



December 15, 2022

Henrico Planning Commission
Henrico County Planning Department
P. O. Box 90775
Henrico, VA 23273-0775

Dear Members of the Planning Commission:

We at the Partnership for Smarter Growth are concerned about the impacts of the proposed 1,000 home Arcadia development. The area of the proposal is currently zoned agricultural and the current comprehensive plan envisions a rural community in this part of the County. This area of the County includes the scenic byway that is Route 5, as well as being home to many important events throughout history and a long-running rural culture.

Henrico County is currently evaluating its Comprehensive Plan and local residents have long sought a sustainable plan for eastern Henrico that preserves the history, agriculture, rural and scenic character of the area, and keeps Route 5 to two lanes, while providing new housing in locations that make sense. Large-scale rezoning proposals such as this should be delayed until the updated comprehensive plan can show a vision for the region and assess the total potential impacts and fiscal costs of various growth scenarios.

We have significant concerns on how this proposal would impact traffic and connectivity in the area. The proposal would create traffic impacts on two-lane, historic Route 5 and the Virginia Capital Trail corridor. The location is 7 miles from downtown Richmond and 1 to 2 miles from the nearest grocery store in Varina, the design appears to lack good internal pedestrian connectivity, and the County doesn't yet have a small area plan or vision for this historic part of our region.

Given that the Comprehensive Plan is still being developed, that a thoughtful vision and plan are needed for Eastern Henrico, and that the holiday season is a difficult time for people to be involved in these critical planning decisions, we recommend deferral of this proposal, and consideration after the approval of the new Comprehensive Plan.

Sincerely,
Stewart Schwartz
President

Amy Guzulaitis
Lead Policy Coordinator