



# Pulaski Comprehensive Plan

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The Town of Pulaski would like to thank the many citizens, business owners, Town staff, focus groups and working group participants, and local, regional and state partners that participated and provided input during the comprehensive plan update process.

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WHAT IS A COMPREHENSIVE PLAN?

The comprehensive plan is a policy document prepared by municipal governments to articulate their vision, the community’s desires for the future and their strategies to promote health, safety and general welfare. It outlines goals, objectives and policies to provide direction to implement the vision and guide local government in decision making. The plan is organized in chapters called elements. Each plan element includes description of existing conditions, trends, issues, concerns, opportunities and recommendations. The preparation of comprehensive plan includes analyzing existing conditions and trends, creation of maps and public participation. It includes all aspects of the physical environment such as land use, transportation, housing, public infrastructure and other components of the community such as economic development, arts, culture and recreation.

COMPREHENSIVE PLANNING PROCESS

The comprehensive planning process in the Town of Pulaski is divided into four phases, which include project kick-off, data collection, development of draft content, and final plan. The details of each phase is provided in the following figure.

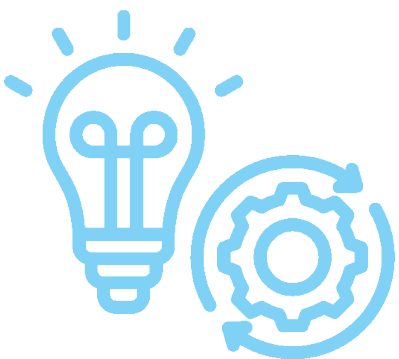


LEGAL AUTHORITY

Chapter 22 of the Virginia Code requires that each Virginia locality prepare a comprehensive plan and undergo its review at least once every five years. It states that the local planning commission shall prepare and recommend a comprehensive plan for the physical development of the town. In the preparation of the plan the planning commission is required to utilize comprehensive surveys and studies of existing conditions, trends of growth, and requirements of the probable future. Virginia Code also requires that the Planning Commission consult the public for input prior to recommendation of the comprehensive plan.

PLAN IMPLEMENTATION

The goals, objectives and policies of the Comprehensive Plan are implemented through regulations such as the zoning ordinance and subdivision ordinance, capital improvement program, new initiatives, programs and procedures, and incentives. An implementation program may also be recommended with short term actions to be implemented within 1 year to 3 years terms and long-term actions within 4 years to 10 years term.



“PLANS ARE IMPORTANT AND NECESSARY, BUT REAL SUCCESS COMES IN CARRYING OUT PLANS... TOO MANY PLANS ELIMINATE ACTION, AND ELIMINATING ACTION ELIMINATES SUCCESS.”

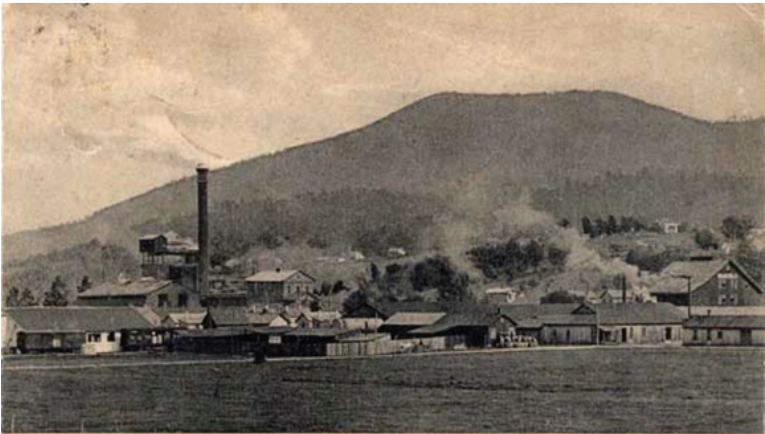
- DOUG GRIFFITHS



SIGNIFICANT PERIODS IN THE TOWN OF PULASKI HISTORY

The Town of Pulaski was originally known as the “Mountain View Plantation” owned by Robert Martin, Jr. In 1854 the Virginia & Tennessee Railroad constructed and established a railroad stop called “Martin’s Tank”. According to local historian George T. Swaim, the largest boost in the development of the early town occurred in 1877 with the discovery of the Altoona coal deposits and the formation of the Altoona Coal Company.

The Town was incorporated as “Pulaski City” on February 24, 1886. The town’s industrial base grew quickly as it became a center of mineral processing and smelting. The Pulaski Iron Co. began production in 1888, followed by the Dora Furnace in 1890. In 1904 the Pulaski Mining Company was formed which specialized in the production of sulfuric acid. Later purchased by Allied Chemical Company, the plant operated until 1976.<sup>1</sup>





SIGNIFICANT PERIODS IN THE TOWN OF PULASKI HISTORY

In the 1880s the Pulaski Land and Improvement Company built walls to make the Peak Creek channel straight by draining and filling the wetlands to the north of the railroad. This helped fuel commercial development. In 1884 the Maple Shade Inn was constructed and in 1888 the NW passenger station. The location of these two bustling transportation centers helped attract businesses to the Commerce Street area which became the business center of the town. In 1896, the county seat was moved to the Town of Pulaski and construction of the courthouse brought new business activity to the present downtown area. Increase in employment opportunities resulted in the substantial growth of residential development.<sup>2</sup>

The Town of Pulaski began to transition to a new industrial base with closure of industries such as Bertha Zinc Works, in 1910, Dora Furnace in 1920 and the Pulaski Iron Co. in the early 1930’s. Around the 1930’s, Pulaski was successful in attracting several textile operations to the community. Calfee Park was a Work Progress Administration (WPA) project which opened its first baseball game in 1935.<sup>2</sup>

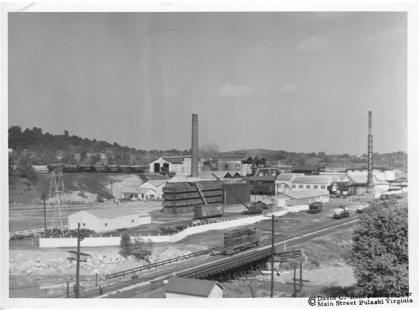
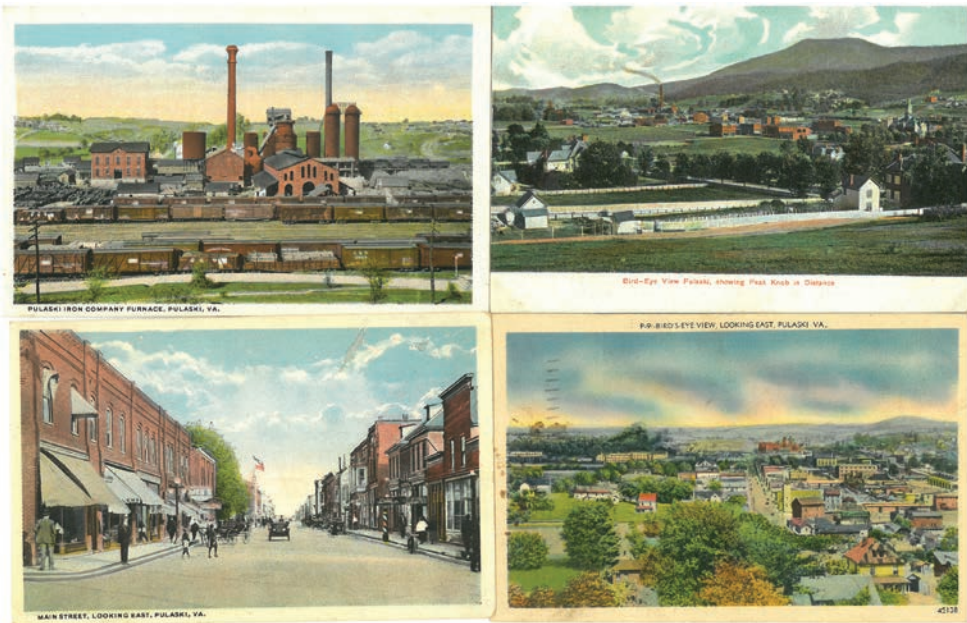
The opening of Interstate 81 in 1965 through Pulaski County and end of passenger rail service in 1971 resulted in less travelers going through the Town of Pulaski which impacted the Town of Pulaski’s economy.<sup>2</sup>

The Pulaski Courthouse that was originally built in 1896 and was constructed with “Peak Creek Sandstone”.<sup>3</sup> The clock and the belfry were added in 1911. The courthouse was destroyed by fire in 1989 and was restored and reopened three years later.<sup>4</sup>

The Town of Pulaski struggled during the 1980’s and 1990’s resulting from the loss of its furniture and textile industries. The last furniture companies in the community were Pulaski Furniture, which closed in 2007, and Virginia Church Furniture and Virginia Wood Products which closed in 2014.

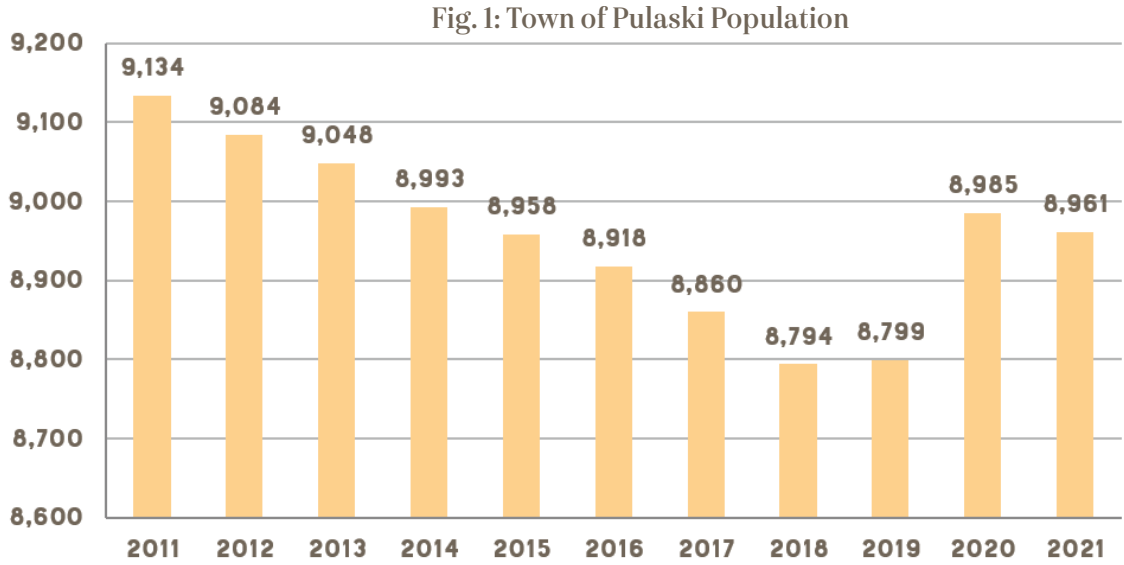
The Town of Pulaski’s economy was able to stabilize and reduce job loss when James Hardie located at the Pulaski Business Park in 2007.

Commercial and residential redevelopment efforts are currently taking place in the Town. Some of the projects are the redevelopment of Calfee Park and the demolition and adaptive reuse of former warehouse space on First Street, NW to create the Jackson Park Inn. Other upcoming projects are construction of 110 single family homes and 150 apartments.



Courtesy of: Mr. J Turner

DEMOGRAPHIC PROFILE



Source: US Census ACS 5-year Estimate 2011-2021  
Population in 2021 - 8961

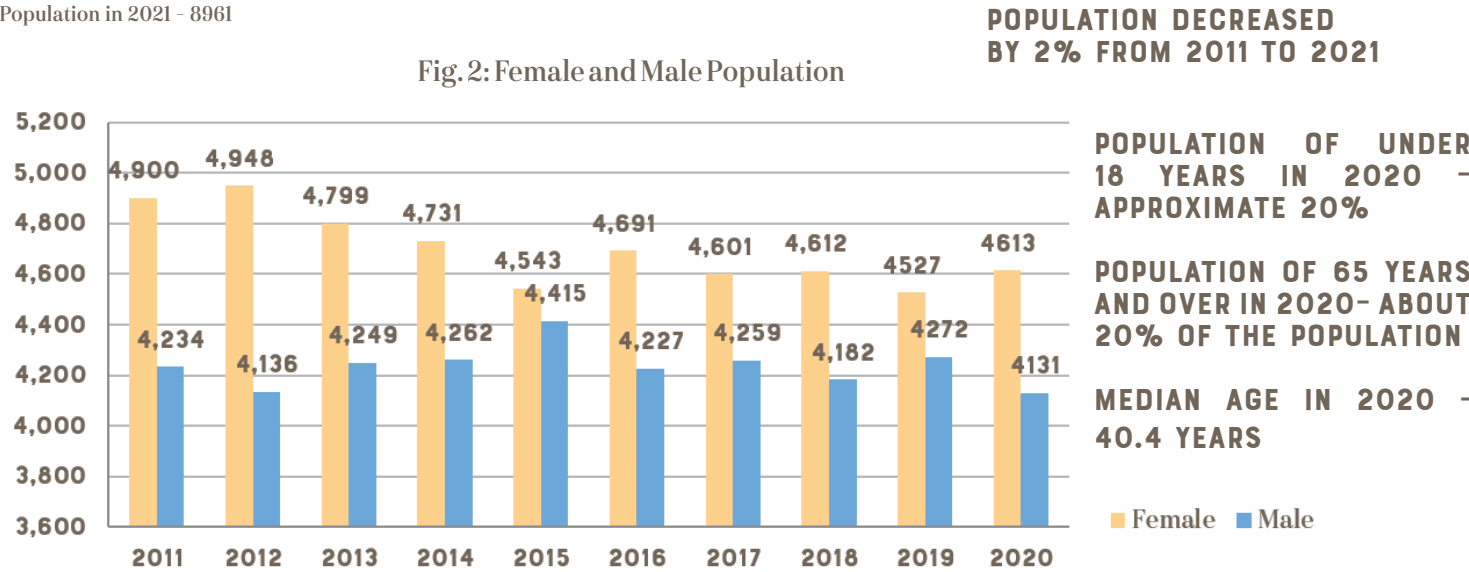


Table 1: Age of Population

Age	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Under 18 Years	2,125	2,084	1,887	1,722	1,709	1,631	1,540	1,638	1,715	1,671
18 to 24 Years	588	461	577	672	728	822	876	700	667	657
25 to 34 Years	1,165	1,196	1,248	1,235	1,214	1,086	1,066	1,148	1,280	1,457
35 to 44 Years	1,322	1,342	1,247	1,249	1,182	1,093	956	952	998	1,050
45 to 54 Years	1,258	1,276	1,476	1,428	1,444	1,495	1,418	1,230	1,183	1,079
55 to 64 Years	1,040	1,119	978	1,090	1,153	1,201	1,283	1,383	1,287	1,163
65 to 74 Years	812	793	832	809	768	829	873	878	919	953
75 Years and Over	824	813	803	788	760	761	848	865	750	714



# COMMUNITY ENGAGEMENT

Community engagement was a crucial part of the Town of Pulaski comprehensive plan update and was needed to capture the community's needs, values and ideas. Several methods were used to solicit participation from the community throughout the entire update process and included online engagement, surveys, work groups, focus groups, open houses and public meetings.



## ONLINE ENGAGEMENT

An interactive online platform was created where information such project scope, contact information, timelines, and group activities were posted. Online applications were made available which enabled stakeholders to provide feedback through features such as online survey, quick polls and interactive map.

[www.engagenrv.org/town-of-pulaski](http://www.engagenrv.org/town-of-pulaski)

## WORKING GROUP

The working group comprised of six community members with different backgrounds, skills and experience and represented non-profit organizations, businesses, professions and associations. The purpose of this group was to provide their input on important topics, identify issues and opportunities, make recommendations, and contribute contents for the plan. The group met 3 times for the entire project.



## TOP IDEAS

- Business retention and expansion
- Town Center - mixed use center which includes entertainment, gathering space and fountain
- Coordinate with Higher Educational Institutions in the Region for help with marketing plans, business feasibility, and business plans for small businesses
- Need for Single-Family homes
- Tourism promotion - Main Street festival, map of businesses in downtown, contest ideas
- Promote Homeownership
- Business incubator/Entrepreneur center
- Explore and identify programs that make home ownership accessible
- Connecting Businesses to resources - Identify key organizations with resources for business support
- Encourage Accessory Dwelling Units
- Improve Peak Creek along the Town to make this asset more visible
- Promote boutique apartments

## ISSUES

- Lack of childcare facilities
- One-way streets
- Lack of walkable neighborhoods
- Need for more green spaces
- Parking on Main Street
- Transportation system -need for traffic lights in some areas



## COMMUNITY SURVEY

A community survey was developed and published online through the online platform while paper version of the survey was also made available at different businesses, library, Town office and senior center. Press release, signs and information on water bill were used to inform the public about the survey and invite citizens to participate.

The survey's purpose was to gather information on the community issues, ideas on where improvements are needed to make the town livable and prosperous, priorities for quality of life, type of developments to encourage, businesses to attract, opinions on types of housing needed and any other ideas and concerns they had about the Town. Key findings from the survey are shown in the illustration below.

## IMPORTANT

- #1 Job opportunity
- #2 Infrastructure
- #3 Safety + security
- #4 High Quality Education

## IMPROVEMENT

- #1 Job opportunity + growth
- #2 Wifi/ internet capabilities
- #3 Business mix

## DEVELOPMENT

Majority of respondents want to see redevelopment of vacant buildings/ properties for mixed use development (Commercial + Residential)

## NEED FOR MORE

Dining + Entertainment  
Shopping + Recreational Activities

## COMMUNITY MEMBERS FAVORITE PLACES:

- Jackson Park
- Dora Trail
- Peak Creek
- New River Trail
- Gatewood Park
- Downtown Shops
- Heritage Park
- Head Start Tennis Courts



## HOUSING

### AFFORDABLE HOUSING IS A TOP CONCERN

Majority of respondents own a single family home. Just under half of respondents that are looking for housing were satisfied with the choices available to them.

Those looking are interested in any type of housing in good condition. The majority prefer single family homes.

434

People responded to one or more engagement tools

400 survey responses  
86% ages 25-64



FOCUS GROUP

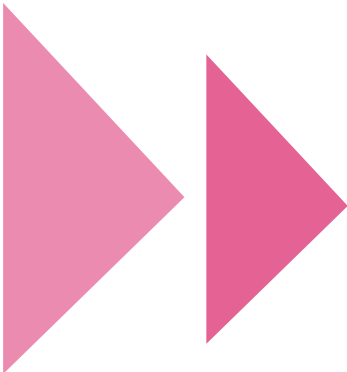
Two focus group meetings were organized to discuss topics on infrastructure and economic development. The group consisted of town elected officials, different board members, town staff, specific area experts, and community members recognized for their work in the topic areas. Some of the discussion topics in the meetings were:

- 1. I will know Pulaski is economically healthy/thriving when....
- 2. Current trends, future opportunities, issues and concerns
- 3. What are some aspirational goals for downtown infrastructure and/or service delivery?

FOCUS GROUP FEEDBACK



- Be authentic; build authentic – goal to serve community first, which can lead to attracting more visitors.
- Indicators of a thriving Town are:
  - Desirable place to live and visit
  - Availability of pedestrian walkways and they are actively used
  - Business and pedestrian corridors are aesthetically appealing
  - Denser housing in the Downtown
  - Variety of outdoor amenities that are key for talent attraction



OPEN HOUSES

Three public open houses were conducted in the final phase of the update process to give the community an opportunity to learn more about the draft plan and to ensure that the public input gathered through the process was captured in the plan and that key ideas were not missed. Information on specific elements were displayed and attendees were encouraged to provide their feedback.

OPEN HOUSE FEEDBACK



- PEAK CREEK CAN PLAY AN IMPORTANT ROLE AS AN ECONOMIC DRIVER.
- ADD TRAFFIC CALMING MEASURES.
- ENHANCE CODE ENFORCEMENT PROGRAMS TO ADDRESS BLIGHT.

PUBLIC MEETINGS

The Planning Commission led the comprehensive plan update projects and has been discussing various elements at their monthly meetings over the past two years. Planning Commission meetings are open to the public and public hearing meeting announcements are made in the local newspaper and online. The Town Council’s review and adoption hearing was advertised for the public as well.





## FUTURE LAND USE



# FUTURE LAND USE

The Future Land Use element is the land use vision of the Town that will guide future growth and development and help respond to the changing needs of the community. The Future Land Use Plan establishes the overall character, location, distribution, mix and intensity of various land uses to promote a vibrant economy, help develop a sense of community. The overarching goal is to make the Town an attractive place to live, work, play and shop. In addition, it serves as a guide for the governing body to achieve the desired future land use patterns.

The future land use element contains the land use policies and the future land use map. The Future Land Use Map illustrates the land use vision of what the town will ideally look like in the future.

**HISTORIC LAND USE**

Prior to incorporation and throughout the Civil War and Reconstruction, the predominant land use was agriculture. By the late 1870’s, the town began to experience the growth of industrial, commercial and residential uses. Since its founding, the land use pattern grew mostly in the northeast portion of the town, taking advantage of less undulated terrain. Commercial land uses followed major roads and streets such as Route 11, Bob White Boulevard, and Route 99, while residential land uses have typically filled in the more easily developed tracts between these major streets. Industrial uses in the northeast were typically located along the major roads.

Industrial uses in Pulaski extend from Washington Avenue in the west, to Edgehill Drive in the east, and from 3rd Street, N.E., North to 5th Street N.E. The past concentration of textile operations in the town’s southwest side also resulted in industrial land uses to the south, between Commerce Street and 1st Street S.W. – the historic industrial and transportation corridor, parallel to the railroad along the southern side of town.

The basic pattern of land use in the western and southwestern portion of the Town has changed little from its early 20th Century pattern with industrial uses centered along the railroad, commercial uses in the traditional Downtown and along major town streets, and residential uses prevalent to the southeast, southwest and northwest.

**LAND USE ANALYSIS**

The 2016 Future Land Use designation has the categories of Residential, Commercial, Conservation, Industrial, and Other Governmental. The most predominant land use is residential.

Table 2: 2016 Future Land Use Designation

Types of Uses	Parcel Counts	Area (Acres)	Percentage
Commercial	889	635.97	13.1%
Conservation	1	3.37	0.07%
Industrial	167	766.98	15.8%
Other Governmental	66	182.55	3.76%
Residential	5240	3263.08	67.21%
Total		4851.94	100%

The land use designation also includes descriptions which in the current plan is defined only by the zoning district that it is compatible to. The Future Land Use element provides guidance for future land development patterns and is implemented through the zoning ordinance, subdivision ordinance and capital improvements program. Each future land use category can be implemented by one or more than one zoning districts. The following table depicts the compatibility matrix.

Analysis of all the Zoning Districts and Future Land use designation within the Town shows that there are properties zoned B1, B2 and B3 that have Residential Land Use designation. Also, there are some properties that are in residential zoned districts but have commercial or industrial land use designation. It is recommended that incompatible land uses be evaluated and assigned appropriate land use and/or zoning districts to reduce and eventually eliminate all inconsistencies.

Fig. 3: Future Land Use Areas by Category (Acres)

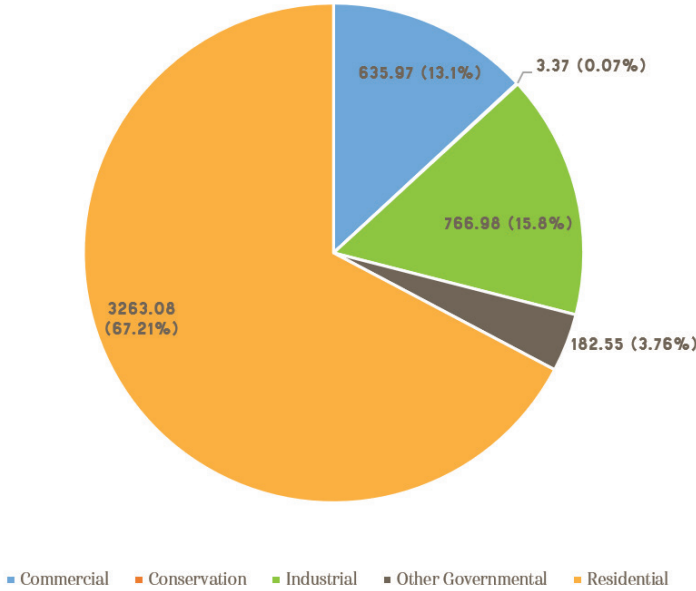


Table 3: Town of Pulaski Zoning Districts

Town of Pulaski Future Land Use Categories	Rural Residential (RR)	Single Family Residential (R-1)	Two-Family Residential District (R-2)	Multi-Family Residential District (R-3)	Planned Unit Development District (PUD)	Mobile/Manufactured Home Park District (MHP)	Residential Mobile/Manufactured Home Subdivision District (RMH-1)	Residential Office District (RO)	Limited Business District (B-1)	General Business District (B-2)	Central Business District (B-3)	Light Industrial (I-1)	Industrial (I-2)
Agricultural													
Residential													
Commercial													
Industrial													
Government													
Conservation													

There is only one residential land use category while there are 8 residential zoning districts that are considered compatible showing no distinction between the residential districts that are low density, medium density and high-density residential zoning districts.

The various land use designations in the current Future Land Use map may need additional clarification by adding primary and secondary uses.

The Town does not currently have a mixed-use category in the 2016 Future Land Use map. The Town would benefit from identifying mixed-use land designations in specific areas in the downtown and adjacent areas to promote a more diverse mix of uses. Creation of new zoning districts may be needed to implement this recommendation. The trend of having residential above retail is already happening in some parts of the downtown area.

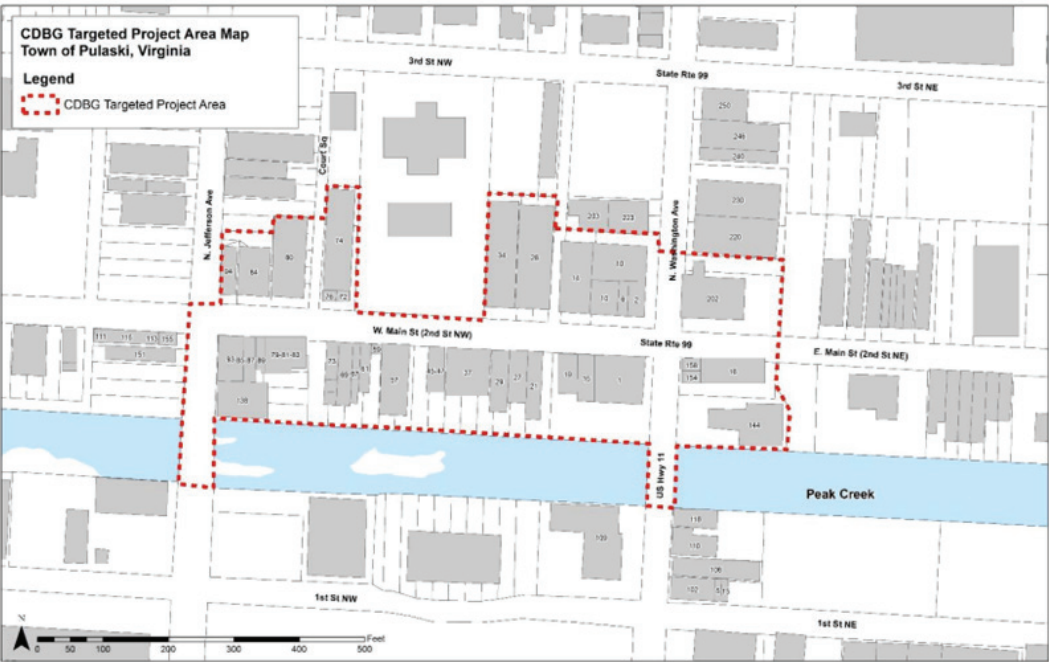
The Town recognizes the need for redevelopment and revitalization for economic growth. Implementing innovative land use strategies and investments on public infrastructure will encourage redevelopment and revitalization which will stimulate more economic activity.

To enhance downtown to be more desirable and livable areas, the Town may also need to enhance the pedestrian facilities and add community gathering spaces and other amenities.

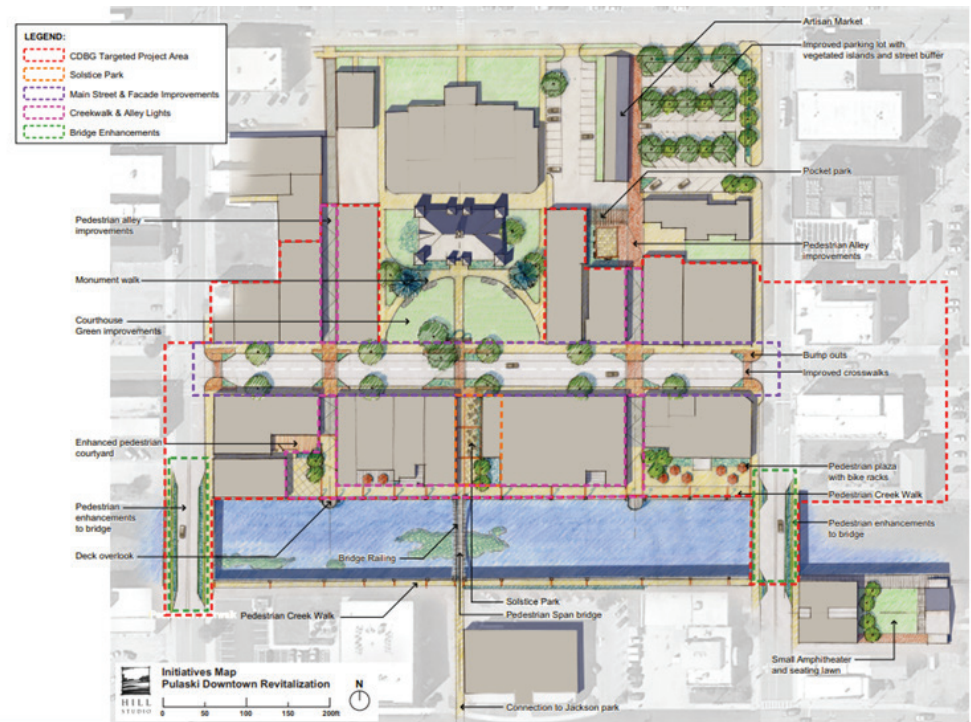


DOWNTOWN REVITALIZATION MASTER PLAN

The Town adopted its Downtown Revitalization Master Plan in 2017. The purpose of the plan is to implement revitalization initiatives that eliminate blight and generate business investments. The plan recognizes the opportunity to create destination businesses to attract visitors to the downtown area from around the region. The plan concentrates on a targeted project area, which includes the commercial core of downtown—the blocks of West Main Street between Jefferson and Washington avenues, adjacent to the courthouse, which are critical to the economic stability and vitality of downtown. The project area extends beyond West Main Street to Peak Creek, a valuable yet underutilized resource that runs through the center of town.



The Town should consider neighborhood revitalization and protect the uniqueness of local neighborhoods and retain a strong sense of community. The town will also need to evaluate compatibility of potential land uses while revitalizing neighborhoods.



REGIONAL HOUSING STUDY

The regional housing study began in 2018 with the goal of addressing common housing questions and concerns from localities across the New River Valley. The Virginia Center for Housing Research (VHCR) at Virginia Tech, HousingForward Virginia, and the New River Valley Regional Commission (NRVRC) designed this study and collaborated to complete regional and local housing market analyses and a housing needs assessment for the NRV and its localities.

Regional strategies addressed region wide issues such as housing education and involve partnerships among jurisdictions and institutions. Local strategies also include specific recommendations tailored to the opportunities and challenges of that jurisdiction within the overall regional market.

Some of the policies included in the Future Land Use, and Housing Goals, Objectives and Policies documents are recommendations from the Regional House Study.

PEAK CREEK

Peak Creek has a drainage area of approximately 60 square miles. The Creek starts from its source in Jefferson National Forest near Cove Mountain and flows into Claytor Lake, a distance of about 26 miles. It is an important headwater of the New River and flows through the center of Pulaski. In the 1880s the Pulaski Land and Improvement Company channeled and straightened the waterway with limestone walls in order to expand the footprint of the Town. In 1959, Gatewood Dam was built on the Creek to create Gatewood Reservoir as a water supply for the municipality.

The waters of Peak Creek are listed as impaired. In conjunction with Friends of Peak Creek and the Town of Pulaski, the Peak Creek Restoration Plan was developed by the New River Conservancy to improve and ensure the health of Peak Creek. The Plan contains a list of priorities to meet restoration needs. The three entities have also partnered on a Flood Mitigation Plan with a prioritization of procedures to address flooding issues.

FLOODPLAINS

The Flood Map in the Appendix depicts the flood zones in the Town of Pulaski. It shows that the areas between 1st Street and 2nd Street along Peak Creek are in Flood Zone AE /500Year Flood Zones and some areas are depicted as Flood Zone X Shaded/100-year floodplain which is considered area of moderate flood hazard. Other areas with Flood Zone X Unshaded are outside the floodplains. The flood map included in the appendix is intended to be used as a planning tool and accuracy of the location and elevation of the floodplains should be evaluated by professional engineering and surveying analyses.





# FUTURE LAND USE

**GOAL 1: THE TOWN SHALL PROMOTE LAND USE PATTERNS THAT PRESERVE THE TOWN'S HISTORIC CHARM, ENHANCE THE CHARACTER OF THE TOWN, AND MAXIMIZE ECONOMIC DEVELOPMENT OPPORTUNITIES.**

**Objective 1.1.** The Town will maintain variety of land uses that will provide for residential, commercial, office and other uses to meet the community needs while preserving historical, cultural, and recreational uses

**Policy 1.1.1.** Promote innovative approaches for development to create a quality live, work and shop environment.

**Policy 1.1.2.** Pursue partnership with private and public entities to preserve historic buildings and cultural resources

**Policy 1.1.3.** Encourage new development to be located where infrastructure is available or where it can be easily provided.

**Policy 1.1.4.** Preserve existing stable neighborhoods by preventing encroachment of incompatible uses.

**Policy 1.1.5.** Continue to identify existing land uses which are incompatible or inconsistent with the Town's Future Land Use Map.

**Policy 1.1.6.** Encourage property owners to reduce or eliminate incompatible or inconsistent uses.

**Policy 1.1.7.** Identify areas that are appropriate for new developments or a specific pattern of development.

**Policy 1.1.8.** Ensure balance and availability of commercial and industrial land uses that will increase economic activity and jobs.

**Policy 1.1.9.** Enhance adequacy of existing and planned public infrastructure and services to meet the current needs, and redevelopment and new development needs.

**Policy 1.1.10.** Identify different neighborhood types and develop specific land use policies to address their needs, direct future development pattern and enhance the areas.

**Policy 1.1.11.** Enhance the Town's small-town feel by maintaining mix of housing types, amenities within walking distance, attractive gateways, wayfinding signs, landscaping along corridors, and other appealing features.

**Policy 1.1.12.** Reserve sites for future parks and recreational or community gathering spaces.

**Policy 1.1.13:** Reassess land use classifications and amend the Future Land Use Map to add additional residential future land use categories to differentiate the different residential densities.

**GOAL 2: TRANSFORM THE DOWNTOWN INTO A VIBRANT AREA WITH RESIDENTIAL, RETAIL, ENTERTAINMENT, OFFICES, AND PEDESTRIAN ACTIVITY AND ELIMINATE BLIGHTING CONDITIONS AND REDUCE BUSINESS VACANCIES.**

**Objective 2.1.** The Town will promote mixed use development, attract investments and people, and work with property owners to improve building appearance to make the downtown a more attractive location for residents, visitors, and businesses.

**Policy 2.1.1.** Encourage redevelopment and adaptive reuse of buildings.

**Policy 2.1.2.** Continue to solicit and attract development projects that further the economic opportunities of the downtown and identify funding to assist the projects.

**Policy 2.1.3.** Create incentives to encourage property owners to reduce or eliminate conditions of blight.

**Policy 2.1.4.** Promote downtown living to energize downtown activity and economy.

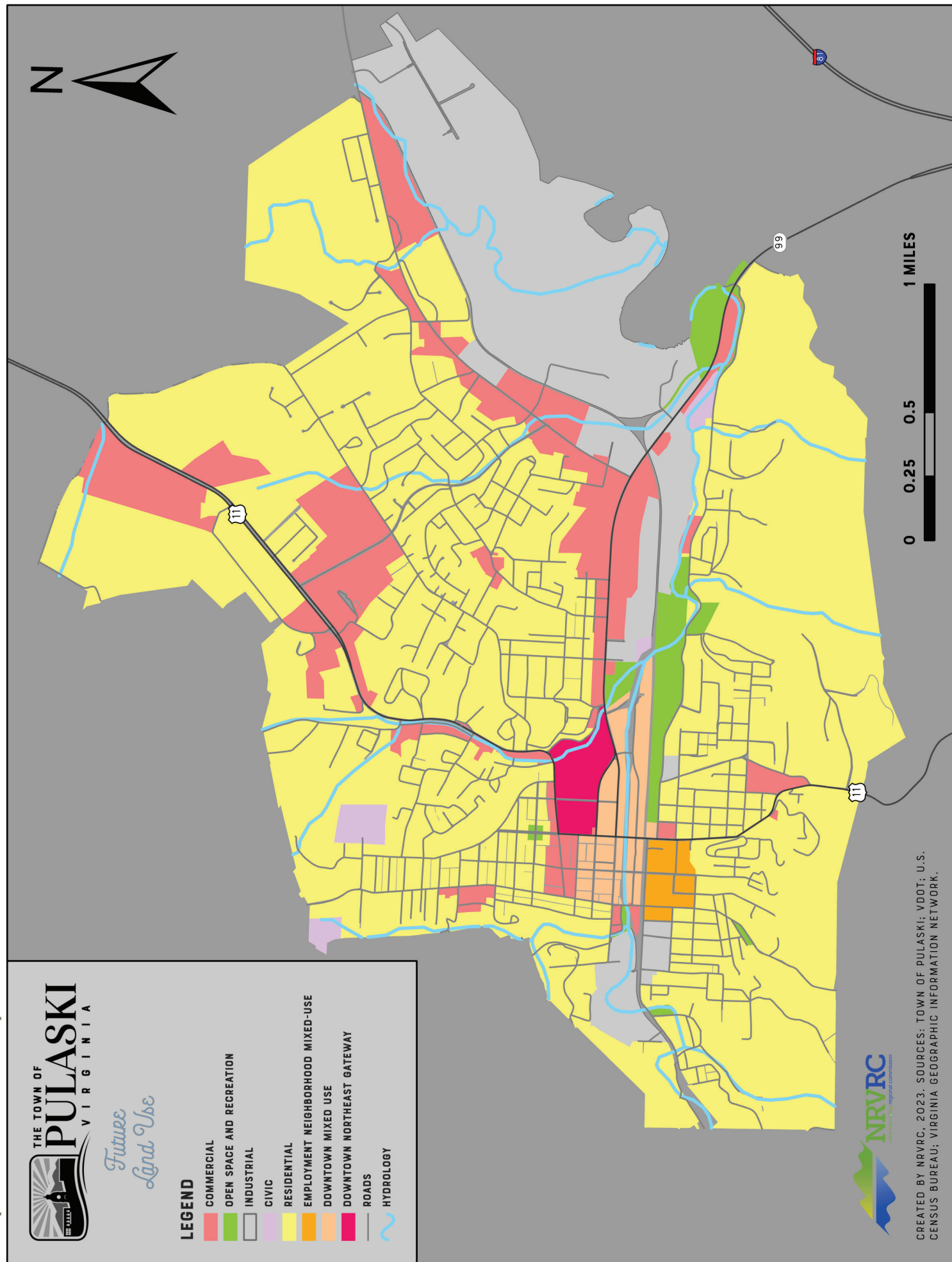
**Policy 2.1.5.** Promote walkability by creating a more appealing walking environment and improving pedestrian facilities, circulation, and accessibility.

**Policy 2.1.6.** Improve curb appeal by encouraging business owners and property owners to keep their buildings well maintained and attractive.

**Policy 2.1.7.** Pursue grants and other funding sources as a tool to address the redevelopment and renewal of underutilized or deteriorated buildings.







## PROPOSED FUTURE LAND USE DESIGNATION DESCRIPTION

<b>RESIDENTIAL</b>	Allows mainly residential uses and some non-residential uses such as schools, house of worship and other uses subjected to conditions.
<b>PLANNED UNIT DEVELOPMENT</b>	Mainly residential neighborhoods. Small scale commercial and offices at appropriate locations within or adjacent to residential development.
<b>DOWNTOWN MIXED USE</b>	Accommodates horizontal and/or vertical mixture of retail, office, restaurant, entertainment, small hotel, cultural and residential uses which maintain the existing scale.
<b>DOWNTOWN NORTHEAST GATEWAY MIXED USE</b>	Provides opportunity for adaptive reuse of industrial buildings where a project can include residential and non-residential components such as housing, restaurants, retail, offices, laboratories, and recreational facilities.. Encourages the development to be compact and walkable by locating parking in the rear or on the side of the parcel, using transparent storefronts with active retail street fronting uses, having minimum building setbacks, and maintaining compatible scale to adjacent areas.
<b>EMPLOYMENT NEIGHBORHOOD MIXED USE</b>	Provides opportunity for a mixed-used environment with employment and housing opportunities in proximity. Allows a mix of light industrial and commercial uses. Example uses are distribution, services, light manufacturing, laboratories, research facilities, custom manufacturing, and other similar uses which have historically been allowed in the Town's industrial areas. Residential use, live-work units and home-based businesses are also allowed in this designation.
<b>COMMERCIAL</b>	This category provides for small scale commercial development to full range of sales and services activities. This land use designation is predominantly for commercial uses but may include other compatible complementary uses.
<b>INDUSTRIAL</b>	Accommodates a range of industrial uses such as assembly, distribution, research and development, manufacturing of products with onsite sale, machinery and automotive repair shops, limited commercial, and public services and facilities. The predominant use is industrial but may include other compatible complementary uses.
<b>OPEN SPACE + RECREATION</b>	Primary uses such as public or private land to preserve habitat, scenic views, waterbodies, buffers to protect natural resources, and natural landscaped and passive and active recreational areas. Compatible uses such as single-family residential, cultural, and institutional, etc.
<b>CIVIC</b>	Uses such as institutions, public building or uses, cemeteries, government facilities, utilities and transportation facilities.



## ECONOMIC DEVELOPMENT





# ECONOMIC DEVELOPMENT

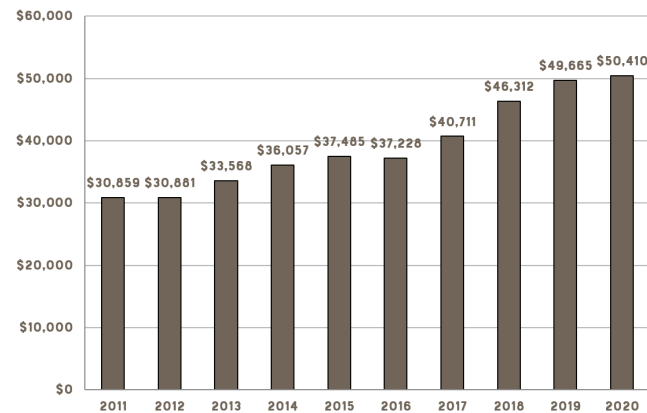
The Economic Development element is an important part of the comprehensive plan that addresses the Town's current and future economy and financial well-being of businesses and residents. It includes goals and policies to enhance competitive advantages for a prosperous future.

## ECONOMIC PROFILE

The following data provides an overview of the local economy. The data includes income, major employers, employment, industries, wages, and educational attainment.

### INCOME

Fig. 4: Median Household Income



Source: American Community Survey (ACS)

The 2020 median income for the Town of Pulaski is \$50,410 per American Community Survey and the median income for Virginia is \$80,615. The average wage per worker is \$47,739 in 2021 which has increased in the last 5 years.

Fig. 5: Per Capita Income

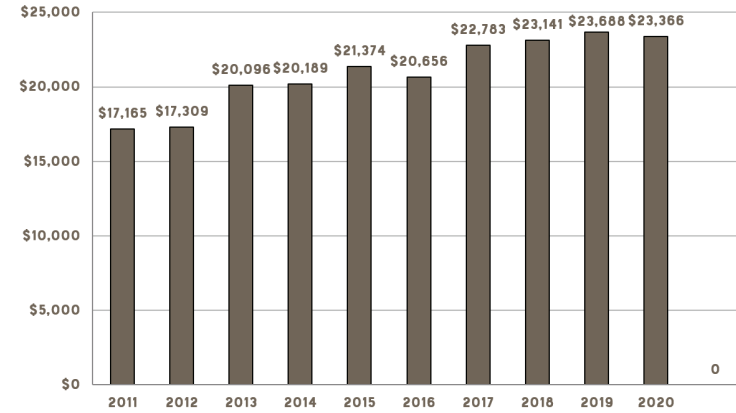
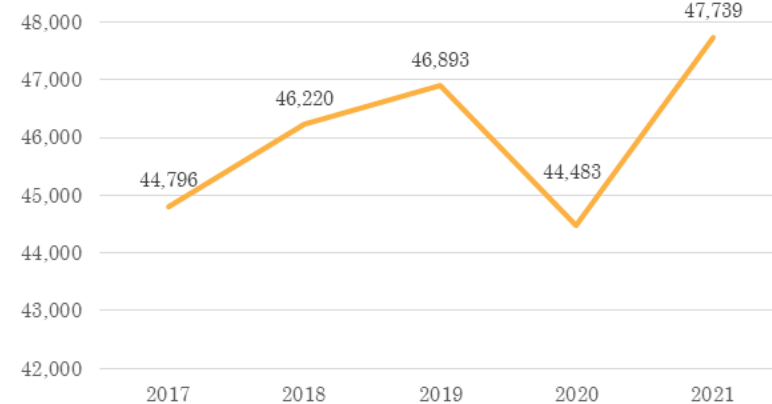


Fig. 6: Average Wage



### LABOR FORCE

The labor force participation rate is the percentage of the civilian noninstitutional population 16 years and older that is working or actively looking for work. It is an important labor market measure because it represents the relative amount of labor resources available for local businesses. In Pulaski, the labor participation rate has been between 52% and 57% in the last ten years. The unemployment rate shows the number of unemployed workers and people searching for a paid job is expressed as a percentage of the labor force. The unemployment rates have declined and may signal an improving economy and/or a shrinking labor force.

Table 4: Labor Force Participation

Labor Force Participation Rate and Size	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Percent	57.0%	52.0%	52.9%	54.4%	54.4%	52.7%	54.9%	53.6%	57.20%	57.30%	55.80%
Number	4,144	3,766	3,891	4,063	4,045	3,918	4,103	3,929	4182	4204	4163

Unemployment Rate	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Percent	11.5%	9.8%	10.0%	7.5%	8.6%	11.3%	11.2%	8.5%	8.3%	6.6%	4.3%

Source: American Community Survey 5 Year estimate (2011-2021)

## EMPLOYMENT SNAPSHOT

Fig 7: Employment Distribution by Type

	Employment	%
Private	2,677	69.9%
Self-Employment	173	4.5%
Local Government	619	16.2%
State Government	311	8.1%
Federal Government	9	0.2%
Other Non-Covered	39	1.0%



Source: JobsEQ®

The table above shows the employment mix for the Town. Four of these ownership types – federal, state, and local government and the private sector – together constitute “Covered Employment” (employment covered by the Unemployment Insurance programs of the United States and reported via the Quarterly Census of Employment and Wages). “Self-Employment” refers to unincorporated self-employment and represents workers whose primary job is through self-employment.

### TOWN OF PULASKI MAJOR EMPLOYERS

- Pulaski County
- Town of Pulaski
- Pulaski County School Board
- Pulaski County Sheriff's Department
- Pulaski County Social Services
- NRV Packaging, Inc.
- Lewis Gale Hospital, Pulaski
- James Hardie
- Pulaski Health & Rehabilitation Center
- Medi Home Health & Hospice
- Jefferson Yarns, Inc.

Source: Jobs EQ

Fig. 8: Top Occupation Groups

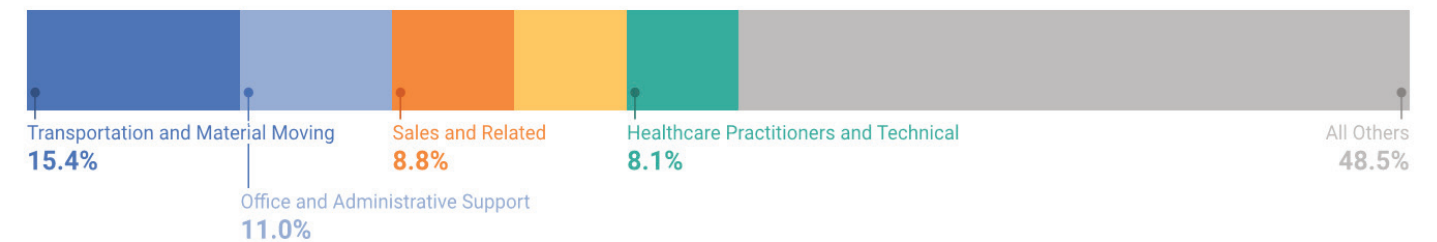


Fig9: Top Industries

Avg Ann % Change in Employment, Last 10 Years

0.2 % ↑



HEALTH CARE AND SOCIAL ASSISTANCE

7.5 % ↑



TRANSPORTATION AND WAREHOUSING

-6.5 % ↓



RETAIL TRADE

OCCUPATION

Table 5: Occupation and Wages

Occupation Type	Employment	Average Annual Wages
Transportation and Material Moving Occupations	586	\$36,500
Office and Administrative Support Occupations	416	\$37,700
Sales and Related Occupations	332	\$37,000
Healthcare Practitioners and Technical Occupations	308	\$76,600
Food Preparation and Serving Related Occupations	308	\$35,100
Educational Instruction and Library Occupations	271	\$50,900
Healthcare Support	249	\$27,800
Management	182	\$95,100
Business and Financial Operation	170	\$68,200
Production	155	\$41,600
Construction and Extraction	135	\$44,800
Installation, Maintenance, and Repair Occupations	134	\$50,000
Protective Service	132	\$42,000
Building and Grounds Cleaning and Maintenance	99	\$29,400
Community and Social Service	94	\$45,400
Personal Care and Service	90	\$29,200
Computer and Mathematical	64	\$82,700
Arts, Design, Entertainment, Sports, and Media	43	\$49,000
Architecture and Engineering	23	\$79,900
Life, Physical, Social Science	19	\$69,400
Legal	15	\$92,200
Farming, Fishing, and Forestry Occupations	4	\$28,200
Total - All Occupations	3,828	\$45,800

Table 6: Educational Attainment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
No High School Diploma	21.1%	23.8%	21.8%	18.9%	16.0%	16.5%	15.5%	13.5%	15.2%	13.6%	14.6%
High School Graduate	28.9%	28.8%	31.1%	33.7%	37.1%	38.6%	33.5%	32.3%	32.9%	34.9%	30.9%
Some College, No Degree	23.3%	23.7%	23.6%	26.8%	25.5%	23.9%	25.6%	25.4%	25.8%	26.0%	27.3%
Associate degree	12.6%	10.3%	9.8%	7.4%	6.5%	6.3%	10.0%	10.8%	11.5%	11.6%	12.7%
Bachelor's Degree	9.6%	9.6%	9.5%	8.4%	9.5%	8.6%	10.2%	10.4%	8.3%	7.7%	7.0%
Postgraduate Degree	4.4%	3.8%	4.2%	4.8%	5.5%	6.1%	5.2%	7.6%	6.2%	6.3%	7.5%

Source: American Community Survey 5-Year Estimate 2021

Between 2011 and 2021 the Town of Pulaski saw a 6.5% decrease in “No High School Diploma” education attainment indicator. It also saw an increase of 4% in “Some College, No Degree” which indicates students are going on to receive some post-high school education to support their careers.

RESIDENTIAL, COMMERCIAL AND INDUSTRIAL REVITALIZATION AND REDEVELOPMENT

Some of the economic issues facing the Town are the decline in manufacturing and population, as well as vacant and underutilized historic buildings. The Town recognizes these issues and the need for public investment. The Town has recently made improvements to the streetscaping and enhancements to public spaces and properties, which has improved community aesthetics. The Town has also been implementing economic initiatives, such as working with property owners to improve building façade and collaborating with private developers to attract investment in the Town. Revitalization and redevelopment can be made attractive to developers by repairing or upgrading aging infrastructure to help reduce the cost of construction to developers. The Town has been working to upgrade its infrastructure which, in turn, has sparked revitalization in downtown Pulaski.

WHAT WE HEARD:



“WE NEED TO COMMERCIALLY DEVELOP RT 99 FROM RED LIGHT TO INTERSTATE, THIS WOULD BRING GROWTH IN MANY WAYS TO THE TOWN.”

“SUSTAINABLE BUSINESSES”

“RESTORING THE DOWNTOWN BUSINESS BUILDINGS...”

The Town has been working on creating a sense of place by focusing on increasing housing, quality gathering space and job opportunities. Public investments and partnership with different agencies have helped in business attraction. The Town needs to continue to support businesses to help retention and expansion so that businesses can be successful.

The Town’s cultural, historic and outdoor recreational assets provide valuable opportunities to enhance tourism and increase economic activity. Some of the attractions include the New River Trail, Pulaski Theatre, Historic Train Depot, Raymond F. Ratcliffe Transportation Museum, Farmers Market, Jackson Park and Calfee Park, Skateboard Park.

THE GOALS OF THE TOWN ARE:

- Enhancing commerce, job growth, retaining and expanding existing businesses by improving the overall business climate
- Redevelopment and reuse of old commercial and industrial buildings
- Attracting commercial, industrial, and residential development
- Encouraging and supporting entrepreneurial and small business development
- Making the town an attractive destination for residents and visitors creates the sense of place that businesses desire when making location decisions.





# ECONOMIC DEVELOPMENT

## GOAL 1: STRENGTHEN THE TOWN'S ECONOMY TO BE A COMMERCE AND RECREATION DESTINATION FOR THE PROSPERITY OF RESIDENTS AND BUSINESSES.

### Objective 1.1: Increase economic activity by attracting new businesses, support retention and growth of existing business, and identify and develop resources for entrepreneurs.

**Policy 1.1.1** Cultivate a wide range of entertainment activities and hospitality businesses to provide quality of life opportunities for residents, which will draw people from the New River Valley region to visit Pulaski, which may result in newcomers desire to live in Town.

**Policy 1.1.2** Identify development-ready sites within Town that are of appropriate size and have easy access to transportation and other public infrastructure for targeted industries to encourage private investments that will lead to quality job creation.

**Policy 1.1.3** Assist small business start ups, growth and expansion through incentive programs, targeted public investments and connection to technical assistance.

**Policy 1.1.4** Foster a small business support ecosystem by identifying key organizations with business support resources and connecting them to new, growing and expanding businesses.

**Policy 1.1.5** Partner with Small Business Development Center and Higher Educational Institutions in the Region to assist with marketing plans, business feasibility, and business plans for small businesses.

**Policy 1.1.6** Explore potential for retail market for startup businesses and entrepreneur center.

### Objective 1.2: Advance economic development through physical improvements and local government programs and activities.

**Policy 1.2.1** Evaluate streets and sidewalks in downtown for outdoor seating, landscaping, lighting and other amenities to make them more pedestrian friendly and thereby creating more sustainable and viable business opportunities.

**Policy 1.2.2** Encourage deployment of fiber optic and 5G broadband technologies for economic growth.

**Policy 1.2.3** Develop economic development incentives to attract specific businesses, as identified through market analysis, with emphasis on fostering the growth of locally owned businesses.

**Policy 1.2.4** Expand current activities such as the Farmer's market and promote event programming options.

**Policy 1.2.5** Enhance access to Peak Creek and promote recreational activities to spur economic development.

**Policy 1.2.6** Support local businesses and foster tourism activity by utilization of Town's branding, and developing brochure, maps and apps of different businesses and attractions.

**Policy 1.2.7** Encourage local businesses to enhance their marketing efforts by utilizing cross promotion.

**Policy 1.2.8** Support and encourage redevelopment of vacant or underutilized commercial properties in the downtown area for new, market-driven uses (such as mixed commercial and residential uses) with incentives packages and programs such as the Brownfield Redevelopment program.

**Policy 1.2.9** The Town will continue to coordinate together with the County towards common goals on tourism and economic development.

**Policy 1.2.10** Consider seeking Virginia Main Street designation to create new opportunities to stimulate long term economic growth and pride in the downtown area through a community-driven comprehensive approach.

**Policy 1.2.11** Continue to support and promote the business assistance programs offered by partners such as Roanoke Regional Small Business Development Center, Pulaski on Main, etc.

### Objective 1.3: Improve employment opportunities to retain and attract adult and youth workforce.

**Policy 1.3.1** Continue to work with Pulaski County schools, higher educational institutions, and regional workforce development board to ensure sufficient supply of job skills and training programs, opportunities for higher education, and facilities to support business and industry training needs.

**Policy 1.3.2** Support employment centers and programs that identify job gaps and employment needs in the Town.

**Policy 1.3.3** Partner with child and adult care providers to identify needs and ways to meet those needs.

**Policy 1.3.4** Encourage educational institutions to provide business and entrepreneurial programs in Pulaski.





## HOUSING





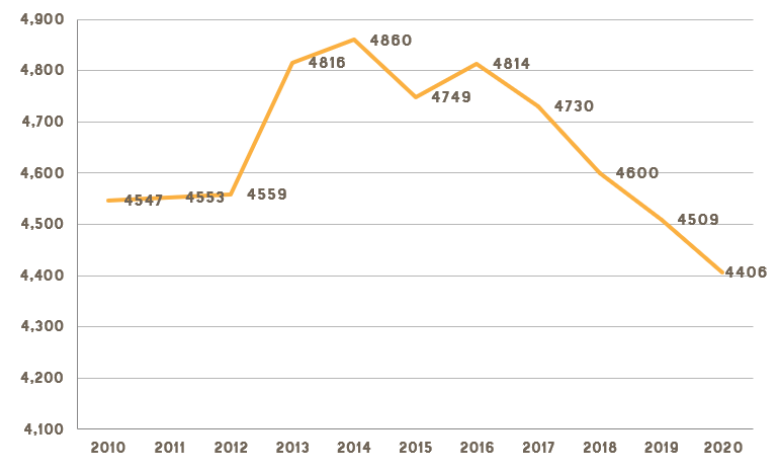
# HOUSING

Housing element studies the availability of housing to meet the needs of current residents as well as to attract future residents to the Town. It considers conditions, stock, adequacy, age of structure, and suitability of all housing types.

## EXISTING CONDITIONS

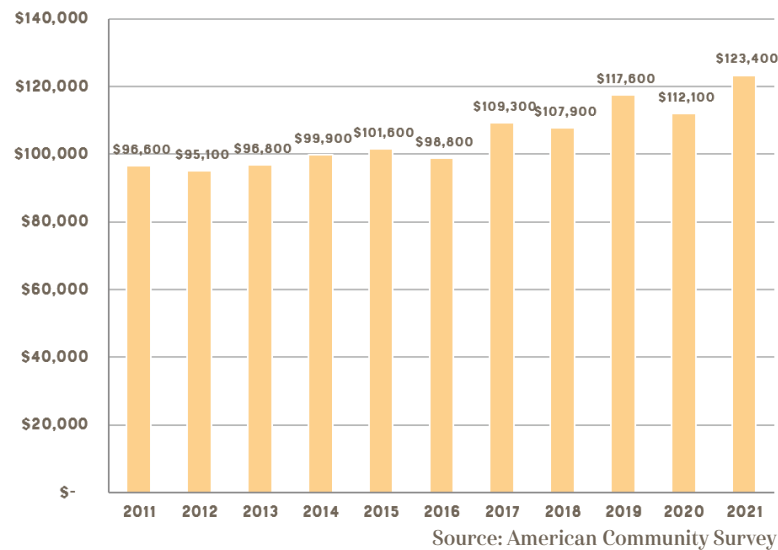
According to the census the number of housing units declined in the last decade (from 2010 to 2020) by approximately 150 units. Such reduction can occur due to age of structure, declining population or life span of manufactured homes. More than 50% of the housing units in Pulaski were built before 1960.

Fig. 10: Total Housing Units



Source: American Community Survey

Fig. 11: Median Home Value



Source: American Community Survey

The median home value in 2021 was \$123,400. The median home value increased by 22% between 2011 and 2021.



Table 7: Median Housing Sale Price

Year	New River Valley Region's Median Sale Price	Pulaski County's Median Sale Price	Town of Pulaski's Median Sale Price
2020	\$217,000	\$165,000	\$127,000
2021	\$245,000	\$219,950	\$146,800

Source: MLS data

The Town's median housing sale price of \$146,800 in 2021 was lower than the region's median home price of \$245,000 in the same year. The Town has affordable housing prices compared to the region, but the market is still very tight. This observation was identified in the recently completed Regional Housing Study.

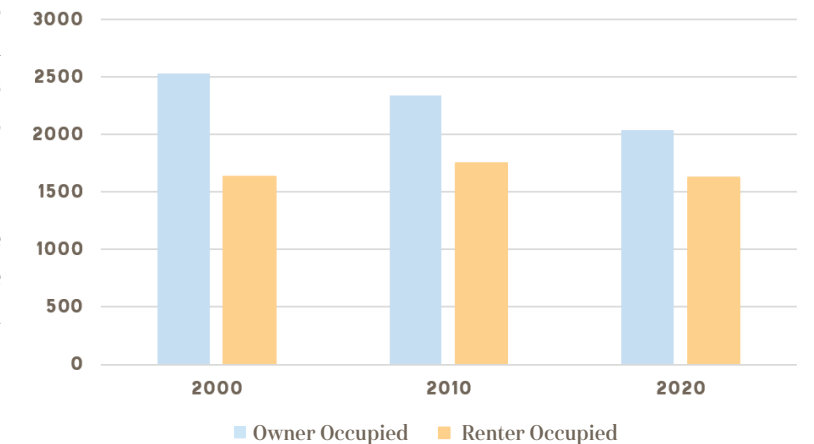
## HOUSING TENURE

Table 8: Housing Tenure

	2000	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Occupied housing unit	4168	4090	3914	3867	4037	4028	3888	3923	3986	3828	3702	3665	3836
Owner Occupied	2534	2340	2173	2166	2287	2372	2211	2185	2421	2321	2160	2038	2090
Renter Occupied	1634	1750	1741	1701	1750	1656	1677	1738	1565	1507	1542	1627	1746

Source: American Community Survey

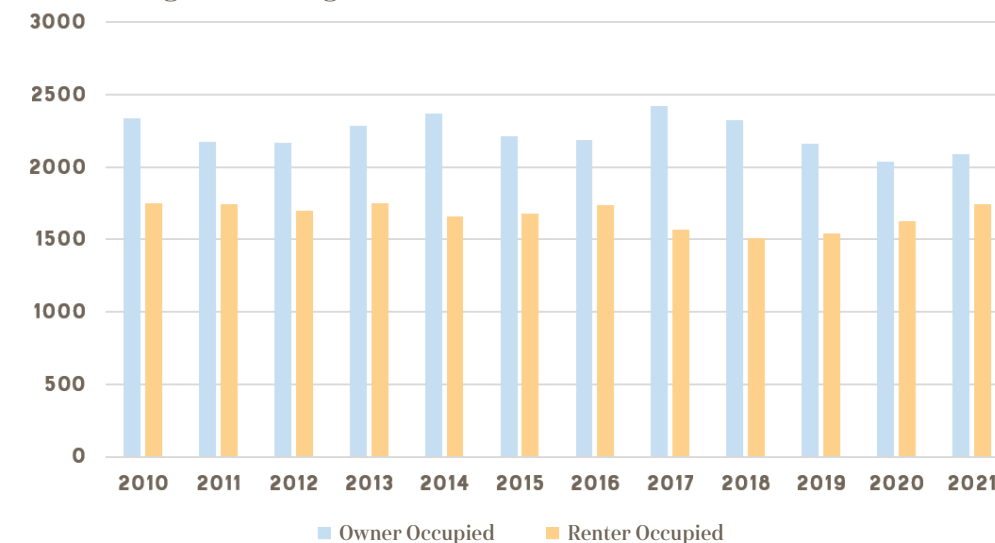
Fig. 12: Housing Tenure



Home ownership in the Town appears to have declined from 2000 to 2020. In 2000 about 61% percent of housing was occupied by owners while in 2020 it was 56%.

The trend shows that there are more owners than renters but over the years the difference between the number of owned units and rented units has decreased.

Fig. 13: Housing Tenure



The vacancy rate of owned housing units is low and continues to decrease. Similarly, the vacancy rate of rented housing units has also decreased. This may indicate a demand for housing in the town which may in turn affect the price of housing.

## VACANCY RATES

Table 9: Vacancy Rates

Rental Vacancy	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Percent	6.4%	4.4%	4.7%	4.2%	5.0%	4.5%	5.2%	8.6%	8.5%	6.6%	5.9%
Number	127	83	92	77	90	82	85	141	143	115	110

Homeowner Vacancy	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Percent	3.8%	5.2%	3.9%	3.5%	3.4%	5.7%	4.5%	3.4%	3.4%	4.1%	2.2%
Number	85	120	93	85	79	133	113	82	79	89	47

Source: American Community Survey



HOUSING STOCK



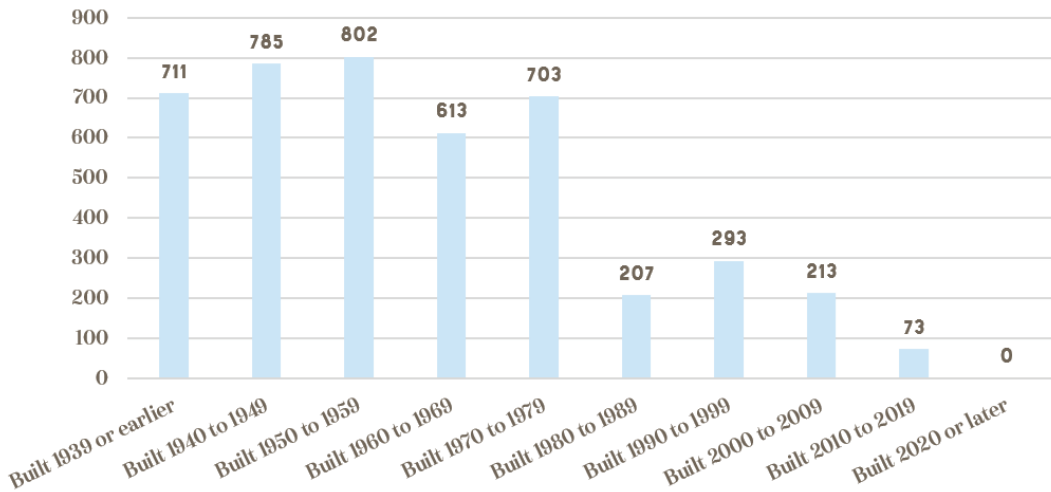
Over 16% of the houses were built prior to 1939 and about 66% of the houses were built prior to 1969. Old housing stocks indicates that homes will need significant updates and renovations.

Table 10: Housing Stock

Structure Built Year	Number Of Housing Units	Percent of total (%)
Built 1939 or earlier	711	16
Built 1940 to 1949	785	18
Built 1950 to 1959	802	18
Built 1960 to 1969	613	14
Built 1970 to 1979	703	16
Built 1980 to 1989	207	5
Built 1990 to 1999	293	7
Built 2000 to 2009	213	5
Built 2010 to 2019	73	2
Built 2020 or later	0	0
Total:	4,400	100.0

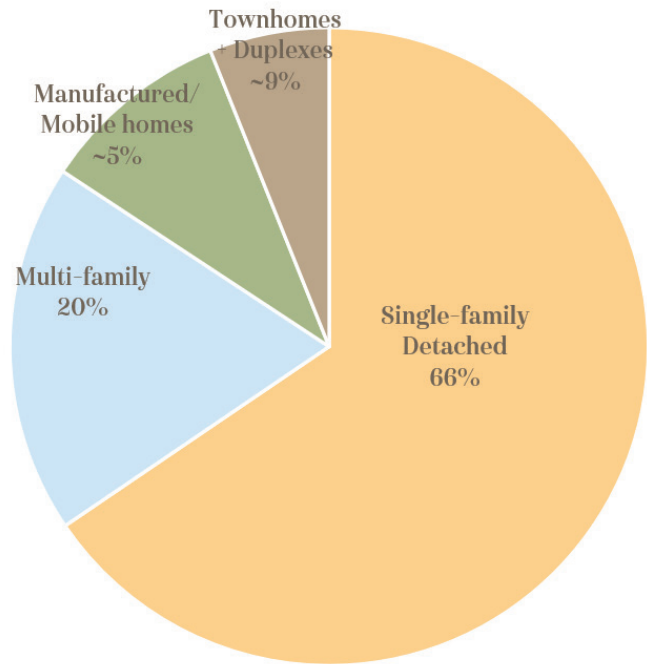
Source: American Community Survey

Fig. 14: Housing Stock



HOUSING TYPES

Fig. 15: Housing Type



The Town has significant number of single-family structures. Attached single family units such as Townhomes and duplexes make up a small percentage of the housing composition in the town. With single-family house prices increasing and the size of aging population growing, attached single family units and multifamily units are becoming more attractive to both the younger and older population.

Source: 2021 ACS 5-year Estimates

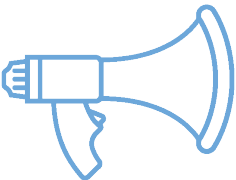
COMMUTING PATTERNS

It can be observed that a significant number of workers commute in and out of the town. In 2019, data shows that 2025 workers commuted to Pulaski from out of town, 2502 residents of Pulaski commuted out of town, and only 431 residents work and live within the town.

- 2,025 - Employed in Selection Area, Live Outside
- 2,502- Live in Selection Area, Employed Outside
- 431-- Employed and Live in Selection Area

COMMUNITY FEEDBACK

Affordable housing is a top concern for the Town. The majority of respondents own a single-family home and just under half were satisfied with the housing choices available to them. Respondents are interested in any house in good condition and an overwhelming majority prefer single-family homes.



"MORE AFFORDABLE HOUSING"

"HELP REVAMP ALL THE OLD HOMES FALLING DOWN..."

According to the 2021 Regional Housing Study about 22% of residents live in households with incomes below the poverty level and most of them pay more than 30 percent of their income for housing and may need more affordable housing. Based on the study and survey feedback there is a need for affordable housing. The Town needs to create incentives and regulations that will enable availability of diverse housing types and encourage private sector to provide affordable housing. The Town has an aging housing stock, which indicates that new housing units will be in demand to replace the older homes, and home remodeling and renovations will be required. The Town must work with the private sector and provide sufficient incentives to encourage the delivery of different housing types to meet the needs of residents.

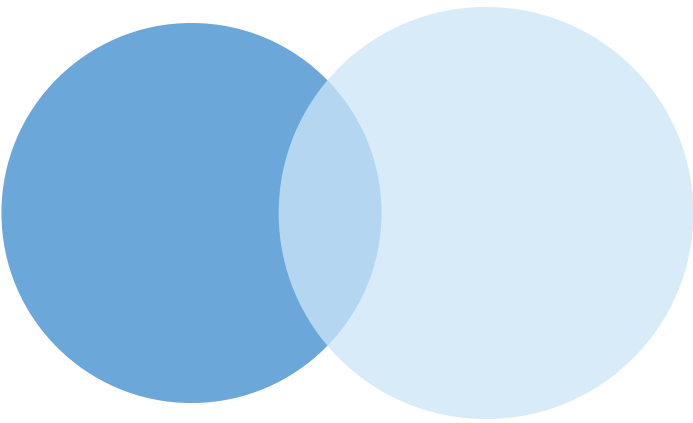
Retaining existing residents from leaving the Town and attracting new residents to Town are key to prevent loss of population. About 2,000 people commute to Pulaski to work and targeting them to consider moving to Pulaski in the future is an opportunity. Job growth, revitalization of the downtown and neighborhoods, reduction of blight, quality housing, diverse housing options for accessibility and affordability, and public amenities will make Pulaski a more desirable place to live.

UPCOMING PROJECTS:

- 110 new single-family homes
- 150 apartments



Fig. 16: Inflow/ Outflow Job Counts in 2019



Source: OnTheMap - <http://lehd.ces.census.gov>



# HOUSING

## GOAL 1: THE TOWN SHALL FACILITATE THE PROVISION OF SAFE AND QUALITY HOUSING OPTIONS TO MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS.

### Objective 1.1. Promote maintaining adequate supply of quality housing.

**Policy 1.1.1.** Support efforts by public and private sectors to provide quality housing.

**Policy 1.1.2.** Review regulations and permitting process to reduce barriers and enhance private sector participation in meeting housing needs.

**Policy 1.1.3.** Explore incentives to encourage renovation of older, vacant, or underutilized homes.

**Policy 1.1.4.** Identify priority infrastructure improvements to continue revitalization efforts and attract residents and businesses.

**Policy 1.1.5.** Develop a strong residential base in the downtown by encouraging mixed use development, attracting more shopping, services and other businesses, and enhancing pedestrian and recreation amenities.

**Policy 1.1.6.** Continue to participate in housing programs to rehabilitate and upgrade substandard homes.

**Policy 1.1.7.** Utilize code compliance and assistance programs to promote safety standards and decrease blight.

**Policy 1.1.8.** Collect data on age, size, condition, infrastructure, value of newly constructed units, housing types, and other housing data to evaluate the availability and affordability of inventory for existing and future populations and to prepare a housing improvement plan.

**Policy 1.1.9.** Inventory vacant parcels and underutilized buildings suitable for housing.

**Policy 1.1.10.** Identify property owners willing to partner or sell their property in an effort to provide new and/or improved housing within the Town.

**Policy 1.1.11.** Explore the potential of partnership with the housing authority to determine and develop sites and programs for housing.

## GOAL 2: THE TOWN SHALL PROMOTE DIVERSE HOUSING TYPES THAT ARE ACCESSIBLE AND AFFORDABLE TO ALL HOUSEHOLDS.

### Objective 2.1. Encourage dwelling units of various types, sizes, and costs to meet the needs of current and prospective residents.

**Policy 2.1.1.** The Town will encourage private developers or property owners to offer a mixture of housing types by providing incentives and through land use regulations, such as size and densities.

**Policy 2.1.2.** The Town will identify funding and incentives to encourage housing that is affordable and accessible for low income, young families, young adults, seniors and people with disabilities.

**Policy 2.1.3.** Promote housing that adheres to accessibility standards to meet the needs of the aging population and residents with disabilities.

**Policy 2.1.4.** Consider innovative techniques and creative solutions to make housing affordable.

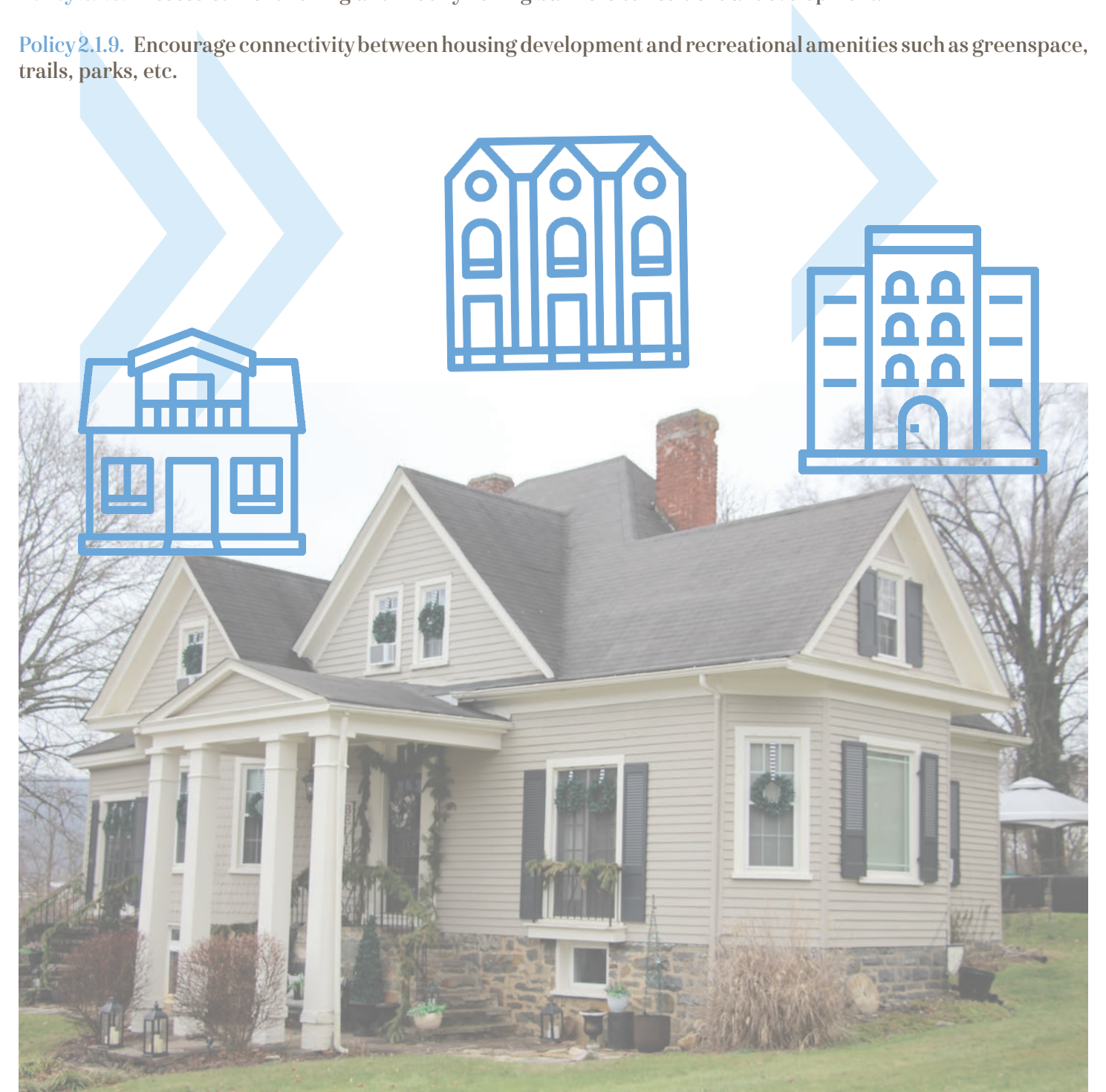
**Policy 2.1.5.** Promote homeownership by exploring and identifying programs that make home ownership accessible.

**Policy 2.1.6.** Partner with private, public and nonprofit housing agencies to provide education programs and grants for home maintenance.

**Policy 2.1.7.** Participate in federal, state and regional programs to provide incentives to private and nonprofit developers and property owners to meet the housing needs of all income groups.

**Policy 2.1.8.** Assess current zoning and modify zoning barriers to residential development.

**Policy 2.1.9.** Encourage connectivity between housing development and recreational amenities such as greenspace, trails, parks, etc.



## ARTS, CULTURE + RECREATION





# ARTS, CULTURE + RECREATION

The Arts, Culture and Recreation element highlights the variety of historic and culturally unique places, as well as the parklands, trails and recreational facilities within the Town. The element also identifies current and future amenities and recreational needs. The availability of the historic, cultural and recreational resources contributes to the wellbeing and sense of community for residents and their satisfaction with Town life. These resources also draw visitors and attract people to relocate to the area.

## ARTS, CULTURE AND HISTORIC RESOURCES

The Town of Pulaski offers several art and cultural opportunities. It has a significant number of historic homes around West Main Street and Corbin-Harmon Drive, Prospect, Madison, and Washington Avenue. Some of the historic buildings in the downtown are Pulaski County Court House, Pulaski Theatre and Dalton Theatre building. Most of the central business district is listed on the National Register of Historic Places as the Pulaski Historic Commercial District. The Pulaski Theatre, a recently restored historic theatre located on Main Street brings entertainment to the downtown with variety of programs that include concerts, live stage performances, motion pictures, children’s programming and occasional special events.

Pulaski Passenger Station, which is a historic passenger depot used by Norfolk & Western, is one of the oldest and most recognizable features of the Town. Built in 1888, the depot functioned as the center of long-distance rail travel for the Town until passenger service was discontinued in 1971. The station house was completely renovated and restored in 1994. On November 17, 2008, the station was heavily damaged by a fire, which gutted the eastern half of the structure and left extensive damage to the western half of the station. The Town Council decided to rebuild the station and use it as a meeting center complete with amenities to allow a wide variety of gatherings to be held indoors. The western portion of the structure was set aside for business use and housed a bike shop for 10 years but in 2022 it became an office for the Outdoor Facilities Coordinator position. The depot has proven to be a popular gathering spot for special events for families, business, and civic organizations. Individuals or groups may rent the assembly room for a variety of receptions, parties, or gatherings as desired.

The Town also has the Fine Arts Center of the New River Valley and Raymond F. Ratcliffe Memorial Transportation Museum. Some of the popular concerts that are held in Town are the Music and Merchants Festival, Pulaskifest, and the Sounds of Summer Concert Series.

“TOURISM! PULASKI HAS SO MUCH TO OFFER VISITORS...”



## OUTDOOR RECREATION

The Town of Pulaski owns and manages over 800 acres of parkland which includes large open space, neighborhood parks and trails. They offer recreational opportunities such as walking, jogging, biking, fishing, camping and boating activities.

## NEIGHBORHOOD PARKS

The Town maintains a series of neighborhood parks in different areas. The following table identifies the individual parks and the facilities they offer.

Table 11: Neighborhood Park Facilities

Park	Acres	Facilities
First Street Park	1	Basketball; Skateboarding
Kiwanis (Dora)	3	Walking/Running Trail; Play Equipment; Picnic
Valley Street	1	Play Equipment; Picnic
Sixth Street	2	Basketball; Pickleball; Picnic; Play Equipment
Cool Springs	3	Football; Soccer; Walking/Running Trail
Jackson	2	Gazebo; Electrical Hookups for Display Booths
Heritage	7	Picnic; Walking/Running Trail; Play Equipment
Mountain Bike Park	8	Mountain Bike Trail/Features
Gatewood	730	Camping; Fishing; Boating

First Street Park is a newly built facility that includes a fenced-in basketball court and a skatepark. The skatepark is an “X-series” above-ground facility designed and built by American Ramp Company in May 2022. Anchored to the concrete pad, it utilizes a steel substructure with a resin riding surface for durability and grip. The park is open from dawn to dusk but also lit by LED light poles at night to provide security and the possibility for evening events. The basketball courts were finished and opened in June of 2022.

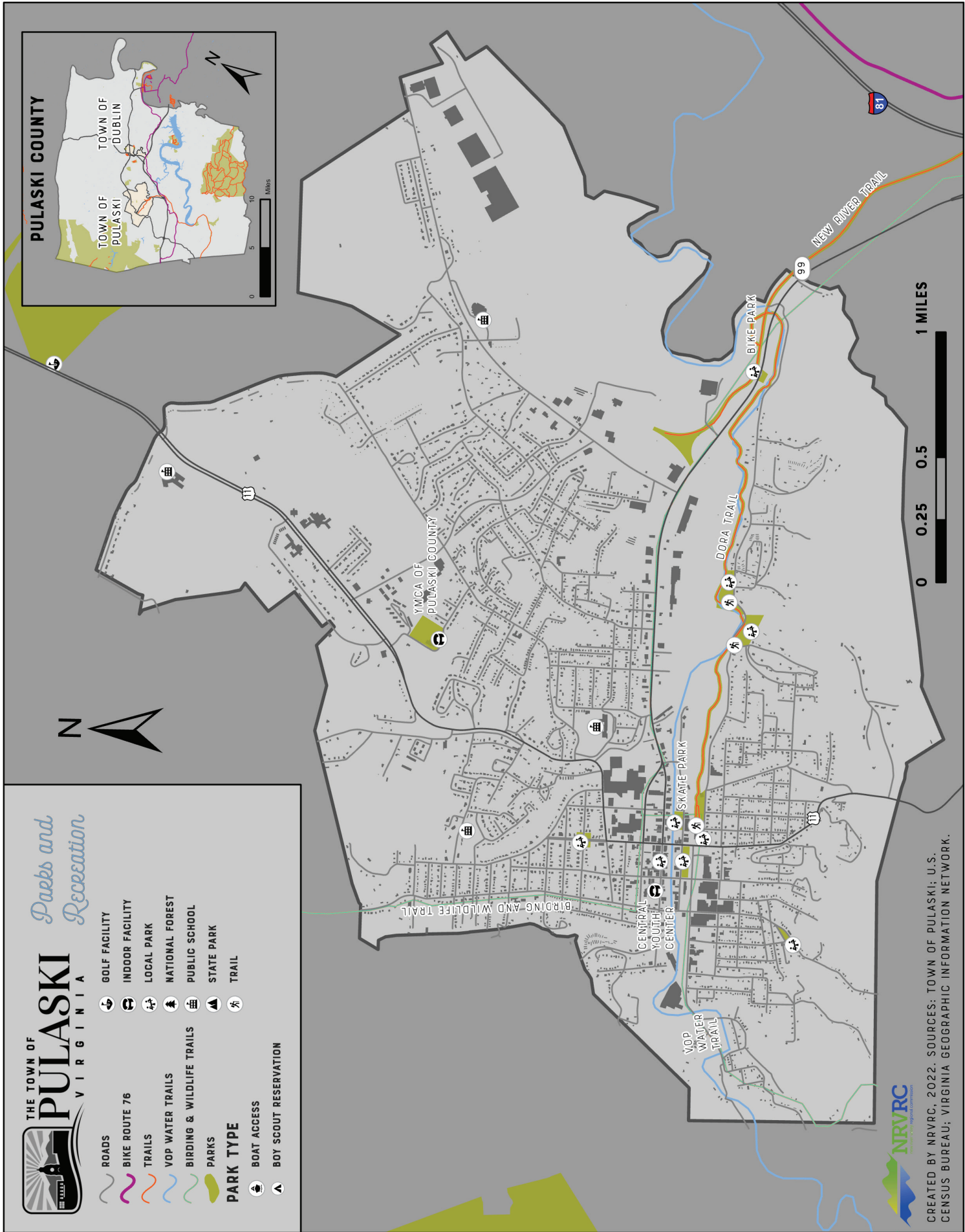
Kiwanis Park, formerly named Dora Park, features children’s play equipment, a walking/running track, benches and picnic tables. In fall of 2022 the aging wooden playground equipment was replaced with new, colorful play structures manufactured by PlayWorld. The park offers a walking oval approximately 0.2 miles in length for walkers and joggers, and also serves as the town terminus for the Dora Trail which runs for approximately 2.5 miles to its junction with the New River Trail State Park.

Sixth Street Park, located at the intersection of Washington Avenue and Sixth Street, N.W. features pickleball and basketball courts, children’s play equipment and picnic tables. In fall of 2022 the aging wooden playground equipment was replaced with new, colorful play structures.

Valley Road Park, located at the intersection of Valley and Pulaski Streets contains play equipment and a picnic table for patrons. In fall of 2022 the aging playground equipment was replaced with new, colorful play structures, paid for through ARPA funding.

Jackson Park, located in front of the Municipal Building on First St. N.W., features a gazebo available for special events. Bounded on three sides by sidewalks, the park is a popular walking area and venue for town festivals and observances, such as Rhythm and Ribs, 4th of July observances, Christmas tree lighting, car shows and a variety of public and private gatherings.





The Draper Mountain Trails consist of around 9 miles of singletrack trails for hiking and biking, located on town property less than 2 miles from downtown. The trails are located on a section of the Draper Mountain Park Property, a roughly 688 acre parcel of land owned by the Town of Pulaski since the 1930s. Sections of this property have been used for a variety of purposes, but in addition to the trails, currently houses fire and police training facilities, Public Works storage, and buildings that are used by the National Guard. Beginning in 2009, volunteers began building trails on the upper section of the property. These dedicated volunteers, along with help from groups such as the local Boy Scout troop and the VA Department of Forestry have created the current trail system that spans almost 175 acres of the property. The lower side of the trails begin at a gravel parking area located on Valley Road that has gates and an informational kiosk. The upper portion of trails begin on the Pulaski County-owned Draper Mountain Overlook, and includes parking and a matching informational kiosk located as the trails enter the Town-owned property.



Cool Springs Park, located at the intersection of Dora Highway and Birch Street, was refurbished in 2006-2007 with stadium lights and an electronic scoreboard. The field is used by local residents for football, soccer, and other field sports as needed. The park lies adjacent to the Dora Trail-New River Trail Extension and offers off-street parking for persons using either the trail or the park.

Heritage Park, located on Dora Highway just east of Cool Springs, was created from properties purchased by the Town under FEMA’s flood relocation program. Following purchase of the property and clearance of structures from the site, the park was graded and shelters constructed with donations of material and labor from area industries, with labor performed by the Public Works and Parks and Facilities departments, carpentry students from Pulaski County High School and employees from area industries. The park was formally opened in 2007. Off street parking is located conveniently in the park for persons enjoying the park or hiking the Dora Trail, which follows the park’s northern boundary along Peak Creek. In 2022 the existing playground equipment was supplemented with new, colorful play structures manufactured by PlayWorld.

The Mountain Bike Park was constructed in the Fall of 2022, replacing the under-utilized community garden property on Route 99. The new 8-acre facility has a variety of wooden and dirt features designed to give mountain bike riders a place to practice technical riding and jumping skills. Based on surveys completed by local residents in the fall of 2021, the park includes drops, jumps, “skinnies”, wooden berms, rollers and a teeter-totter.

The Dora Trail Extension extends about 2.5 miles from Kiwanis Park and the Pulaski Passenger Station to its junction with the New River Trail State Park at the Route 99 trestle. Hikers can travel from Downtown Pulaski directly to Downtown Galax via the Dora Trail and the New River Trail State Park. Hiking, biking and horseback riding are some of the activities that may be enjoyed on the trail.

Gatewood Campground and Reservoir is located ten (10) miles west of Town, the Gatewood Reservoir and Recreation Area consists of over 730 acres, bounded on all sides by the Jefferson National Forest. The reservoir, which serves as the primary water supply for the Town, is approximately 162 acres in area and contains 1.1 billion gallons of water at full pond. The park offers some of the best vistas in the National Forest for the enjoyment of camping, fishing and boating enthusiasts. Gatewood offers a 35-site camping area with utility hookups and access to a bathhouse facility. There is also a day-use area with individual picnic sites, some of which are located on the waterfront, and a Park Store offering boat rentals, fishing and camping supplies. The campground, park store and other Gatewood facilities are currently managed by Mountain 2 Island through a vendor contract with the Town. Gatewood is open to the public starting with weekends in March and then begins full time daily operations from April to October. In 2006, the Town added several new campsites to the park and upgraded the utilities services to the campsites to accommodate RV’s and large size travel trailers. Mountain 2 Island added a deluxe park model cabin that can be rented at the campsite. The town added a new rustic wooden playground in Spring of 2022. The dock at the park store was removed and upgraded with a new dock over 3,800 sq. ft. in area to accommodate more boats and fishermen on the reservoir. To protect the quality of the water supply, only sailboats, paddle boats or boats powered by electric trolling motors are allowed on the reservoir. Paddle boats and boats with electric trolling motors, may be rented at the park’s store.

Peak Creek runs 26 miles from its source in Jefferson National Forest, through downtown Pulaski, to Claytor Lake which is a major component of the New River. The Creek is a stocked trout stream in two sites: just below Gatewood Dam and within the Town of Pulaski from the low water dam to the Route 99 bridge. It is a Class B designated trout stream and stocking is conducted five times annually by the VA Dept. of Wildlife Resources.

COMMUNITY FEEDBACK

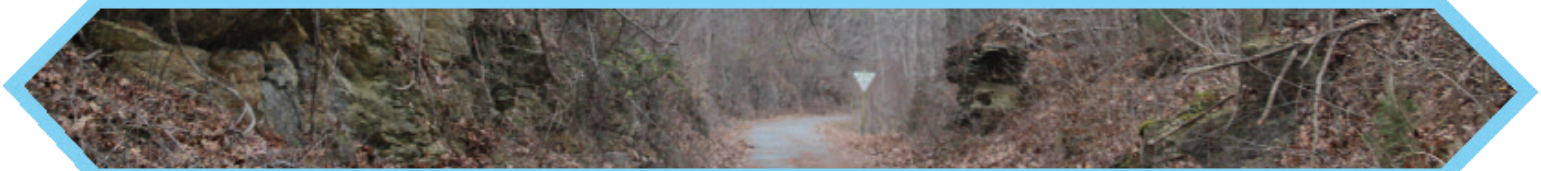


“THE TOWN NEEDS MORE YOUTH FRIENDLY PLACES. IMAGINE A BOWLING ALLEY/ARCADE IN THE OLD MAGIC MART BUILDING. PEOPLE WOULD COME FROM ALL OVER FOR THAT OR EVEN A TRAMPOLINE PARK. ANYTHING FOR THE KIDS/YOUTH”

“WE NEED SPECIAL PARK FEATURES FOR SPECIAL NEEDS CHILDREN. THAT WOULD INCLUDE WHEELCHAIR ACCESSIBLE SWINGS AND ENCLOSED PARKS FOR THOSE WHO HAVE AUTISTIC CHILDREN THAT ARE WANDERERS OR NON VERBAL SO THE CHILDREN CAN'T GET OUT OF THE PARK WITHOUT AN ADULT. ACTIVITIES FOR OUR YOUTH”

SOME OF THE PRIORITY NEEDS AND OPPORTUNITIES IDENTIFIED BY EVALUATING THE EXISTING CONDITIONS AND PUBLIC INPUT ARE AS FOLLOWS:

- Protect and enhance the arts, cultural and historical resources.
- The community desires to grow, keep youth in the area and attract visitors so there will be increased need for parks and recreational amenities
- Continue maintenance of parks and trails
- Improve the pedestrian environment by providing sidewalks, attractive streetscapes, signs and lighting.
- Peak Creek is a significant natural feature in the downtown and there is ample opportunity to protect it for natural benefits and encourage waterfront activities along the creek for private and public recreation.
- Continue and seek to work with various partners to support and enhance arts, cultural, natural, historic, and parks and recreation amenities within the Town as it is essential to the community’s quality of life and economic development.
- Pursue funding opportunities to expand recreational and tourism opportunities.
- Promoting and marketing the Town as a destination to attract visitors and future residents.
- The Town can support events and festival activities to draw visitors by promoting events, continuing to allow use of public spaces for events and streamlining the special event permit requirements.





# ARTS, CULTURE + RECREATION

**GOAL 1: PROTECT, STRENGTHEN, AND PROMOTE HISTORY, CULTURE, ARTS, NATURE, AND RECREATIONAL OPPORTUNITIES TO INCREASE TOURISM AND ENHANCE QUALITY OF LIFE OF RESIDENTS.**

**Objective 1.1: Improve and promote cultural, entertainment, and recreational attractions in the town.**

**Policy 1.1.1** Maintain an inventory of all historic, cultural, and recreational attractions and activities within the Town.

**Policy 1.1.2** Evaluate feasibility of reusing underutilized historic structures to expand entertainment programs for youth.

**Policy 1.1.3** Explore funding opportunities to market the available resources.

**Policy 1.1.4** Support special events and festivals.

**Policy 1.1.5** Partner with nonprofit arts and cultural entities to identify and encourage opportunities for public art and cultural activities.

**Policy 1.1.6** Encourage the development of creative commercial spaces.

**Policy 1.1.7** Enhance and protect the value of Peak Creek by implementing the restoration and improvement plan.

**Policy 1.1.8** Improve areas adjacent to Peak Creek and create waterfront public spaces for enjoyment and appreciation of the resource.

**Policy 1.1.9** Coordinate with regional, state, and federal agencies with management of the surrounding natural resources.

**Policy 1.1.10** Continue to maintain and enhance amenities on the Dora Trail, the Town’s signature connector to New River Trail State Park.

**Policy 1.1.11** Strive to expand recreational trails to connect to different Town and County attractions.

**Policy 1.1.12** Pursue crossings, sidewalk accessibility, lighting, and wayfinding signage improvements to enhance pedestrian environment.

**Policy 1.1.13** Partner with County and surrounding community Destination Marketing Officials to coordinate seasonal activities and promotional materials.





## TRANSPORTATION





# TRANSPORTATION

The primary purpose of the transportation element is to ensure that the town's transportation network provides safe, efficient and accessible mobility for its residents and businesses. The major components of the transportation system in the Town of Pulaski are roadways, sidewalks, trails, bike routes, transit, railways, and airports. The town strives to improve travel experience wherever needed.

## ROADWAYS

The road network in Pulaski includes principal arterial, minor arterial, major collector, minor collector and local roads. Interstate Highway 81 (I-81) is identified in VTrans 2035 long-range multimodal transportation plan as a Corridor of Statewide Significance (CoSS) and the Town is located in close proximity to I-81 off exit 94B. The total road length in Pulaski is approximately 237 miles. The major roadways are Route 11, a principal arterial road which is about 17.04 lane miles, and Route 99 a minor arterial road is about 25.78 lane miles. Some of the major collector roads in the Town are Peppers Ferry Road, and Dora Highway.

The Town maintains the road networks within the Town Limits. VDOT provides state funding for maintenance and construction of facilities on the thoroughfare highway system within the corporate limits. These roads are classified as arterial or collector roads. The local roads in the downtown and adjacent areas are in grid pattern.

The most common form of transportation in the Town of Pulaski is the use of private automobiles on a network of roadways maintained by the Town and the Virginia Department of Transportation (VDOT). VDOT provides state funding for maintenance and construction of facilities on the thoroughfare highway system within the corporate limits. These roads are classified as collector or arterial roadways and typically serve through traffic more than local traffic. Examples of collector and arterial roads include Rt. 11, Rt. 99, Fifth Street, Bob White Boulevard, Memorial Drive, Peppers Ferry Road, and Commerce Street. In addition, the Town of Pulaski maintains approximately 11.5 miles of alleys and other streets, which do not meet the Virginia Department of Transportation (VDOT) standards for pavement or right of way width.

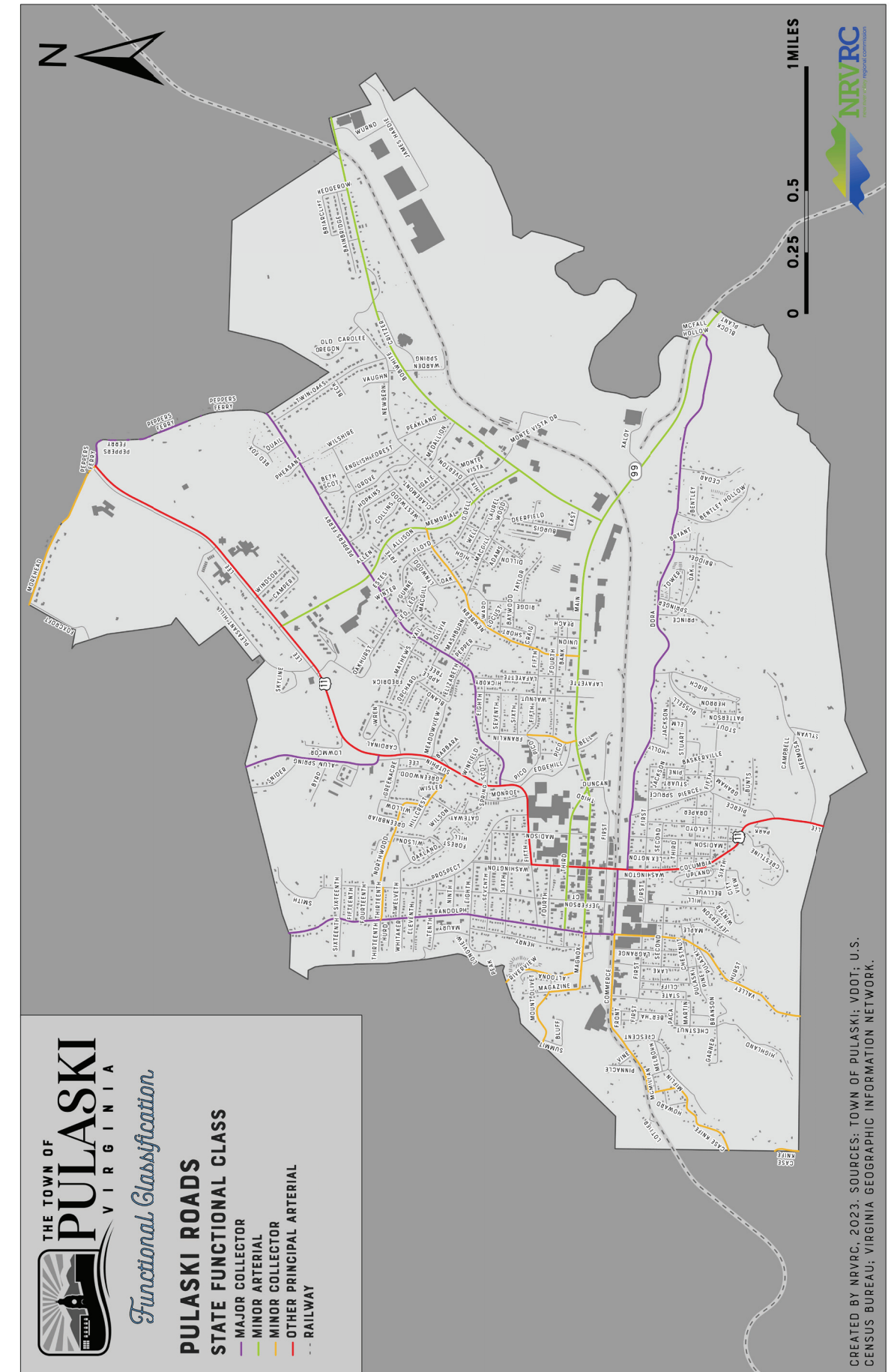
The annual average daily traffic (AADT) is shown in following figure and data shows that there is available capacity on all the major roads within the Town of Pulaski.

There are 18 bridge structures in the Town of Pulaski that are included in VDOT's bridge sufficiency database. The Town's structure inventory also includes culverts. The Town's roadway network includes 8 signalized intersections, which govern traffic flow at key points on the Town's thoroughfare system.

The Town provides street lighting along most streets to promote visibility and safety for drivers and pedestrians. The Town's general policy is to install streetlights at every intersection and along street right-of-way at intervals of between 200 and 900 feet depending upon sight distance. The Town contracts with Appalachian Power to install and maintain streetlights. The Town has approximately 1,300 streetlights within the corporate limits.

The Town can work towards developing public improvement plans to transform some of the corridors such as Route 99 from I-81 exchange to the downtown to enhance the aesthetics of the roadway, pedestrian safety and vehicle volume capacity which will lead to attracting visitors and high-quality development.

Map 3: Functional Classifications Map





Map 4: Average Daily Traffic Volume (NADT) Map



### SIDEWALKS

Sidewalks in town are limited primarily to the downtown and adjacent areas, and to portions of major thoroughfares. To improve walkability a good walking environment that is safe and attractive is important. The Town should identify sidewalk gaps and strive to have a connected pedestrian network. At a minimum, the town can provide sidewalks in areas that can have the greatest impact such as for pedestrian access to schools and around recreation facilities. Pedestrian access to major shopping facilities and employment centers is also desirable. (See Sidewalk Map)

### TRAILS AND BIKE ROUTES

The Town has the Dora Trail Extension which is a multipurpose trail that extends about 2.5 miles from Kiwanis Park and the Pulaski Passenger Station to its junction with the New River Trail State Park at the Route 99 trestle. Pulaski County is considering extending the New River Trail to Randolph Park. At this time there are no roads that have a designated bike lane or road with sharrows. There is opportunity for promoting biking in Town to reduce vehicle trips in situations where travel is short for a car but too long for walking, to fill the transit service gaps and to connect people to the different recreation assets in Town.

### TRANSIT

Pulaski Area Transit (PAT) provides service along two fixed routes within the Town of Pulaski. PAT also provides on-demand requests for pick up and drop off for eligible riders per the Americans with Disabilities Act. The buses have capabilities to ensure accessibility for riders with disabilities and are also equipped with bike racks. PAT also operates a scheduled New River Express route which runs from Pulaski to Christiansburg with stops in Dublin and New River Community College. (See Transit Map)

### RAILWAYS

Norfolk Southern Railway serves the Pulaski area and Pulaski County with a main line connecting the northeastern U.S. and ports in Norfolk. The rail line between Roanoke and Bristol has overhead clearance that permits double-stack container freight trains.

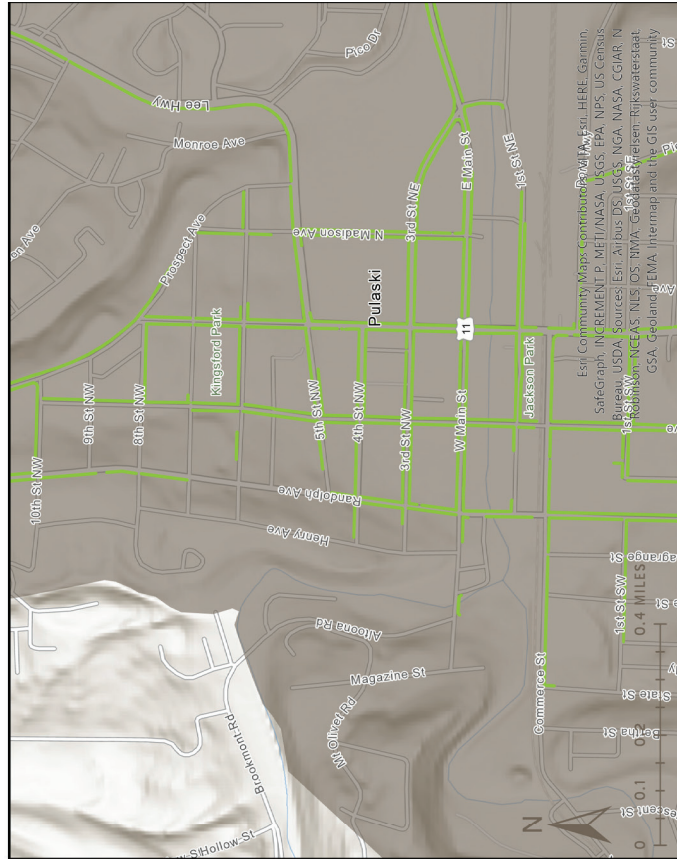
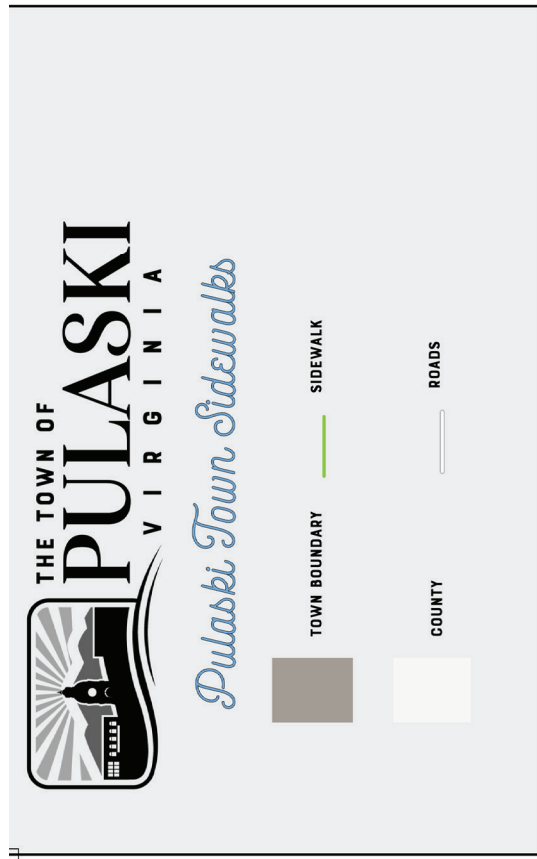
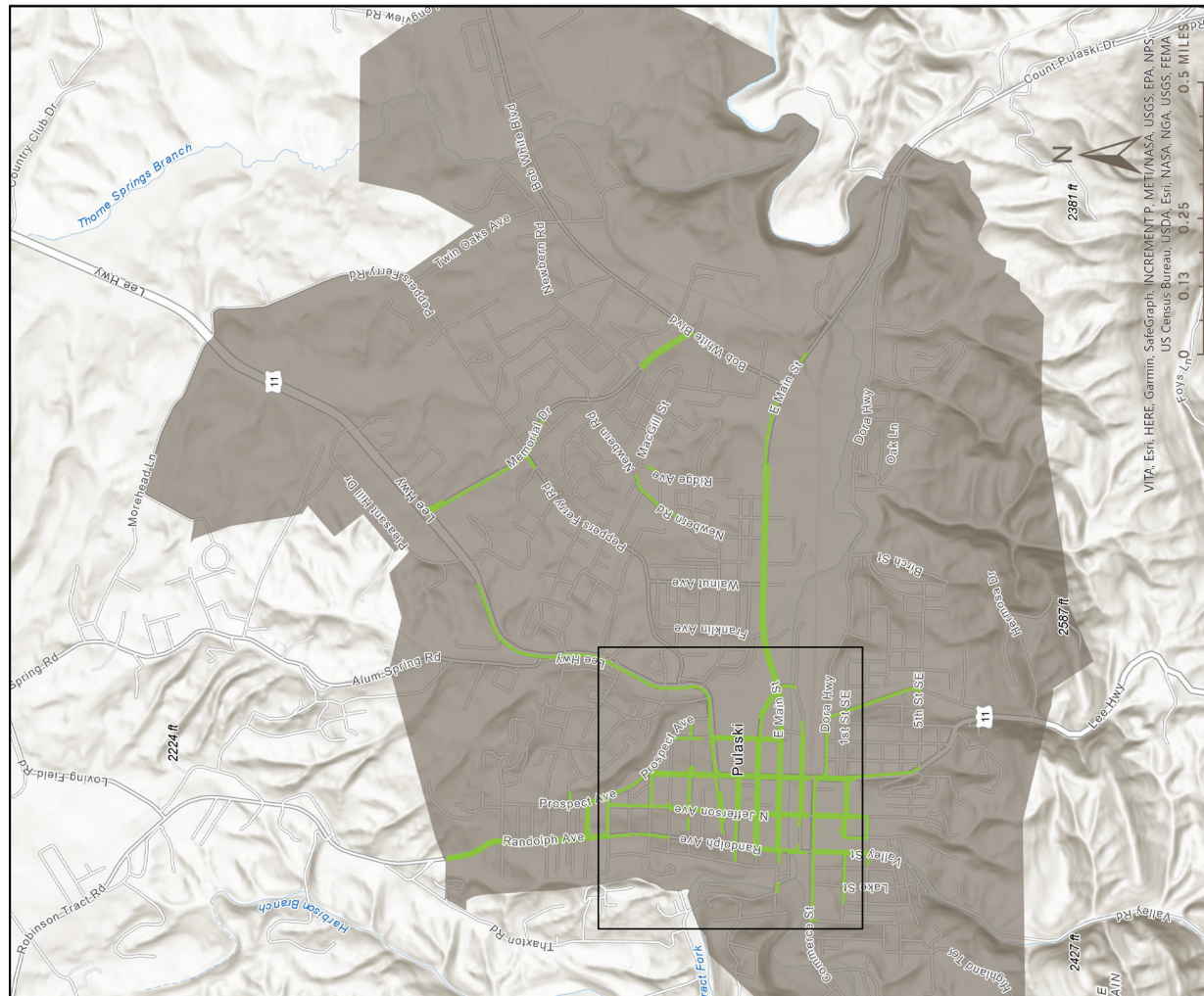
Passenger rail service is not available in Pulaski. Amtrak Service to and from Roanoke began in 2017. The latest in passenger rail in the New River Valley is extending the rail service to the region in the near future. A site for a station has been identified in Christiansburg.

### AIRPORTS

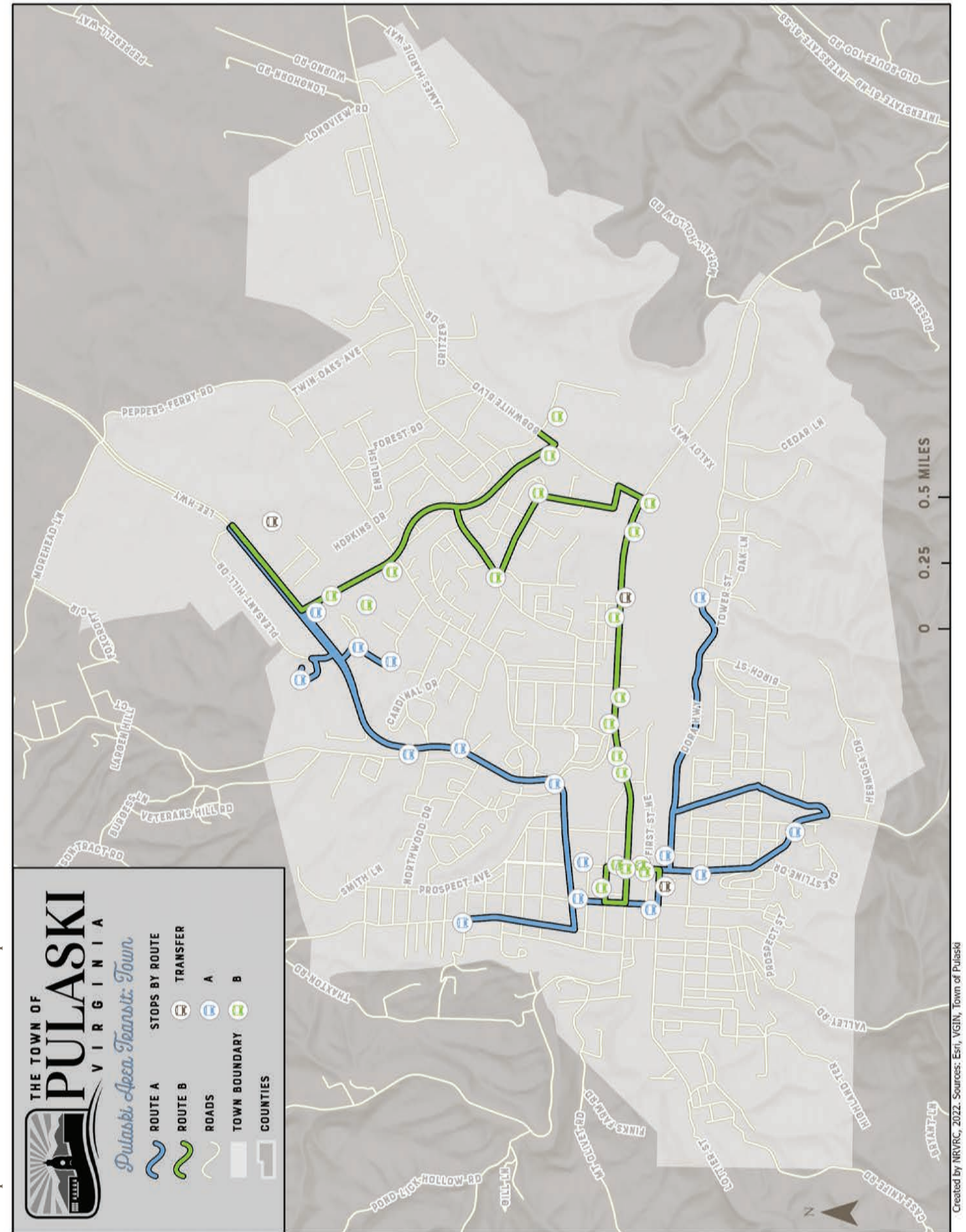
The nearest airport is the New River Valley Airport located near Dublin. The Airport has 6,201' x 150' runway and is designated as a Foreign Trade Zone(#238), an unmanned US Customs Port of Entry. It serves the freight and aviation needs of industries in the area. The other airports in the vicinity are the Virginia Tech/Montgomery Executive Airport in Blacksburg, and Roanoke-Blacksburg Regional Airport in Roanoke. The latter is the only commercial service airport in the region which is located approximately 50 miles from Pulaski.



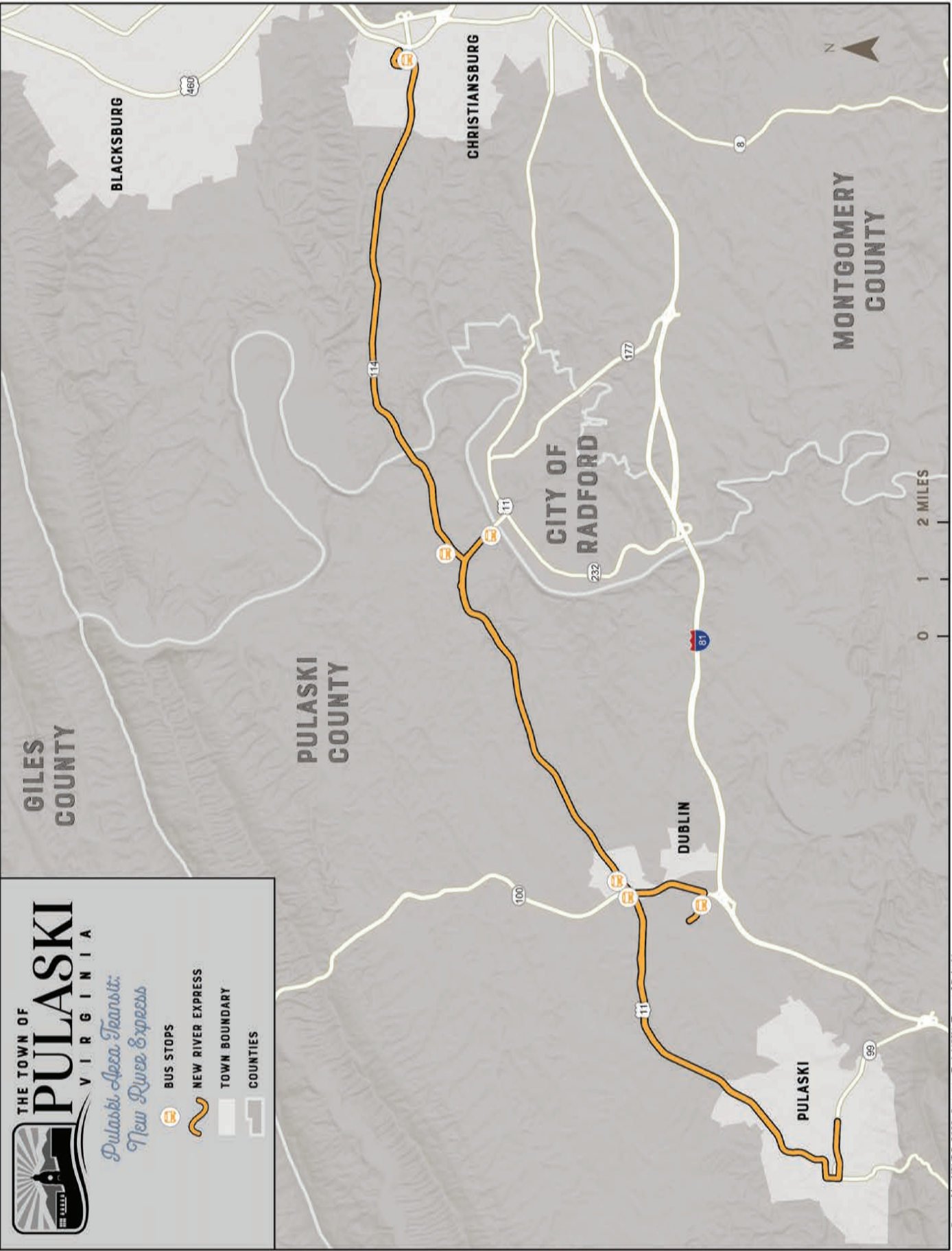




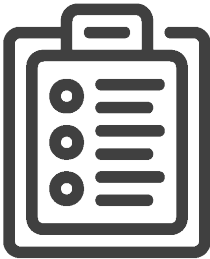
## Map 6: Pulaski Area Transit Map







COMMUNITY FEEDBACK



"TRANSPORTATION SERVICES ABOUT TOWN AND TO OTHER TOWNS, SUCH AS LIGHT RAIL."

"ELECTRIC VEHICLE CHARGING INFRASTRUCTURE."

"IT IS VERY DARK COMING INTO TOWN AT NIGHT ALONG RT. 99 FROM EXIT 94, ESPECIALLY FROM THE TOWN LIMITS UNTIL YOU REACH THE DOWNTOWN AREA..."

DESIGNATED GROWTH AREAS

In order to accommodate future development, encourage mixed-use development and the efficient provision of public infrastructure, it is beneficial for the Town to designate the entire Town Limits as a growth area.

Growth Areas are defined by Section 15.2-2223.1 of the Code of Virginia as areas designated by a locality that is (i) appropriate for higher density development due to its proximity to transportation facilities, the availability of a public or community water and sewer system, or a developed area and (ii) to the extent feasible, to be used for redevelopment or infill development. See map in Appendix.



LIST OF TRANSPORTATION PROJECTS

1. W. Main Pedestrian Improvements North
2. W. Main Pedestrian Improvements South
3. Randolph Avenue Primary Extension
4. Commerce Street Bridge Replacement





# TRANSPORTATION

**GOAL 1: THE TOWN WILL PROVIDE AND MAINTAIN A SAFE AND EFFICIENT MULTIMODAL TRANSPORTATION SYSTEM THAT PROMOTES ACCESSIBILITY AND WALKABILITY, SUPPORTS BUSINESSES ECONOMICALLY, AND TO IMPROVES THE QUALITY OF LIFE OF RESIDENTS.**

**Objective 1.1:** The Town will develop and maintain streets and thoroughfares for pedestrians, motorists, and bicyclists.

**Policy 1.1.1** Roads shall be maintained by having a pavement schedule that will ensure good surface conditions and pavement markings.

**Policy 1.1.2** Roadway systems shall be constructed per Virginia Department of Transportation criteria.

**Policy 1.1.3** Identify pedestrian system gaps within the town and develop capital improvement program to complete sidewalk networks and improve connectivity between activity centers.

**Policy 1.1.4** Where feasible major employment and shopping areas shall be accessible by public transit, bicycle, and walking to increase resident access to employment and shopping opportunities.

**Policy 1.1.5** Improve walkability and safety in Town through installing traffic calming measures, designated bicycle lanes, wider sidewalks and providing crosswalks.

**Policy 1.1.6** New development and redevelopment shall be designed to provide bicycle and pedestrian amenities, and whenever feasible, to connect to adjacent neighborhoods and commercial areas.

**Policy 1.1.7** Where feasible, delineate bike lanes or create sharrows for safe use by bicycles to encourage and better accommodate bicycle use downtown.

**Policy 1.1.8** Develop public improvement plan for Route 99, from I-81 Exit 94 interchange to Main Street, to improve streetscape aesthetics and lighting, and to encourage development.

**Policy 1.1.9** Continue to support Pulaski Area Transit with the implementation of its Transit Development Plan, ensuring alternative transportation options in the community.

**Policy 1.1.10** Encourage new senior housing and affordable housing development or redevelopment to be located in areas with access to public transit.

**Policy 1.1.11** Evaluate the need of additional transit stops or transit service to better connect residential developments and neighborhoods to other transit networks, commercial centers, and employment centers.

**Policy 1.1.12** Explore the potential of connecting downtown trails to a larger trail network in the New River Valley.

**Policy 1.1.13** Continue to be a part of the Passenger Rail Authority and encourage transportation services to connect commuters from Pulaski to and from the rail station.

**Policy 1.1.14** Identify transportation needs and address them through coordination with local, regional and state entities, and pursue competitive state and federal funding opportunities.

**Policy 1.1.15** Establish a locally designated growth area that is consistent with the intent of Virginia Code § 15.2-2223.1. The area shall include the Town limits of Pulaski.

**Policy 1.1.16** The Town shall broadly incorporate pedestrian-friendly road design, interconnection of new local streets with existing local streets and roads, connectivity of road and pedestrian networks, preservation of natural areas, and reduction of subdivision street widths and turning radii at subdivision street intersections.

**Policy 1.1.17** Support the County's effort to connect the terminus of the New River Trail State Park in Downtown Pulaski to Randolph Park.

**Policy 1.1.18** Encourage collaboration with the railroad company to implement measures to mitigate railroad noise such as quiet zone which will eliminate train whistle noise.







## PUBLIC SAFETY + SERVICES





## PUBLIC SAFETY + SERVICES

The Public Safety and Services element is an important element which aims to promote safety and social well-being of the community. It covers services such as police, fire, emergency services, social services, and schools.

### **PUBLIC SAFETY**

The Town of Pulaski Police Department is the primary law enforcement agency of the town, and their primary goal is to provide public safety, crime prevention and community patrol for the residents.

### **MISSION STATEMENT**

“The mission of the Pulaski Police Department is to commit itself to a partnership with the community, to ensure quality law enforcement, to safeguard all constitutional rights and maintain public confidence. The police department will strive to safeguard citizens’ lives and property using the best available resources to identify, apprehend, and prosecute violators of the law”.

The police department is currently located at the Town Hall. It is headed by the Police Chief who is assisted by 28 sworn officers, and 4 non-sworn administrative employees. There are about 2 police officer per 1,000 people in the Town. It is an accredited member of the Virginia Law Enforcement Professional Standards Commission (VLEPSC). The department is divided into three divisions: Uniform Patrol Division, Investigations Division, and Support Services Division.

### **UNIFORM PATROL DIVISION**

The Uniform Patrol Division is the primary enforcement arm of the department. This division responds to citizen calls for service, conducts traffic enforcement, serves criminal warrants and performs patrol duties in the Town. Members of this division also participate in community policing efforts and community projects. This division also has a bike patrol unit.

### **INVESTIGATION DIVISION**

The Investigation Division is charged with conducting on-going criminal investigations and inquiries related to felony offenses, selected misdemeanor offenses and narcotic violations. This division, in addition to general investigations, also conducts crime scene processing and narcotics interdiction with local, state and federal authorities.

### **SUPPORT SERVICES DIVISION**

The Support Services Division is responsible for logistical support for the department including vehicle procurement and maintenance, supply and material procurement, and custody and administration of evidence. It is also responsible for data entry and the filing of the majority of reports and other documents that are generated by agency activities. The division also supports community outreach efforts and community programs such as Neighborhood Watch and Project Lifesaver.

**PROJECT LIFESAVER** is a program to assist people with certain disabilities, such as Alzheimer’s or Autism, who may be prone to wandering. The client is provided with a tracking device, usually placed on their wrist or ankle. The Police Department has equipment that searches for the signal from the device on the client and assists in locating the missing person.

### **K-9 PROGRAM**

The first K-9 officer in the Town of Pulaski is a German Shepherd named Juneau. She was 16 months old when she was sworn in in 2022. She has been assigned to the Patrol Division and will assist in narcotics detection and tracking and will be working with a Sergeant in the Department. The department desires to expand the K-9 program.

The future needs of the police department are primarily new equipment, additional building space, and training to respond to community needs. The police department is located in the Town Hall which houses other departments of the Town. The department office in its current state is almost at capacity and there is a need to expand equipment and evidence storage facilities. Ideally, having the town police department located separately from the Town Hall is desirable to enhance the sense of public safety and improve efficiency.

### **FIRE DEPARTMENT**

The Pulaski Fire Department serves the Town of Pulaski and portions of the western and northwestern areas of Pulaski County. The department provides fire services and emergency medical service (EMS) support and provides assistance to the surrounding fire districts as needed. The department also provides assistance to the Pulaski County Special Operations Unit. The Department operates a Fire Station located at 117 North Jefferson Avenue. The station was originally built in 1923 and had an additional bay added in 1959. Fire Department maintenance facilities are located in the adjacent department shop at 121 North Jefferson Avenue.

The Fire Department has a combination of career and volunteer staff with eleven (11) paid members and twenty-seven (27) volunteer members. The department is led by the Fire Chief and there is a designated safety officer and a fire marshal.

Both volunteer and paid members of the department are on call 24 hours a day. Members of the department must have a minimum of 40 hours of training each year. They are also required by the state to be certified as a Fireman II, which requires a total of 250 hours of classroom and on-site training. Presently, the Fire Department has a fleet of ten vehicles including a Chief’s response vehicle, three pumpers, a brush truck, a utility truck, a rescue truck and three support vehicles.

As part of its mission of providing emergency and non-emergency fire services to protect the lives and property of the citizens of the Town, the Fire Department offers specialized emergency services including rope rescue teams, vehicle extrication teams, and emergency basic life support.

The Fire Department is tasked with implementing the Virginia Statewide Fire Prevention Code which is for the protection of life and property from loss by fire. In addition to its primary duty of community fire suppression, the Department serves as a local and regional training center for other agencies. The department operates the Pulaski Training Center on Draper’s Mountain, which offers both classroom instruction and field training in firefighting techniques. Students have access to several facilities at the training center to obtain “hands on” experience in fire suppression including a rappelling tower, SCBA maze trailer and a state of the art live fire burn building.

The Fire Department has identified a new fire station or adapting the existing station to accommodate modern equipment as the primary need. The current fire station was built in 1924 and a new station is required to adequately fit modern fire equipment and new technologies and accommodate current trucks and on-site staff that are present 24-hours. Secondly, the department is made up of volunteer staff and there is a need to continually maintain and recruit volunteers. Thirdly, the town water facilities are aging and need to be upgraded to enhance their capacity to supply sufficient water pressure needed for current fire hoses. Lastly, replacement of older equipment and trucks are also needed.



SOCIAL SERVICES

PULASKI COUNTY DEPARTMENT OF SOCIAL SERVICES (DSS)

The department provides various assistance services to all Pulaski County citizens including Town of Pulaski residents. The department’s mission is “To promote self-sufficiency and a safe, stable environment for children, adults, and families in Pulaski County”. The programs that they administer are as follows:

- Assisted Living Facility Auxiliary Grant
- Eligibility Screening and/or Assistance for Medicaid & Medicare, Children’s Health Care (FAMIS) Energy Assistance, Supplemental Nutrition Assistance Program, Temp Assistance for Needy Families and WIC
- Refugee Programs
- Child Day Care
- Child Care Assistance
- Child Protective Services
- Foster Care
- Adoption Subsidy
- Home Based Services
- Neighborhood Assistance Program
- General Relief
- Independent Living Program/Youth Services

PULASKI SENIOR CENTER

The Town of Pulaski Senior Center is used for a variety of activities to serve the needs and interests of seniors and to enhance the wellbeing of seniors in the community. Some of the programs that are offered at the center are in partnership with local and regional entities. Seniors and their spouses may participate in a wide variety of activities such as bingo, cards, luncheons, movies, trips, and exercise classes, just to name a few. About 60 to 70 seniors participate in luncheons. The Center is a popular gathering place for all senior residents of the Town and County of Pulaski and is more of a clubhouse for senior residents. The Center also offers education and art programs and information and referral services for seniors on many issues, including income tax assistance and fuel assistance. The center has two staff members that are responsible for providing information, programming, services, and maintaining and promoting the center. The center has volunteers that assist the staff and some of the volunteers are from other agencies such as the agency of aging.

SCHOOLS

The Pulaski County Public Schools (PCPS) provides public education to all students within the County which includes the Town of Pulaski. The PCPS has five elementary schools, one middle school, and one high school. The names of the elementary schools are: Critzer Elementary, Dublin Elementary, Pulaski Elementary, Riverlawn Elementary, and Snowville Elementary. There are two elementary schools within the town of Pulaski - Critzer Elementary and Pulaski Elementary. Each elementary school has a geographically-based attendance area or zone. Students living within a zone attend the designated school except for children attending special education classes or other designated exceptions. There is one middle school in the County which was recently constructed. The new school building combined two previous middle schools. There is only one High School in Pulaski County, which is Pulaski County High School. The office for the Pulaski County School Board is located within the Town of Pulaski.



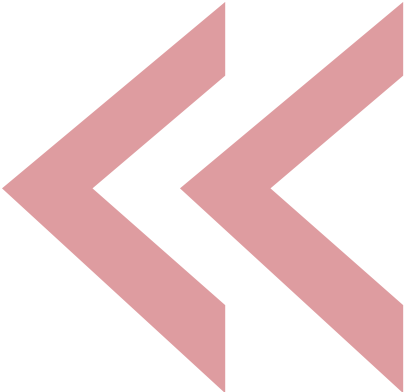
Pulaski Senior Center



Pulaski Police Car



Pulaski Police Officer



Pulaski Fire Station at night





# PUBLIC SAFETY + SERVICES

## GOAL 1: ENHANCE COMMUNITY SAFETY AND WELFARE BY PROVIDING EXCEPTIONAL POLICE, FIRE, AND EMERGENCY SERVICES.

**Objective 1.1: Ensure that the Police Department has sufficient resources to provide prompt and efficient service to the community.**

**Policy 1.1.1** Secure additional building space for the Police Department to meet operational needs.

**Policy 1.1.2** Seek funding to address the need for a new Police Department facility.

**Policy 1.1.3** Continue to provide necessary training and equipment replacement.

**Policy 1.1.4** Continue to implement mutual aid agreements with other jurisdictions, and state and federal law enforcement agencies.

**Policy 1.1.5** Continue to partner with the community to increase public safety.

**Objective 1.2: Ensure that the Fire Department has sufficient resources to provide prompt and efficient service to the community.**

**Policy 1.2.1** Determine feasibility of building a new fire station to accommodate larger trucks and modern equipment or if the existing fire station can be renovated to address the needs.

**Policy 1.2.2** Upgrade the aging waterline infrastructure and hydrants to enhance their capacity to supply sufficient water pressure needed for current fire hoses.

**Policy 1.2.3** Ensure that Fire Department staff continues to review and update flood dispersal plan to mitigate any risk to the fire station due to any potential flooding.

**Policy 1.2.4** Continue to seek funding to purchase required equipment and replace expired equipment.

**Policy 1.2.5** Increase recruitment of volunteer firefighters to counter their growing shortage.

**Policy 1.2.6** Determine if need exists to create more paid positions to meet the National Fire Protection Association standards for staffing levels.

**Policy 1.2.7** Continue to support mutual aid agreements with other local, state and federal public safety agencies.

**Policy 1.2.8** Support fire staff personnel participation in EMT and advanced skills trainings.

## GOAL 2: ENHANCE AND MAINTAIN A HEALTHY COMMUNITY THAT PROVIDES SOCIAL BENEFITS.

**Objective 2.1: Ensure that critical needs of the community are met and support programs that promote healthy lifestyles for all age groups.**

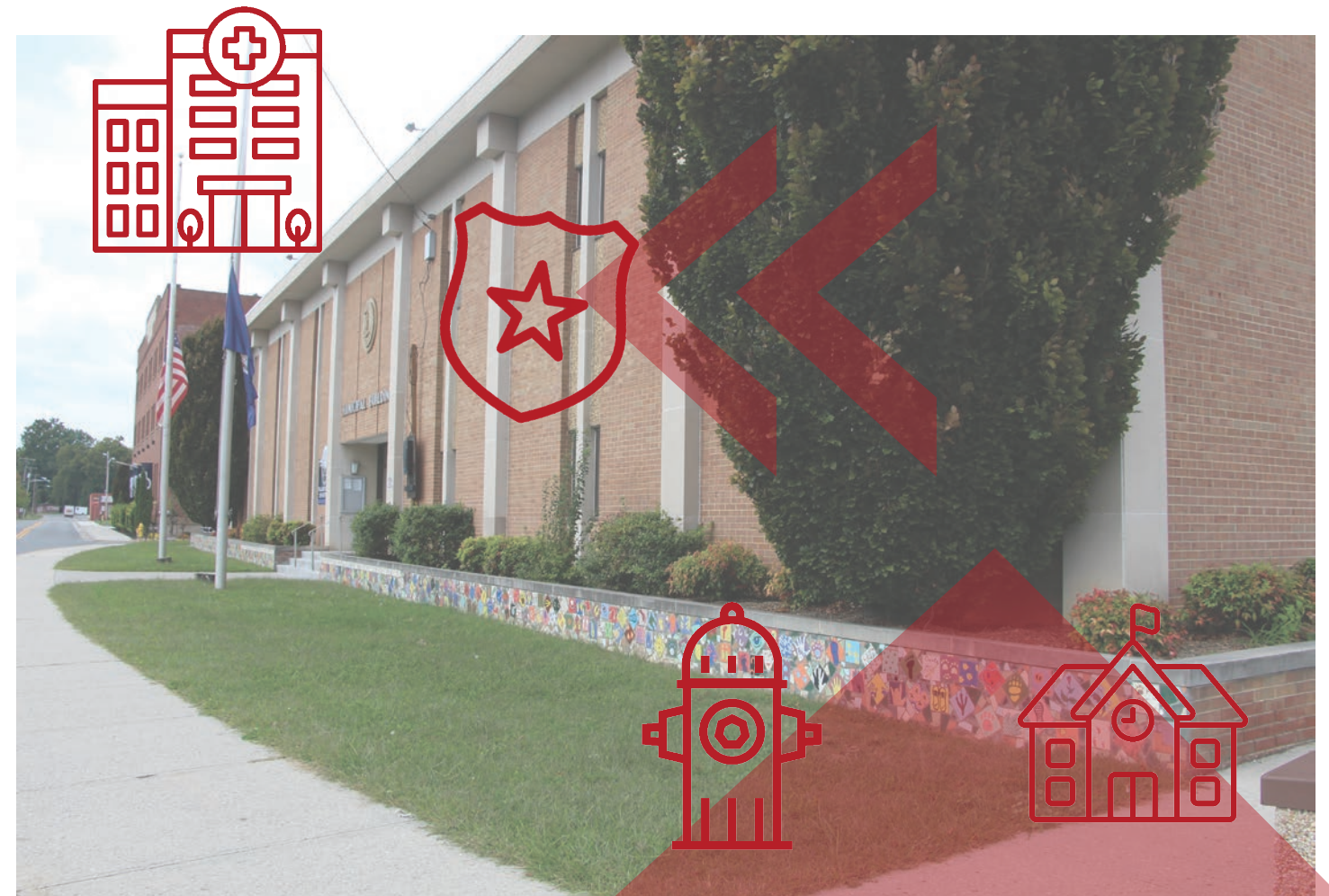
**Policy 2.1.1** Promote access to childcare programs.

**Policy 2.1.2** Continue strong partnerships with Agency on Aging and other organizations that support the elderly.

**Policy 2.1.3** Continue funding and supporting the Senior Center to provide seniors with programs and activities that promote their wellbeing.

**Policy 2.1.4** Partner with workforce development and other agencies to expand workforce opportunities for citizens needing employment support.

**Policy 2.1.5** Support community organizations that serve the community needs and provide local citizens with opportunities to participate in activities that promote self-reliance, leadership skills, diversity and inclusion, and civic responsibility to strengthen the community.





## INFRASTRUCTURE





# INFRASTRUCTURE

Public infrastructure planning is essential to ensure basic services and to the health and safety of residents. Existing water and sewer facilities need are continuously evaluated to meet the needs of the current and future population and operating conditions. Broadband access has become a necessity for remote medical services, business, education and in-home entertainment. Solid waste services are important to the community to ensure a clean and higher quality of living environment.

## WATER SUPPLY

The Town currently owns, operates, and maintains water supply, treatment, and distribution system that serves residential and non-residential uses, which also meets fire-fighting needs. The Town's major sources of water are two reservoirs – Gatewood and Hogan's.

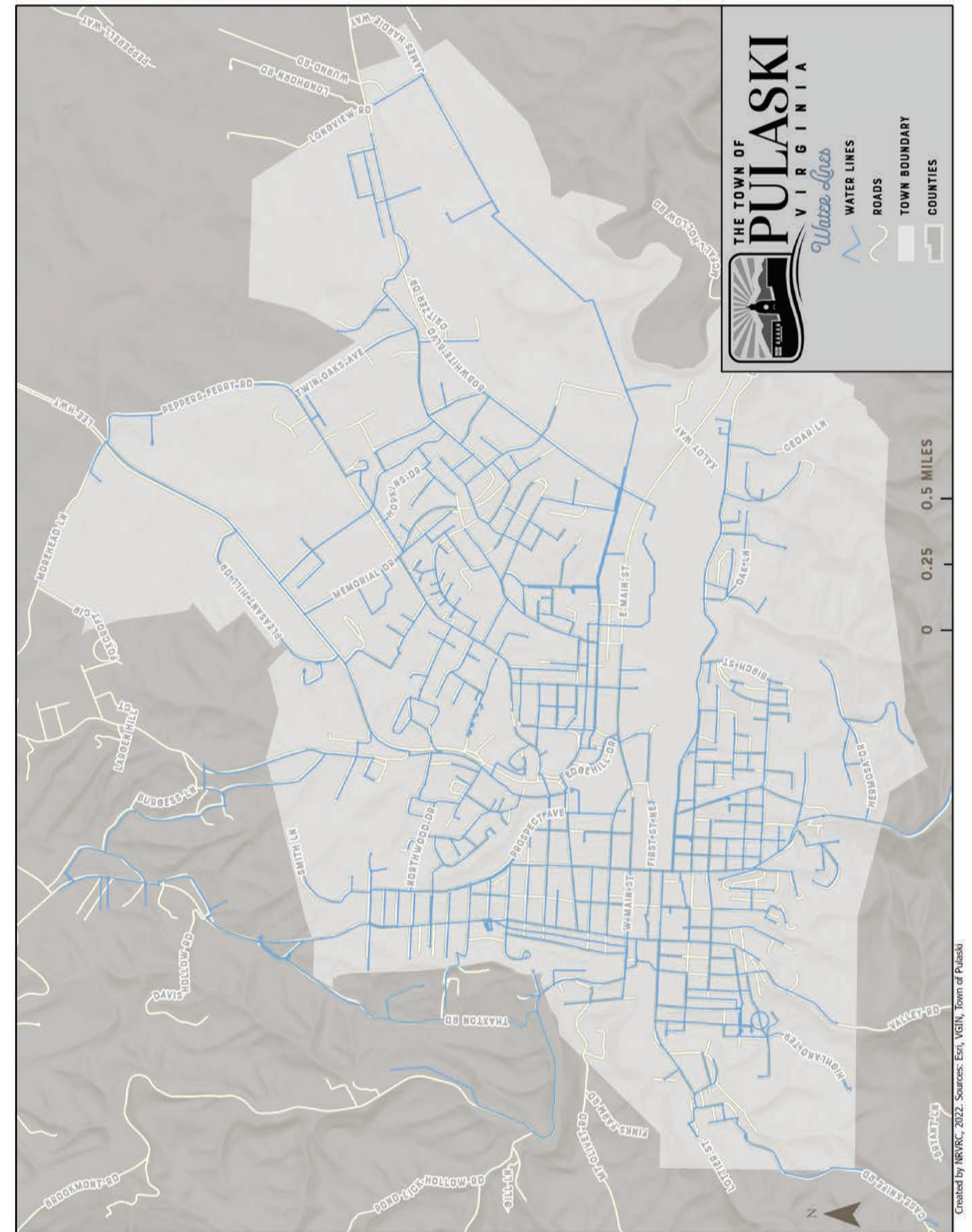
Gatewood Reservoir is the primary water supply for the Town. Completed in 1960, Gatewood has a storage capacity of approximately 1.1 billion gallons and is somewhat unique in that its watershed is the Jefferson National Forest and is not downstream of any developed areas. The filtering effect of the undeveloped forest land saves the Town treatment costs by partially filtering the runoff before it goes into the reservoir. In addition, the lack of development upstream of the reservoir also saves treatment costs for man-made impurities. Another unique feature of the reservoir is that Gatewood is fed by many springs, which contributes to the high quality of water and a more stable reservoir level.

The secondary water supply is located at Hogan's Reservoir. Originally the primary source of the Town's water, Hogan's has a storage capacity of 330 million gallons. Although the watershed is now privately owned, the Town maintains the right to draw water from the reservoir as necessity dictates. An added bonus is that water from Hogan's is gravity fed to the Filtration Plant on Randolph Avenue. Should the primary raw water pump station go off-line for any reason, water may be gravity fed directly from Hogan's without incurring any additional pumping costs.

The Town's water supply system serves approximately 4280 customers in the Town and portions of the county. Water is pumped from the Gatewood impoundment to the Water Filtration Plant on Randolph Avenue. The Filtration Plant has a 4.0 million gallon per day capacity to treat the raw water. Following treatment at the Filtration Plant, the finished water is then piped into the Town's distribution and storage system for delivery to consumers. The delivery system for the Town's water supply consists of approximately 70 miles of pipeline (ranging from 2 inches to 16 inches in diameter), 14 storage tanks, and 11 pump stations.

There is adequate water supply capacity in the Town to meet current demands and accommodate future demands from new developments and redevelopment. However, the Town water distribution system and storage facilities are aging and there are pockets of leakage and increased potential of pipe failures. It was also identified that some areas in Town with the water hook up do not have sufficient pressure to meet the needs of certain building uses. The Town needs to continue to identify potential problems and continue replacing aging and substandard pipes, mains and hydrants to reduce water loss and failure and meet the need of residential, commercial and industrial uses.

Map 8: Water Line Map





SEWER / WASTEWATER

The Town’s sewer system serves approximately 3666 customers. The sewer collection system consists of three major components: the internal sewer collection system, the pressurized portion of the sewer outfall, and the gravity portion of the sewer outfall.

The Town’s internal sewer collection network serves individual industries, businesses and residences and includes 67 miles of smaller service lines and larger trunk sewers located within town. This system consists of both gravity and small-pressurized systems. A large part of this system was in place before Pulaski joined the Pepper’s Ferry Regional Wastewater Treatment Authority (PFRWTA). The internal collection system conveys sewage to the next component of the system, the pressurized portion of the sewer outfall.

The pressurized portion of the conveyance system was constructed to transport sewage from the Town to the PFRWTA treatment plant in Fairlawn. It began operating in 1987 and consists of two sewage pump stations – Pump Station 4A, located on Dora Highway and second pump station, Pump Station 4B, located near the Pulaski Industrial Park on Wurno Road. This pressurized conveyance system also include two 24-inch diameter ductile iron pipe force mains.

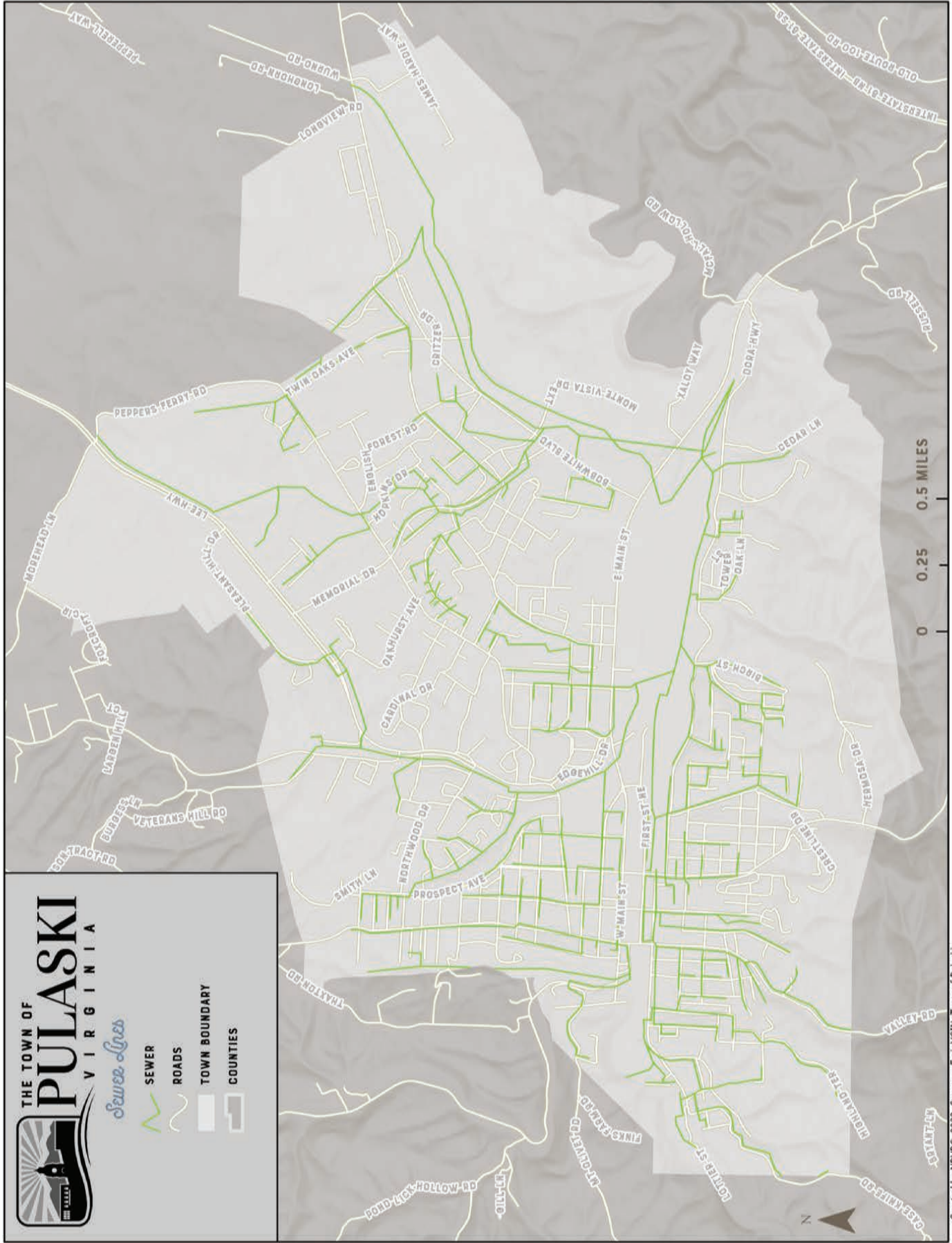
The gravity trunk sewer is located near the Town of Dublin. It consists of 9 miles of gravity sewer with pipe diameters varying between 24 and 42 inches. This system is constructed primarily of concrete pipe, with DIP (ductile iron pipe) used in some areas.

The sewer system collects sewage and wastewater from residences, businesses and industries and discharges it at the Peppers Ferry Regional Wastewater Treatment Authority’s plant. The Town is a charter member of the authority, whose members also include representatives from Pulaski County, the Town of Dublin, City of Radford, and Montgomery County. The plant’s treatment has a maximum permitted capacity of 9.0 MGD with a peaking treatment capacity of 18.0 MGD and under the original agreement the Town’s allocated capacity was 2.484 MGD. The Town has an agreement with the Authority to treat their wastewater.

The Town sewer collection system, like the water supply system, is aging and there is risk of potential system failure. The Town continues to maintain and repair the system and identifies leaks and defects in the system. As the system is aging the Town needs to continue to plan for replacement to avoid emergency repair.



Map 9: Sewer Line Map





**SOLID WASTE**

The Town of Pulaski contracts with a solid waste disposal service provider to collect residential garbage. Once-a-week household garbage are collected. Residents can drop their recycling materials at the recycling center located on 100 Sheriff F.R. Conner Drive. Commercial garbage collection and disposal within the Town is provided by private companies. The solid waste that is collected is disposed at the Cloyd Mountain landfill. The landfill has about 960 acres and is permitted for current and future landfill activities. It has adequate capacity for current and new developments.

**BROADBAND**

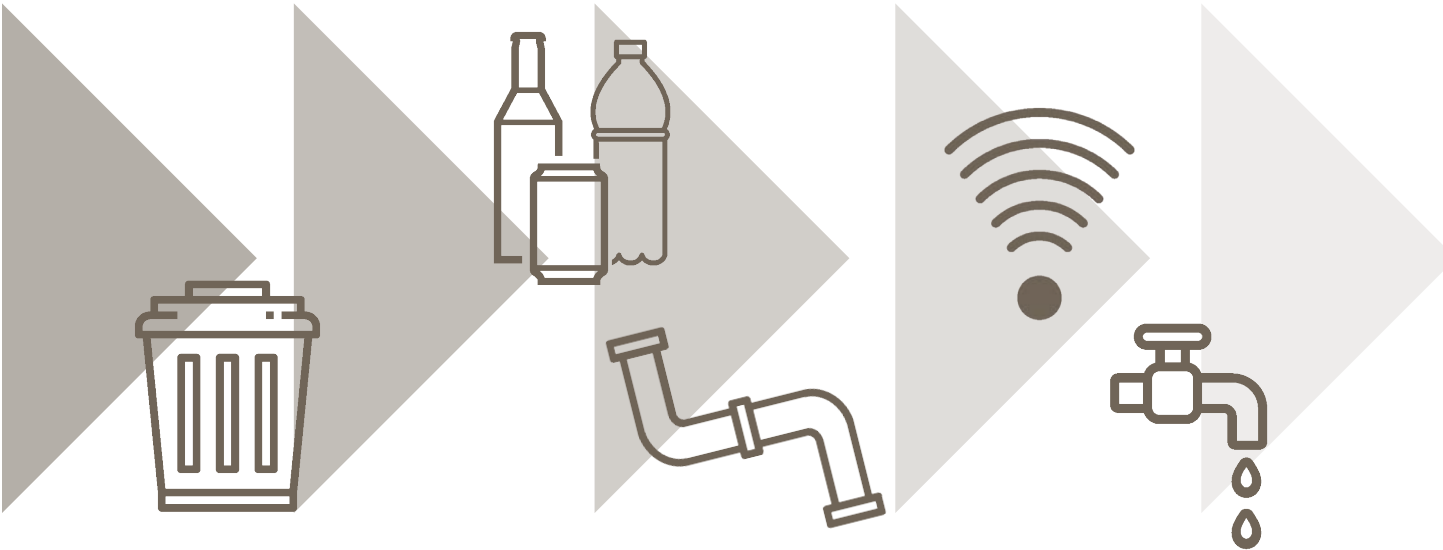
There is a need for better broadband and fiber optic infrastructure to be able to have faster data speed to conduct business, education, entertainment, and other online activity. Better broadband access will benefit the community and economic development and make the service competitive and comparable to other areas. Wireless and internet cable technology has been in place in the Town for some time now but the demand for wireless and fiber technology has increased and 5G wireless broadband is available in some areas. The Town needs to prepare, promote, and partner with the County and internet service providers to enhance broadband access in Town for making it attractive for businesses considering relocating to Pulaski and to benefit residents’ well-being.

**COMMUNITY FEEDBACK**



“ADD FIBER OPTIC - OTHER ISP”

“BROADBAND LIKE FLOYD”



**SOME OF THE PRIORITY NEEDS AND OPPORTUNITIES IDENTIFIED BY EVALUATING THE EXISTING CONDITIONS AND PUBLIC INPUT ARE AS FOLLOWS:**

- Replacing aging water and sewer capacity
- Main Street usability and aesthetic improvements
- Replacing necessary water tanks
- Commerce Street bridge repair
- Sewer piper rehab
- Water filter plant upgrades





# INFRASTRUCTURE

## GOAL 1: THE TOWN WILL PROVIDE ADEQUATE PUBLIC INFRASTRUCTURE TO SERVE EXISTING AND FUTURE USES.

Objective 1.1: Ensure that adequate water, sewer and solid waste facilities and services capacity are available to meet current needs and accommodate new developments and redevelopments.

### Water Supply and Sanitary Sewer

**Policy 1.1.1** Determine availability of water supply and sewer capacity by evaluating current and estimating future demand of potentially new developments.

**Policy 1.1.2:** Develop procedures to update facility demand and capacity information.

**Policy 1.1.3:** Pursue water and sewer system improvements for replacement, expansion or capacity increase to meet the Town's demand and comply with standards as prescribed by the state and federal regulations.

**Policy 1.1.4** Continue with geo-coding of water and sewer infrastructure in order to create a more robust and useful geographic information system resource layer.

**Policy 1.1.5** Maintain a leak detection protection program in order to discover and eliminate wasteful losses of potable water from water supply and distribution system.

**Policy 1.1.6** Prioritize water system supply improvements in neighborhoods currently experiencing issues with pressure, within a home or at a fire hydrant.

### Solid Waste

**Policy 1.1.7** The Town will continue to provide garbage collection to Town residents.

**Policy 1.1.8** Encourage community through outreach programs to participate in current recycling initiatives, to reduce solid waste disposal.

## GOAL 2: ENHANCE EDUCATIONAL, BUSINESS AND ENTERTAINMENT POSSIBILITIES THROUGH ADEQUATE ACCESS TO BROADBAND FOR ALL CITIZENS AND BUSINESSES.

Objective 2.1: Achieve universal high-speed broadband coverage for the community and help it to stay competitive.

**Policy 2.1.1** Advocate for Town residents and businesses to have better and affordable high speed internet service.

**Policy 2.1.2** Partner with Pulaski County and other entities to evaluate all broadband technologies that can be considered to serve the community; and help it to become and stay competitive.

**Policy 2.1.3** Collaborate with the County to continuously evaluate the enhancements and trends in the broadband technologies and assess current gaps within the community compared to other places in the state and country.





