

# GROWTH AND DEVELOPMENT TRENDS FOR HENRICO COUNTY



Henrico's growth and development trends are indicators of what can be expected in the future. These trends also provide the information on the patterns of commercial and residential growth that is beneficial in our planning efforts.

The Henrico County Planning Office monitors and analyzes a variety of data about trends in the County and region. For the 2010 Plan update, the office prepared several reports in particular, that were used in the formulation of the Plan's recommendations.<sup>1</sup> With the use of several key graphics, this section of the 2010 Plan text summarizes briefly the information contained in those reports.

As seen in Figure A, our population has grown steadily—an annual average of two percent – reaching a population of 230,729 at the start of 1994. This growth equates to a population increase of almost 40,000 new residents in the past 10 years. This steady growth rate is a reflection of our maturing County. According to regional projections, the current growth trends for Henrico will continue. These projections show our population reaching over 250,000 by the year 2000 and nearly 280,000 by 2010 (see Figure B).

Figure C reflects the trends in the type of housing units built between 1983 and 1993. As noted, multi-family development declined to low levels in 1991 and 1992. This trend most likely reflected a lack of demand and an adequate supply (at the time) of multifamily development in the County. Between 1992 and 1993, more multi-family units began to be constructed, apparently reversing the trend. Recent rezoning requests seem to be continuing the upswing in multi-family development.

As seen in Figure D, the amount of commercial space approved for development increased sharply during the 1987-1990 period. For the last seven years, the growth has continued but at lower levels. This trend is most likely a reflection of the recession's impact. Due to recent increases in development applications, however, it is predicted that commercial growth will be increasing in the near future.

Figure E shows the breakdown of land use within the County in 1983 and 1993. As shown, industrial, residential and commercial land uses increased while generally retaining the same proportion within the breakdown. This reflects a continuation of a balanced growth in land uses that is planned to continue in the future. Figure E reflects that a significant amount of land in the County is vacant (60%); this suggests ample opportunities for new growth and development.

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<sup>1</sup> These are 1. "Henrico 2010 Working Paper No. 1: Background Research," Henrico County Planning Office, July, 1992; 2. "A Residential Analysis of Rezoning and Subdivision Trends," Working Paper/Presentation, Joint Work Session of the Henrico County Board of Supervisors and Planning Commission, August 11, 1993; 3. "Working Paper No. 2 - Infrastructure Analysis", Henrico County Planning Office, July, 1994. More information is included in the Technical Appendix.

Where has growth occurred since 1983 and are there any patterns with this growth? As seen in Figure F, distinct patterns have emerged. This map shows where major developments occurred in the County between 1984 and 1991. Major developments include large office, shopping centers and industrial developments as well as hotels, apartments and subdivisions. Two "development areas" have been identified; one in the west and one in the east. The one in the west follows the W. Broad Street Corridor. This area included the development of over 1,400 acres of residential subdivisions, 3,000 multifamily units, 1,000 hotel rooms, 1.3 million square feet of retail space, and 6.3 million square feet of office space. This represents a large portion of all growth that occurred in the County during that time.

The other important development area is located along the Laburnum Avenue corridor. The development in this area included over 2.8 million square feet of industrial/warehouse space. This represents almost 70 percent of the industrial/warehouse space that developed in the County during that time. This economic growth has been critical to the County's financial strength.

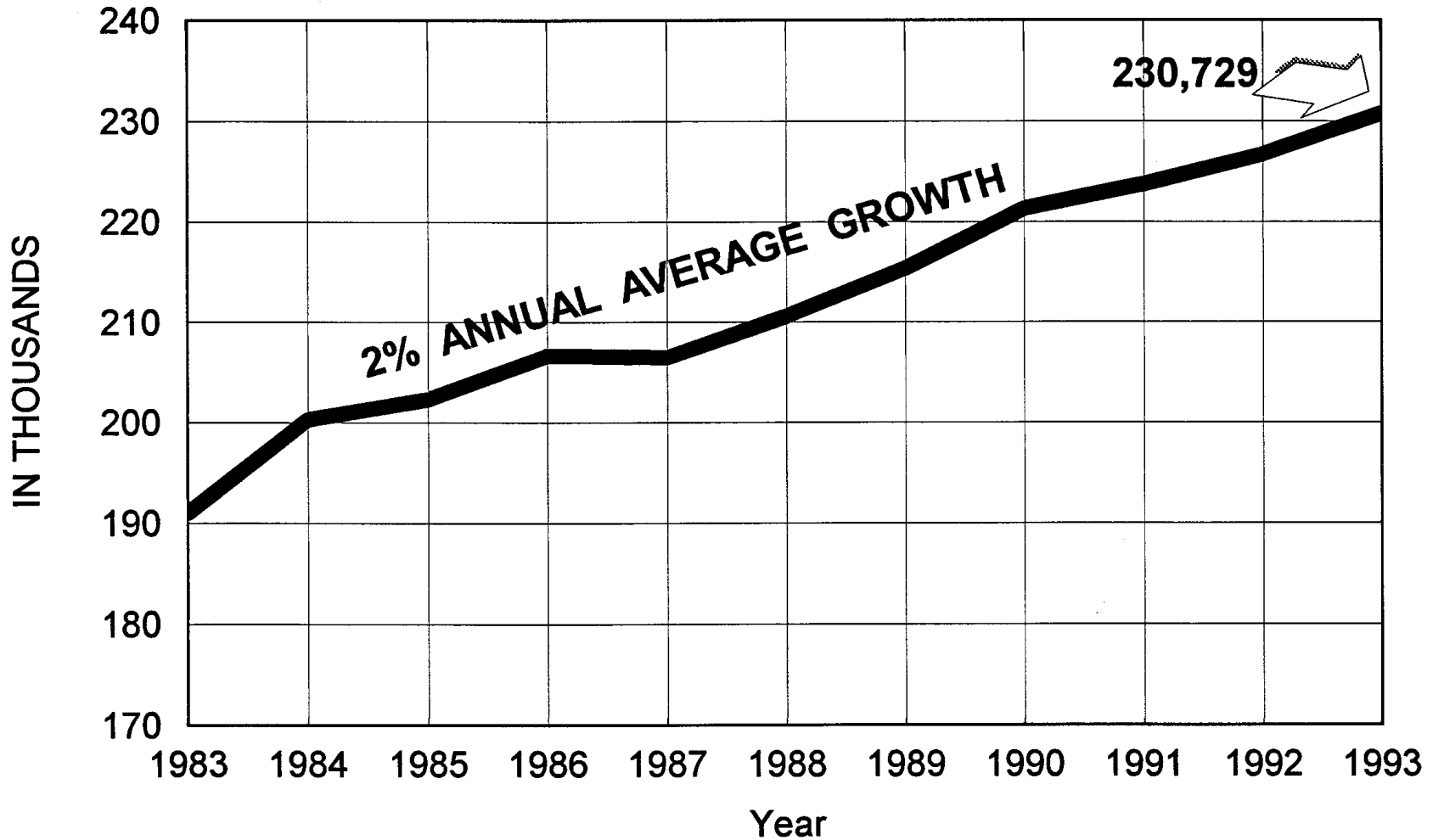
What does this mean for future growth? All indicators point toward a similar level and type of growth in the years to come. In other words, new residential, office and retail uses are expected to develop principally in the western part of the County and a significant proportion of industrial and warehousing is expected to develop in the eastern portion.

In summary, the growth and development trends reflect a steady growth in population and housing, while reflecting a slight decline in commercial growth due to national economic conditions. Recent trends reflect that growth in commercial activity is on the upswing. Due to established patterns of growth, the demand for future retail, residential and office developments is likely to continue in the western portion of the County. The eastern portion will likely draw new industry with the strong employment base. Because of its location and its valuable amenities, Henrico will continue to attract a variety of development. With this new development, Henrico will continue to strive toward maintaining and enhancing its balanced mix of residential and non-residential development.

For more information on growth and development trends in Henrico County, please see the Technical Appendix.

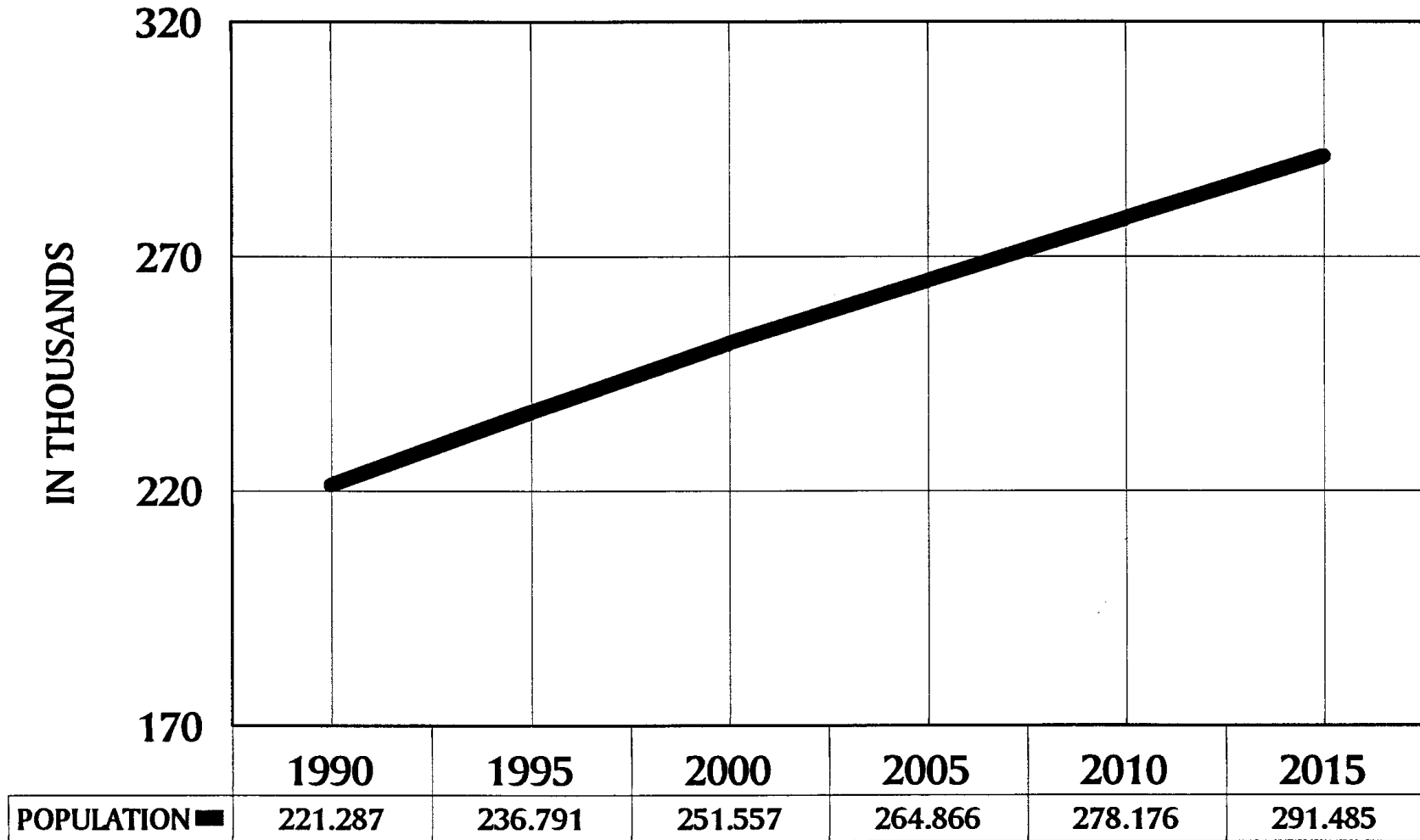
# HENRICO POPULATION GROWTH

1983 TO 1993



# HENRICO POPULATION PROJECTIONS

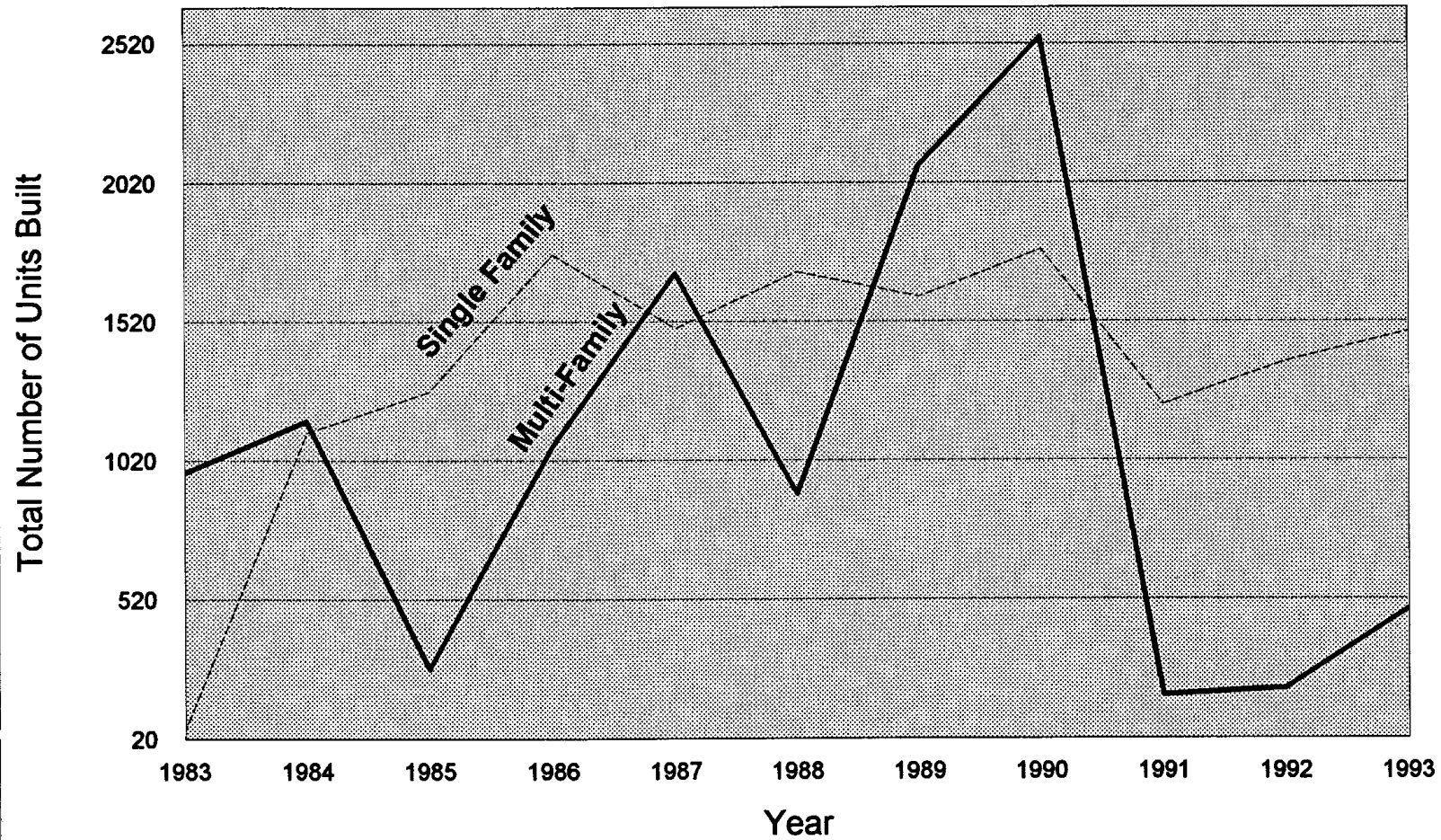
1990 TO 2015



Source: Richmond Regional Planning District Commission

FIGURE B

# Number of Housing Units Built by Type 1983 - 1993

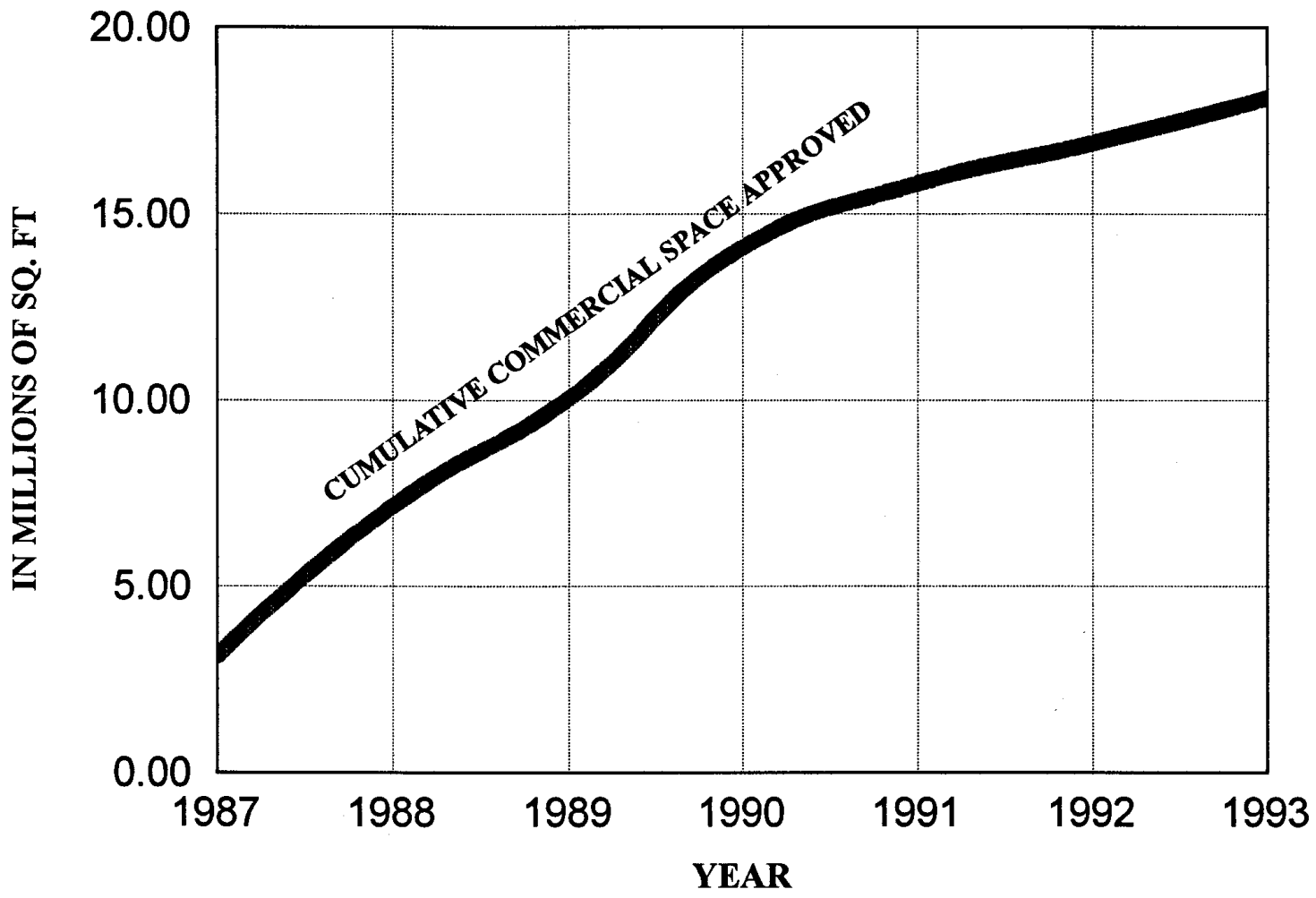


Source: 3-C Data Report  
Henrico County Planning Office 5/95

FIGURE C

# COMMERCIAL DEVELOPMENT TRENDS

Cumulative Square Feet of Space Approved 1987 TO 1993

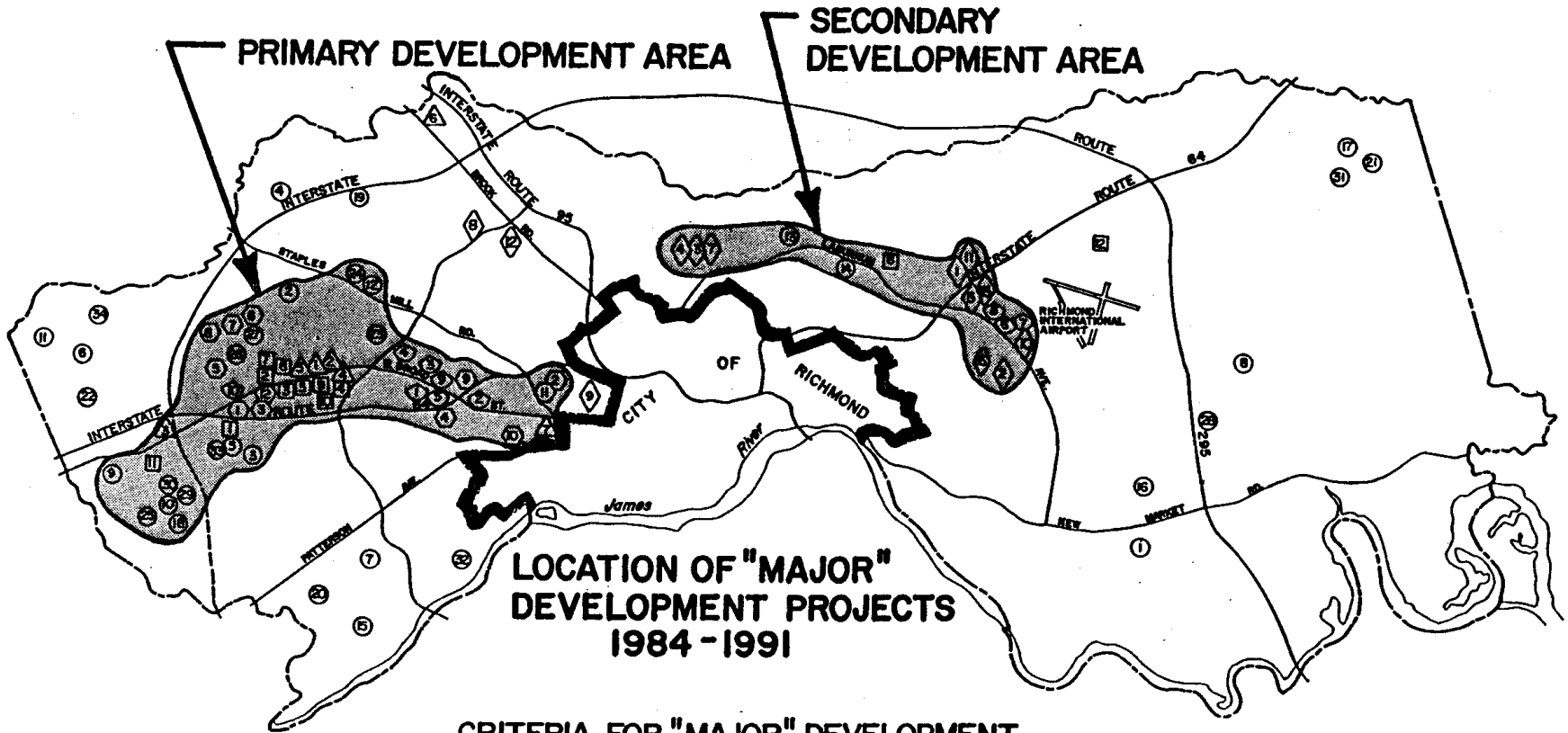


**\*\*Commercial includes office, retail and industrial uses**

# POPULATION AND LAND USE CHANGES

1983 - 1993

CHARACTERISTIC	1983	1993	DIFFERENCE	% CHANGE
POPULATION	190974	230729	39755	20.8
HOUSING UNITS	84690	100353	15663	18.5
ACREAGE BREAKDOWN				
RESIDENTIAL	26877	33039	6162	22.9
COMMERCIAL	3650	4111	461	12.6
INDUSTRIAL	2357	2664	307	13
PUBLIC/SEMI- PUBLIC	7171	9310	2139	29.8
OTHER	15322	13262	(2060)	(13.4)
VACANT	100824	93815	(7009)	(7)
TOTAL	156201	156201	0	0



**LOCATION OF "MAJOR" DEVELOPMENT PROJECTS 1984 - 1991**

**CRITERIA FOR "MAJOR" DEVELOPMENT**

**NOTE:**  
Numbers Refer to Index of "Major" Developments.

- ⬡ OFFICE ≥ 150,000 sq. ft.
- ▲ SHOPPING CENTERS ≥ 100,000 sq. ft.
- ◇ INDUSTRIAL / WAREHOUSE ≥ 150,000sq.ft.
- HOTELS ≥ 100rooms
- MULTIFAMILY ≥ 200 units
- SUBDIVISIONS ≥ 50 acres



**FIGURE F**