

Henrico's Story of Change:

Past, Present, and Future Development

January 12, 2018

Planning Department



Topics of Discussion

- National, State, and Regional Trends
- Henrico Population and Demographics
- Henrico Development Trends
- Focus Areas
- Zoning Ordinance Update
- Conclusion

*The future ain't what it
used to be.*

~Yogi Berra

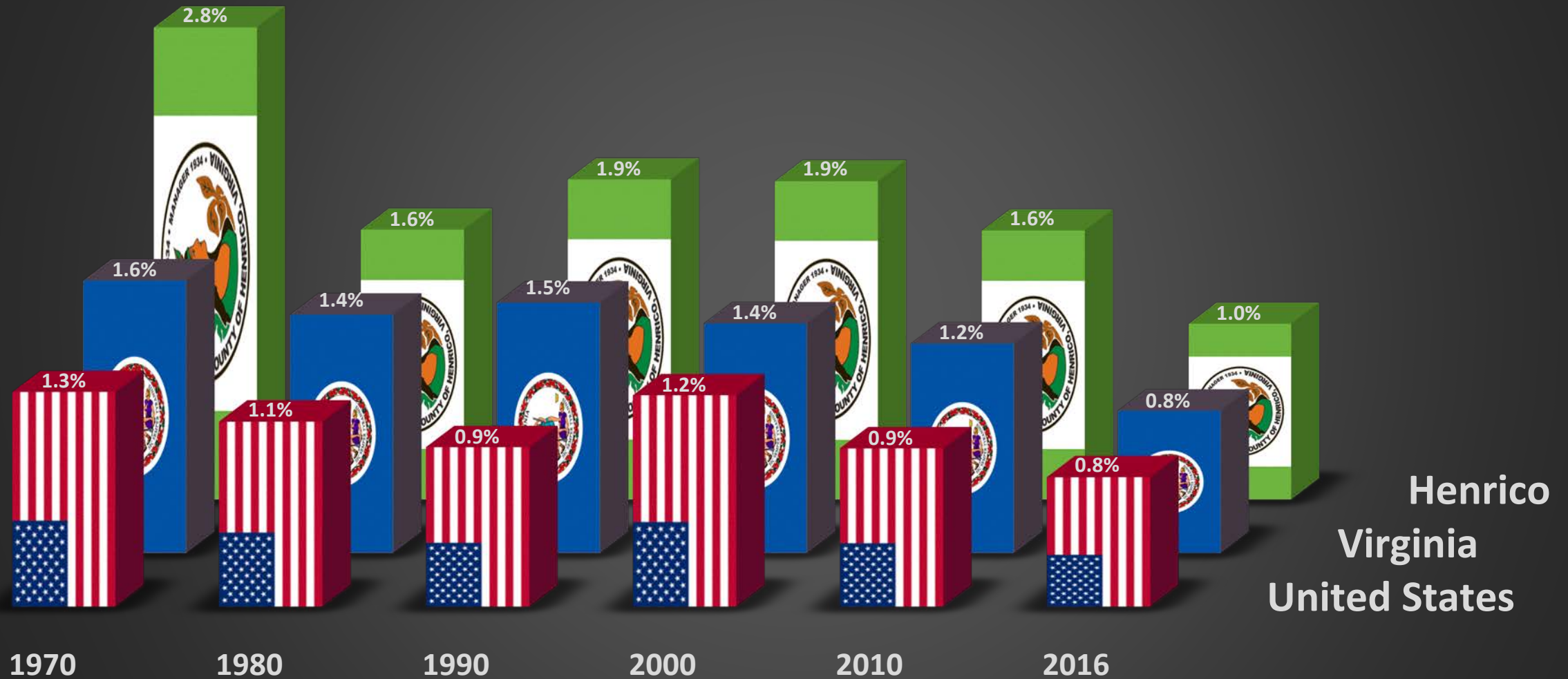
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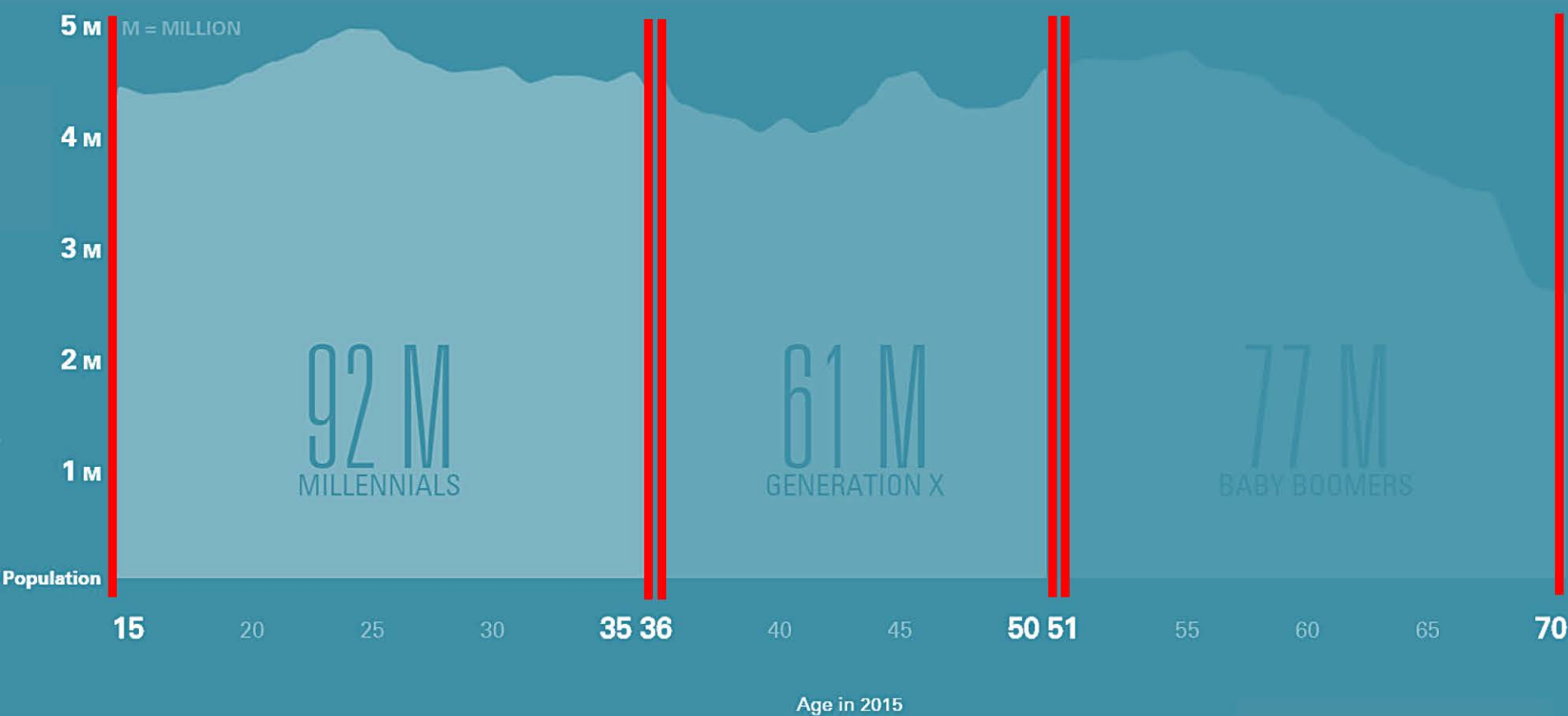
~Yogi Berra

Slowing Rate of Population Growth

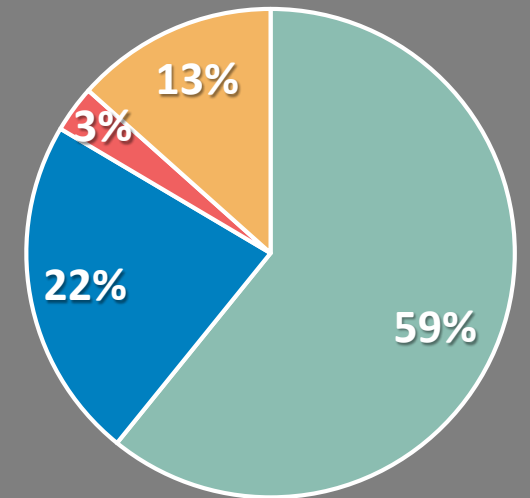


Changing Demographics

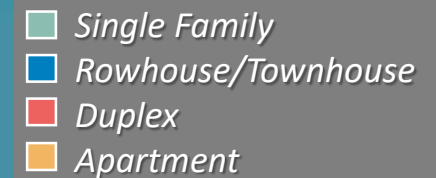
63% of millennials would like to live in a place where they do not need to use a car very often.



Millennial Housing Expectation In Five Years:

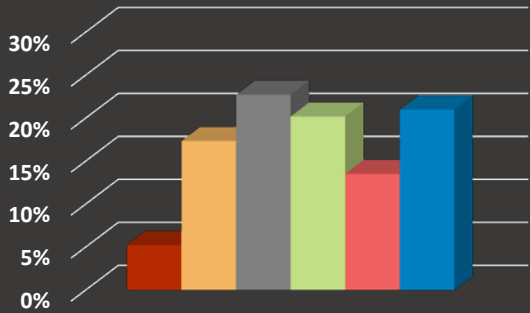


- Aging Boomers – quickly hitting retirement age
- Emerging millennials - the biggest in US history—even bigger than the Baby Boom



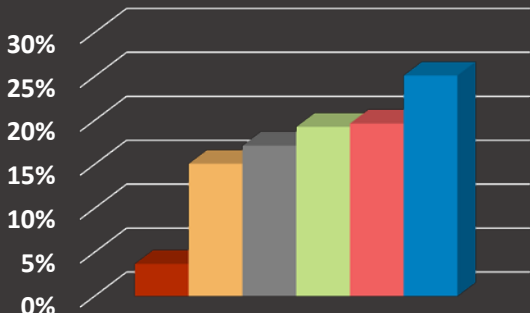
Aging Households and Population

Age of Householder, US:



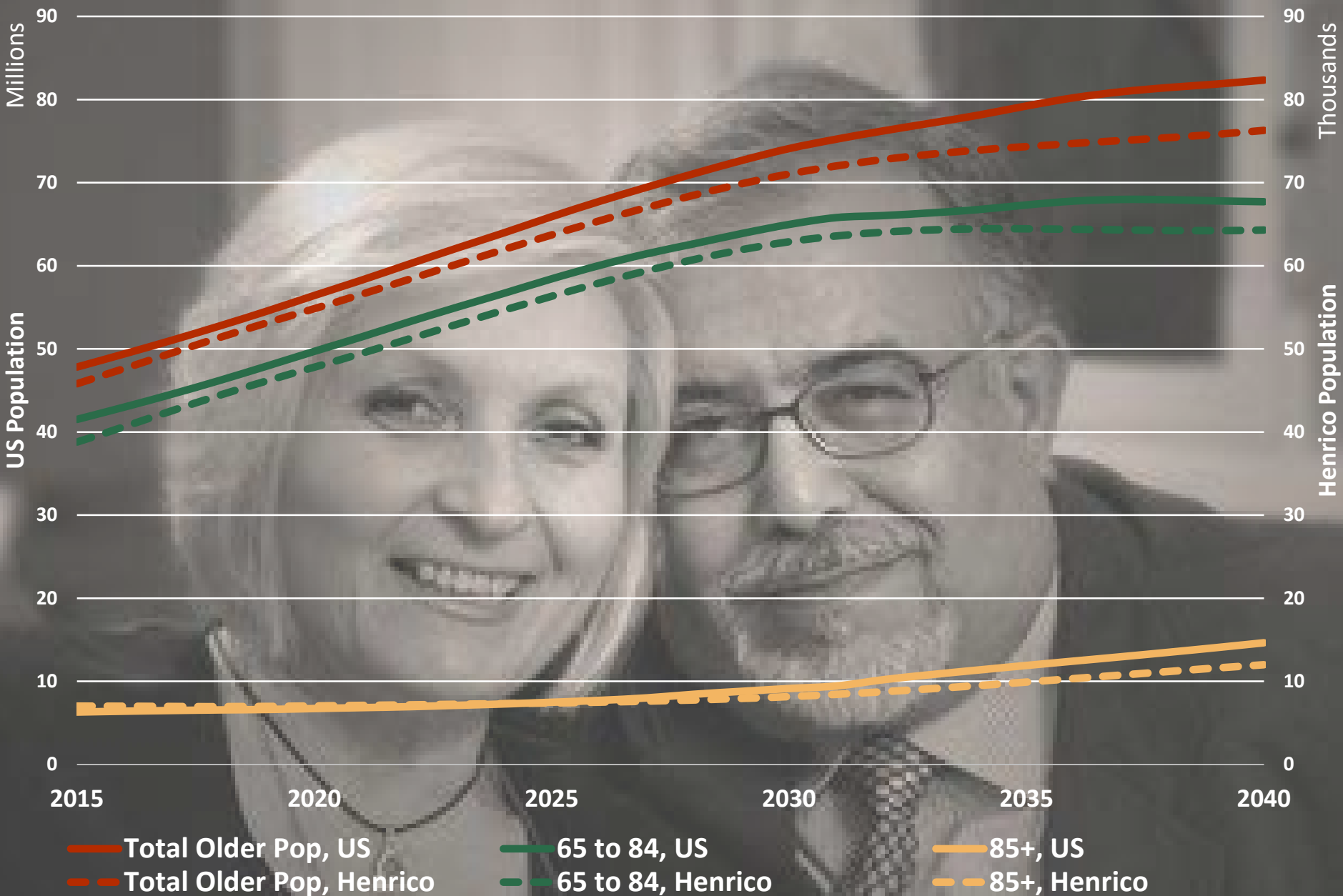
2000

- 15-24 years
- 25-34 years
- 35-44 years
- 45-54 years
- 55-64 years
- 65 years and over

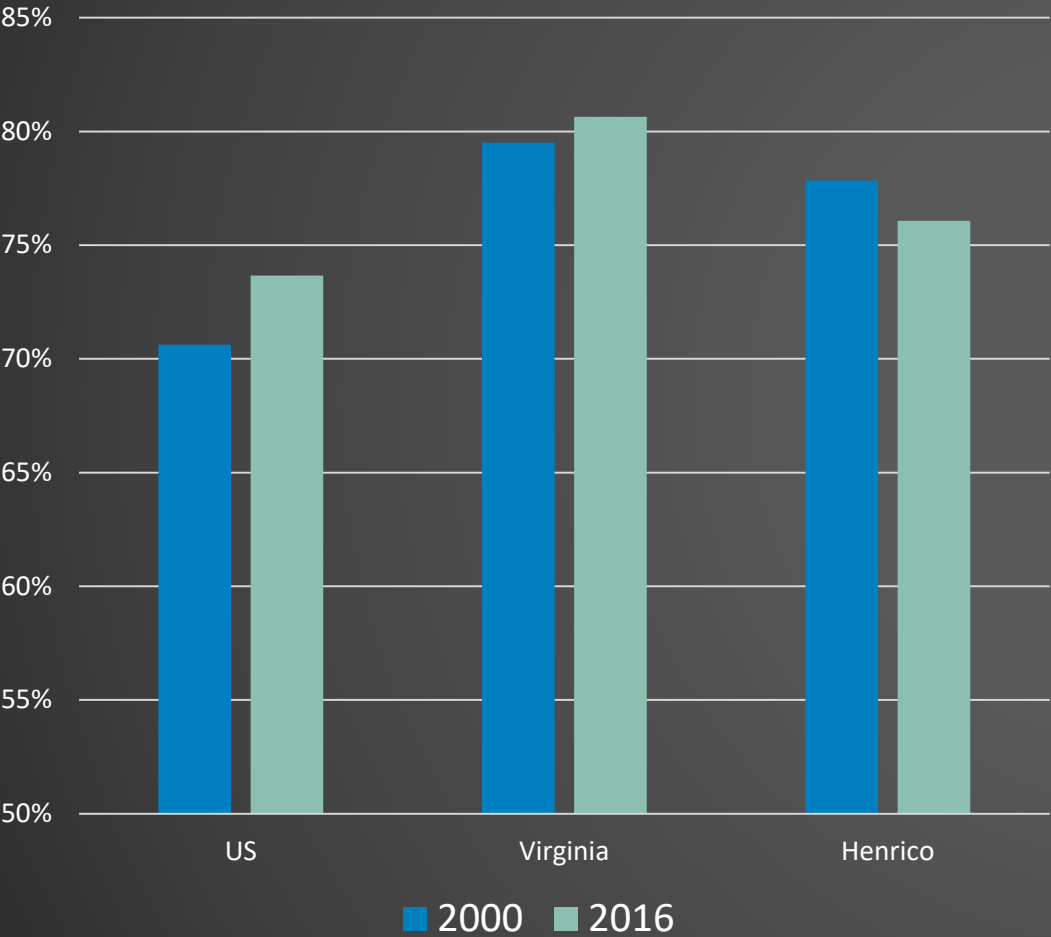


2016

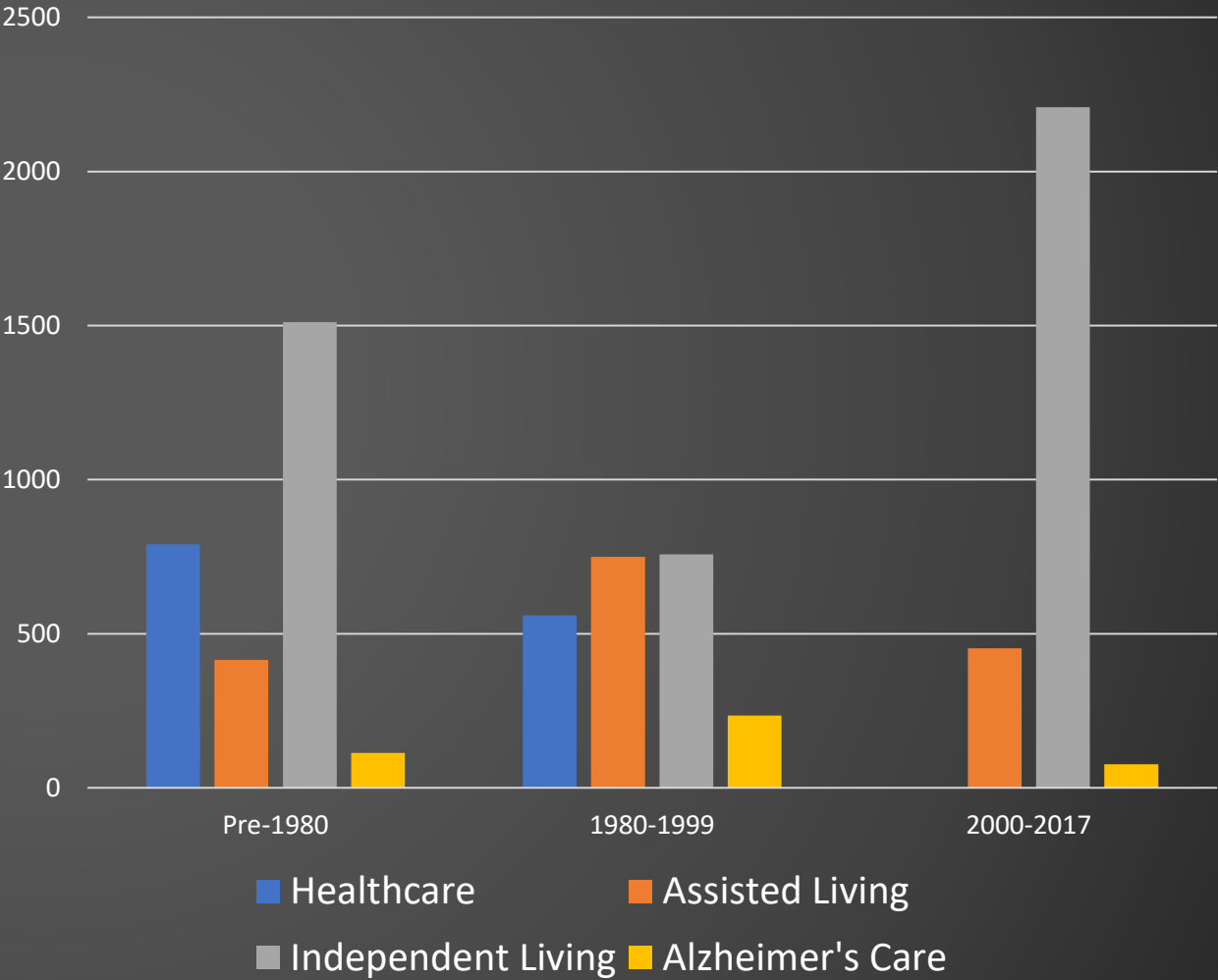
Source: U.S. Census Bureau



Householders 65+ in Single-Family Homes



Senior Housing Units Constructed in Henrico

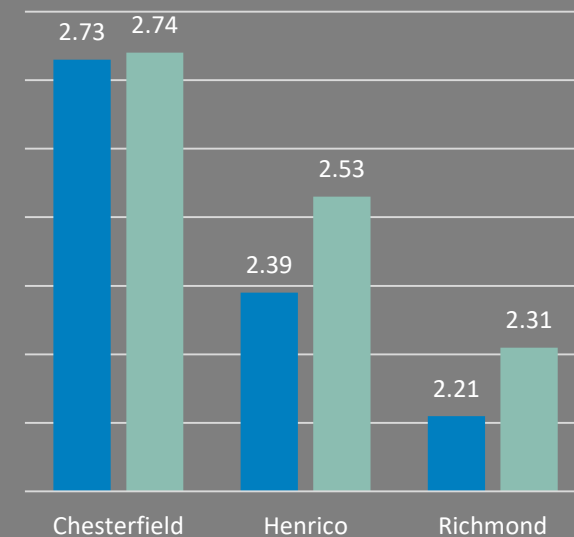
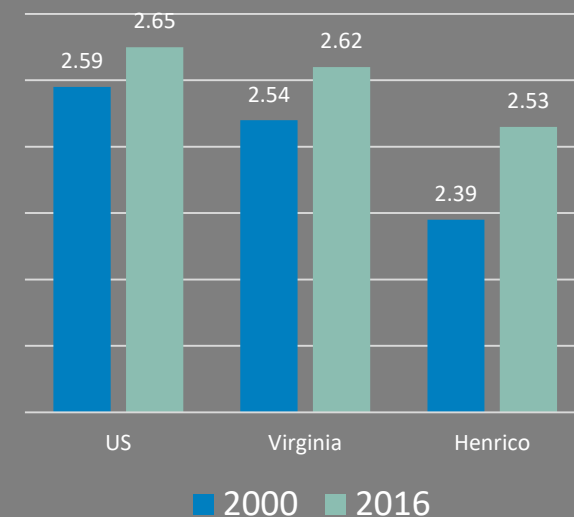


Source: U.S. Census Bureau

Shrinking Household Size

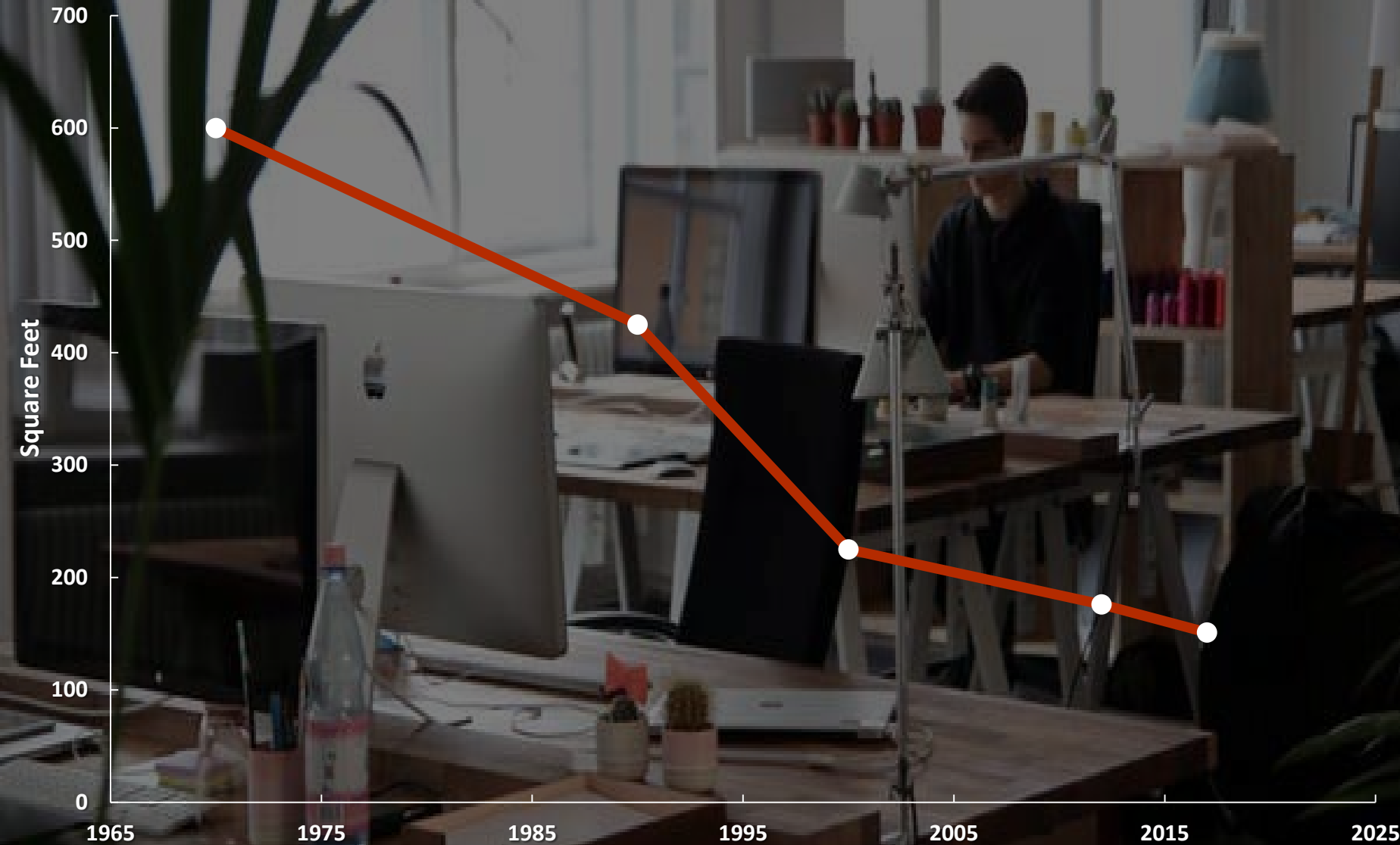
The average U.S. household size has seen a decrease of 1.12 persons per household in the last 64 years

Recent Household Size Trends:



Source: U.S. Census Bureau

Average Square Feet Per Employee



Workplace Changes Affecting Office Market

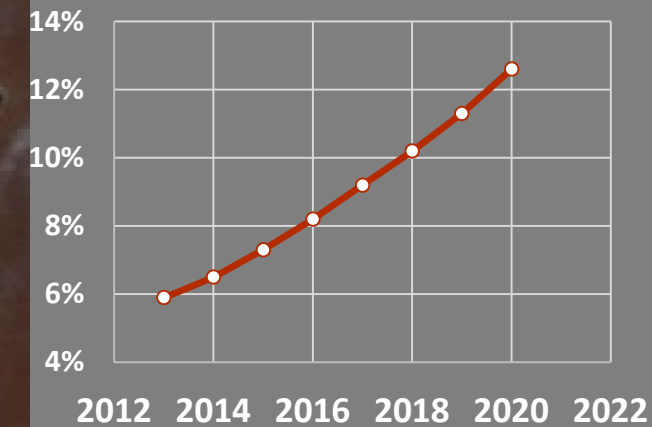
CoStar cites four major trends impacting the office market:

- Standardized work spaces,
- Non-dedicated office space (sharing),
- Telecommuting, and
- Collaborative work spaces.

Retailtainment: the "use of ambience, emotion, sound and activity to get customers interested in the merchandise and in a mood to buy."[[]

Changing Retail Landscape

E-commerce Share of Total Retail Sales:



Retailing job numbers could shrink by 12%, or 1.5 million positions, by 2020 if e-commerce continues its rate of growth.

Source: eMarketer; The Economist

Redevelopment and Infill

- Streamline barriers to greyfield development
- Encourage density and mixed uses on vacant or underutilized property
- Revise parking standards and repurpose paved areas where possible
- Form Public Private Partnerships to encourage redevelopment
- Address access limitations posed by neighboring arterials
- Encourage development of public transportation and alternative forms of transit
- Encourage opportunities to retrofit suburban malls and shopping centers
- Identify densification nodes for future redevelopment

Notable Redevelopment Projects in Henrico:

- Rocketts Landing
- Libbie Mill
- Willow Lawn
- Regency Square Mall
- Eastgate Town Center
- Innsbrook

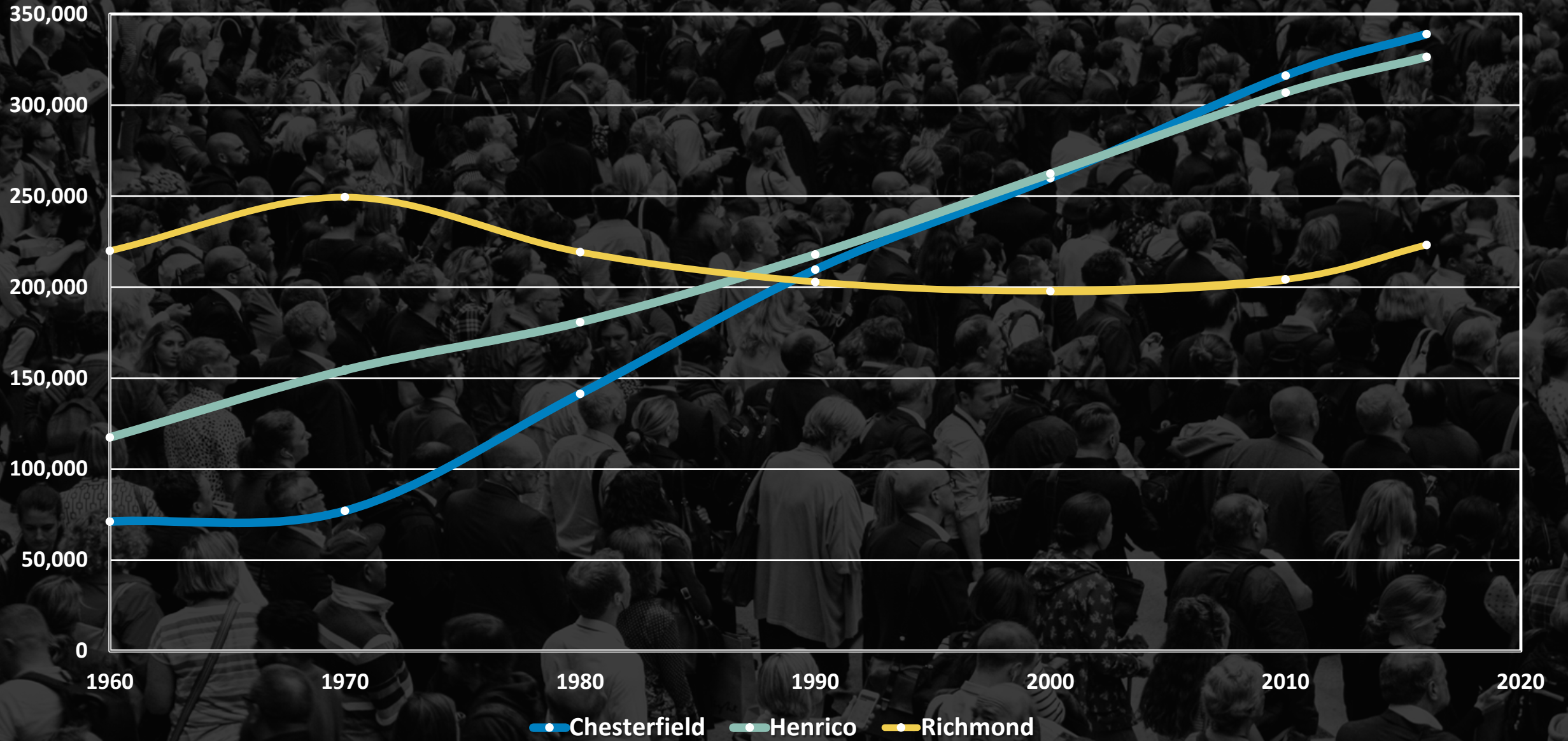
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- ***Henrico Population and Demographics***
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*There is nothing
permanent except
change.*

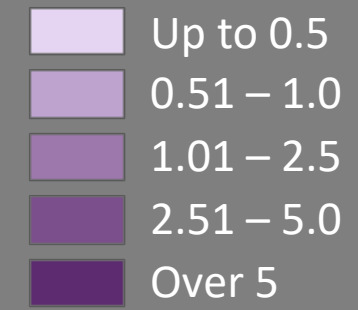
~Heraclitus

Population Growth



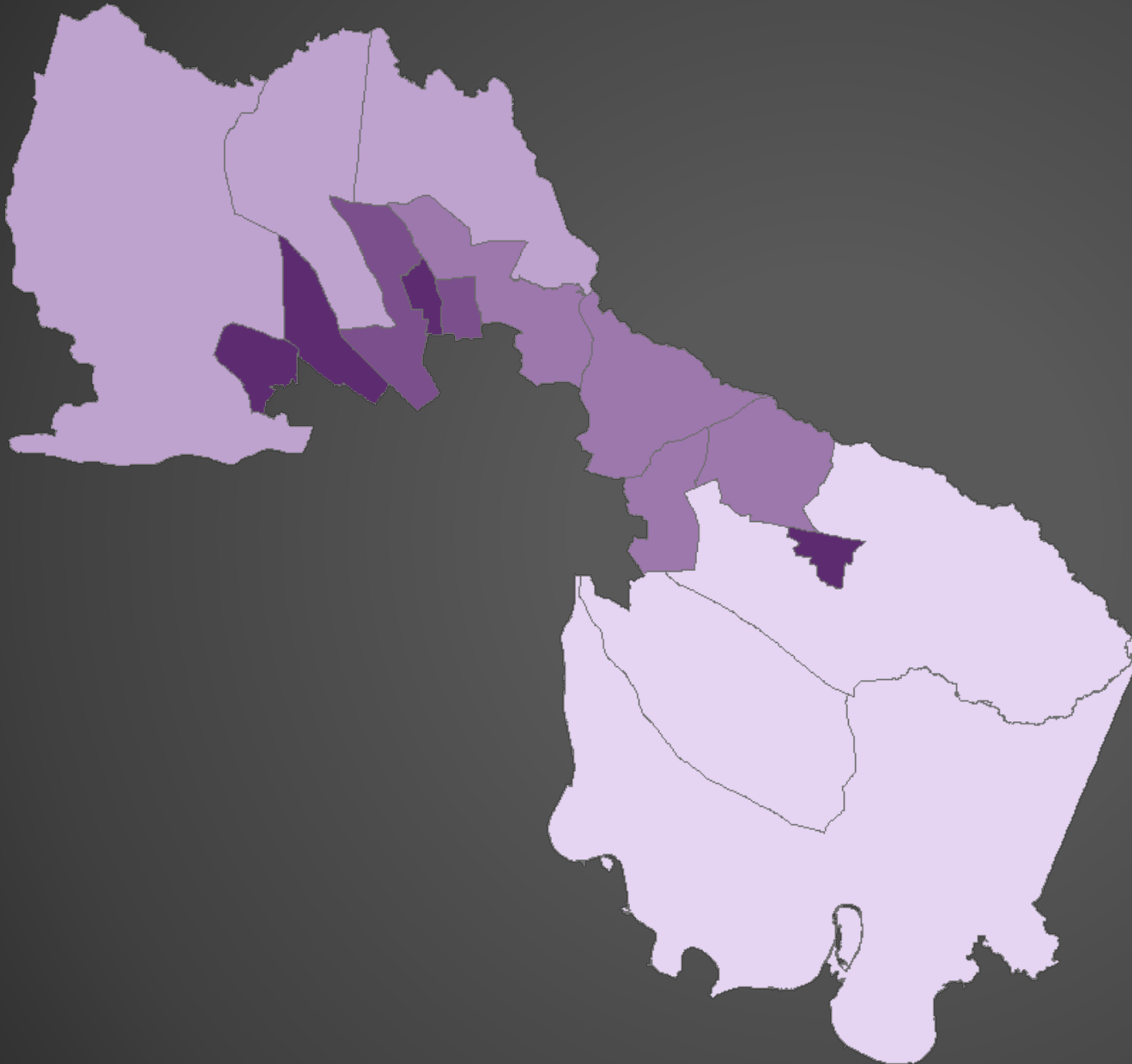
Source: US Census Bureau

1960 Population Density Census Tracts

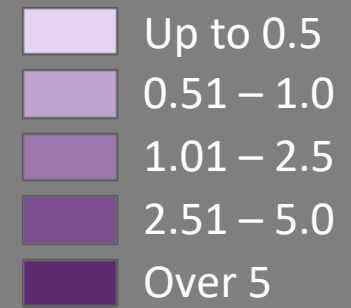


Total Population:
117,339

Overall Density:
0.75 persons/acre

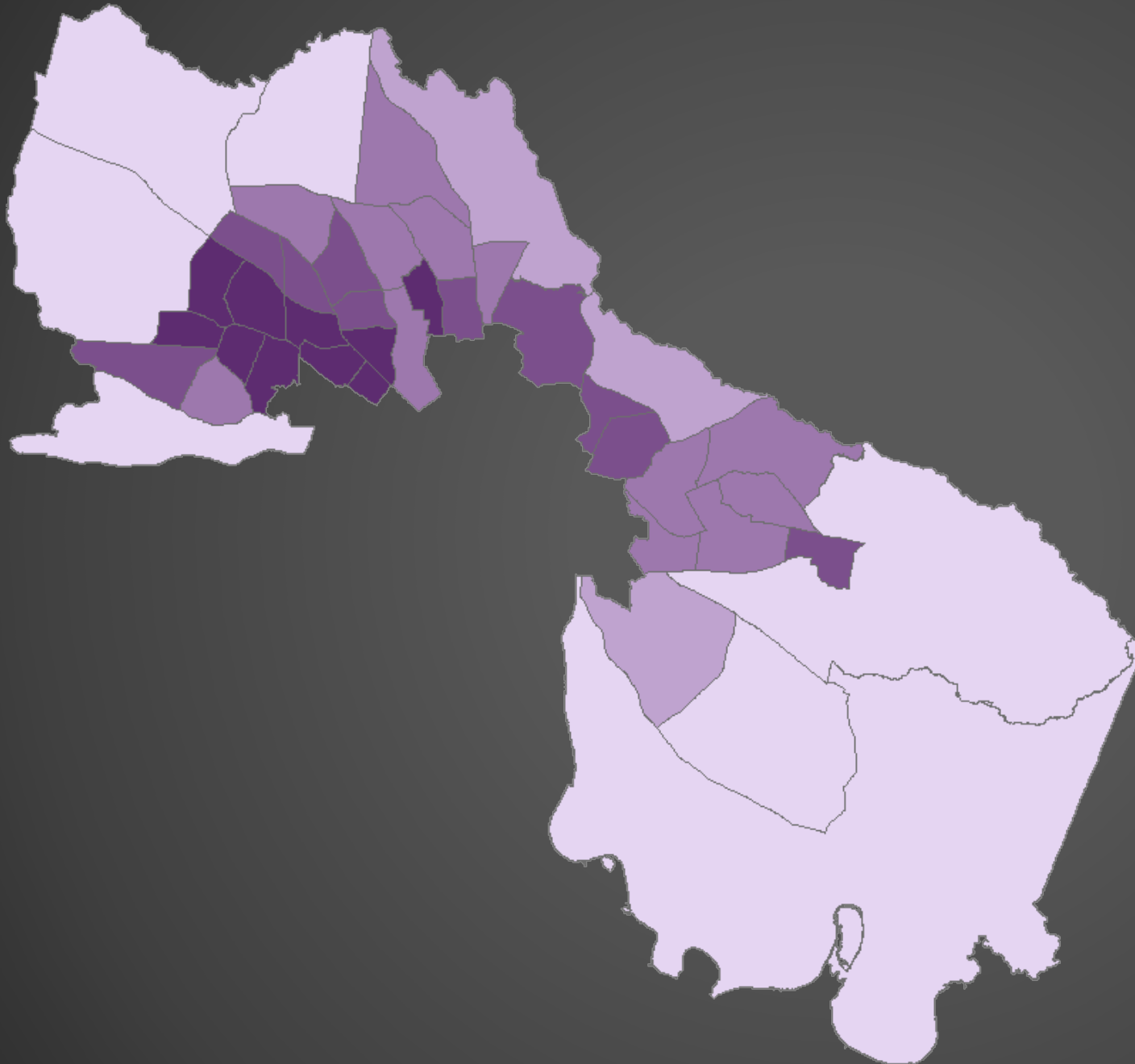


1970 Population Density Census Tracts

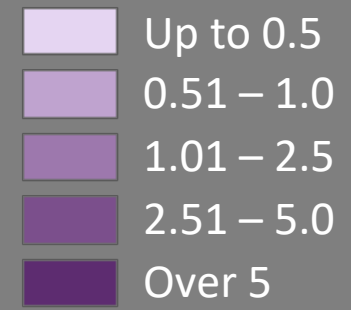


Total Population:
154,364

Overall Density:
0.98 persons/acre

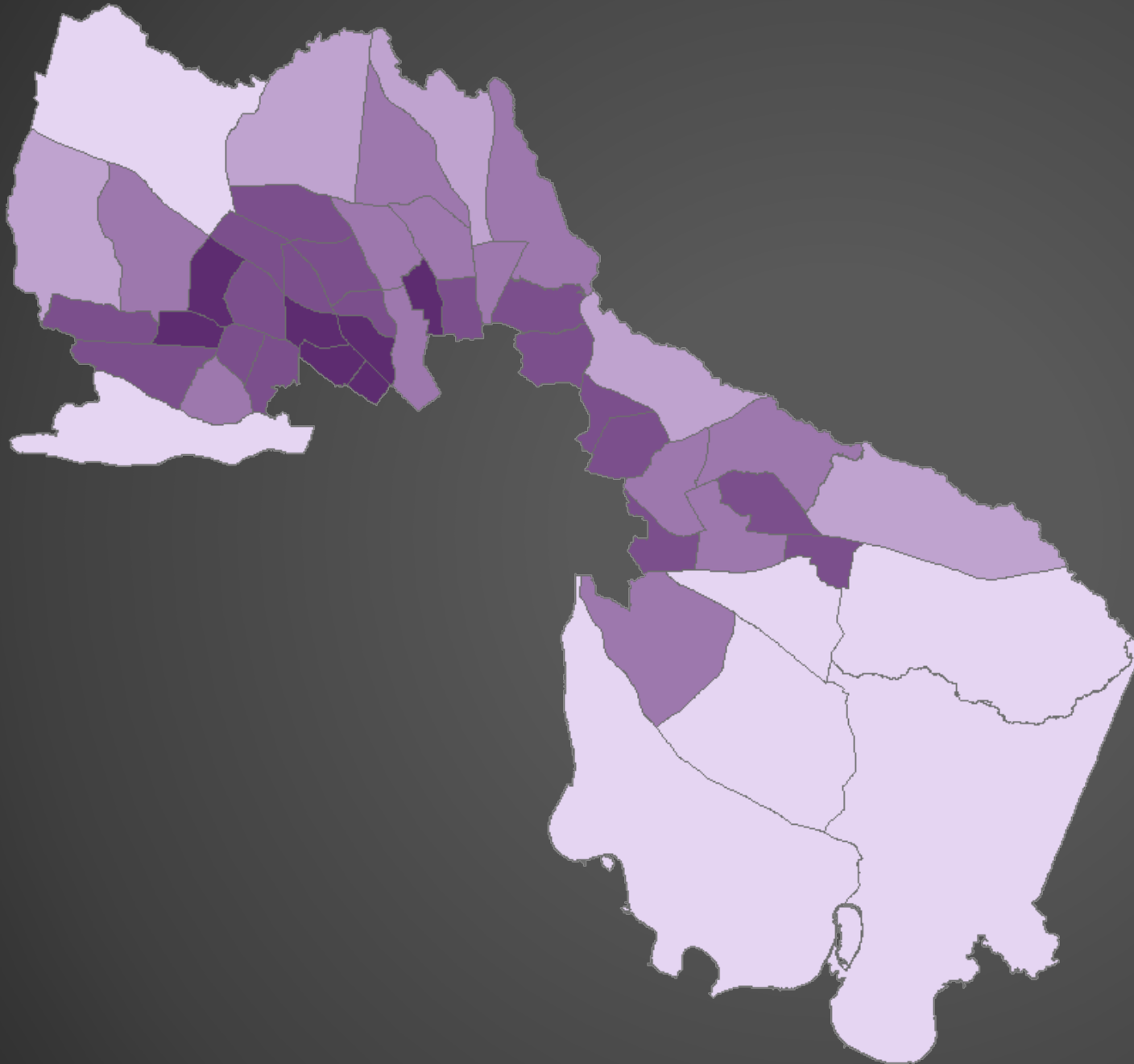


1980 Population Density Census Tracts



Total Population:
180,735

Overall Density:
1.15 persons/acre

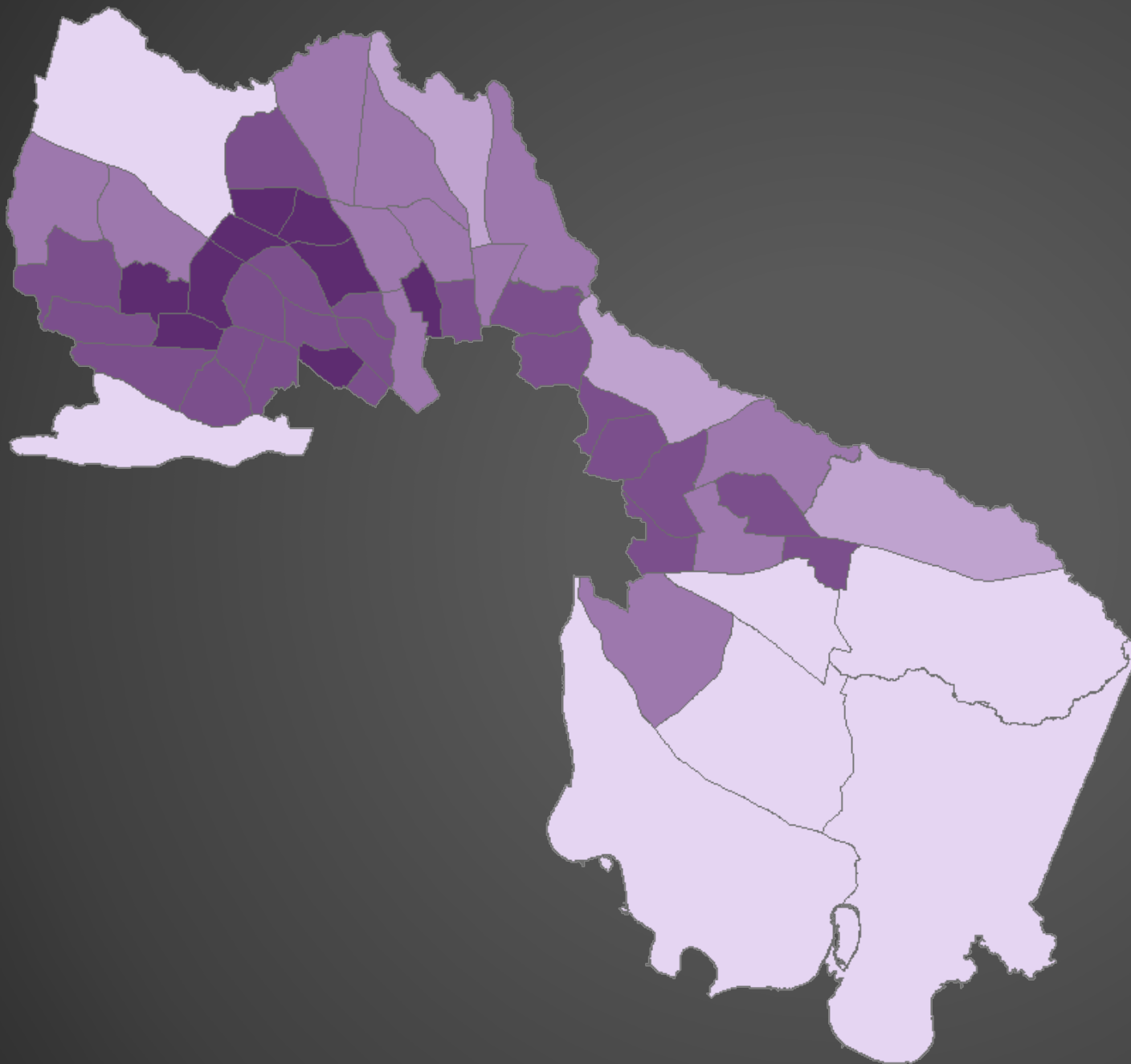


1990 Population Density Census Tracts

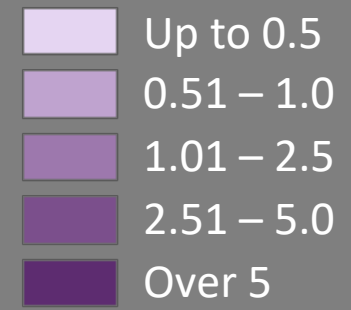


Total Population:
217,849

Overall Density:
1.39 persons/acre

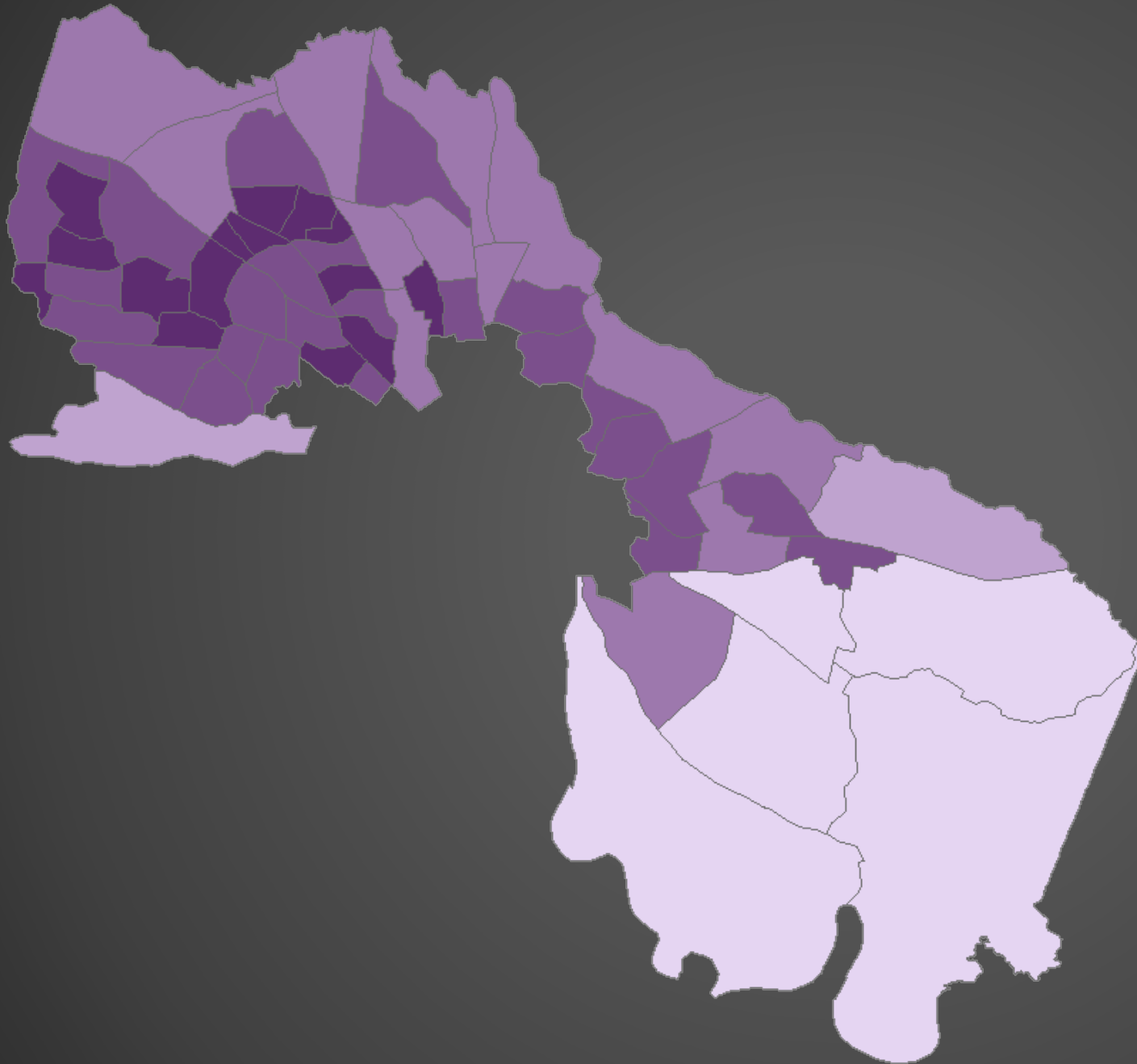


2000 Population Density Census Tracts

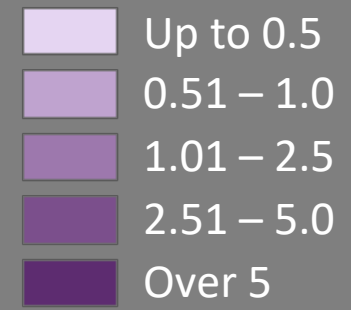


Total Population:
262,300

Overall Density:
1.68 persons/acre

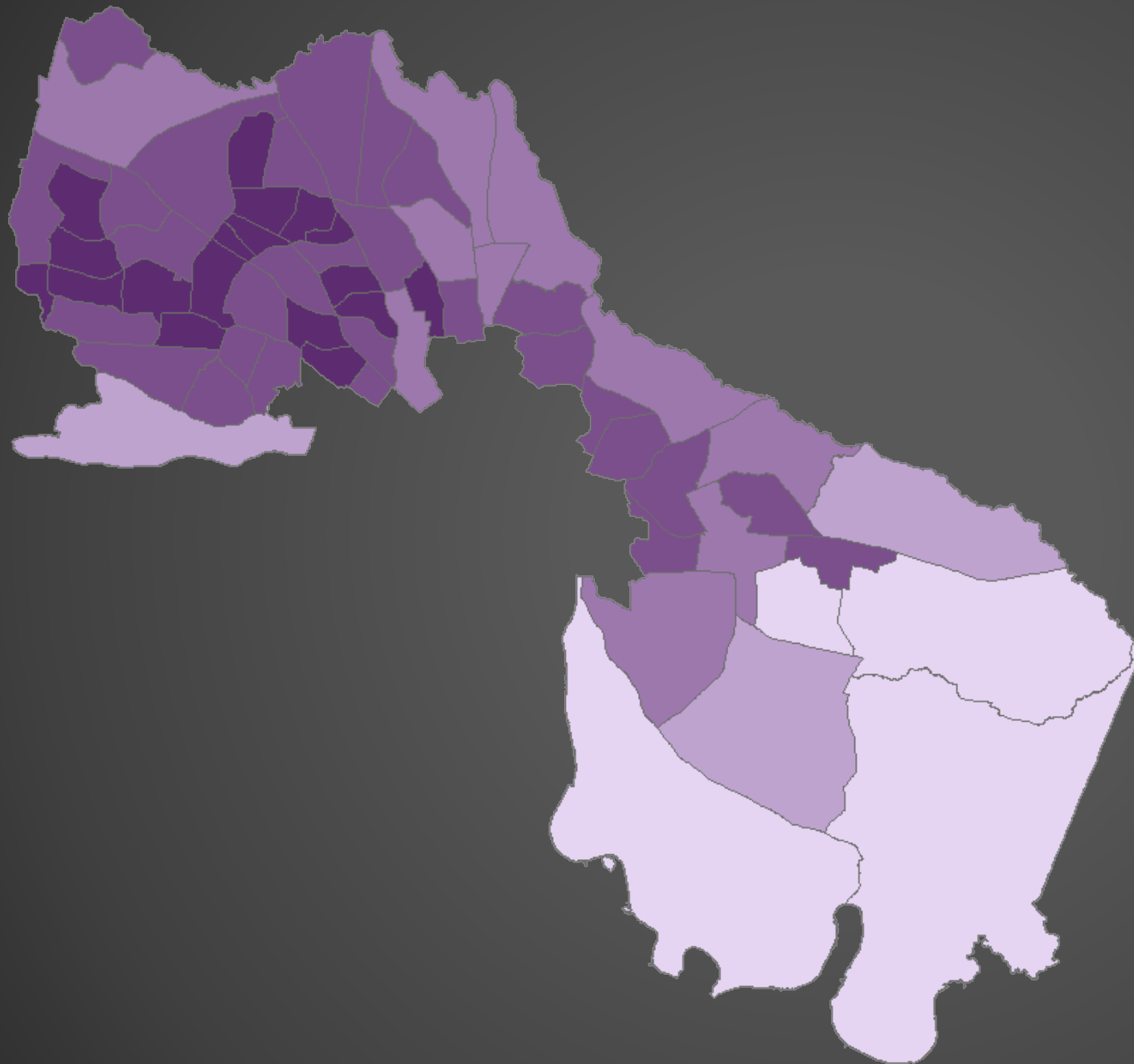


2010 Population Density Census Tracts

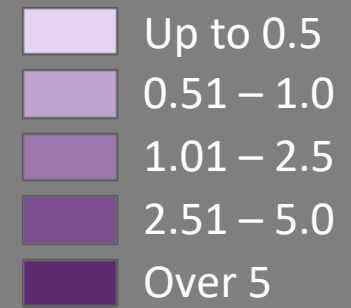


Total Population:
306,935

Overall Density:
1.96 persons/acre

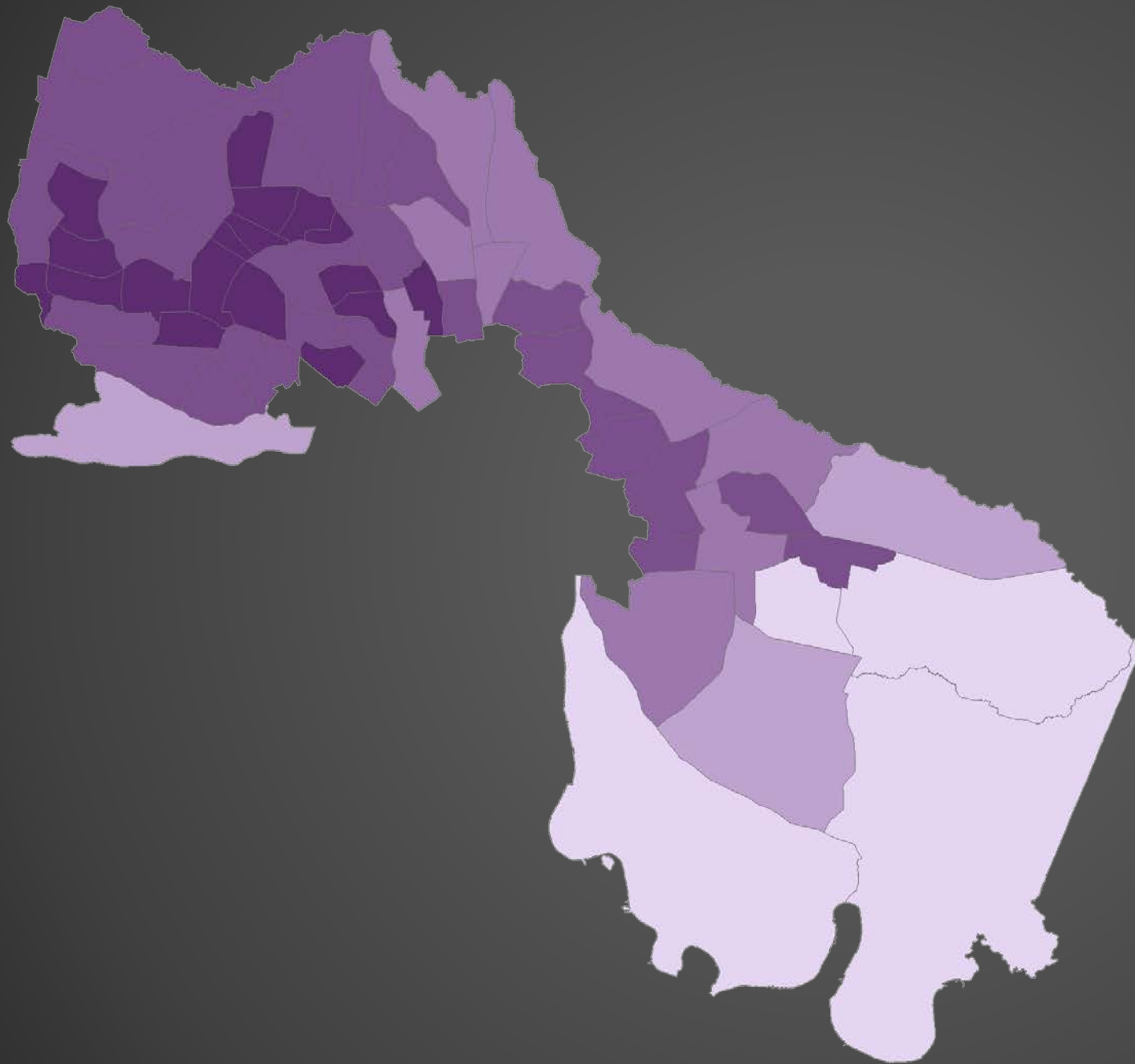


2016 Population Density Census Tracts



Total Population:
321,921

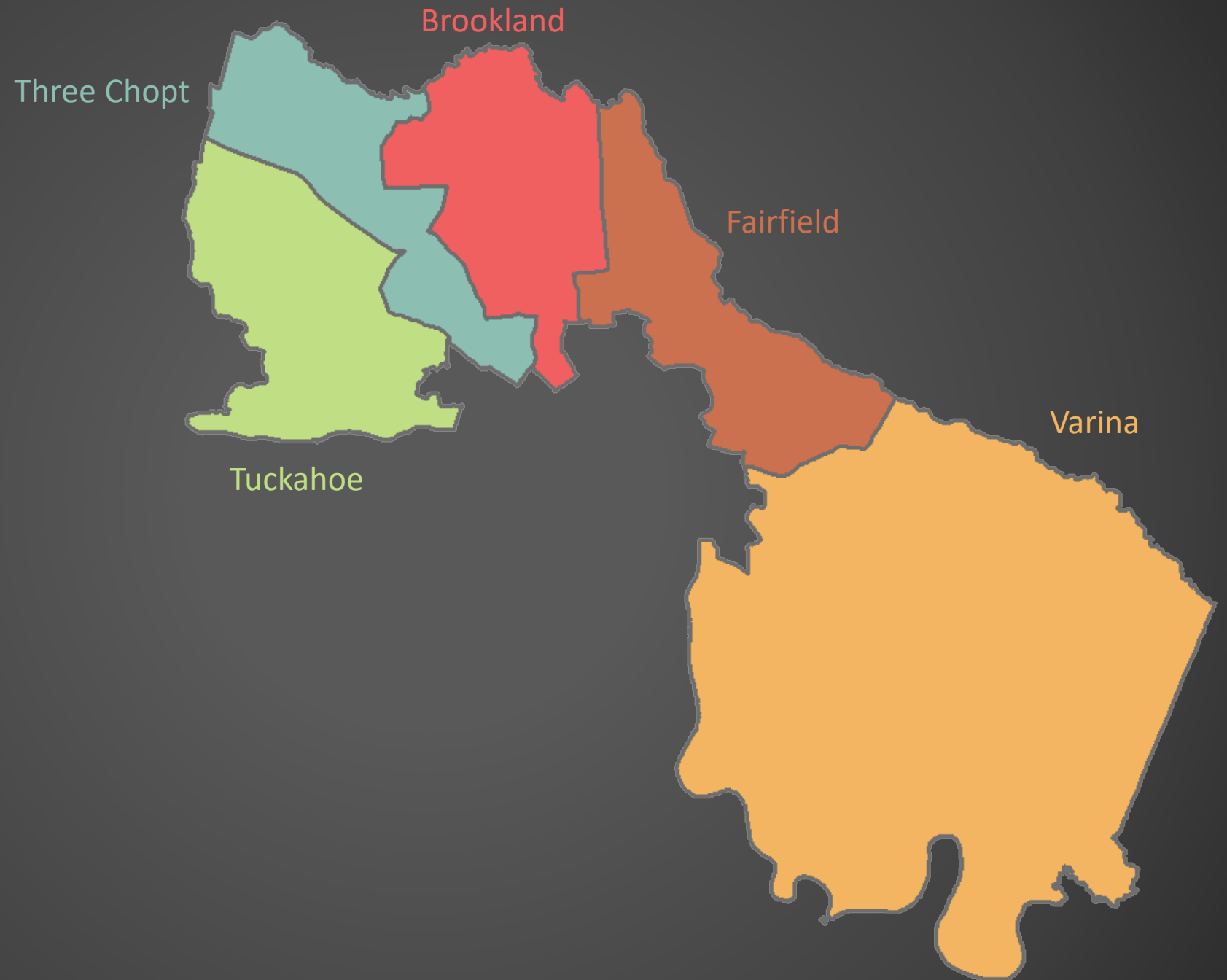
Overall Density:
2.05 persons/acre



Magisterial Districts
1971 – 1980

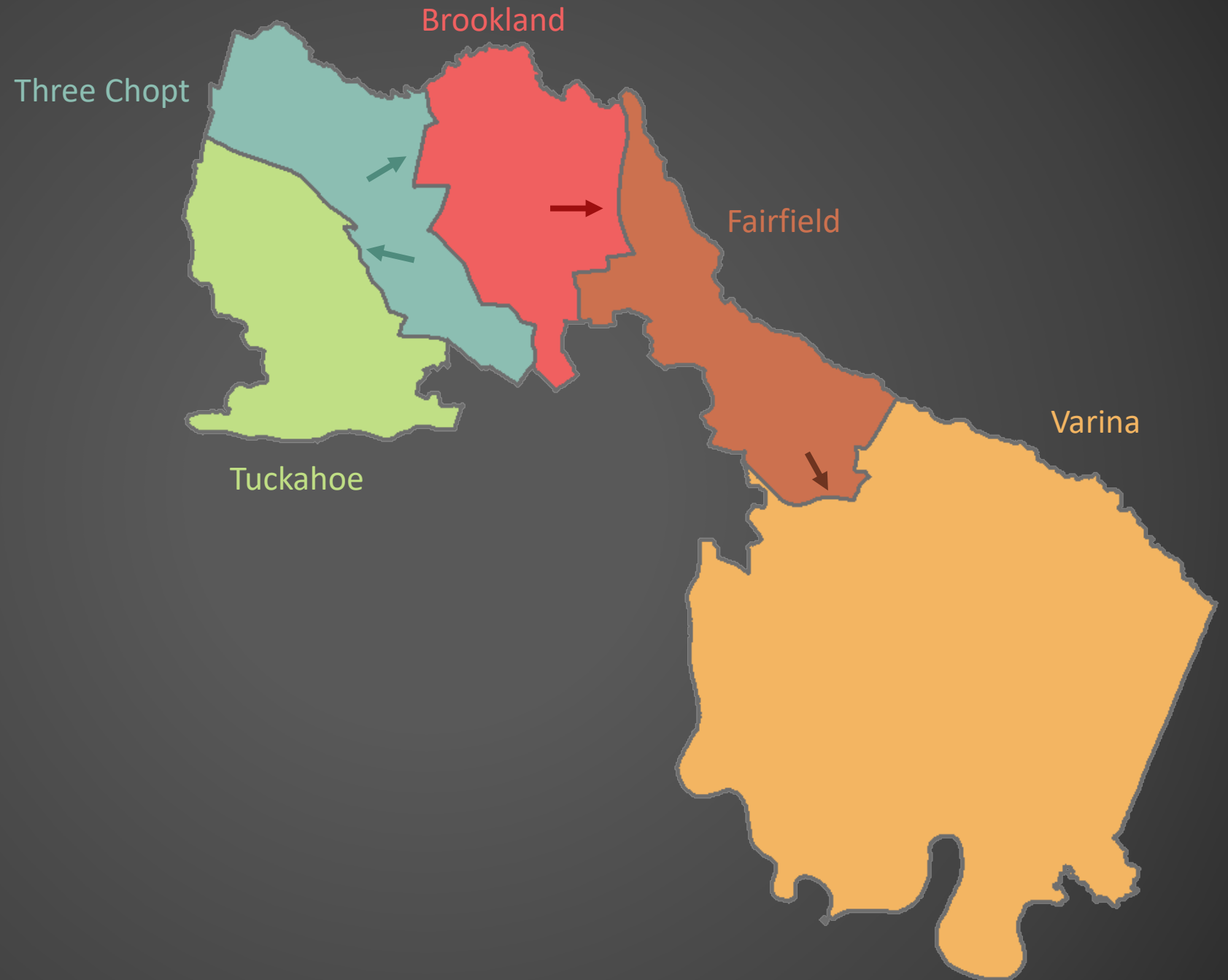
1970 Population:

Brookland	31,540
Fairfield	29,208
Three Chopt	33,739
Tuckahoe	30,926
Varina	28,951



Magisterial Districts
1981 – 1990

1980 Population:	
Brookland	35,127
Fairfield	34,746
Three Chopt	30,443
Tuckahoe	41,011
Varina	39,408



Magisterial Districts
1991 – 2000

1990 Population:

Brookland	43,401
Fairfield	38,639
Three Chopt	42,088
Tuckahoe	55,086
Varina	38,667



***Magisterial Districts
2001 – 2010***

2000 Population:

Brookland	50,721
Fairfield	46,624
Three Chopt	69,294
Tuckahoe	48,951
Varina	46,710



Magisterial Districts
2011 – present

2010 Population:

Brookland	61,481
Fairfield	58,339
Three Chopt	72,035
Tuckahoe	55,731
Varina	59,349

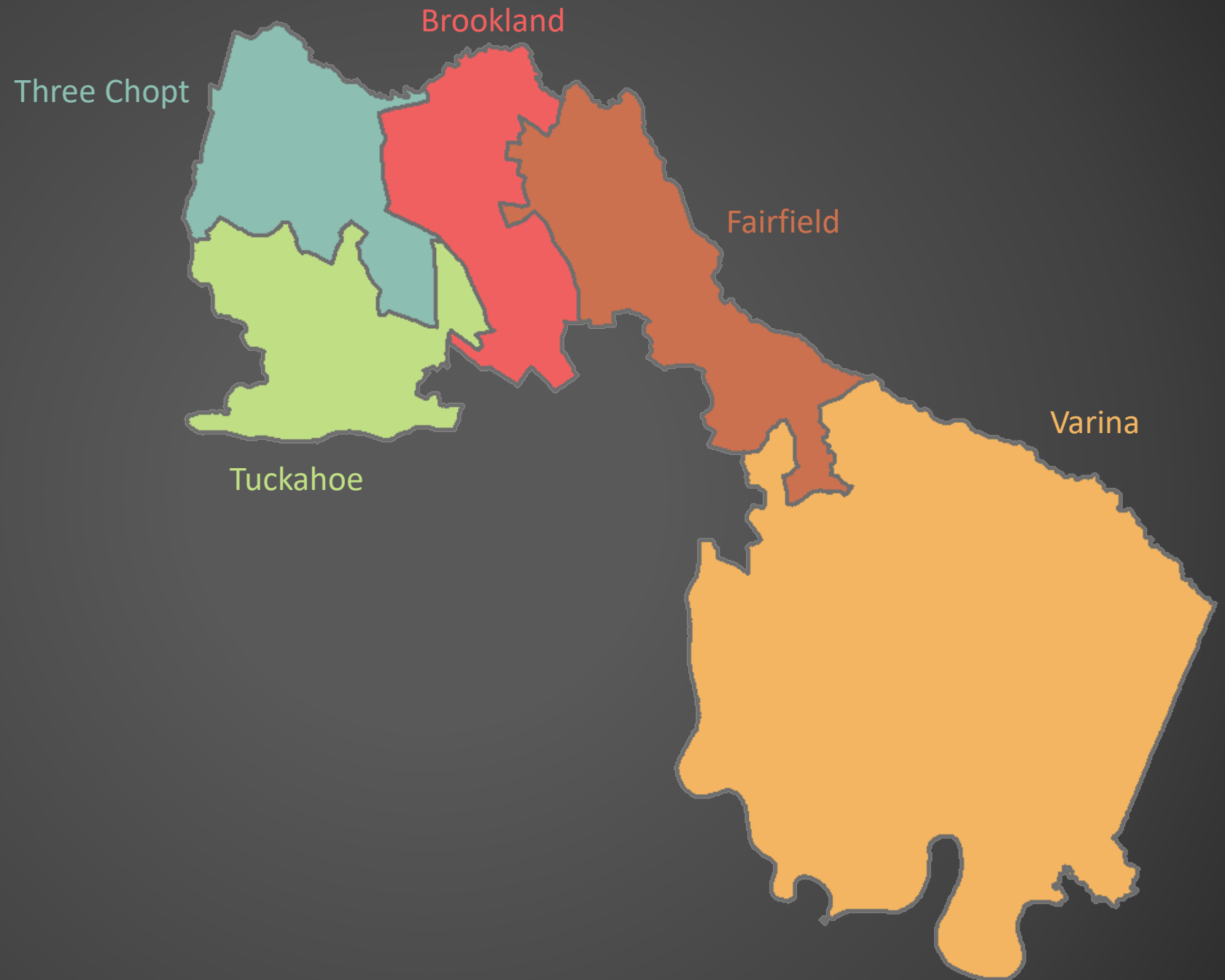


***Magisterial Districts
2011 – present***

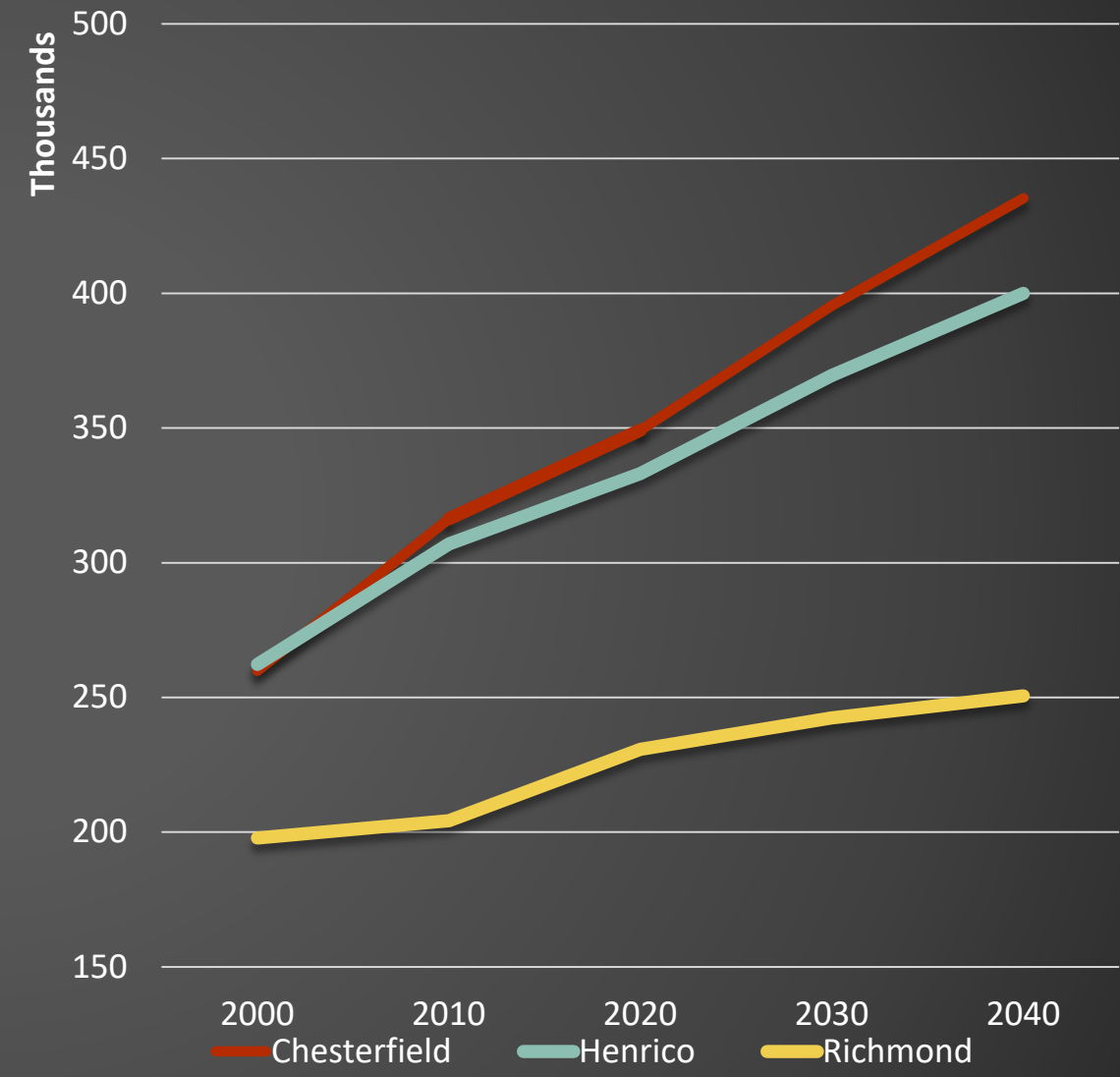
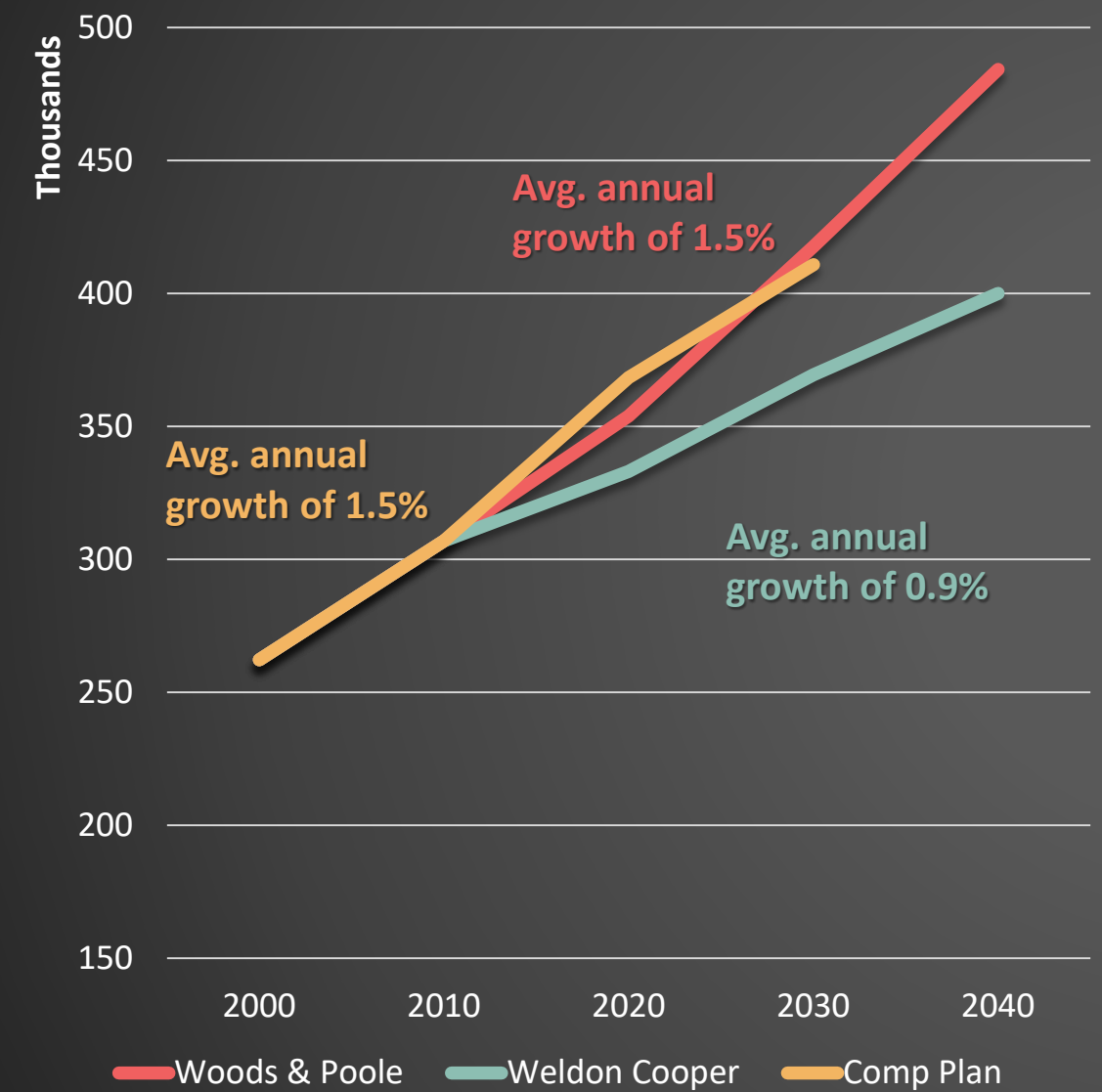
2016 Population:

Brookland	66,506
Fairfield	61,424
Three Chopt	67,139
Tuckahoe	66,201
Varina	60,651

Next Redistricting: 2021



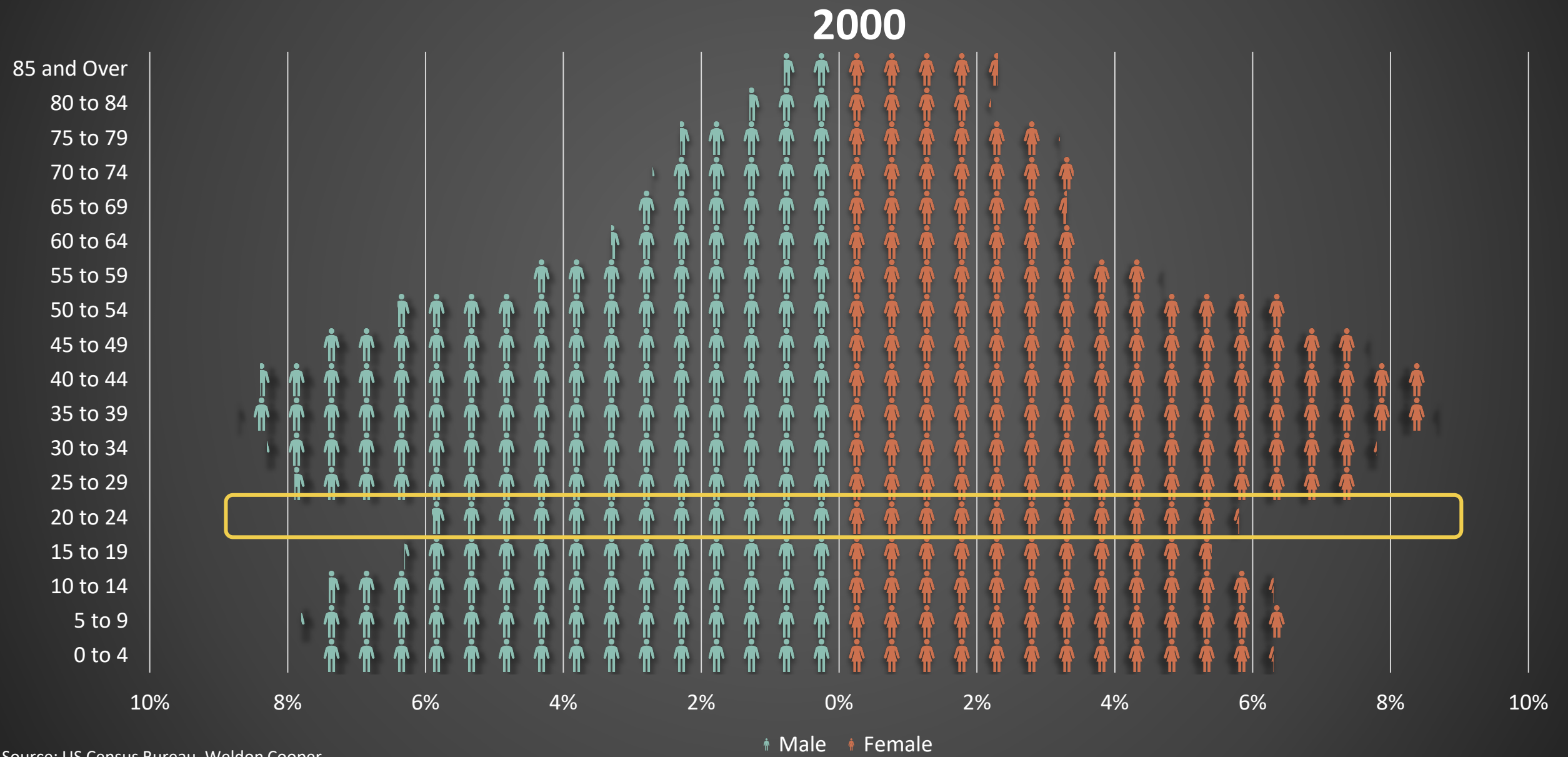
Projected Population Growth – Henrico and Regional



Source: US Census Bureau, Woods & Poole, Henrico County 2026 Comp Plan, and Weldon Cooper (2010 number is decennial census count)

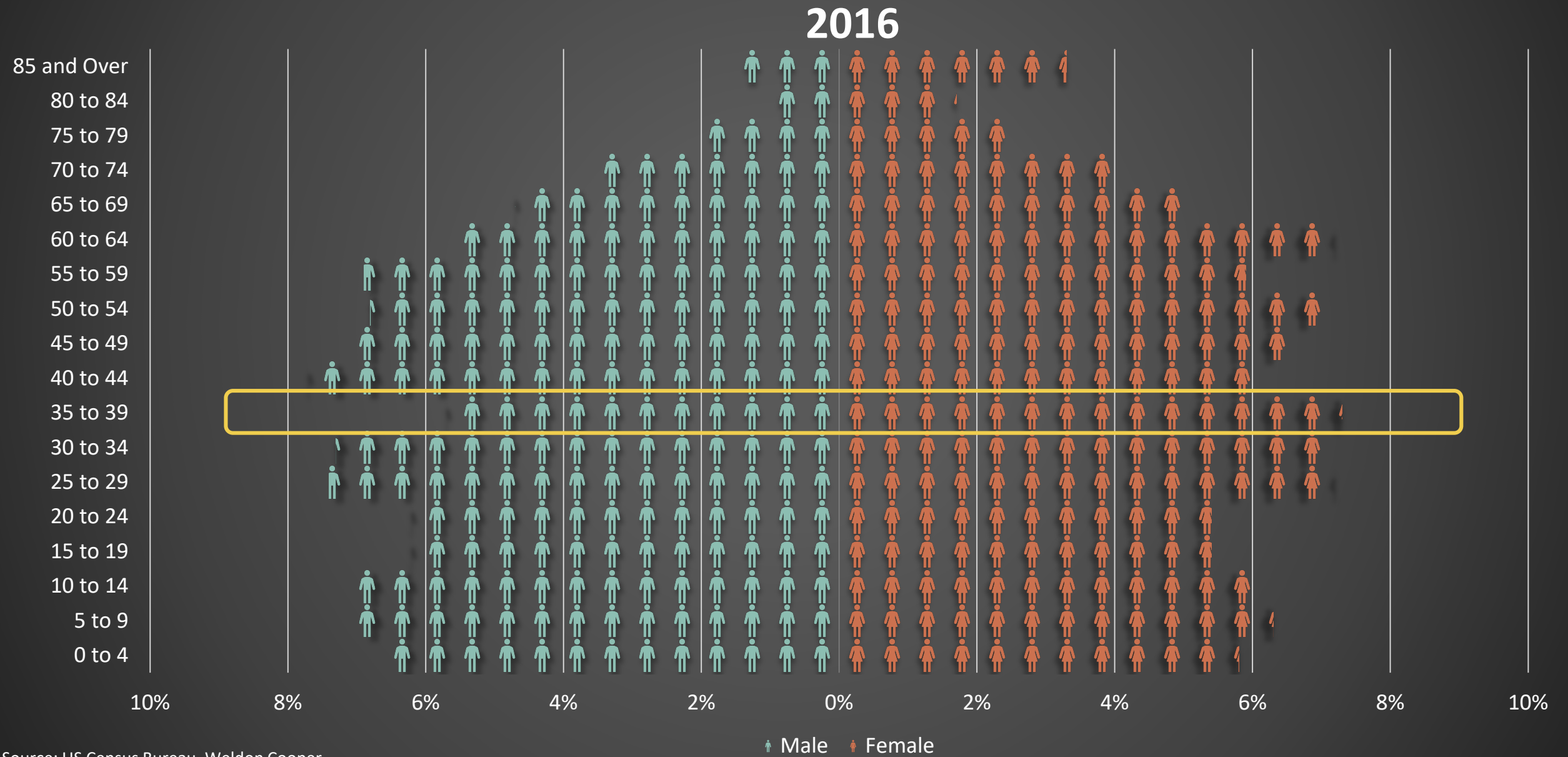
Source: Weldon Cooper projections

Population Change Over Time by Age Group

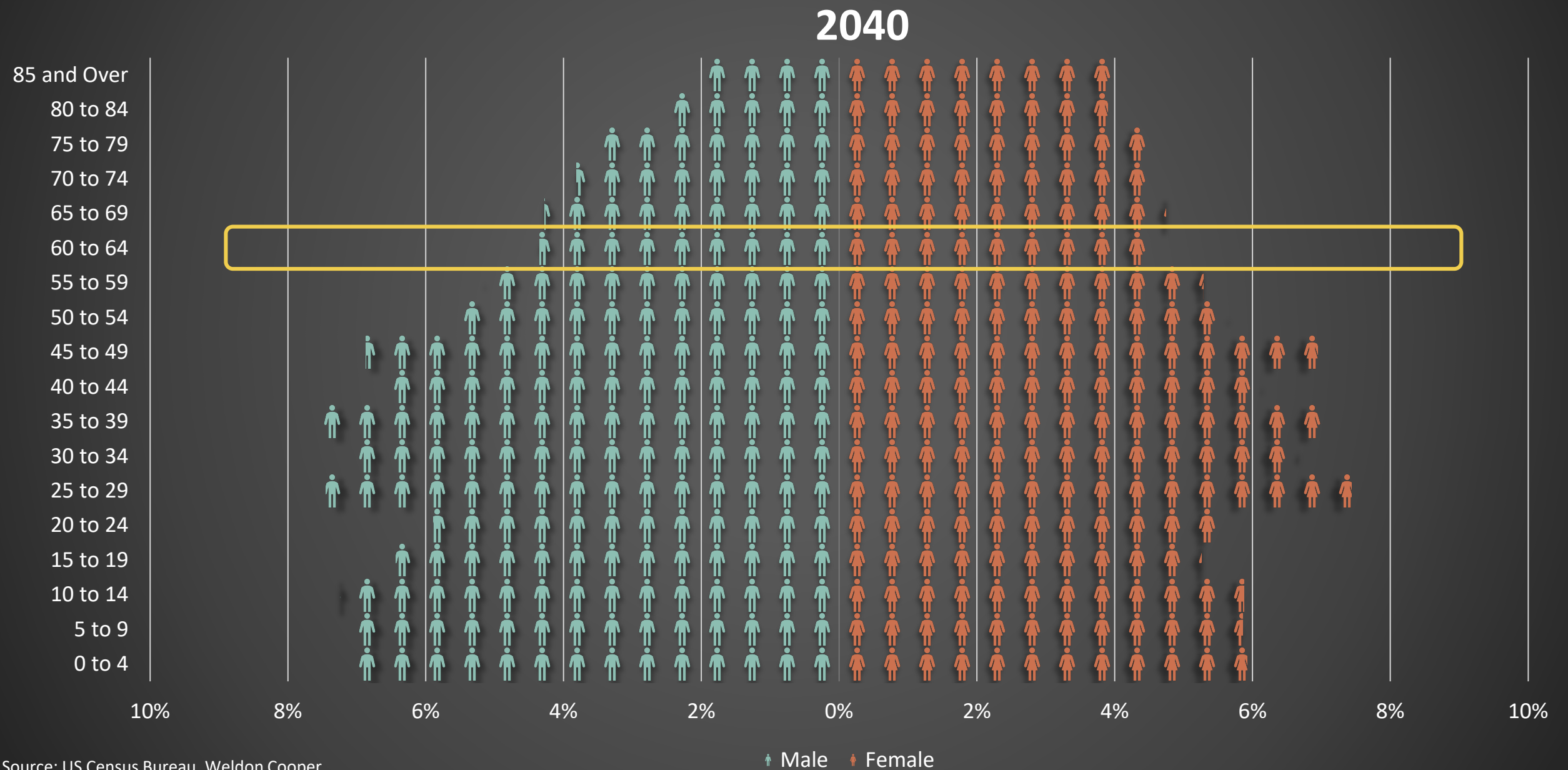


Source: US Census Bureau, Weldon Cooper

Population Change Over Time by Age Group

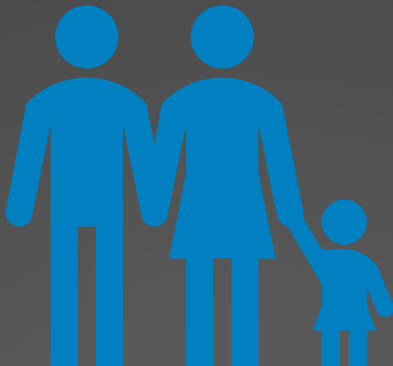
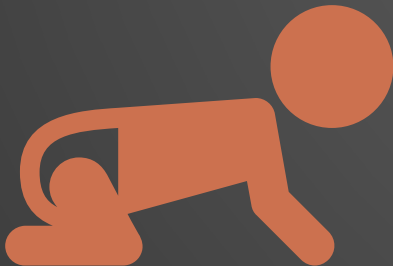
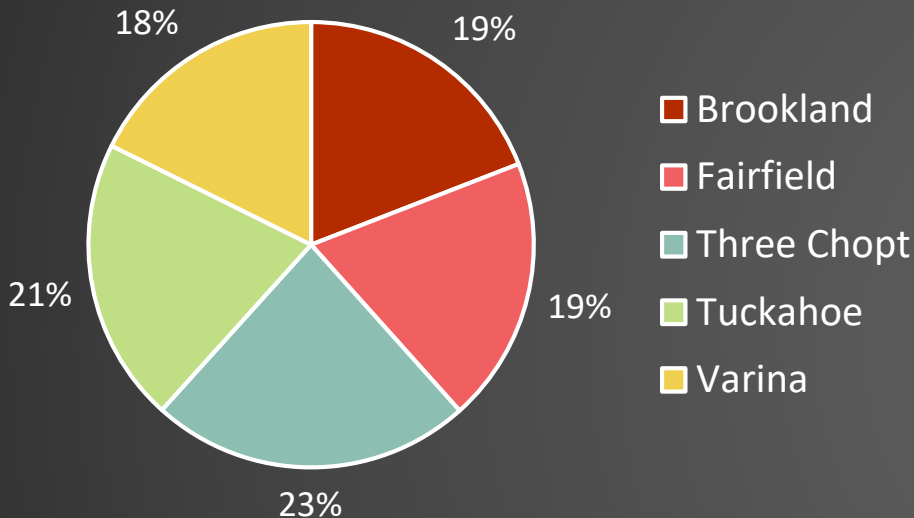


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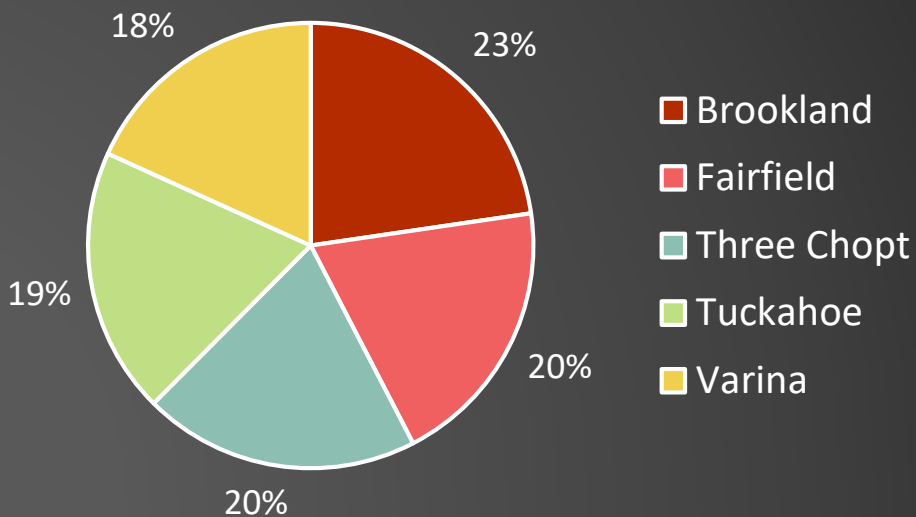


Population Age Groups

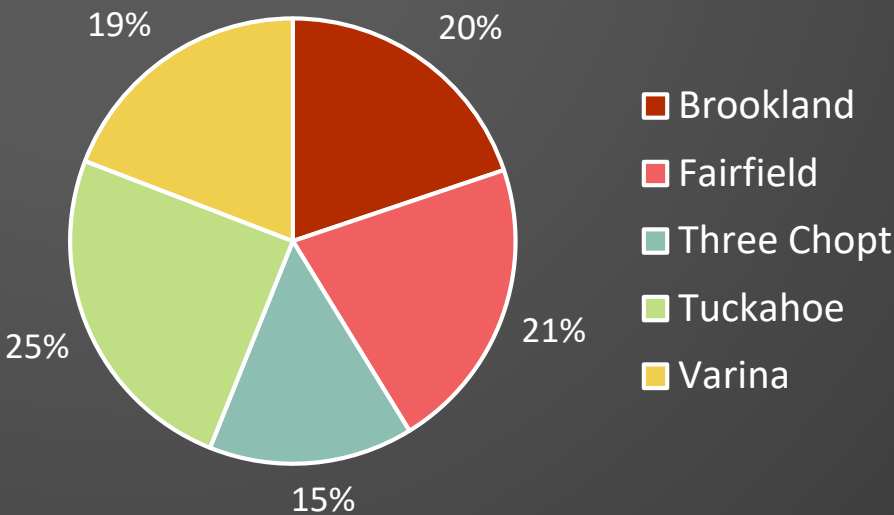
Population Under 18



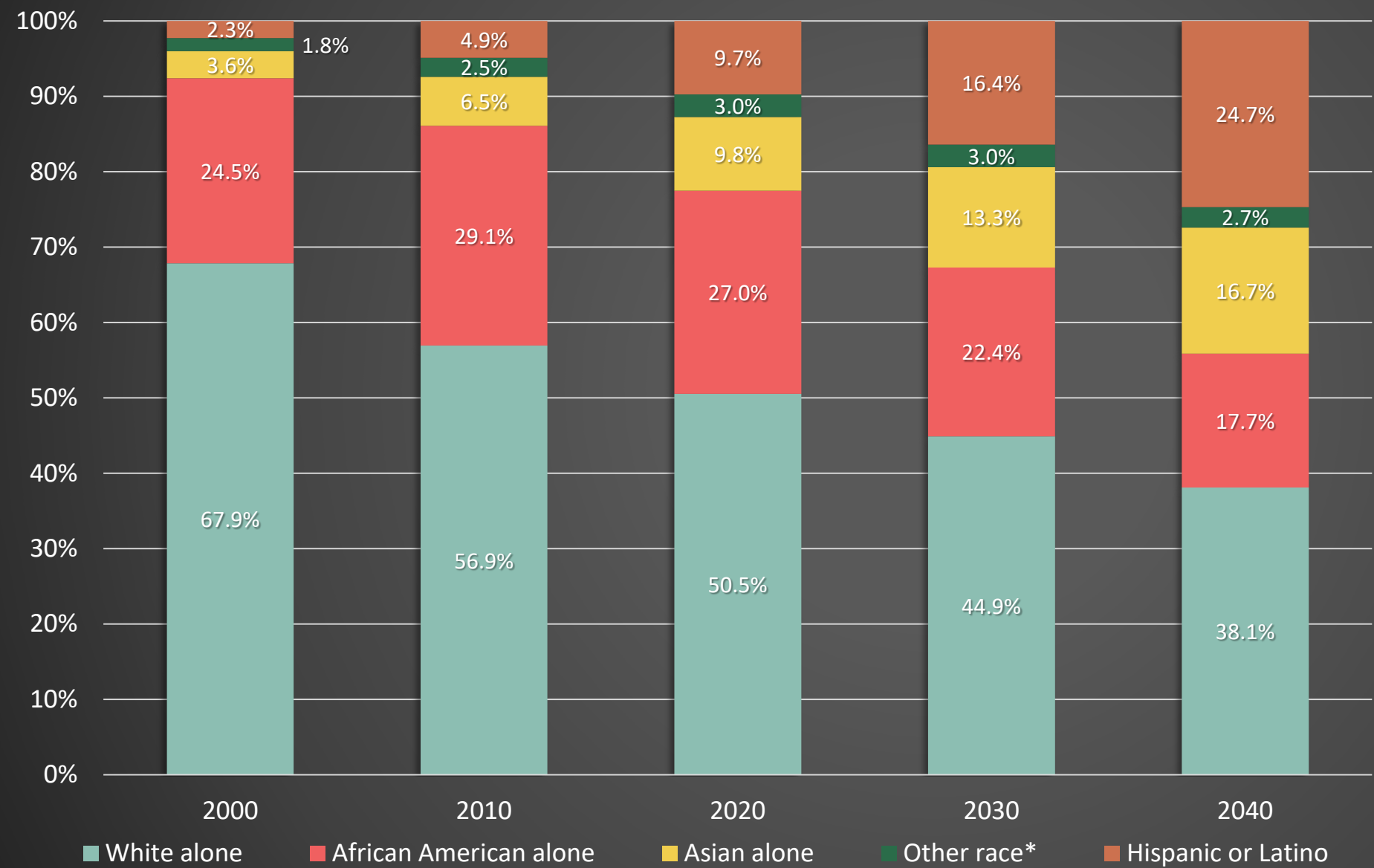
Population 15-34 – “Millennials”



Population 65 and Older



Racial and Ethnic Composition Over Time

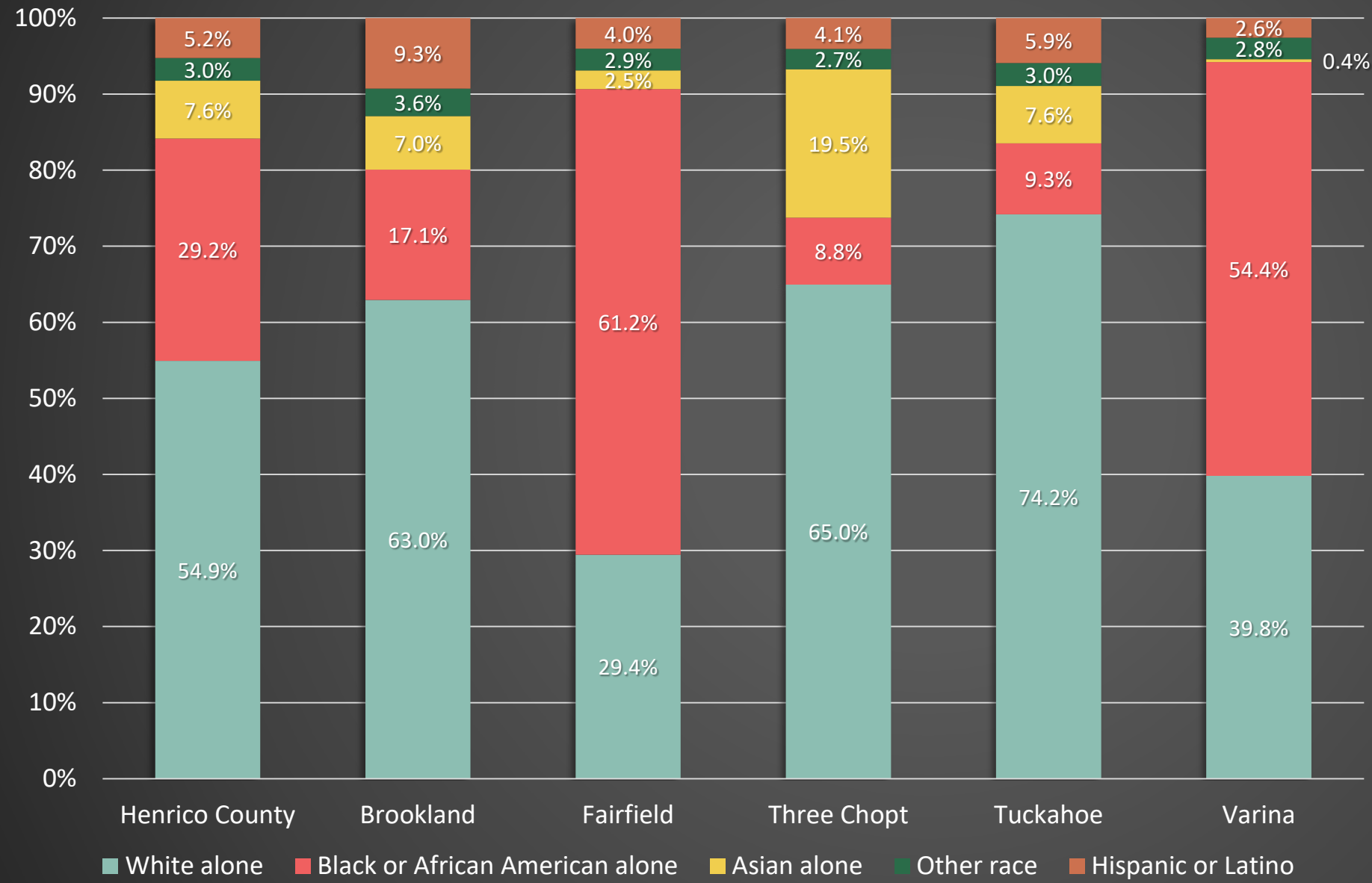


In 2016, Henrico’s white, non-Hispanic population was estimated at 54%.

Meanwhile, African American population increased by 35%, the Asian population by 88%, and the Hispanic population by 76%.

**Includes American Indian and Alaska native, native Hawaiian and other Pacific Islander, some other race, two or more races*

Racial and Ethnic Composition by District



- Tuckahoe has the largest proportion of white, non-Hispanic residents.
- Fairfield and Varina both have large shares of the African American population.
- Three Chopt has the largest Asian share of the population at nearly 20%.
- Brookland is nearly 10% Hispanic or Latino.

Median Household Income



Source: 2016 1-Year ACS

Source: 2016 5-Year ACS

Housing Ownership

75.85%



24.15%



Chesterfield

62.58%



37.42%



Henrico


58.70%



41.30%

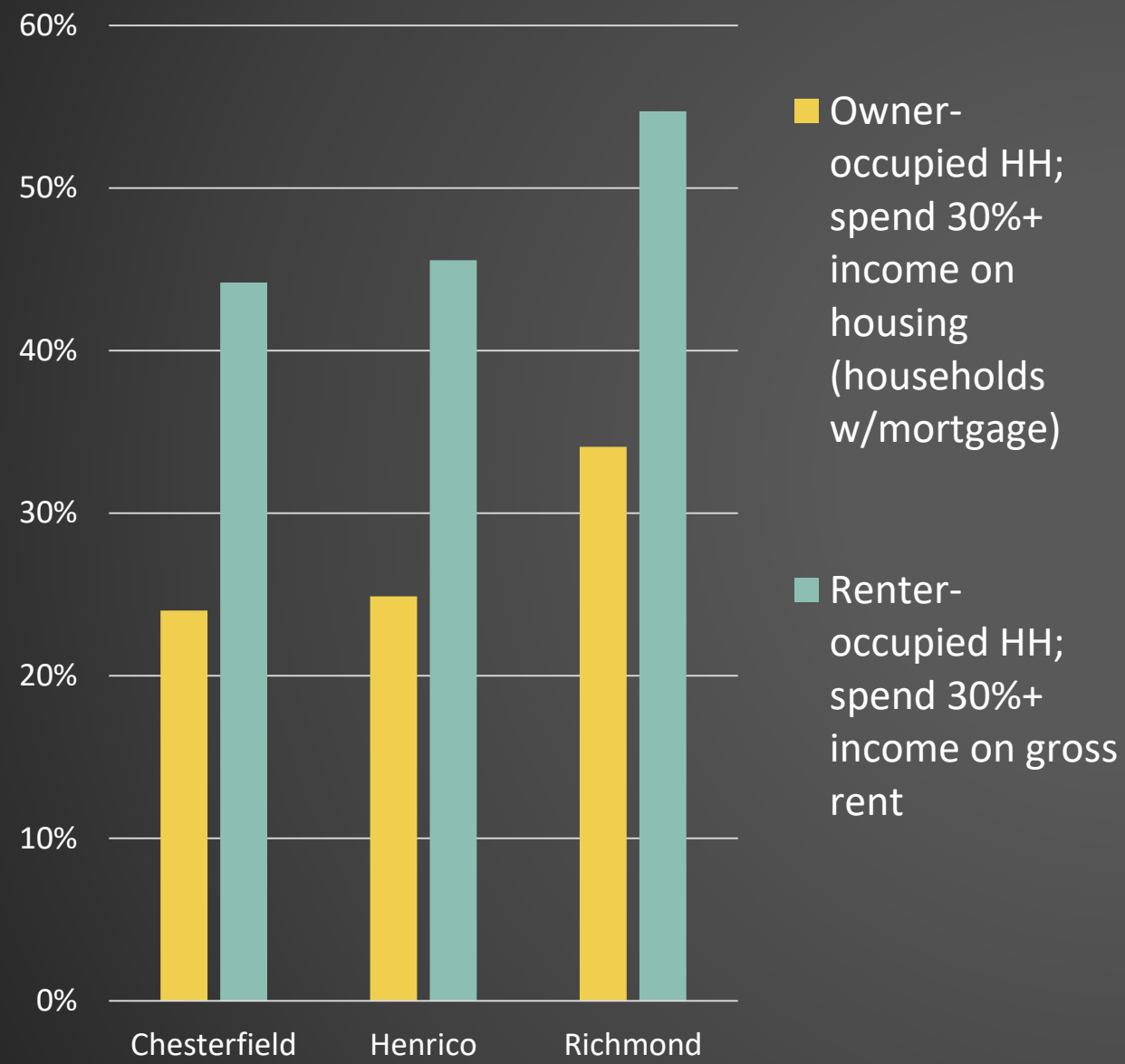


Richmond

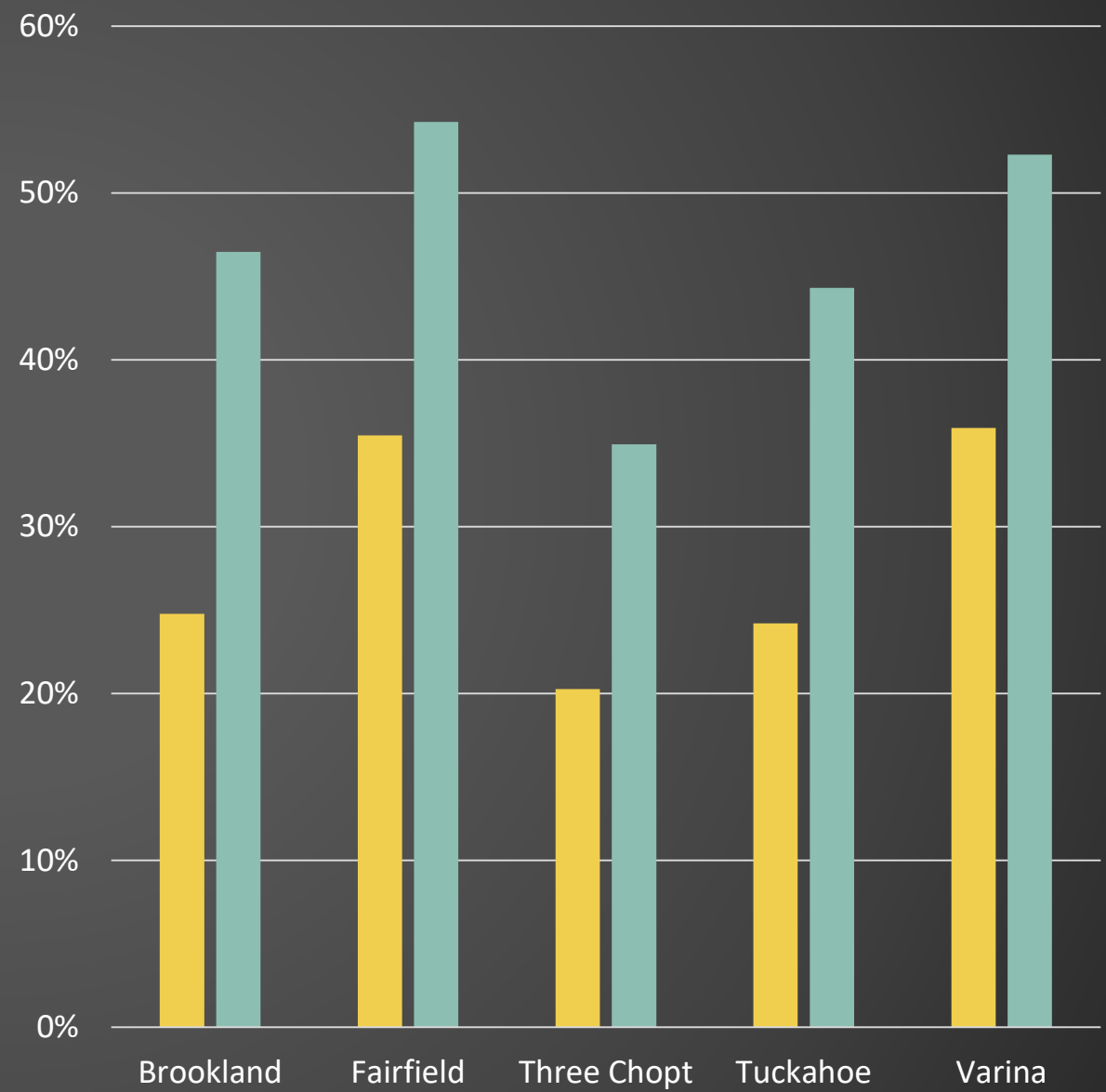
 Owner occupied  Renter occupied

Nationally, approximately 37% of occupied housing units are renter-occupied. Henrico's rent/own patterns closely reflect the national trend.

Cost-Burdened Households



Source: 2016 1-Year ACS



Source: 2016 5-Year ACS

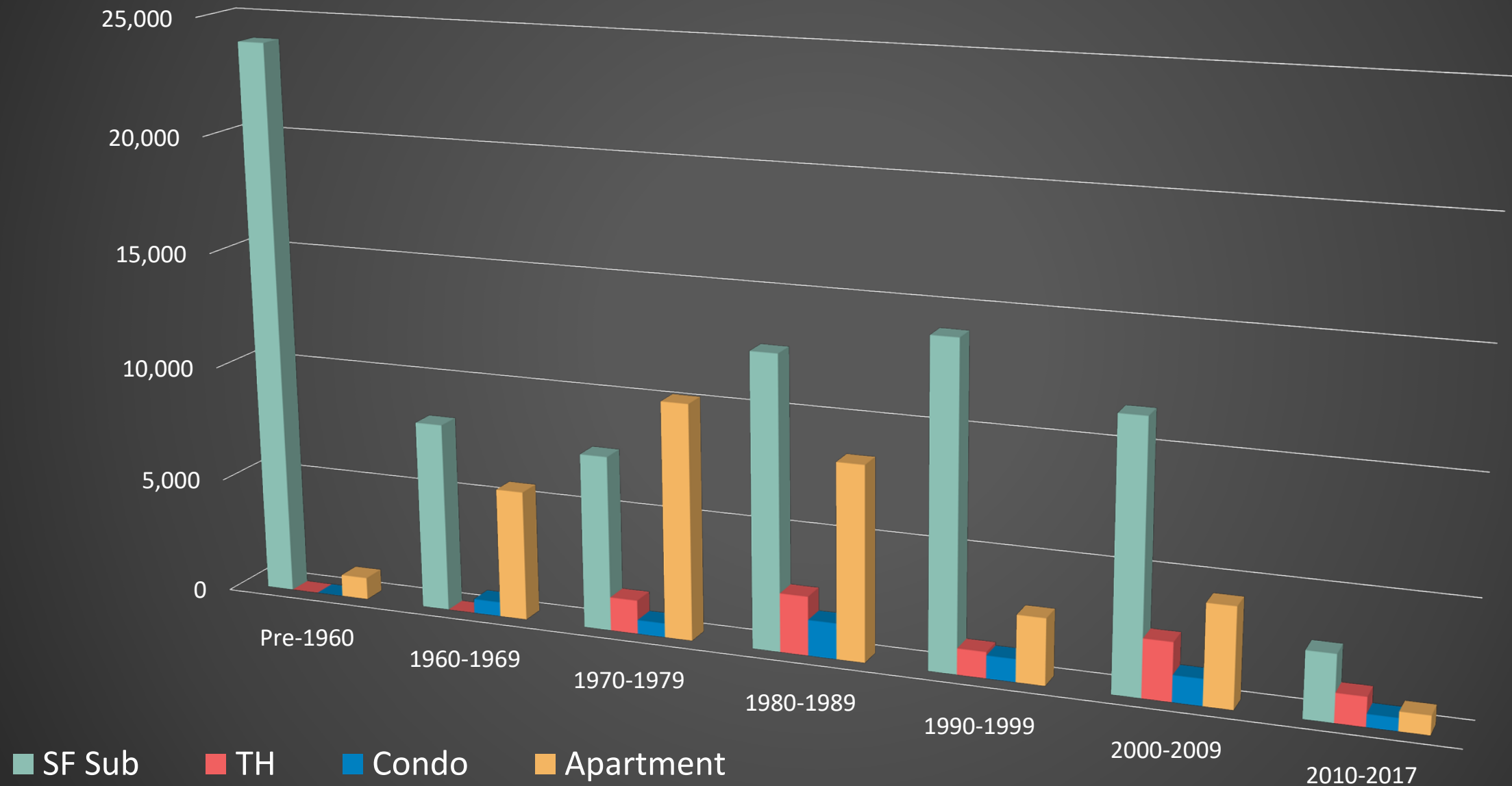
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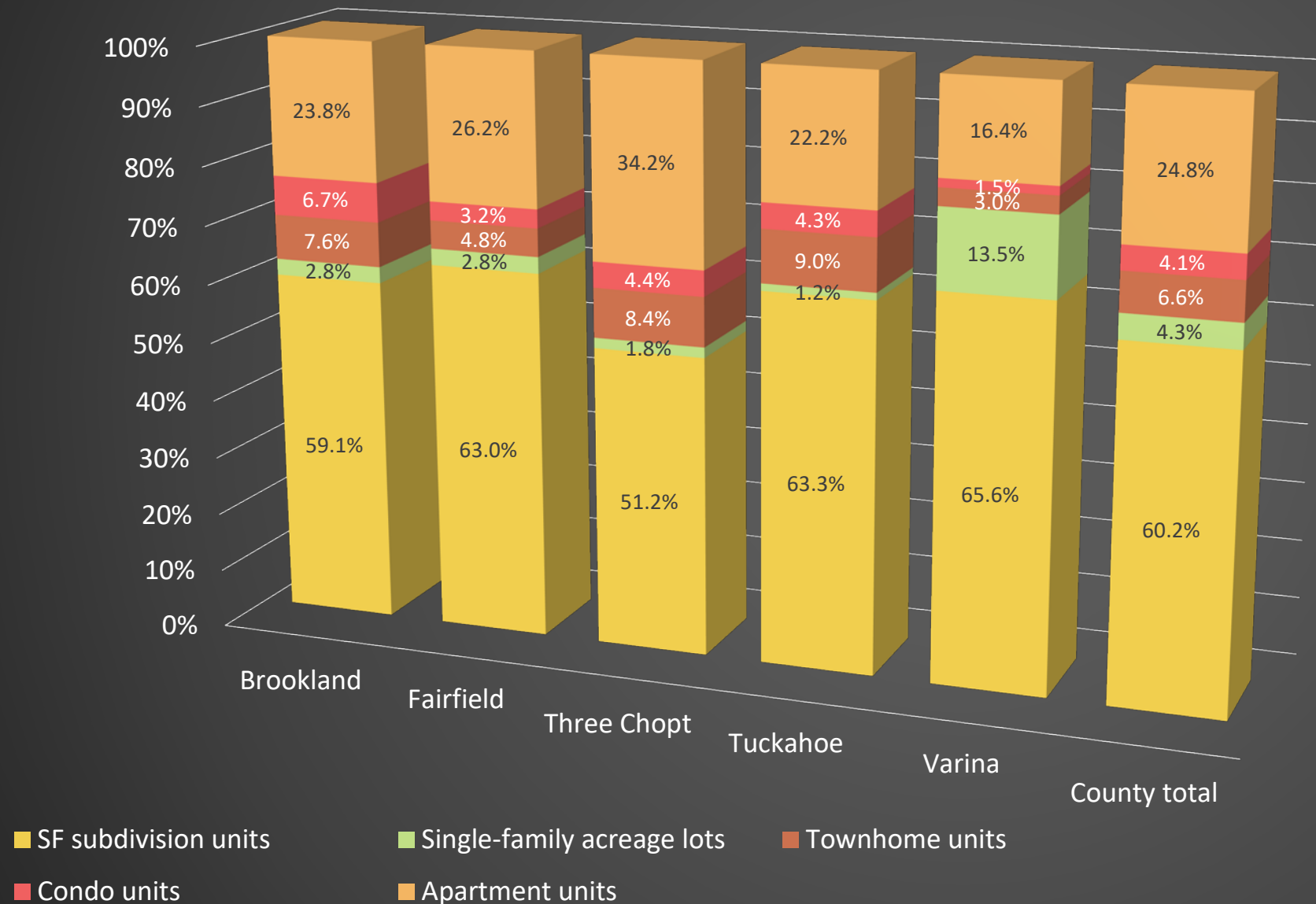
*Whatever good things
we build end up
building us.*

~Jim Rohn

Residential Units by Type and Year Built



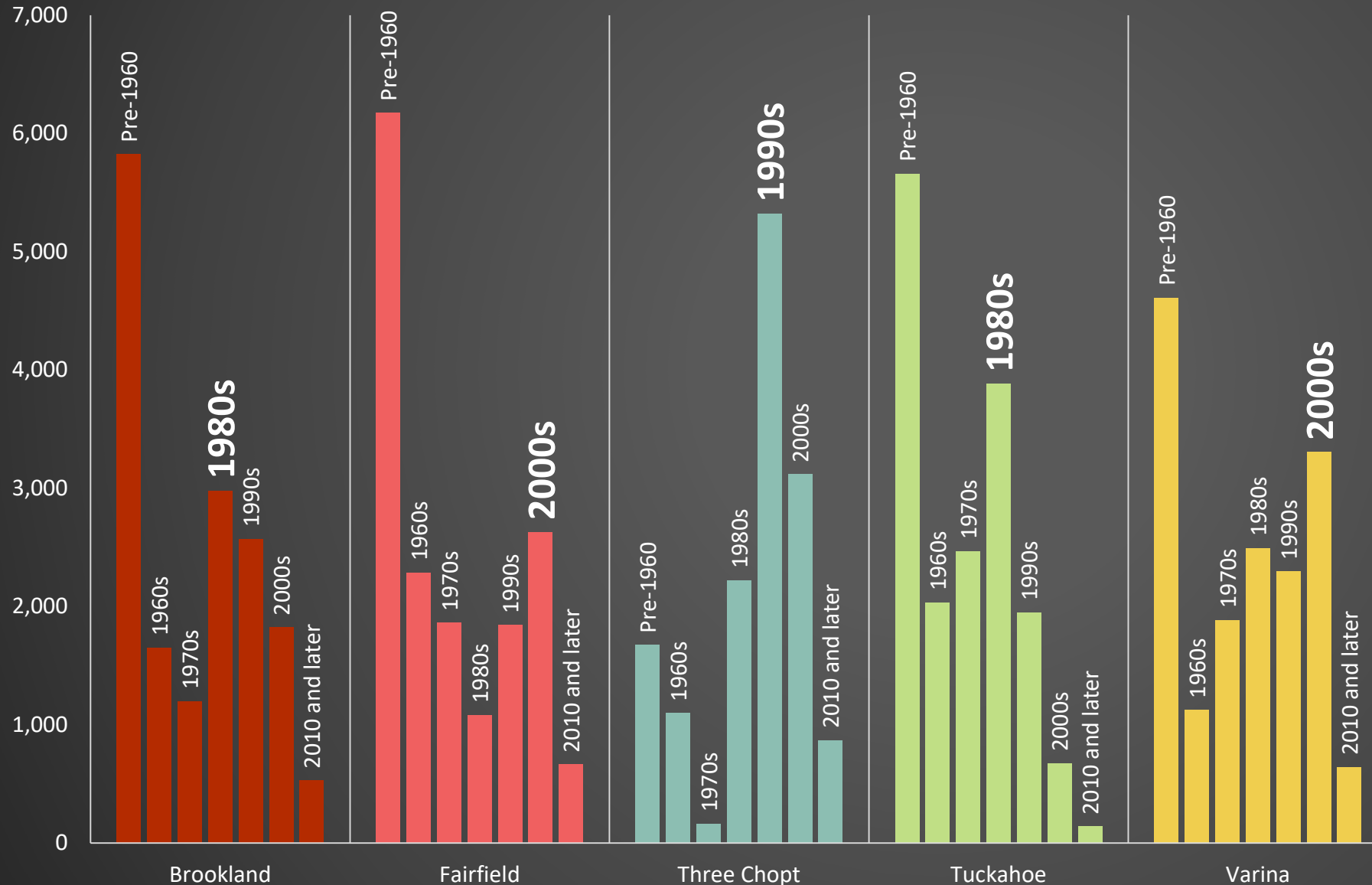
Existing Housing Stock



Homeownership by District:

- Varina had the highest share of owner-occupied housing in 2015
- Three Chopt had the largest renting share of households
- Brookland's rent/own ratio was closest to that of the county overall

Single-Family Subdivision Homes by District and Year Built



Post 1960 Highs

Brookland – 1980's

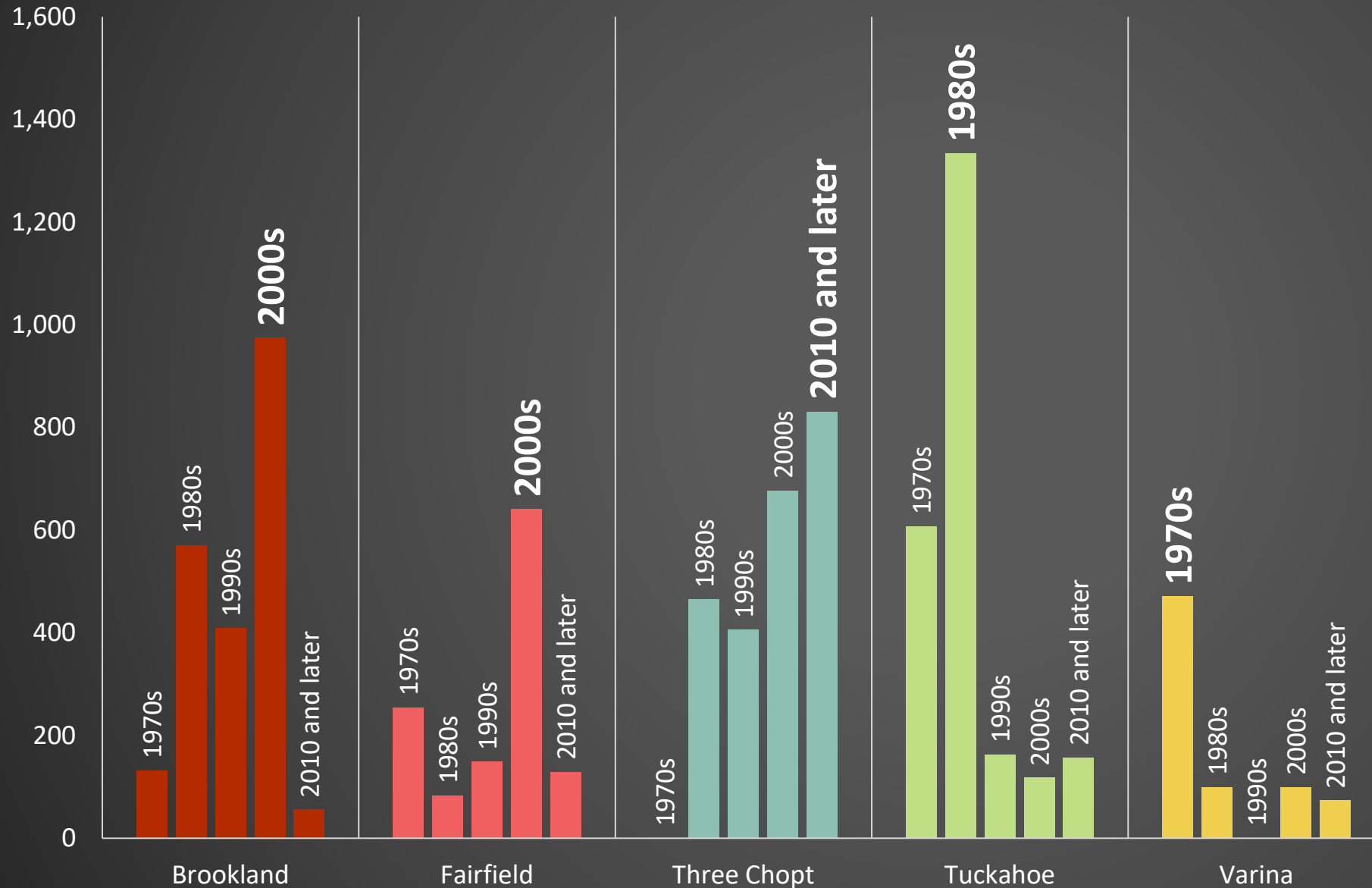
Fairfield – 2000's

Three Chopt – 1990's

Tuckahoe – 1980's

Varina – 2000's

Townhomes by District and Year Built



Post 1970 Highs

Brookland – 2000's

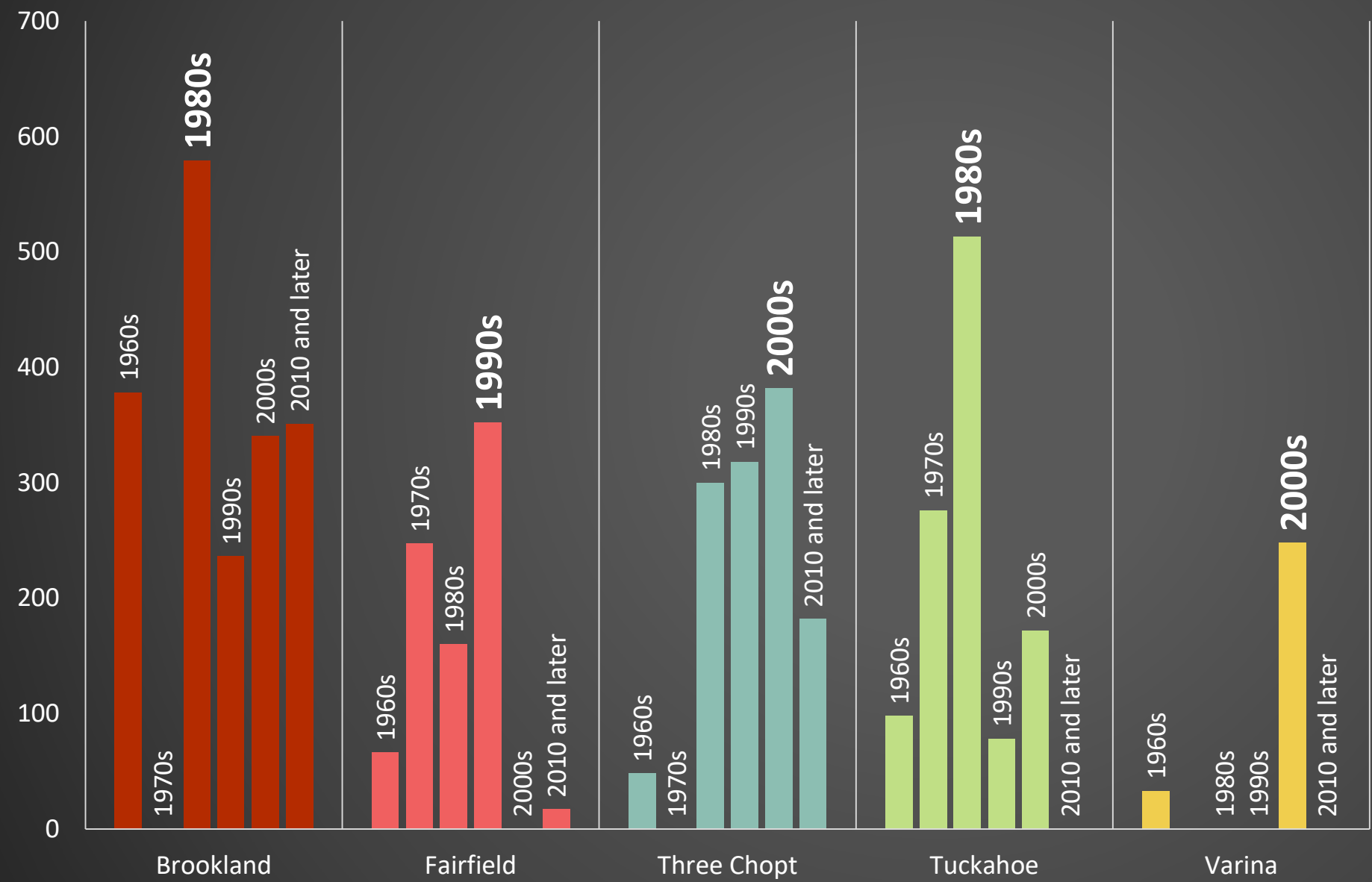
Fairfield – 2000's

Three Chopt – 2010's

Tuckahoe – 1980's

Varina – 1970's

Condos by District and Year Built



Post 1960 Highs

Brookland – 1980’s

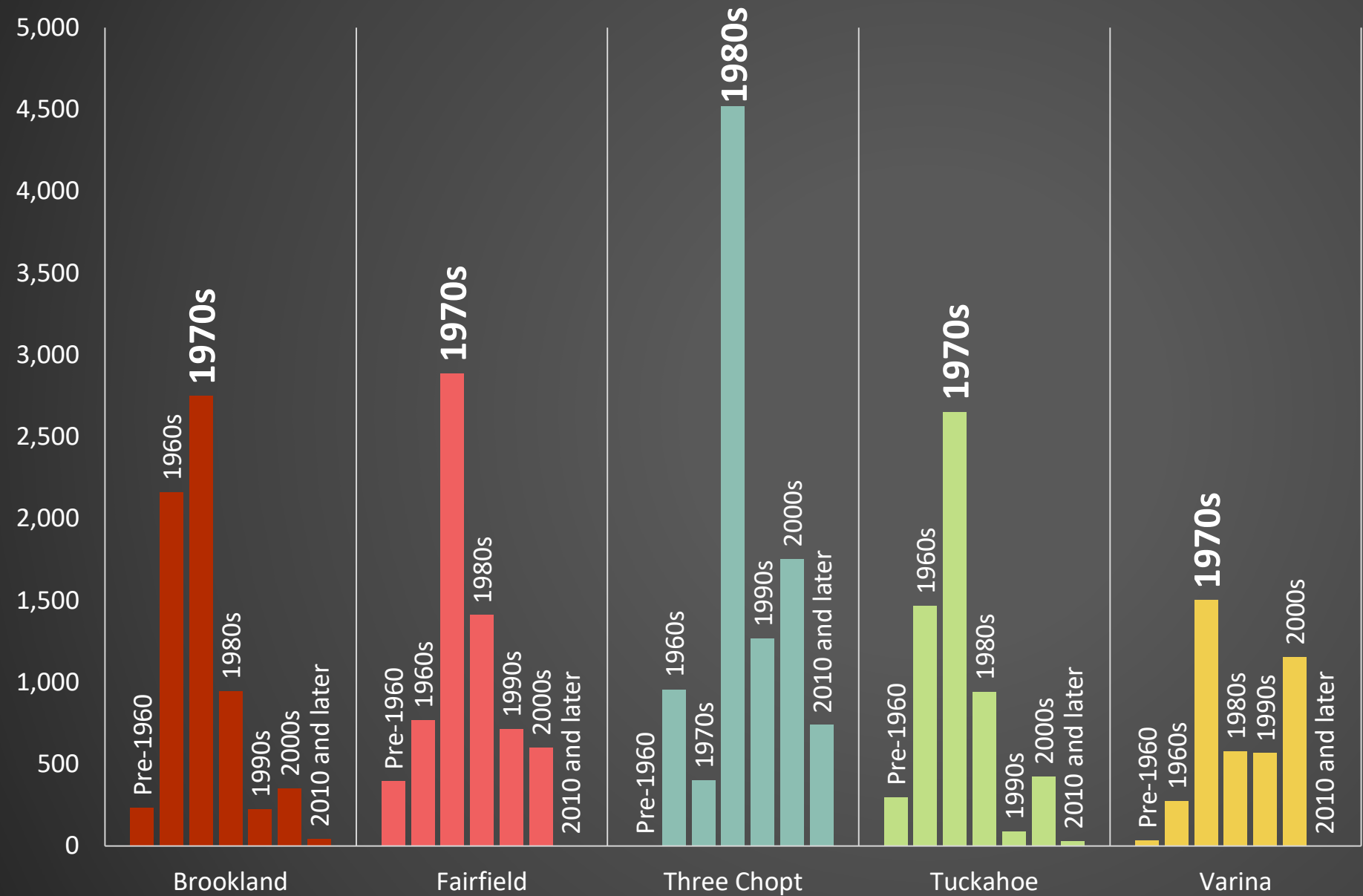
Fairfield – 1990’s

Three Chopt – 2000’s

Tuckahoe – 1980’s

Varina – 2000’s

Apartments by District and Year Built



Post 1960 Highs

Brookland – 1970's

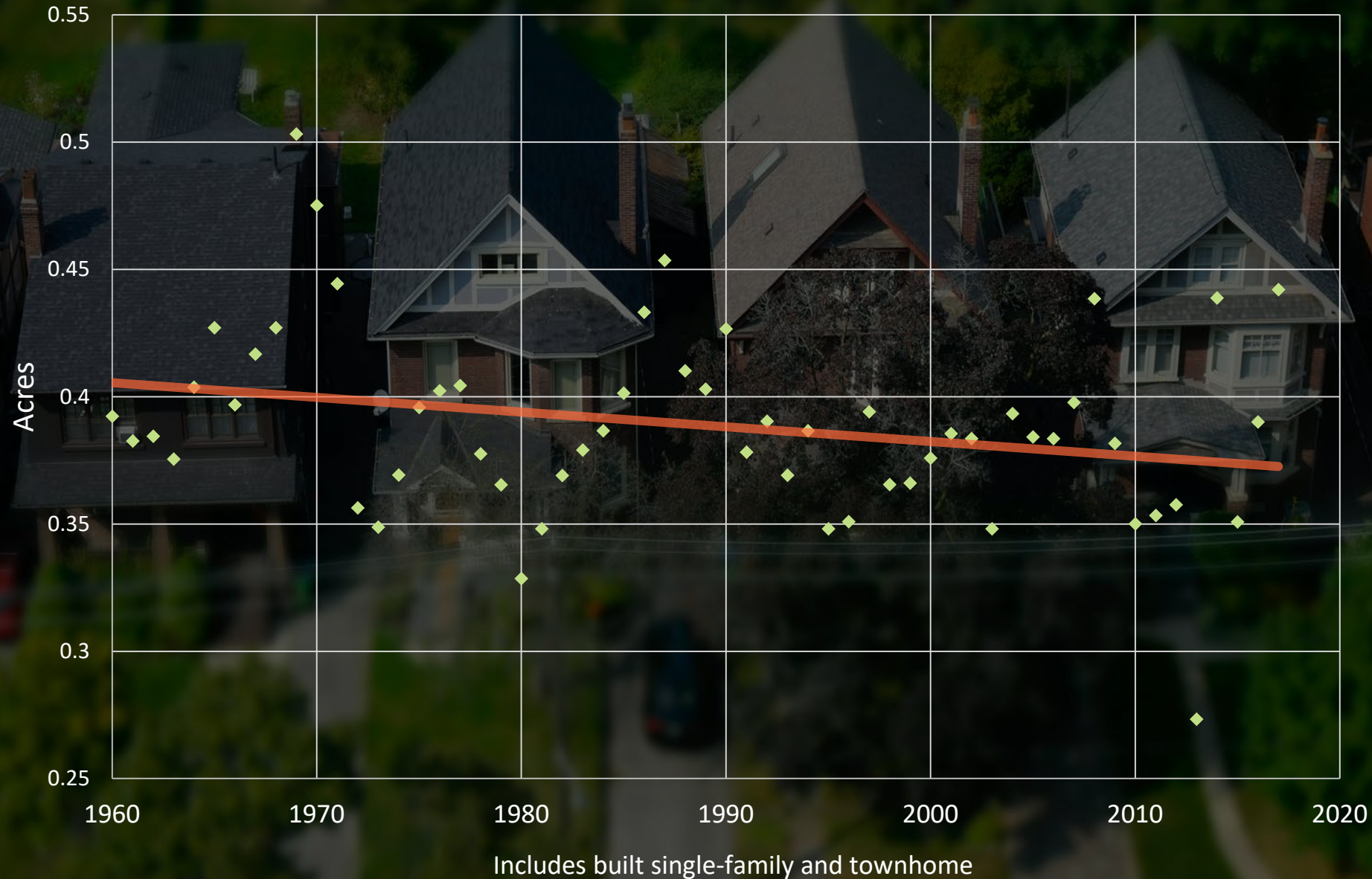
Fairfield – 1970's

Three Chopt – 1980's

Tuckahoe – 1970's

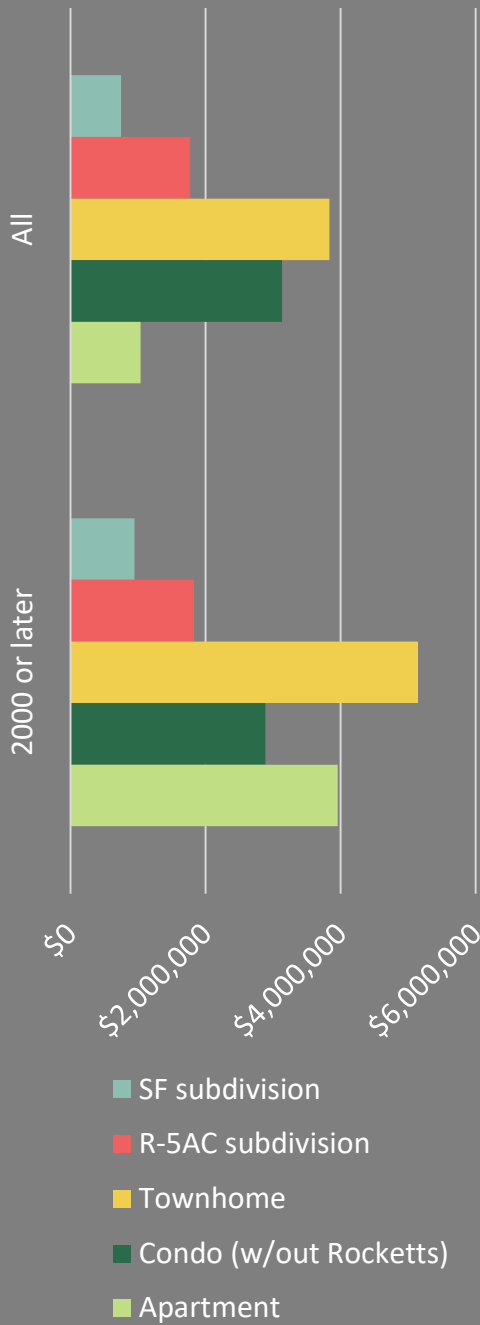
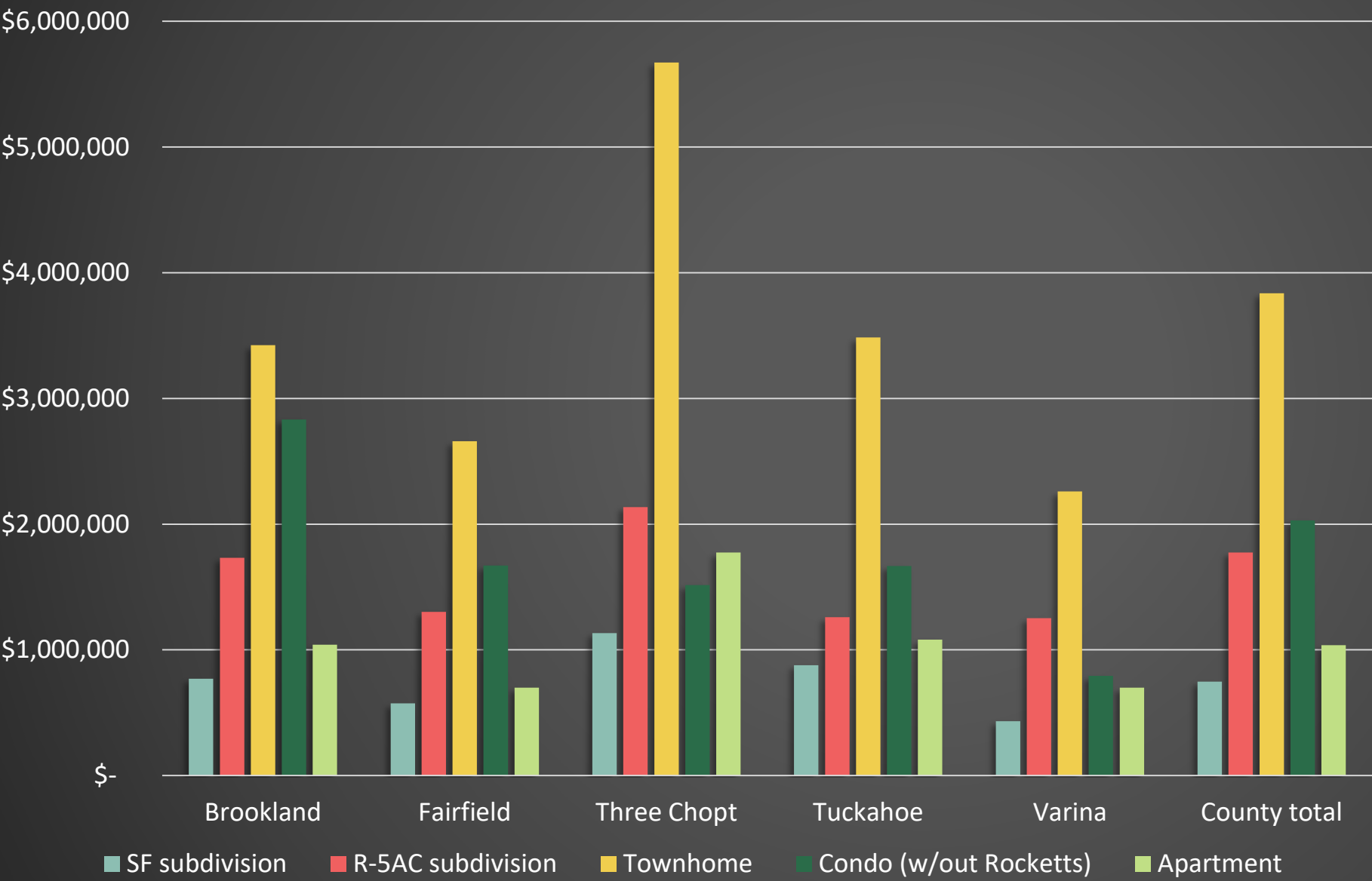
Varina – 1970's

Average Lot Size Over Time

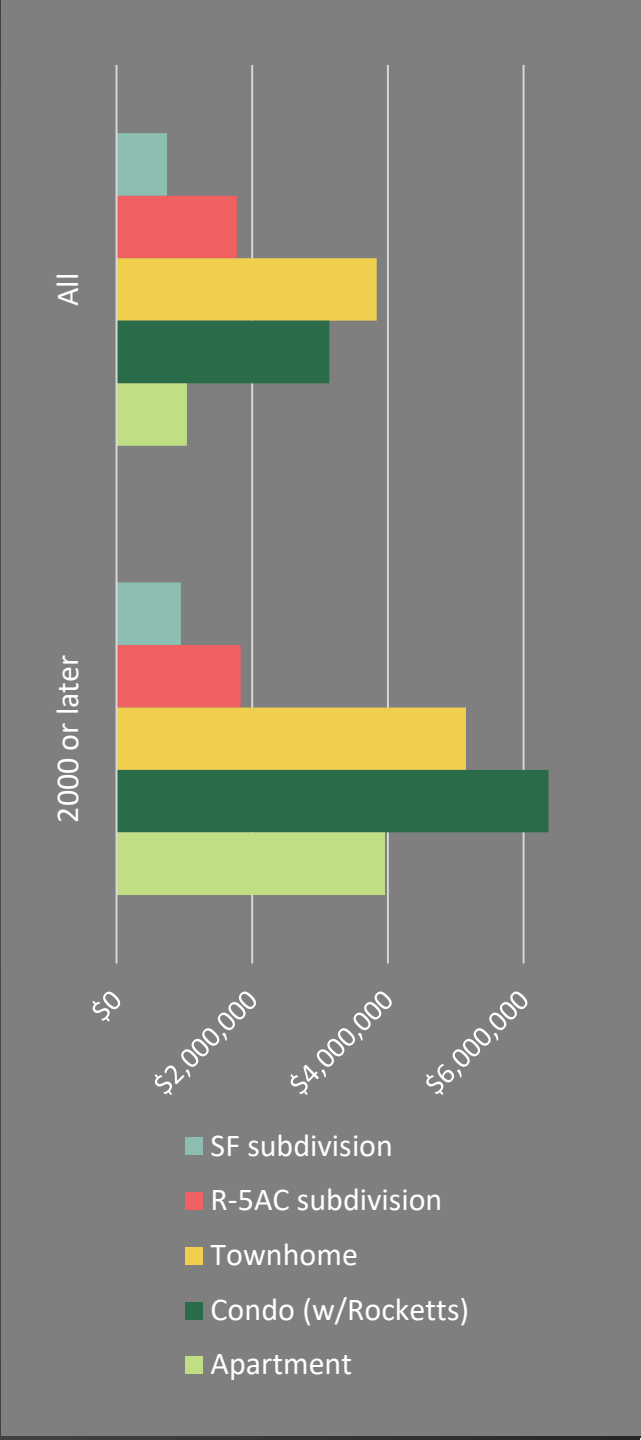
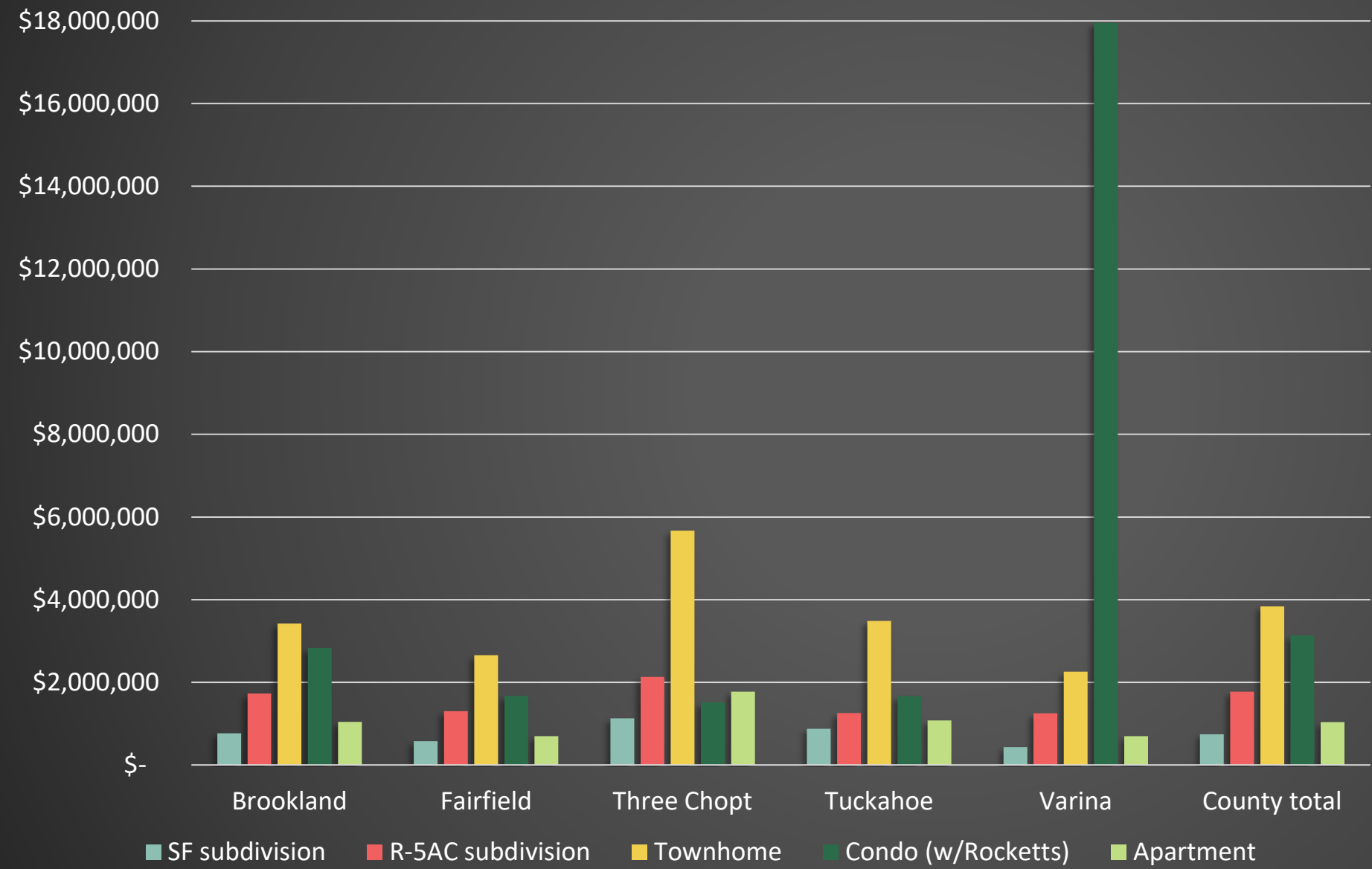


The average subdivision lot size decreased by 11.5% from the 1960s to the current decade, from 0.41 to 0.36 acres.

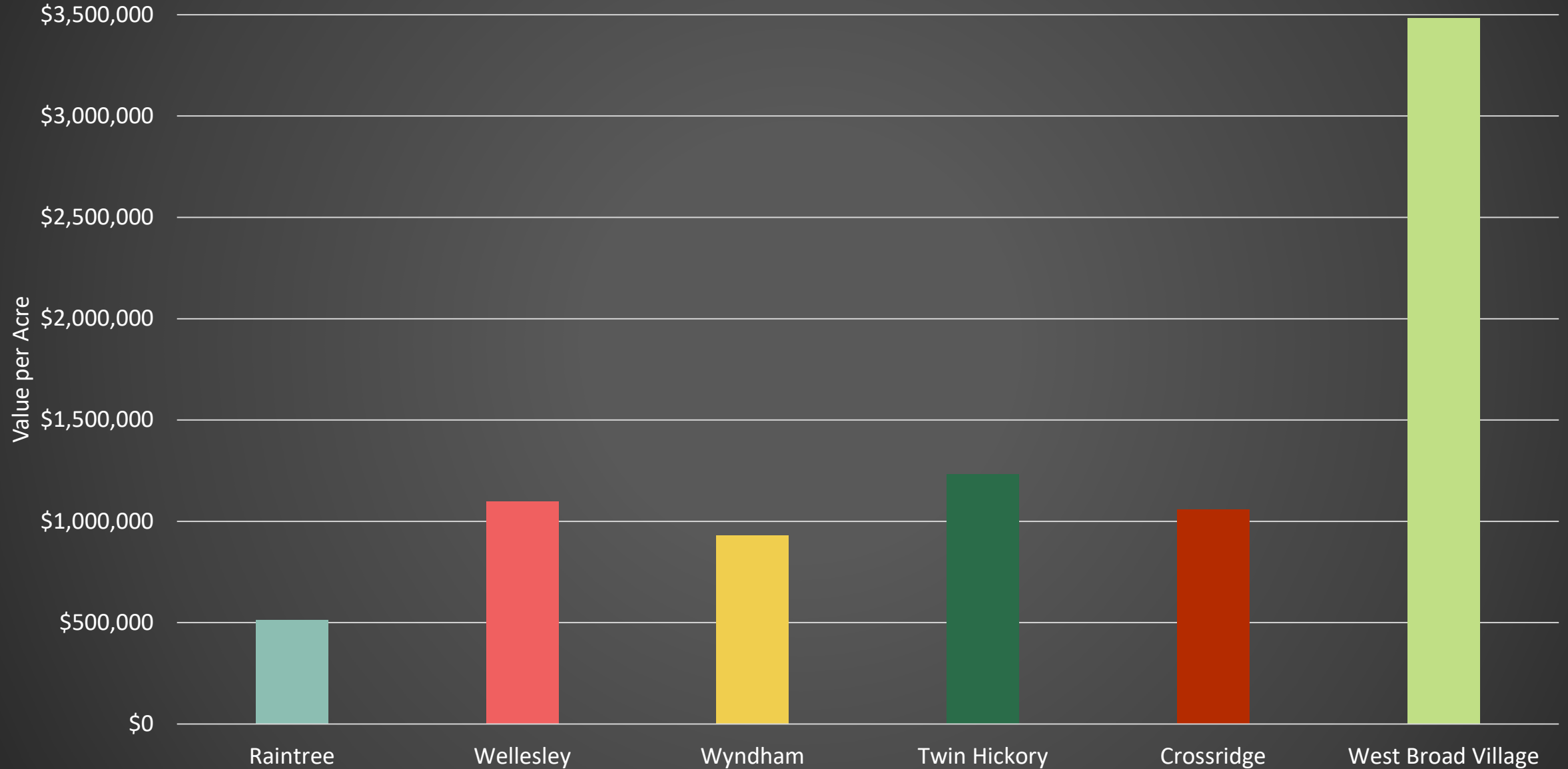
Average Value per Acre by Type (w/out Rocketts)



Average Value per Acre by Type (w/Rocketts)



Urban Mixed Use vs. Other Residential Projects



Comparison of Development Values

West Broad Village
Wyndham

Assessed Value

\$3,849,590/acre

\$930,015/acre

Grayson Hill
Riverlake Colony

\$2,026,120/acre

\$838,451/acre

Laurel Lake Condos
Villages at West Laurel (Apartments)

\$1,210,299/acre

\$1,078,549/acre

Dominion Townes
Hillcrest Farms

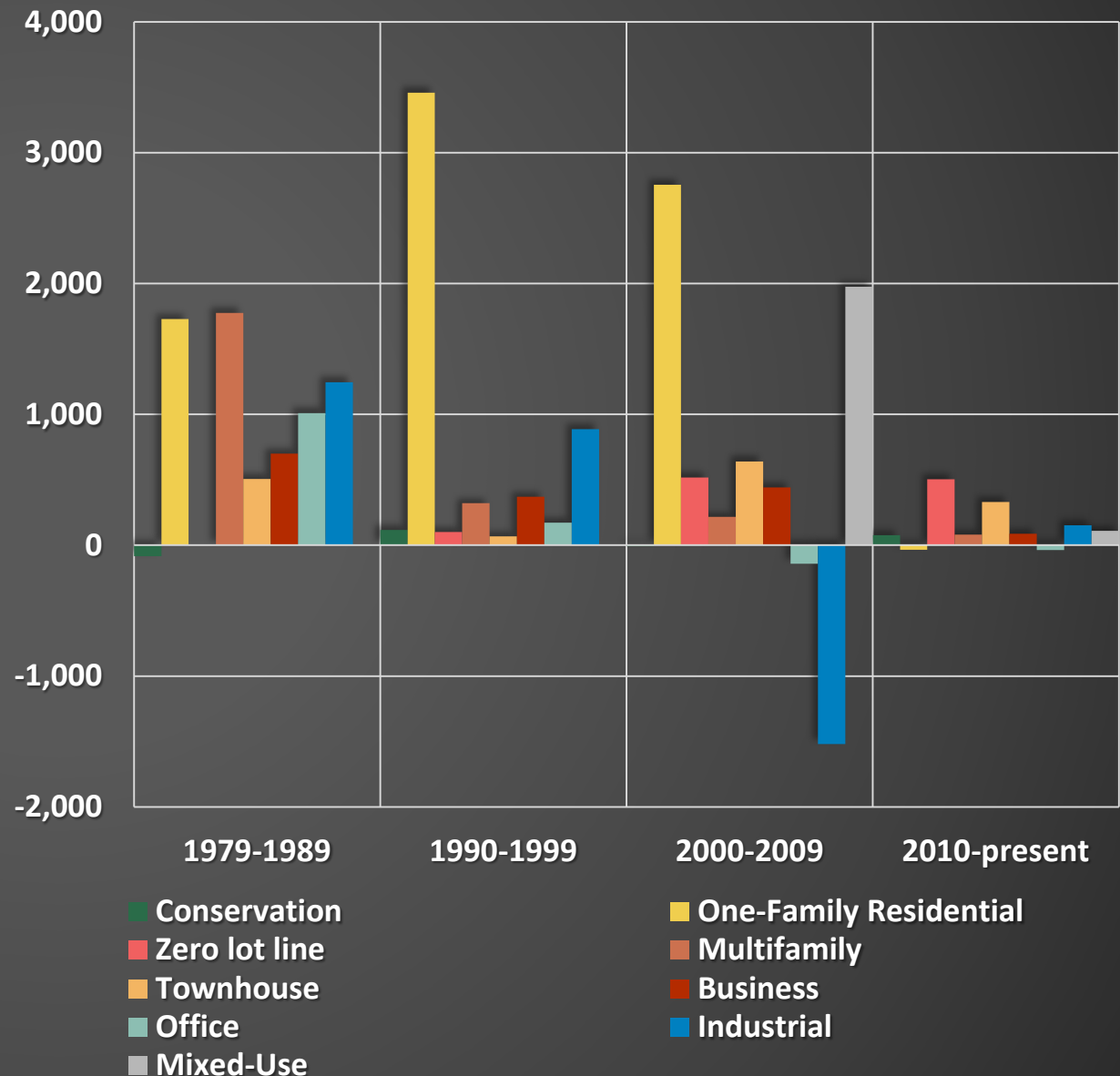
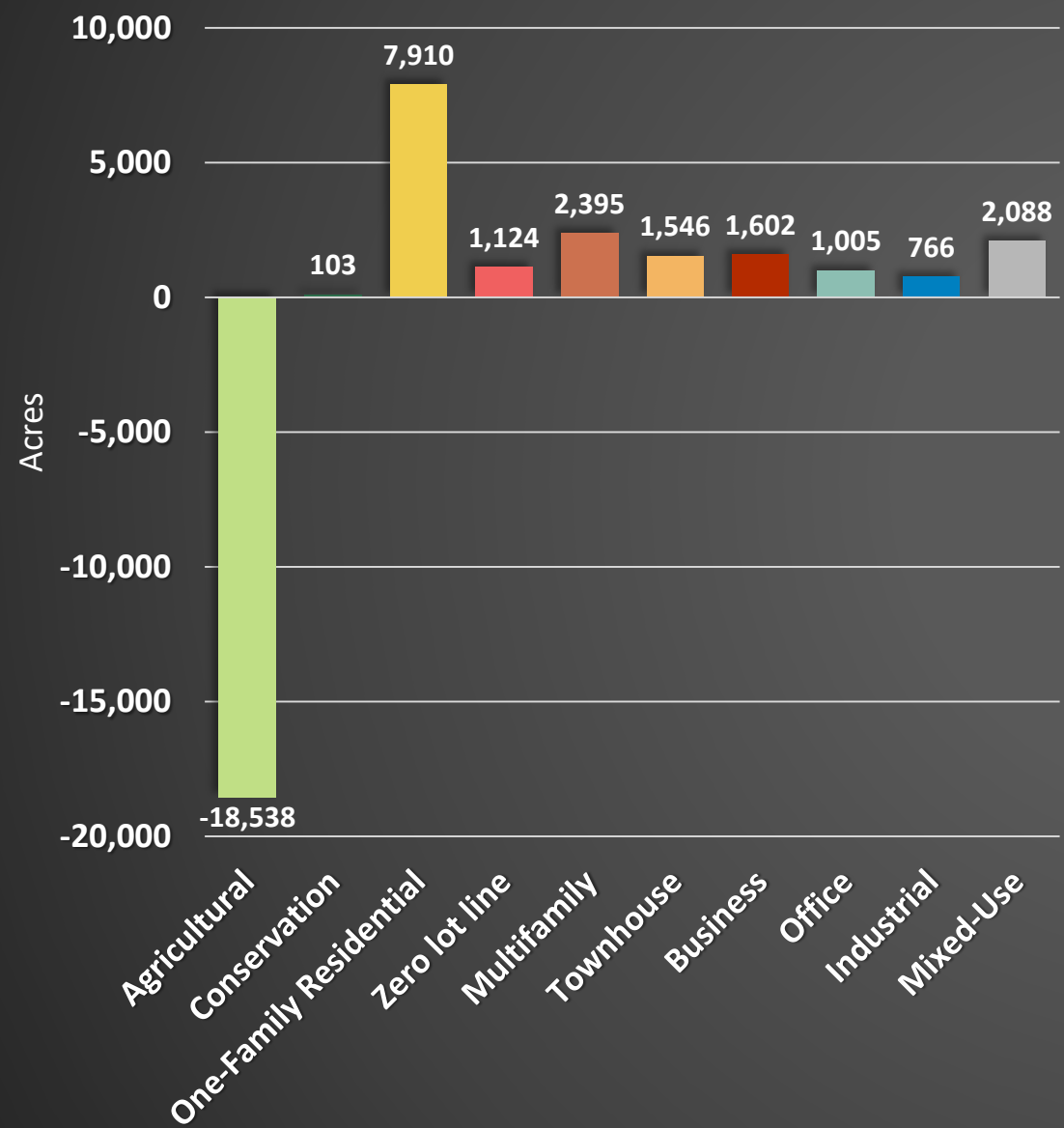
\$1,030,747/acre

\$600,354/acre

Benefits of Mixed-Use
Development

- Shared Parking
- Increased Value
- Housing Diversity
- Maximize Tax Base
- Focuses
Development
- Shared
Infrastructure
- Supports Transit

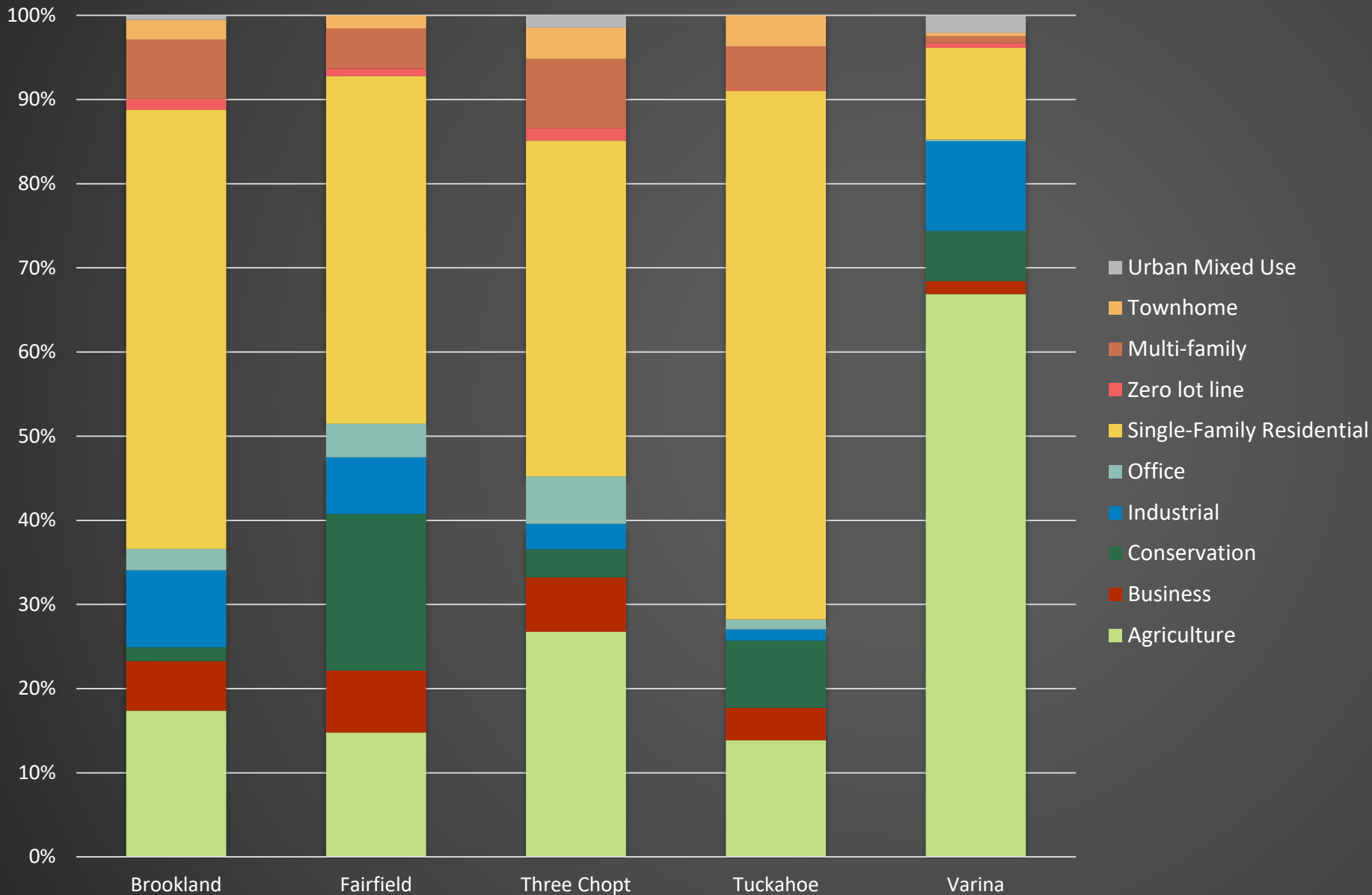
Rezoning Patterns – Net Acres by Category (1979-Present)



Rezoning Patterns – Residential Districts

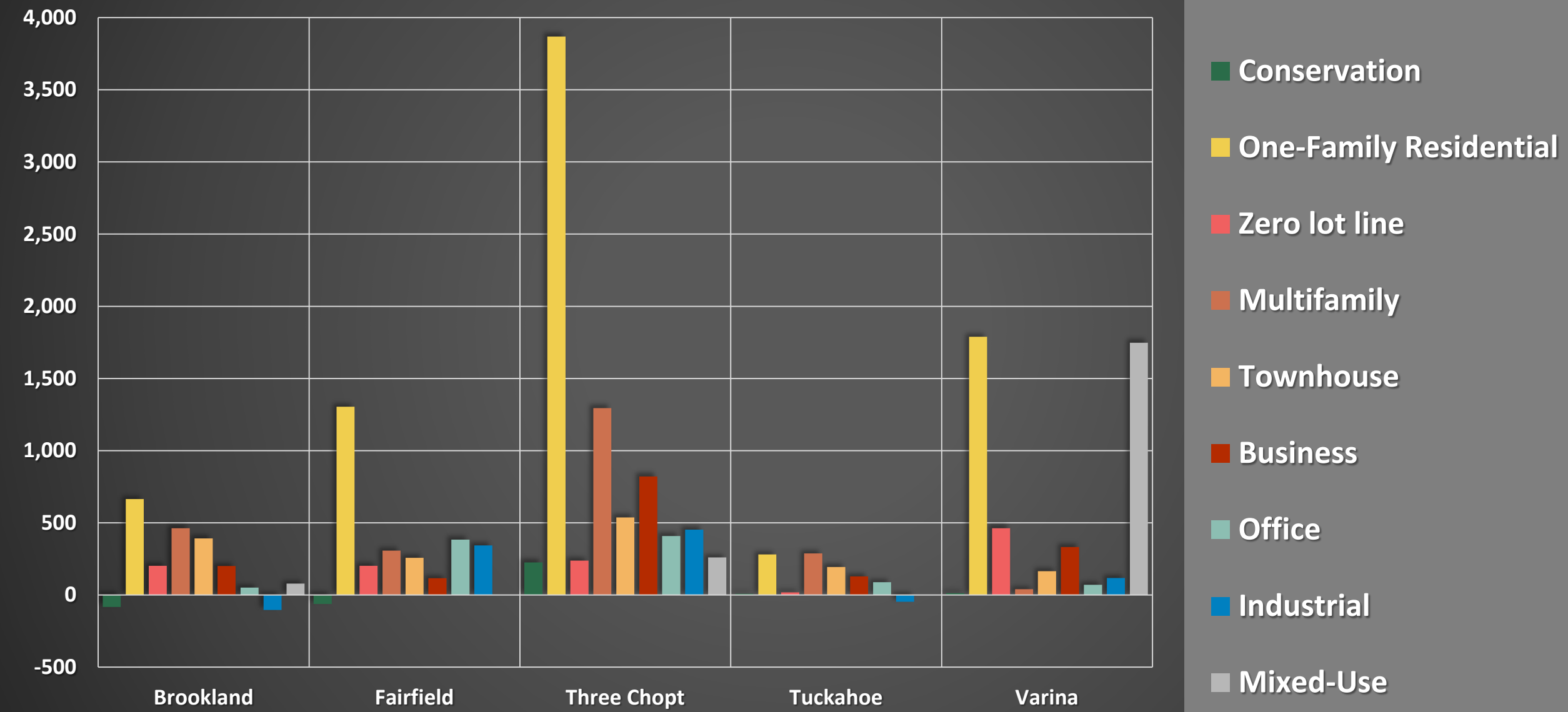


Zoning Composition of Magisterial Districts

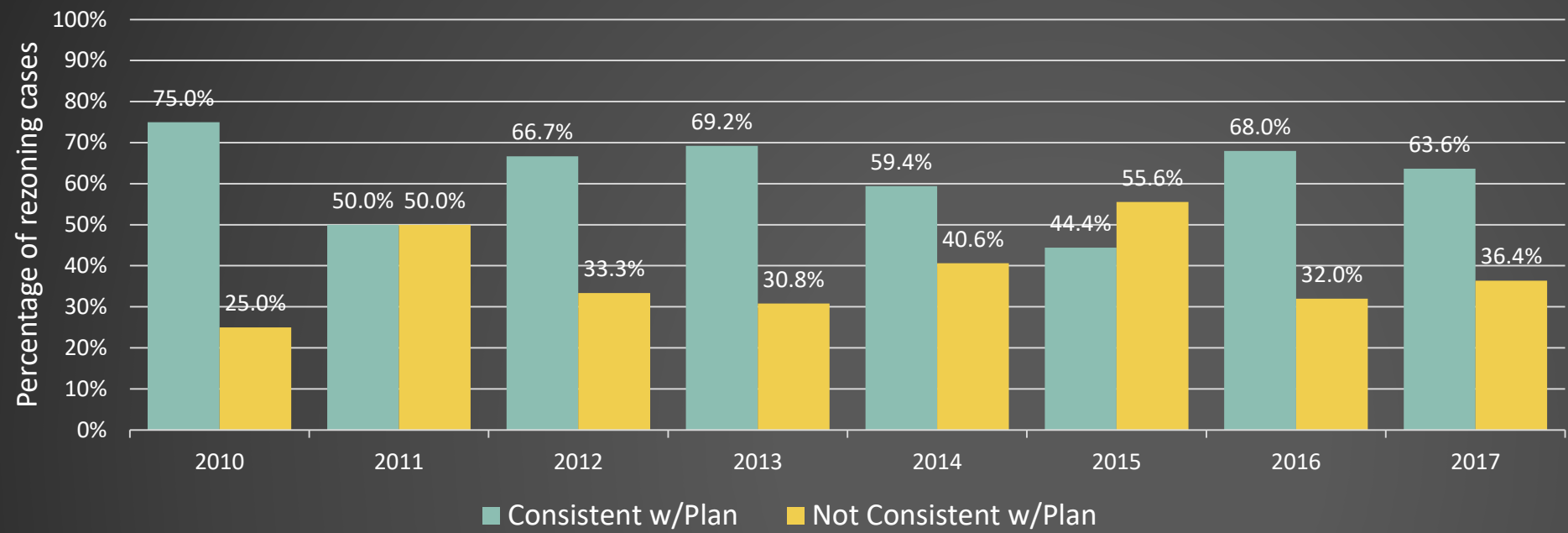


- Varina is still largely zoned A-1
- Tuckahoe is primarily zoned for single-family residential uses
- Three Chopt, while primarily zoned single-family, also has the largest shares of zero lot line, multi-family, and townhome zoning

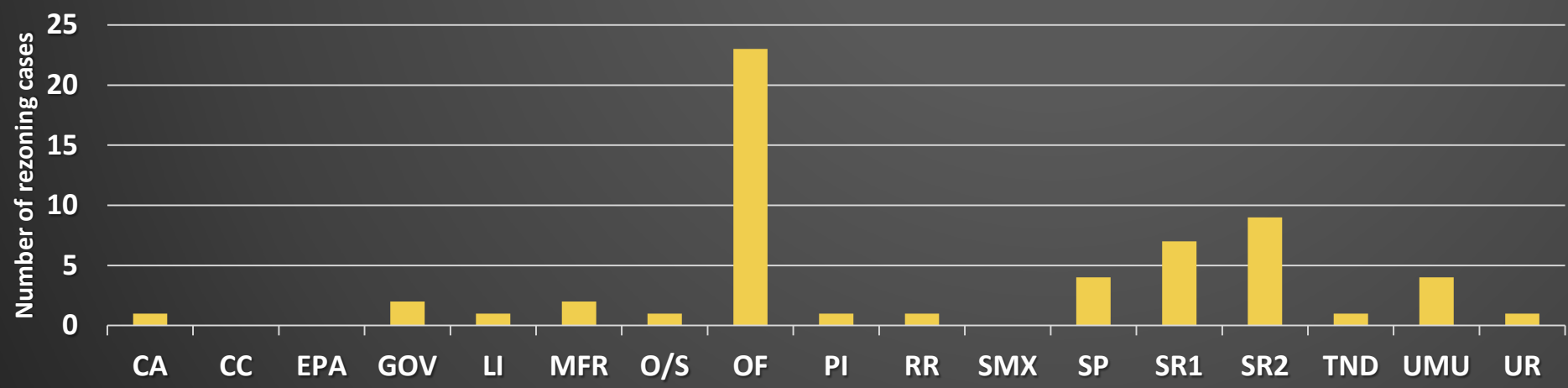
Net Rezoned Acreage by District since 1979 (No A-1)



Rezoning Case Consistency with 2026 Comprehensive Plan



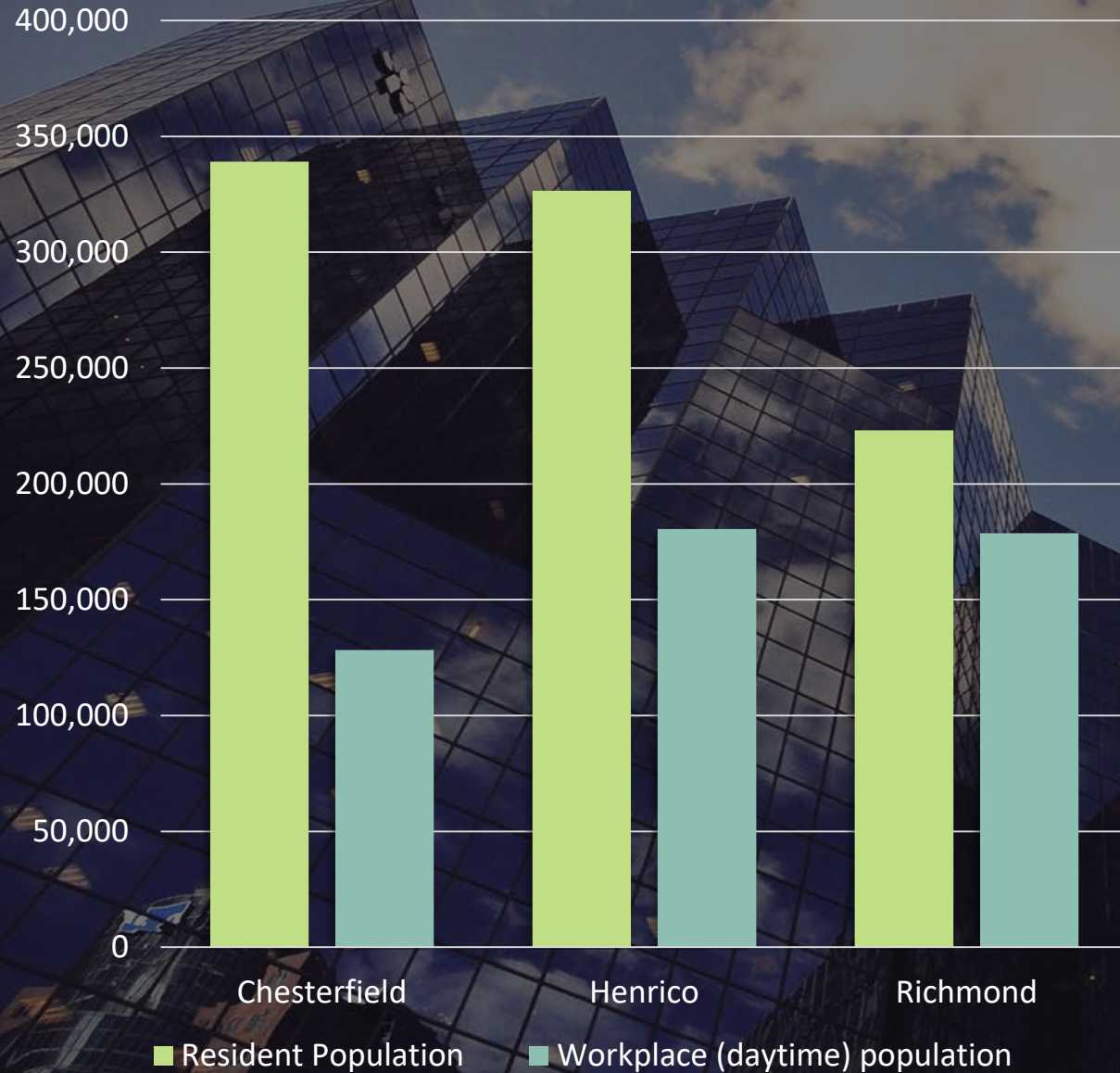
Cases Not Consistent with 2026 Plan by Recommended Future Land Use



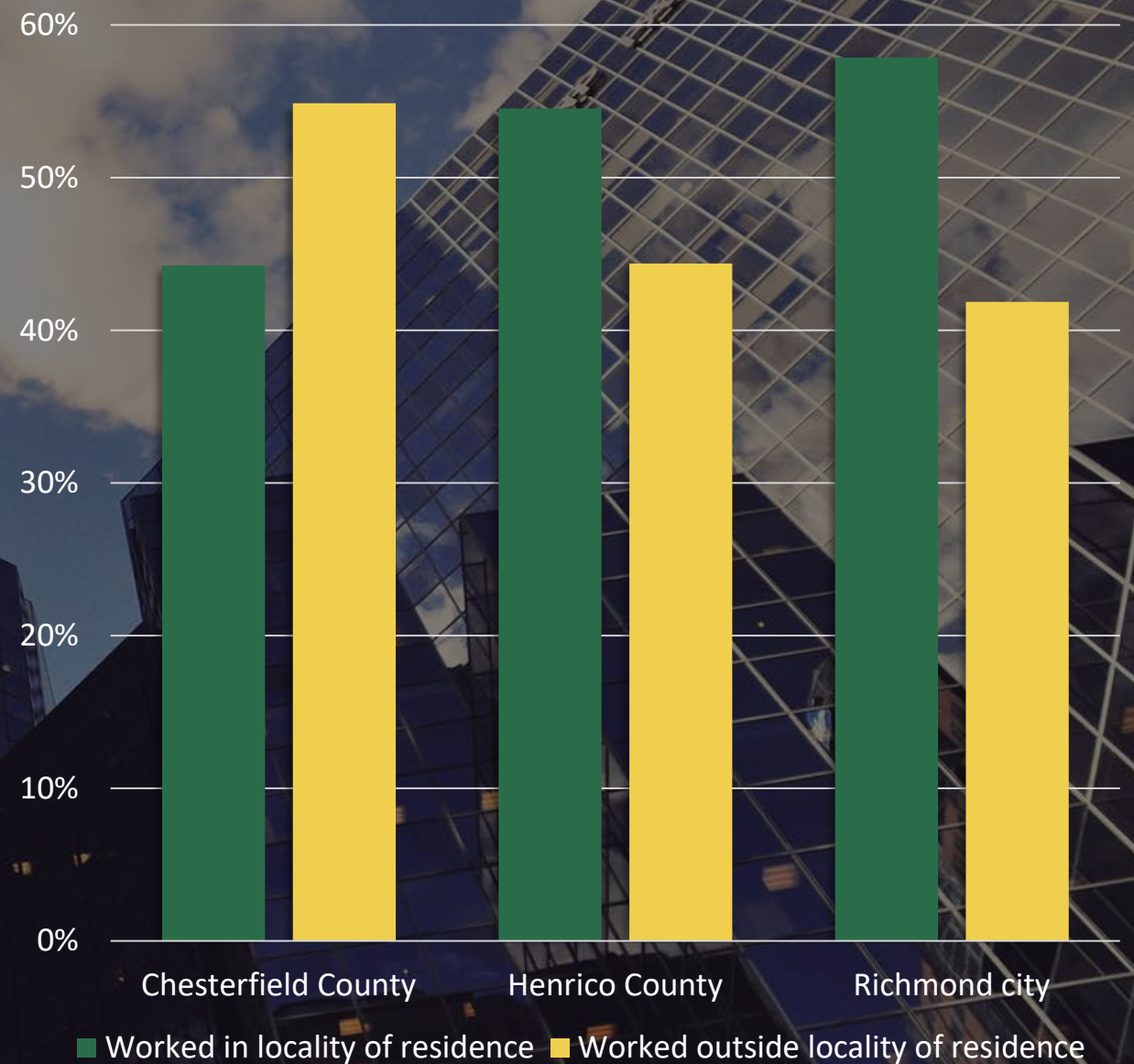
- Total cases per year:*
- 2010 4
- 2011 16
- 2012 15
- 2013 13
- 2014 31
- 2015 27
- 2016 25
- 2017 11**

**Total case count does not include proffer amendments*
***Through 6/30/2017*

Daytime Population

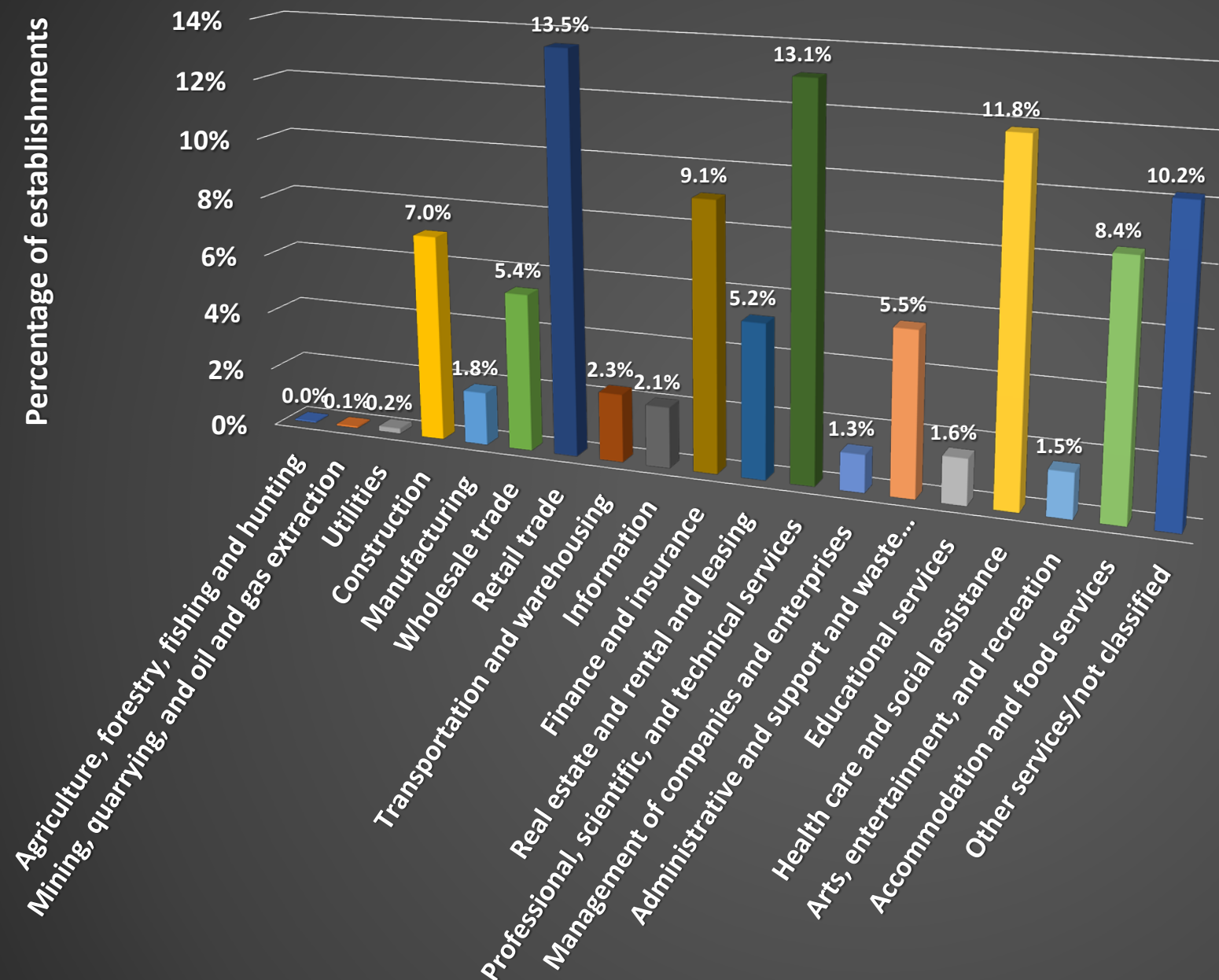


Place of Work



Source: US Census Bureau, 2016 ACS

Percentage of establishments

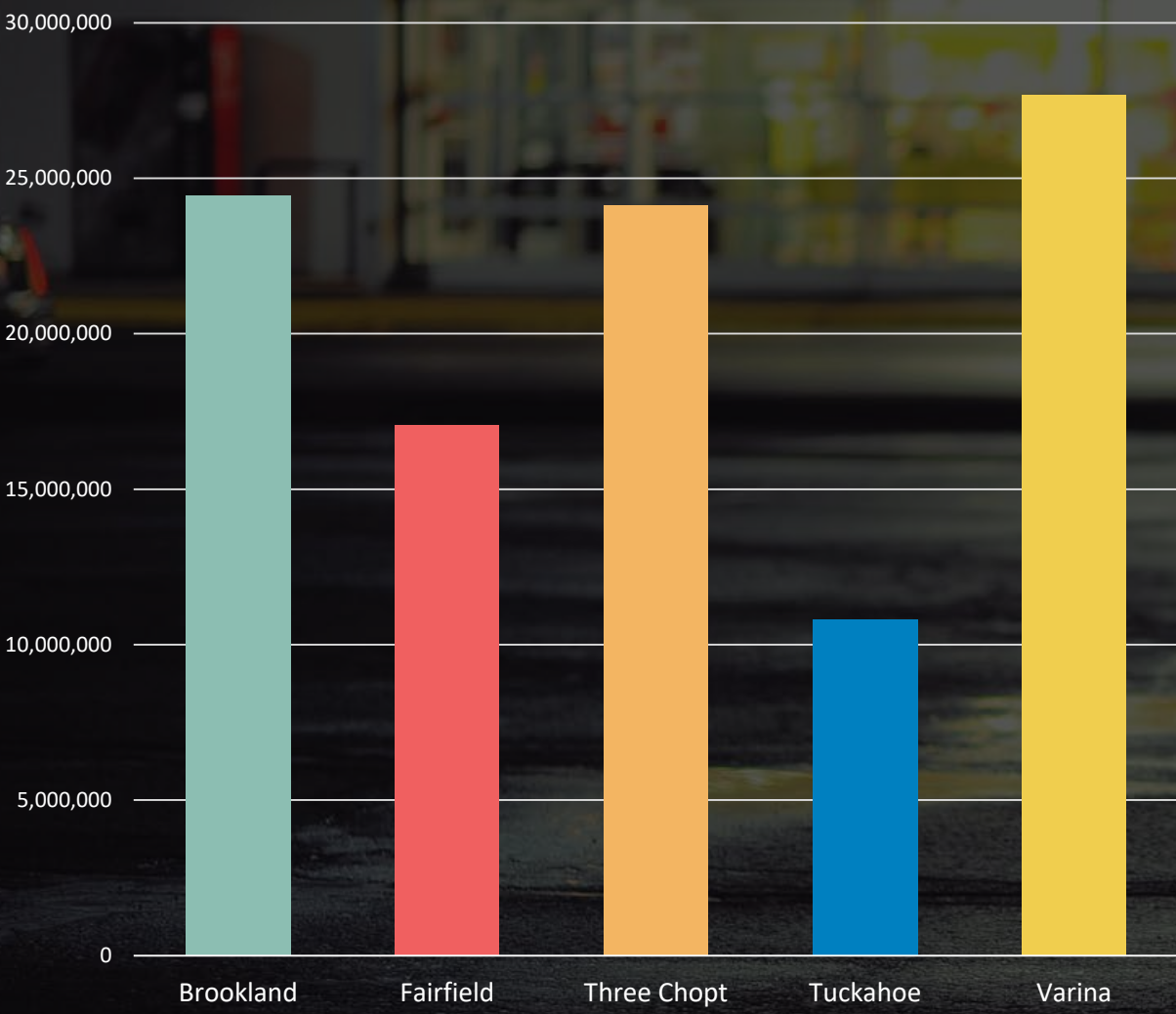


Henrico Industries

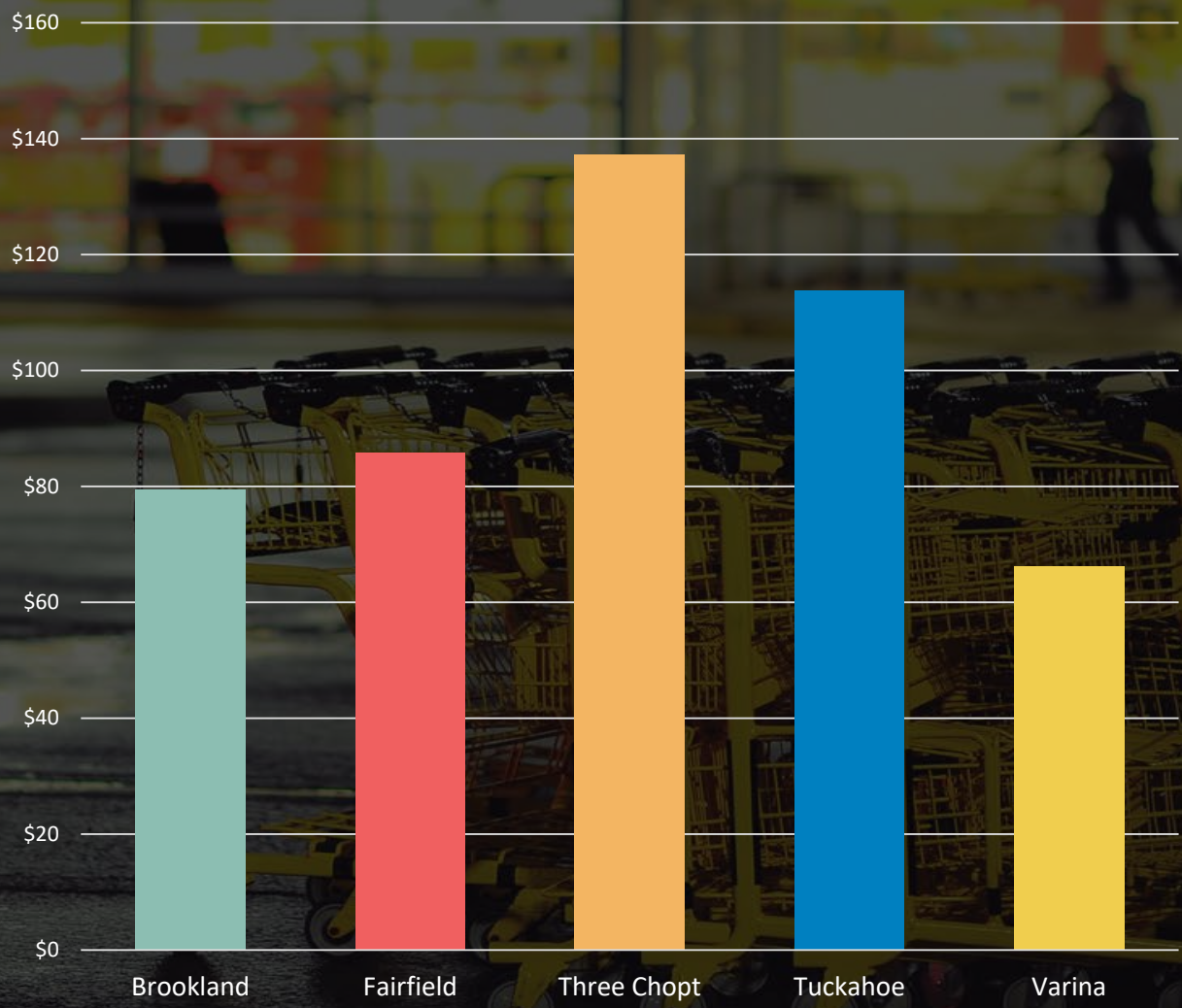
Henrico's Top 5 Industries, by number of establishments:

1. Retail trade
2. Professional, scientific, and technical services
3. Health care and social assistance
4. Other services/not classified
5. Finance and insurance

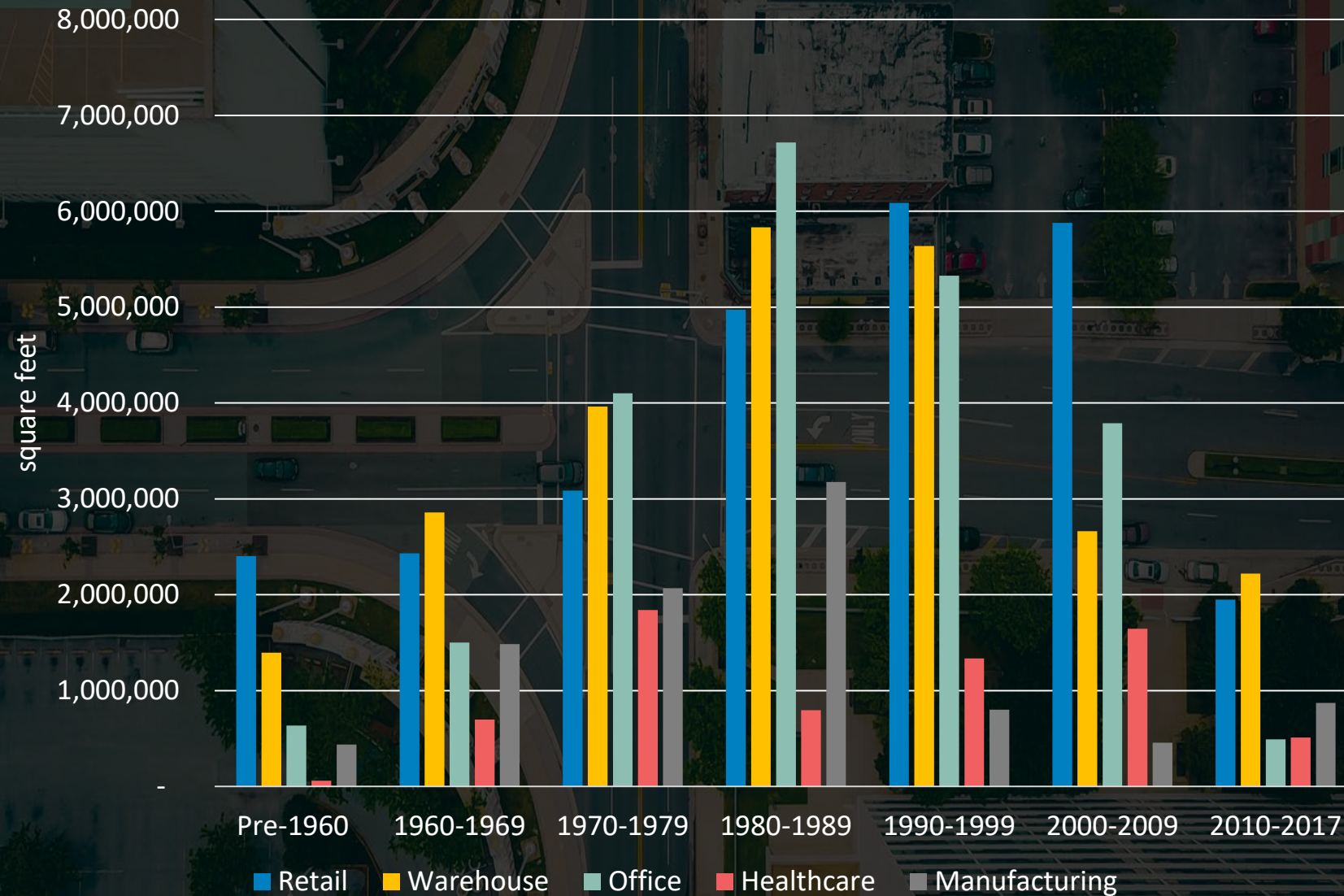
Non-Residential Building Area in Square Feet



Non-Residential Building Area Average Value per Square Foot



Non-Residential Building Area by Time Period Built



Post 1960 Highs

Retail—1990's & 2000's

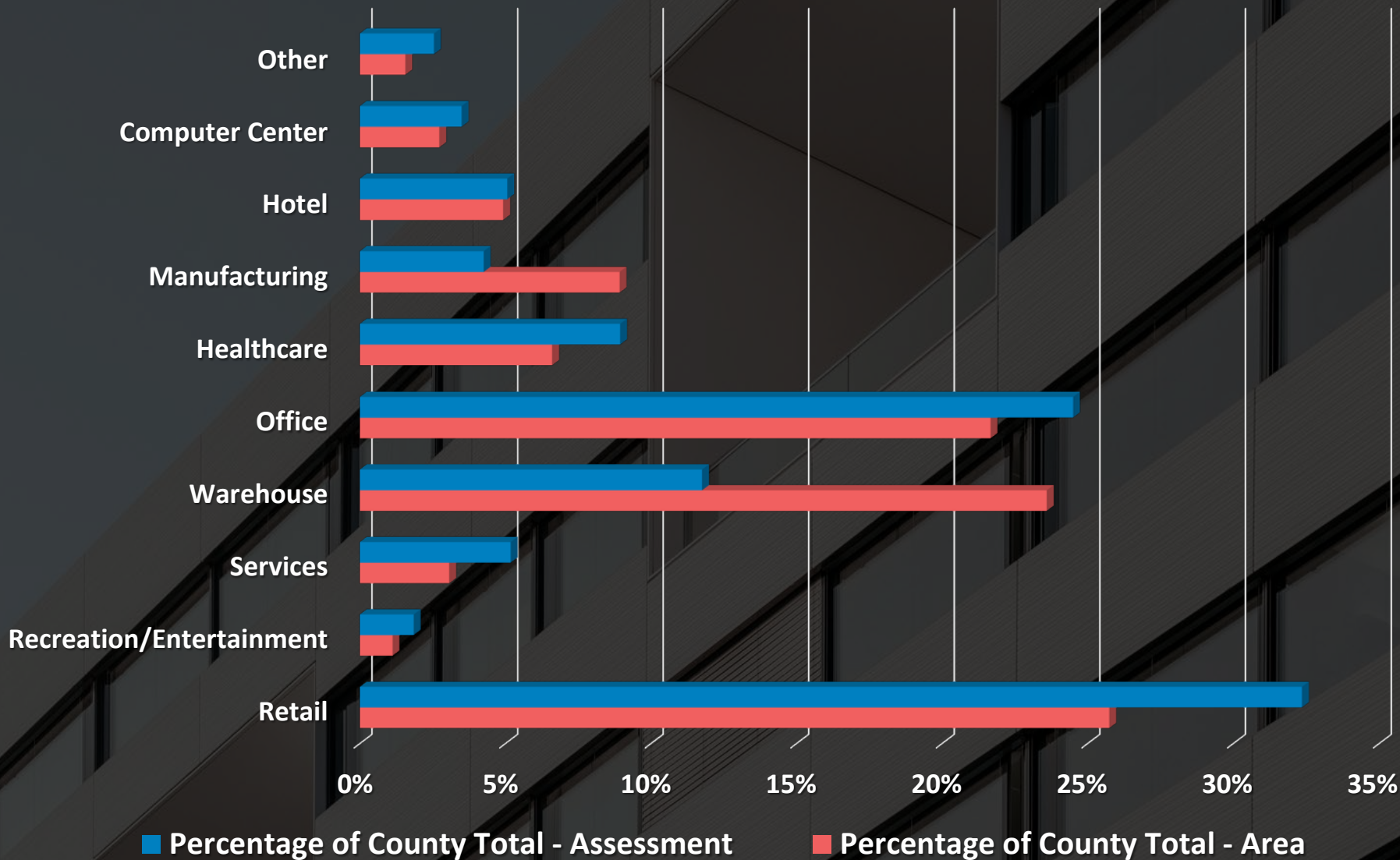
Warehouse—1980's & 1990's

Office—1980's

Healthcare—1970's & 2000's

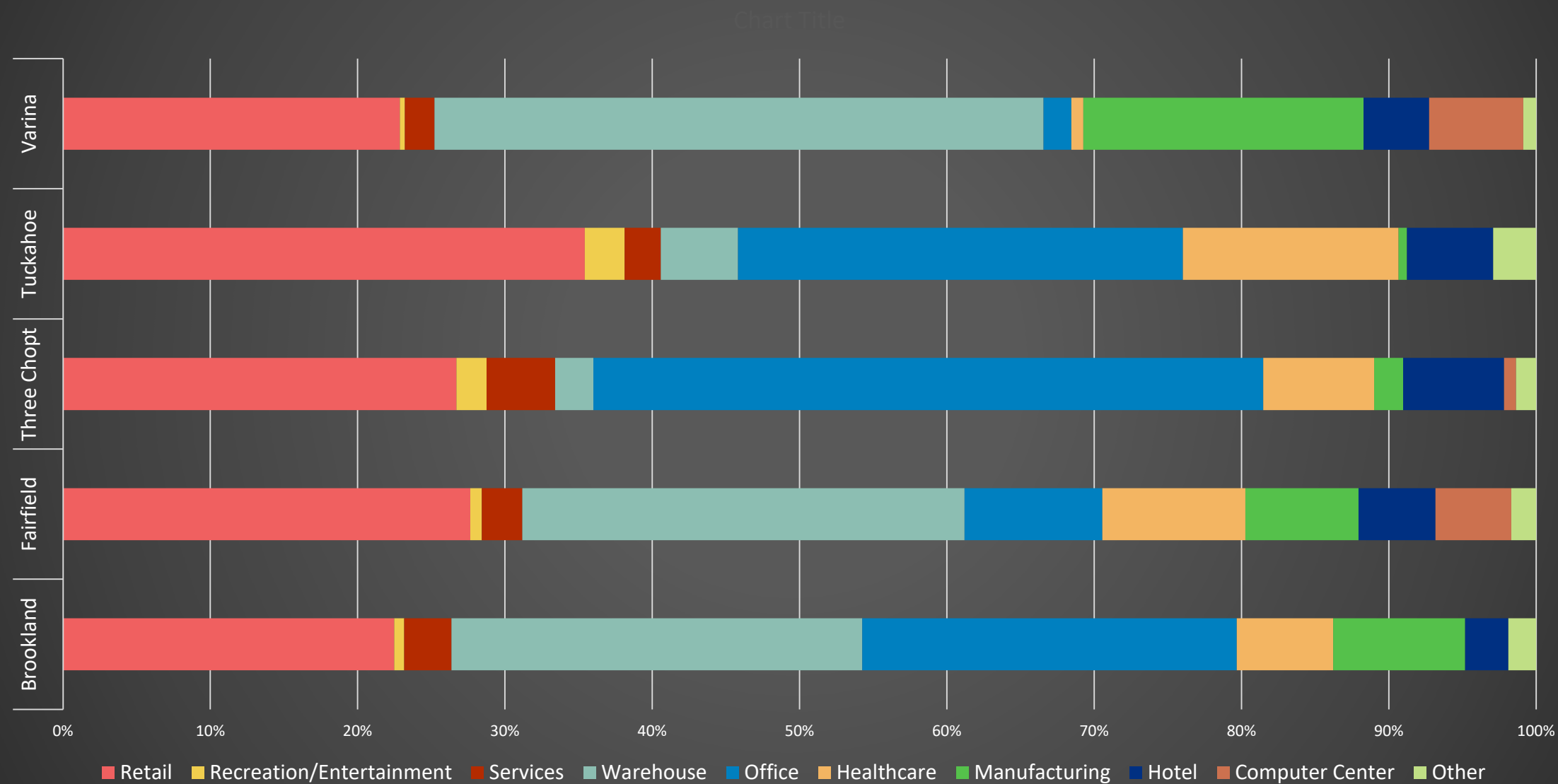
Manufacturing—1980's

Countywide Non-Residential Building Area and Assessment by Use Category



- Retail has the largest share of both the square footage and the assessed value.
- Warehouse and Manufacturing have a smaller share of assessment than of square footage.

Share of Non-Residential Building Area by Magisterial District



Broad Street Commercial Corridor

Existing square footage:

Retail/restaurant/service
uses:

11,931,740 sq. ft.

Office uses:

3,991,949 sq. ft.

Industrial uses:

130,463 sq. ft.

Leasable square footage:

Retail uses:


58,720 sq. ft.

Office uses:

475,770 sq. ft.

Industrial uses:

34,062 sq. ft.



2010 or later

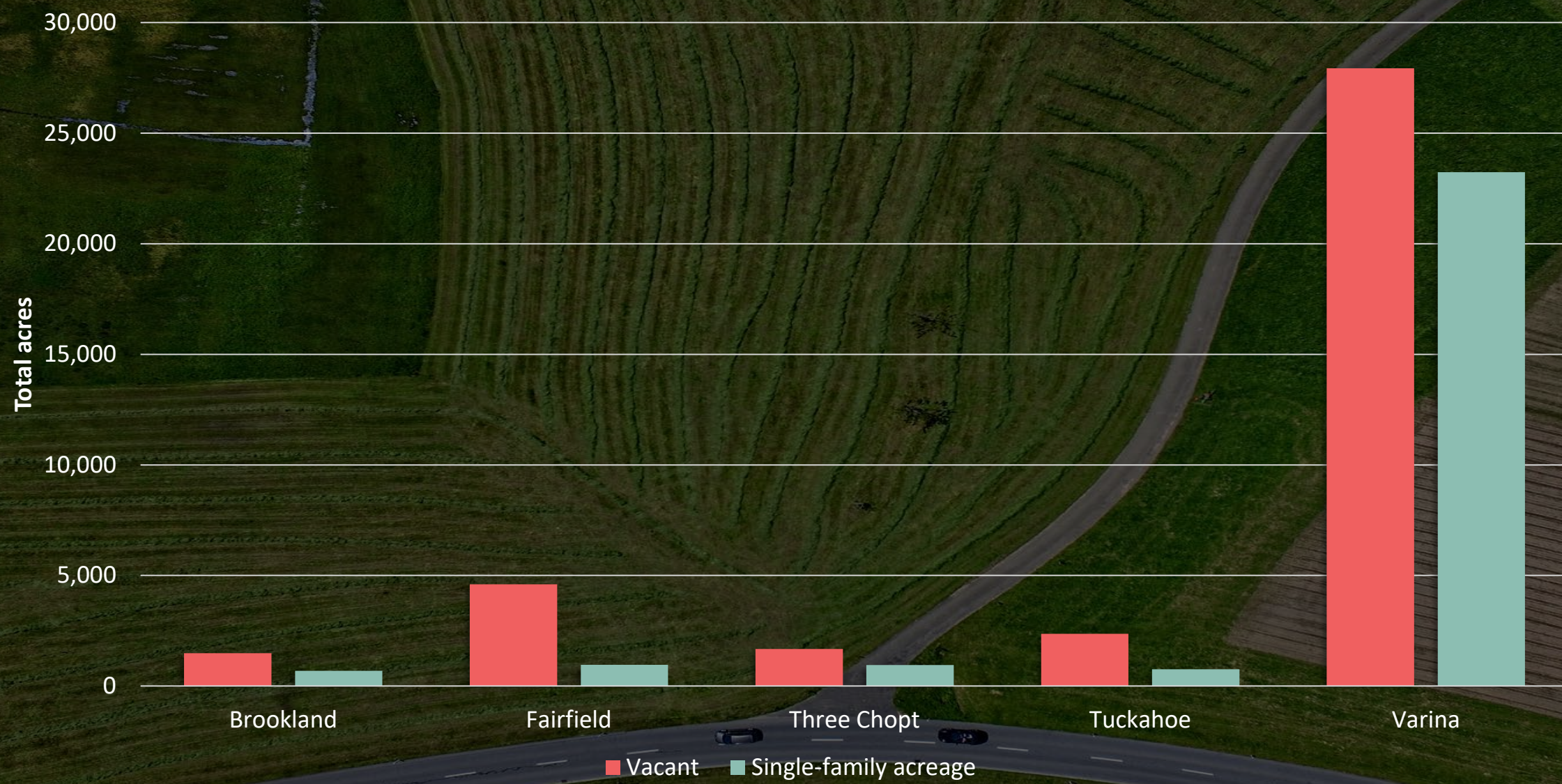
Broad Street Commercial Corridor

Mean year built: 1987
Oldest structure(s): 1938
Newest structure(s): 2017
Mean property value:
\$4,055,818
Mean value per acre:
\$1,560,103

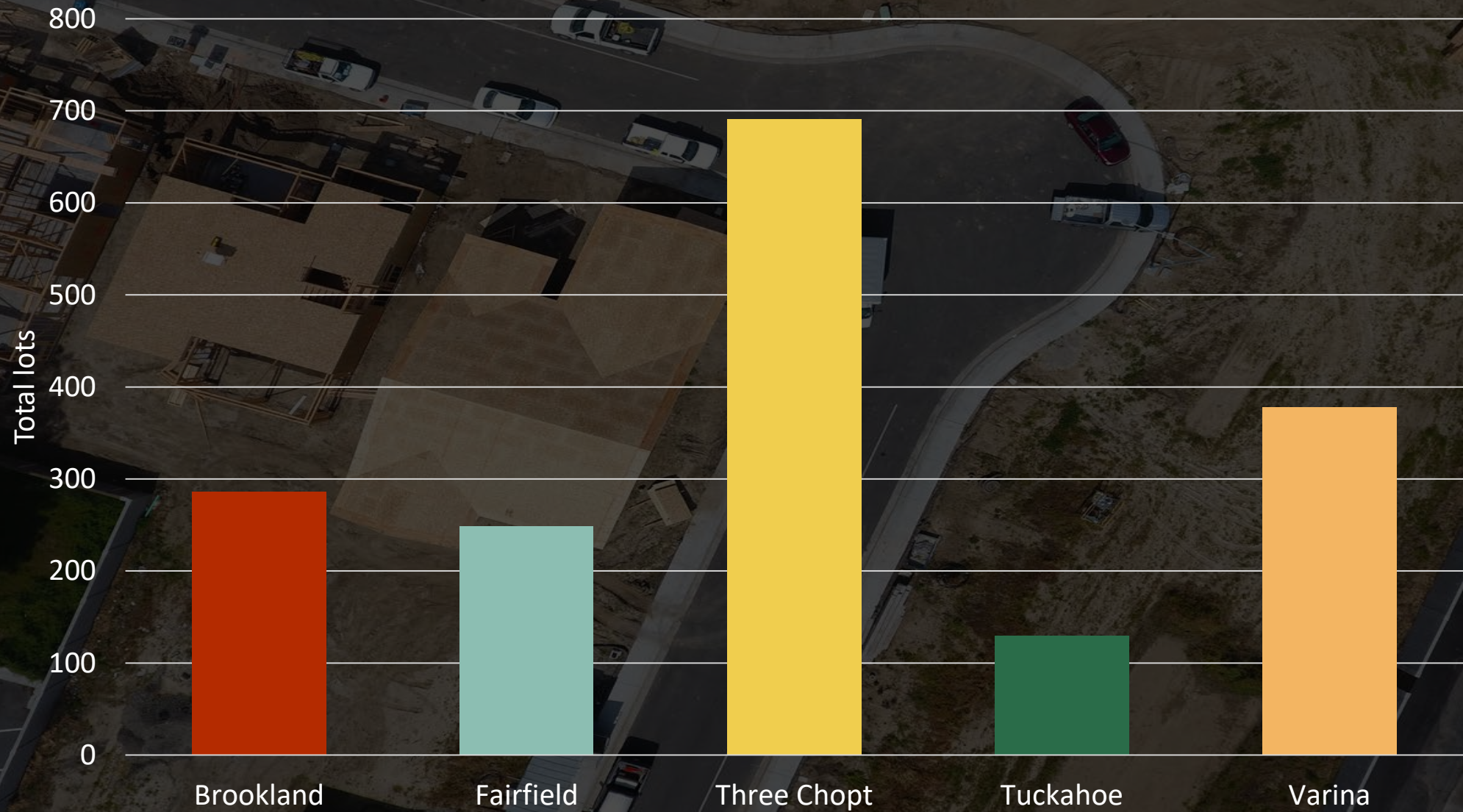


Over 3,000,000

Vacant Land by District



Vacant Subdivision Lots by District



Potential Residential Units

Total Buildout Units by Future Land Use Designation



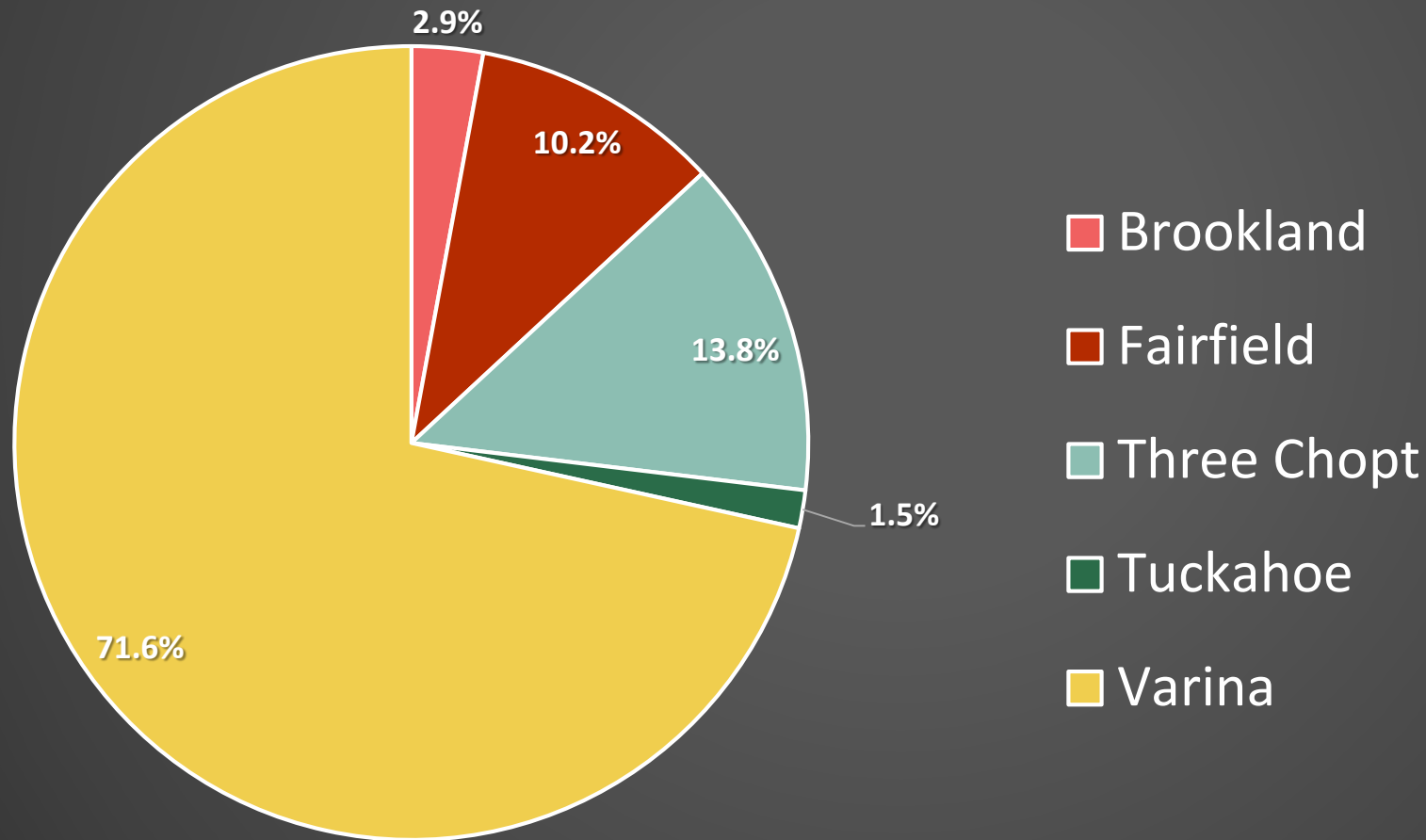
Overall Potential Residential:

- 123,842 potential units from full buildout
- 1,734 existing, unbuilt lots

Total: 125,576 potential residential units

At current avg. household size (2.47), these residential units could support approximately 310,173 additional residents

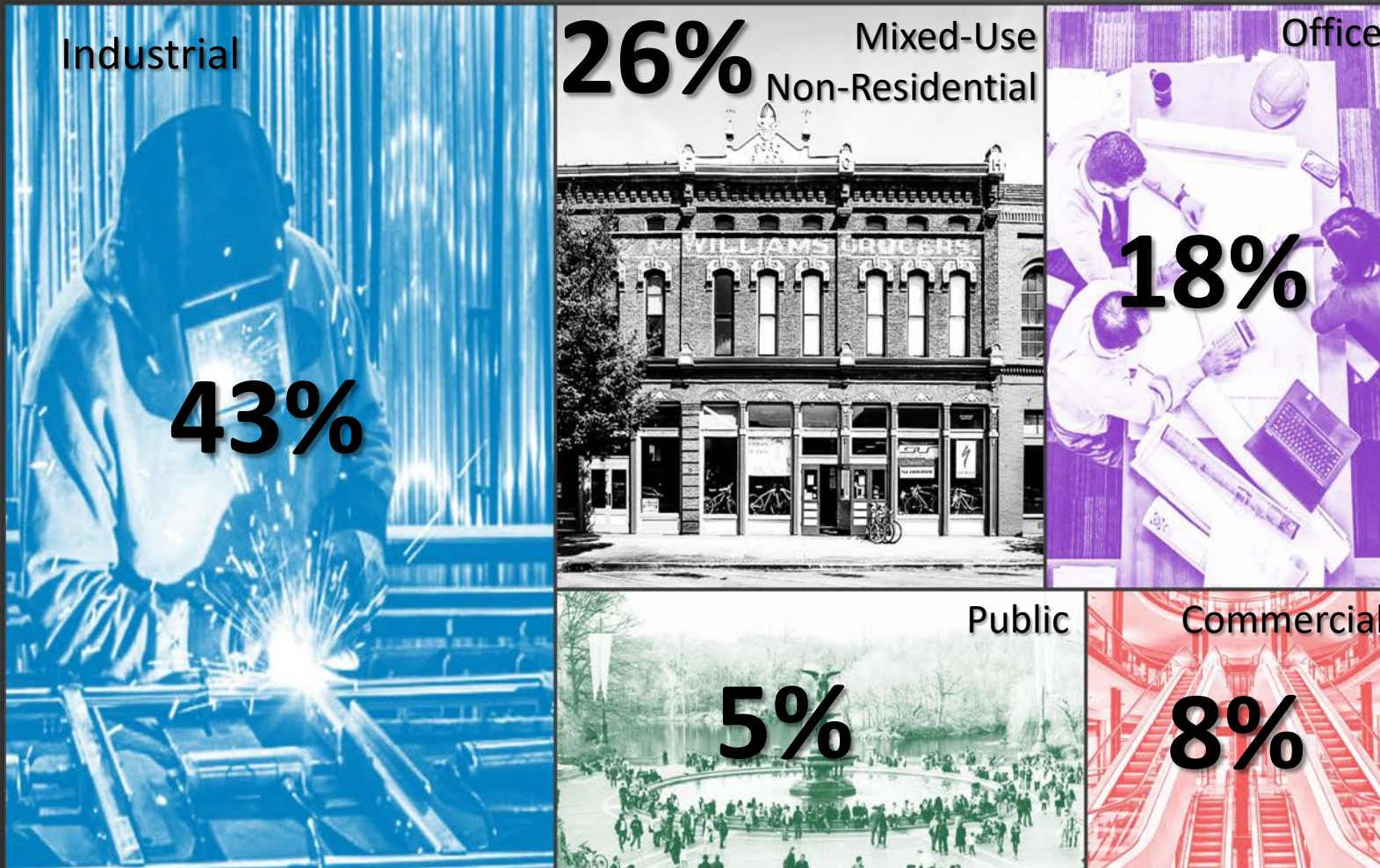
Share of Potential Future Residential by District



Varina has the largest number of available potential residential lots/units based on densities allowed in the 2026 Comprehensive Plan.

While Three Chopt appears to have a significant share of potential residential development, the majority of that share is contingent on the development of Innsbrook as a UMU.

Non-Residential Capacity (Square Feet)



Commercial (CA/CC):
9,339,263 sq. ft. (8%)

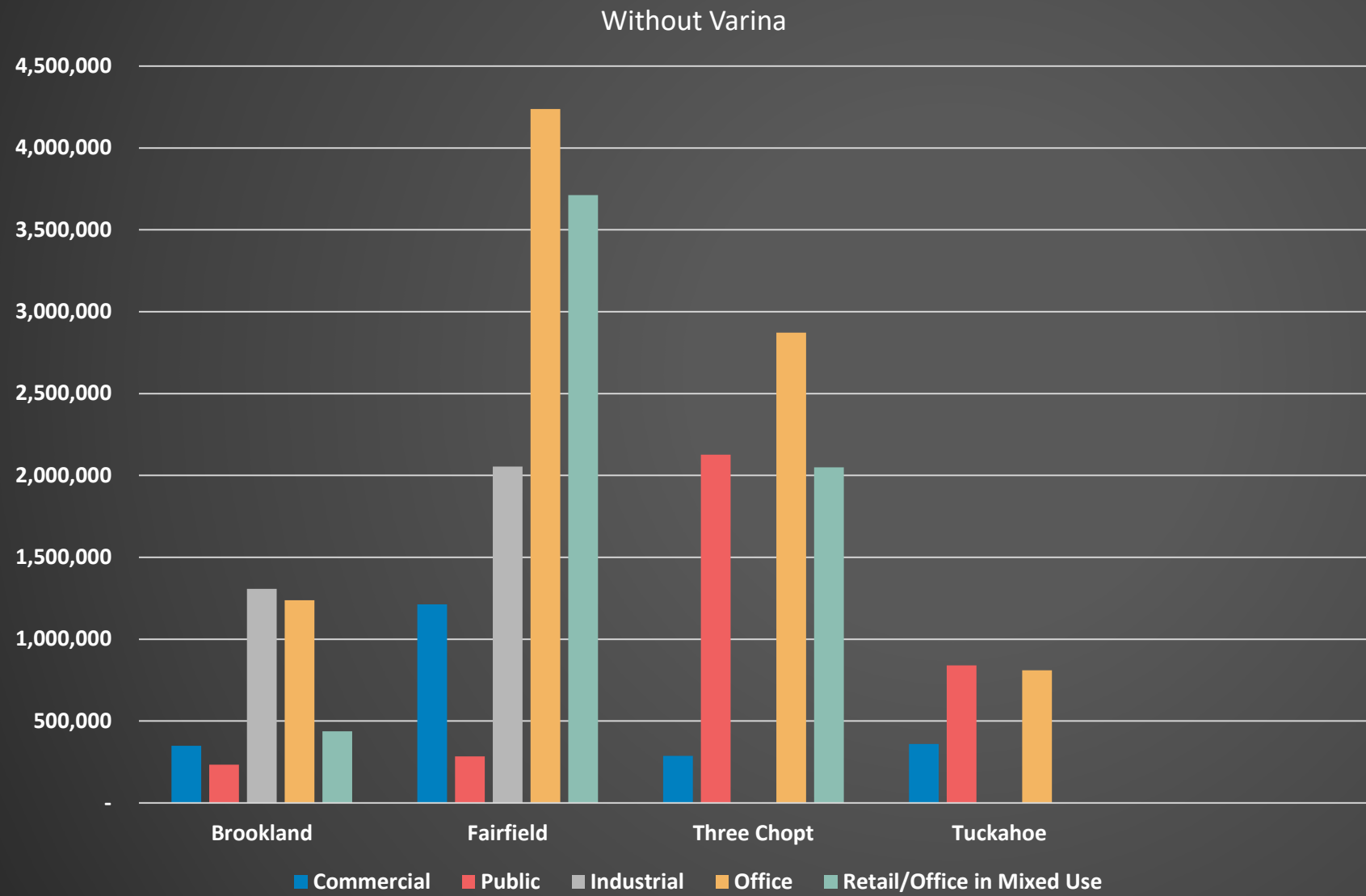
Public (GOV/SP):
6,328,180 sq. ft. (5%)

Industrial (HI/LI/PI):
50,735,959 sq. ft. (43%)

Office (O/S/OF):
21,826,049 sq. ft. (18%)

Mixed-Use Non-Residential (TND/UMU):
30,350,718 sq. ft. (26%)

Non-Residential Capacity (Square Feet)



**Overall Potential
Non-Residential:
118,580,170 sq. ft.**

**Brookland:
3,564,627 sq ft (3%)**

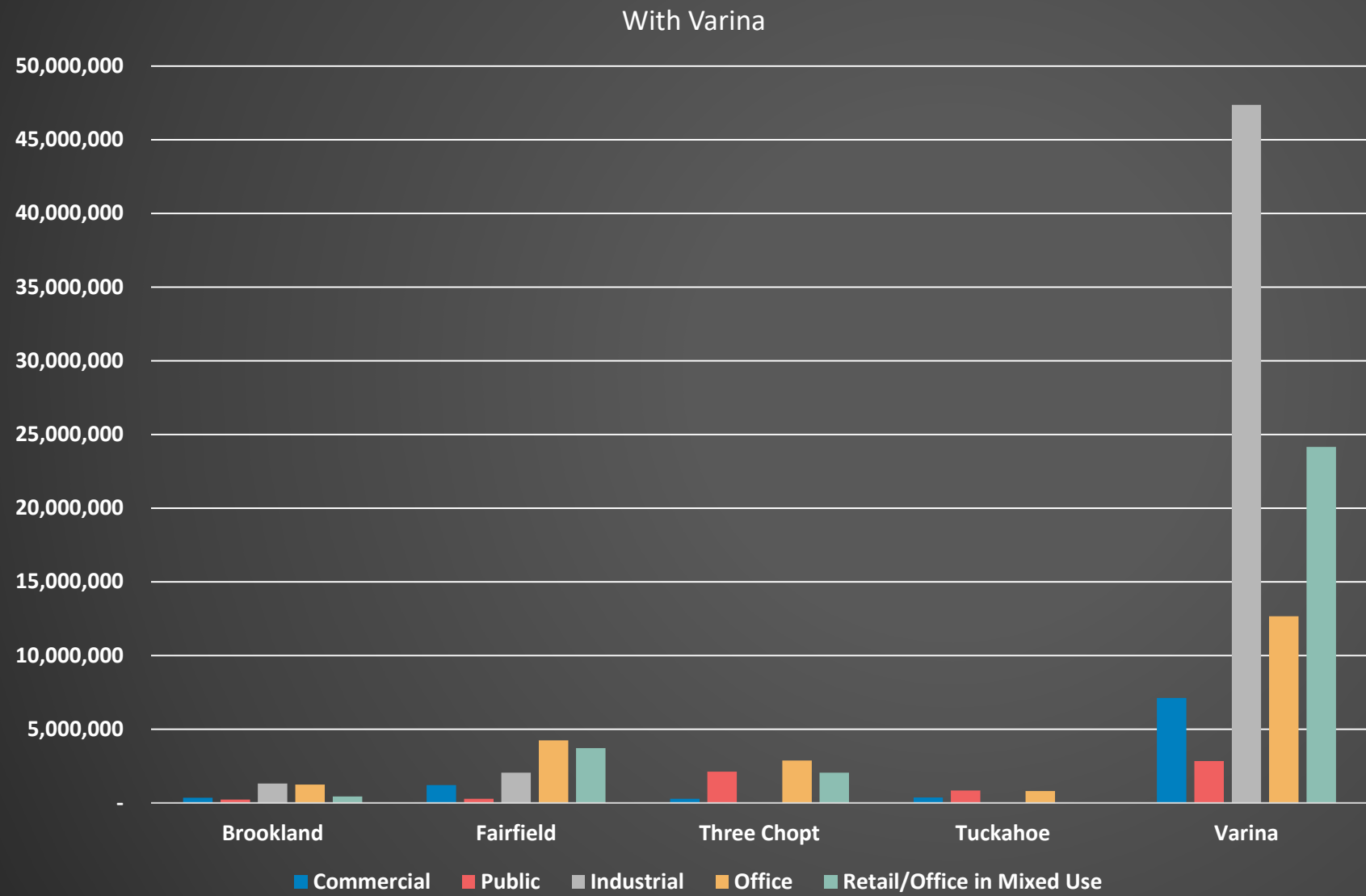
**Fairfield:
11,502,276 sq ft (10%)**

**Three Chopt
7,336,171 sq ft (6 %)**

**Tuckahoe
2,010,715 sq ft (2%)**

**Varina
94,166,381 sq ft(79%)**

Non-Residential Capacity (Square Feet)



Overall Potential
Non-Residential:
118,580,170 sq. ft.

Brookland:
3,564,627 sq ft (3%)

Fairfield:
11,502,276 sq ft (10%)

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7,336,171 sq ft (6 %)

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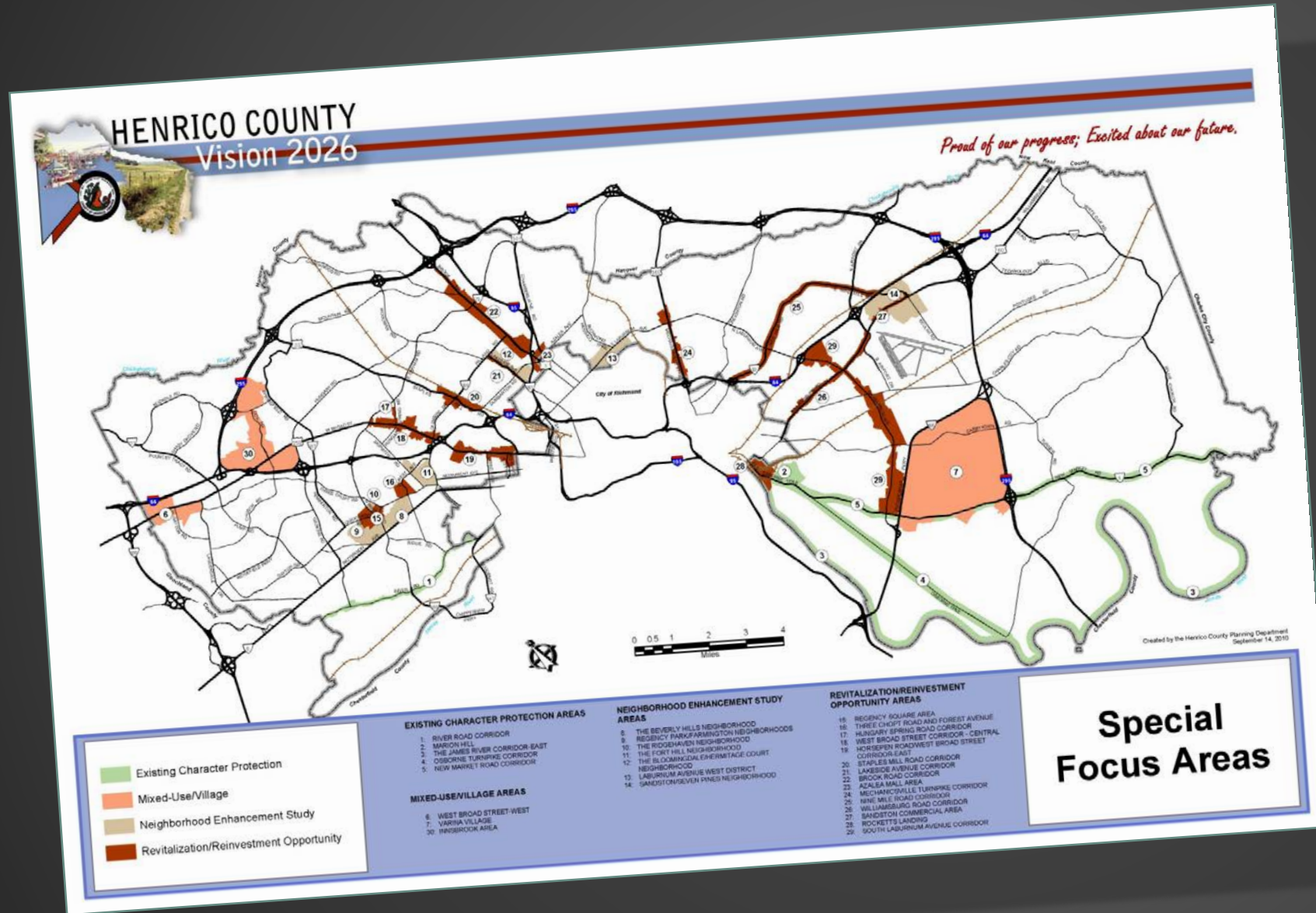
Topics of Discussion

- National, State, and Regional Trends
- Henrico Population and Demographics
- Henrico Development Trends
- ***Focus Areas***
- Zoning Ordinance Update
- Conclusion

*The successful warrior
is the average man,
with laser-like focus.*

~Bruce Lee

Special Focus Areas



Existing Character Protection Areas

- 1) River Road Corridor
- 2) Marion Hill
- 3) The James River Corridor-East
- 4) Osborne Turnpike Corridor
- 5) New Market Road Corridor

Mixed-Use/Village Areas

- 6) West Broad Street-West
- 7) Varina Village
- 30) Innsbrook Area

Neighborhood Enhancement Study Areas

- 8) The Beverly Hills Neighborhood
- 9) Regency Park/Farmington Neighborhoods
- 10) The Ridgehaven Neighborhood
- 11) The Fort Hill Neighborhood
- 12) The Bloomingdale/Hermitage Court Neighborhood
- 13) Laburnum Avenue West District
- 14) Sandston/Seven Pines Neighborhood

Revitalization/Reinvestment Opportunity Areas

- 15) Regency Square Area
- 16) Three Chopt and Forest Avenue
- 17) Hungary Spring Corridor
- 18) West Broad Street Corridor – Central
- 19) Horsepen Road/West Broad Street Corridor - East
- 20) Staples Mill Road Corridor
- 21) Lakeside Avenue Corridor
- 22) Brook Road Corridor
- 23) Azalea Mall Area
- 24) Mechanicsville Turnpike Corridor
- 25) Nine Mile Road Corridor
- 26) Williamsburg Road Corridor
- 27) Sandston Commercial Area
- 28) Rocketts Landing
- 29) South Laburnum Avenue Corridor

Glen Allen Small Area Study



To-Date

- **Work Session and Website - August 10, 2017**
- **Open House - August 29, 2017**
- **Discussion Item - September 14, 2017**
- **Planning Commission Work Session - October 12, 2017**
- **Revised Report and Draft Ordinance Posted for Public Comment - October 13, 2017**

Next Steps

- **Planning Commission Public Hearing**

Quick Stats

- 85 parcels
- 161 acres
- Magisterial Districts
 - Brookland
 - Fairfield
- Recommended Actions
 - Add to Plan as a Special Focus Area
 - Amend Future Land Use Plan
 - Amend Zoning Ordinance to add Overlay District

Route 5 Corridor/Marion Hill Study

To-Date

- Board initiated study – March 14, 2017
- Planning Commission Kick-Off – May 11, 2017
- Community Open House – June 8, 2017
- Community Workshop – August 3, 2017
- Community Workshop II – October 19, 2017

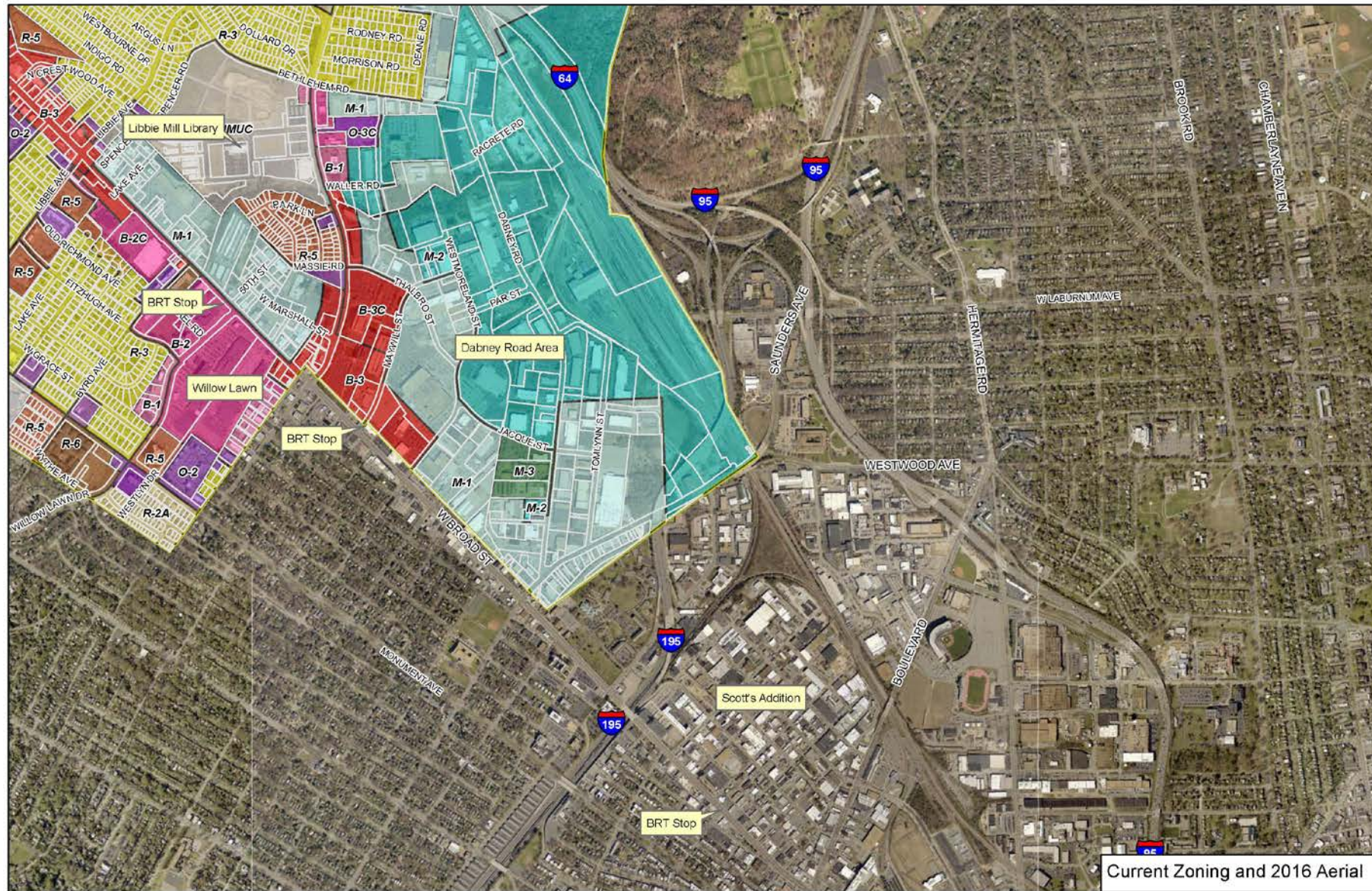
Next Steps

- Revising goals and objectives as necessary
- Drafting specific strategies
- Updating draft document

Quick Stats

- 13.75 miles
- 878 parcels
- 1,409 acres
- Study area = everything within 500' of either side of the centerline of Route 5
- 2 Special Focus Areas identified in the 2026 Comprehensive Plan
 - New Market Road (Route 5) Corridor
 - Marion Hill

Future Study – Dabney Road Area (Zoning)



- Proximity to major transportation infrastructure
- Proximity to Scott's Addition, Libbie Mill, and Willow Lawn
- Majority zoned M-1 or M-2
- Recent introduction of new uses with added parking requirements
- Recent inquiries regarding potential entertainment venues
- Study of future uses and overlay addressing constraints may be appropriate

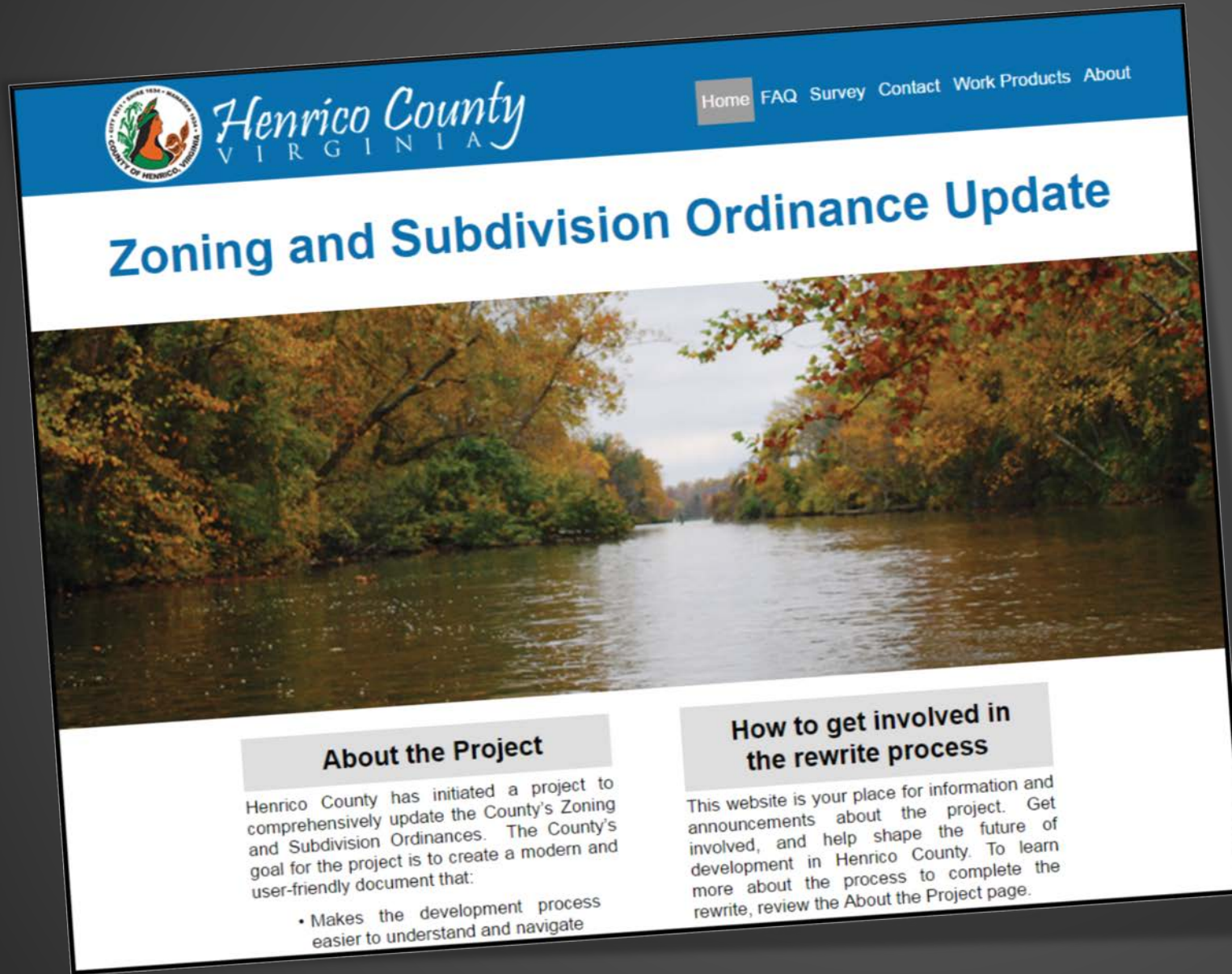
Topics of Discussion

- National, State, and Regional Trends
- Henrico Population and Demographics
- Henrico Development Trends
- Focus Areas
- ***Zoning Ordinance Update***
- Conclusion

You don't have to be a genius or a visionary or even a college graduate to be successful. You just need a framework and a dream.

~ Michael Dell

Zoning Code Update – What Will it Update?



- Outdated terminology and definitions
- Eliminate overlapping and confusing procedures
- Reduce conflicts between older code and later amendments
- Codify interpretations and policies

Zoning Code Update – New Code Elements

Modernized Format

- Organization, illustrations, charts, tables, index

New Tools

- Economic Development
- Neighborhood Revitalization
- Increased Flexibility

Diagram labels linked to the table

Reference to other applicable standards

Purpose statement

Photos and illustrations

Reference to use standards

Dimensional and intensity standards in table form

Article 3: Zoning Districts
3.2 Residential Base Zoning Districts
3.2.9 R-T: Residential - Transitional

3.2.9. R-T: RESIDENTIAL - TRANSITIONAL

A. PURPOSE

The purpose of the Residential - Transitional (R-T) district is to provide lands that accommodate a transition between single-family neighborhoods and more intense commercial and mixed-use development, and major road corridors. Allowed development includes detached single-family dwellings, two-family dwellings, townhomes, small-scale multi-family dwellings, and parks and recreation centers.



B. USE STANDARDS

See use standards and use-specific standards in Article 4: Use Regulations.

C. INTENSITY AND DIMENSIONAL STANDARDS

Standard	Traditional Character District				Suburban Character District			
	Single Family and Two-Family	Townhouse	Multi-Family	All Other Uses	Single Family and Two-Family	Townhouse	Multi-Family	All Other Uses
Lot Area, min. (sf.)	5,000	10,000	8,000	5,000	5,000	10,000	8,000	5,000
Lot Area, min. (sf. per unit)	3,500 [1]	2,500	1,800	N/A	3,500 [1]	2,500	1,800	N/A
Lot Width, min. (ft.)	50 [2]	100	100	50	50	100	100	50
Front Yard Setback (ft.)	[3]							
Side Yard Setback, min. (ft.)	3.5	10 [4]	10	3.5	3.5	10 [4]	10	3.5
Corner Side Yard Setback, min. (ft.)	5	10	10	5	5	10	10	5
Rear Yard Setback, min. (ft.)	5	20	20	5	5	20	20	5
Building Height, max. (ft.)	45							
Usable Open Space (% lot area)	15 [5]							

Notes: sf. = square feet; ft. = feet
[1] Only applies to two-family dwellings.
[2] Lot width may be reduced to average width of properties on the same block face, to a minimum of 40 feet.
[3] The minimum and maximum front yard setback shall be 10 percent and 30 percent of the average front lot area, respectively, for properties on the same block face. If the Zoning Administrator determines there is no established setback pattern the minimum and maximum setbacks shall be 12 ft and 18 ft within the Traditional Character District, and 18 ft and 25 ft within the Suburban Character District.
[4] The side yard standard only applies to exterior units.
[5] Usable open space standard does not apply to single-family dwellings.

April 2016
Page 3-20

Norfolk, VA
Zoning Ordinance Public Review Draft

Article 3: Zoning Districts
3.2 Residential Base Zoning Districts
3.2.9 R-T: Residential - Transitional



D. REFERENCE TO OTHER STANDARDS

Sec. 5.1	Off-street Parking and Loading	Sec. 5.7	Exterior Lighting
Sec. 5.2	Landscaping	Sec. 5.8	Form Standards
Sec. 5.3	Open Space	Sec. 5.9	Incentives for Sustainable Development Practices
Sec. 5.4	Neighborhood Protection	Sec. 2.4.7	Site Plan
Sec. 5.5	Signs	Article VI	Nonconformities
Sec. 5.6	Fences and Walls	Article VIII	Definitions and Rules of Measurement

Separate standards for different character contexts

Norfolk, VA
Zoning Ordinance – Public Review Draft

April 2016
Page 3-21

Zoning Code Update – New Code Elements

Article 5: Development Standards 5.2 Landscaping Standards 5.2.5 Landscaping Standards

- (e) Shrubs and hedges shall not exceed three feet in height at maturity and shall be located so that vegetation is clear from vehicles and wheel stops.

Figure 5.2.5.C(1), Parking Lot Interior Areas



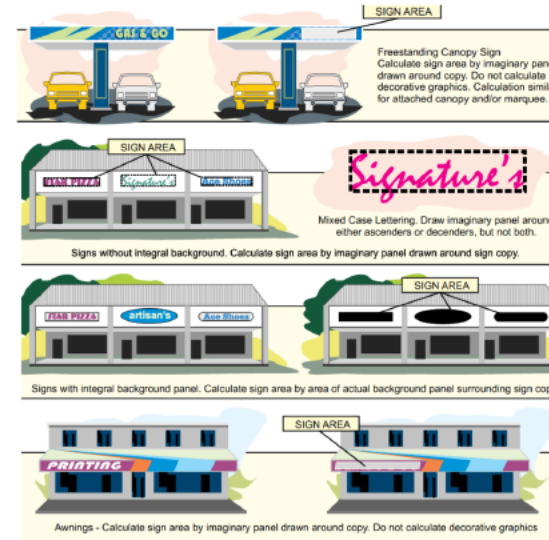
(2) Parking Lot Perimeter Areas

Parking lots with four or more spaces shall comply with the following parking lot perimeter standards (see Figure 5.2.5.C(2), Parking Lot Perimeter Areas) .

- (a) For parking lot perimeter areas adjacent to another lot:
- (i) A perimeter landscaping area not less than six feet in width shall be located between the parking lot (or any paved surfaces) and abutting property lines;
 - (ii) Each perimeter landscaping area shall be planted with at least one large tree. Perimeter landscaping areas shall be planted with a minimum of 15 EPU's for each 25 feet of lot width; and

Article 5: Development Standards 5.7 Signs 5.7.4 General Standards

Figure 5.7.4.B(1)(B), Sign Area



(2) Number of Sign Faces for Marquee Signs and Projecting Signs

Any marquee sign or projecting sign which is oriented to the building upon which it is mounted at an angle less than 45 degrees shall be deemed to have one sign face. Otherwise, it shall be deemed to have two sign faces.

(3) Area of Sign with More Than One Face

For all signs with more than one face, the sign area shall be computed as including 100 percent of the area of all sign faces.

(4) Sign Location

Signs shall be located facing the street, lot line, or building frontage from which the allotment is computed.

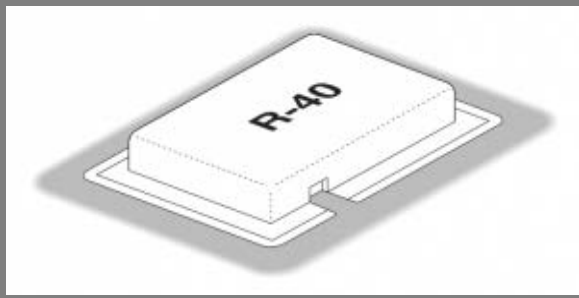
(5) Sign Allocation Based On Building Frontage or Façade

Other Topics of Interest:

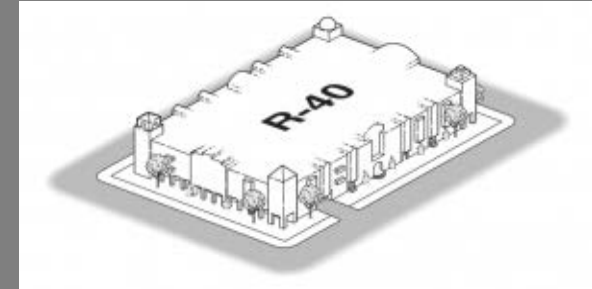
- Urban Mixed Use/Traditional Neighborhood Development (UMU/TND)
- Agricultural Animals
- Accessory Dwellings
- Breweries
- Data Storage
- Medical Uses
- Form-Based Zoning

Zoning Code Update – Form-Based Code

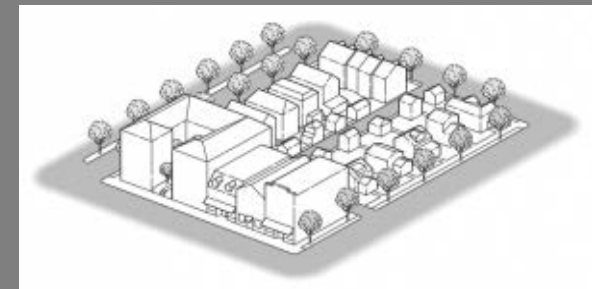
- Alternative to conventional zoning
- Allows for greater flexibility and predictability
- Regulates physical form rather than separation of uses
- High quality public realm/sense of place



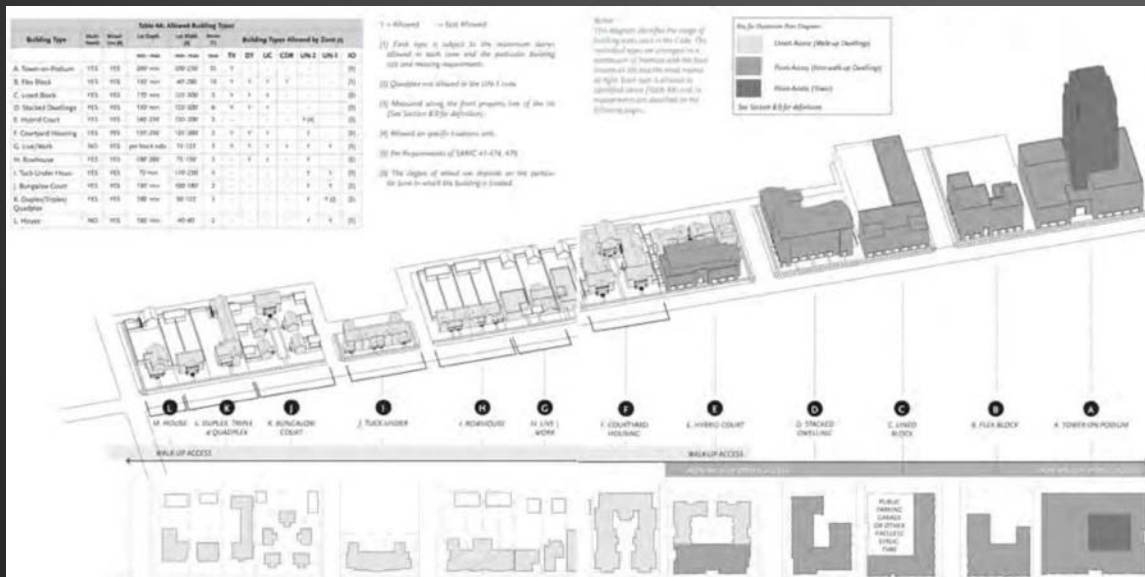
Conventional Zoning



Design Guidelines



Form-Based Code

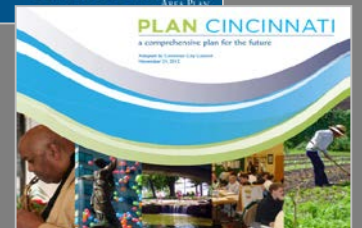


Zoning Code Update - Status

Overall Timeline

1. Project Initiation: Complete
2. Assessment of Current Codes: Complete
3. Drafting of Revised Codes: Underway
4. Testing (comparing old and new codes)
5. Public Presentation and Adoption
6. Procedures, Forms, and Processes

The Clarion Team



Topics of Discussion

- National, State, and Local Trends
- Henrico Population and Demographics
- Henrico Development Trends
- Focus Areas
- Zoning Ordinance Update
- *Conclusion*

*I was taught the way of
progress is neither swift
nor easy.*

~Marie Curie

Conclusion

- **Population Change**
 - Henrico's Population is Growing Steadily
 - Henrico is Aging and Diversifying
- **Future Housing Demands**
 - Evolving Housing Desires
 - Limited Greenfield Land Left in Western Portion of County
- **Changing Non-Residential Landscape**
 - Shifting Retail industry
 - Declining Office Market
 - Henrico is Currently the Region's Shopping Destination. How do we Prepare for a Possible Movement Away from Brick and Mortar?

Conclusion

- **Rezoning Trends**
 - Denser Residential Zoning has Higher Demand
 - Little Demand for New Office Zoning
- **New Code Tools Are Needed**
 - Shifts in Housing, Retail and Office Demand
 - Increased Flexibility
- **Future Focus Areas**
 - Continue Examination of Currently Listed Focus Areas
 - Dabney Road Area
- **Updated Zoning Ordinance (Underway) and Comprehensive Plan**

Henrico's Story of Change:

Past, Present, and Future Development

January 12, 2018

*Roads? Where we're
going, we don't need
roads.*

~Dr. Emmett Brown

