



## 1. Wolf Creek, Narrows, Giles (12)

### Values and Priorities:

- Family-oriented wholesome town, activities appropriate for children
- Churches and community gathering spaces close by, central to community
- Complementary uses adjacent to one another
- Maintaining view sheds and rural character
- High intensity land use on edge of town

### Key Tensions:

- Tourism-oriented vs. basic needs oriented development.
- Preserving rural landscape by driving to jobs in other places vs. tax base to support social service needs

### Energy Into:

- Create sense of pride in community- no big boxes, need small community based businesses in empty buildings.
- Practical things in downtown core: preferred items include pharmacy, bank, ice cream parlor, doctor's office, grocery store.
- Need more transportation for lower wage workers at VT and seniors to access medical services.

### Challenges:

- Absentee owners of commercial properties, lack incentives from them to redevelop their properties.
- Community volunteer resources are stretched thin providing volunteer transit services.

### Observations:

- People don't mind developing open space because they don't feel like land is scarce, even though they want to preserve rural landscape.
- People would prefer long commutes to work, than have industry in their backyard.

### Outstanding questions:

- Is there sufficient customer base to support downtown businesses?
- What are the implications of high commuting rates on their tax base for services, like transportation and schools?



## 2. Upward Bound (Shawsville students from Montgomery County and Pearisburg, Narrows students from Giles) (13)

### Values and Priorities:

- Promotion and co-location of small businesses clustered throughout community.
- Open space and environmental quality (lower income people don't have choice to move away from pollution and can't afford health care).
- Safety for children (police near school)
- Convenience, proximity, walk ability to activities that promote positive behaviors, services and activities (healthy food, activities for youth, recreation center, museum near high school and where people live)

### Key Tension:

- Shawsville-Keeping things walkable and services clustered in a community that is distributed across a large area.
- Providing convenience, small businesses in Narrows versus the trend towards consolidation of services into Pearisburg (schools, medical, shopping, etc.).

### Energy Into:

- Preserving farm communities, mountains, and rivers
- Like to see more in our 'downtown', small businesses, activities that give us things to do.
- Wholesome activities for youth- bowling alley, recreation center, youth center, after school activities, places to hang out- to prevent more kids from doing drugs.

### Challenges:

- Impact that big businesses (chain stores- walmart's) running small business out of town.
- Drugs
- How far apart things are from each other (schools, businesses, activities, etc.)

### Observations:

- Co-locations of businesses near schools to provide learning opportunities.
- Distinguished open space as developable because so much of it and it could be anywhere, but forest and mountains were unique.

### Outstanding questions:

- Would be good to understand current offerings of activities for youth in localities.



## 3. Pulaski Community Partners Coalition, Town of Pulaski and Pulaski County (6)

### Values and Priorities:

- Family oriented town and activities, safe for kids
- Accessibility. "Convenience to the things I need and am willing to travel to the things I want".
- Walkability and spreading tourist attractions and small businesses throughout downtown. Creating a continuous corridor for economic growth with small business clusters.
- Preserving open space in town as well as outside of town- open space serving as buffers.
- Preserving valuable road frontage for economic purposes; Creating an industrial core.

### Key Tension:

- Creating jobs that are desirable vs. accepting any job that is available
- Parking garage versus on street parking (liked on street)
- Not wanting to shun people making poor choices vs. not wanting to reward them either.

### Energy Into:

- Creating more affordable senior housing options
- Revitalizing the downtown
- Building on existing family oriented outdoor recreation assets (train station, new river trail, ball park, Randolph park, Claytor Lake) "gateway community- accessible outdoors"
- Building upon the agriculture and local food sector
- Building our middle class (job training, education, creating more of an incentive to work), Technical schools

### Challenges:

- Impact that big businesses (chain stores- Walmart's) running small business out of town.
- Drugs and teen pregnancy
- Welfare state- need to make it more desirable to work than not to work
- Lack of work ethic and job skills for unemployed.
- Lack of sufficient tax base to support redevelopment/revitalization of town.
- Lack of community identity or vision- keep focusing on what was rather than what it could be.

### Observations:

- Interest in cluster style housing model of development
- Liked idea of partnering elementary schools with arts studios to create a positive influence.
- Cluster senior services.
- Didn't see a need for a bus station.
- Recognition of the value of the arts for culture, diversity, education, economic development
- Attention to drug treatment options and what was most effective.

### Outstanding questions:

- What role should social services play? Target social service groups, community college, high schools to think about how to tackle low skills, drugs, teen pregnancy issues, etc.
- Should those focused on social services be working with those interested in economic development to create more lasting change an impact (ex. Can work to get someone through drug treatment but then that person can't find a job).



## 4. NAACP, Christiansburg (4)

### Values and Priorities:

- Mixed use and mixing of generations and income levels
- Convenience
- Safety and protection of children
- Fairness to each other
- Green space

### Key Tension:

### Energy Into:

- Need to grow health care services
- Services to help an aging population
- Help other community members be more self-reliant (finances, health, internet)

### Challenges:

- Aging population with growing needs, lots of retirees.
- Growing need for health care and lack of sufficient health services
- This is a great area for families and for retirees but there are not enough services or amenities for young professionals. Young people have to leave to find a job.
- Lack of communication system within and between communities to bring people together across boundaries.

### Observations:

### Outstanding questions:



## 5. Little River Missionary Church, Floyd (14)

### Values and Priorities:

- Faith, Place of worship is central to community character – provides an anchor
- Culture is important
- Education and kid-friendly
- Things are easy to get to (accessibility of food and jobs)
- Making community attractive to residents and outsiders (to draw them to town- economic development), community center

### Key Tension:

- Positive and negative role of government, what role should government play?
- Ability to serve and be fair to all residents, they don't speak up vs. low income not having a voice. Poor being marginalized in the wrong side of town.
- Providing accessible, diverse transportation while preserving the "community" and not making it urban.
- Keeping rural character and still serving needs of whole community.
- Interests in expanding economic opportunity and balancing commitment to the children.

### Energy Into:

- Satellite campus of Community College, maybe at high school, to provide more opportunities for youth to learn and stay in town or those interested in changing careers. Best chance at kids coming back to work on a dairy farm or beef farm.
- More manufacturing jobs- so people don't have to drive so far to find work.

### Challenges:

- Opportunities for low income
- Distance between schools

### Observations:

- Desire to give low income people more opportunities and better chance in life (creating places to work, natural spaces, places to gather).
- Interest in mixing seniors and youth, influence the younger generation.

### Outstanding questions:



## 6. Floyd Sessions 1 & 2, Administrative Offices (30)

### Values and Priorities:

- Protecting children from negative influences, safety, safe places for kids
- Preserving rural quality of life, wholesome community
- Accessibility for seniors and those with mobility impairments (so people can walk)
- Preserving downtown that works for tourist and community members
- Clustering like things together

### Key Tension:

- How to keep Floyd rural with development pressure- using zoning or not, role of government. Being able to operate on Floyd time versus fast paced changes.
- Development vs. quality of life.
- Market forces vs. government- differing views about regulations
- Mixing of private and public puts cost differentials at odds.
- Growing the economy with water supply as a limiting factor.
- Wind and solar- local benefit vs. national benefit...food issue is similar, concern about views sheds
- Liberal versus conservative residents. 'We reflected values of the people living here, not people coming into the community'.
- Scattered development on open space to remove feeling of higher density versus development all in one area. "Putting it in open space invites other development there".

### Energy Into:

- Providing more options to live in town, more walkability. But maintaining housing choice out of town. Those that want services and those that want rural.
- Keeping outdoor and rural character.
- Jobs economic viability
- Agriculture

### Challenges:

- Tension between development and quality of life.
- Chaos of development, things happening too fast. Development happening too much around whether it's profitable for business.
- Loss of open space
- Too much driving to get to where you need to go, but 'parking garage doesn't seem like Floyd'.

### Observations:

- Lack of knowledge about water issue, cost of infrastructure and services, aging population.
- General feelings like decisions were made without their knowledge.
- Importance that revitalization be done in a 'certain way' to reflect values of the community
- No interest in a big box

### Outstanding questions:

- How would citizens like to provide input and receive information?



- There was an interest in greater walkability and concerns about long travel times/distances, how would Floyd feel about spreading services/small businesses throughout the county (Check, Willis, etc.)?
- Group explored if solar and wind were for local power generation or community scale production would it be supported?

## 7. Blacksburg, Planning Office (7)

### Values and Priorities:

- Walkability- housing in walkable distance to important functions
- Compatibility and Convenience- clustering and grouping around similarity of businesses and services
- Mixed housing- generations and income levels
- Clustering small businesses

### Key Tension:

- Concerns about low income housing near K-12 schools and need for low income residents to be in close proximity to services.
- Mobile home park viewed as eye sore but recognized need of affordable housing.
- People say want density but don't actually want it.

### Energy Into:

- Greater density of housing toward the center of town rather than out in surrounding environment.
- Need for transportation hub.

### Challenges:

- No space to grow, so build up but zoning doesn't allow it. Hospital is landlocked and cannot get bigger and there is need for more space.

### Observations:

- No to big box store, industrial park.

### Outstanding questions:

- How do we get more affordable housing in Blacksburg?
- How to support small business growth in town?



## 8. PEP, New River Community College, Pulaski (20)

### Values and Priorities:

- Need balance between maintaining rural surroundings and encouraging economic growth. "Appreciate the beauty of the area, but need some non-scenic things that serve as an economic driver."
- Clustering like businesses so that they could support each other and maximizing transportation infrastructure.
- Sense of ownership within community

### Key Tension:

- Focusing attention on big industry versus small business.
- Provide additional services to lake community versus rest of community.
- Cost efficiencies versus convenience. (Consolidation of schools to be more efficient with resources has led to lack of parent involvement because schools are no longer centers of their community- these communities are dying.)

### Energy Into:

- Recreation center, don't have indoor recreation center in Pulaski.
- Cultivating the business park.
- Building on existing assets to make downtown more livable and user friendly.
- Better utilize two state parks, the theatre, ball field, trail, and create packages for tourists so they don't have to figure it all out.
- Create reasons for people to come to our community and provide accommodations.
- Making community more pedestrian friendly.
- Improving existing road system.
- Making south side of lake function more like a community.

### Challenges:

- Lack of service culture and level of friendliness to outsiders, willingness to accept/respect new perspectives.
- Creating a community split between the haves and have-nots.
- A sufficient tax base to provide services to residents.
- Low income populations disconnected from where they need to go, positioned on outskirts.
- Pulaski wants income but group noted inability to make and stand by decisions in the past.

### Observations:

- Strip mall next to small businesses - how might these affect one another?
- Created a central strip along main road. Group seemed split over re-creating the way things used to be and what is usually done versus new ideas of what could be done differently. In the end no one wanted to live near strip, but on farm or by lake.
- Someone noted "not good land use planning in place, everything is out of town just like Pulaski!"
- Empty lot was seen as economic potential rather than an eye sore.
- "Once town was set, no one wiped board over; no wholesale changes from what was developed. Once the town was developed there was buy-in that this was our town and didn't need to make wholesale changes. We can build on our strengths."



- No strong aversion to wind tower, first time where this didn't come up in a discussion. Mobile home park was also last piece to be added in both Pulaski games.
- Statement "Rural landscapes allow more flexibility in decision making." Developed open space readily and chose all pieces.
- Liked idea of high-school and community college being next to each other and elementary schools being near family neighborhoods.
- Vision appeared to be around community need, less emphasis on community character.

**Outstanding questions:**

- Do lake residents want additional services, if so, what, and would that generate small business growth or more revenue for county?
- Interest in recreational assets but unsure about how to make those investments, appears like they would like to see growth in this sector, path forward to make it happen still unclear.



## 9. Third Thursday, Christiansburg (18) with regional focus

### Values and Priorities:

- Convenience, walk ability, accessibility.
- Community that works well for all age groups (seniors and young people)
- Work/life balance
- Intergenerational interaction
- Community and environmental health
- Function: Transit and essential services in central location
- Fairness: creating desirable neighborhoods for everyone
- Businesses clustered, like functions clustered together

### Key Tension:

- Tension between open space and desire of landowner to sell their land for a profit.
- Focusing solely on function of each piece creates “wrong side of the tracks” neighborhoods. Consequence of putting like things together, which appears to be a trend from session to session. How to address this tendency? Creating a ghetto vs. distributing undesirable land uses equally among residents.
- Some uses are incompatible, so that everyone has to drive everywhere - and how to create walkability.
- Big box stores and whether residents like them or not.
- Intermodal facility

### Energy Into:

- Create a transportation hub in appropriate places and teach people how to use transportation
- Increase walkability of community to encourage good health and energy conservation
- Preserving open space.
- Downtown revitalization with historic district, creating a business district in the center of town.
- Combination of zoning and encouraging in-fill.
- Education on conservation easements and land trusts.

### Challenges:

- Pulling community together to make changes is difficult, lack of awareness.
- Action creates costs, are communities willing to pay for it?
- Thinking from a community versus individual perspective.

### Observations:

- Spread undesirables throughout town so that everyone was sure to have desirable things nearby and avoid the ‘bad part of town’. This led to an interest in people wanting to live downtown.

### Outstanding questions: