

# U.S. Route 460 Land Use and Connectivity Study

Planning Commission Public Hearing

March 7, 2023

# Overview of Presentation

- Previous Corridor Planning and Funded Projects
- Study Purpose
- Process of this Study to Date
- Recommended Improvements
- September Survey Results
- Fall/Winter Activities
- Draft Study Document
- Implementation
- Next Steps

# VDOT Route 460 STARS Study

- **2019 and 2020:** VDOT, the City of Roanoke and Roanoke County studied potential safety and operational improvements along Route 460 from Williamson Road to Alt. Route 220
- **November 2019:** Public Information Meeting and Survey (over 1,000 responses)
- **June 2020:** Virtual Meeting and Survey
- **August 2020:** Seven projects chosen and submitted for SMART SCALE funding

## WELCOME

### Purpose of the Route 460 (Orange/Challenger Avenue)

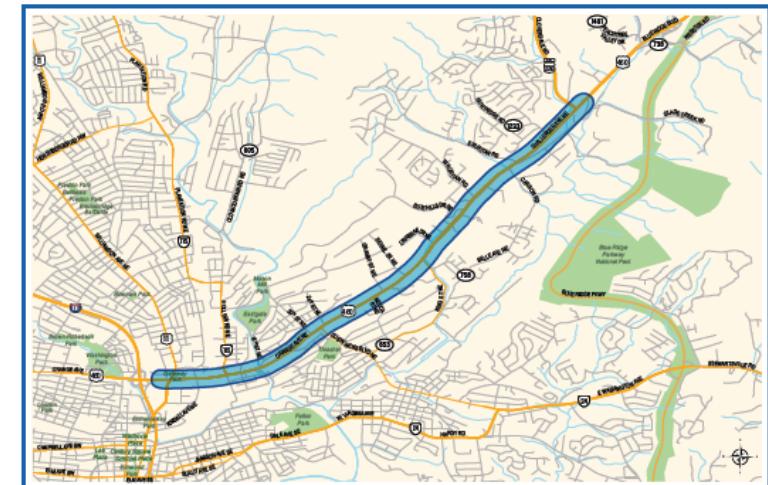
#### Operational Improvements Study

- Evaluate operational and safety conditions along Route 460 (Orange/Challenger Avenue) between Williamson Road (Route 11) and Route 220 Alternate (Cloverdale Road)
- Consider and assess potential safety and operational improvements in the study area
- Develop cost estimates for the potential improvements

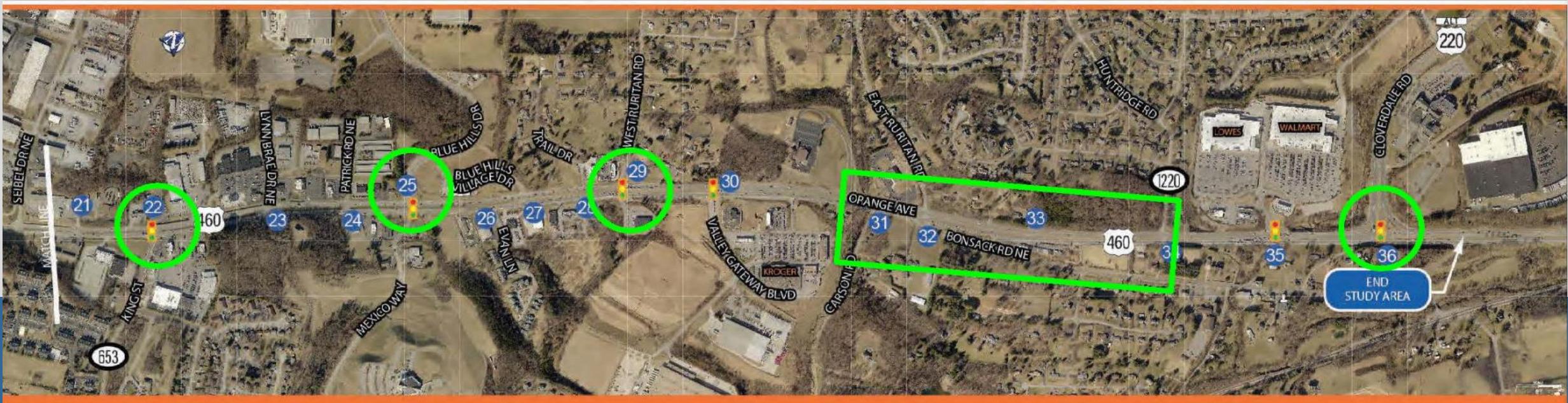
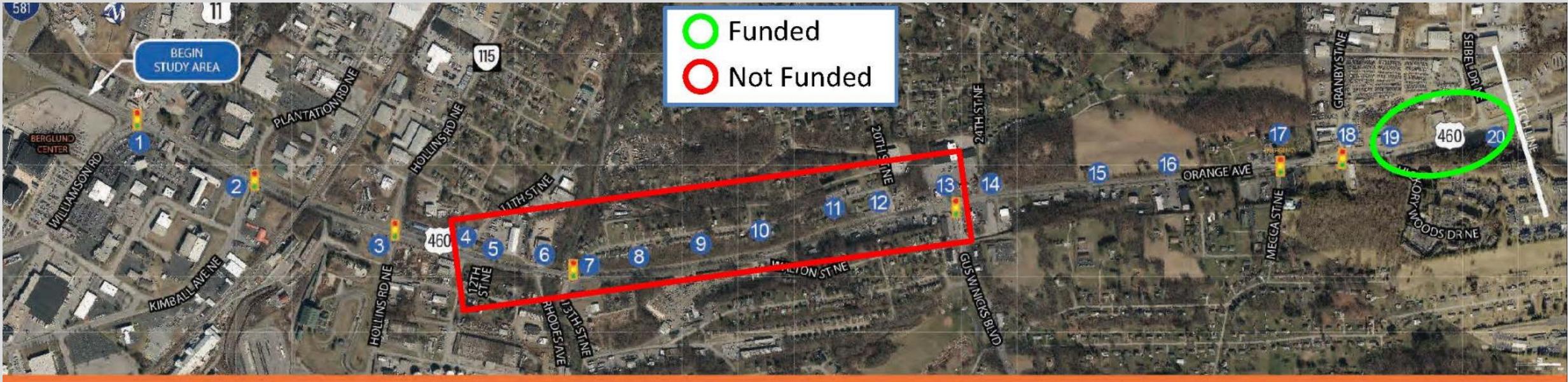
#### Objectives of the Public Information Meeting

- Inform the public about the study
- Present preliminary information on safety and traffic conditions within the study area
- Provide the public an opportunity to give comments and suggestions on existing safety and traffic operations and gather ideas to enhance safety and reduce congestion in the corridor

#### Study Area



# Route 460 Funded SMART SCALE Projects



# Route 460 Funded SMART SCALE Projects

Funded Transportation Projects	Status	Funding	
		Federal/State	Local
Route 460 and Alternate Route 220 Intersection Improvements	Projects have been grouped and design is underway for all projects	\$21,800,000	\$0
Route 460 Intersections from Carson Rd. to Huntridge Rd.		\$2,800,000	\$0
Route 460 at West Ruritan Intersection Improvements		\$7,500,000	\$0
Route 460 (Orange Avenue) Improvements near Blue Hills Drive		\$5,600,000	\$0
Route 460 (Orange Avenue) Improvements Seibel Dr/Hickory Woods		\$450,000	\$0
Route 460 (Orange Avenue) Improvements at King Street		\$5,000,000	\$0
<b>Total Funding</b>		<b>\$43,150,000</b>	<b>\$0</b>
<p><i>There are no local funds on these projects, though the Roanoke Valley Transportation Planning Organization provided leverage funding for five out of six projects.</i></p>			

# Route 460 Land Use and Connectivity Study

While the VDOT STARS Study provided recommendations for improving intersections and traffic flow **on** Route 460, Roanoke County wants to focus on improving traffic flow **around** Route 460.

Particularly with demand for redevelopment of parcels fronting Route 460, adding new commercial entrances onto Route 460 will only make congestion worse.

This study proposes new and improved ways for motorists, pedestrians and bicyclists to move around the Bonsack area without having to use Route 460. It will also establish recommended access routes for future development and redevelopment activities.

# Study Purpose

- 1) Recommend ways to travel around the Bonsack community that are alternatives to Route 460/Challenger Avenue;
- 2) Consider existing zoning classifications and future land use designations to determine potential changes to match desired development types; and
- 3) Examine existing at-grade railroad crossings for potential improvements that may create development opportunities between the railroad and the Blue Ridge Parkway.



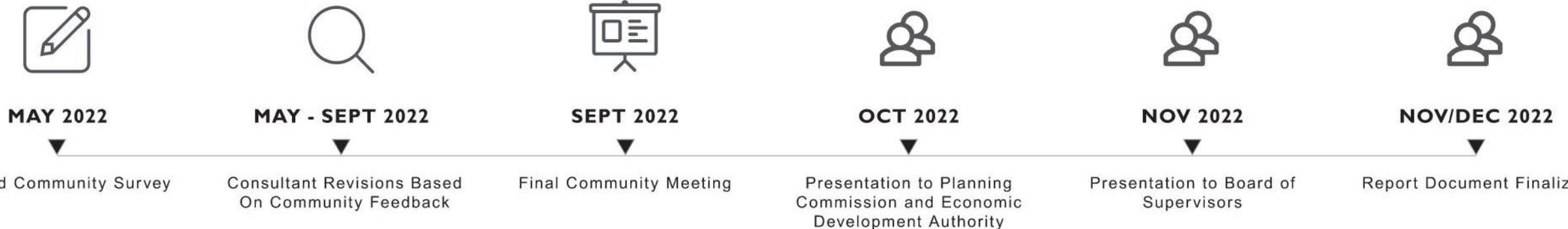
Consultant Due Diligence and Review of the Study Area

First Community Survey

First Community Open House

Consultant Review of Community Feedback and Preparation of Potential Improvements

Second Community Open House



Second Community Survey

Consultant Revisions Based On Community Feedback

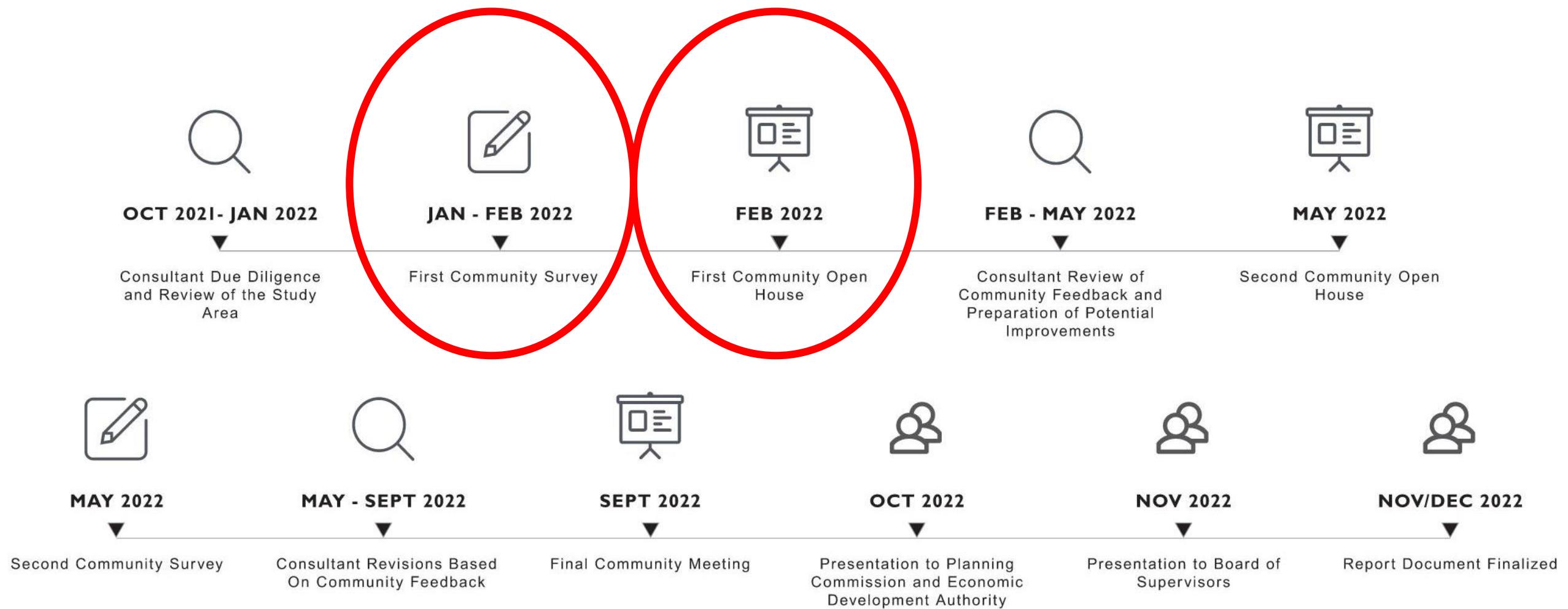
Final Community Meeting

Presentation to Planning Commission and Economic Development Authority

Presentation to Board of Supervisors

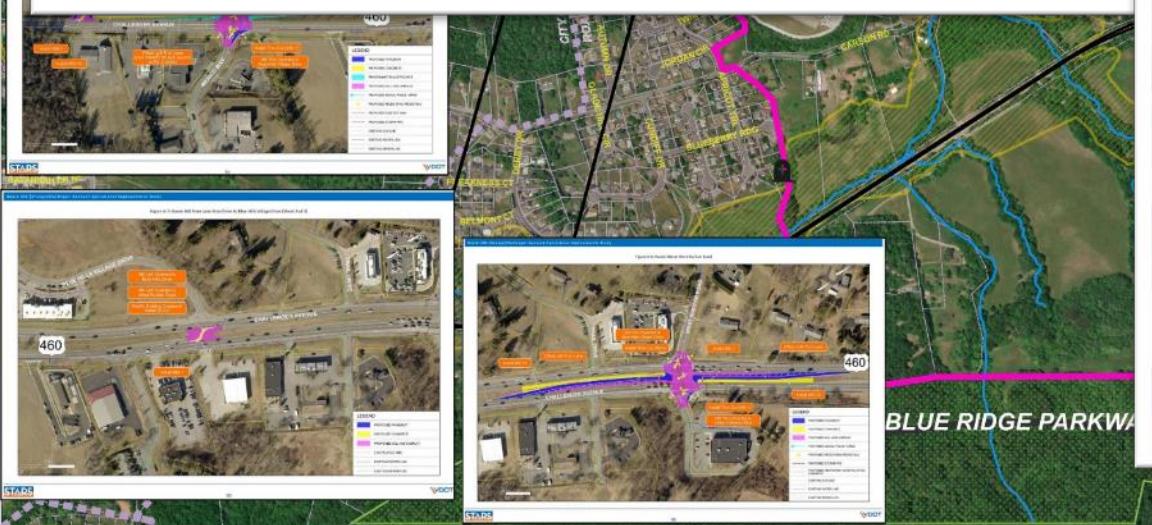
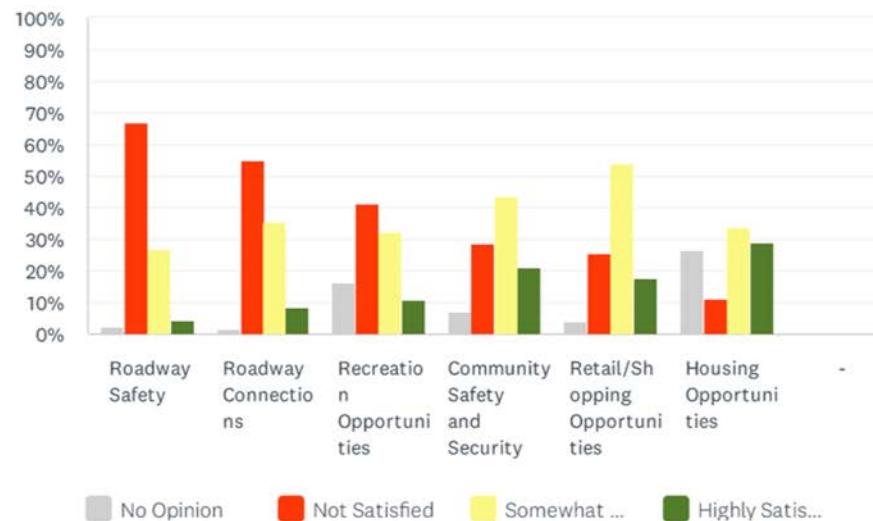
Report Document Finalized

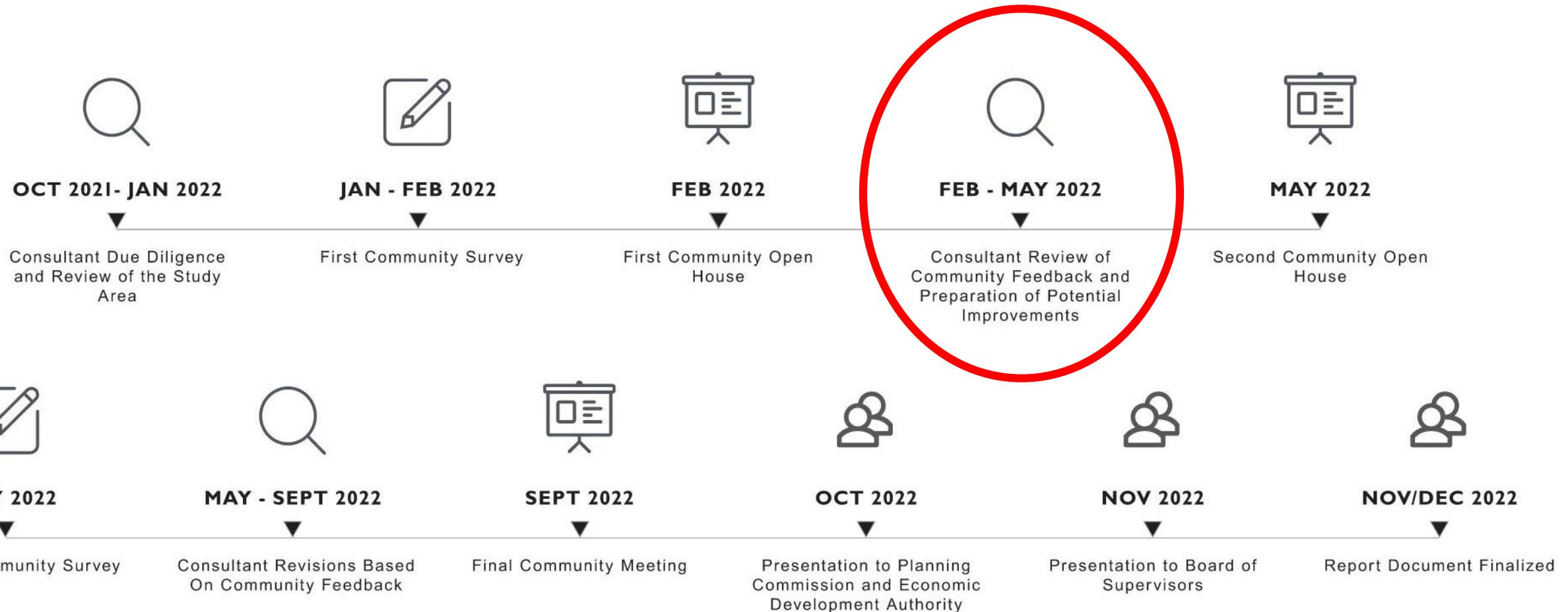




Q2 What is your current level of satisfaction of the following in the Study Area?

Answered: 220 Skipped: 0





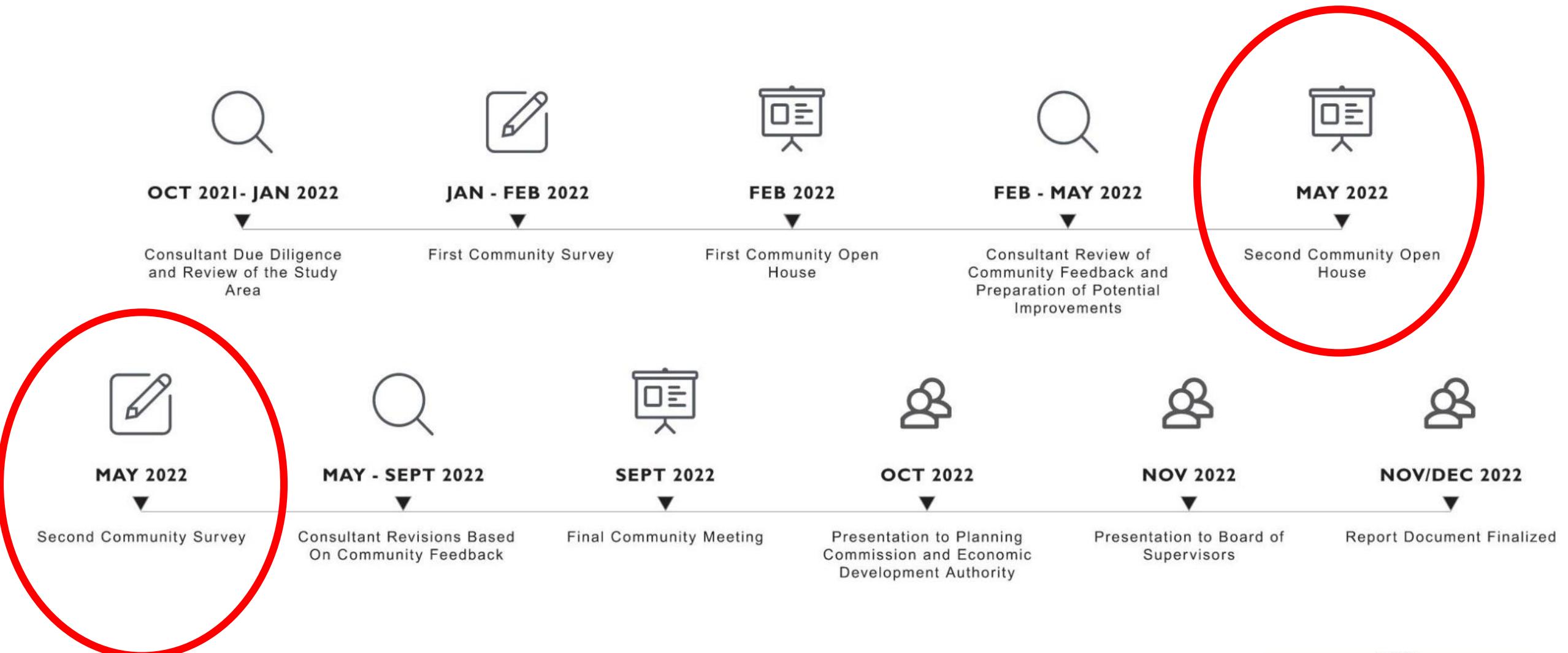


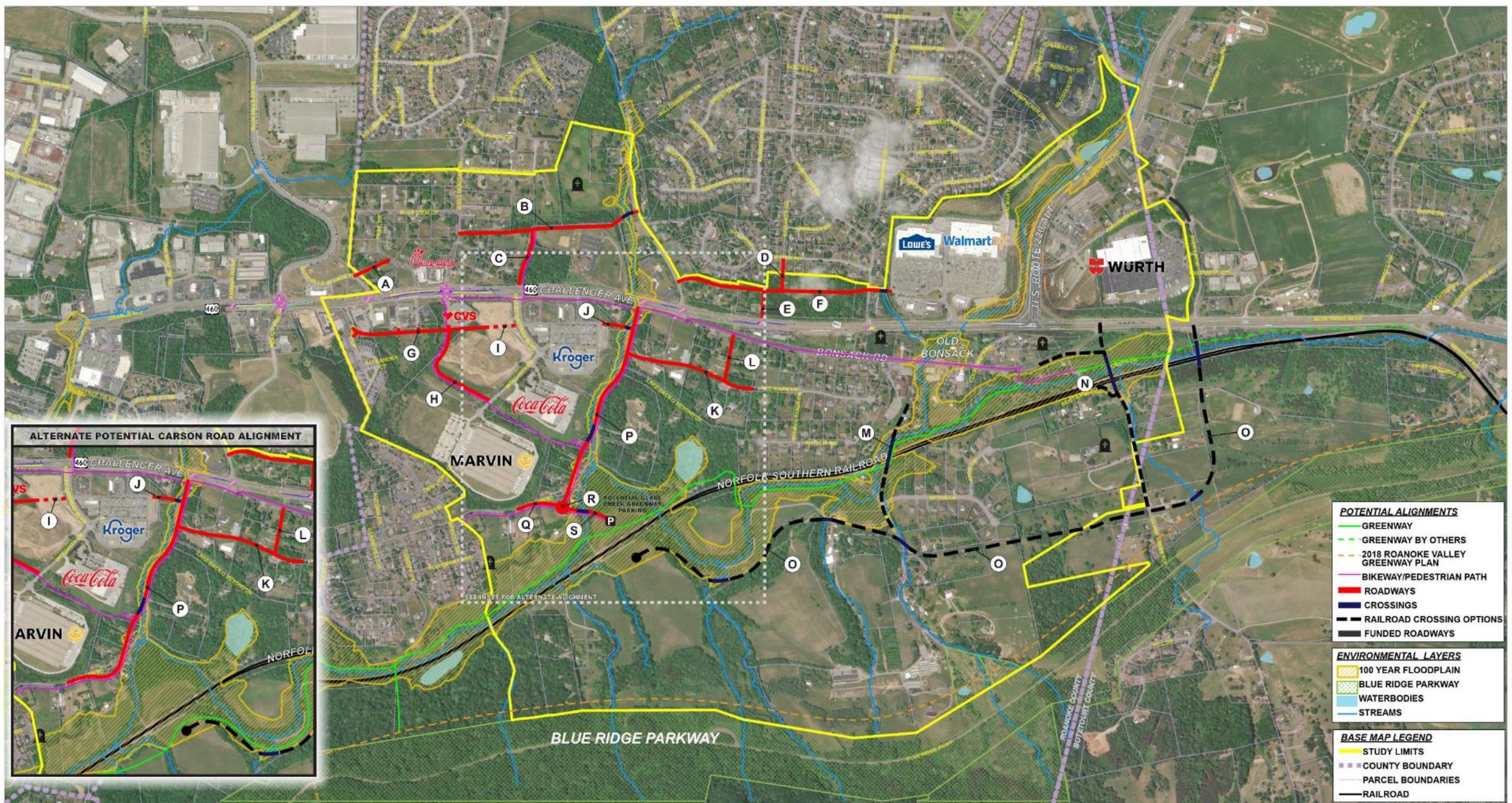
# LAYMAN ROAD CROSSING



# GLADE CREEK ROAD CROSSING

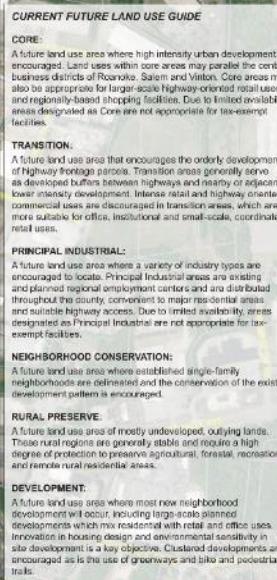






**U.S. ROUTE 460 LAND USE AND CONNECTIVITY STUDY  
POTENTIAL TRANSPORTATION IMPROVEMENTS**  
ROANOKE COUNTY, VA - MAY 2022

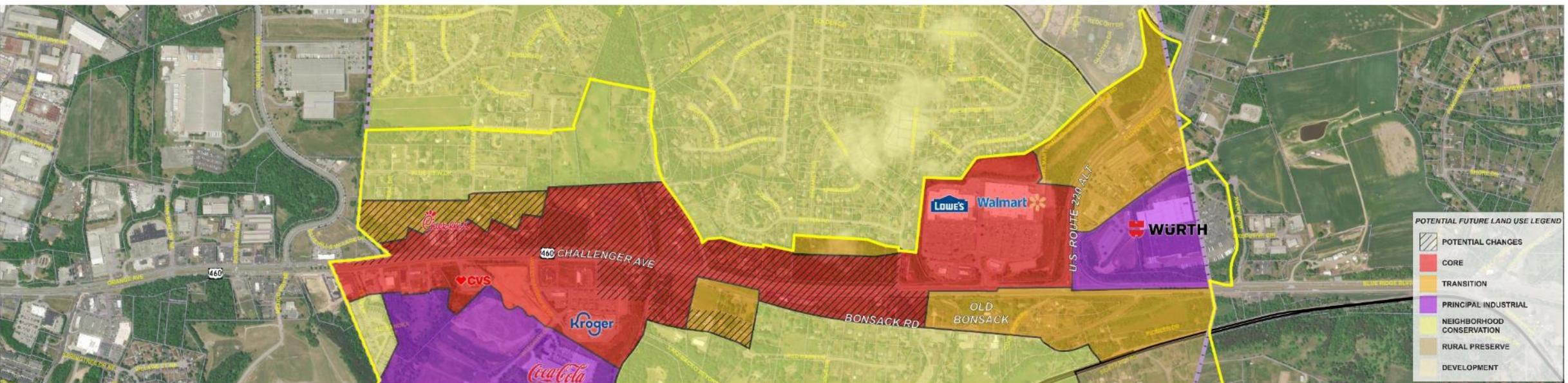
# CURRENT FUTURE LAND USE



**CURRENT FUTURE LAND USE LEGEND**

- CORE
- TRANSITION
- PRINCIPAL INDUSTRIAL
- NEIGHBORHOOD CONSERVATION
- RURAL PRESERVE
- DEVELOPMENT

# POTENTIAL FUTURE LAND USE



**POTENTIAL FUTURE LAND USE LEGEND**

- POTENTIAL CHANGES
- CORE
- TRANSITION
- PRINCIPAL INDUSTRIAL
- NEIGHBORHOOD CONSERVATION
- RURAL PRESERVE
- DEVELOPMENT

**U.S. ROUTE 460 LAND USE AND CONNECTIVITY STUDY**  
**POTENTIAL FUTURE LAND USE**  
ROANOKE COUNTY, VA - MAY 2022





# 98 Meeting Attendees

# 140 Survey Responses



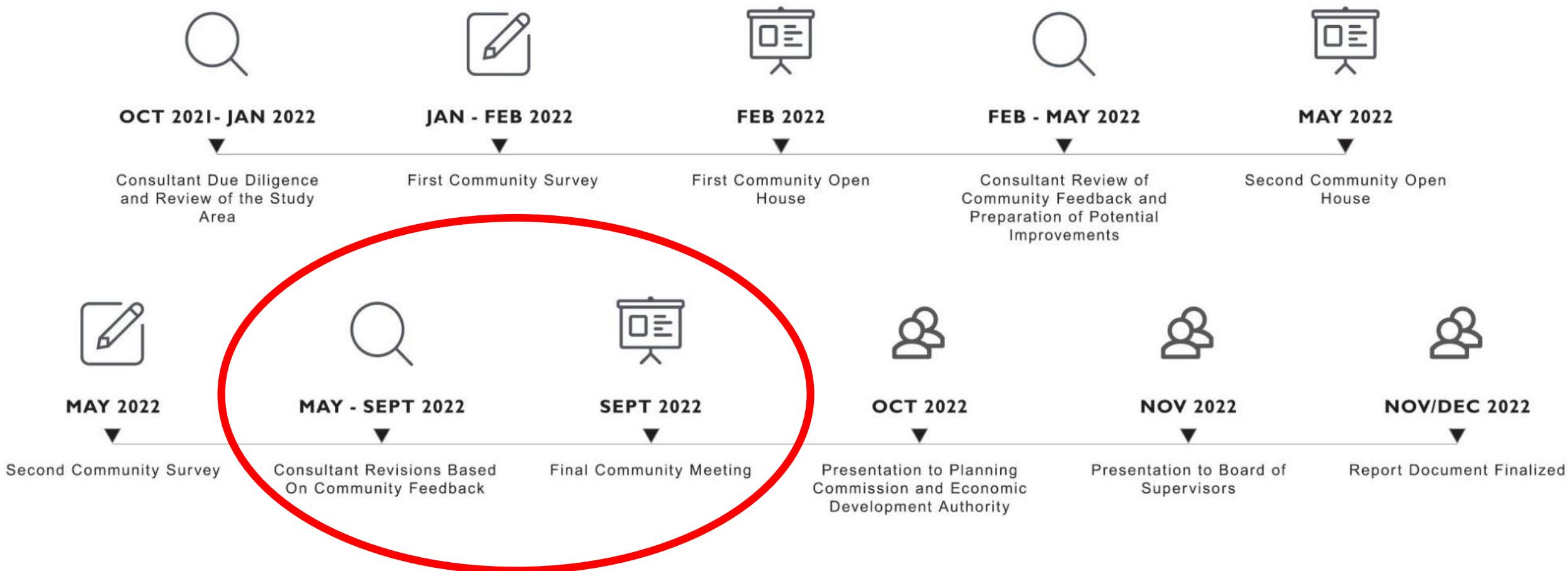
# U.S. ROUTE 460 LAND USE AND CONNECTIVITY STUDY POTENTIAL TRANSPORTATION IMPROVEMENTS

ROANOKE COUNTY, VA - MAY 2022

ROANOKE COUNTY, VA - MAY 2022

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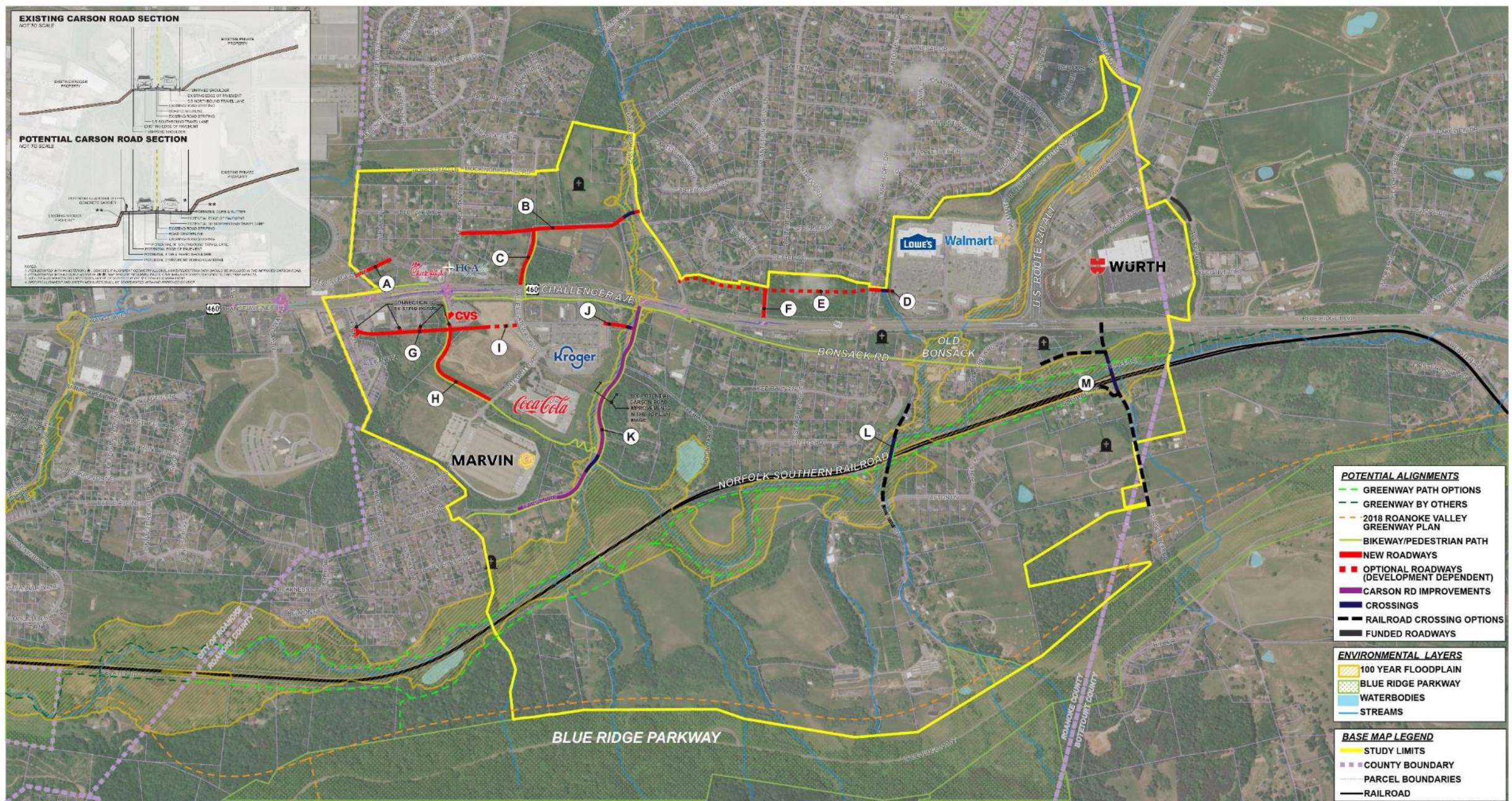
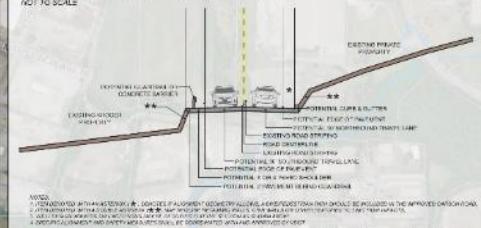
 **TIMMONS GROUP**  
YOUR VISION. ACHIEVED. THROUGH DARE.



EXISTING CARSON ROAD SECTION  
NOT TO SCALE



POTENTIAL CARSON ROAD SECTION  
NOT TO SCALE



POTENTIAL ALIGNMENTS

- GREENWAY PATH OPTIONS
- GREENWAY BY OTHERS
- 2018 ROANOKE VALLEY GREENWAY PLAN
- BIKEWAY/PEDESTRIAN PATH
- NEW ROADWAYS
- OPTIONAL ROADWAYS (DEVELOPMENT DEPENDENT)
- CARSON RD IMPROVEMENTS
- CROSSINGS
- RAILROAD CROSSING OPTIONS
- FUNDED ROADWAYS

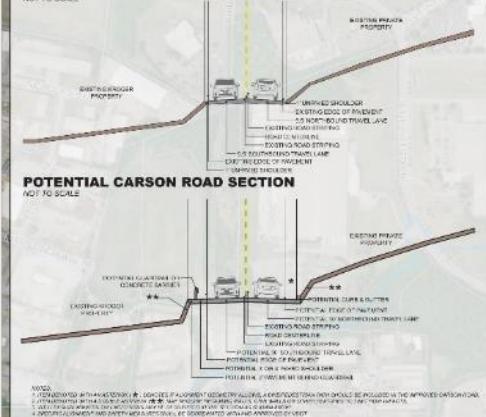
ENVIRONMENTAL LAYERS

- 100 YEAR FLOODPLAIN
- BLUE RIDGE PARKWAY
- WATERBODIES
- STREAMS

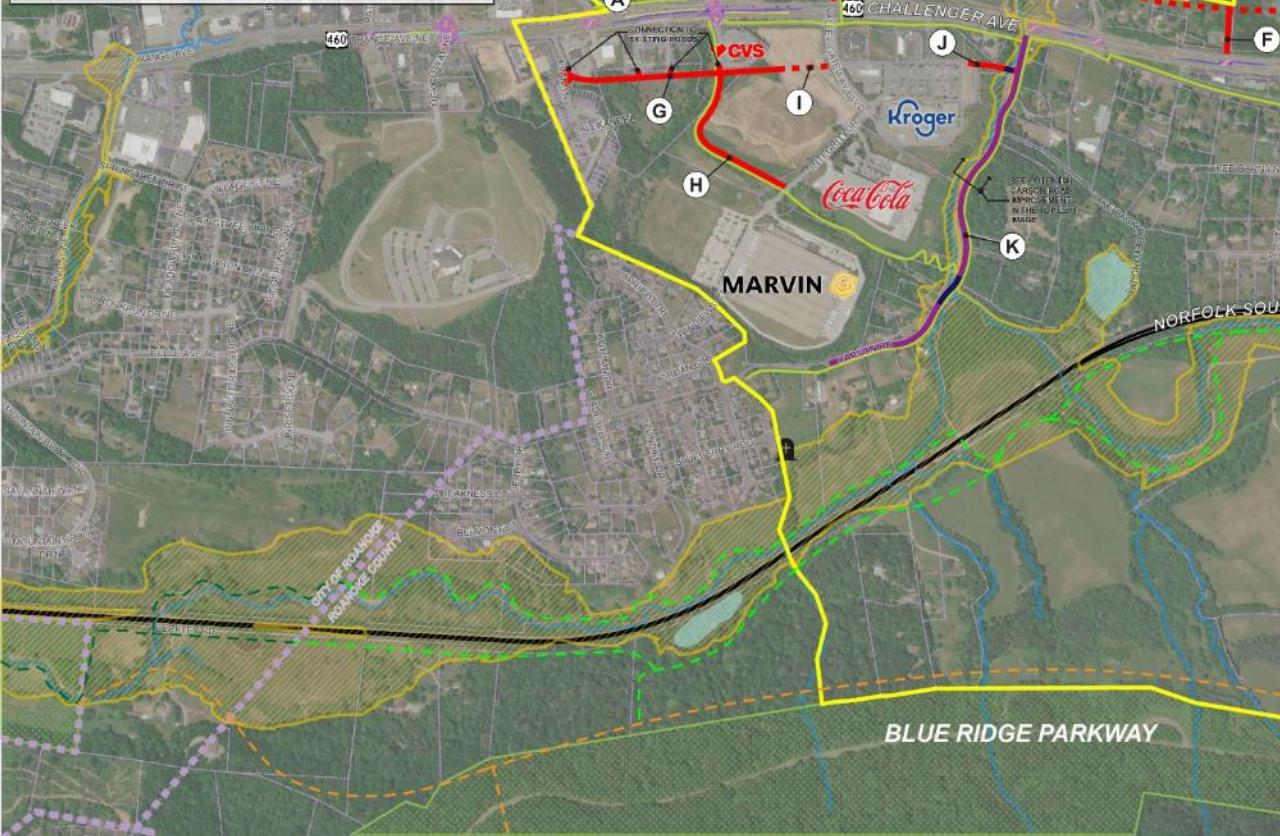
BASE MAP LEGEND

- STUDY LIMITS
- COUNTY BOUNDARY
- PARCEL BOUNDARIES
- RAILROAD

EXISTING CARSON ROAD SECTION  
NOT TO SCALE



POTENTIAL CARSON ROAD SECTION  
NOT TO SCALE



107 Meeting Attendees  
35 Survey Responses



U.S. ROUTE 460 LAND USE AND CONNECTIVITY STUDY  
POTENTIAL TRANSPORTATION IMPROVEMENTS  
ROANOKE COUNTY, VA - SEPTEMBER 2022

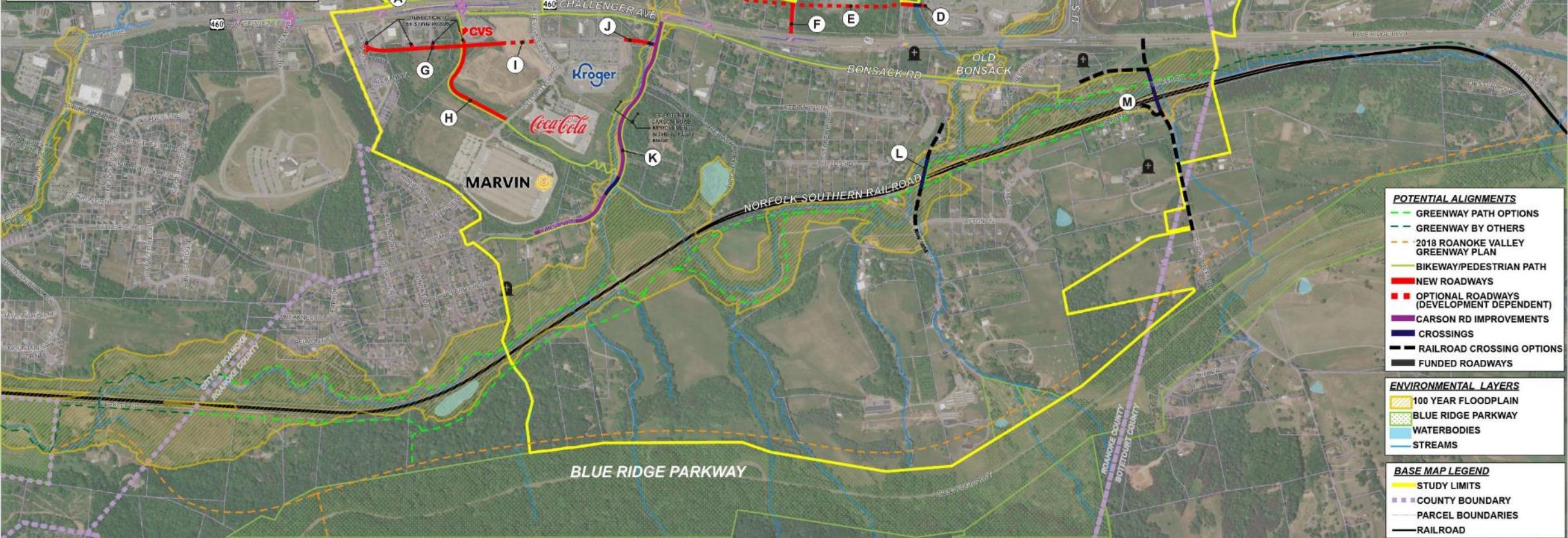
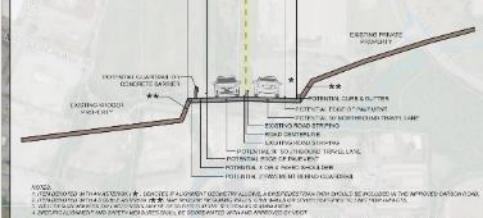


**EXISTING CARSON ROAD SECTION**

NOT TO SCALE

**POTENTIAL CARSON ROAD SECTION**

NOT TO SCALE



**POTENTIAL ALIGNMENTS**

- GREENWAY PATH OPTIONS
- GREENWAY BY OTHERS
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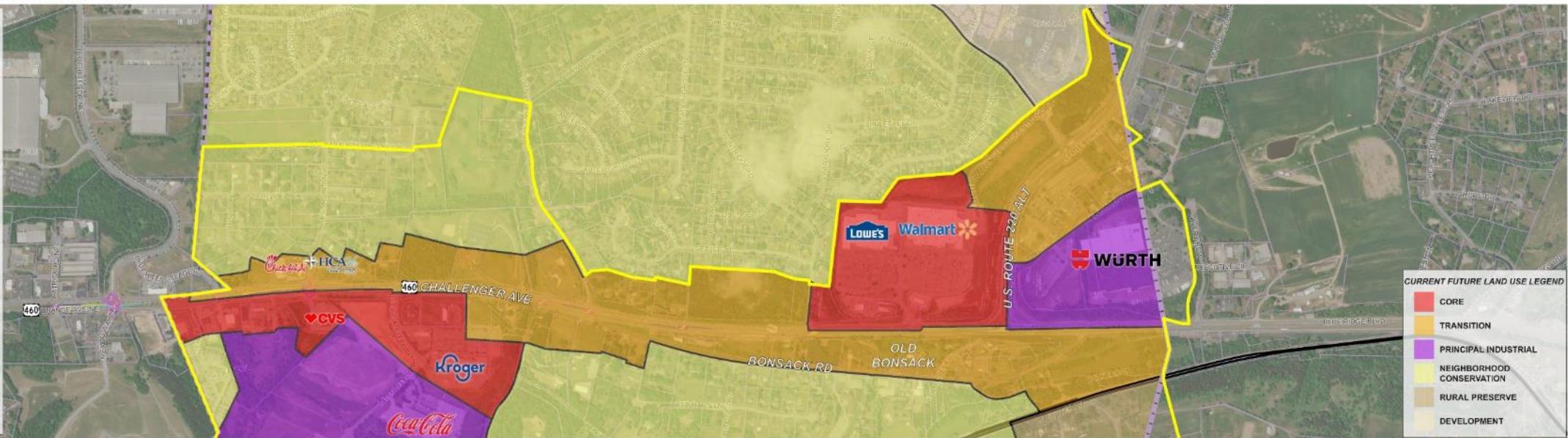
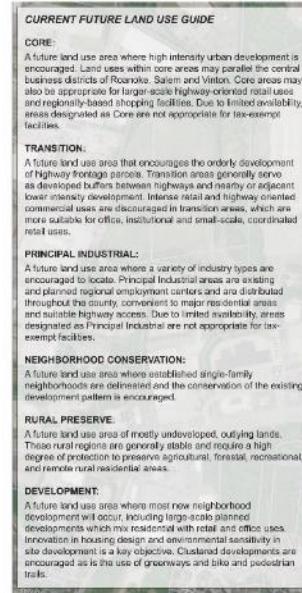
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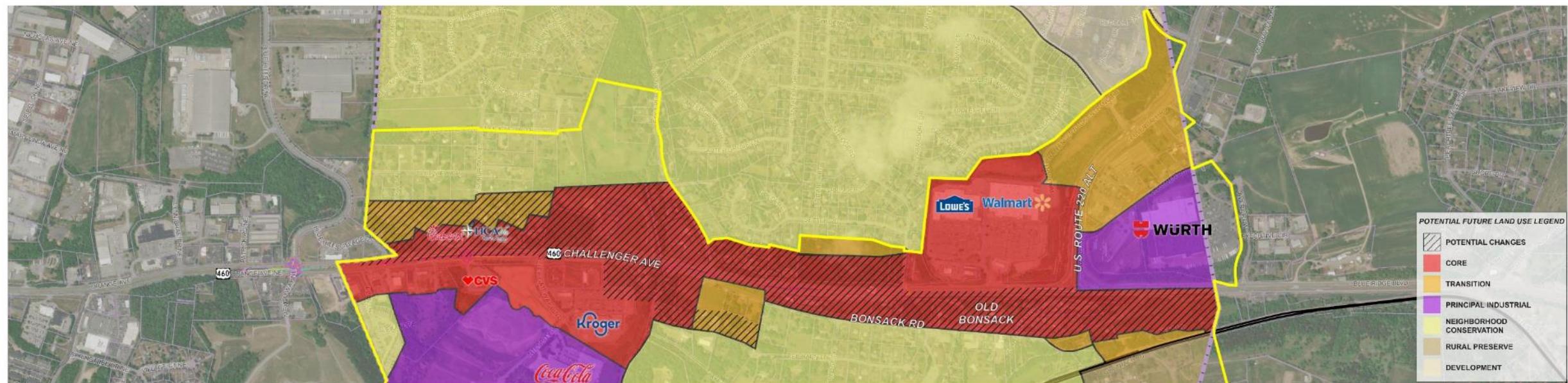
**BASE MAP LEGEND**

- STUDY LIMITS
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- RAILROAD

## CURRENT FUTURE LAND USE



## POTENTIAL FUTURE LAND USE



**U.S. ROUTE 460 LAND USE AND CONNECTIVITY STUDY**  
**POTENTIAL FUTURE LAND USE**  
 ROANOKE COUNTY, VA - SEPTEMBER 2022

# September Survey Results Summary Overview

- 35 September Responses (far fewer than 140 responses in May and 220 responses in January)
- Open between September 21st and October 10th (about 2 ½ weeks)
- Survey requested opinions about proposed road segments, greenways, shared use paths and Future Land Use changes

# September Survey Results Summary

## Road Segments

Highest Agree and Somewhat Agree Scores by Opportunity:

- C: 85% (17 responses)
- B: 84% (16 responses)
- J: 74% (14 responses)



# September Survey Results Summary

## Road Segments

### Highest Disagree and Somewhat Disagree Scores by Opportunity:

- F: 42% (8 responses)
- E: 40% (8 responses)
- D: 33% (7 responses)
- A: 33% (7 responses)

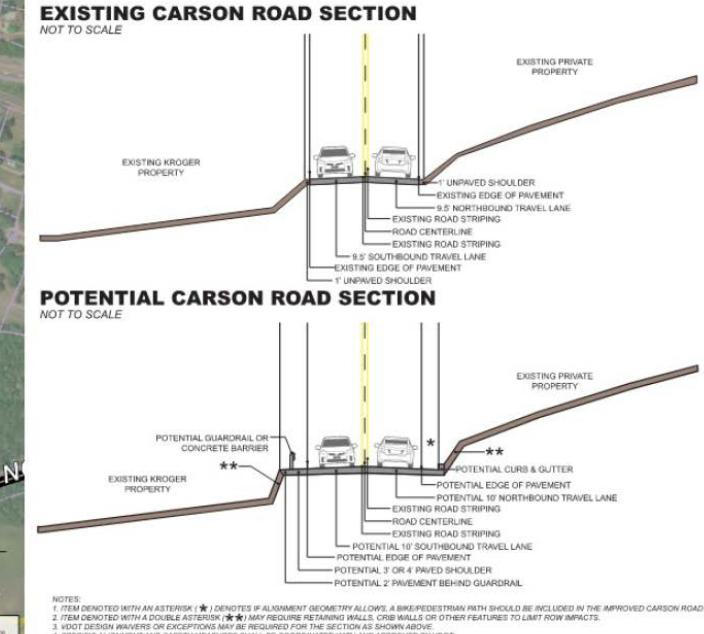
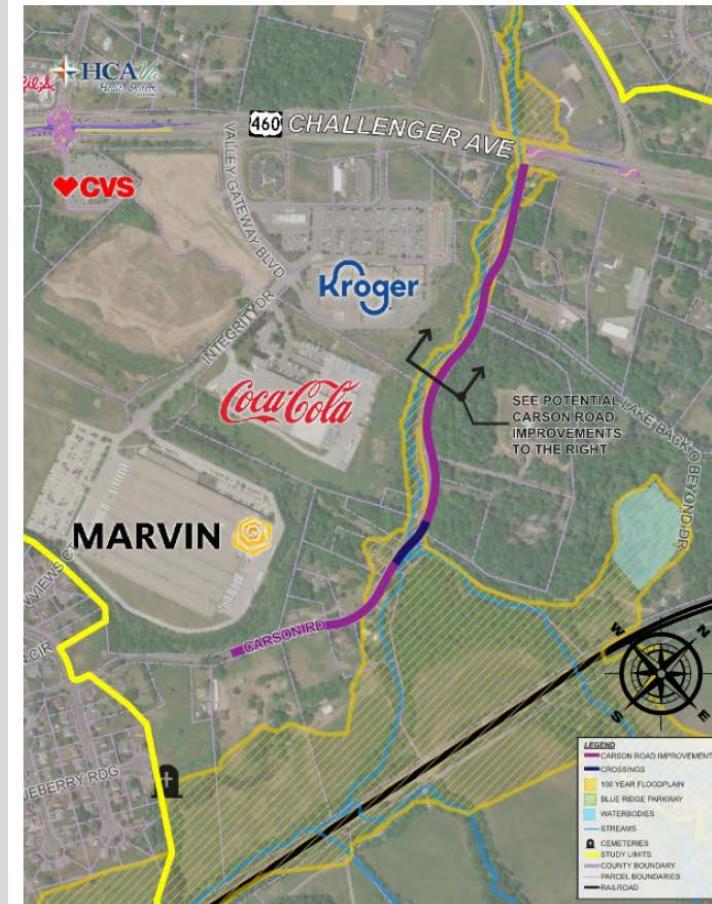


# September Survey Results Summary Road Segments

Agree/Somewhat Agree:  
88% (22 respondents)

No Opinion:  
4% (1 respondent)

Disagree/Somewhat Disagree:  
8% (2 respondents)



# September Survey Results Summary Greenways and Shared Use Paths

## Greenways (green)

Agree/Somewhat Agree:

82% (18 respondents)

No Opinion:

5% (1 respondent)

Disagree/Somewhat Disagree:

14% (3 respondents)

## Shared Use Paths (magenta)

Agree/Somewhat Agree:

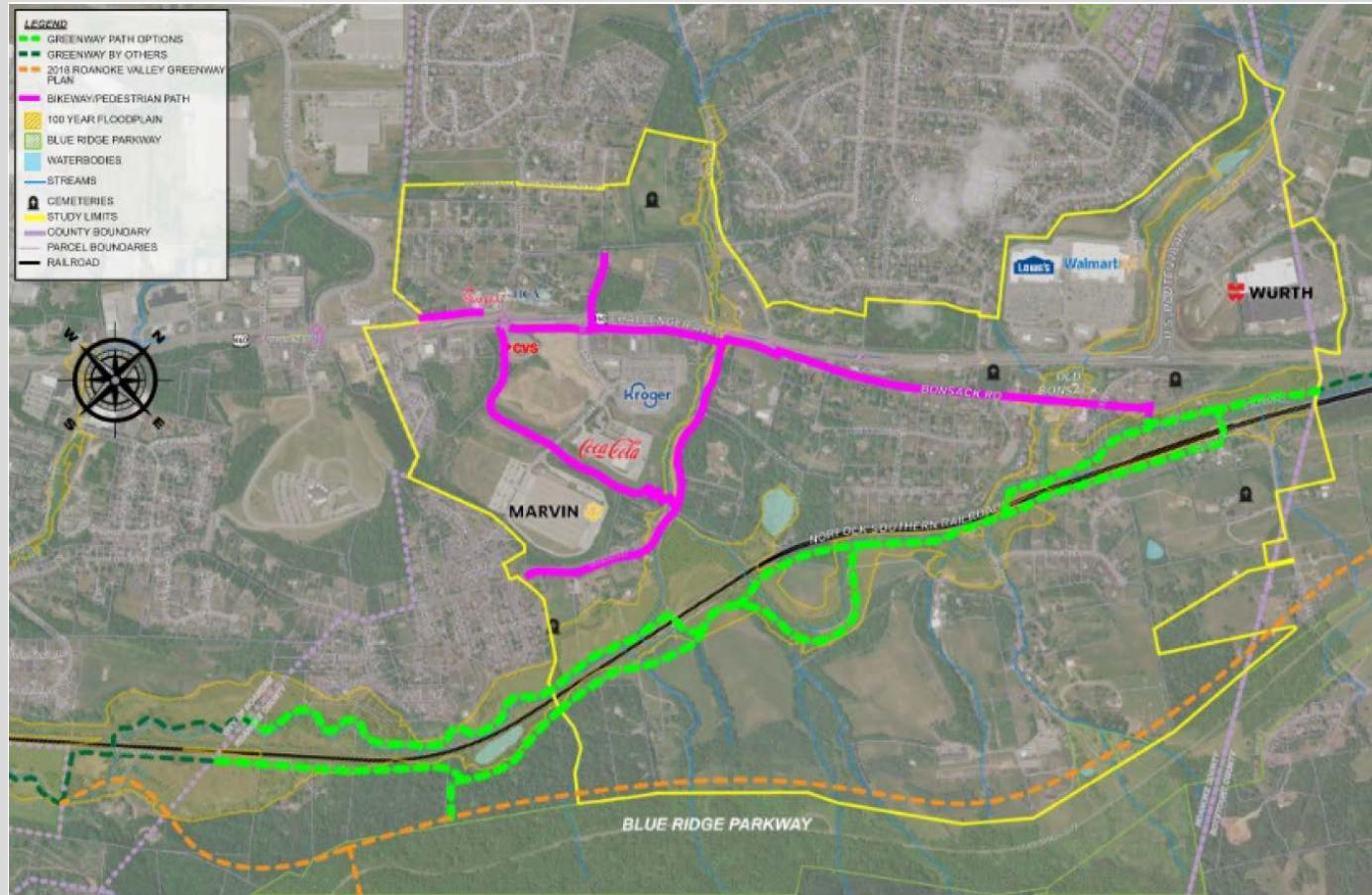
57% (12 respondents)

No Opinion:

10% (2 respondent)

Disagree/Somewhat Disagree:

33% (7 respondents)



# September Survey Results Summary

## Future Land Use Changes

### Area 1

Agree/Somewhat Agree: 50% (10 respondents)

No Opinion: 30% (6 respondents)

Disagree/Somewhat Disagree: 20% (4 respondents)

### Area 2

Agree/Somewhat Agree: 63% (12 respondents)

No Opinion: 16% (3 respondents)

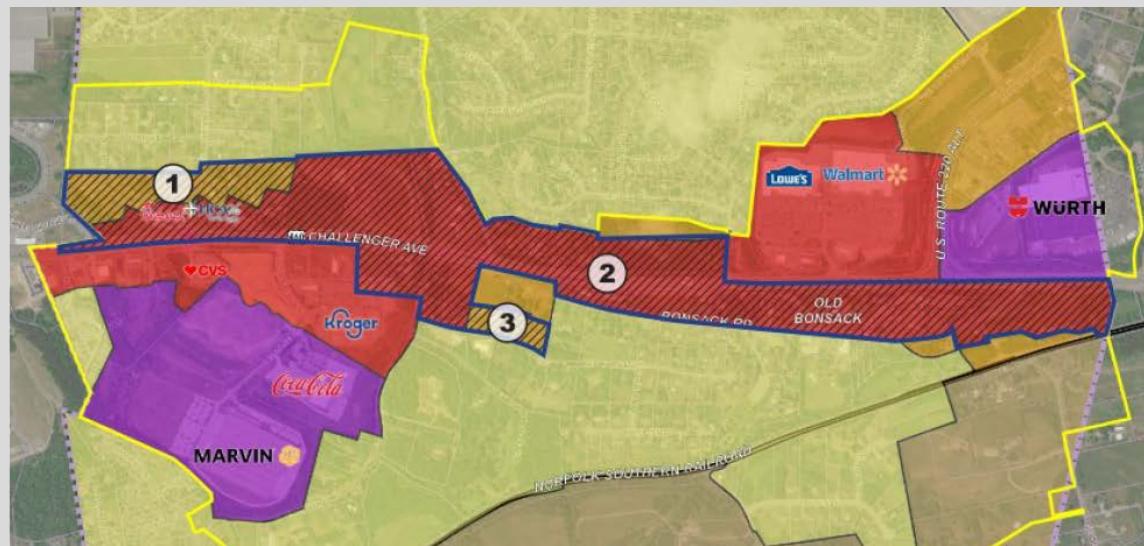
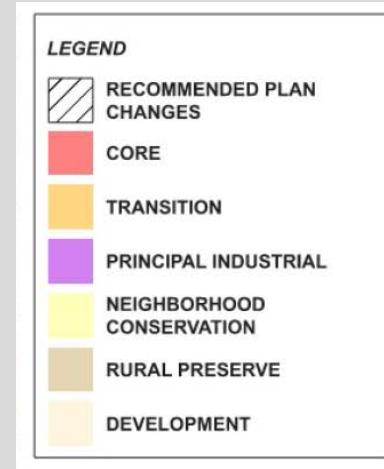
Disagree/Somewhat Disagree: 21% (4 respondents)

### Area 3

Agree/Somewhat Agree: 47% (8 respondents)

No Opinion: 29% (5 respondents)

Disagree/Somewhat Disagree: 24% (4 respondents)



# Fall/Winter Activities

- **October 19, 2022:** Planning Commission and Economic Development Authority held a joint meeting to review and discuss progress on the study
- **November 9, 2022:** Board of Supervisors reviewed progress on the study at a work session
- **December through February:** Staff reviewed and commented on draft Study
- **Mid-February 2023:**
  - Draft Study and comment form posted to the project webpage;
  - Over 2,600 postcards mailed to owners, tenants and renters in the study area; and
  - Email sent out to those subscribed to project updates about the availability of the draft Study and March public hearings.

**Next Steps:** The Roanoke County Planning Commission will hold a public hearing and will make a recommendation to the Board of Supervisors. The Board of Supervisors will then hold a public hearing and consider adopting the Route 460 Land Use and Connectivity Study as a component of the Roanoke County Comprehensive Plan. You may attend and speak at the public hearings:



**Contact Us:**  
Megan Cronise, Assistant Director of Planning, (540) 772-2106, [mcronise@RoanokeCountyVA.gov](mailto:mcronise@RoanokeCountyVA.gov)



## Route 460 (Challenger Avenue) Land Use and Connectivity Study Comment Period and Public Hearings

**Study Update:** The draft Route 460 Land Use and Connectivity Study is now available for your review and comment. The draft Study relies heavily on 2022 public engagement efforts and includes:

- Recommended concepts to improve travel around the Bonsack area without using Route 460/Challenger Avenue;
- Proposed Future Land Use changes along Route 460/Challenger Avenue; and
- Potential safety improvements for two existing railroad crossings.



**Review and Comment:**  
Visit [www.RoanokeCountyVA.gov/460Study](http://www.RoanokeCountyVA.gov/460Study) to review the draft Study and complete a brief survey to share your thoughts by March 17, 2023.

# Draft U.S. Route 460 Land Use and Connectivity Study Outline

- Introduction
- Project Overview
- Corridor Issues
- Current Conditions
- VDOT Improvements Underway
- Transportation Improvement Tools
- Community Engagement
- Transportation Improvement Options
- Future Land Use Analysis
- Railroad Crossings
- Recommended Priority of Improvement Options
- Appendices
  - A. Roanoke County Map
  - B. Study Area Map
  - C. Railroad Crossing Study
  - D. Public Engagement Results – Survey One
  - E. Public Engagement Results – Survey Two
  - F. Public Engagement Results – Survey Three



# Draft U.S. Route 460 Land Use and Connectivity Study

## XI. Recommended Priority of Improvement Options

Each of the potential improvement projects described in this report have different capacity to improve the quality of life in the Bonsack community. Each has the potential to improve safety and convenience, but each comes with different costs to implement. Recognizing the need to identify opportunities in a context that can be evaluated for prioritization by Roanoke County, the matrix to the right identifies some of the cost and benefit expectations of each of the improvements noted in this report.

Note, the cost, safety, and congestion/convenience scales are relative to one another, and do not reflect real dollars or expected level of service improvements, respectively.



Opportunity	Improvement	Description	Safety Impact	Congestion/Convenience Impact	Mitigate New Development	Pedestrian/ Bicycle Accommodations	Level of Public Interest	Cost	Recommended Priority
Carson Road	K	Carson Road Safety Improvements	High	High	No	Yes, Where Feasible	High	High	High
Access to East of Railroad	L	Layman Road Grade-Separated Railroad Crossing and Roadway Realignment	High	High	Yes	Yes, Where Feasible	Medium	High	High
Access to East of Railroad	M	Glade Creek Road Grade-Separated Railroad Crossing and Connection to Route 460	High	High	Yes	Yes, Where Feasible	Medium	High	High
Greenway	N	Glade Creek Greenway Extension Generally along Glade Creek	High for Pedestrians and Bicyclists	Medium	No	N/A	High	High	High
Blue Hills to East Ruritan	A	Trail Drive to Blue Hills Village Drive connection	Medium	High	Yes	Yes, Where Feasible	Medium	Medium	High
Blue Hills to East Ruritan	B	West Ruritan Road to East Ruritan Road connection	Medium	High	Yes	Yes, Where Feasible	Medium	High	Medium
Valley Gateway	G	Evan Lane to CVS Private Driveway	Medium	High	Yes	Yes, Where Feasible	High	High	Medium
East Ruritan to Walmart	E	East Ruritan Road to Huntridge Drive (Optional)	Medium	High	Yes	Yes, Where Feasible	Low	High	Medium
Valley Gateway	H	Route 460/Trail Drive Intersection to Integrity Drive	Medium	High	Yes	Yes, Where Feasible	High	High	Medium
Valley Gateway	I	CVS Private Driveway to Valley Gateway Boulevard (Optional)	Medium	High	Yes	Yes, Where Feasible	Medium	Medium	Medium
Blue Hills to East Ruritan	C	Route 460/Valley Gateway Intersection to "B"	Medium	Medium	Yes	Yes, Where Feasible	High	Medium	Medium
East Ruritan to Walmart	F	Country Corner crossover to "E"	Medium	Medium	Yes	Yes, Where Feasible	Low	Medium	Medium
East Ruritan to Walmart	D	Huntridge Road to Lowe's/Walmart Parking Lot	Low	High	No	Yes, Where Feasible	Medium	High	Low
Valley Gateway	J	Kroger Parking Lot to Carson Road	Low	Medium	No	Yes, Where Feasible	High	High	Low

# Draft U.S. Route 460 Land Use and Connectivity Study

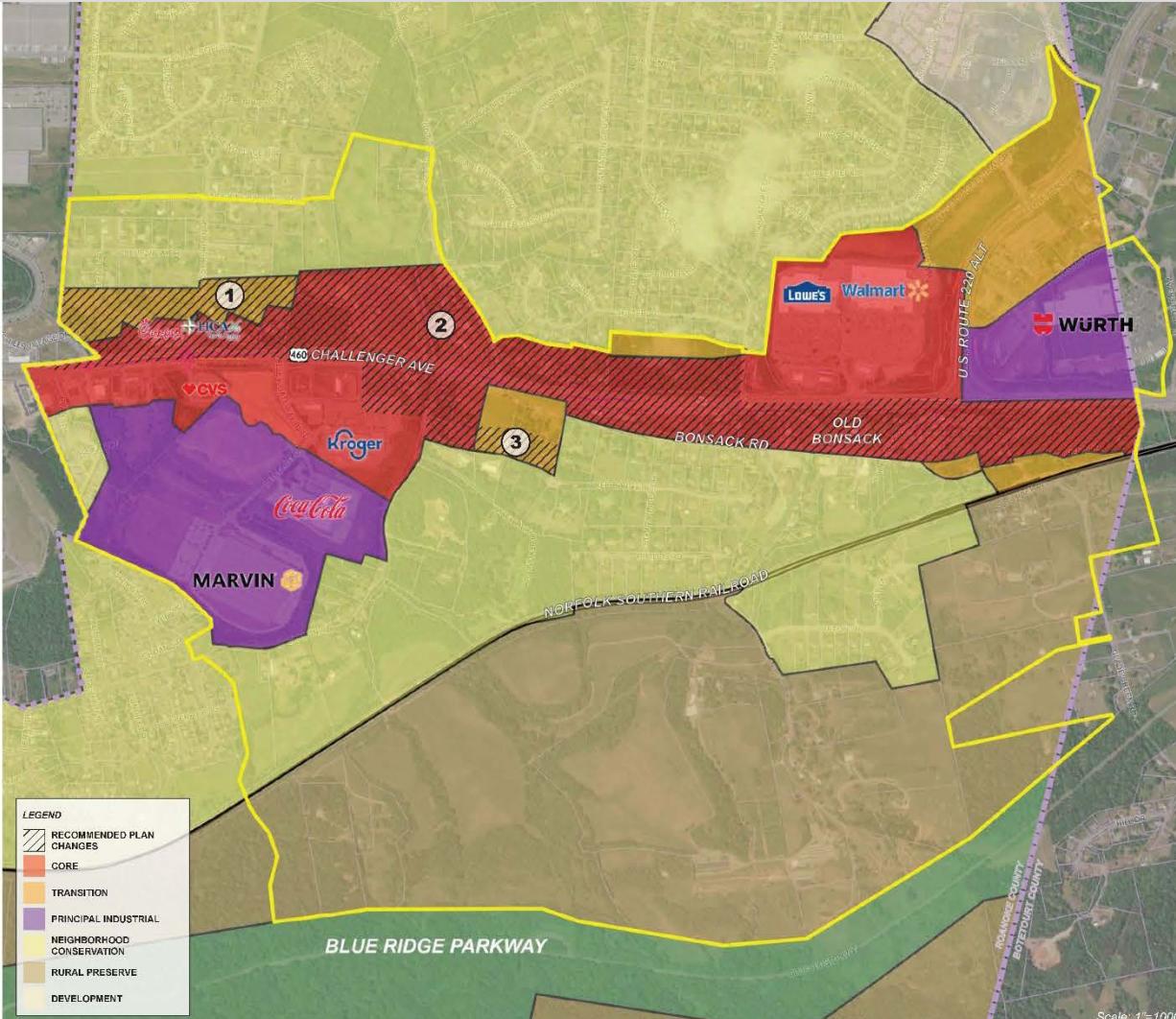
## Future Land Use Map

The recommended opportunities for the County to update its Future Land Use Map are shown at the right with hatching to identify the extent of those changes.

**Area 1:** In the western portion of the corridor, an expansion of the Transition area to the parcels behind the Route 460 commercial Core properties is recommended. This will allow for transition uses that extend the commercial and higher density residential without disruption to the neighborhoods to the west and north of the area.

**Area 2:** With large parcels and frontage along the Route 460 right-of-way, this highly visible area is envisioned as an appropriate location for Core uses. This use type can take advantage of VDOT planned improvements and the improvements recommended in this study to expand the retail and commercial opportunities for the Bonsack community.

**Area 3:** Adjacent to an existing Transition Area, an expansion of the Transition area is recommended. This will create a buffer between the existing neighborhoods and any future commercial uses.



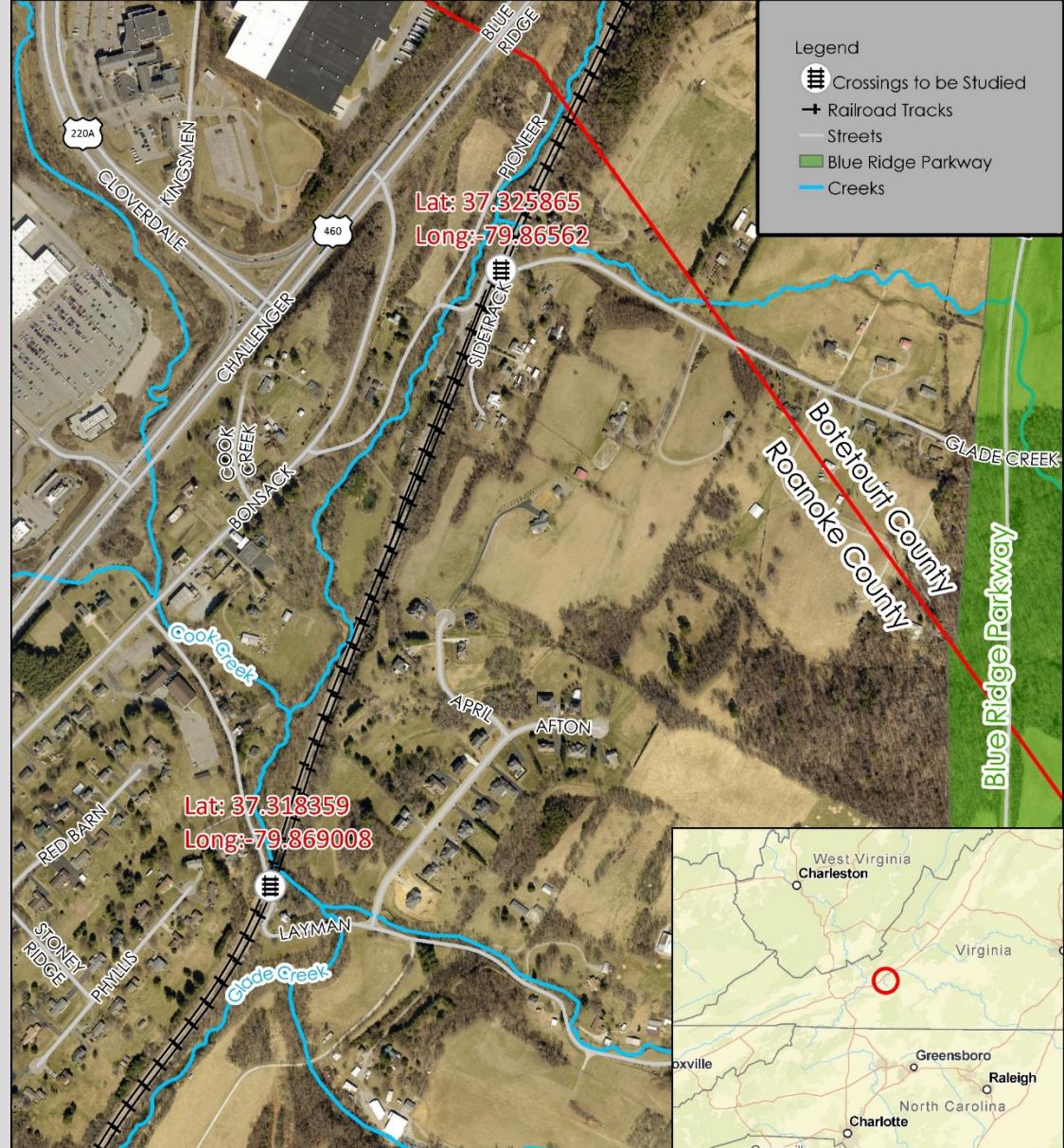
# Implementation: Railroad Crossing Elimination Grant

Building off of the railroad crossing analysis performed as part of this study, Planning staff submitted a request for funding to conduct a Planning Study through the Federal Railroad Administration's Railroad Crossing Elimination Grant Program.

The area of focus includes the following at-grade railroad crossings:

- Layman Road
- Glade Creek Road

Awards are anticipated anytime.



Railroad Crossing Elimination Program:  
Location Map

Virginia's 6th Congressional District

September 2022

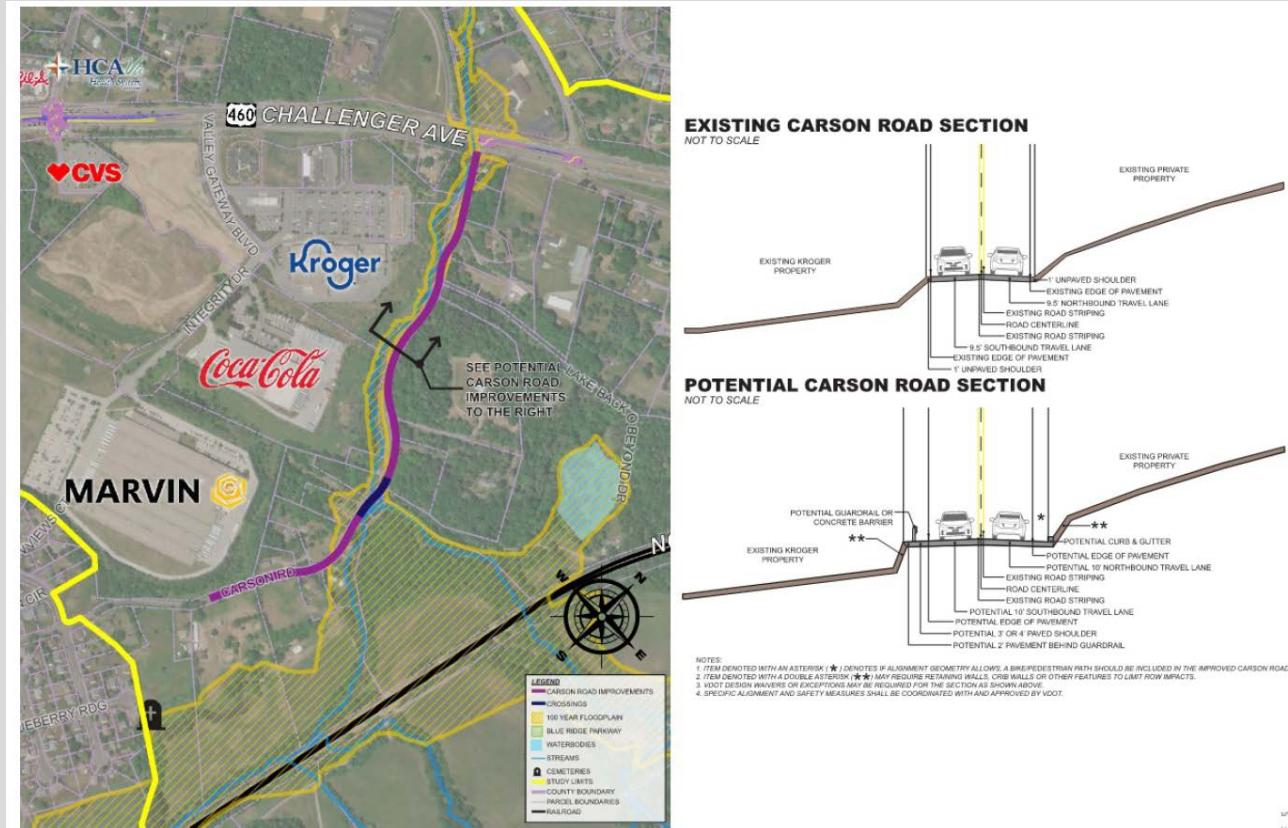
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# Implementation: Carson Road Safety Improvements

Due to overwhelming community feedback about the need for Carson Road improvements, Roanoke County is beginning survey activities and will initiate preliminary design activities for a SMART SCALE Round 6 application which could include:

- Glade Creek bridge widening/replacement;
- Sight distance improvements;
- Shoulder improvements;
- Feasibility of bicycle and/or pedestrian improvements; and
- Feasibility of a connection to the Kroger parking lot.



# Implementation: Roadway Connections

Staff have used the proposed roadway improvements exhibit in several discussions with prospective developers over the past several months. The exhibit and the corresponding table are valuable tools.



# Next Steps

- **March 7, 2023:** Planning Commission Public Hearing
- **March 17, 2023:** Public comment period closes
  - Five comments received as of March 7
  - Two calls have been received (460/Bonsack Road intersection, Glade Creek Road Railroad Crossing)
  - Several discussions at the March 6 Bonsack/Vinton/Mount Pleasant 200 Plan meeting
- **March 28, 2023:** Board of Supervisors Public Hearing



# Questions