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Traffic. That was the chief concern of a group of about 80 concerned residents who came out to a meeting about the future of Innsbrook last night at The Place at Innsbrook. The plan, which calls for the redevelopment of Innsbrook from an office park to a mixed use urban center to live, work and play, is currently being hammered out.



Once completed, the redeveloped area, described by backers as The Fan, but with taller buildings, will eventually be home to more than 6,000 residents and an additional 10,000 workers.

While development company Highwoods Properties seeking approval from Henrico County officials for buildings as high as 250 feet, residents of neighboring communities have concerns about visibility of the structures from their homes. Highwoods vice president Paul Kreckman says that most buildings will more likely be only around 16 stories at the tallest.

Addressing traffic concerns, Kreckman says traffic circles and more roadways will counter the increased congestion, and pedestrian-friendly walkways and paths will encourage residents to be less reliant on automobiles.

The mixed-use plan, most similarly described as a much larger West Broad Village, has not yet been approved by County leaders, but is in keeping with the 2026 Comprehensive Plan, which provides guidelines for Henrico's development and growth.