Growing Henrico: Where does new development belong?
What is Smart Growth?

- Mixed land uses
- Range of housing choices
- Walkability
- Sense of place
- Rural preservation
- Revitalizing older communities
- Multi-modal transportation
- Sustainable land use
- Fair, transparent development
- Community input

Community input
Smart Growth is a Decision!

Where & How to grow a community

In which locations & at what scale
Where and how should Henrico County grow?

Some things to consider
What are the costs of poorly planned growth?

- Traffic
- Loss of community character
- Pollution
- Infrastructure
- Loss of farms & open space
ANNUAL VMT COST FOR RICHMOND REGION
(SOURCE: H + T AFFORDABILITY INDEX)
ANNUAL GREENHOUSE GAS EMISSIONS PER HOUSEHOLD
(SOURCE: H + T AFFORDABILITY INDEX)
Positive Examples: Libbie Mill
Positive Examples: Rocketts Landing
Positive Examples:
Innsbrook Redevelopment
Tools for Smart Growth

- Zoning
- Comprehensive Plan
- Revitalizing older corridors & neighborhoods
- Brownfield and Infill Development
- Prioritize transit-oriented development (TOD)
Tools for Land Conservation

- Zoning
- Comprehensive Plan
- Conservation Easements
- Transfer/Purchase of Development Rights
- Cluster Development
Allowing a Range of Housing Options
The Missing Middle
Strategies for Smarter Housing

- Creation & retention of affordable housing
  - Elimination of regulatory barriers that impede construction of affordable housing
  - Public & religious land for affordable housing
- Encouraging a mix of housing types with development incentives
Encouraging Different Options to Get Around
Broad St. Henrico County
A Big Issue for the Richmond Region

Man dies after being hit by truck in Henrico

Richmond residents call for safety after second pedestrian accident in one week on VCU campus

Following 2 pedestrian deaths, Richmonders say Chamberlayne Ave. is too dangerous: 'It's terrible'

Pedestrian killed in crash on Midlothian Turnpike, Chesterfield Police investigating

Pedestrian seriously injured on Williamsburg Road

Man struck by car while walking near Willow Lawn

Pedestrian killed while crossing road in Richmond

Pedestrian injured in hit-and-run crash in Henrico

Woman killed on Broad Street crash

Pedestrian killed in hit-and-run incident in Henrico County

Bicyclist killed, another injured after crash in Henrico

Pedestrian struck twice, killed on Hull Street in Richmond

Man killed walking in eastern Henrico
The Greater RVA Transit Vision Plan identified 34 future transit corridors that included a range of service types.
Vacant Land on W Broad Street

There are 1.93 square miles of surface parking lots within a half mile of West Broad Street on this 10.4 mile corridor, or 17.1% of the total area.
Strategies for Smarter Transportation

- Provide multi-modal transportation choices
- Removing parking minimum requirements
- Street, sidewalk, bike, and other pathway interconnectivity
- Complete Streets
Which path will Henrico take?
Thank you!

Questions?

Partnership for Smarter Growth

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