.

- With the adoption of the Oak Grove Center Plan, the County’s Future Land Use Map will be amended as



Proposed Oak Grove Development Pattern

shown (see Map 5-1). This changes portions of the study area that are currently designated as Transition (including the Oak Grove Elementary School, Metis Plaza and Keagy Village and several smaller parcels along Route 419), and Neighborhood Conservation (vacant parcels used as a parking lot) to a Core designation.

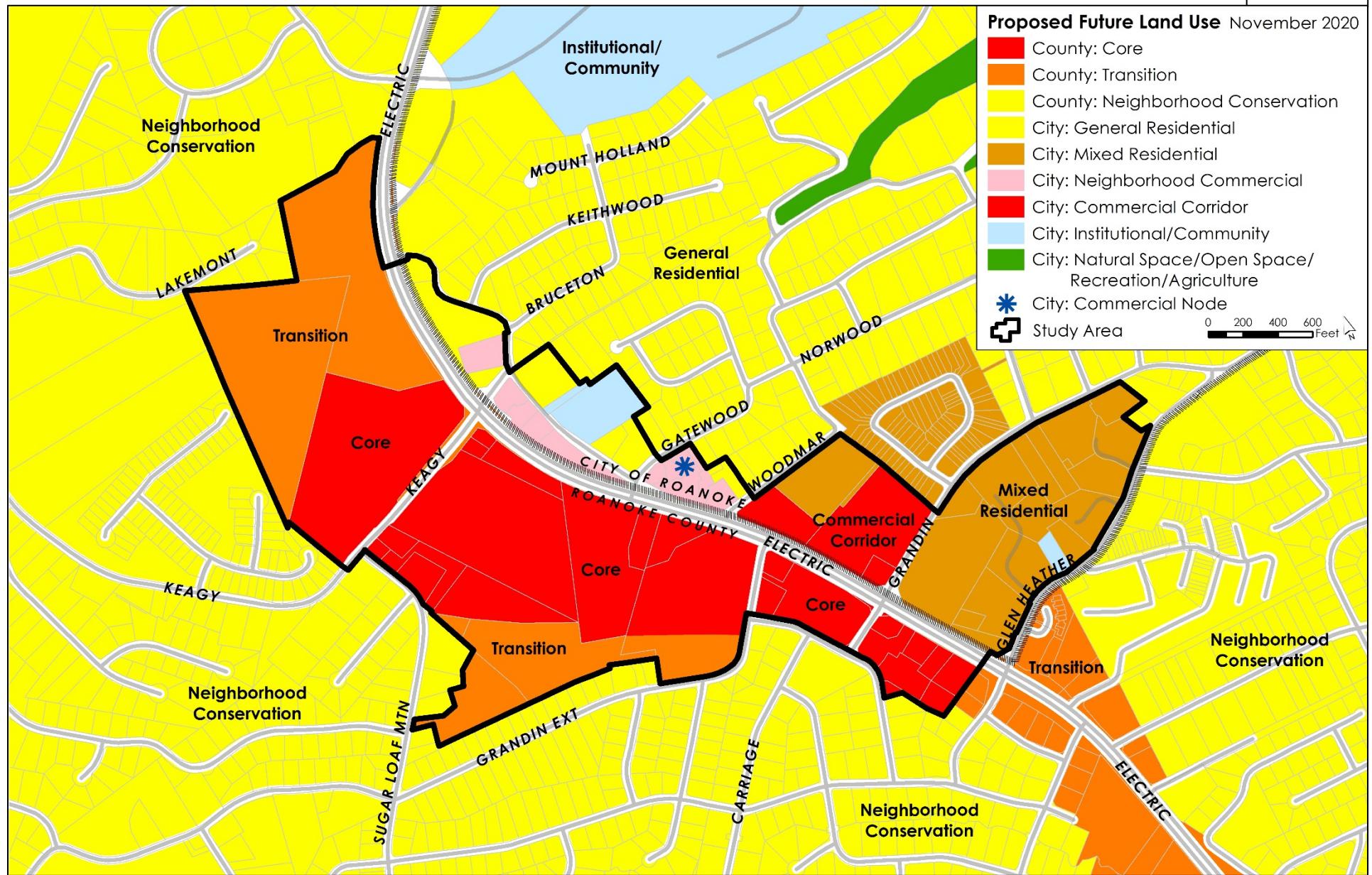
- The Future Land Use Map reflects the changes from the recently adopted City Plan 2040: this combines the previous “Multi-Family Residential” and “Mixed Density Residential” designation areas to a “Mixed Residential” designation and splits the previous “Commercial” designation areas into “Neighborhood Commercial” and “Commercial Corridor” designations.

- A medium density infill and mixed use type development pattern is recommended for the Oak Grove Center plan area for walkable, dense, one to two-story development with on-street parking, outdoor seating and wide, landscaped sidewalks. This pattern encourages mixed-use development between Route 419 commercial frontage and existing low-density neighborhoods as well as multi-story, compact residential development with smaller unit sizes in the plan area. It showed a large amount of infill development in the western, commercial half of the study area, with new buildings located along 419 in current parking lots, some residential development in the eastern half of the study area, and one large development on the vacant Keagy Village pad site. A transitional area between commercial development along Route 419 and the existing residential neighborhoods should be established and preserved.



IMPLEMENTATION AND RECOMMENDATIONS

Map 5-1



IMPLEMENTATION AND RECOMMENDATIONS



Develop design guidelines for the plan area.

- Roanoke County and the City of Roanoke will develop design guidelines and standards to implement the design principles of the Plan. This process will involve the development of new design guidelines.

Review and update development standards regarding desired land uses, parking, lighting, landscaping, building placement, massing, façade treatment and other standards to encourage a mixed-use development and a vibrant mix of businesses in a pedestrian-friendly environment.

- After developing design guidelines, Roanoke County and the City of Roanoke will review these guidelines against existing development regulations (Zoning Ordinance, Subdivision Ordinance, etc.) to determine what changes, if any, need to be made to support desired land uses and development patterns. These changes may include, but not be limited to, updates to parking and lighting

standards, landscaping and buffering requirements, the placement and orientation of buildings relative to the street, desired land uses including diverse and affordable housing options, and standards for public/private spaces. Additionally, regulations should:

- Encourage homes where people can age in place.
- Encourage a range of housing price points.
- Encourage universal design in new housing.

Target key sites for future economic development opportunities.

- Roanoke County and the City of Roanoke will continue to work with private property and business owners to identify and support development or redevelopment of potential catalyst sites.

Land Use (Future)

Review and update the Oak Grove Center Plan based on changing conditions.

- Implementation of the Plan will occur over the next ten years. After that point, and as different components of the plan are implemented, periodic reviews of the Plan will be necessary and adjustments made based on changing conditions.

Community Facilities Recommendations

Increase Library Services in the Plan Area.

- Explore public-private partnerships to use vacant retail spaces for small-scale, temporary library space in order to increase commercial traffic and serve area patrons.
- Consider options for an eBranch or kiosk in or near the plan area.
- Consider options for a book return drop off at an existing public facility in or near the plan area.



IMPLEMENTATION AND RECOMMENDATIONS

- Encourage community partnerships for the installation and maintenance of Little Free Libraries.

Evaluate Fire and Rescue services in the plan area.

- Evaluate future needs to determine potential changes.

Improve the existing playground, tennis court, restrooms and picnic shelter at Oak Grove Park.

- Explore accessible alternatives for improving Oak Grove Park.

Create new parks and spaces to play and relax.

- Consider locating a dog park in the study area or vicinity.
- Consider new accessible play spaces and pocket parks for all ages and abilities.
- Encourage public-private partnerships to develop community park or public outdoor spaces.

Build a trail network through the study area and connect to the Roanoke River Greenway.

- Extend the trails in Oak Grove Park onto the vacant County-owned parcel and connect to neighboring parcels.
- Connect other trails within the study area to proposed sidewalk improvements.

Preserve scenic views of the surrounding mountains.

- New development should protect the natural beauty of the Oak Grove Center and enhance mountain views where possible.

Evaluate and improve stormwater infrastructure.

- Consider drainage improvements in the following areas:
 - On and around Carriage Drive.
 - Around the intersection of Route 419 at Grandin Road Extension.
 - Near Grandin Road SW at Fairington Apartments.

Evaluate needs and consider improvements for Mud Lick Creek and Barnhardt Creek.

- Create sustainable landscapes that would clean and slow stormwater runoff, thereby improving water quality.

Community Facilities (Future)

Implement recommendations from the Master Plan update (date to be determined) for Parks and Recreation.

- An evaluation should be conducted on the need for outdoor recreation improvements and amenities in the Oak Grove Center and nearby parks, including expanded walking paths, restrooms, new picnic areas, shelters, benches, pet stations, improved outdoor play spaces for all ages, and new and accessible playgrounds when Roanoke County updates its Master Plan for Parks and Recreation.

IMPLEMENTATION AND RECOMMENDATIONS



Community Facilities (Future)

(continued) Recommended improvements for the Oak Grove Center area and nearby parks should be implemented as funding becomes available.

Connect trails within the study area to the Roanoke River Greenway in Salem.

Transportation Recommendations

Construct pedestrian and bicycle accommodations on Route 419.

- Construct pedestrian and bicycle facilities, including sidewalks, along Route 419 from Glen Heather Drive to Keagy Road/Keagy Road at Keagy Village. Install pedestrian signals and crosswalks at intersections along Route 419.

Improve traffic flow and safety for motor vehicles along Route 419.

- Recommend VDOT monitor changes to signal timing and phasing along Route 419 to continue to improve traffic flow as needed.

- Encourage inter-parcel connections for commercial areas on both sides of Route 419.
- Consider access management along Route 419.

Improve the Route 419/Carriage Drive/Grandin Road SW Intersection.

- Request VDOT study the functionality of the 419/Carriage Drive/Grandin Road SW Intersection. Seek funding for improvements recommended from this study.

Improve the Route 419/Grandin Road Extension Intersection.

- Request VDOT study the functionality of the Route 419/Grandin Road Extension intersection. Seek funding for improvements recommended from this study.

Improve the Route 419 intersections at Bower Road, Stoneybrook Drive, Etheridge Road and Glen Heather Drive.

- Request VDOT study the functionality of the intersections of Route 419 at Bower Road, Stoneybrook Drive, Etheridge Road and Glen Heather

Drive. Seek funding for improvements recommended from this study.

Improve the Grandin Road Extension/Sugar Loaf Mountain Road intersection.

- Request VDOT study the functionality of the Grandin Road Extension/Sugar Loaf Mountain Road intersection. Seek funding for improvements recommended from this study.

Evaluate bicycle and pedestrian facilities along neighborhood streets in the City of Roanoke and seek funding for these facilities. Prioritize connections based on available funds.

- Consider pedestrian and bicycle accommodations on McVitty Road SW, Grandin Road SW, Gatewood Avenue SW, Norwood Street SW and Hidden Valley School Road SW.



IMPLEMENTATION AND RECOMMENDATIONS

Evaluate bicycle and pedestrian facilities along neighborhood streets in the County and seek funding for these facilities.

- Consider pedestrian and bicycle accommodations on Carriage Lane, Hackney Lane, Keagy Road, Grandin Road Extension, Glen Heather Drive and Sugar Loaf Mountain Road.

Address operational issues to improve safety throughout the study area.

- Work with VDOT, the City of Roanoke Transportation Division and other agencies to evaluate operational issues throughout the study area to improve safety. Issues may include, but are not be limited to: cut-through traffic on neighborhood streets; speed limit studies and enforcement; and intersection safety improvements which could include innovative intersections.

Work with property owners and stakeholders to determine the alignment of the Barnhardt Creek Greenway through the study area.

- Identify alignments for the Barnhardt Creek Greenway:
 - In the City of Roanoke east of Route 419.
 - In Roanoke County west of Route 419.

Expand transit opportunities to the study area when and where feasible.

- Work with interested stakeholders to evaluate transit opportunities and funding alternatives, including potential expansion of paratransit and senior transportation services.

Transportation (Future)

Construct pedestrian and bicycle accommodations on Route 419.

- Construct pedestrian and bicycle facilities along Route 419 from Glen Heather Drive to Stoneybrook Drive and from Keagy Road/Keagy Road at Keagy Village to the City of Salem border. Install pedestrian signals and crosswalks at intersections along Route 419.

Gateway/Streetscape Improvements Recommendations

Construct and install gateway and streetscape improvements throughout the study area.

- As a regional gateway to outdoor and urban amenities, many stakeholders and residents would like to see visual improvements including gateway signage and landscaping. Improvements may include, but not be limited to, lighting, landscaping, signage, street furniture, etc.

Leverage available state programs (and neighborhood grants in the City of Roanoke) for street and gateway improvements.

- Streetscape improvements may be supported or funded through state programs that create partnerships with localities or local businesses.

Ensure the maintenance of landscaping and other streetscape improvements throughout the study area.

- Existing and new landscaping and streetscape improvements will need

IMPLEMENTATION AND RECOMMENDATIONS



to be maintained by Roanoke County, the City of Roanoke, local private property owners, or business partners to guarantee the longevity of any enhancements.

Community Engagement Recommendations

Consider public-private partnerships for redevelopment and revitalization opportunities.

- The redevelopment and density patterns called for by this plan will depend on private investment but be guided by standards developed by the County and City. Roanoke County and the City of Roanoke may consider financial incentives as part of public/private partnerships.

Actively seek out developer partners interested in and capable of building mixed use projects.

- Identify potential developers through marketing efforts, networking and requests for qualifications. Events and media exposure will be coordinated to recognize and reward successful developers.

Maintain communication with business and property owners.

- Communicate with business and property owners about development and redevelopment opportunities and implementation of this Plan. Staff will assist area businesses that wish to learn more about the Plan and share public information materials via the webpage.

Keep residents and the larger area informed about progress.

- The current webpage will shift to both market and to communicate about development within Oak Grove Center. Email lists will be used to update those interested as progress occurs. The community may also be engaged through branding development, transportation and development projects, and future updates of the Plan. County and City departments will receive information on preferred locations for investment, good housing design and retail design for businesses.

Collaborate with local organizations, business groups, existing farmers markets and festivals to utilize new or existing open space areas for programming.

- Encourage public and private organizations to host programs in The Oak Grove Center area and consider allowing outdoor sales so retailers can "bring the store out into the street."

Seek opportunities for public/private outdoor spaces and public art.

- Temporary and permanent art installations will be considered as part of any redevelopment, events or marketing initiatives. Staff will look for opportunities to add public space in partnership with private redevelopment, and include public space where feasible as part of other public right of way projects.



Appendix 6-A. Stakeholder Feedback Summary

Overarching goals shared across groups are in **bold**

Planners (Regional)

- **Walkability, bike-ability, connectivity to Roanoke River Greenway**
- Streetscape improvements – less pavement, more landscaping (street trees, median trees)
- Lower speed limit on Route 419
- Traffic calming
- **Develop community center around Oak Grove elementary school and park, and Oak Grove Plaza, Southwest Plaza, with property improvements and community events**
- Improve traffic flow at Oak Grove Elementary
- Improve public amenities and stimulate community first, then private investment will follow
- Farmer's Market, Festival – build on local character
- Elementary school is important piece of the community
 - Add more community center uses like classes and library programs
- Multi-family housing at Keagy Village
- Add residential with mixed use development in commercial zones
- Strengthen local businesses already here
- **Central gathering space**

- **Cohesive zoning across jurisdictions**
- Pedestrian-oriented zoning
- New zoning is needed to guide redevelopment
 - Explore potential zoning overlays
 - Consider outparcel development along large parcels with vast lawns
 - Outparcel zoning to allow small lots to be subdivided and developed along 419
 - Buildings closer to road with glass storefronts
- Realize the economic benefits of trails
- Realize the public health benefits of trails

Police, Fire & Rescue (County and City)

- Improve traffic flow at Oak Grove Elementary
- It is a safe, quiet area
- **Safe pedestrian facilities are needed**
 - **Crosswalks across Route 419**
- Traffic safety improvements are needed at busy intersections
- For transit to extend into the County system improvements are needed
- Regional reciprocal agreements for fire & rescue would benefit multiple jurisdictions while saving resources
- Regionalism approach would benefit all jurisdictions
 - Regional integrated CAD system
 - Local government agreements



COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

- Redeveloped properties have modern infrastructure (sprinklers, etc), so fire risk is lowered
- Add multi-family housing to the area that appeals to young professionals
- **Economic growth to keep young people here**
- Neighborhood pub, sporting goods, sit-down and fast-casual restaurants

Transportation (Regional)

- Funding transportation projects is a challenge
- Public transportation - strategic extensions of bus service into the County
- **Multi-modal connectivity**
- Connect Carilion and Lewis Gale facilities with multi-modal infrastructure
- Safe pedestrian facilities are needed
- Walkability, bike-ability, connectivity to Roanoke River Greenway

Greenways (Regional)

- Walkability, bike-ability, connectivity to Roanoke River Greenway
- Safe pedestrian facilities are needed
- Realize the economic benefits of trails
- Realize the public health benefits of trails
- Connect this area to Roanoke River Greenway at Rotary Park with an off-road shared use path along Route 419

- Walkability and connectivity between residential and commercial areas
- Lower speed limit on Route 419
- Reduce the number of curb cuts

Stormwater (County and City)

- Mud Lick Creek needs improvement water quality and erosion improvements
- Barnhardt Creek needs erosion improvement
- Safe pedestrian facilities are needed

Utilities

- Broadband is expanding in the area
 - Exploring new distribution technologies

Economic Development (Regional)

- Redevelop Oak Grove Plaza into mixed-use, including multi-family residential
- Consider outparcel development along large parcels with vast lawns
- Walkability and connectivity between residential and commercial areas
- Add multi-family housing to the area that appeals to young professionals
- Public transportation
- Multi-modal connectivity
- Connect Carilion and Lewis Gale facilities with multi-modal infrastructure

COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS



- Consider trolley as short-term fix for bus service
- **Repurpose properties and improve corridors**
 - **Reframe streets, create destinations**
- Realize the economic benefits of trails
 - Continue toward completion of the Roanoke Valley Greenway Plan
- Rezone to encourage desirable development and redevelopment
- County and City should focus first on pedestrian and bicycle infrastructure and streetscaping; private investment will follow
- Medium-density housing with aging-in-place amenities
- **Placemaking: Community/neighborhood node**
- **Build on local character**

Large Employers/Property Owners/Business Owners and Associations

- Walkability, bike-ability, connectivity to Roanoke River Greenway
- Safe pedestrian facilities are needed
- Opportunities exist for redeveloping parcels of large parking lots
- Repurpose properties and improve corridors for economic development
 - Consider outparcel development along large parcels with vast lawns

- Outparcel zoning to allow small lots to be subdivided and developed along 419
- Amenities for young professionals
- Add multi-family housing to the area that appeals to young professionals
- Redevelop dated strip-malls
- Pedestrian connection between Keagy Village, VACORP and through the woods to Oak Grove Park and Oak Grove Plaza
- Medium density multi-family residential at Keagy Village
- Grocery, tap room is desired

Realtors

- Rezone to encourage desirable development and redevelopment
- Office space is in demand
- Large-scale redevelopment is difficult due to existing parcel sizes and multiple owners. Be realistic about development costs and market demand.
- Redevelop/repurpose dated strip malls
- Repurpose properties and improve corridors for economic development
- Good schools are important to sustaining viability of the area
- Live/work/play housing is in demand



COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

Environmental

- Protect the creeks
- Improve stormwater management, and encourage residents and property owners to help (rain barrels, keep rain on site)
- Reduce light pollution as redevelopment occurs
- Walkability, bike-ability, connectivity to Roanoke River Greenway
- Public transportation

Education

- Concern for traffic safety as children are dropped off/picked up in morning and afternoon
- Improve traffic flow at Oak Grove Elementary
- Oak Grove Park is a valuable resource, but needs to be improved
 - Accessibility
 - Bathrooms
 - Walking path for seniors
 - Playground
 - Nature walk
 - Play area
 - Fitness trail
- Would like more children to have ability to walk to Oak Grove Elementary
- Walkability, bike-ability, connectivity to Roanoke River Greenway

- Housing in moderate/affordable price range
 - Pet-friendly apartments
 - Live/work/play developments with apartments, condos for young adults
 - Condos for sale
 - Housing for both empty-nesters/singles and young professionals
 - Family housing – would like more families here
- Trees, landscaping, streetscaping
- Garden center, farmer's market as healthy community catalysts

Churches

- Placemaking
- Stimulate and grow Community
- Route 419 is too much of a barrier
- Safe walkability
- Connectivity across jurisdictional boundary
- Central gathering space
- Places to meet your neighbor
- **Neighborhood park**



Planning Study

Survey Results

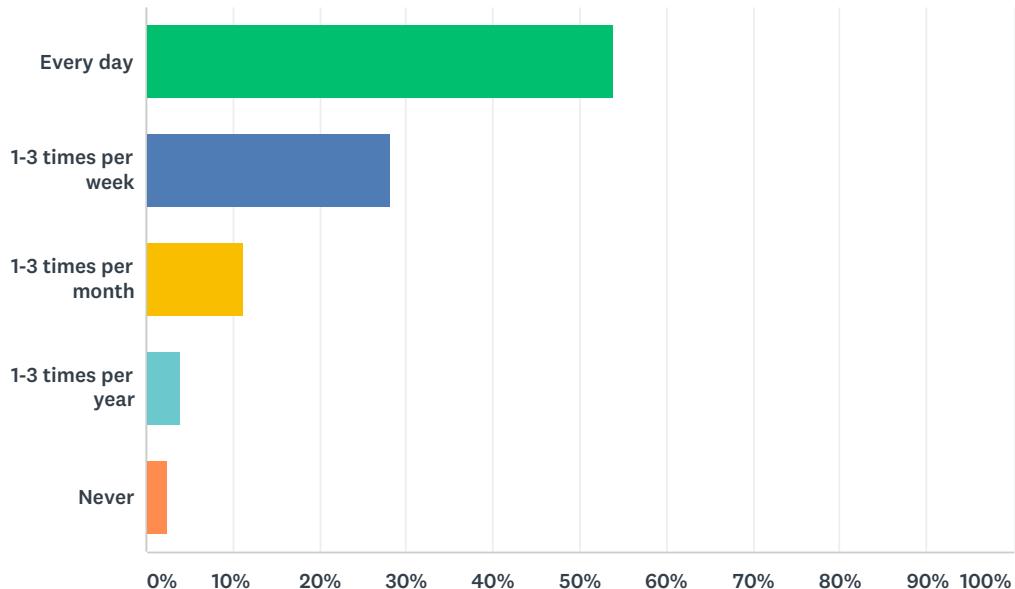
February 1 - April 7, 2018

595 English Responses 32

Spanish Responses

Q1 How often do you visit or travel through the study area? (Choose one)

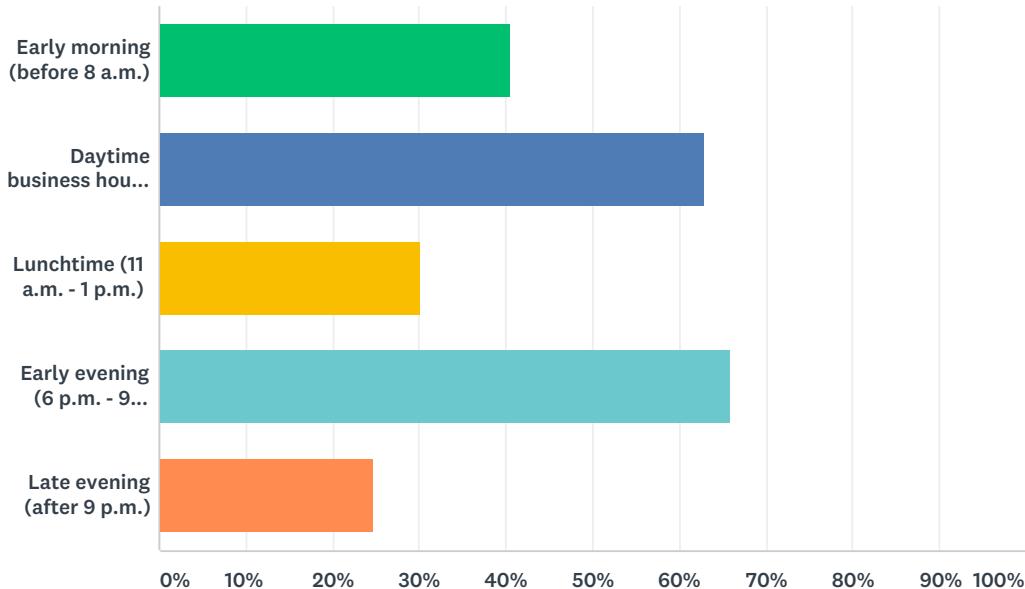
Answered: 563 Skipped: 0



ANSWER CHOICES	RESPONSES	
Every day	54.00%	304
1-3 times per week	28.24%	159
1-3 times per month	11.37%	64
1-3 times per year	3.91%	22
Never	2.49%	14
TOTAL		563

Q2 What time of day are you usually in the study area? (Check all that apply)

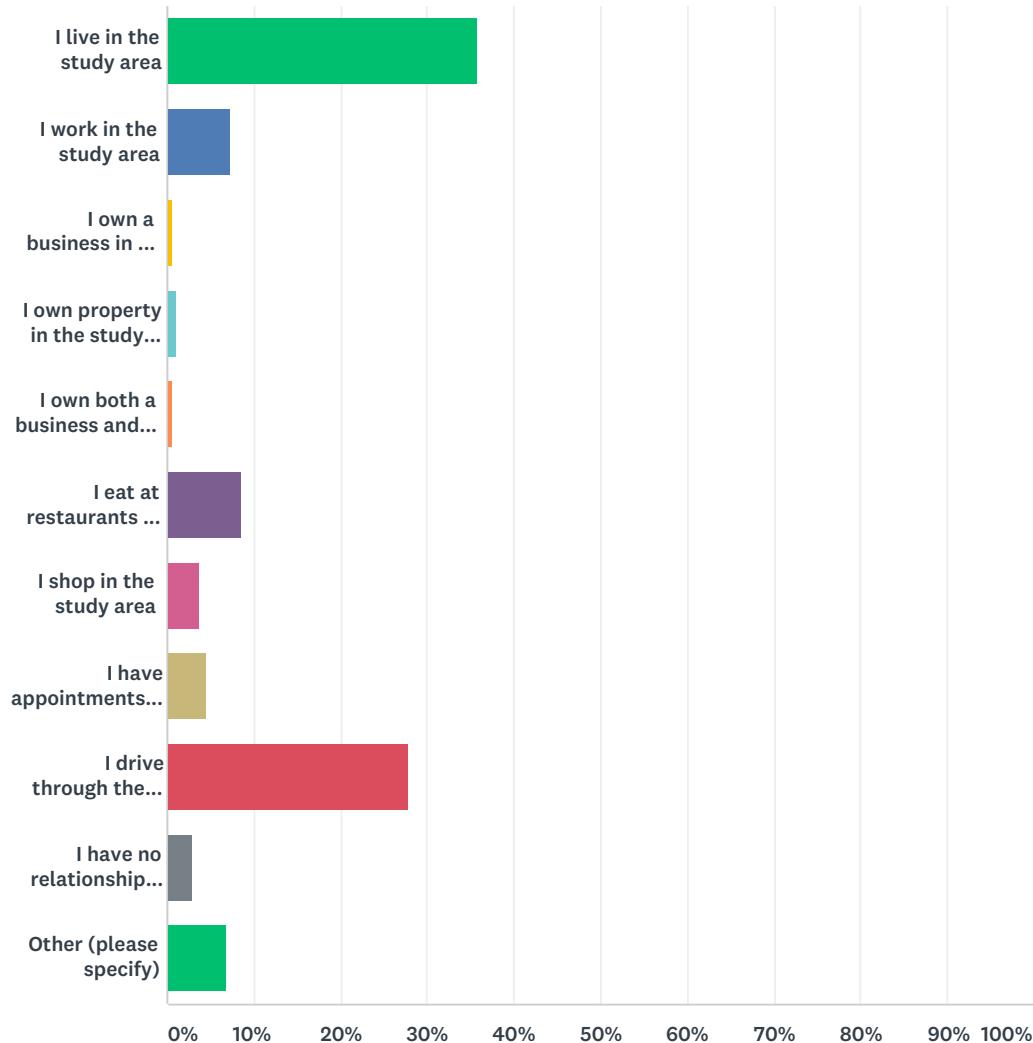
Answered: 563 Skipped: 0



ANSWER CHOICES	RESPONSES
Early morning (before 8 a.m.)	40.67% 229
Daytime business hours (8 a.m. - 5 p.m.)	63.06% 355
Lunchtime (11 a.m. - 1 p.m.)	30.20% 170
Early evening (6 p.m. - 9 p.m.)	65.90% 371
Late evening (after 9 p.m.)	24.69% 139
Total Respondents: 563	

Q3 What is the main reason you travel to or through the study area? (Choose one)

Answered: 563 Skipped: 0



ANSWER CHOICES	RESPONSES
I live in the study area	35.70%
I work in the study area	7.28%
I own a business in the study area	0.71%
I own property in the study area	1.07%
I own both a business and property in the study area	0.71%
I eat at restaurants in the study area	8.53%
I shop in the study area	3.73%
I have appointments in the study area	4.62%
I drive through the study area	27.89%
Other (please specify)	41

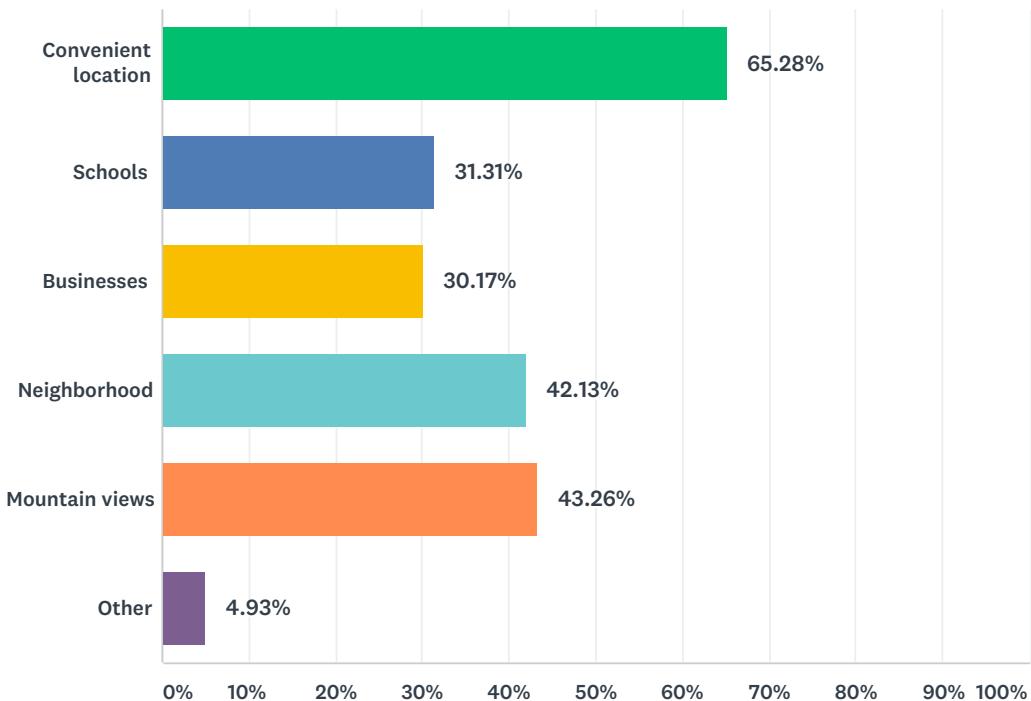
Oak Grove Center Planning Study Survey

I have no relationship to the study area	2.84%	16
Other (please specify)	6.93%	39
TOTAL		563

What is the main reason you travel to or through the study area? (Choose one)
Other (please specify)
I shop, appointment, eat and drive through the study area.
I go to church near Oak Grove.
I run and exercise
live near it
visit the shops
spectrum type gym
Schools in the area
Visit Family
Live near (1/2 mile) from study area
I live very close to the study area and drive through the area to and from home.
My parent works at the school
My neighborhood borders the study area
I live AND work in the study area
Family in the area. I'm a former resident.
work
Have family in study area
Family is in the study area
Do business in the area but office is not located there
Live just outside area
I live very near the study area
I work very close to the study area
Live and Work in study area
drive to work, drive to kid's school, family live in study area, family
Visit Family
I live on border of study area
Relatives live in the study area
I shop & eat in the area
Multiple: Eat at restaurants, shop, drive through area
Only travel through between Salem and Roanoke County. I generally consider this a boring area of town.
Family lives in study area
I built The Glen condos, Glen IVY condos and homes.
Family lives in study area
I live in an area neighboring Oak Grove so I frequent the area at all times
I visit people in that area
family member in property area
You need to allow multiple checks here....not just one

Q4 What do you like best about the study area? (Check all that apply)

Answered: 527 Skipped: 36

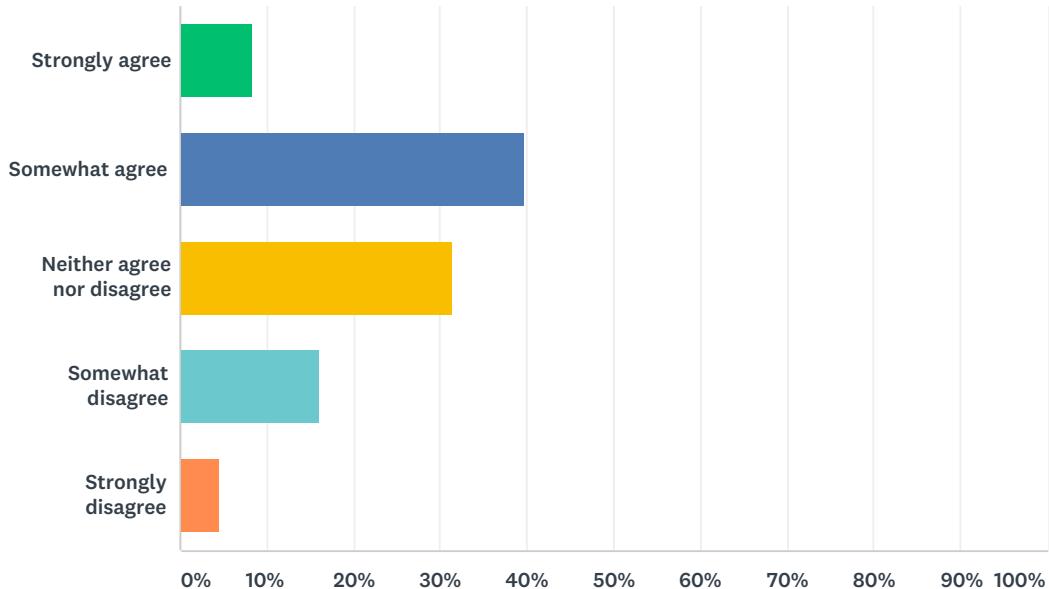


ANSWER CHOICES	RESPONSES
Convenient location	65.28%
Schools	31.31%
Businesses	30.17%
Neighborhood	42.13%
Mountain views	43.26%
Other	4.93%
Total Respondents: 527	

What do you like best about the study area? (Check all that apply)
Other (please specify)
Suburban feel
It's 'home.' I was born and raised in Roanoke County - went to College and came back home to start a family.
The schools are worse, the violent crime rate is higher, but it's still a safe community considering.
The single family residential character of the area
The ease of access to all points on 419 and Grandin road area.
lovely
Here's the Scoop Ice Cream shop
feels like home
Restraunts
I had to answer the question.
Area too congested hate the area due to that
I live here
Hard to say, becuase it is my work commute and I never stop. Also, becuase I commute through the area I should answer question 6 with N/A, but that is not an option of the "required" question.
I like my private back yard, woods and mountain views
It really needs a grocery store
Country living close to town
Medical offices
The McDonald's drivethrough!
Not overcrowded
all of the above
Nothing. It feels like a dead area to me.
Restaurants
It doesn't feel crowded. Relaxing and easy to access.
Privacy/Low traffic on Keagy Road
I like some of the businesses but wish there were more!
It's where I grew up
I live in the area SW

Q5 Do you think positive developments are occurring in the study area? (Choose one)

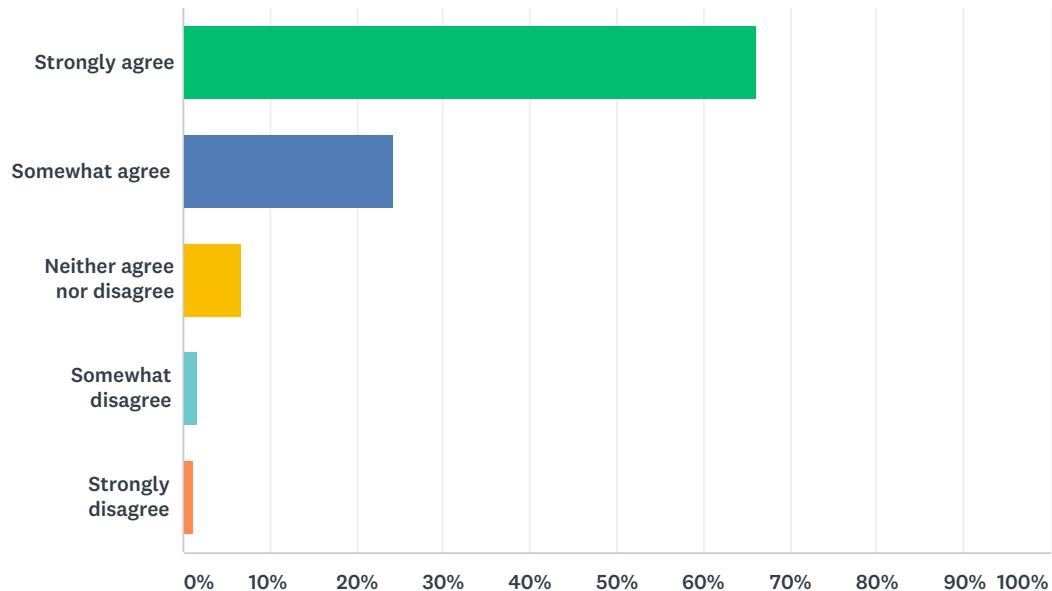
Answered: 527 Skipped: 36



ANSWER CHOICES	RESPONSES	
Strongly agree	8.35%	44
Somewhat agree	39.66%	209
Neither agree nor disagree	31.31%	165
Somewhat disagree	16.13%	85
Strongly disagree	4.55%	24
TOTAL		527

Q6 Do you think the study area has potential to be better than it currently is? (Choose one)

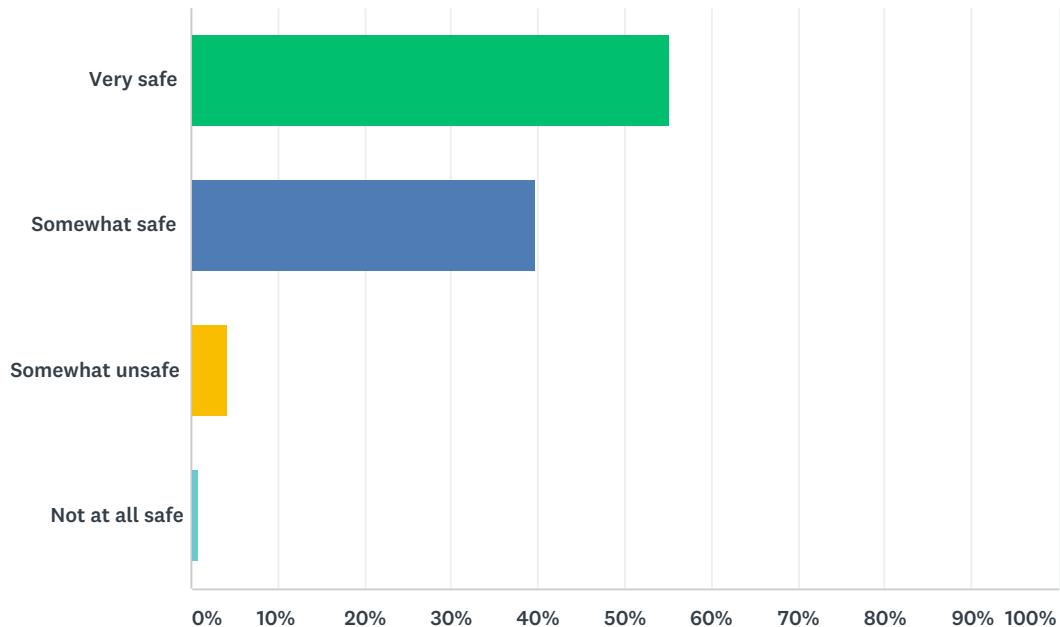
Answered: 527 Skipped: 36



ANSWER CHOICES	RESPONSES	
Strongly agree	66.03%	348
Somewhat agree	24.29%	128
Neither agree nor disagree	6.64%	35
Somewhat disagree	1.71%	9
Strongly disagree	1.33%	7
TOTAL		527

Q7 How safe is the study area in the evening (6 p.m. - 2 a.m.)? (Choose one)

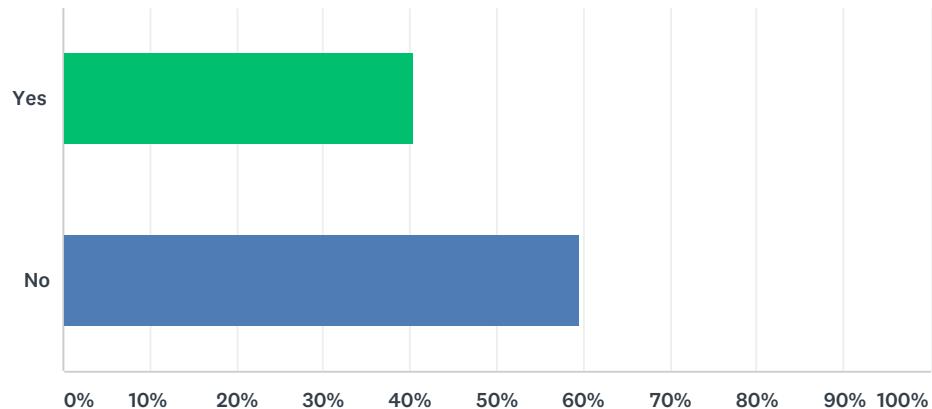
Answered: 527 Skipped: 36



ANSWER CHOICES	RESPONSES	
Very safe	55.22%	291
Somewhat safe	39.85%	210
Somewhat unsafe	4.17%	22
Not at all safe	0.76%	4
TOTAL		527

Q8 Does the study area currently have distinct or unique qualities that make it stand out from other parts of the Roanoke Valley? (Choose one)

Answered: 527 Skipped: 36



ANSWER CHOICES	RESPONSES	
Yes	40.42%	213
No	59.58%	314
TOTAL		527

Q9 What are those distinct or unique qualities?

Answered: 200 Skipped: 363

What are those distinct or unique qualities?
Open-Ended Response
Everything located along Franklin Road
Views of mountains. Route to Salem. So good for shopping.
Due to being relatively undeveloped, it has a nice feel to it. Well maintained
Relatively well maintained. Nice SAFE neighborhood.
Love to see the mountains, nice restaurants to meet with friends
Nice - peaceful neighborhood!! Not available to outsiders - monitored by family residents!!
It is a beautiful area with diverse businesses, residences, schools. It offers a pleasant experience to both passersby, and residents. It functions well for all those people as it currently exists and requires no imagining from government.
Access to schools, hospital, restaurants, grocery stores
The location is adjacent and connected to several neighborhoods. The 419 corridor connects SW County to Salem and the I-81 corridor. The Lewis Gale Hospital campus is nearby along with several other prominent businesses.
Unique shops, mountain views
No drive through fast food.
It has a lot of high value, easily accessible from a principal arterial road (Rt. 419) undeveloped land. The area and surrounding areas contain schools, country clubs, hospitals and high value residential properties.
Views of Sugar Loaf Mtn, etc
County owns the wooded property around Oak Grove elementary and old Allstate building. Walk ways or trails could be built to safely connect neighborhood to new businesses in that building and Kaegy Village.
It is quiet and not overly developed
Lots of grass and trees in both the medium strip and in front of businesses.
mix of housing and businesses close to each other - close enough to walk to.
Cleaniness of most subdivisions, caliber of people living in this area.
Both City and County Business. Close to neighborhoods and schools
Location and convenience to other parts of the valley
Restaurants, Shops, Specialty Markets
Convenience Hub
Location
The location contains the McDonald's that is famous with roanoke kids for the play area.
funliness
Southwest Roanoke County hub
good people
Close enough to busy areas without being one.
community feeling
Nice area with nice surroundings
location, views, close to everything
It has major potential that has not been taken advantage of yet.
Good location
The ice cream shop is a wonderful addition as well as the keagy village is so aesthetically pleasing with the buildings and the field
convent location
Mountain views

It's kind of like a small town. It has great potential with Keagy Village and the Food Lion shopping center. It is near the Greenway.
ITS COOL
safe place
I think the Kippy's Kustard is unique to the area.
It has Consignment 419.
The business are very open and the neighborhood areas are very well placed
it has a little bit of everything
Its chill
Schools and restaurants
Has views of the mountains as well as several restaurants.
Oak Grove Elementary
Safe, pretty, potential for success
Beautiful, fun to be in the area, and some kind people
safe place, on way to shops and restaurants
Oak Grove Park
idk
It just looks nicer and a lot more well put together
idk
The mountains and location
Businesses
Despite the proximity of residential parcels including a significant number that are high density, this area is not walkable. The ribbon of 419 cutting through the center is a deterrent to walking. Even though there are stores or restaurants I might go to on foot, if I'm going to have to drive my car along or across 419 to get to them, then I will just drive to somewhere else to shop and eat like the Grandin area or Towers because it's easier to build in some healthy walking in those places where there are nice sidewalks.
Not overly commercial. I like the area of trees with no buildings. That's very important to not have solid stores for better quality of life.
Close to everything, but doesn't feel it. Private, quiet, beautiful views
Businesses not found in other areas of town.
Views, Neighborhoods, Churches, Jamison's Orchard, Keagy Village
Location. Location. Location.
I'm not sure. It just feels different.
Convenience of being close to Salem areas & Roanoke, Cave Spring
Close proximity of residential and commercial
Quiet, safe area. Beautiful tree lined neighborhoods with pretty, undeveloped land areas.
Historic quality neighborhoods with creeks and mountain views
Intersection of two major highways.
Mountain views, Keagy Village is very nice
left blank
The elementary school is wonderful! Close to Salem and Roanoke for family activities. Close to Lewis-Gale hospital. Close access to I-81 for travel.
Friendly, great scenery (mountain views), neighborly feel.
Nature and privacy related to owning a house there.
Great mountain views, close to Salem, Roanoke county and city
High economic mobility, great folks

The pretty mountain views and the neighborhoods.
The concentration of business, schools, mixed residential
We live here
Keagy Village. Nice section of 419 for travel. Pretty mountain views in area.
Good mix of housing and business, in good proximity to each other, good schools, good lay of land.
Easy to get to Salem, Grandin Crt, Raliegh Crt, and the Brambleton area. Close to home. Traffic is not as bad as Tanglewood or Valley View areas.
It is naturally undeveloped and there is not a lot of traffic
within walking distance of neighborhoods, yet still a safe area
its got a big retaining wall and a lot of close stores
close to Salem, close to Roanoke City, close to river, parks, mountains.
near a hospital, greenway, neighborhoods that would greatly benefit from sidewalks
We're set back from 419 and adjoin green space, so there's lots of quiet, privacy, wildlife and beautiful views.
convenience without sacrificing neighborhoods
attractive, clean, high potential
Bedroom community on the county side of 419. Retail and professional business along 419.
Close to grocery store, hospital, I-81, 581
Certain restaurants
Easy Parking. Not crowded. Good demographics, Good traffic count.
scenic view. Major retail Corridor
Still has some green space while being close to commercial properties.
Generally has higher socioeconomic families living in the area which have more disposable income than many other areas. Has some of the best schools in the Roanoke Valley.
great community
We have greenways and areas that are fun.
The Mountain View...other than that not much but it does have potential.
Convenient
Open Spaces Beautiful views great schools
Open space to add restaurants and greenways
Dunkin Donuts, Jersey Mike's
Nearness of everything
mountains
Mountain View, great area for outdoor dining...like the popular Grandin Road, Village Grill. Great medical/ office area to support growth area. Lovely neighborhoods and good schools.
Medical facilities.
It's a quiet, safe area.
It's Oak Grove. It's been a nice, quiet area and it needs to stay that way.
The wooded undeveloped area around Hidden Valley Middle school. I like that my home backs up to the wooded area and not houses or businesses.
Close to both Roanoke and Salem, easy access to interstate 81 as well as a lot of surrounding communities
The style of the homes, the established greenery in the neighborhoods, the large lot size of many of the homes, the lovely churches, the traffic is not congested like Cave Spring/Tanglewood area. It feels homey and safe.
View of Sugarloaf Mt
Mountains are close. It feels narrow

The people surrounding the area and the business's that are in the area.
unique businesses and close proximity to neighborhoods
Safe and stable neighborhood Generally good development in past (some exceptions)
Stable neighborhood Reputation for excellent schools Development usually high quality with a few exceptions (McDonalds and deteriorating Oak Grove Plaza)
Nice area that has a small town feel without the crazy small town people
Shopping areas. Good traffic flow
The close proximity to the City of Roanoke gives this area a unique advantage for economic development.
mom and pop stores, safe location, good restaurants, convenient access to shopping, new vistar eye center and businesses in keagy village
Families and community pride
Access to all types if stores and entertainment. Nice neighborhood. But 419 is a mess.
Conveniently located between downtown roanoke and salem.
Good school system
Good schools
Overall, it is a nicer place.
It's in that beautiful area that isn't city or suburb, but it's not the middle of nowhere
Not overcrowded or overdeveloped
Beautiful views
Safe
close to both salem and downtown
The area and the neighborhoods
No easy short route from most of Roanoke.
Nice neighborhoods all around.
A good mix of residential and commercial with fantastic views and close proximity to Salem and Roanoke
nice energy feel in the area potential to be even.more of a gathering area
Quiet area, potential for great business growth
It is convenient to most all areas in Roanoke. Very central location
Shops, businesses, Drs offices and restaurants.
a mix of business and residential
safe and family feel
Convenient, great mountain views, good neighborhoods
Lots of parking. Easy access. Surrounded by established neighborhoods that provide value to the community at large.
The established neighborhoods around it that blend in with the surrounding mountains. You feel nature all around you, yet there is no lack of amenities. Most of the buildings have been beautifully designed as well and are very classy.
Mountain View's, opportunities for growth
Already has many desirable qualities and businesses, needs to be developed beyond what it is now, has so much potential that is not being realized
Very family friendly
The views
Convenient location, anxious for growth
There are still stretches of Rt 419 that are natural and not developed (mostly west of Keagy Village). The views and fall foliage is nice.

Great people and a great community.
Space, accessibility.
Location. It is convenient to both the downtown city and Salem. Shopping, schools, restaurants are all no more than 10 minutes from each other.
Convenience
Mountain views, Keagy Village has the potential to be the nicest shopping complex in the valley (tied with West Village)
Proximity to neighborhoods and businesses
Pretty area. Good traffic patterns.
There is a very large and diverse population that uses this area for various reasons.
Good mix of restaurants, other businesses, road access, and recreational facilities.
Unique businesses
Nice neighborhoods and people
Convenient for business and neighborhood
Beautiful land behind it.
Nice small area feel, like a town center
Aquatic adventures
There are some good locally owned restaurants. I think the newer buildings, especially Kaegy Villiage, are quite nice. I wish there were more businesses there. Oak Grove plaza could use some sprucing up.
Privacy/low traffic area off Keagy (Hidden Valley area); affluent community environment
Great parking and traffic flow
Mountainscape, cityscape views. Bisected by 419, borders with more progressive Salem
Mountain views. Equidistant between two large population centers with lots of amenities - Roanoke City downtown and Salem City downtown
It's feels like a dead zone between cave spring corners and Lewis gale hospital
Easy access to grocery stores, restaurants and many other businesses.
mountains views, neighborhoods
Nice neighborhood
The McDonalds is very unique.
open, attractive areas with room for parking. Wide roads without businesses stacked right next to them.
More of a "village" or neighborhood center...not a destination for out-of-towners.
It is more of a little shop town.
I always feel safe in this area!
Mountain Views, clean buildings, established businesses.
restaurants, nice homes
Established neighborhoods with large lots and trees.
live theater, some green spaces, empty businesses
Keagy Village
up scale housing
Highly traveled area for people that live outside of the area.
Mountain View's from Keagy Village. Surrounded by high-end neighborhood. Great schools
neighborhoods with little traffic and easy access to a community park
Rural, small community feel, while being right in the middle of a well traveled busy section of the county

You have not yet destroyed it by widening the roads. Keagey Village is horrible and ruined that part of the neighborhood. Tell me how that was economic development. This is a place where people are happy with small older homes

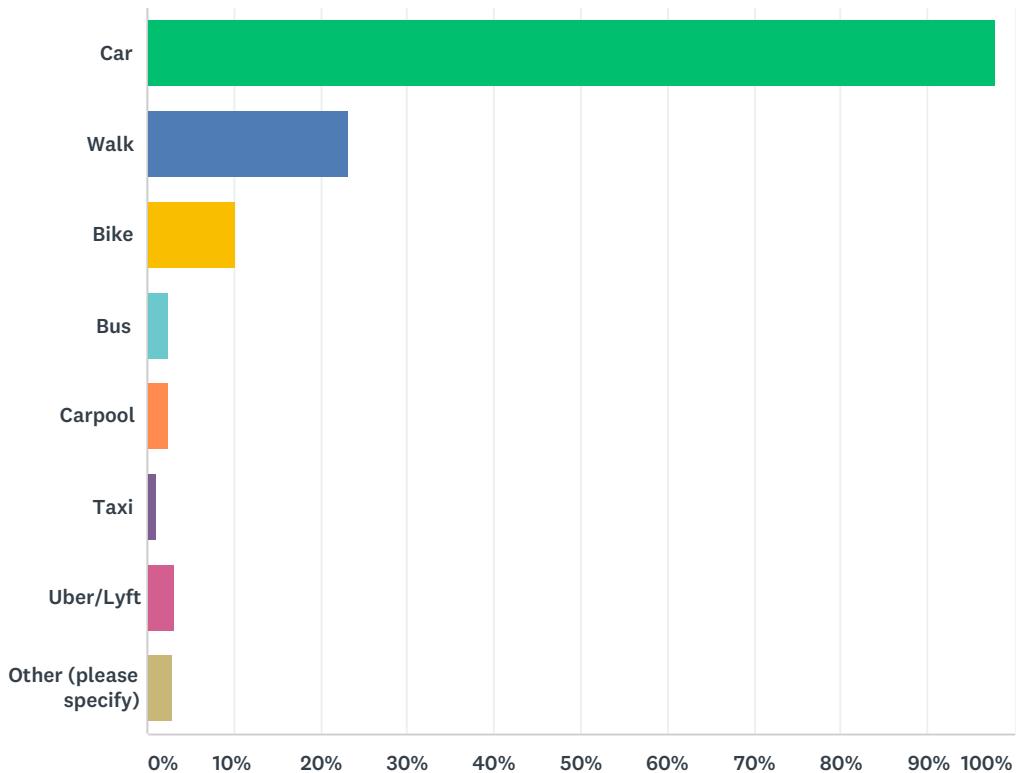
Quiet, safe, access to salem and SW county

Unique scenery, lovely private lakes, easy access to navigate the valley

Homes on larger lots, quiet, sprawling, safe

Q10 What form(s) of transportation do you use in the study area? (Check all that apply)

Answered: 492 Skipped: 71

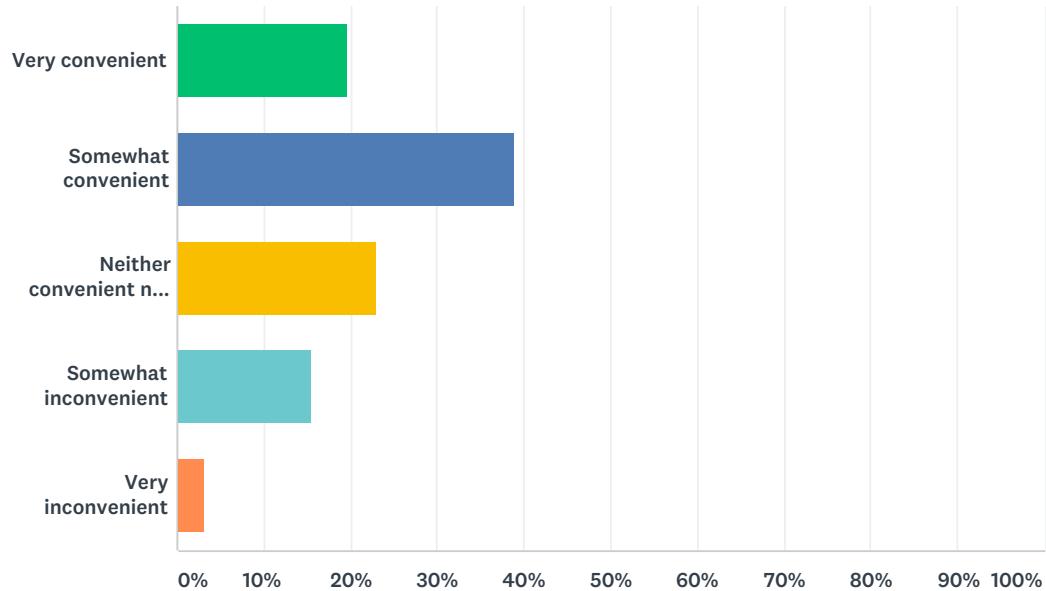


ANSWER CHOICES	RESPONSES	
Car	97.97%	482
Walk	23.17%	114
Bike	10.16%	50
Bus	2.44%	12
Carpool	2.44%	12
Taxi	1.02%	5
Uber/Lyft	3.05%	15
Other (please specify)	2.85%	14
Total Respondents: 492		

What form(s) of transportation do you use in the study area? (Check all that apply)
Other (please specify)
Jogging
airplane
heelys
run
plane/boat
RADAR
You do realize there is no bus service in the study area, don't you?
wheelchair
RADAR
if necessary can walk to Fire Stone to pick up car
running
Not possible to walk safely along 419 or Keagy Rd
12-14 passenger wheelchair accessible van

Q11 What is your opinion about traffic circulation and the road network in the study area? (Choose one)

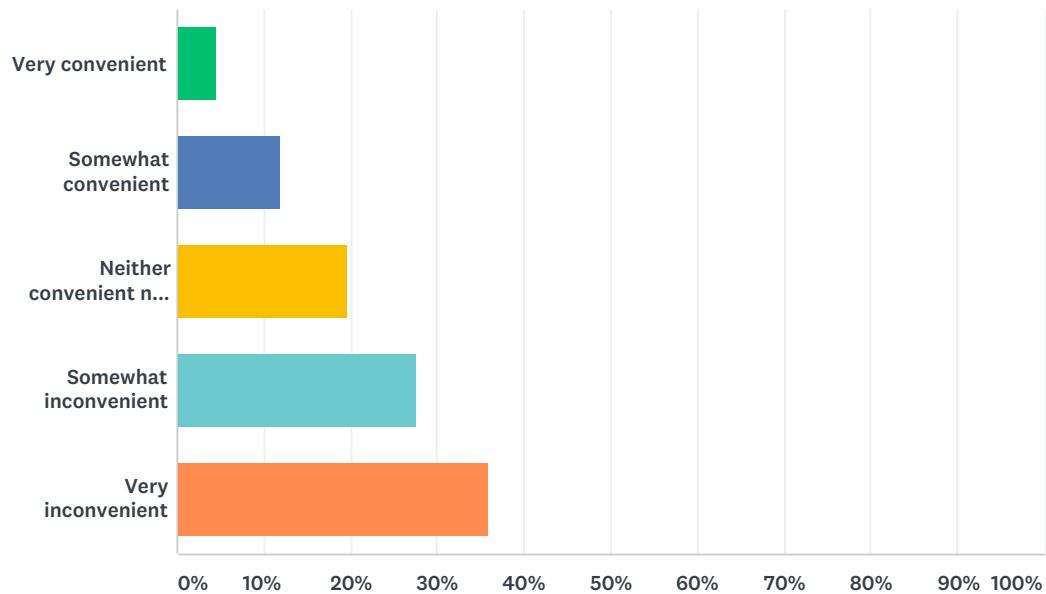
Answered: 492 Skipped: 71



ANSWER CHOICES	RESPONSES	
Very convenient	19.72%	97
Somewhat convenient	38.82%	191
Neither convenient nor inconvenient	22.97%	113
Somewhat inconvenient	15.45%	76
Very inconvenient	3.05%	15
TOTAL		492

Q12 What is your opinion about walking in the study area? (Choose one)

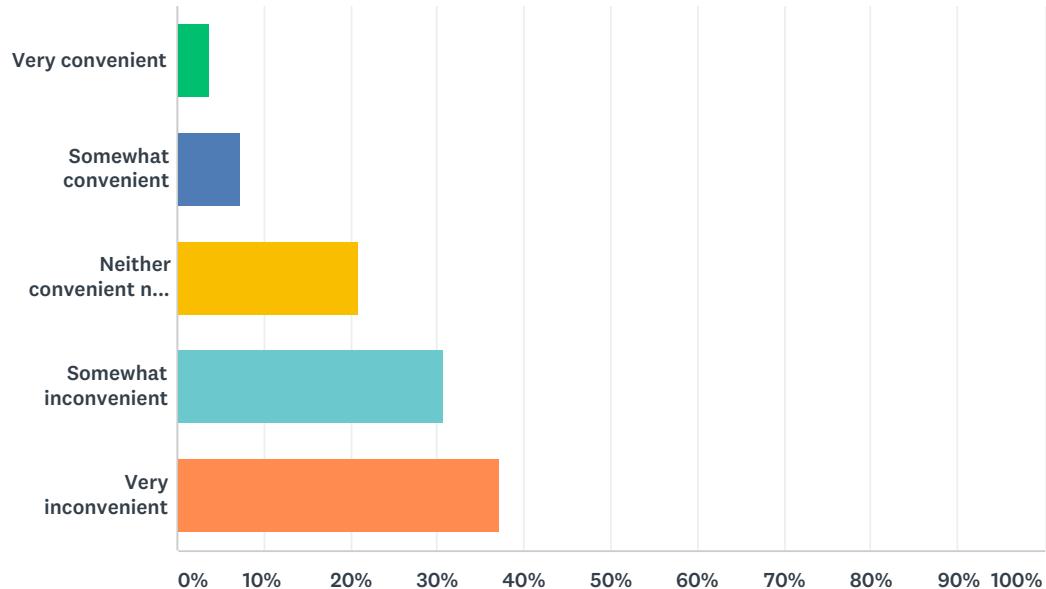
Answered: 492 Skipped: 71



ANSWER CHOICES	RESPONSES	
Very convenient	4.67%	23
Somewhat convenient	11.99%	59
Neither convenient nor inconvenient	19.72%	97
Somewhat inconvenient	27.64%	136
Very inconvenient	35.98%	177
TOTAL		492

Q13 What is your opinion about riding a bicycle in the study area? (Choose one)

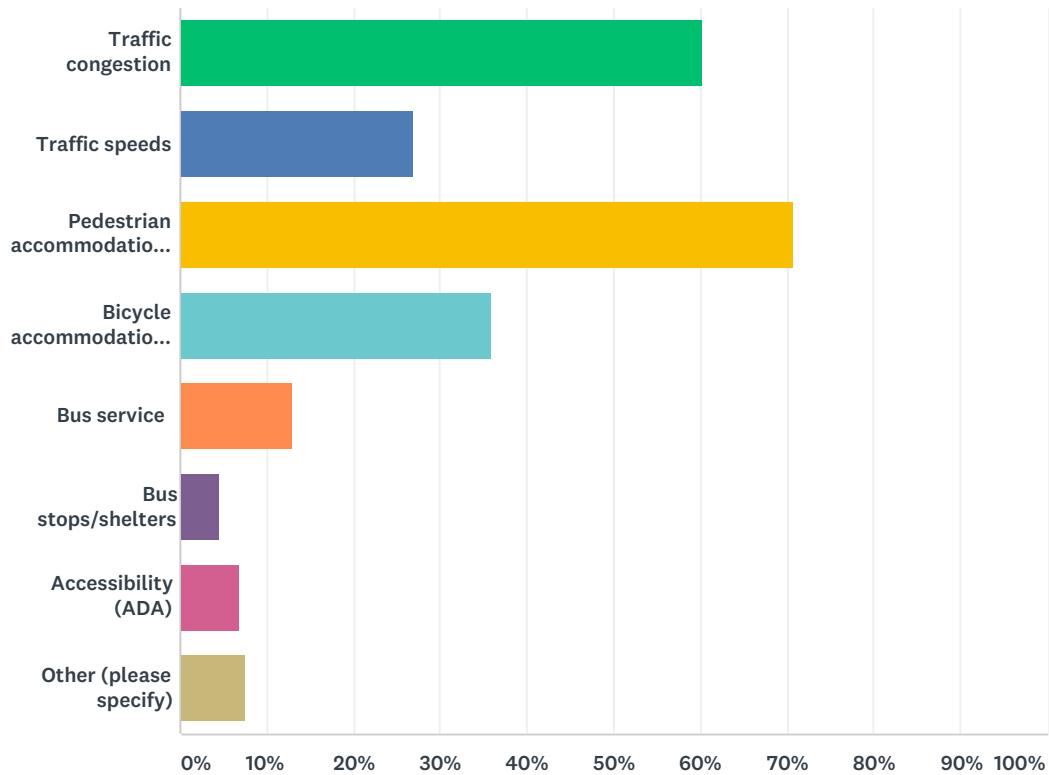
Answered: 492 Skipped: 71



ANSWER CHOICES	RESPONSES	
Very convenient	3.86%	19
Somewhat convenient	7.32%	36
Neither convenient nor inconvenient	20.93%	103
Somewhat inconvenient	30.69%	151
Very inconvenient	37.20%	183
TOTAL		492

Q14 What are the most important transportation issues in the study area? (Choose three)

Answered: 492 Skipped: 71



ANSWER CHOICES	RESPONSES	
Traffic congestion	60.16%	296
Traffic speeds	27.03%	133
Pedestrian accommodations (accessible sidewalks, crosswalks, lighting)	70.73%	348
Bicycle accommodations (bicycle lanes, Share the Road signs, bicycle racks)	35.98%	177
Bus service	13.01%	64
Bus stops/shelters	4.67%	23
Accessibility (ADA)	6.91%	34
Other (please specify)	7.52%	37
Total Respondents: 492		

What are the most important transportation issues in the study area? (Choose three)
Other (please specify)
I think it's fine the way it is
No concerns - leave it alone!!
I don't believe there are any transportation issues to be addressed here.
There aren't any issues with traffic
<p>The majority of residents who live in this area travel outside this area for work, or are retired. The majority of residents own cars and during the morning and afternoon commute, traffic can become congested, but only on Rt. 419. Neighborhood traffic does not backup at all. There are no safety issues riding a bike in the area, unless it is to cross Rt. 419. There is very little need to accomodate pedestrians or bicycles and the amount of people who would utilize bus service in this area is very small because the majority of people can afford alternate methods of transportation. Accommodating the minority (bus service/bicycle patrons) would be at the expense of the majority (personal car patrons).</p>
street illumination at intersections
We are able to navigate the current roadway system with ease. It will become a mess if you start putting "traffic calming" measures in place as was done on Rt.24/ Bullet Ave in Vinton (off-kilter medians, narrowed road widths, etc). That created a disaster!
traffic patterns are inefficient
older people being generally bad drivers.
turning onto 419 from Stoneybrook and Glen Heather Dr. is VERY dangerous
no planes/boats
I'm concerned about people who try to walk or drive a mobile chair across 419
none
traffice congestion at certain times of the day
I, like many families would like to be able to buy groceries nearby
Bike lanes and signage are not safe nor popular accommodations. We need off road, separated bike/walk trails/greenways
idk
Intersections
signal timing
Better public transportation
This neighborhood does not need more businesses thus more traffic - or more people, thus dangerous elements, entering the area.
theres a garst mill greenway but there is no way to walk their from any of the neighborhoods, adding sidewalks to all the neighborhoods would help create a more community and walkable atmosphere
Need traffic light at Stoneybrook and Electric Road
Need traffic light on Stoneybrook and 419
People block intersections, especially the intersection at Oak Grove Elementary. If you are waiting to turn left to go up by Oak Grove, people block it and you can't get across when there is a red light.
Sailfin and step-in signs block intersection view
people running red lights
Need more traffic lights on electric or round about too hard to get out of churches and neighborhoods safeky
Vehicular access to businesses
Secondary road conditions

I really really wish there were more sidewalks. None of the neighborhoods I've seen have side walks even on the heavily trafficked roads.

none

Traffic lights need to be timed better.

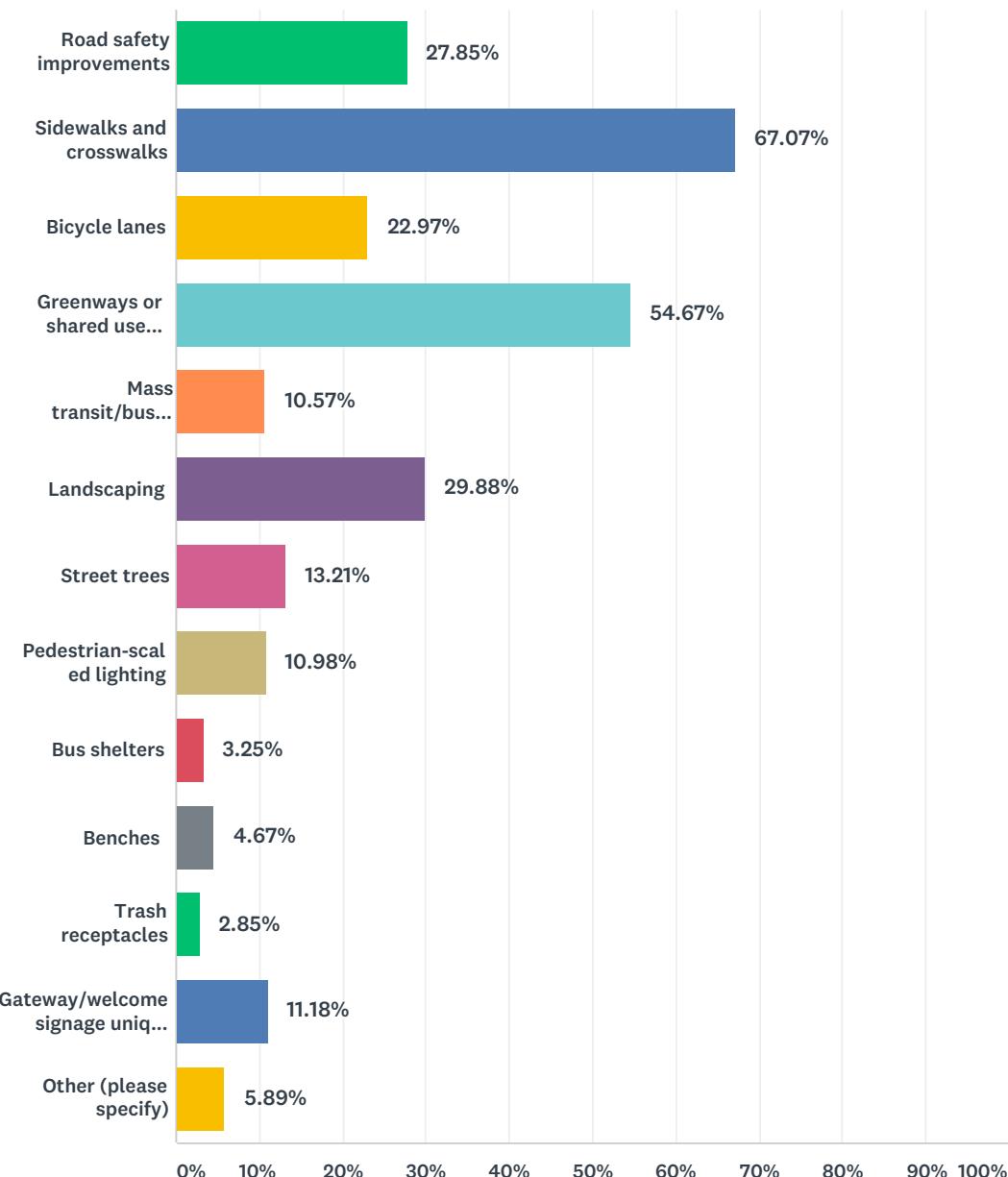
poor traffic signal timing

drivers making u-turns

Do not widen the roads!!!

Q15 What type of transportation and streetscape improvements would you most like to see and/or use in the study area? (Choose three)

Answered: 492 Skipped: 71



ANSWER CHOICES	RESPONSES
Road safety improvements	27.85%
Sidewalks and crosswalks	67.07%
Bicycle lanes	22.97%
Greenways or shared use paths for pedestrians and cyclists	54.67%
Mass transit/bus access	10.57%

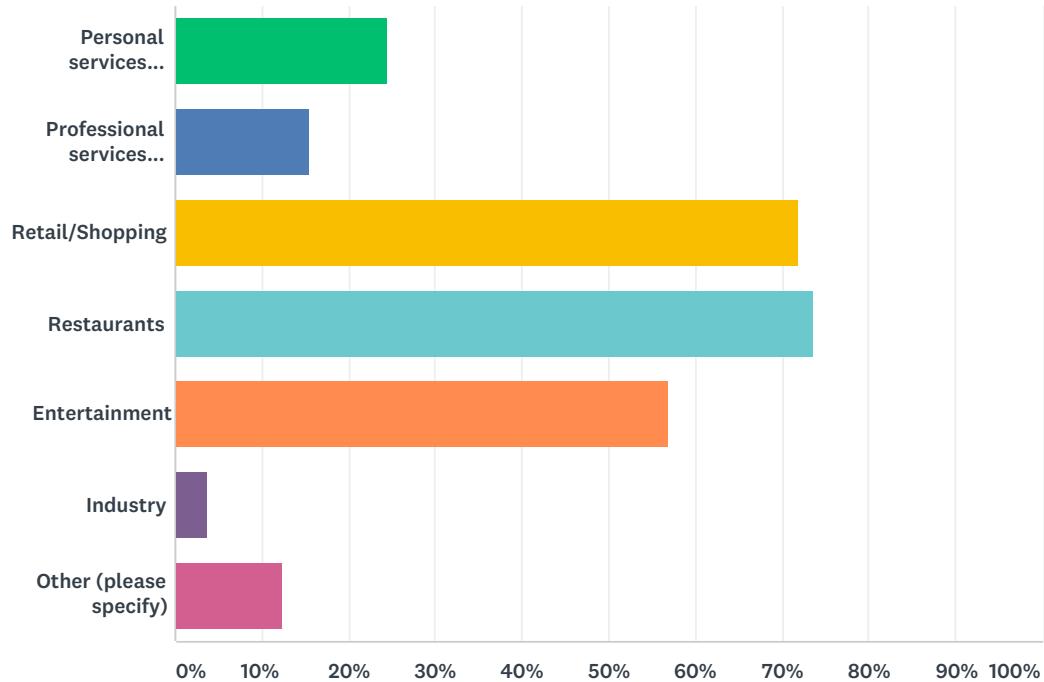
Oak Grove Center Planning Study Survey

Landscaping	29.88%	147
Street trees	13.21%	65
Pedestrian-scaled lighting	10.98%	54
Bus shelters	3.25%	16
Benches	4.67%	23
Trash receptacles	2.85%	14
Gateway/welcome signage unique to the study area	11.18%	55
Other (please specify)	5.89%	29
Total Respondents: 492		

What type of transportation and streetscape improvements would you most like to see and/or use in the study area? (Choose three)
Other (please specify)
I like it the way it is
None - leave the area alone!!
If private property owners wish to change their properties, I see no issue with that. If government wants to impose some new zoning or preferential treatment on the area to fulfill some expectation, I do see a negative issue with that interference.
None. At all.
I approve of the beautification in the area, but if I wanted to live in the city I would've moved downtown. I do not approve of spending tax payers money on 'accommodations' that do not accommodate the Oak Grove residents.
Please, no more of the circular roundabouts and stop narrowing the width of the roadways.
Add Trees or Shrubs on medians to help ensuring the division of North/South bound lanes. Add 419 N(north) and 419 S (south).
easier access points for vehicles
Get rid of Electric Road then maybe you can consider putting in things like sidewalks, crosswalks, trees
Recycling
imagine subway surfers: real life edition
runways/ports
I'd like to see the cigarette butts cleaned off the streets in Roanoke County.
ADA compliant road crossings with delayed signals
Traffic Circle
Enforced speed limit
It's a pretty area and the people are wonderful, the issues are not aesthetic but practical and business development focusing on growing families is the most critical issue
Low speed electric transportation lanes
more street lights
Please leave this area alone. Keagy Village destroyed a historic school house and acres of animal habitat. What a disaster. Please don't take the rest of our woods just to give us more empty storefronts
would love to see updated street lights with character, cuter street signs and neighborhood signage, increase trees and better landscaping and better care of the study area
Traffic light at Catholic church
ADA Accessibility
The park and Oak Grove Elementary need to have better lighting and maybe even security cameras. There is a lot of things that happen in those areas at night. People will use the trail behind the houses as well for getting away and doing things they shouldn't be doing
prohibit sailfin and step-in signs that block intersection view, not signage in the medians or shoulders.
Upgrade ugly Oak Grove strip
better traffic light timing
Keeping trees along 419 cut back so you can see when pulling across traffic

Q16 What types of businesses are most needed in the study area? (Check all that apply)

Answered: 475 Skipped: 88



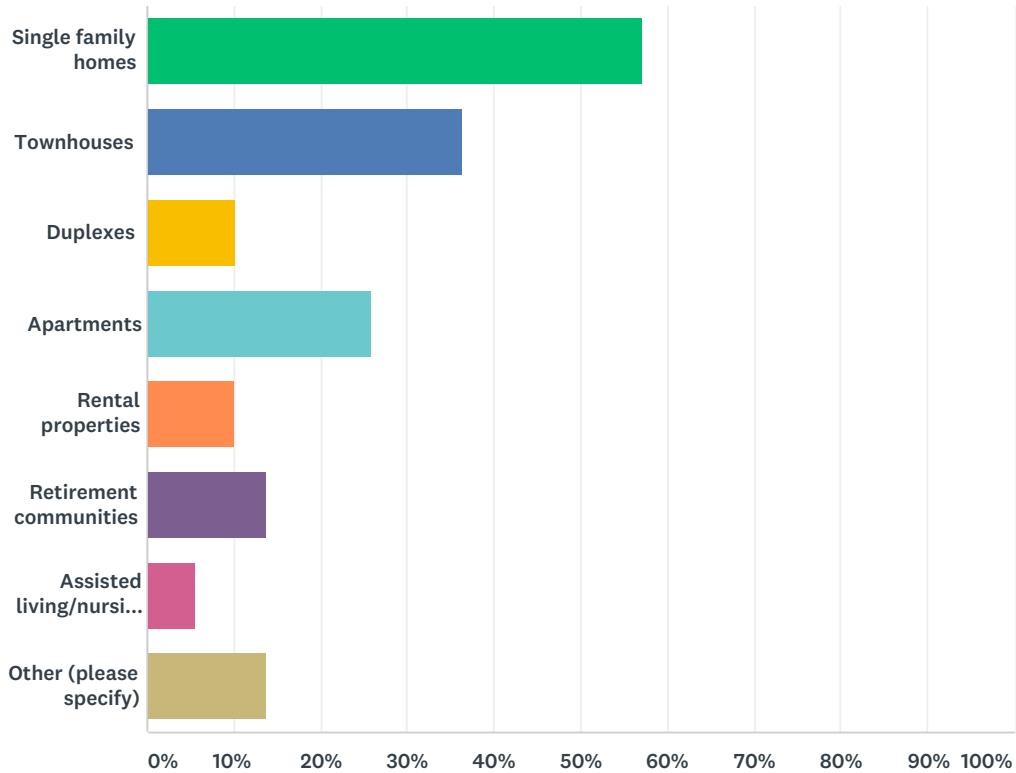
ANSWER CHOICES	RESPONSES	
Personal services (Beauty Salon, Dry Cleaners)	24.42%	116
Professional services (Doctors, Attorneys, Accountants)	15.58%	74
Retail/Shopping	72.00%	342
Restaurants	73.68%	350
Entertainment	56.84%	270
Industry	3.79%	18
Other (please specify)	12.42%	59
Total Respondents: 475		

What types of businesses are most needed in the study area? (Check all that apply)
Other (please specify)
We have beauty salons, a dry cleaners, a dentist, some shopping, a grocery store, some restaurants - we do not need entertainment or ANY industry!!
Nothing is "needed". As businesses develop and grow on their own, the area will develop and evolve independent of government interference.
VABC
None. At all.
There are many locations sitting vacant (Kagey Village comes to mind) which can be utilized by any of the aforementioned commerical businesses. There is no 'need' for any business and this should be left to the private developers.
Grocery store
Motorcycle, bike, games center for the youths.
Grocery/specialty stores
vape shops
none
chickfila!!!!!!
please, no more restaurants. Obesity is at an all-time high.
No bars please
Please put in a Chick-fil-A!!!!!!! McDonalds is the only option for miles
Brewery and Cultural Centers
No response given
I definitely miss the Northwest Hardware that used to be in Southwest Plaza.
drug store
ABC store.
no additional needed
Health (bike rental), unique grocery, performance park for live music
more activities for people with developmental disabilities
Really don't know - I just pass through and never stop..... Even with changes I would likely still only use the area as a passthrough
We already have all that is needed
A good coffee shop, a star bucks would be great, and somekind of grocery store. I am becoming a single issue voter on this and when I speak to my friends they are as well.
Grocery
Grocery store option other than Food Lion
A Nice Grocery Store
I feel as if it has a good mix now.
Schooling
coffee shops
There are enough of these already.
I don't think the immediate area needs more businesses
Wine Bar
Coffee shop. Restaurants that aren't chains or fast food.
Grocery
traders joe
Gas stations
We need nothing we don't have.

It's fine the way it is! Don't need more businesses.
its seems like mostly professional buildings and offices, some personality some "higher end" retailers, panera and starbucks would do excellent:)
Doesn't matter as long as it is high quality (McDonalds has become an eyesore)
High end grocery store; high end restaurants (McDonalds was an unsightly addition to the area)
Wegmans Grocery Store
Arts/culture
Businesses with high paying jobs - \$80k+
BAR!!!
we don't want increased traffic in our neighborhoods though
All of these already exist.
Anything that is fun and not boring.
Chain businesses that are unique to the area and not already here. This creates a reason to head there.
Probably fine as it is, in regards to this question
traders joe
Parks and recreation center
coffee shop
We have these
Businesses to retain and grow restaurant demand

Q17 What types of housing are most needed in the study area? (Check all that apply)

Answered: 475 Skipped: 88



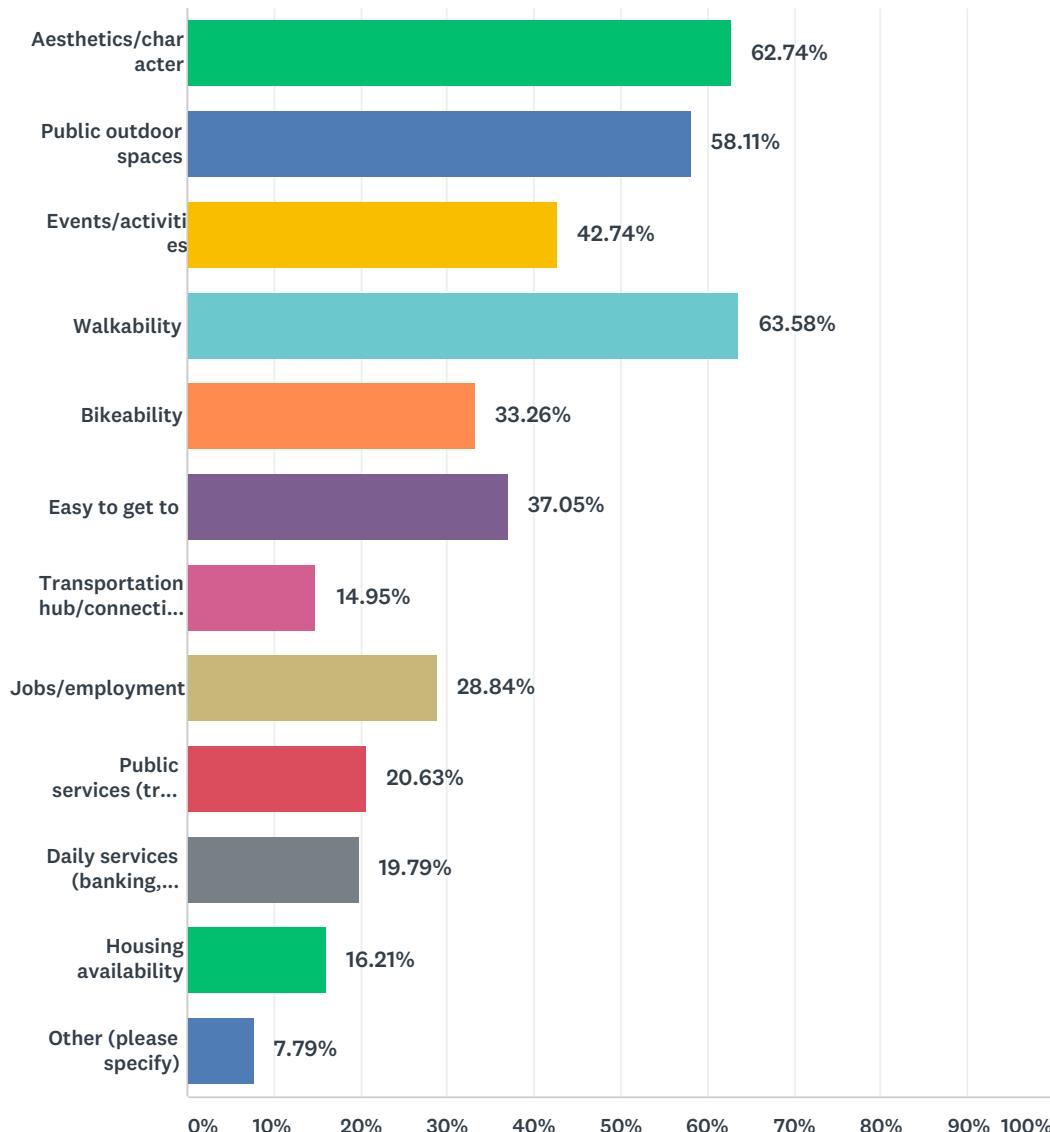
ANSWER CHOICES	RESPONSES
Single family homes	57.05% 271
Townhouses	36.42% 173
Duplexes	10.32% 49
Apartments	25.89% 123
Rental properties	10.11% 48
Retirement communities	13.89% 66
Assisted living/nursing homes	5.68% 27
Other (please specify)	13.89% 66
Total Respondents: 475	

What types of housing are most needed in the study area? (Check all that apply)
Other (please specify)
Already a good mix
No answer
Let the free market and existing zoning dictate housing in the area. All of the above housing exists currently in proximity and no additional is "needed"
None. At all.
There is no 'need' for housing in this area and any development should be carried out by private developers.
We live here because we like the rural feel of our neighborhoods. We do not need high density housing.
NO section 8 or other low income housing!
Retirement communities Patio or Tower living.
Live/Work spaces
None there are already many homes in the area
Condominiums
none
affordable for 18 yr olds that want to live on their own
Need to get developers to start buying and renovating older homes instead of building new ones. Oak Grove neighborhoods are looking trashy and run down. They need improvement too.
i dont know
These options already exist. New housing should only be built on land that is converting from commercial.
none
I had to answer the question. I'm not really sure of the housing demand. Condos would be nice though.
low income for independent living
left blank
left blank
left blank
Plenty of a variety of housing now!
Mixed use
Developed to maximum now anything else would destroy the beauty here
As a resident in the Crest Hill area, I am seeing a decline in the neighborhood and an increase in rental property. I feel a revitalization of the neighborhoods with an emphasis on decreased rental properties and more single family residences being owned is very important. An increase in apartments concern me because the schools shifted a lot of the area to Green Valley due their high apartment "transient" rate. With the pines, the villages, Witnerberry, and Sugar loaf and Oak Grove apartments I am not sure we need anymore. Better zoning enforcement is needed there has been a rotten tree in the front yard of a rental house on Cordell for at least 6 months. The ladder has been setting agianst that house the whole time too.
None. We have enough
I feel it has a good mixture now.
No opinion
affordable patio type homes
Pet park
None. Nothing needs to be done in this arena.

UPSCALE Apartments but not within the neighborhood more like Richmond /ShortPump street with business below with gyms, parking, and lofts on top
There seems to be enough housing.
one level single family homes
Patio homes
Affordable housing. Grants to restore older homes.
They can't even populate all the townhouses or whatever has been built in the Keagy Village area. Why build more??
none
Don't know
Not sure
None. There is already a variety of housing in the area.
Condos
All of these already exist.
Not familiar with housing options in the area.
No Opinion
NONE
So many old people reside in this area FYI so anything that would change that.
Anything but retirement communities...
There is already a good mix of housing in the area
Not sure
Dog park
In the area outlined in the study, housing is not an important consideration. Lots of housing options just outside the study area.
Mixed use buildings
No new housing needed; too built out now
vertical mixed use with affordable housing included
housing options are suitable
Updated apartments and empty-nester homes are needed
there is plenty of housing
No other housing is needed in the study area.

Q18 What additional features are important to you for the future success of the study area? (Check all that apply)

Answered: 475 Skipped: 88



ANSWER CHOICES	RESPONSES
Aesthetics/character	62.74% 298
Public outdoor spaces	58.11% 276
Events/activities	42.74% 203
Walkability	63.58% 302
Bikeability	33.26% 158
Easy to get to	37.05% 176
Transportation hub/connectivity/multi-modal access	14.95% 71

Oak Grove Center Planning Study Survey

Jobs/employment	28.84%	137
Public services (trash collection, Police, Fire and Rescue, libraries)	20.63%	98
Daily services (banking, laundromat)	19.79%	94
Housing availability	16.21%	77
Other (please specify)	7.79%	37
Total Respondents: 475		

What additional features are important to you for the future success of the study area? (Check all that apply)
Other (please specify)
Keeping the suburban feel
Area is fine as it is!!
Government should not attempt to force an area to conform to its perceived needs. Let private property be and do not influence an area's success.
This area is fine just the way it is
Much more frequent street cleaning, with particular attention to gutters would make more sense than all this "reimagining."
Bus access
none
fun things to do outside that are close to home
people under the age of 64
I have lived in the Oak Grove area for 20 years and feel it has all we need except for better shopping. However, what we have just needs updated so the area doesn't look so old and run down.
It doesn't make sense that Roanoke County provides no recycling for their neighborhoods in or near the study area
better design for people rather than cars, buses, etc. Street trees, parklike plazas, benches, public wi-fi spots
Recycling
wheelchair accessibility
Enlarge Oak Grove Park
The ability to not drive 20 minutes for groceries
Grocery stores and Starbucks. I'm surprised this area does not have a better grocery store option and a Starbucks.
A Nice Grocery Store
I just visited Winter Garden and Winter Park in FL recently. I do not think you will ever get Oak Grove to that type of neighborhood, or if you would want to.. Waliking and biking is difficult on Electric road and I am not sure a bike lane is the fix. While I can go the back way Grandin Rd from Anthony's to Glen Heather is very scary, maybe this would be a better entrance for walking and biking. To make the city and county side more unified you need a better way to cross Electric Road.
Car-friendly improvements
Recycling
The area needs a central place people can get together with restaurants and outdoor music area for smaller events.
Please no more public safety buildings. I think we have more than enough.
Traffic control and safety
We're fine, thanks. Leave the area alone.
Greenway
Greenway
Safe
Not every linear foot of Rt 419 needs a building.
Child friendly outdoor spaces
Anything fun and entertaining
Not sure

Road diet and multi-modal connectivity/safety

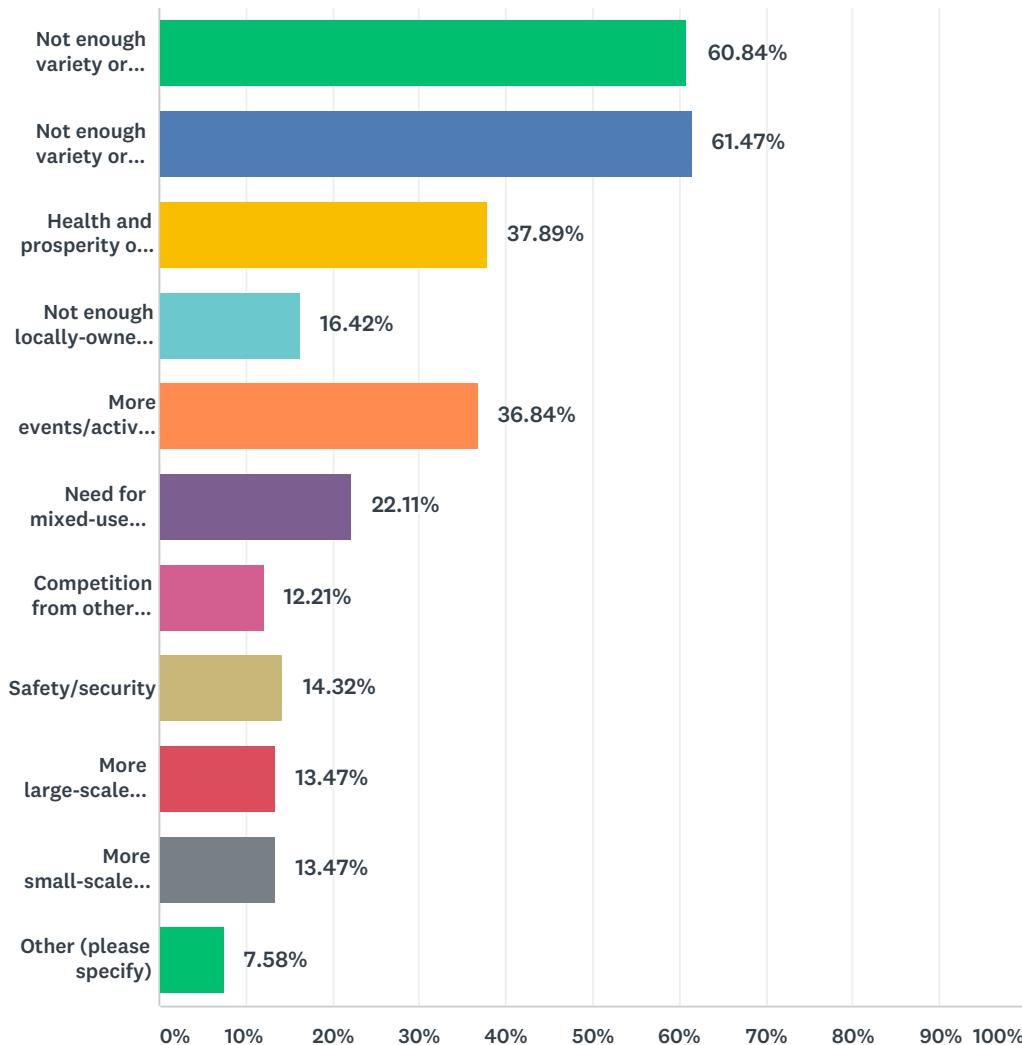
No more banks. The old BB & T is empty. The old Valley Bank building near Lewis-Gale is empty. No need for a laundromat, there is one on Brambleton Avenue. Find a good higher end restaurant for Keagy Village.

Restaurants

Keep the cut through traffic out and we can walk in the street. County needs recycling!

Q19 What issues related to economic conditions could be improved? (Check all that apply)

Answered: 475 Skipped: 88



ANSWER CHOICES	RESPONSES
Not enough variety or quantity of retail stores	60.84% 289
Not enough variety or quantity of restaurants	61.47% 292
Health and prosperity of existing businesses	37.89% 180
Not enough locally-owned businesses	16.42% 78
More events/activities	36.84% 175
Need for mixed-use buildings with retail, office, residential	22.11% 105
Competition from other areas	12.21% 58
Safety/security	14.32% 68
More large-scale employers	13.47% 64

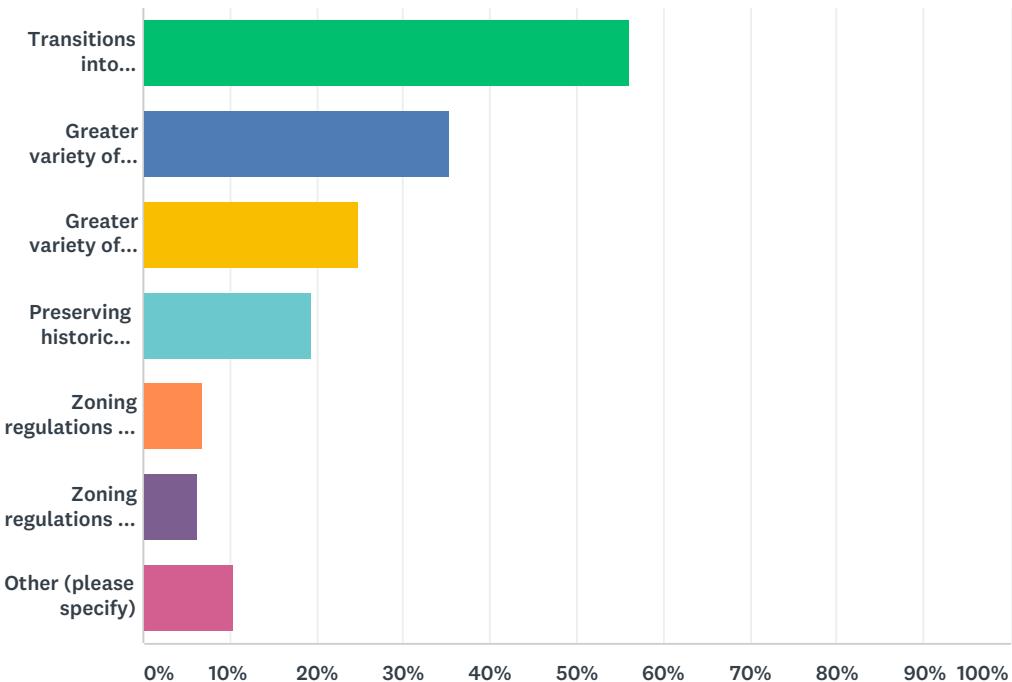
Oak Grove Center Planning Study Survey

More small-scale employers	13.47%	64
Other (please specify)	7.58%	36
Total Respondents: 475		

What issues related to economic conditions could be improved? (Check all that apply)
Other (please specify)
Roanoke County needs to keep the area the way it is - stop spending our tax payer money!!
Mass transit
Free market and private enterprise will shape the area. This is as it should be.
The area is fine the way it is
Spend less money on public-influenced business.
Safety of Cyclists & Pedestrians
Let's reimagine Roanoke County / City lowering our taxes (real estate, personal property, rain tax, trash fees, etc) and leave the development of private property to the private sector.
cute outdoor seating restaurants or more popular things like 24 hr "cookout" restaurants with milkshakes and fries
There are no parks within walking distance.
Public internet available
low-income housing
Small businesses have left the area (Consignment 1st and Roanoke Bagel)
Missing a good grocery store and a Starbucks
A Nice Grocery Store
idk
Higher Quality Restaurants
Plenty of empty spaces at Keagy Village already.
Trader Joes
Stop building offices and adding low-quality, strip mall businesses. Preserve existing green spaces and views.
The State Farm building is still empty, and the powers that be want to build more. Ridiculous.
Get a decent business in the old Allstate building
the location is so great, the schools are great, it should attract young families and young adults but it looks so blah and outdated and uncared for.
Revitalize Oak Grove Plaza (at least a decent roof and fence at McDonalds)
Oak Grove Plaza needs an upscale remodeling with businesses to draw in customers (McDonalds is an eye sore)
Many of the buildings look old and sad.
419 is a major through-way. Whatever is done, traffic conestion should be a major concern. It should not be seen as a neighborhood center like the Grandin Village or the like.
Needs more business that is fun and not boring.
unsure
Beauty, it's ugly, needs to look more upscale
Need to fill Shops at Keagy Village. Need high end grocery. Starbucks or local coffee shopw
Greenway connection in either direction
Need businesses to fill empty buildings such as Keagy Villiage and old Allstate building
Update stip Mall building and remark parking lot. Ugly building, very poorly laid out parking lot
This area just seems to be a pass through between Southwest County and salem. There is a "dry-spell" of activity between Brambleton Ave and Lewis-Gale hospital. I think bringing parks and recreation to this area that will make it a destination are important.
need to connect to greenways

Q20 What land use-related issues could be improved? (Check all that apply)

Answered: 475 Skipped: 88



ANSWER CHOICES	RESPONSES
Transitions into surrounding neighborhoods	56.00% 266
Greater variety of commercial options for businesses	35.37% 168
Greater variety of housing options	24.84% 118
Preserving historic structures and sites	19.37% 92
Zoning regulations are too restrictive	6.95% 33
Zoning regulations are not restrictive enough	6.32% 30
Other (please specify)	10.53% 50
Total Respondents: 475	

What land use-related issues could be improved? (Check all that apply)
Other (please specify)
No answer
No answer
none - find another job for Phillip Thompson - put him on school improvement in general - or get rid of him - taxpayer waste of money!!
Government should quit attempting to control/restrict/restructure an areas' development. Protect the interest of those tax paying property owners by NOT changing current zoning.
land is already FULL
None. At all.
Preserve the surrounding residential areas by keeping high traffic commerical service from dominating the area.
No additional multi-family housing. Build that elsewhere!
buildings closer to the street so people don't have to walk across parking lots to get to businesses - need sidewalks connecting housing and businesses
Clearer zoning regulations allowed in residential neighborhoods that have Leased housing. Example couple leaves a leased house and the new leasee's bring a full grown pig into the house.
not enough space for buildings
none
I don't know anything about land issues, and it won't let me click none.
Crest Hill, Sugarloaf and Castle Rock neighborhoods need improvements. Residents need to clean up property.
Although I hope to have more commercial options, I also want to preserve as much green space as possible.
That is as important to the health of a community as retail (which I hope will pick up).
Roanoke County already destroyed the artist's home near Hidden Valley School and ruined the H.V. with Keagy Village
Had to answer.
left blank
More apartments
more public paces: plazas, parks, etc
The destruction of the existing forest behind Keagy Village
idk
Too much development.
water drainage issues exist in many areas and cause flooding in basements. This is an issue throughout the cave spring area and should be taken into account when any new constructions impacts drainage.
I don't like to see all the signs and banners flying along 419 in the Oak Grove area- looks trashy
That preserving of historic structures is a joke after what's already been done. And we certainly need no more commercial enterprises.
Don't understand the question
improve the look of the neighborhoods, add sidewalks, add nice looking signs, add round abouts or more traffic lights on 419 (left turns are scary), sidewalks and access to greenway would make the area more competitive- a lot of families prefer county schools and the location is super convenient but it just lacks the neighborhood feel raleigh court/ south roanoke/wasena has, it feels forgotten
Improve shared outdoor space
Zoning regulations should not be made less restrictive

Zoning regulations should NOT be reduced. The surrounding neighborhoods/property values should be protected and enhanced versus harmed.
I'm not sure
Don't mess up the traffic flow on 419.
No opinion.
Not sure
upgrade the current buildings. more green space around oak grove especially mcdonalds side. looks shabby
I have no knowledge of land use and therefore nothing to add.
More businesses and outdoor improvements, in the neighborhoods around the oak grove area: better and more attractive street signs with character, better neighborhood signs (this is the "crest hill" neighborhoods , sidewalks, street lamps and sidewalks, if the county takes more pride in how things look it will improve everything- young people are flocking to the city bc of the neighborhood feel but we have better schools so improve the look of things and the development will come
Physical development needs improvement. At present, development is ugly and does not encourage investment.
zoning regulations that encourage redevelopment and improvement
Who actually has knowledge of land use related issues and can answer this question?
Vertical housing - Denser
What land is available now for development? Who approved very poor location for church being built now? Very bad for home owners near the structure and access to property does not appear to meet conventional regulations for this use.
refilling the "old" Allstate Building
No opinion
Transition does not need to extend any further into the residential areas. Keagy Village is a prime example. This land should have been left as residential.
don't know

Q21 What else would you like to tell us about the study area?

Answered: 187 Skipped: 376

What else would you like to tell us about the study area?
Open-Ended Response
I like this area. Need places to meet people. Public library?
All of Roanoke needs more sidewalks and greenways expanded.
We live very close to the study area and want to keep the suburban feel. I do not want traffic on 419 slowed down, so I do not want businesses close to the street where you have pedestrians right up against the road, like Grandin Village.
Great location. Any access. Needs more housing opens. Traffic congestion is a problem now, needs correction asap. Widen your horizons. Go to Bent Mountain and look at this area. Lots of opportunity in this area. Vistas will draw visitors.
I feel i got my point across with the questions.
Leave us alone and quit spending our hard earned taxpayer money!!
Certain areas present speed limit, traffic congestion. Additional traffic in neighborhoods could present greater likelihood for accidents and less appeal for new home owners. Police presence would be essential.
Please build greenways in Roanoke County. We have lived in Roanoke County for two years now and have to drive to the City or Salem to get to the greenways. We would also love for Roanoke County to add recycling services to the trash pickup.
Aesthetics of Oak Grove Plaza are terrible. Needs to be demolished and completely rebuilt.
n/a
The area is fine just the way it is. There is nothing that needs to be done to it or taken away from it.
Representing the people of the Oak Grove community is more important than representing the people who temporarily visit the community for a service.
We have a great community and we like it here. Why is the county forcing their agenda on us? Why are you spending our tax payer dollars on this? It is not needed. This is not the purpose of local government.
Attention to the basics, as opposed to grandiose plans, would make more sense. I would like to see recycling containers more conveniently located and emptied more frequently as well.
It would be great if they would make the ordinance for fencing so that the "bad" side had to be placed toward the person who is putting up the fence.
it has a lot of potential to be a cute and vibrant village center where people feel safe walking from home to the store or restaurants. crossing 419 on foot - not just at the light - needs to be made safer for residents.
I am excited that this area is getting some attention finally. I have lived here for 40 years and there has been no new building for the community except Keagy Village and the Greenway. Then, Keagy village building came to a halt...it just now building up.
Dated
none
Old/poorly designed buildings are an eye sore. Entire area is very dated with very little to draw consumers.
It's a small business area.
Just looks a little outdated in the Food Lion and McDonalds strip malls, a little sprucing up would go a long way
Cooperate with Roanoke City to improve Grandin Road with sidewalks and bike paths.
It's already nice, but making it into possibly a large scale shopping outlet could benefit roanoke county with tourists. They have a good school already, so it should be important to make sure that the project doesn't interfere with the school & transportation to & from.

I like the area, it is just run down and unsafe at times.
I think this area has significant potential to become an even larger hub within the Roanoke Valley.
not much
It seems to work well, with the exception of traffic flow.
This area could add to Roanoke's unique and beautiful features. It is important that the county takes advantage of areas like this one. Environmental awareness for this area such as adding more trees is very important.
i would like to see an all night fast food restaurant that i can go to at 2 am when i have a sweet tooth like cookout or steak and shake
It's cute and a little run down, but it has promise so I hope it becomes fulfilled
nothing
The main thing that needs to be done is adding safe sidewalks to walk to different places in the study area.
There is so shopping and nothing to do
teenage area
i llike it
the area is very calm and peaceful
It would be cool to turn into an outdoor mall.
It looks very bland. Not much color or plant life.
sidewalks around the streets for more easy access
Would love to see entertainment areas, green space/recreational areas, and improved accessibility in the area.
A sports complex open to the public to increase fitness and provide higher numbers of people in the area for businesses to thrive.
Ive only been there in the park once in my life
I think it's pretty cool, you just need more retail/shopping and I think it would increase traffic. I go to Dunkin Donuts, like, every day though.
A good investment would be like a cute drive-in movie theater and/or more places like Pop's. Kids nowadays are all about the aesthetic, plus I genuinely would roll up.
There are nicely kept neighborhoods back behind Keagy Village but the rest of the Oak Grove neighborhoods are getting very trashy and run down. I see no point in the city and county spending tax payers' money to revamp the Oak Grove area for businesses if you are not going to revamp the neighborhoods. Crest Hill neighborhood especially is looking very trashy due to so many rental homes and people leaving trash in their yards and broken lawn mowers and vehicles. If developers would start buying homes in these neighborhoods and renovate them, improve the neighborhood, then these neighborhoods would be nicer to live in and there wouldn't be a need for new homes in this area. These older homes have a lot of character but just need updated. I would like to see higher property values and home selling prices in these neighborhoods. And when it comes to adding more residential housing, please keep in mind that Oak Grove and Hidden Valley schools are pretty full and cannot handle a moderate to large increase in students.

Oak Grove area is SEVERELY lacking in restaurants and retail. It is too heavily populated with businesses and office buildings. Oak Grove would highly benefit from a Target store, a Chick-fil-A and ethnic restaurants open for dinner. Keagy Village is a gorgeous property that is mostly empty. Why is that? It has great potential for restaurants and smaller scale retail stores. I live in Fairway Forest and for me to get to a Target or a Walmart, I have to drive at least 15-20 minutes. Could a Target store go in where VA Corp is? It's a complete waste of prime real estate and seems empty. I really hope some big changes happen soon! Glad to see this study happening. Please add my email address to any updates that go out about these plans. bethCgross@gmail.com

Because there are so many children near the area, there needs to be more entertaining things to do when it's not warm outside, we cannot always take them to the park.

I have lived in the Oak Grove area for 26 years, raised my children here, and worked here. It is a great place to raise families, but, in order to keep young adults in this part of the Roanoke Valley, I would like to see more entertainment and retail options, as well as easy access to recreation areas (including ball fields / soccer fields. I also think that it is important for young people to have a close connection to the community outside of school.

It needs more quality food and housing to actually attract the younger community.

I've never been there and have no idea what it even is.

Needs a lot of entertainment

bringing more food and retail shops into the Roanoke area will be beneficial, an entertainment area like an IMAX theater would be really awesome, and sidewalks are always a great way to encourage people to visit and allows them accessibility they do not have access to right now.

more food places and shops

it is great but it needs more small business to improve it well being over time

It is a great place to live and I personally enjoy the area

'jhecdvdmxmbjlcckwshqbo;jr4ebwibrjeqdbsknmebqjkvbvf2fekwbvjkrrn.wfednvlme,fwnl,efwnnlk,vnrm,efwbbvl
mr4ewbjk.vb4elwfnnlr,wefqlrw.eqbnfvr4l.ewfvnk14nk3refv/tvl;rnlk'

PLEASE BRING IN A MOES OR CHICKFILA

more restaurants

Include more shopping, the study area is located in a wealthy area and I believe stores would have good sales.

Its great

I think it should not be urbanized too much, but a green way and other activity areas would be an improvement.

I think it has the potential to look really nice and pretty but right now it's almost an eyesore with how things are set up/arranged

Modernizing the area while making it more accessible for pedestrians is vital. That being said, residents of the area tend to like things the way they are so too much too soon will cause for pushback.

More zoning - property kept up - too much rental property that tenants do not maintain and neither does owner. Stoplight at Stoneybrook and 419. No U-turn at Stoneybrook and 419. RADAR/ Valley Metro cooperation between city and county. Expanded routes, smaller vehicles. Expanded hours of service. Coordination between transportation and Valley Metro and private Uber/taxi service.

I love living at Fairington Apartments. I have been on disability and have lived here over 12 years. Excited that city and county are trying to come together to make our community in the Oak Grove area better.

Like the idea of one stop shopping and things to do inside and outside

Will Bent Mountain undergo a Planning Study Survey after it is destroyed by the Mountain Valley Pipeline?

Please don't make it too urban. We appreciate the suburban feel with trees and empty spaces.

could be a great area and destination if you could get out of the 1960 mentality of urban/rural planning
As a resident, I'm not interested in added traffic brought in by retail stores. But, being able to walk to a nearby restaurant (and not fast food) with an outdoor bar would be desirable. Maybe it's my age and the fact I don't like to cook. Best of luck with your study!!

NA

Too much Traffic!!! Road surface conditions are horrible and what businesses that are there are horrible

Look at turning lanes/adjusting entrance to Oak Grove school. Very difficult at times to enter/ exit with traffic coming from 419 and the two exits of Southwest plaza/Sunoco on that side. Would like to see Oak Grove park updated & better connected to school - similar to Darryl Shell/Penn Forest.

All the ideas I heard were amazing.

We like our area the way it is and don't want another "upscale Keagy Village" shoved down our throat! We also are not in favor of having our property taken away for the development of a greenway.

We need a progression plan: 1 year, 3 years, 7 years, 15 years, 20 years. Plans, not concepts.

Would like to see it pedestrian friendly with nice businesses to frequent by bike or foot. Oak Grove Plaza facelift.

It is good to know there is an interest in improving the area. My family & I love it here; but there are improvements that could & should be made. It should not take until 2040 to make improvements be a reality.

We just moved to Oak Grove near the elementary school last summer. We LOVE Roanoke County Parks & Rec and the Greenways! But no programs or Greenways are here. Yes close with Brambleton Center and Salem Greenways but not IN Oak Grove. Don't know if it's feasible but just would like it to be considered. :)

Hoping you do not ruin the property behind our houses to connect to businesses. All of the businesses and the park are easily accessible now. We do not want more business or a greenway we bought the houses for the privacy and nature in the back since the front street is so busy and noisy. The problem with walking is the way the cars speed down these roads. There was too much development around this area that has caused all of this traffic congestion. Keagy Village was not successful and I hope another mistake is not made. Why destroy more land and our property values? We do not want that and will boycott just like we did with Keagy Village..

Please, support a grocery store in our area, everything else is moving along. Also, do something about the opioid epidemic and don't allow pill doctors (ex blue ridge pain management)

This area is nice and I would consider living there if there were a better grocery store option and a Starbucks.

Lots of upside. Area would benefit greatly from a new grocery store. That one change would attract more restaurants, office users, and residents to an area already valued for its excellent elementary school. Most importantly a new grocery store would be a great amenity for current residents who are under served with respect to quality grocery shopping options.

It would appear from areas I have been around the country; planned communities are the future. Oak Grove being an established community; needs to find ways to develop that same feeling of community and small business. What is being done to attract new homeowners and keep them from leaving the community to satisfy their personal and professional needs?

The geography is going to be a challenge. a block either way presents you with some hills which preset a challenge for walking and biking. It would be nice to have an area where you could park and then be able to walk to the area shops and restaurants. I miss ACE hardware that was at South West Plaza, and the Big Lots that was at Oak Grove. Currently Keagy Village seems remote to Oak Grove.

I am concerned that the area will turn out to be like Keagy Village where the Forest was cut down and there are not many businesses to justify it.

would be nice for a third lane on 419. Living in the area, I always get stuck and it can be quite annoying.

It has great potential

nothjing

By other types of housing (apartments or townhomes), I meant new ones. We have some that are very run down and don't make the area look very desirable.

As someone who owns a home a few blocks from this study area, it would be a real boost to the area and a sense of community if these areas (the surrounding residential, transition zones, and commercial spaces) were walkable and bikeable.

Please don't make the same mistakes you did with Keagy Village, a mostly empty eyesore that invaded the neighborhood and paved the way for the really ugly "Townes" of Hidden Valley. Let's keep the commercial stuff on 419 where it belongs.

I would love to be able to walk from my neighbor to retail shops and restaurants.

Don't fix something that is not broken. Enhance the area through good proven design concepts that are not costly. Improve functionality of vehicular access. Don't initiate traffic calming techniques that become mistakes in reality. I suggest that any design process should involve visits to the area at different times of the day to get a reference of the issues that should be addressed. We have everything in the area that almost works, what we need is to tie it together logically.

Excited that you all are looking into this. With the Medical/Research that is growing over at VTC, we can capture a lot of new homeowners.

Oak Grove mall needs to be redeveloped.

would love to see more updated new commercial shopping centers developed with good new upscale stores/restaurants to the area.

Oak Grove is a great place to live but the 419 area is OUTDATED... there are some nicer neighborhoods and/or streets close by that could sustain some quality businesses. Right now we have to DRIVE a bit to do anything.

The area is in danger of becoming a charm-free, over-developed commercial mediocrity.

Keagy Village desperately needs an anchor store. It will be economically fragile until that happens. Tax incentives to make that happen should be considered if they haven't already been.

Roanoke is a lovely place to live and all areas of the county don't need to be the same- The Tanglewood area changes will not work in the Oak Grove area which is mostly single family homes.

With the proximity to Lewis-Gale Medical Center as well as being the "central" area of Electric Ave. This area could be a real social hub for Southwest County and parts of Salem.

We need a community pool to tie into the surrounding schools. One big community pool that allows the Elementary, middle and high the ability to give lessons and hold aquatic events.

Needs more events/activities and spaces to do things for young people/young families with kids.

Looks old and not updated. Makes it seem like we are a bit of an impoverished area. I know that updates are expensive, but they are also necessary to make/keep the living area viable.
???
More greenway; easier access to surrounding homes
It is so beautiful with the mountains and the woods. Please do not forget the natural beauty of the area.
Love the area, think that it has lots of opportunities for growth and improvement.
Homes are old, overpriced, and in poor condition.
Please, if you have to spend unnecessary money on unnecessary changes to an area, find another. Leave the Oak Grove area alone.
My family has lived in that tract for 31 years. We don't need more buildings or homes or trees cut down. Get a few businesses in Keagy Village that yall ruined the landscape for and let that be it. That was a horrible idea in the first place.
I wish the housing immediately adjacent to Hidden Valley Middle School was reannexed into the County. It is ridiculous that my home is adjacent to Hidden Valley Middle School Property and the school as close to walk as the bus stop for the city school bus. I pay an astronomical amount of tuition in order to have my daughter attend a county school that is literally next door to my home.
Area is dated, inconsistency in quality of buildings and businesses
I would love to see it better connected to both Roanoke and Salem for pedestrians and bicyclists
Na
I like this part of town because it's near other areas with more activity but I like the quiet neighborhoods. I don't want to lose the quiet neighborhoods to booming business and entertainment.
Please consider improving the aesthetics on 419 leading up to Oak Grove too, the road between brambleton and oak grove is dangerous and lacks care and beauty:)
We moved to the Sugarloaf Estates neighborhood 31 years ago because this was a highly respected community with excellent schools. Restrengthening the Oak Grove area will maintain and increase property values for homes and businesses and make our quality of life even better.
It needs a complete face lift. The buildings need updating.
Do NOT bring in low income housing!!!
There are a lot of families, so kid oriented and places and businesses would be helpful.
Do not overdevelop, simply adding greenway, bike space, outdoor family friendly. If must bring large scale business, make use current available space in keagy village and old allstate park
The area is nice but 419 is dangerous. Especially for home owners trying to leave the neighborhoods
NA
N/A
Roanoke could use an arts and culture district. Downtown is nice but not that easy to get to and you have to fight with everyone else who is down there on the weekends
Would like small family owned businesses. Do not want big chain stores, or more traffic. Like the area peaceful.
Please keep the area classy and safe!
There are many young people in this area who want a closer bar. Not fast food, not take out, access to sports and alcohol, so they have a cheaper uber or the option to walk.
We bought our house about 6 years ago. We are close to Keagy Village and would love to see more restaurants and shopping going in there.

Both the Food Lion and the McDonald's plaza are out of date and need a face lift. I would like to see less traffic cut through on Norwood St (speed humps to slow thru traffic down or discourage cut through to Grandin from 419) I would like to see something done with the All-State building and a good park.

It needs an update for sure. More landscaping to make it greener in the business areas. The storefronts in Oak Grove Plaza and at the Food Lion shopping center need updating and the parking lots need to be updated as well. The businesses moving in are great but there are still a lot of empty areas in Keagy Village and the old Allstate building.

Potential for a multitude area like Short Pump, VA. High income area...disposable income there.

when you bring more people to the area, you also bring more problems. We don't want strangers having the ability to easily access our neighborhoods. We have children who play in this neighborhood. Also keep in mind that when doing the projects, traffic will be a nightmare for us. We like living here because we can easily travel to restaurants and stores. We don't want the added traffic of people coming here.

This area is more of a "pass-thru" area than a center for business and housing. Too much "NIMBY" reaction against development from adjacent residential neighborhoods.

If any place in the Valley has the profile for Trader Joes, Keagy Village is it. The fact that no one has gone to the company with stats and the land and told them why it is perfect is beyond me!

Friends have nicknamed this the "Bermuda triangle of Roanoke". It fits; there are no distinguishing businesses or characteristics.

Na

The area has aged. It needs to be made more attractive for younger families

Advertise what Oak Grove is in the study zone with signs/banners to make residents proud and visitors know what the name of the area is. Many names know with SW Plaza, Sugar Loaf Farms, and Keagy Village

The area has a great mix of residential and commercial. But it is lacking a large enough base of restaurants, retail and entertainment. People will want to stay in the area for that. Traffic congestion is terrible during morning and evening rush hour. I avoid the area during those times.

Food Lion, UPS store, Dunkin, and Anthonys are most used. Appreciate the sofa place. miss the consignment store. the mcdonalds is depressing inside.

It would be nice for the area to be able to handle the amount of traffic that passes through, encourage pedestrian traffic, as well as being aesthetically pleasing.

Nothing comes to mind right now.

Sailfin and step-in signs block intersection view and make the study area feel cheap and dirty,

Nothing

Fewer parking lots, electric car charging stations / bike and pedestrian access, focus on sustainable design

Overall, we love the area, but would welcome any improvements.

The county desperately needs a centrally located commercial big box store, preferably a Target. Valley View is not convenient, and even the current Walmart locations are not very convenient to many in the county.

Make sure the study area includes beautifying electric all the way from oak grove to McVitty stoplight

Location is very good. Desperately needs pedestrian access and improved accessibility for cars and pedestrians to businesses and neighborhoods. Too much pavement. It is not a "place"; the area is just several shopping centers along a large highway. Agree that it can be more.

Oak Grove area is tale of 2 cities - Oak Grove shopping center is rundown and unattractive/uninviting while Keagy Village is very attractive and inviting but not able to obtain tenants.

This area should become more of a neighborhood activity hub, encompassing the elementary school, park, and commercial areas - human-scale instead of auto-centric
Shopping centers need updated and modernized, with more restaurants with sidewalks and bike lanes added, to make it more pedestrian and bike friendly.
<p>My husband owns a physical therapy clinic (with additional commercial space) in this study area. I moved to this area more than a year ago and notice that it has the potential to be so much more. Right now, the area lacks character and feels like a place you pass through to get to Salem or Tanglewood. Making it a destination -- particularly the Keagy Village area -- should be the county's No. 1 priority. Plenty of people live on this side of town, but we are under-served, particularly with restaurants and retail. Now that Famous Toastery and OrangeTheory have moved into Keagy, it is starting to feel like things are buzzing. I hope the Keagy developer finally leases the anchor restaurant space and that the property in the back gets developed. I'd be happy with either townhomes/duplexes or additional retail/restaurant, if it's planned in a thoughtful "town center" kind of layout that integrates housing. The intersection of Keagy and Electric also needs a crosswalk and traffic-slowing measures -- you are taking your life in your hands if you try to cross Electric Road now. Thank you for asking for our opinions!</p>
this area needs quick recovery - not 25 years out.
Oak Grove Plaza is really a disgrace. So dated and an eyesore in the neighborhood. With Allstate sold and getting new occupants - plus Lewis Gale - will hope that new investment, enhanced by County streetscapes, etc - will bring much needed new life to that center in particular.
Updates to both SW Plaza and Oak Grove Plaza. Both are tired looking, particularly Oak Grove Plaza. The office complex next to Oak Grove Plaza is ugly and poorly designed for traffic and visibility.
people drive to fast in the neighborhoods
Sidewalks and any sort of streetscaping would be great. I think more retail/restaurants are coming regardless, which is also great. Love Keagy village now that there is some tenants in there
The area feels like it has been left in the 70s. Update landscaping and local events but you need someplace to hold them like the 6 acres behind the old Allstate building. Keagy village is a start but encourage more of that development. Indoor/outdoor music venue would be great
Seems like a small study area. Why not include the business rental spaces and church behind Oak Grove Plaza?
Nice area Kegey Village is very underutilized. Nice place needs more businesses. Allstate needs to be filled by a new business. This would increase business to stores in the area.
n/a
Would like minor growth in business.
I grew up in Oak Grove and I returned here with my family. This area needs an overhaul and I am excited to see what develops in the coming years.
For the love of all things holy, make it walkable. We can't cross 419 without taking our lives into our hands. We can't walk to the grocery store. the area is surrounded by lovely neighborhoods that don't have access to the area businesses. If I'm going to get into my car and drive to the grocery store, I'll head up to Aldi where at least I'll save some money. There's a Food Lion a block away from us!
Rethink use of Oak Grove Plaza. MacDonald's causes traffic hazards and congestion.
It is a nice area...do not screw it up !
More living communities (apartments, town homes, etc) that cater to a younger generation
Seems a wider median for cars wanting to turn LEFT on to 419 would help them get into traffic easier. Like at Gatewood, Glen Heather and Stoneybrook. It's hard to get into traffic on 419 when turning left without a light many times.

419 is a main traffic corridor. Anything that impedes traffic is a mistake. Buffering residential areas with green space would be helpful.

It's time for Roanoke to develop with higher standards. Asheville, NC is an excellent example for our area to emulate.

Keagy Village was a mistake. It is almost empty. Oak Grove Plaza needs a face lift!! It looks terrible compared to Southwest Plaza. Southwest Plaza is great!! We don't need any more banks, grocery stores, restaurants, doctors, dentists, eye doctors or churches. Your task should be to fill all current vacant buildings. Leave the Via property alone!!!! Leave the wooded property behind the old Allstate/Oak Grove Elementary alone!!!!!! nothing

We do not want rental housing in this area

More green please! Sidewalks to Oak Grove Elem. would be especially helpful. Keagy Road should be widened to allow foot/bike traffic from Fairway Forest to Keagy village.

For this to be truly successful you will need bike lanes and/or sidewalks and/or greenways feeding into this area from adjoining neighborhoods. That will be a tough sell.

Your definition of economic development is not ours. We don't want fancy buildings that end up being empty (Keagy Village). Or businesses that move across town and leave buildings empty (Allstate)

Create an environment that draws and supports businesses... low taxes and minimal regulation. This will create demand for more service businesses

What about all the water issues in the neighborhoods Neighborhood annexed from county 1979 There are few reliable storm water systems We really just want to be left alone except that we do expect the trash to be picked up and the roads plowed We have no parks, no greenways or curb and gutter Honest Y we will forego that is the above services are delivered timely Commercial encroachment needs to be addressed...if you want taxpayers to stay Thanks for asking

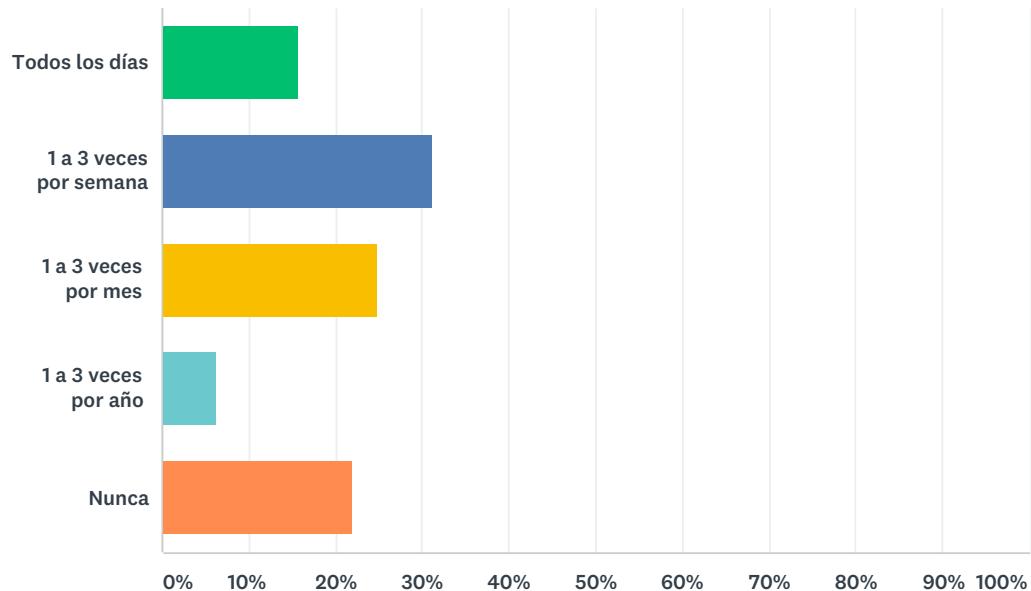
Trader Joe's would be nice



Estudio de
Planeamiento
Resultados
de la
Encuesta

Q1 ¿Qué tan a menudo visita o viaja por el área del estudio? (Marque solo una respuesta)

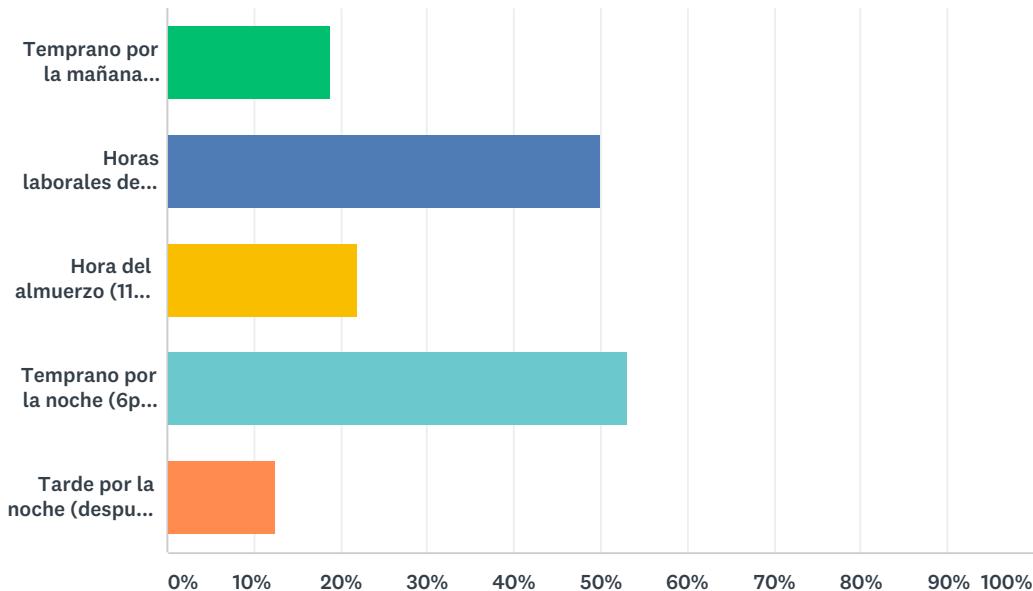
Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
Todos los días	15.63%	5
1 a 3 veces por semana	31.25%	10
1 a 3 veces por mes	25.00%	8
1 a 3 veces por año	6.25%	2
Nunca	21.88%	7
TOTAL		32

**Q2 ¿Usualmente a que hora del día se encuentra en el área del estudio?
(Marque todas las respuestas aplicables)**

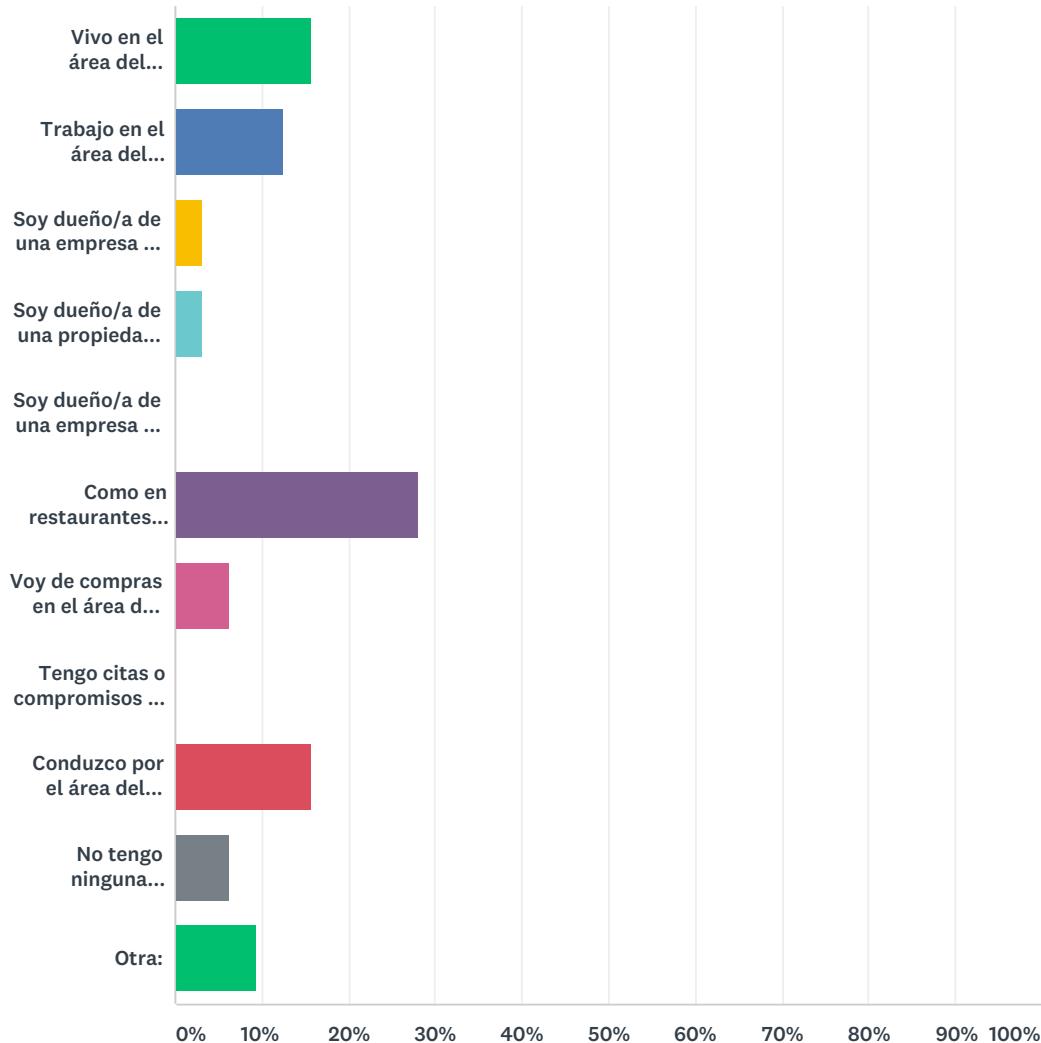
Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES
Temprano por la mañana (antes de las 8am)	18.75%
Horas laborales del día (8am a 5pm)	50.00%
Hora del almuerzo (11am - 1pm)	21.88%
Temprano por la noche (6pm - 9pm)	53.13%
Tarde por la noche (después de las 9 pm)	12.50%
Total Respondents: 32	

Q3 ¿Cuál es la razón principal por la que viaja por o al área del estudio? (Marque solo una respuesta)

Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
Vivo en el área del estudio	15.63%	5
Trabajo en el área del estudio	12.50%	4
Soy dueño/a de una empresa o negocio en el área del estudio	3.13%	1
Soy dueño/a de una propiedad en el área del estudio	3.13%	1
Soy dueño/a de una empresa o negocio y de una propiedad en el área del estudio	0.00%	0
Como en restaurantes en el área del estudio	28.13%	9
Voy de compras en el área del estudio	6.25%	2
Tengo citas o compromisos en el área del estudio	0.00%	0
Conduzco por el área del estudio	15.63%	5

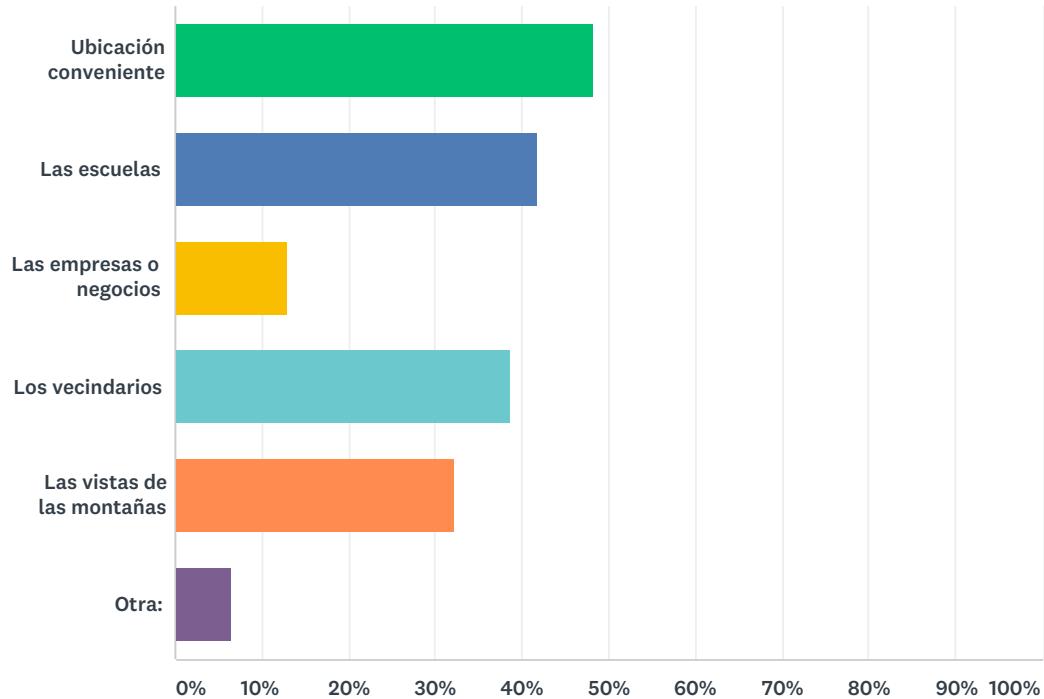
Estudio de Planeamiento para Oak Grove Center

No tengo ninguna relación al área del estudio	6.25%	2
Otra:	9.38%	3
TOTAL		32

#	OTRA:	DATE
1	corte el pelo	2/22/2018 3:07 PM
2	i take my sister to school	2/22/2018 12:51 PM
3	this is dumb	2/22/2018 12:15 PM

Q4 ¿Qué es lo que más le gusta del área del estudio? (Marque todas las respuestas aplicables)

Answered: 31 Skipped: 1

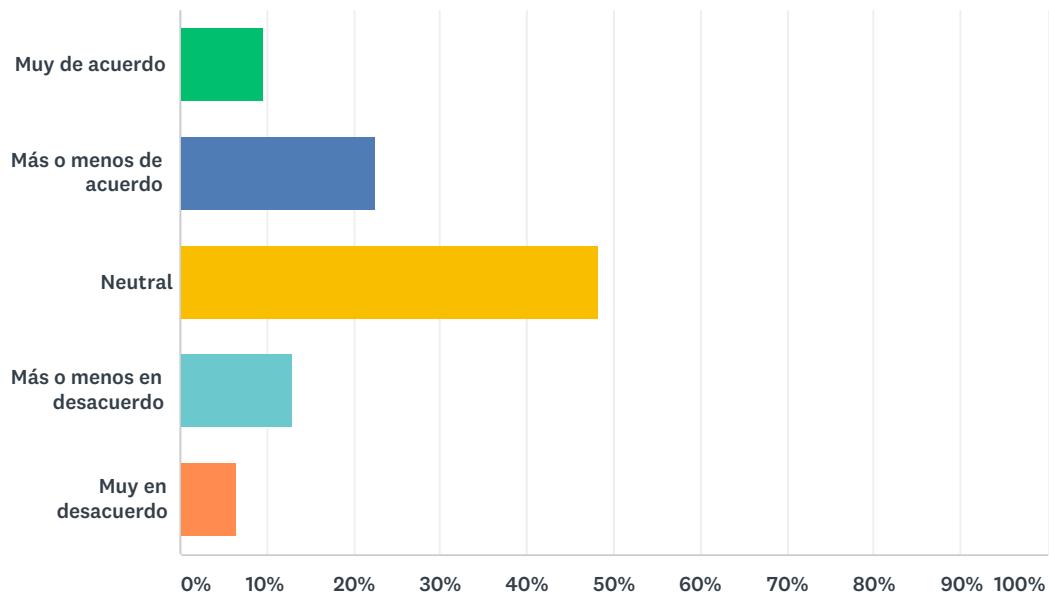


ANSWER CHOICES		RESPONSES
Ubicación conveniente		48.39%
Las escuelas		41.94%
Las empresas o negocios		12.90%
Los vecindarios		38.71%
Las vistas de las montañas		32.26%
Otra:		6.45%
Total Respondents: 31		

#	OTRA:	DATE
1	hospital	2/22/2018 3:09 PM
2	None	2/22/2018 12:15 PM

Q5 ¿Usted piensa que hay desarrollos positivos que están tomando lugar en el área del estudio? (Marque solo una respuesta)

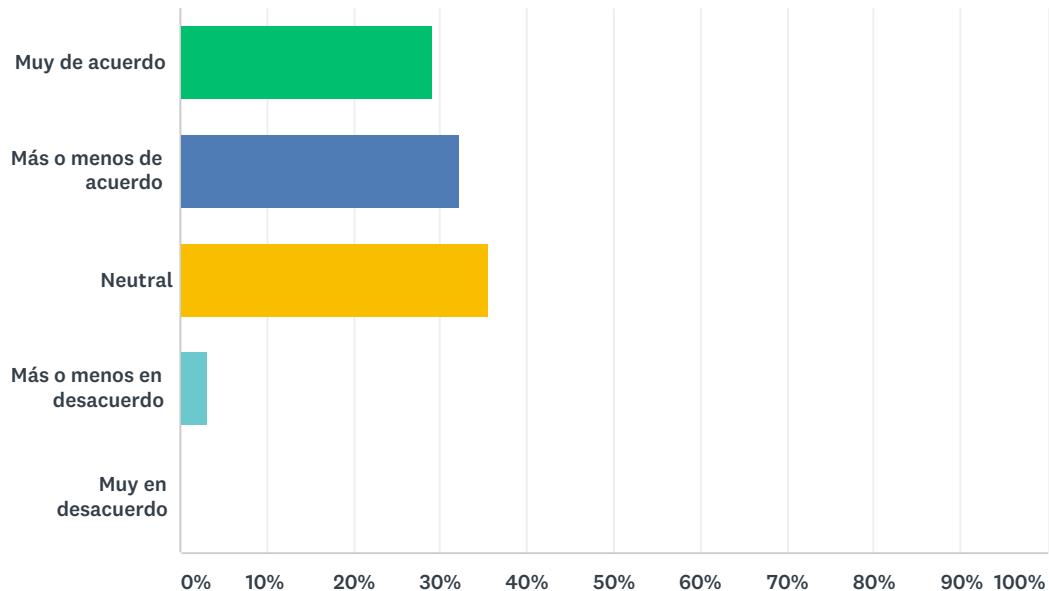
Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Muy de acuerdo	9.68%	3
Más o menos de acuerdo	22.58%	7
Neutral	48.39%	15
Más o menos en desacuerdo	12.90%	4
Muy en desacuerdo	6.45%	2
TOTAL		31

Q6 ¿Usted piensa que el área del estudio tiene potencial para ser mejor de lo que es ahora? (Marque solo una respuesta)

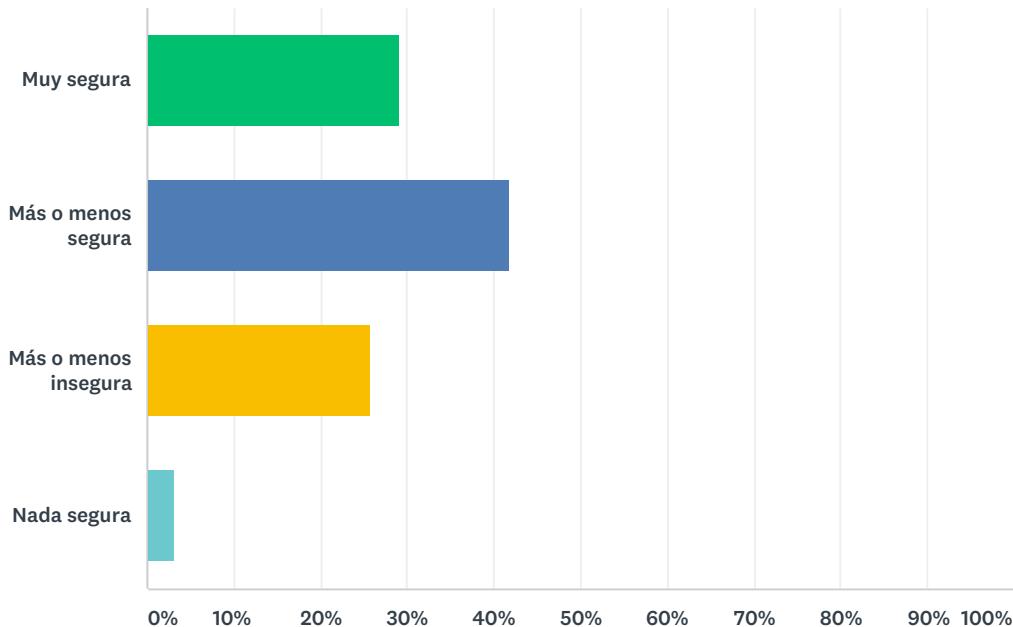
Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Muy de acuerdo	29.03%	9
Más o menos de acuerdo	32.26%	10
Neutral	35.48%	11
Más o menos en desacuerdo	3.23%	1
Muy en desacuerdo	0.00%	0
TOTAL		31

Q7 ¿Qué tan segura es el área del estudio (entre 6pm y 2am)? (Marque solo una respuesta)

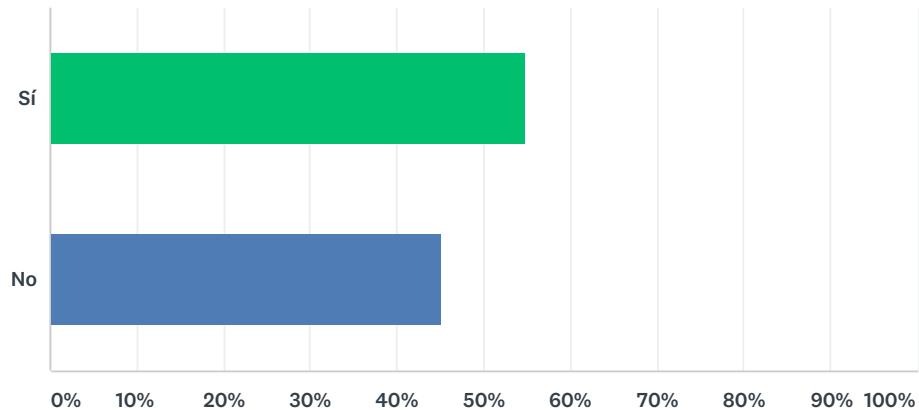
Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Muy segura	29.03%	9
Más o menos segura	41.94%	13
Más o menos insegura	25.81%	8
Nada segura	3.23%	1
TOTAL		31

Q8 ¿Actualmente el área del estudio tiene cualidades distintivas o únicas que la distinguen de otras partes del Valle de Roanoke? (Marque solo una respuesta)

Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Sí	54.84%	17
No	45.16%	14
TOTAL		31

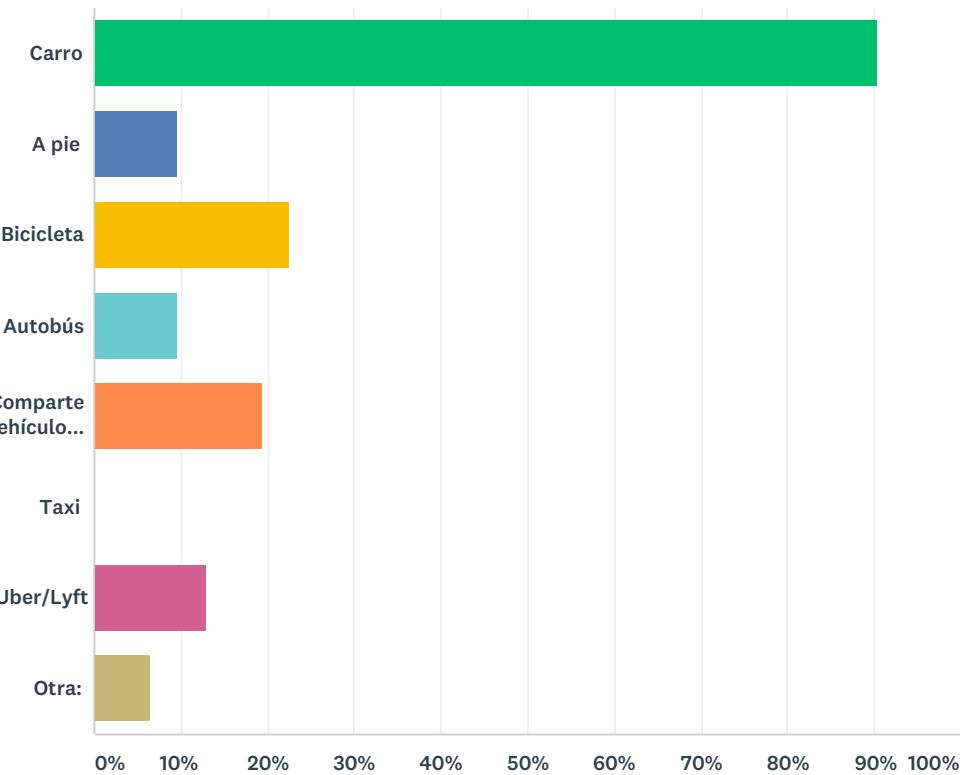
Q9 Por favor díganos cuáles son esas cualidades distintivas o únicas:

Answered: 17 Skipped: 15

#	RESPONSES	DATE
1	Hay mucho espacio libre entre Ichiban y Dunkin' Donuts que se podría usar para construir edificios interesantes. En vez de los edificios aborridos.	2/22/2018 3:33 PM
2	Es en una unica locacion.	2/22/2018 3:15 PM
3	No	2/22/2018 3:14 PM
4	It's compact, local, and safe.	2/22/2018 3:13 PM
5	No	2/22/2018 3:10 PM
6	Famous Anthony's es un vecenidor que es muy importante a la Roanoke comunidad	2/22/2018 3:10 PM
7	Los restaurantes, y el tipo de gente que vive allí.	2/22/2018 3:10 PM
8	no se	2/22/2018 1:16 PM
9	comida	2/22/2018 12:58 PM
10	buena vista, y un bueno ubicacion	2/22/2018 12:57 PM
11	no se	2/22/2018 12:53 PM
12	it is beautiful	2/22/2018 12:52 PM
13	Me gusta los naturales	2/22/2018 12:52 PM
14	I like the trees	2/22/2018 12:52 PM
15	Hay algunos restaurantes en esta zona y varios negocios. Tiene escuela primaria excelente.	2/22/2018 11:37 AM
16	Zona especial	2/20/2018 3:41 PM
17	Bonita	2/16/2018 5:47 PM

Q10 ¿Qué formas de transporte utiliza en el área del estudio? (Marque todas las respuestas aplicables)

Answered: 31 Skipped: 1

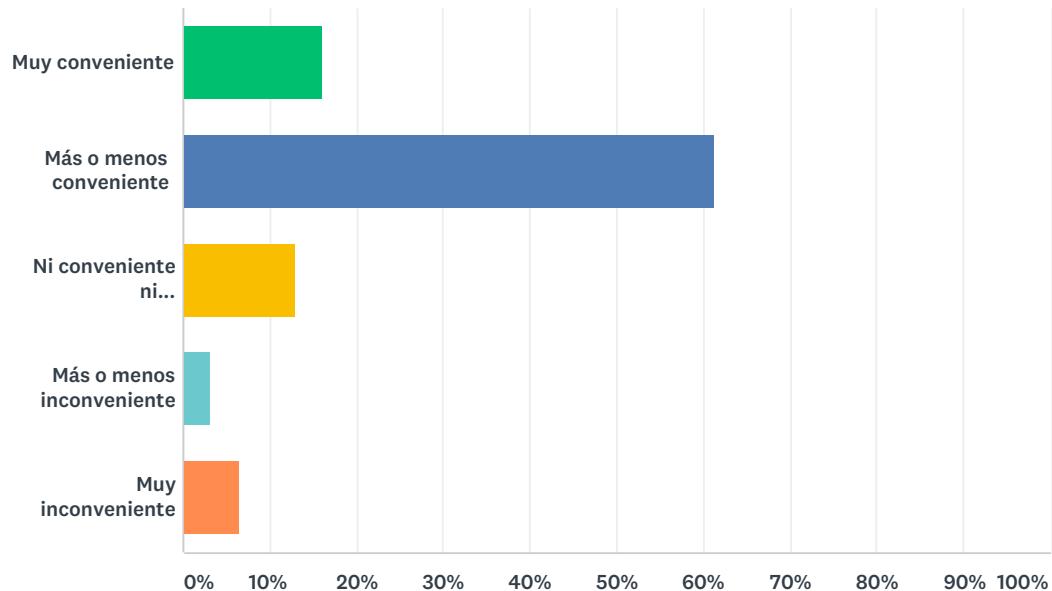


ANSWER CHOICES		RESPONSES	
Carro		90.32%	28
A pie		9.68%	3
Bicicleta		22.58%	7
Autobús		9.68%	3
Comparte vehículo (Carpool)		19.35%	6
Taxi		0.00%	0
Uber/Lyft		12.90%	4
Otra:		6.45%	2
Total Respondents: 31			

#	OTRA:	DATE
1	Mi Coche	2/22/2018 3:22 PM
2	Mi carro.	2/22/2018 3:18 PM

Q11 ¿Cuál es su opinión sobre la circulación de tráfico y la red de carreteras en el área del estudio? (Marque solo una respuesta)

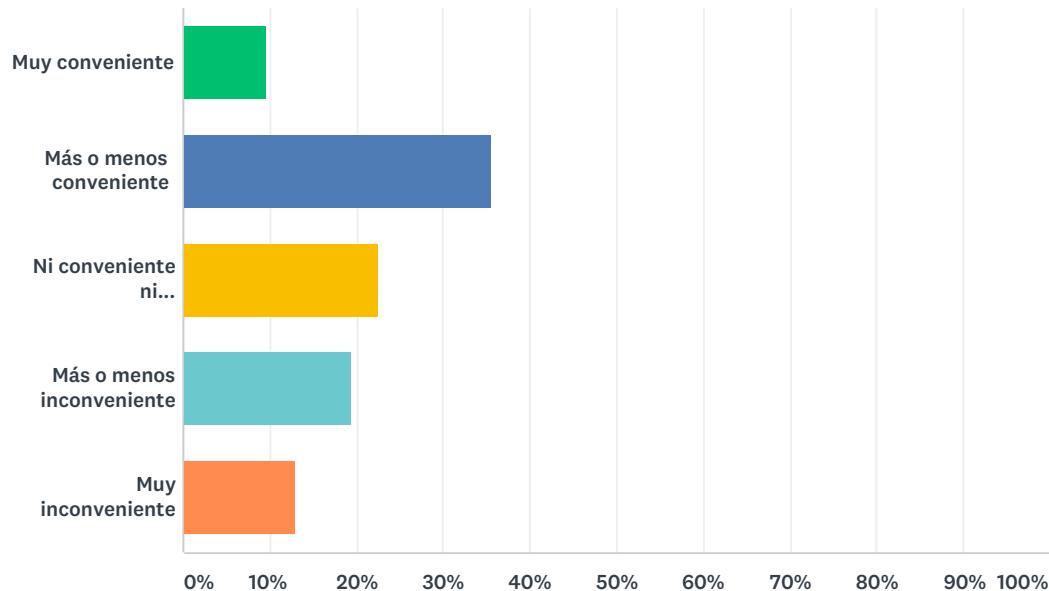
Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Muy conveniente	16.13%	5
Más o menos conveniente	61.29%	19
Ni conveniente ni inconveniente	12.90%	4
Más o menos inconveniente	3.23%	1
Muy inconveniente	6.45%	2
TOTAL		31

Q12 ¿Cuál es su opinión sobre caminar o andar a pie en el área del estudio? (Marque solo una respuesta)

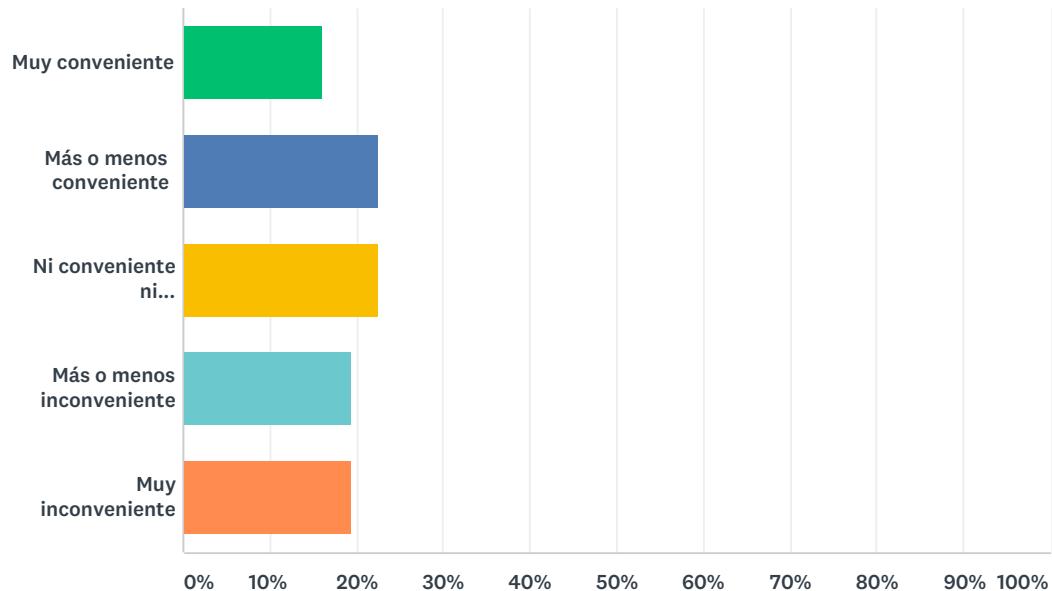
Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Muy conveniente	9.68%	3
Más o menos conveniente	35.48%	11
Ni conveniente ni inconveniente	22.58%	7
Más o menos inconveniente	19.35%	6
Muy inconveniente	12.90%	4
TOTAL		31

Q13 ¿Cuál es su opinión sobre andar en bicicleta en el área del estudio? (Marque solo una respuesta)

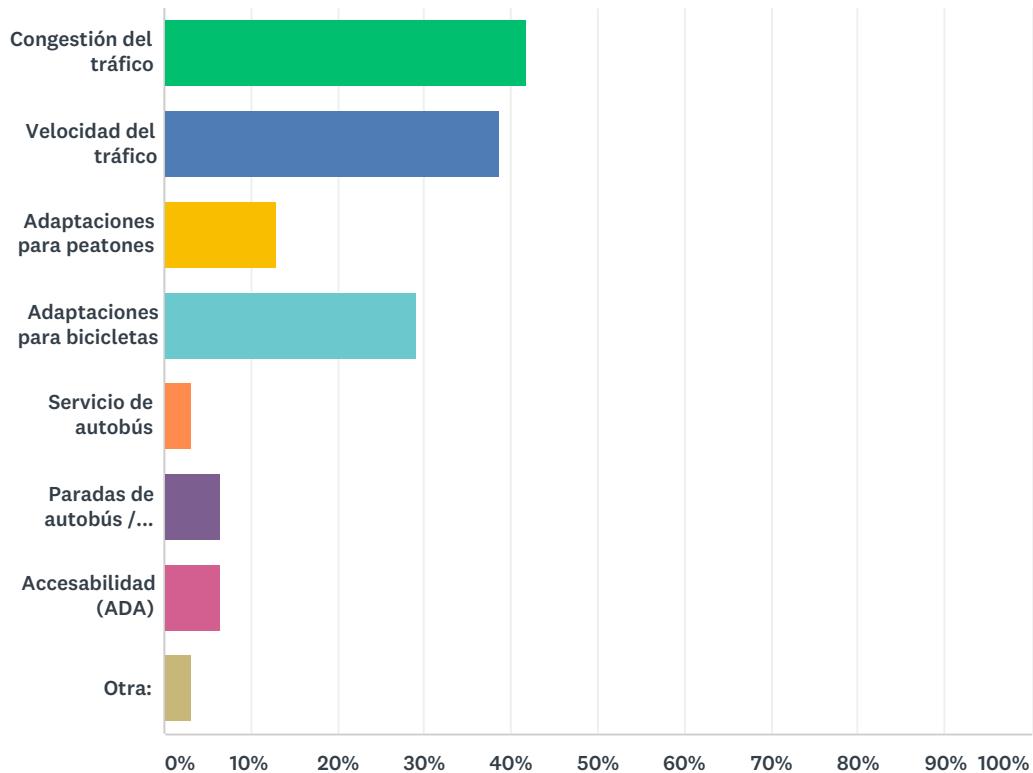
Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Muy conveniente	16.13%	5
Más o menos conveniente	22.58%	7
Ni conveniente ni inconveniente	22.58%	7
Más o menos inconveniente	19.35%	6
Muy inconveniente	19.35%	6
TOTAL		31

Q14 ¿Cuál es su opinión sobre montar bicicleta en el área del estudio? (Marque solo una respuesta)

Answered: 31 Skipped: 1

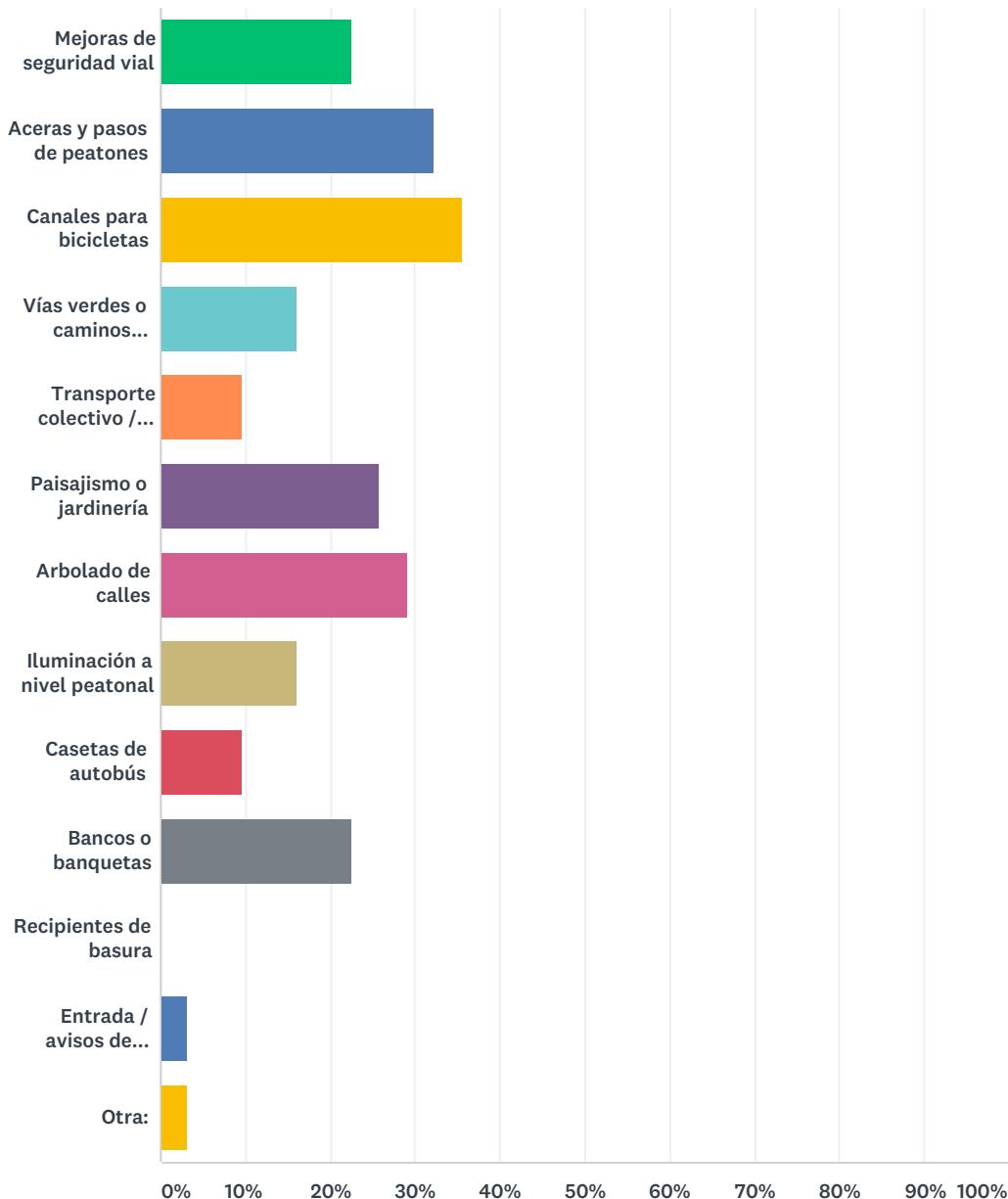


ANSWER CHOICES		RESPONSES	
Congestión del tráfico		41.94%	13
Velocidad del tráfico		38.71%	12
Adaptaciones para peatones		12.90%	4
Adaptaciones para bicicletas		29.03%	9
Servicio de autobús		3.23%	1
Paradas de autobús / Casetas de autobús		6.45%	2
Accesibilidad (ADA)		6.45%	2
Otra:		3.23%	1
Total Respondents: 31			

#	OTRA:	DATE
1	no se	2/22/2018 1:16 PM

Q15 ¿Qué tipo de mejoras de transporte o paisaje urbano le gustaría ver o utilizar más en el área del estudio? (Marque tres respuestas)

Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES
Mejoras de seguridad vial	22.58%
Aceras y pasos de peatones	32.26%
Canales para bicicletas	35.48%
Vías verdes o caminos compartidos para peatones y ciclistas	16.13%
Transporte colectivo / acceso a autobuses	9.68%

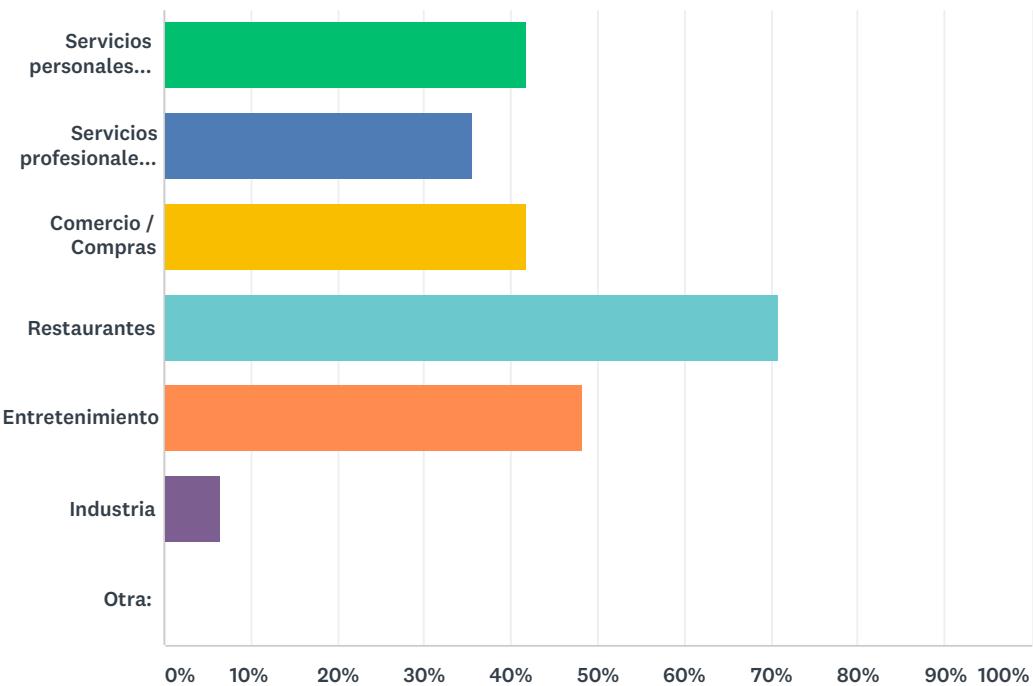
Estudio de Planeamiento para Oak Grove Center

Paisajismo o jardinería	25.81%	8
Arbolado de calles	29.03%	9
Iluminación a nivel peatonal	16.13%	5
Casetas de autobús	9.68%	3
Bancos o banquetas	22.58%	7
Recipientes de basura	0.00%	0
Entrada / avisos de bienvenida únicos al área del estudio	3.23%	1
Otra:	3.23%	1
Total Respondents: 31		

#	OTRA:	DATE
1	no se	2/22/2018 1:16 PM

Q16 ¿Qué tipo de empresas o negocios se necesitan más en el área del estudio? (Marque todas las respuestas aplicables)

Answered: 31 Skipped: 1

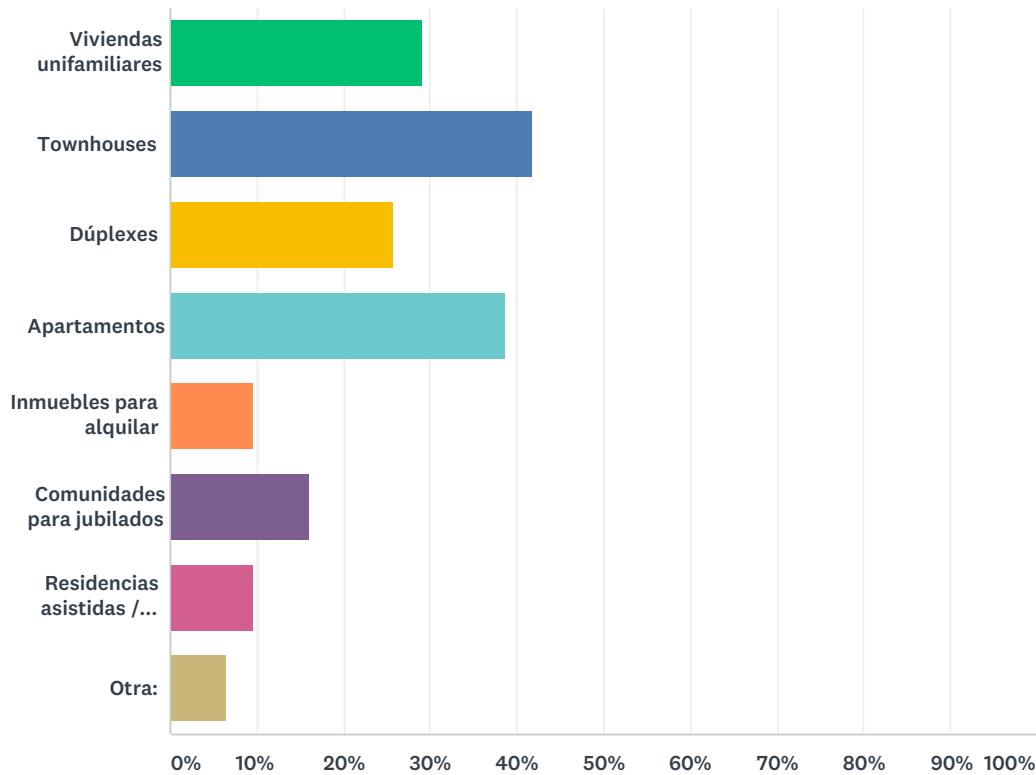


ANSWER CHOICES		RESPONSES	
Servicios personales (Salón de belleza, tintorería)		41.94%	13
Servicios profesionales (Doctores, abogados)		35.48%	11
Comercio / Compras		41.94%	13
Restaurantes		70.97%	22
Entretenimiento		48.39%	15
Industria		6.45%	2
Otra:		0.00%	0
Total Respondents: 31			

#	OTRA:	DATE
There are no responses.		

Q17 ¿Qué tipos de viviendas se necesitan más en el área del estudio? (Marque todas las respuestas aplicables)

Answered: 31 Skipped: 1

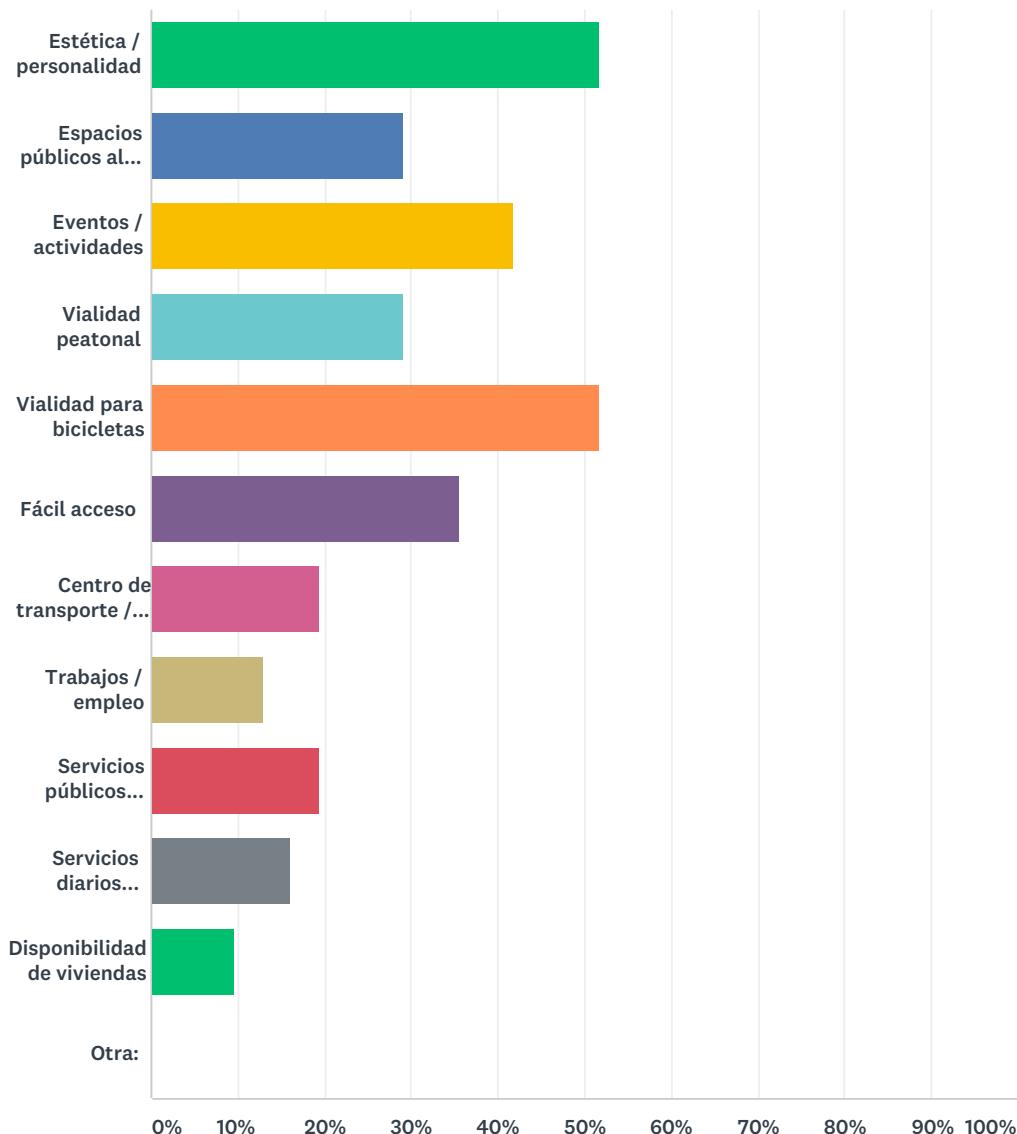


ANSWER CHOICES		RESPONSES	
Viviendas unifamiliares		29.03%	9
Townhouses		41.94%	13
Dúplexes		25.81%	8
Apartamentos		38.71%	12
Inmuebles para alquilar		9.68%	3
Comunidades para jubilados		16.13%	5
Residencias asistidas / Hogares para ancianos		9.68%	3
Otra:		6.45%	2
Total Respondents: 31			

#	OTRA:	DATE
1	ningunos	2/22/2018 1:29 PM
2	yeah	2/22/2018 12:16 PM

Q18 ¿Qué otras características o funciones adicionales le parecen importantes a Usted para el éxito futuro del área del estudio? (Marque todas las respuestas aplicables)

Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES	
Estética / personalidad	51.61%	16
Espacios públicos al aire libre	29.03%	9
Eventos / actividades	41.94%	13
Vialidad peatonal	29.03%	9
Vialidad para bicicletas	51.61%	16
Fácil acceso	35.48%	11

Estudio de Planeamiento para Oak Grove Center

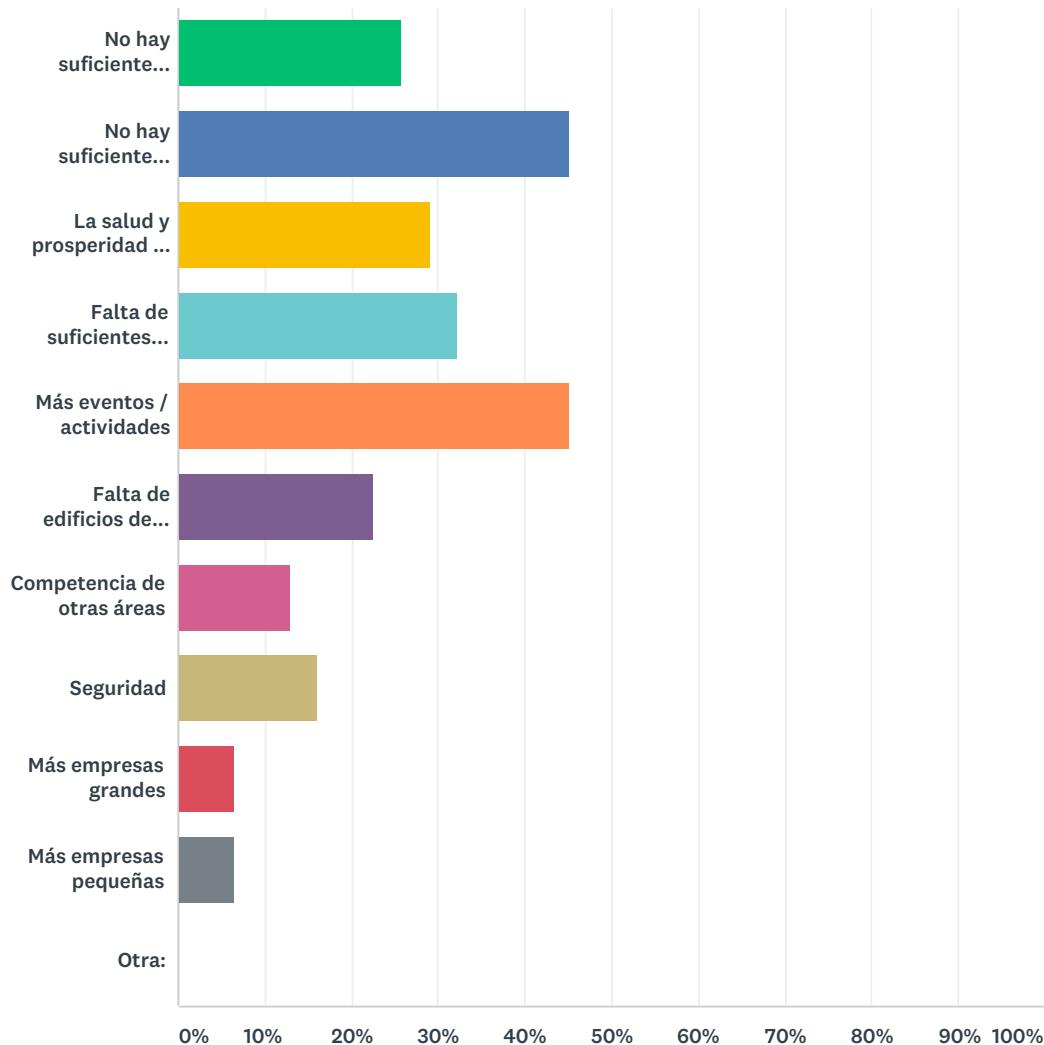
Centro de transporte / conectividad	19.35%	6
Trabajos / empleo	12.90%	4
Servicios públicos (Recolección de basura, Policía)	19.35%	6
Servicios diarios (Bancos, Lavanderías)	16.13%	5
Disponibilidad de viviendas	9.68%	3
Otra:	0.00%	0

Total Respondents: 31

#	OTRA:	DATE
There are no responses.		

Q19 ¿Cuáles asuntos relacionados a condiciones económicas pueden ser mejorados? (Marque todas las respuestas aplicables)

Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES
No hay suficiente variedad o cantidad de comercio	25.81% 8
No hay suficiente variedad o cantidad de restaurantes	45.16% 14
La salud y prosperidad de empresas y comercios existentes	29.03% 9
Falta de suficientes empresas o comercios locales	32.26% 10
Más eventos / actividades	45.16% 14
Falta de edificios de uso mixto con comercio, oficinas y residencias	22.58% 7
Competencia de otras áreas	12.90% 4
Seguridad	16.13% 5
Más empresas grandes	6.45% 2

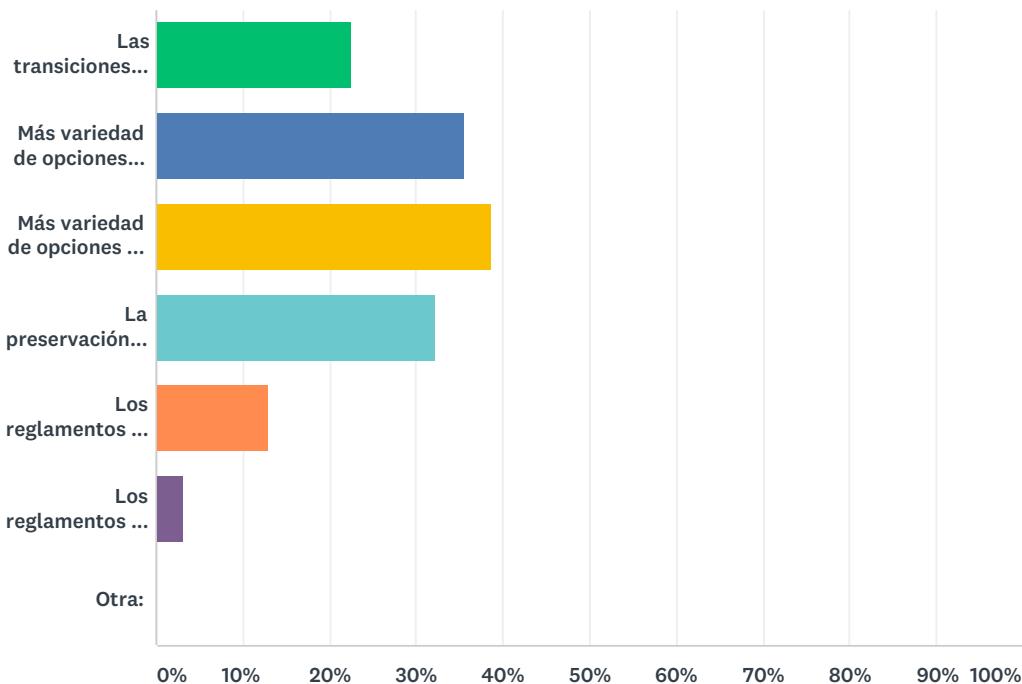
Estudio de Planeamiento para Oak Grove Center

Más empresas pequeñas	6.45%	2
Otra:	0.00%	0
Total Respondents: 31		

#	OTRA:	DATE
There are no responses.		

Q20 ¿Cuáles asuntos relacionados al uso del terreno pueden ser mejorados? (Marque todas las respuestas aplicables)

Answered: 31 Skipped: 1



ANSWER CHOICES	RESPONSES
Las transiciones hacia vecindarios en el alrededor	22.58% 7
Más variedad de opciones comerciales para empresas y negocios	35.48% 11
Más variedad de opciones de vivienda	38.71% 12
La preservación de estructuras y sitios históricos	32.26% 10
Los reglamentos de zonificación son demasiado restrictivos	12.90% 4
Los reglamentos de zonificación no son lo suficientemente restrictivos	3.23% 1
Otra:	0.00% 0
Total Respondents: 31	

#	OTRA:	DATE
There are no responses.		

Q21 ¿Qué más le gustaría decirnos sobre el área del estudio?

Answered: 24 Skipped: 8

#	RESPONSES	DATE
1	pinta un mural representando la cultura del Roanoke	2/22/2018 3:40 PM
2	Nada	2/22/2018 3:29 PM
3	Agregue más lugares para los jóvenes y más cafeterías.	2/22/2018 3:24 PM
4	Pueden preguntar sobre el opinion de Johua Dimick porque el es trabjar en area del estudio	2/22/2018 3:20 PM
5	resturantes	2/22/2018 3:17 PM
6	Un locacion central	2/22/2018 3:13 PM
7	llene las tiendas en Keagy y traer de vuelta Roanoke Bagel	2/22/2018 3:12 PM
8	nada mas. muchas gracias	2/22/2018 3:11 PM
9	No	2/22/2018 3:10 PM
10	nada	2/22/2018 1:30 PM
11	Si hubiera más restaurantes y tiendas en mejor condición, más gente comería y haría compras allá.	2/22/2018 1:15 PM
12	la escuela es buena	2/22/2018 1:14 PM
13	Nunca	2/22/2018 1:13 PM
14	tener mas cosas para hacer	2/22/2018 1:11 PM
15	Los reglamentos de zonificación no son lo suficientemente restrictivos	2/22/2018 1:10 PM
16	nada	2/22/2018 1:04 PM
17	nada	2/22/2018 12:59 PM
18	no se	2/22/2018 12:55 PM
19	nothing	2/22/2018 12:55 PM
20	nada	2/22/2018 12:55 PM
21	nothing	2/22/2018 12:55 PM
22	Nothing next time put this in english	2/22/2018 12:16 PM
23	Nada gracias	2/20/2018 3:42 PM
24	No gracias	2/16/2018 5:48 PM

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Appendix 6-C. Visual Preference Survey Results

Oak Grove May 2018 Design Open House: Precedent Board Results		Community Meetings				Online		Yes	No	Total
		Yes	No	Yes	No	Yes	No			
Commercial Buildings	Town Center Mixed-Use	16	0	31	0	45	2	92	2	90
	1 Floor Shopping Center	13	0	18	0	20	4	51	4	47
	Modern On-Street Mixed-Use	0	0	6	0	26	6	32	6	26
	Entertainment Complex	5	0	4	0	22	5	31	5	26
	Standalone Retail	1	1	5	3	7	10	13	14	-1
	Big Box Anchor Stores	0	9	1	21	6	27	7	57	-50
Low-Density Housing	Standalone Patio Home	10	0	14	1	23	5	47	6	41
	Connected-Row Patio Home	4	1	8	1	12	5	24	7	17
	2 Floor Townhouse On-Street Parking	0	0	1	0	12	2	13	2	11
	Multi-Floor Duplex	3	0	5	0	8	7	16	7	9
	3 Floor Townhouse with Garage	0	2	0	1	9	3	9	6	3
	3 Floor Townhouse On-Street Parking	1	2	3	3	8	4	12	9	3
High-Density Housing	3+ Floors Traditional Village/Complex	8	0	6	1	8	3	22	4	18
	3+ Floors Modern On-Street (Steeps)	1	0	6	0	7	0	14	0	14
	3+ Floors Modern Village/Complex	0	1	2	2	10	2	12	5	7
	4+ Floors Traditional Multi-Building Cluster	0	2	0	3	8	9	8	14	-6
	3-4 Floors Modern On-Street (Blocky)	0	2	1	7	6	4	7	13	-6
	4+ Floors Modern Multi-Building Cluster	0	15	2	10	3	20	5	45	-40
Placemaking Elements	Public Art Sculptures	4	0	9	1	9	4	22	5	17
	Street Directional Signs	4	0	8	0	6	4	18	4	14
	Community Little Free Library	4	0	3	0	5	1	12	1	11
	Virginia LOVE Branding Art	2	0	1	1	5	8	8	9	-1
	Wall Art Murals	1	1	5	2	5	10	11	13	-2
	Community Chalkboard Wall	0	4	1	9	2	15	3	28	-25



COMMUNITY ENGAGEMENT ENGAGEMENT RESULTS

Oak Grove May 2018 Design Open House: Precedent Board Results		Yes	No	Yes	No	Yes	No	Yes	No	Total
Outdoor Recreation Spaces	Natural Water and Play Park	5	1	10	1	16	4	31	6	25
	Gateway Fountain and Greenspace	4	0	3	3	13	3	20	6	14
	Mid-Block Social Gathering Space	3	0	5	0	8	2	16	2	14
	Community Dog Park	1	4	4	1	16	11	21	16	5
	Large Festival and Event Park	0	7	3	5	14	16	17	28	-11
	Recreational Sports Fields	0	3	5	4	1	19	6	26	-20
Landscaping and Streetscaping	Restaurant Outdoor-Seating	5	0	14	0	41	1	60	1	59
	Street Trees	3	0	7	0	25	4	35	4	31
	Street Island Landscaping	5	0	7	0	18	5	30	5	25
	Pedestrian-Scaled Street Lighting	0	1	10	0	13	1	23	2	21
	Landscaped Street Median	3	1	8	0	12	2	23	3	20
	Sidewalk Rain Gardens	6	1	6	2	11	0	23	3	20
Pedestrian/ADA Facilities	Paved Greenways	9	0	17	0	36	0	62	0	62
	Residential Street Sidewalks	4	0	10	3	31	0	45	3	42
	Main Street Sidewalks	6	0	10	0	25	0	41	0	41
	Natural Surface Hiking Trails	8	0	12	0	19	3	39	3	36
	Crosswalks at a Four-Way Stop Intersection	5	0	5	0	8	3	18	3	15
	Marked Mid-Block Crosswalk	0	0	4	3	6	1	10	4	6
Bike Facilities	Off-Street Bike Lane	2	0	5	0	19	6	26	6	20
	Separated Bike-Ped Shared Path	3	0	6	0	13	3	22	3	19
	High Visibility with Striped Buffer	3	0	2	1	8	9	13	10	3
	Buffered Cycle Track	2	4	2	5	10	9	14	18	-4
	Standard Striped Lane	2	0	4	5	2	8	8	13	-5
	Sharrows (Share Lane with Cars)	0	11	0	15	1	25	1	51	-50
Transit/Rideshare Facilities	Community Trolley	4	1	7	0	11	5	22	6	16
	Bike Share Programs	0	3	6	1	8	2	14	6	8
	RADAR & CORTRAN Service	5	0	6	0	3	6	14	6	8
	Covered Bus Stops	0	1	6	0	5	4	11	5	6
	Uber, Lyft, and/or Taxi Cab	1	0	4	3	6	8	11	11	0
	ValleyMetro Bus System	2	0	5	0	5	14	12	14	-2



Appendix 6-D. Draft Plan Reveal – Exercise Results Summary

1. Please share any thoughts about the Oak Grove Center Plan's Draft Vision, Principles and Core Objectives: Answered 27 | Skipped 188

- The 419 corridor is already crowded with empty, unleased commercial space. Encouraging construction of larger spaces makes little sense. Traffic flow should be addressed by coordination of traffic lights, rather than the current and unnecessary stop and go traffic. Parallel bikeways and/or greenways should be included in plans.
- Please discourage fast-food uses and other "drive-through" amenities in this area. If gas stations/fast food are to set up shop, they need to be contributing A LOT back to the surroundings and be good neighbors.
- Not readable on-line. Image is too poor
- Great idea!
- looks good
- Consider a walk-over pedestrian bridge from S.W. Plaza to Oak Grove Plaza. County needs to implement new Town Center type zoning to encourage mixed use buildings and greater density. Suggest lowering the grade of Rt 419 from Keagy Rd through the Oak Grove district to maintain traffic flow at-speed and improve pedestrian experience.
- I love what I see and think it is an awesome idea to upgrade Oak Grove like the pictures I have seen though out this survey.
- It is neat.
- These are a lot of visions! Hope you can prioritize and accomplish a few right off the bat. No. 1 is pedestrian safety for people trying to cross 419 or get to Food Lion from the apartments across the street.
- adding a bus route would allow more workers to the area
- Visionary - Will give developers/County direction with community support.
- There is a huge problem with people using the neighborhood behind oak grove as a cut through to get to 419. Unfortunately, the bigger and better you make oak grove the more people you will bring and the more they will use the neighborhood as a cut through from Brambelton to 419. This is a huge problem especially since people speed so much. Plus, don't waste money on art and small libraries, not many people use libraries now anyway, they use the internet. Also, please do not decrease the value of my home because you want to bring diversity (in terms of income) to the neighborhood. I worked hard (from being homeless) to be able to buy and afford a home in this neighborhood away from the lower income riff raff that I grew up around. allowing lower income families into the neighborhood only



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opens doors for crime, mischief, and people who just do not care about their homes or how they look. I take pride in my home and my neighborhood and I do not want people who can not afford to provide up keep on their home and therefor their home decreases the value of mine. I am not being prejudice, but it is simply true. It is statistically proven that areas of lower socioeconomic status have increased crime rates, homicides, drugs etc. and I do not want this for the neighborhood my children are going to grow up in. Adding lower income housing or affordable housing so all walks of life can live in a good neighborhood is just crazy. That is simply saying that "you do not have to work hard to get out of the hood, we will allow you to live in a nice neighborhood no matter what." It is like giving out participation trophies even to those who don't want to work hard to be a good athlete. Everyone should be provided with equal opportunities as long as they bust their ass and work hard to get there! I am trying to provide my children with a life that I did not have, and I do not want my hard work going down the drain because people want to be politically correct and ensure that everyone has an equal chance. I was not given a hand out or a hand up and look at where I am now, and I am proud of myself and my family for the hard work that we have done to live in a neighborhood like Oak Grove.

- 419 cannot support the addition of multi-story businesses and residential housing as traffic is congested with what we have now. Traffic studies need to be forefront before you look at a vision like this.
- I think the concepts are well thought, but implementation will be important and property values for existing structures need to be maintained and/or improved by efforts. Care in selecting planting, furnishings, lighting, and improvements is most important.
- This area loses power alot. It would be great to underground the utilities in the area-- this is a point I'm most excited about. The road network to 419 is already accessible. I'm not sure how much more accessible you can make it. Helping bring businesses and developments to the area --- especially to the Keagy Village development would be great. The growth there over the past couple of years has been good to see. Updating the shopping centers around Route 419 Intersection at Carriage Lane and Grandin Road SW would immediately upscale the area. I do not agree with adding apartments in that area. There is already alot of traffic, and it would make it more difficult for everyone already commuting on 419.
- The 419 can only take so much traffic. What we do should improve safety and liveability of Oak Grove, not downgrade it. It should not be too dense with buildings and traffic. It should maintain neighborhood convenience shopping, and a low-scale of development. Parking needs must be accommodated.
- We have enough traffic, noise, and congestion in this area. 35 MPH in a 45 MPH zone in both lanes when trying to go somewhere on 419!! We do not want more people to easily access our neighborhood where our kids play. Not to

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mention the speeders cutting through on our street to avoid the 419 misery! We have been hit by someone while trying to turn into our driveway because they were in such a damn hurry that they tried to pass on the shoulder and didn't have room. If we wanted to live in Richmond (what you are creating) we would live there. We chose Oak Grove because of simpler living. Mark my words crime rate will go up. We will now have to move from the house my husband grew up in. Keagy Village was such a hit! Upscale shopping center consisting of nothing upscale! Tanglewood, there is an opportunity but again the traffic is miserable.

- One thing I do not see is providing areas for start-up businesses. For example, the two shopping centers at the intersection of Carriage Lane and Rt. 419 currently provide lower rental rates that allow for start-up businesses. This is especially true for Oak Grove Center. The need for such opportunities is evident when considering the lack of occupants at the more costly Kagey Village.
- I like the pretty pictures of multi-story buildings and people out and about. However, no one is going to walk from Oak Grove to Salem. Focus on making it safer and easier for people living immediately around Oak Grove to want to talk there. Very few will risk their life to bike on busy 419. Don't "consider" extending the bus on 419 - extend it. I like the idea of adding more housing options for more people to be close to the commercial center.
- I like the vision. Definitely needs improvement in the visual aesthetic, but also in 'walkability'. My only concern is that proper stormwater management is included with this plan. This massive impervious area on the ridge line shunts water to all of the surrounding residential areas.
- I like the idea of having a sidewalk in some of these areas. This area of 419 already seems to have excess of business space available.
- No dog park
- Draft Vision, principles, and concepts are good. I feel that there should be larger green spaces between development and the transportation corridors. Realistically the speed of traffic on Route 419 will not be reduced because of the traffic volumes and corridor purpose as an arterial. Adding setback green spaces will enhance experiences and be more calming. Development right up to the street would be imposing.
- Marked crosswalks and denser development looks great. The bike lanes look limited for a 45 mph road, it'd be good to see something with at least a buffer, but ideally a delineator. Also, I feel like it's a mixed message to have a big right turn lane and a small "no turns on red" sign at Carriage Drive, is that lane really needed?
- Awesome. As a resident with young children in the Oak Grove area my biggest concern is the traffic.



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- The vision, principles, and objectives are fine. Your renderings include people with disabilities. They do not include people of color. That gives the impression that your vision of future Oak Grove is all-white. If you are using consultants to create the renderings, you need to tell them to include people of color in the renderings.
- Lots of traffic passes through this area of Rt. 419 each day. Will the changes impede or improve traffic flow? I like the idea of a more community-oriented use of the area, but I don't think it would be good to make traffic flow worse than it already is in that area.

2. Which proposed gathering spaces and amenities are most important to you? Please rank the features with "1" as the most important and "6" as the least important to you.

Answered 197 | Skipped 18

	1	2	3	4	5	6	Total	Score
Public Outdoor Seating	30.57%	59	29.02%	56	18.13%	35	11.40%	22
Flexible Spaces	21.03%	41	20.51%	40	23.08%	45	18.97%	37
Accessible Spaces	24.10%	47	16.41%	32	17.95%	35	18.46%	36
Private Outdoor Seating	16.33%	32	20.41%	40	18.37%	36	22.45%	44
Water Features	5.15%	10	7.73%	15	12.89%	25	14.43%	28
Public Art	3.06%	6	6.63%	13	10.20%	20	13.78%	27

3. Which proposed gateway and streetscape features are most important to you? Please rank the features with "1" as the most important and "6" as the least important to you.

Answered 191 | Skipped 24

	1	2	3	4	5	6	Total	Score
Pedestrian Lighting	32.98%	62	24.47%	46	16.49%	31	17.55%	33
Street Trees	36.32%	69	13.16%	25	15.26%	29	13.68%	26
Landscaped Medians	10.70%	20	27.27%	51	17.11%	32	19.25%	36
Roadway Lighting	13.16%	25	21.05%	40	11.58%	22	14.74%	28
Street Furniture and Accessories	6.91%	13	10.64%	20	26.06%	49	18.09%	34
Gateway Signage	1.06%	2	3.72%	7	12.77%	24	15.96%	30



4. Please share any other comments you have about the gathering spaces and streetscape improvement exercises:
Answered 42 | Skipped 173

- I think that fountains and water features are a waste of resources and difficult to maintain.
- all relative to what's around it
- Sidewalks would be nice. you take your life in your hands walking from Bower Road to Oak Grove Plaza.
- Please keep the ADA requirements in mind with all aspects of the new development.
- No comment other than it will be great.
- I think everything looks awesome
- Again, start with pedestrian safety first.
- More walkers will only slow traffic
- Edge of roadway buffers (Green Space) easier to sale.
- The more public it is the more you open a door to riff raff especially if you open the door to public transportation. It is nice to have public spacing where families with kids can enjoy it, as this neighborhood is starting to grow with young couples who have kids. Don't waste money on water features and art. Don't get me wrong, it is beautiful, but people are too busy these days to stop and enjoy it. It is more appropriate to make areas multi functional so that people can dine, enjoy entertainment, have fun with kids, all at the same time.
- I would welcome open, safe, inviting improvements that have a long-term low-cost and low-labor maintenance.
- Before any of this is done, find an anchor store next to Keagy Village
- More lighted sidewalks on road that don't have any (most of our roads)! Thanks for consider Oak Grove! Turning lanes for cars need to be longer and wider. If a car across from you is there you can't see the traffic coming in order to turn!!
- Great ideas. Vision - key to success is taking care of all of it afterwards. Areas mowed and well maintained. Water features clean and working. Seating areas clean, safe to use. All these take people to care for them so this needs to be part of the plan too.
- There needs to be more ADA accessibility, such as walkways. More housing opportunities for low income.
- Parking is #1 problem with these "walk only" spaces. Older people and wheelchairs cannot park a mile away and walk to the public walk spaces. Younger people need greenways but less mobile folks seem to be either neglected or relegated to remote unattractive areas. Whatever you do, please do nothing to further impede or congest Electric Rd.



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- More seating in Oak Grove Park, (indecipherable)
- More public street lighting
- Adding some landscaping in the area would be great. Right now there's a bunch of rundown shopping centers and buildings.
- Would also like to see safe, protected, well-lit pedestrian (and cycling) walkways. Very important to me. Love the public art and water features. Multi-modal access very important. Pedestrian access to and from housing and commercial.
- As a "younger" active lifestyle member of community our family greatly appreciates concepts with outdoor and walkability as a priority.
- Give people flashlights if you must but spending tax money on lights, when studies repeatedly show no differences in crime rates, etc, is just wasting my tax dollars coddling a childish fear of the dark and lining utilities pockets. support the dark skies society instead.
- would like to see additional seating at oak grove park, along with a body weight fitness installation
- a mixture of residential and retail uses is crucial. don't forget flex space to accommodate entrepreneurial and small scale non-retail business ventures. outdoor entertainment venue would attract local interest and visiting. creating a bus route to service 419 would be a great service for everyone.
- Make an effort to harmonize with the excellent design of Keagy Village. Sidewalks: all crosswalks must have proper pedestrian sidewalks, wheel chair accessible from approach side streets. Presently wheel chairs resort to the road! Bus Stops: fully functional with sidewalk wheel chair access. Radar: City RADAR to cover County, as County CORTRAN presently covers city!
- Please consider a skatepark. I know it may not seem to be a revenue producer but the 20-40 year olds who may use it may locate in the neighborhood and spend dollars at the businesses. It would be good for kids also (families). Make it a nice one... connect it to a greenway to rotary park. Take a chance! By the way I'm a retiree.
- Improve street crossings. reroute school crossings.
- Lots of nature and trees please
- Protected and not impede traffic
- We need: 1) safety for pedestrians and disabled; 2) adequate parking; 3) sidewalks
- I would love tasteful street art, but the squirrel or something like that shows how off the mark your thinking may be in providing examples. It is also interesting that the survey results are really not represented in any of this. It is as though you are doing and not listening. Basically you are finding that folks are mostly content with the way things are and

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the only things they want are more restaurants and retail and perhaps more entertainment that is community based, along with an option for mixed use property. Little interest appears to be in including the elderly who currently make up much of this community and there appears little real interest in zoning. While trash cans are great to keep trash, the reality is that by providing them on the street, you might increase trash that is there, because many folks are lazy, too lazy to throw their own trash away. However, you might attract trash that isn't even from the area to the receptacles. Your view of street furniture and accessible spaces are not particularly attractive. Additionally, the landscaped median and gateway signage could use some improvement. Certainly, there are far more aesthetic examples. This does not look like a pulled together plan, so it appears greater work needs to be accomplished to get it right, although the renderings of the actual street changes appear more neighborhood friendly. Perhaps more research into communities that got it right and maintaining services for those of us that may still be living here in 20 years rather than assuming we won't be.

- You all can't even properly maintain things now!! You have a citizen mowing!!! I do not want this in my front yard. Now I have to worry about who is hanging around and what they are doing. Not to mention increased drunk driving on our street. I'm furious at this!! We are already seeing panhandlers, now we can give them a place to hang out! Nice!
- Streetscape improvements are a welcome addition as long as maintenance of those improvements is included in any plan. Lack of maintenance can contribute to the success of other improvements being diminished thus downgrading the efforts made.
- Currently it seems to suburban for these features. A more urban environment would be more conducive.
- I believe that street trees can be great if implemented correctly, but some instances of street trees locally end up unnecessarily taking up road space, making narrow neighborhood roads narrower.
- Street lighting could be used to add ornamental and changing flags or lights to celebrate different times of year
- Lighting is most important for safety.
- Special Needs accessibility is an important part of every community
- Encourage directed lighting for both corridor and development areas. Add expanded green spaces along with trees and median landscaping. North Carolina seems to have much better setbacks and landscaping requirements. Look at Greensboro and Charlotte development patterns.
- Love the idea of planned landscaping to replace concrete medians and additional trees. If possible, require businesses (specifically owner of Oak Grove Plaza) to adhere to guidelines for beautification as that strip mall property looks tired and a bit run down. The landscaping at Oak Grove Plaza is not well maintained.



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- The proposals all look amazing! It will be so nice to have this updated space for Oak Grove. My preference would be to have accessible, outdoor spaces that cater to all ages and abilities.
- depends on where it is

5. Which proposed Oak Grove Park features are most important to you? Please rank the features with "1" as the most important and "6" as the least important to you.

Answered 190 | Skipped 25

	1	2	3	4	5	6	Total	Score						
Expanded Walking Trail	65.26%	124	15.26%	29	7.89%	15	5.79%	11	4.74%	9	1.05%	2	190	5.27
Small Stage/Event Area	10.05%	19	20.63%	39	21.16%	40	13.23%	25	14.29%	27	20.63%	39	189	3.37
Additional Picnic Areas	4.86%	9	14.05%	26	23.78%	44	31.89%	59	17.30%	32	8.11%	15	185	3.33
Upgraded Play Courts	4.81%	9	18.72%	35	20.32%	38	18.18%	34	29.41%	55	8.56%	16	187	3.26
Small Dog Park	10.70%	20	16.04%	30	13.90%	26	14.97%	28	16.58%	31	27.81%	52	187	3.06
Fitness Equipment	4.84%	9	16.13%	30	13.98%	26	15.05%	28	16.67%	31	33.33%	62	186	2.77

6. Which proposed Oak Grove Park children's features are most important to you? Please rank the features with "1" as the most important and "6" as the least important to you.

Answered 179 | Skipped 36

	1	2	3	4	5	6	Total	Score						
Accessible Playground	51.70%	91	18.75%	33	10.23%	18	7.95%	14	9.09%	16	2.27%	4	176	4.89
Climbing Structures	15.73%	28	34.27%	61	26.40%	47	11.24%	20	6.74%	12	5.62%	10	178	4.24
Swings and Slides	13.07%	23	22.73%	40	32.95%	58	19.32%	34	9.09%	16	2.84%	5	176	4.03
Nature Trail Signs	17.61%	31	9.09%	16	10.23%	18	21.59%	38	18.18%	32	23.30%	41	176	3.16
Musical Equipment	2.27%	4	7.39%	13	11.36%	20	25.00%	44	23.86%	42	30.11%	53	176	2.49
Sand Play Area	0.57%	1	8.52%	15	9.66%	17	13.64%	24	32.95%	58	34.66%	61	176	2.26

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7. Which proposed recreation features for the vacant parcel are most important to you? Please rank the features with "1" as the most important and "5" as the least important to you.

Answered 185 | Skipped 30

	1		2		3		4		5		Total	Score
Natural Surface (Dirt) Trails	49.17%	89	18.78%	34	9.94%	18	8.84%	16	13.26%	24	181	3.82
Accessible (Paved) Trails	40.66%	74	22.53%	41	13.74%	25	7.69%	14	15.38%	28	182	3.65
Benches	4.35%	8	27.72%	51	32.07%	59	22.83%	42	13.04%	24	184	2.88
Educational Trail	3.87%	7	16.02%	29	20.99%	38	32.60%	59	26.52%	48	181	2.38
Pet Waste Stations	3.87%	7	16.02%	29	22.65%	41	26.52%	48	30.94%	56	181	2.35

8. Please share any other comments you have about the outdoor recreation exercises:

Answered 47 | Skipped 168

- Smaller area is more appropriate for smaller trails. Don't forget maintenance. Don't forget option of tying County end at bottom of Sugar Loaf to make a Long Ridge Trail.
- Larger park area with trails and connections to other trails would be great asset.
- what would parking be like at Oak Grove Park if there are events?
- (Regarding Keagy Village) Two suggestions: 1. Buy Keagy Village and move Roanoke County Municipal services from Salem to this facility and save Roanoke Co money rather than rent from Salem. 2. Buy Keagy Village-make this a sport facility for Hidden Valley like Bogle Stadium and give Bogle Stadium to Cave Spring High School.
- Water fountains / Toilets! :)
- Grilling & picnic area will increase usage of the park.
- Great work by planners
- As an and runner who currently has to commute to run on the Salem Greenway (or Roanoke) I would greatly appreciate the idea of expanding Salem Greenway all the way to Oak Grove or at minimum having a local trail that I could utilize.
- Oak Grove Park is not a good fit for any noise-emitting activities as it is situated in a residential area. Music and barking dogs are not good neighbors. A dog park is better at South County library area. The shape of park is like a



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bowl and the sound reverberates loudly ie a church service at 7:30 am Sunday-music and p.a. was so loud our house reverberated! Please keep residents in mind.

- At what point do you buy property bordering this on grandin rd ext and sugar loaf mt either for Buffer or more assets.
- Agree on accessible but natural trail - No pavement but more accessible than dirt trail - make trail more of a natural environmentally friendly accessible surface.
- Musical playgrounds are an "in" idea but they are horrible for the neighbors and any other park users. Very grating. Check out Countryside before you do something like that. It is just a fad
- It may be too late but please consider a really good skate park.
- Accessibility for all please. Including those with mobility limitations such as wheelchairs.
- It would be nice to have a playground like what they have at Penn Forest Elementary school (Darrell Shell) at oak grove with picnic areas. This would be ideal since the neighborhood is starting to have younger children grow up in the area. This would be nice for areas such as birthday parties, after school fun during fall and spring. Plus it gets families and kids especially outdoors and out from in front of tablets and cell phones.
- Educational Trail signage is pretty useless.
- It's time to do something productive with the vacant parcel.
- 1/4 mile markers are helpful for joggers and cyclists.
- Private partnership for these projects is essential. I would hope the county will get this project "out" of planning and into developing sooner than later! Planning is over - GET IT DONE!
- Having been to many parks and areas that offer outdoor recreation the most concern I have is the improvements not being taken care of. Broken benches, overfilled pet waste stations, etc. Improvements need to happen but they need to always be taken care of by the user, for the user, and by the county/city.
- The noise "pollution" from the park travels up the backyards from the park and can be heard clearly when microphones are used.
- Benches in Oak Grove Park would be an amazing start. My son would also love swings or other playground equipment!
- Greenway connection
- include waste receptacles and wayfinding on trails
- trails for birding, nature watch
- PLEASE consider a skatepark for our families.
- Exciting!

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- In filling out 3rd part of survey I thought the greenway would suffice bicycles, but I rethought this and feel paved trails at Oak Grove would be equally as important as dirt trails. (Handicapped & young children for bike riding)
- Amphitheater would be nice to have concerts in Roanoke.
- We need: safety features; directional signage; bathrooms; trash receptacles
- Again, it feels like you are all over the place rather than seeking options that work collaboratively. There are thoughts to consider regarding maintenance. If you make trails accessible to pets then it is likely you will need pet waste stations, their maintenance, and funding for that. People are not likely to clean up messes in the out of doors without reminders, and some will not even with the stations.
- The trails back here are already used for hideouts and drugs. Lets make it nice for them! What about the houses that are right against it?? They no longer have privacy and have to worry about who is there??
- I totally support improvements for outdoor activities especially trails and greenways that connect to trails and greenways in adjacent areas.
- Pet waste stations are already plentiful as is, a more dirt trails would be nice.
- I think money could be better spent on things other than nature and educational signage. With so many nearby fitness studios (some very affordable) I think spending money on outdoor fitness equipment is not warranted. I would not recommend a dog park as this area is suburban and many people have yards for their pets.
- The idea of a stage/event area where we could have small concerts/festivals/carnivals, etc. would be very nice. Something similar to the Daleville Town Center would be very nice,
- Please redo steps from OGES and Park.
- Trees for shade along paved trails.
- There is a lack of natural surface trails across the city/county. the greenway is nice but doesn't always hit the mark for disconnecting from the world and embracing nature.
- A dog park in part of the wooded area would be great but should not use open green space for that.
- Every area needs to be as special needs friendly and accessible as possible
- 59 year resident on Grandin Ext. Live in one of the first 3 houses built on the "park side." We have loved and cared for the area which was the old Ellen Orchards. There is an old trail coming across Sugar Loaf Mt Rd to the school. Old walking path-human and dogs! Known to residents of the park area, any activity there gives off unpleasant, disturbing vibes. There is a ravine in that area that causes the unpleasant shrillness. Please leave this area-quiet, peaceful, revered by those who have watched it grow, age, etc.



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- The school recreational facilities need to be considered as part of this park expansion. No need to build duplicate facilities. Look at community needs and all available facilities. Take care and improve those that we have.
- Community pool! Having to drive to Botetourt to swim is absurd. Ditch the tennis idea, we need a rec center with a pool
- Area needs better walking trails close to neighborhoods
- Does this park need parking? Why not use the elementary schools parking that is next door? There are no sidewalks in this area, so that makes access difficult, but it seems like bike/ped access to the park could be a priority in this neighborhood.

9. Which proposed intersection improvement projects are most important to you? Please rank projects 1 through 4 with "1" as the most important and "4" as the least important to you.

Answered 168 | Skipped 47

	1	2	3	4	Total	Score				
Route 419/Carriage Ln/Grandin Rd, SW	48.50%	81	28.74%	48	15.57%	26	7.19%	12	167	3.19
Route 419/Grandin Road Ext	21.56%	36	40.12%	67	31.14%	52	7.19%	12	167	2.76
Route 419 at Bower Rd, Stoneybrook Dr, Etheridge Rd. and Glen Heather Dr	23.49%	39	22.29%	37	31.93%	53	22.29%	37	166	2.47
Grandin Rd/Sugar Loaf Mountain Rd	6.59%	11	9.58%	16	20.96%	35	62.87%	105	167	1.6

10. Please indicate whether or not the following operational road projects are important to you:

Answered 176 | Skipped 39

	Yes	No	Total		
Study cut-through traffic on neighborhood streets to determine if changes are needed.	76.47%	130	23.53%	40	170
Increase speed enforcement efforts on Route 419 and on neighborhood streets.	58.64%	95	41.36%	67	162
Work with VDOT to evaluate Route 419 through Oak Grove to determine if the speed limit can be reduced.	46.63%	76	53.37%	87	163

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11. Which proposed Route 419 pedestrian and bicycle accommodation projects are most important to you? Please rank projects from 1 to 6 with "1" as the most important and "6" as the least important to you.

Answered 148 | Skipped 67

	1	2	3	4	5	6	Total	Score						
Along Route 419 from Carriage Ln/Grandin Rd, SW, to Keagy Rd/Keagy Rd, SW	29.25%	43	34.69%	51	15.65%	23	11.56%	17	5.44%	8	3.40%	5	147	4.61
Intersection of Route 419/Keagy Rd: pedestrian signals and crosswalks	31.76%	47	16.89%	25	18.92%	28	18.24%	27	9.46%	14	4.73%	7	148	4.29
Along Route 419 from Stoneybrook Dr/Bower Rd. to Carriage Ln/Grandin Rd, SW	23.61%	34	27.08%	39	22.92%	33	9.72%	14	9.03%	13	7.64%	11	144	4.24
Along Route 419 from Keagy Rd./Keagy Rd, SW to Valley Dr/Hidden Valley School Rd, SW	4.11%	6	9.59%	14	23.29%	34	23.29%	34	32.19%	47	7.53%	11	146	3.08
Intersection of Route 419/Valley Dr/Hidden Valley School Rd, SW: pedestrian signals and crosswalks	8.33%	12	11.81%	17	9.72%	14	26.39%	38	27.08%	39	16.67%	24	144	2.98
Along Route 419 from Valley Dr/Hidden Valley School Rd, SW to the City of Salem	3.40%	5	1.36%	2	10.20%	15	10.88%	16	15.65%	23	58.50%	86	147	1.9

12. Please indicate whether or not the following transit opportunities are important to you:

	Yes	No	Total Answers
Determine demand and support for potential expansion of CORTAN hours.	61.07%	38.93%	166
Work with area businesses to determine demand and support for potential expansion of mass transit routes.	72.29%	27.71%	149



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13. Which proposed neighborhood pedestrian and bicycle accommodation projects located in the City of Roanoke are most important to you? Please rank projects from 1 to 5 with “1” as the most important and “5” as the least important to you.

Answered 143 | Skipped 72

	1	2	3	4	5	Total	Score					
McVitty Rd, SW from end of Vistar sidewalk to Keagy Rd, SW, to Route 419	20.14%	28	26.62%	37	34.53%	48	10.79%	15	7.91%	11	139	3.4
Grandin Rd, SW from Route 419 to Hope Rd, SW to Norwood St, SW	40.14%	57	11.27%	16	9.86%	14	25.35%	36	13.38%	19	142	3.39
McVitty Rd, SW from Route 419 to Keagy Rd, SW, back to Route 419	15.94%	22	27.54%	38	19.57%	27	27.54%	38	9.42%	13	138	3.13
Gatewood Ave, SW and Norwood St, SW from Route 419 to Hope Rd, SW	9.49%	13	25.55%	35	14.60%	20	27.01%	37	23.36%	32	137	2.71
Hidden Valley School Rd, SW	16.55%	23	8.63%	12	20.14%	28	8.63%	12	46.04%	64	139	2.41

14. Which proposed neighborhood pedestrian and bicycle accommodation projects located in Roanoke County are most important to you? Please rank projects from 1 to 5 with “1” as the most important and “5” as the least important to you.

Answered 141 | Skipped 74

	1	2	3	4	5	Total	Score					
Carriage Ln. from Route 419 to Hackney Ln. and Hackney Ln. from Grandin Road Ext. to Bridle Ln.	25.18%	35	27.34%	38	17.27%	24	15.11%	21	15.11%	21	139	3.32
Keagy Rd. from Route 419 to Sugar Loaf Mountain Rd. with a Keagy Rd. crosswalk	35.00%	49	13.57%	19	19.29%	27	12.14%	17	20.00%	28	140	3.31
Grandin Rd. from Route 419 to Sugar Loaf Mountain Rd.	16.18%	22	23.53%	32	28.68%	39	22.06%	30	9.56%	13	136	3.15
Glen Heather Dr. from Route 419 to Bridle Ln. to Sugar Loaf Mountain Rd.	13.97%	19	17.65%	24	13.97%	19	38.24%	52	16.18%	22	136	2.75
Sugar Loaf Mountain Rd. from Keagy Rd. to Bridle Ln.	10.95%	15	18.25%	25	20.44%	28	11.68%	16	38.69%	53	137	2.51



15. Which proposed trail and greenway segments are most important to you? Please rank projects from 1 to 5 with “1” as the most important and “5” as the least important to you.

Answered 145 | Skipped 70

	1	2	3	4	5	Total	Score					
Expand the Oak Grove Park trails onto the vacant County-owned parcel and connect to neighboring parcels, as allowed	55.56%	80	15.28%	22	4.86%	7	13.19%	19	11.11%	16	144	3.91
Connect the expanded Oak Grove Park trails to Route 419	17.73%	25	46.10%	65	3.55%	5	14.18%	20	18.44%	26	141	3.3
Construct the Barnhardt Creek Greenway along the Hidden Valley Middle School property	8.39%	12	19.58%	28	53.15%	76	13.29%	19	5.59%	8	143	3.12
Construct the Barnhardt Creek Greenway between the Hidden Valley Middle School property and Brandon Ave. (City segment)	11.89%	17	12.59%	18	14.69%	21	39.86%	57	20.98%	30	143	2.55
Construct the Barnhardt Creek Greenway between Route 419 and Reserve Point Ln. (County segment)	7.75%	11	7.75%	11	23.24%	33	17.61%	25	43.66%	62	142	2.18

16. Please share any other comments you have about the transportation exercises:

Answered 15 | Skipped 200

- At Sugar Loaf/ Grandin, just make the neighbors cut their bushes
- I would love to be able to get on my bike in the Oak Grove area and connect to the Roanoke/Salem Greenway. Right now my options are riding on Mudlick, Grandin or 419, all of which are hazardous to cyclists.
- After attending the public session at Oak Grove, the following came to mind. I feel that an important part of this is easy access for the citizens. As a citizen of the Cresthill subdivision, I feel one of the first things that needs to be accomplished is access from foot and bike traffic. I feel this would help the retailers that are already there, and get



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the local citizen in the habit of going there due to ease. The citizens and the stores are already in place but on accessible by vehicle.

- Route 419 pedestrian and bicycle accommodation project from Grandin to Cordell and crosswalk at Cordell
- Connect Rotary Park to Oak Grove Park
- Study cut through traffic especially on Grandin, Hackney and Stoneybrook
- See if signal change frequency can be increased. More frequent opportunities to move even if fewer cars clear intersection. Blink HV-419 intersection light on weekends and no school times.
- Add sidewalks
- need guard rails to separate traffic from ped & bike
- Add Bridle and Sugar Loaf 4-way stop. Whenever bike lanes are added, car lanes reduced and that ull size vehicles have difficulty beside each other if bike rider there!
- Cortran for special events and activities in the area expanded for those specifics would be nice and perhaps one or two evenings a week within limited radius and at reduced round trip fair for close commute and patronage of increased Oak Grove area businesses. Greenway connection expansion is priority to make a complete linked trail. If business increases and walking traffic then slower speed might be essential. Not sure about light sequencing intent, but if you hit a red you will hit red all the way and green is the same at present. Sometimes you sit at empty intersections waiting for the light to change. Too many accidents, but I don't think you will change that without more road options. Please stop the stupid roundabouts and teach people to drive. In all honesty you are making travel more difficult and not improving aesthetics or anything else. I like the looks shown for the traffic crossings and feel they are an improvement. Be honest about the fact the county has its own agenda and really will do as they like regardless of the citizen view. Also note the interest in preservation in the survey and realize less and less remains available to preserve. I am not against progress, but it is important not to throw assets of the people away in exchange for what a few officials actually want. Protect that which belongs to the citizens and value those things that are of historical value. Our county government places the lowest value on that of any area localities in the name of what is thought to be progress and beauty- a squirrel Really?
- Why are you chosing to increase the number of people and traffic around our schools and where our kids play? Let's give strangers a direct path to our kids.
- I highly support the expansion of the greenways in conformance with the 2018 Greenway Plan.
- Very confusing exercise. Not sure that there is real demand for pedestrian and bicycle improvements at this point. Recommend improving transportation corridor and green spaces. Then move to expanding facilities for alternative



modes. Definitely need pedestrian improvements at intersections. Improve existing park and school facilities and then connect with expanded trail system.

- Work on traffic flow along this corridor to allow better, safer exit for traffic from Grandin Road Extension, and Gatewood onto 419.

17. Which future development pattern do you prefer?

	Online	Meeting 1	Meeting 2	Total	
Development Pattern #1	15	8	5	28	14%
Development Pattern #2	32	60	35	127	62%
Development Pattern #3	15	22	14	51	25%
Responses	62	90	54	206	

18. Please share any other comments you have about housing options or development patterns:

Answered 15 | Skipped 200

- Higher density, only if it means that growth boundaries will be well defined and surrounding areas will not become sprawl
- Mix use works
- I prefer none of the development options: Keagy Village is still not utilized, not even half filled. Before ANY other construction is to be considered, the reasons why this massive project has failed should be understood. As I mentioned earlier, the 419 corridor is littered with similar failures of construction far beyond demand. Why are businesses like Atlantic Mutual, Allstate and others leaving this area?
- I don't like any of them
- I can't tell from this information which Development Pattern I would prefer. But it seems pretty obvious that Oak Grove Plaza is a key to rehabbing this area. Yes, it would be nice to see a mixed-use plan that accommodates shops, restaurants with residential. There are already a number of retirees and disabled folks in the neighborhood who would benefit from a walkable community.



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- any of the other Development patterns you propose would consist of me loosing my home and many of the individuals in the neighborhood loosing their homes. plus they bring way too much traffic in the neighborhood and traffic and speeding in the neighborhood is already a huge problem!
- see notes on roads and access
- Opposed to housing into the area. 10-15 years those apartments will become less than desirable.
- I would like to see more jobs, more available mixed use, especially that which combines living and working space. I don't really like the looks of either of the examples given for development pattern 3, but I like the Williamsburg space and the towne center in Fredericksburg. We could do that look with greater development just fine in the area. More community spirit, vibe, and activity would be great. Much depends on the environment and acceptance of what is developed. If you do it right it will thrive, but greater cohesive vision is needed, not what we are being offered at this point. Make it inviting,not cold and unfriendly. Look at the Toastery, Katie's Ice Cream, places people can't wait to mingle for your inspiration.
- I don't want any of it!! You are going to make the current residents miserable with this! I'm now going to be forced out of my house! Why is this not being put at Tanglewood??
- Use an approach that integrates existing development and builds on the physical fabric. Add green space and encourage new development that "fills in" the desired pattern. Let the density build as the demand increases.
- I would prefer to prohibit the building of new apartments as they lead to a more transient population. We have plenty of apartments in this area. We need new businesses and restaurants for the population already living in this area, or driving though each day. First, we need to see these new businesses opening in Keagy Village before adding additional development. A new Kroger or higher end grocer would be outstanding in Keagy Village as well as more restaurants. I would like to see higher end establishments. Keagy Village could have shared outdoor areas, where gathering for events could take place. A brewery would be a fantastic addition. I would like to see more green space in this corridor, and a limit on buildings too close to 419. I would most definitely prefer to retain the green space in front of the old Allstate building. Green space equates to higher quality of life. It also protects home values.
- I could go either way with 1 or 2. 3 is way to over developed.
- More multi-family housing is needed, along with a Whole Food or Publix, a Starbucks and a Chipotle.



19. Please share any additional thoughts about the draft Oak Grove Center planning study:

Answered 14 | Skipped 201

- I grew up in Sugar Loaf when we road our bikes to the drug store for lunch and cherry cokes. Street scape was better in the 60's than now. Neighborhoods are great, upgrade the amenities, restaurants. Connect to the Greenway.
- I live next to the planned area on Gatewood. The plan looks very good. I like the case study areas. I have been to the Market Commons in MB and the New Town Center in Williamsburg I like that type of development.
- Be bold or don't bother
- Really appreciate the effort that has gone into this process -- reaching out in multiple ways, working across locality lines, etc. This area has potential to be a gem and just need a little public prodding. :)
- See notes in regarding roads and access
- Already completed this, so I did not complete again. Please use care and remove a thought that the squirrel is appropriate and aesthetic art for the community.
- Sounds like a good idea, but who is funding this? Also I think the Tanglewood area needs more revamping first.
- See "Oak Grove Plan Questions 4-23-19" which gives some additional concerns and summarizes them. Thank you for this opportunity to comment, and I would be happy to discuss any responses in person should that be helpful.
- I don't think it appears you are listening to the data you have collected so far, so I am not sure the purpose or time expenditure makes sense, unless you want to appeal to those who have not responded.
- This makes me furious!! I don't want city living!! You are putting this in our yards! You need to hire more police for the increased calls. We live here and already see what happens. You want to bring more strangers right to where our kids are playing. I believe we need new board members!
- There has been a lot of development along 419 between Cave Spring Corners and Oak Grove Plaza. It has increased the amount of traffic along this stretch tremendously. Cars speed and cut thru neighborhood streets. The building that has had the most detrimental impact on my street is the credit union at the of 419 and Bower Road. Also all the development has impacted the water runoff in this area. We have severe flooding problems at times in this area now, which we did not have prior to all the construction and paving of parking lots to accommodate these buildings. I am concerned about increased traffic and more water runoff in this area. Also there is so much vacant commercial space empty along 419 I'm wondering why there is not more being done to utilize this.
- Think incremental improvements not just end products. We need impressive public and private places not just densely developed land that can be "anywhere". Great city-county initiative!



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- Thank you for the work that has gone into this study. This area has the potential for excellent redevelopment and I like the collaboration between the city and county. The Hidden Valley neighborhood and Greater Deyerle neighborhood would be very supportive of improvements made in this area.
- I think a community based plan is appropriate. Green space and comfortable gathering areas, seating are important as well.



Appendix 6-E. Comments Received on the Draft Plan

Comments received via Survey Monkey

With a Starbucks finally coming to the Oak Grove/Keagy Village area, we now need more than ever a new grocery store, such as Publix, Trader Joe's, Aldi or Sprouts. That new grocery store will be the catalyst for making happen many of the planners' and residents' wishes and suggestions that are reported in the Plan.

This may seem a bit out of left-field however; due to the success of Aldi's in it's location...Has the planning commission considered a Trader Joe's. My children and I are all huge fans and they are at an age where I would like them to work there as well. This is just my random two-cents during a 100-year pandemic so for all I know they're completely insane...like many of the thoughts expressed on the internet during the stated time period.

Please let food lion continue to be here.

Thinking about this makes me sick, as I live on Grandin Road Ext. Things you are not considering or just don't care about, because it doesn't affect you. Trails- this brings more strangers through our area, allowing access to our kids who are outside. It also gives places for illegal activity and hiding. I can't tell you how many times things have gone on with the trail that is beside Oak Grove Elementary.

You expose the area to others which causes increased traffic and crime. We have recently had a bunch of break ins. It will get worse if you do this. At my biggest pain point is the traffic. Yes, you will upgrade 419, but what about the neighborhoods they use to cut through? Our road is constant speeders and passing on residential road. We can't turn into our driveway without someone almost hitting us because we aren't going fast enough. During this process, we will also have dump trucks speeding down our street and making a mess with dirt, which we have to drive through to get out of the neighborhood. You don't understand what you are bringing hear. We live it every day!!! My husband has lived her for 40 plus years. Sad that we will be forced to move. Trust me, more crime is



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coming. I can't even cross the road for mail without almost getting hit. Im truly sick and outraged by this plan. Do something to the miserable Tanglewood Mall and leave our area alone!!! We bought our house because Oak Grove is a quiet area (at least it use to be).

If you all have all of this money to spend, try taking car of our schools and roads. I use to think Roanoke County was great, not anymore! FYI, we also need jobs that people can support a family on. You just keep bringing jobs that pay minimum wage or a little over. We need much better than that. People will not be able to support your shops and restaurants on these poor paying jobs!

Second comment, later:

I just gave my opinion and addressed speeding and traffic on our road. Here I am a few minutes later calling 911 because there is a wreck at the intersection of Grandin Road Ext and Sugar Loaf. It's already too dangerous. PLEASE do not add to this problem. There has been many issues there. Again, you all don't have to live here. It's not your kids safety!

August of 2019, developers out of North Carolina eyeballed land around Lick Run & Best Buy. City Council opened the plans for public comment. There was tons of push back and rightly so, as these jokers proposed highway development through an historically Black neighborhood & proposed building on land that protects City residents from floodwater. Oak Grove is already a commercial area. I think it could easily host some of the businesses and apartment plans proposed by said North Carolinians. I'd love to see something in this area that supports local farmers and feeds into part-time job availability like a Trader Joe's or a Farm Fresh or even another Roanoke Co-op location. I also think this area needs something fun for adults and families, like a Top Golf or something akin to Blacksburg's Cinebowl. This would also be a great place for a mix of local boutiques and possibly a gardening shop. The proposal looks excellent so far!

Congratulations to the entire County/City team for its work on this plan, and to the many citizens who took the time to provide thoughtful input. Very well done. While I am a forty-year resident of Roanoke, I only moved into this particular area about one year ago and have had the opportunity over the past year to get a better feel for its neighborhoods, businesses and travel patterns as I drove, biked and walked much of the area myself. I suggest the following tweaks to the plan:

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1. Extend the recommended Route 419 sidewalk improvements a few hundred feet further south to the intersection of Bower Road. This will tap into the enormous neighborhood area bounded by Route 419, Grandin Road and Garst Mill Road. While that neighborhood itself does not have sidewalks, I have found it to be very walkable and bicycle-friendly.

2. Similarly, extend the proposed Grandin Road sidewalk improvements (City) farther east to the intersection with Wynmere Drive to connect with another entry point to that same neighborhood. In full disclosure, my new residence on Maple Leaf Drive in the City (opposite Wynmere Drive's intersection with Grandin Road) would stand to benefit from such a sidewalk improvement along Grandin Road.

Thank you all for your time and consideration.

As a resident of the Townes at Hidden Valley, I'm most concerned as to what specifically you have planned for the field behind our development and behind Keagy Village. We so enjoy the views from there and walking across the field to Keagy Village. I hope what gets planned there will not block the views or create more congestion. I'm opposed to an apartment complex there if that is what is planned.

The plan is easy to understand and provides a nice outline of what the county and city hope to achieve in the area in the next 20 years. The summary plan has ideal future photos that display a lively area similar to something that Roanokers and our kids typically would travel to in Charlottesville, Richmond, DC area, or Raleigh. It would be wonderful to get commercial tenants unique to this side of town in Oak Grove that are family-friendly. We enjoy that the city and county are trying to make Oak Grove feel like a neighborhood with unique signage, sidewalks, and greenery like other popular areas in the city such as Wasena, South Roanoke, and Grandin Village. We would like to see outdoor spaces to sit and eat takeout, ice cream, coffee from the tenants in Oak Grove and Southwest Plazas similar to what is found in Keagy Village, Wasena, South Roanoke, and Grandin Village. Overall, great plan by the county and city and we hope this helps this area become more active during the evening/early night hours for the teenagers, young adults, and families living here.



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The plan looks good and we had lots of opportunities to join in and give our thoughts which it seemed like most folks appreciated. I hope there are short term goals to help make this area exciting again with new shops, offices, and restaurants as our neighborhood population seems to only get older and older.

The park land behind the Oak Grove school seems like a great opportunity to create a mini adventure area bringing some new fun amenities like at Explore Park and the greenway parks into the suburbs. Also it's not in Oak Grove, but I hope Hidden Valley Middle School gets a remodel ASAP like Green Valley Elementary, Cave Spring Elementary, Cave Spring Middle, and Cave Spring High.

It would be great to somehow get a new grocery store besides Kroger and Food Lion in this part of Roanoke. Target needs a second store in Roanoke too, so perhaps they could build here or in the Tanglewood Mall plan area.

It will be fun to see parts of these plans in the coming years, but in the short term it would be nice to freshen up the McDonalds shopping mall to be on par with Keagy Village and Southwest Plaza.

I feel that getting easier foot and bike traffic to Oak Grove Center from the Windsor West and Crest Hill Subdivisions is important. That population base is already there. Grandin Rd between Glen Heather and Electric is too dangerous for foot traffic and there is no good way to cross Electric back towards Cordell. Some sort of cross walk at Bower could at least get foot and bike traffic across Electric where Bridle and other streets are. I feel getting the current population to Oak Grove Center is a key to future growth. I think this will show quicker results.

The plan looks great! Love to see improvement coming to this area of Roanoke. Excited to see more dining options but also an opportunity for more local businesses to open.

Plan is exciting for the future of the area. I'm happy to see the county and city working together on our neighborhoods bringing in local establishments and chains rather than only focusing on regional industrial facilities.

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The area has potential to become a town center like Daleville for casual summer concerts and events. I like the area having a name/logo and signs similar to Daleville too. Please consider a paved or gravel walking trail from Oak Grove Plaza to OGES to Keagy Village for exercising without having to walk on the streets... this path could be like the county Library trail.

I like the plan and think this would be great for the schools and neighborhoods in the area. I like that the park might get a remodel and it would be cool to see Keagy Village fill up like the Roanoke City Ivy Market shopping center, Blacksburg First and Main shopping center, or the new Christiansburg Market Place shopping center. There is no hotel on 419 or Brambleton from Lewis Gale to Tanglewood... perhaps Oak Grove (or Cave Spring Corners) could finally attract a hotel if development takes off in this area? It could have a event/conference rental space and restaurant too.

Comments received via email before the Roanoke County Planning Commission Public Hearing

Helen Sublette, Resident

My remarks and concerns are directed to the Planning Commission and the Board of Supervisors concerning future plans to develop 173 acres in the Oak Grove/Keagy Village area of Roanoke County.

I would like to know what is planned to improve and control water run off and future flood damage in this area and to mitigate flood risks through storm water management. Displacement of land through construction of 173 acres is sure to affect residential homes in the area.

What are the flood risk management strategies in place to mitigate and protect the area from future flooding? How will property values be affected? Has there been a flood risk analysis, levee improvement planned or in place to protect current homeowners and property values? If so, how can we find out what these strategies are and are they in writing?



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Roanoke County has a responsibility to respect citizens and residents and to make sure flood risks are reduced, not increased. Flood Insurance is not the answer when property is destroyed. It never covers the whole costs, time to recover damages, or improve property values. Please take our concerns to heart.

Thank you for your consideration.

Steve Grammer, Advocate for people with disabilities

The city and county has to work together to put a crosswalk at the intersection of Electric Road and Grandin Road. Also, you need to enforce speeding at the intersection between Farrington apartments and Food Lion.

Second comment, later date:

You must enforce the speed limit at the crosswalk between Fairington Apartments and Food Lion, you must build a crosswalk at the intersection of Electric and Grandin, before someone is killed by a vehicle. You must give safer, age appropriate, and accessible housing options, to people with disabilities who are on supplemental income.

Carl Benjamin

I'm concerned with biking and walking along Rt 419 in the Oak Grove area – now and in the future.

It is a busy road and will most likely only get busier.

Haven't I heard of plans to expand Rt 419 to six lanes along some part of the road? And don't you think eventually that will happen in the Oak Grove area also? This would make a bike lane a scary place to be.

How about a bike path from Oak Grove Park through the county owned undeveloped land over towards Sugar Loaf Mt Road behind Metis Plaza?

Then cross Keagy Road going behind Keagy Village down toward Barnhardt Creek and Hidden Valley Middle.

This would provide some connection to neighborhoods as well as connection to business via Grandin Road Ext and Keagy Road.

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Joyce Waugh, President/CEO Roanoke Regional Chamber

Chairman Bower and Members of the Roanoke County Planning Commission,

Good evening.

I'm unable to attend this evening's hearing yet wanted to thank you for Roanoke County's work on this and the other Relmagine study plans.

One of the unique factors of this particular plan is the joint work with Roanoke City. The City and County are to be commended for working together to make this area and our broader Virginia's Blue Ridge a better place to live, which starts with making a plan and then following through to completion. This joint effort highlights several already going concerns and ways to better connect and improve livability in this area.

This is no small task when considering the nearly 200 acres and almost 100 residential and commercial properties involved in the study area. The additional landscaping, streetscaping, lighting and more to better tie together this area of the community will only serve to make it better, as with the Hollins Center Plan and 419 Town Center Plan.

On behalf of the Roanoke Regional Chamber, I commend the work of you, your staff and the community, for creating a plan from which all may benefit for years to come.

Comments received during the Roanoke County Planning Commission Public Hearing

Judy LaPrade

Is there a proposal in this project for a light at Glen Heather coming out onto 419? Trying to get across 419 from there is very dangerous with the increased traffic the Oak Grove area has.



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Comments received before the Roanoke County Board of Supervisors Public Hearing

Stephen (Steve) Rosenthal

As a constituent and a homeowner in the area, I wish to state that I don't want any of it. Period.

Stephen (Steve) Rosenthal (separate comment)

I imagine Oak Grove the way it is now. NO to this "reimagining!" NO to high density housing here!

Steve Grammer, Advocate for people with disabilities

1. There should be a crosswalk at the intersection of Electric Road and Grandin Rd.
2. Something has to be done about the speeding at the crosswalk between Farrington apartments and Food Lion.
3. Also, even those these projects come from a different source of funding I don't understand why the county will not improve the quality of life for people with disabilities, such as housing and transportation.