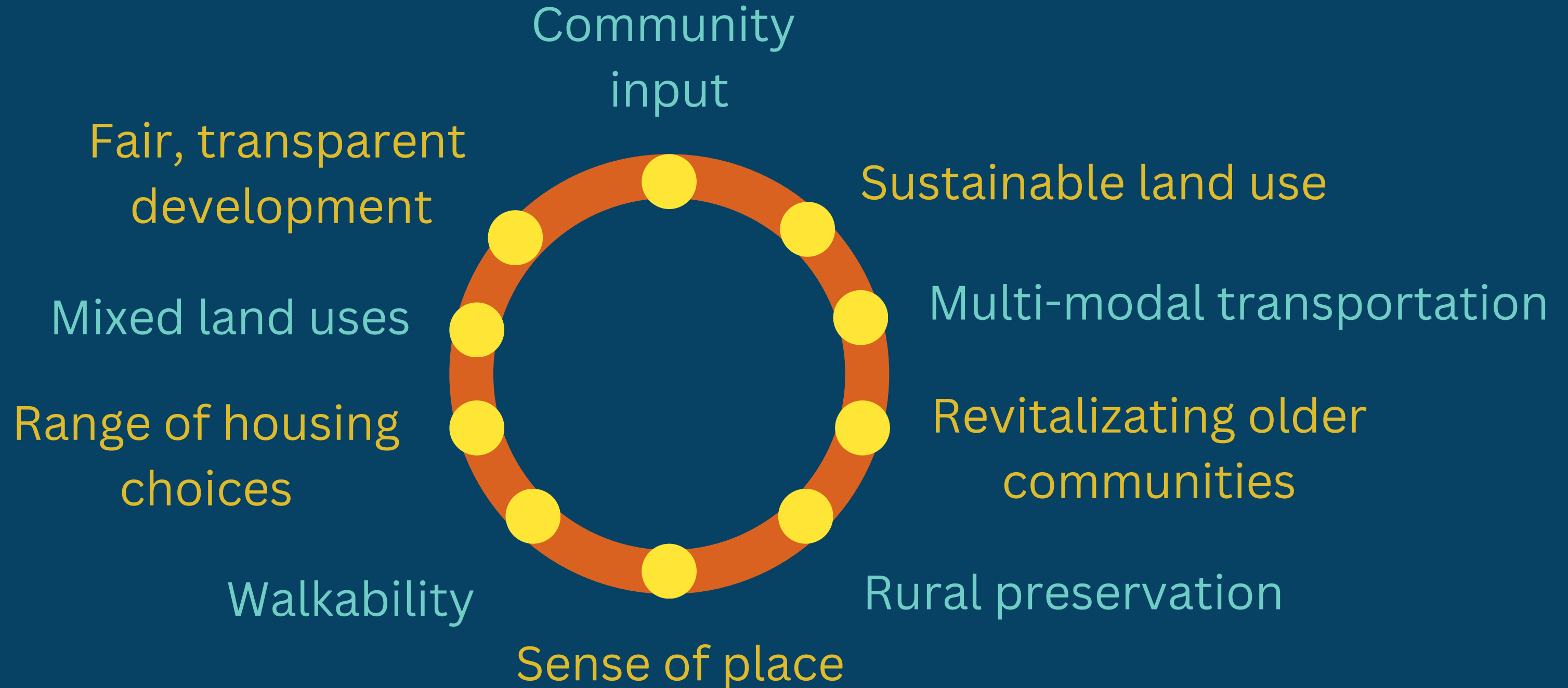




Growing Henrico: Where does new development belong?

THE PARTNERSHIP FOR SMARTER GROWTH

What is Smart Growth?



Smart Growth is a Decision!

- - - - -

Where & How to grow a community

In which locations & at what scale

Where and how should Henrico County grow?

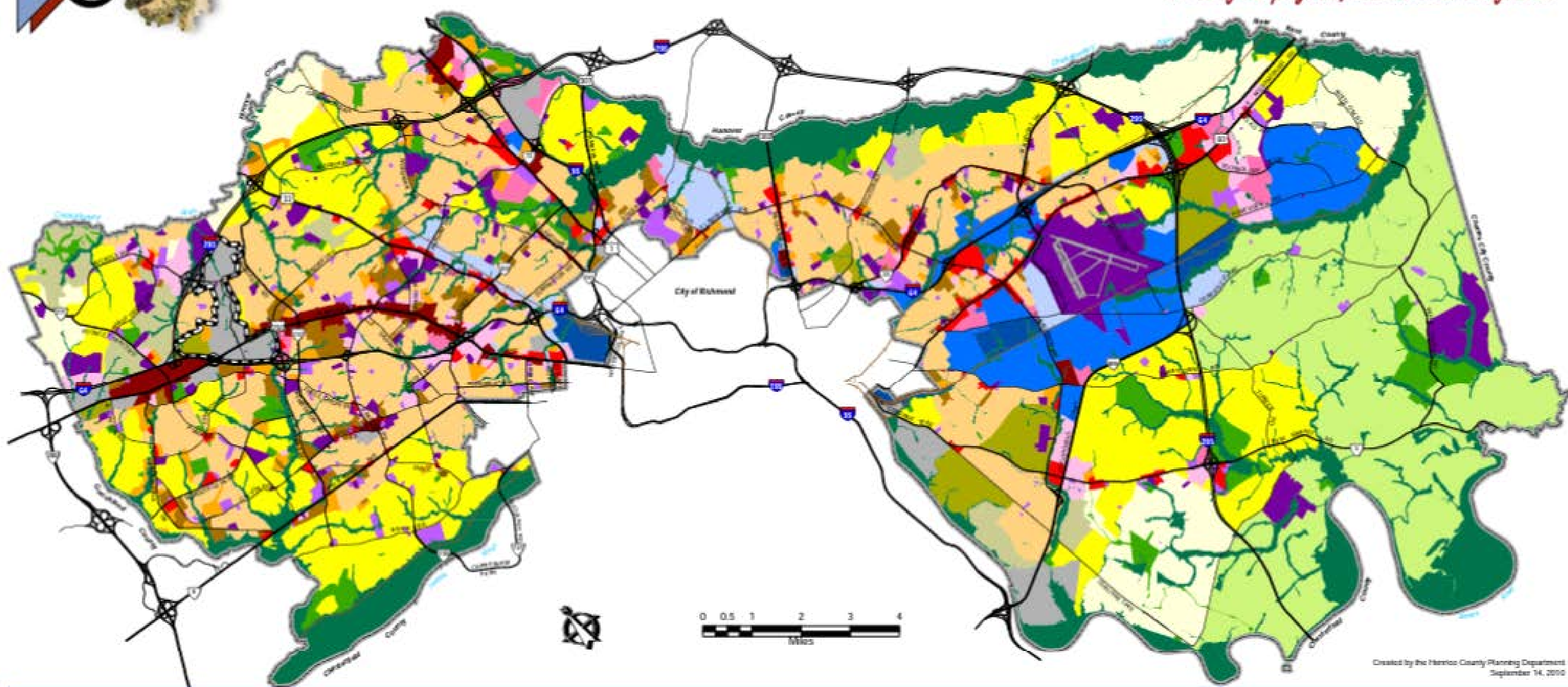
Some things to consider



HENRICO COUNTY

Vision 2026

Proud of our progress; Excited about our future.



Created by the Henrico County Planning Department
September 14, 2010

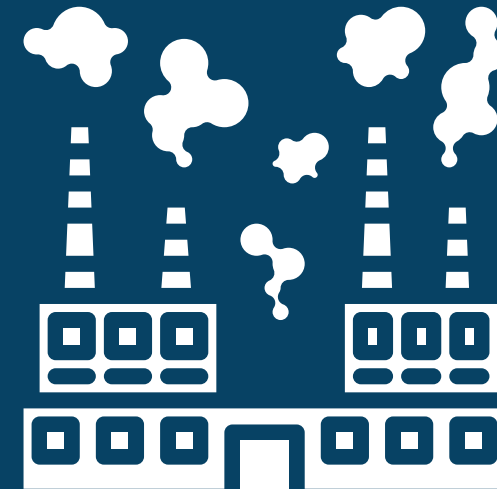
- | | | |
|---------------------------------------|--|----------------------------|
| Environmental Protection Area - (EPA) | Multi-Family Residential - (MFR) | Commercial Arterial - (CA) |
| Open Space/Recreation - (OS/R) | Suburban Mixed Use - (SMX) | Light Industry - (LI) |
| Prime Agriculture - (PA) | Traditional Neighborhood Development - (TND) | Planned Industry - (PI) |
| Rural Residential - (RR) | Urban Mixed Use - (UMU) | Heavy Industry - (HI) |
| Suburban Residential 1 - (SR1) | Office - (OF) | Government - (GOV) |
| Suburban Residential 2 - (SR2) | Office/Service - (O/S) | Semi-Public - (SP) |
| Urban Residential - (UR) | Commercial Concentration - (CC) | |
| Urban Development Areas (UDAs) | | |

2026 Future Land Use Map

What are the costs of poorly planned growth?



Traffic



Pollution



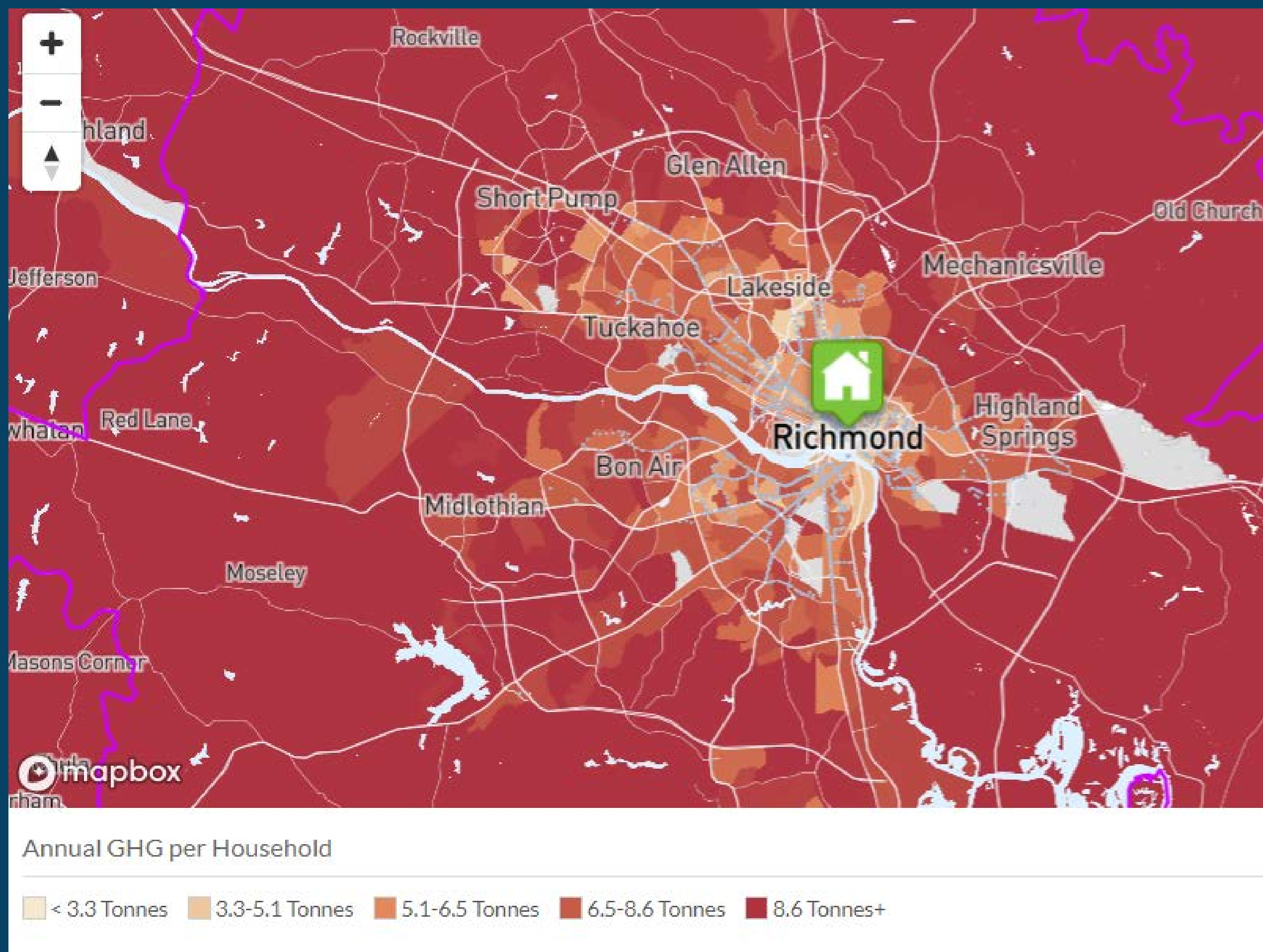
Infrastructure



Loss of community
character



Loss of farms
& open space



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

Pedestrian injured in hit-and-run crash in Henrico

Man dies after being hit by truck in Henrico

Woman killed on Broad Street crash

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

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

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

Bicyclist killed, another injured after crash in Henrico

Pedestrian killed in crash on Midlothian Turnpike, Chesterfield Police investigating

Pedestrian seriously injured on Williamsburg Road

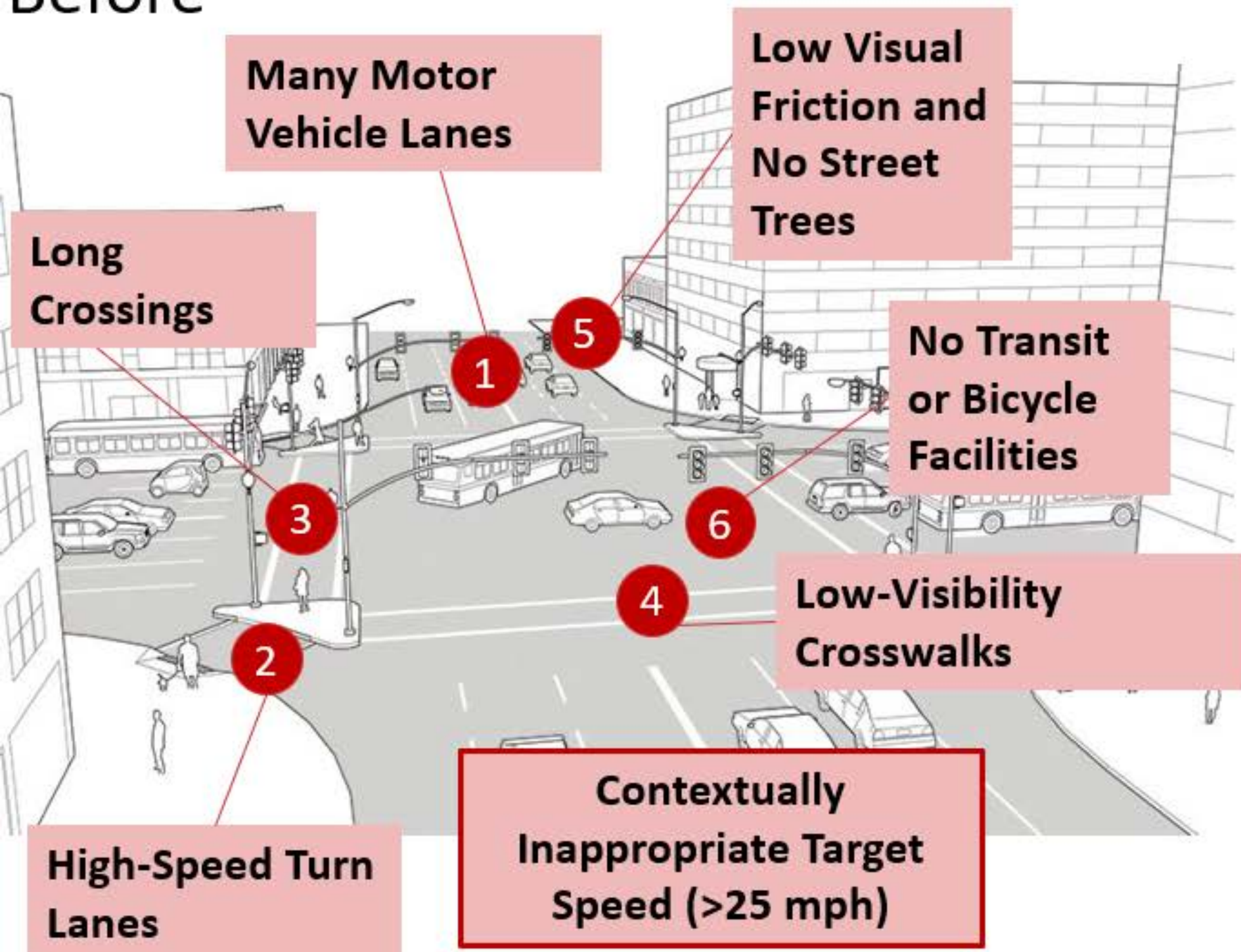
Pedestrian struck twice, killed on Hull Street in Richmond

Man struck by car while walking near Willow Lawn

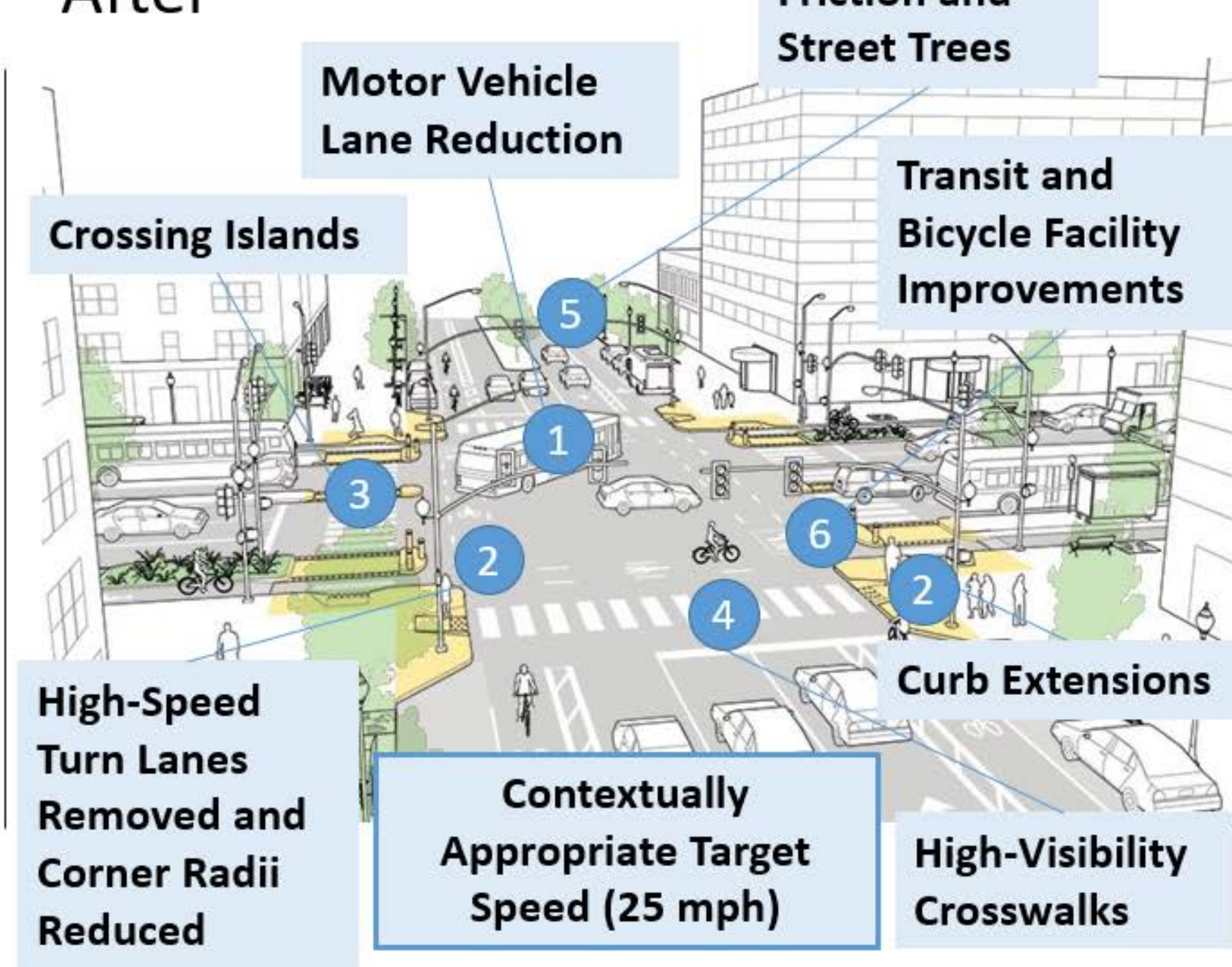
Man killed walking in eastern Henrico

Pedestrian killed while crossing road in Richmond

Before



After



Rural Arterial

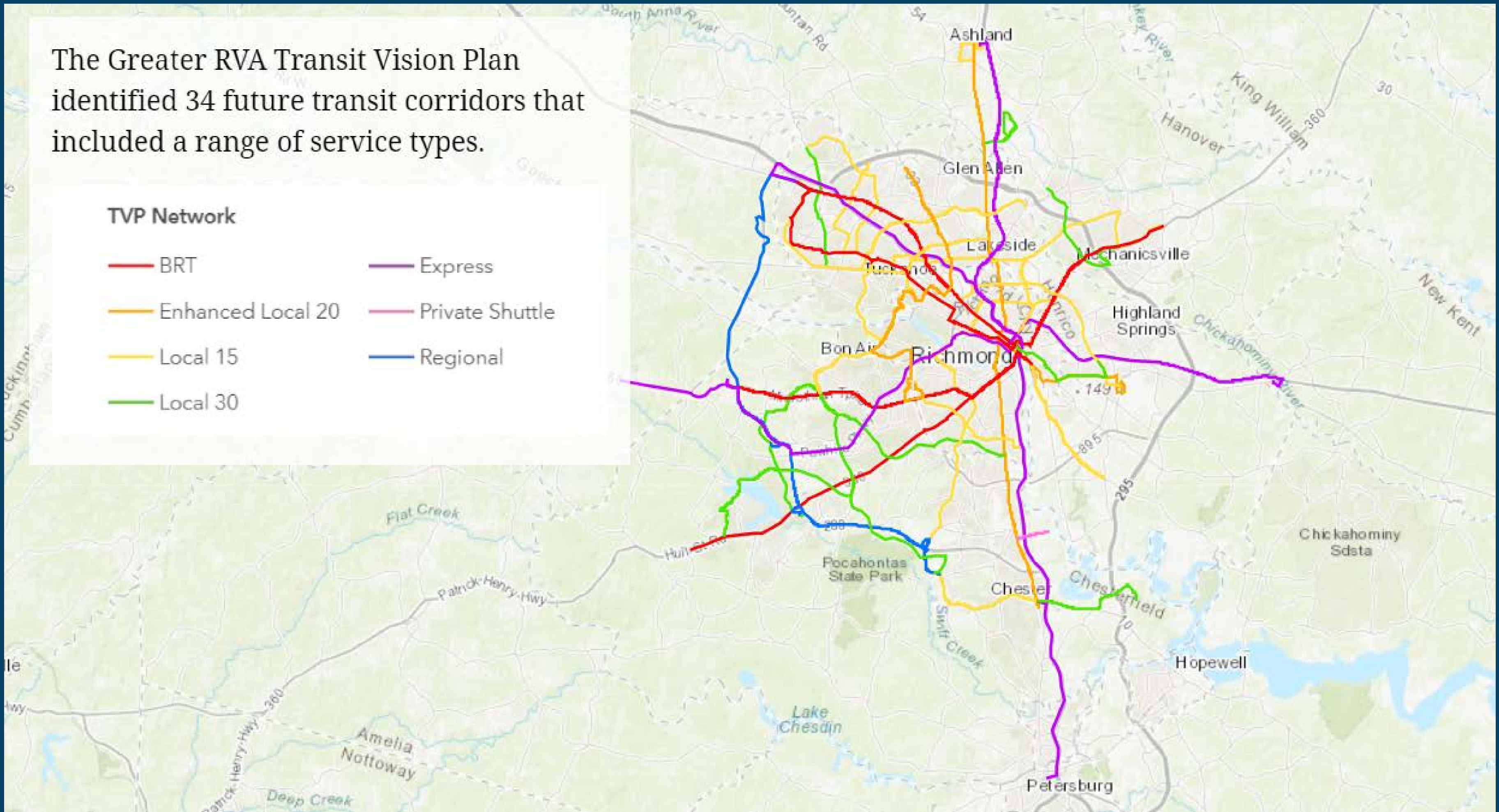


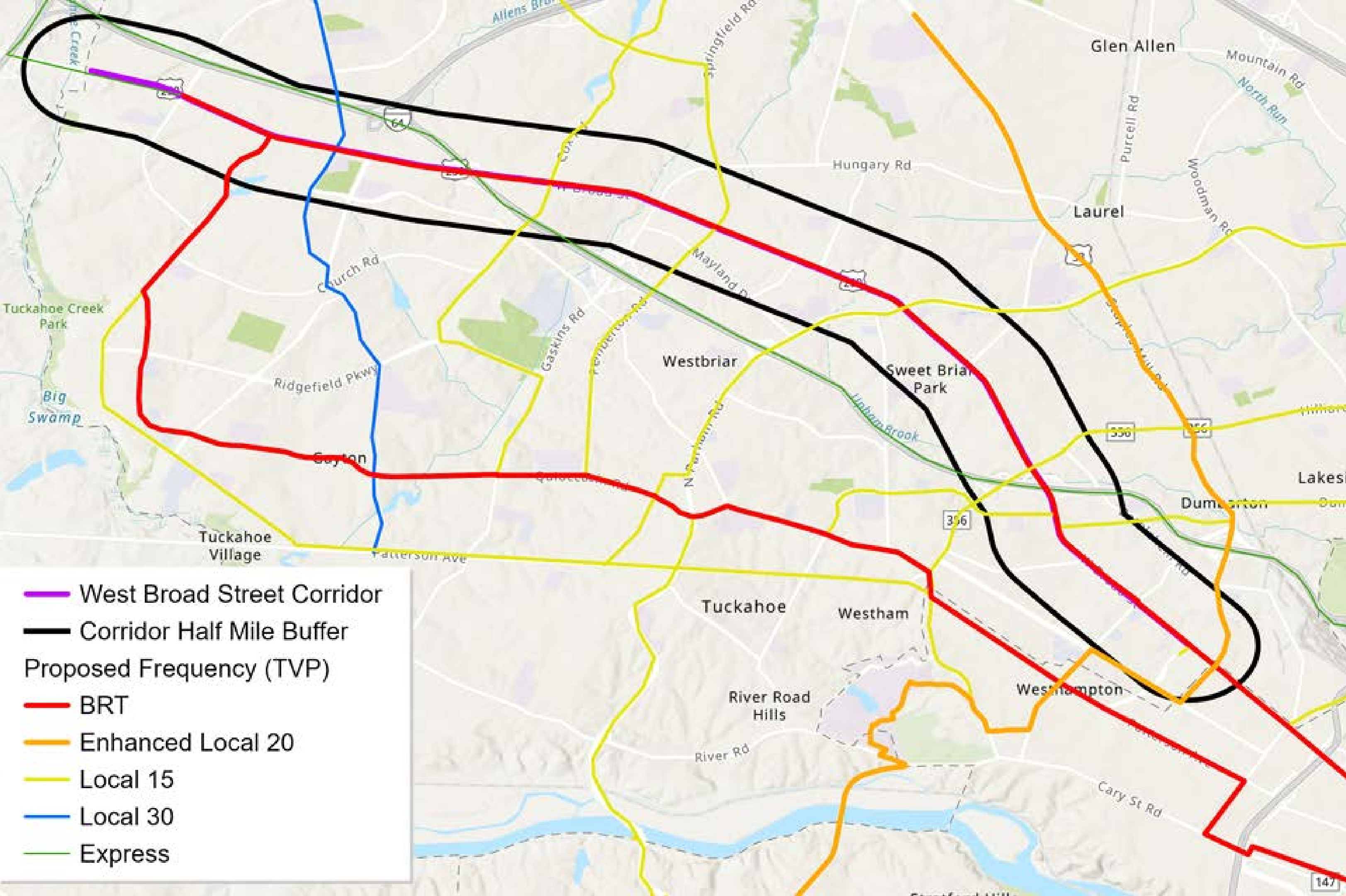
Village of Powhatan Source: Richmond Times-Dispatch

The Greater RVA Transit Vision Plan identified 34 future transit corridors that included a range of service types.

TVP Network

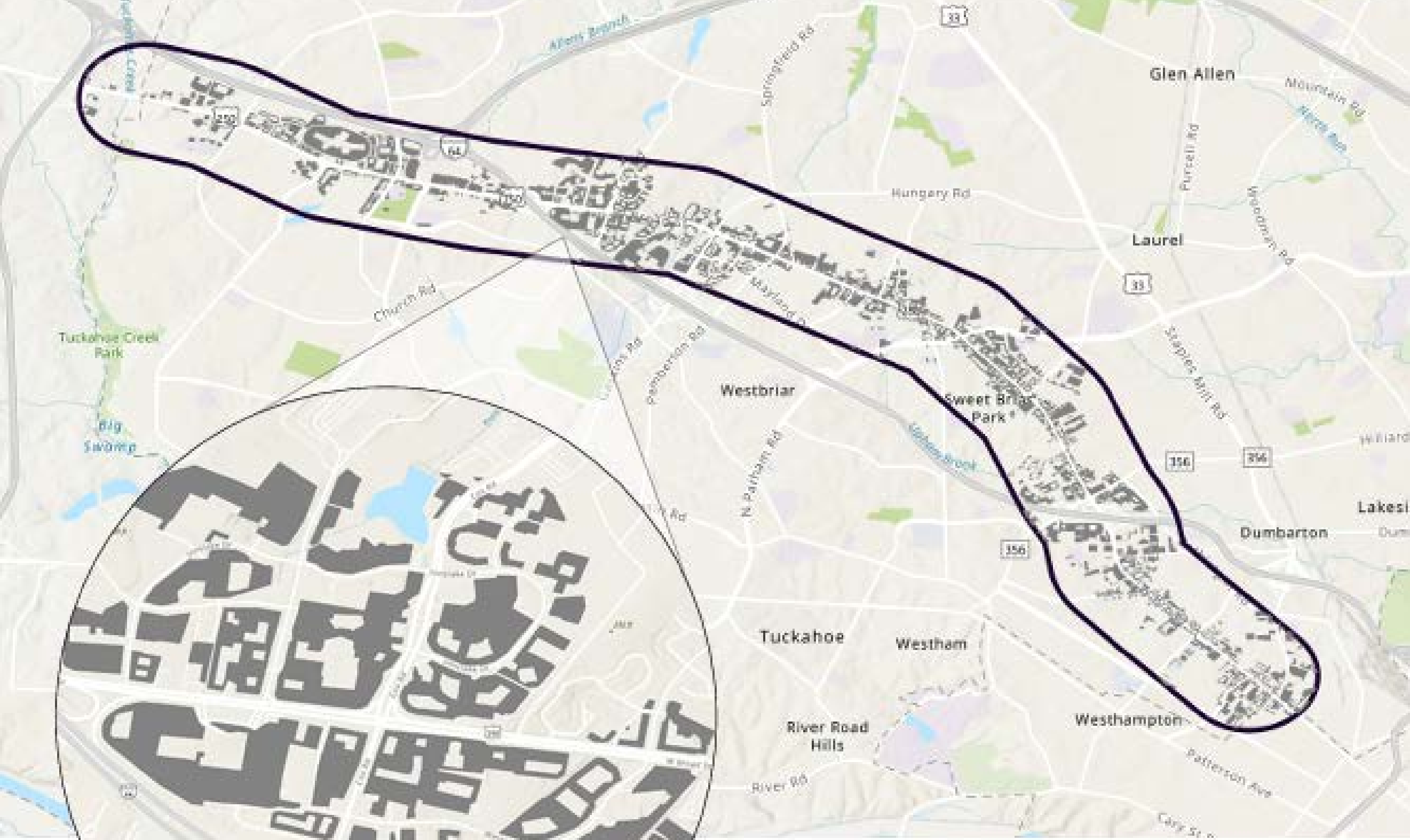
- | | |
|---|---|
|  BRT |  Express |
|  Enhanced Local 20 |  Private Shuttle |
|  Local 15 |  Regional |
|  Local 30 | |





BRT Expansion

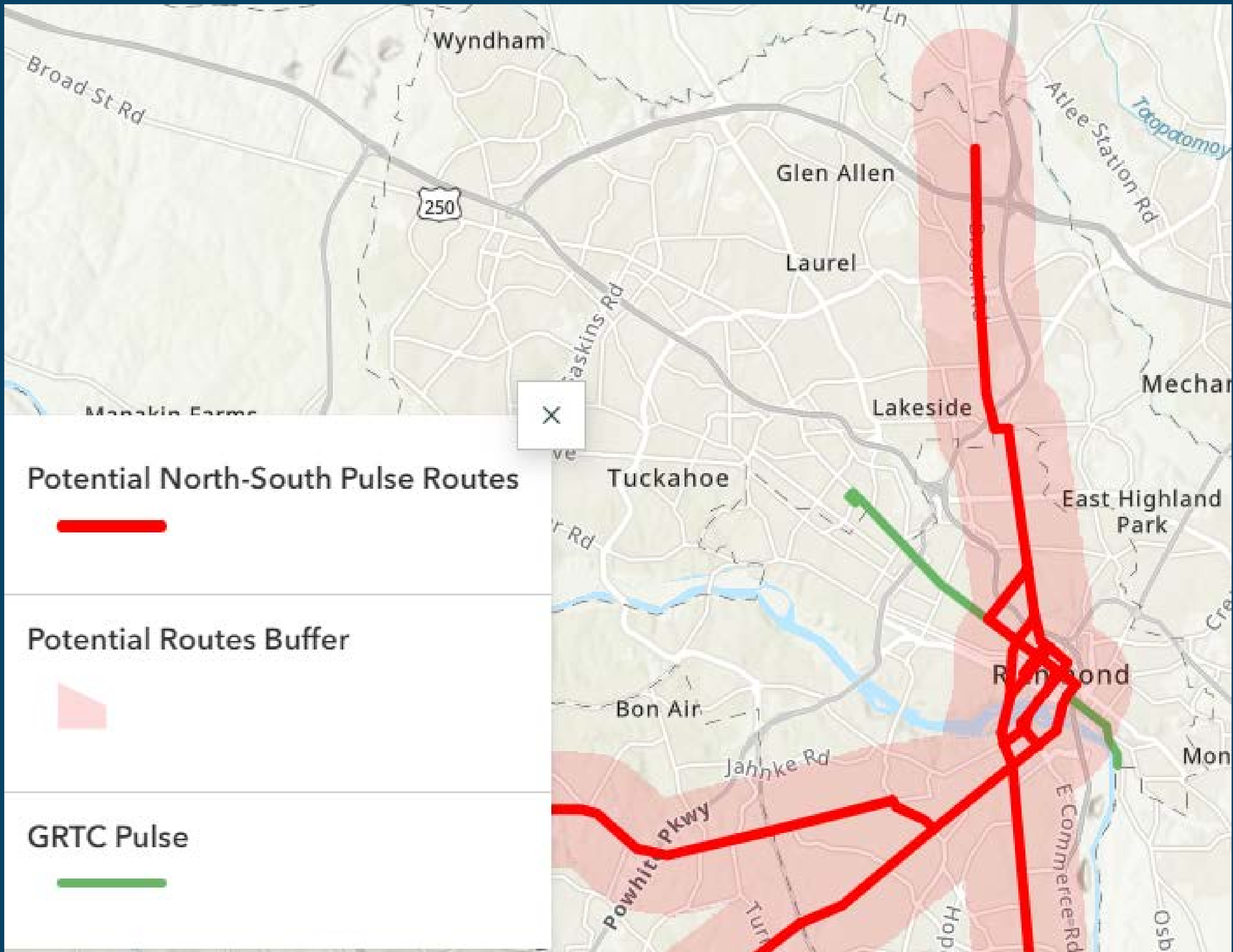
- West Broad Street Corridor
- Corridor Half Mile Buffer
- Proposed Frequency (TVP)
- BRT
- Enhanced Local 20
- Local 15
- Local 30
- Express



Vacant Land on W Broad Street

Figure 28. Parking lots within the study area

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

Contact: amy@psgrichmond.org

Join our mailing list!
psgrichmond.org

