

BOARD OF SUPERVISORS'
GUIDELINES FOR TRIP GENERATION ANALYSIS
FOR REZONING APPLICATIONS TO THE TYSONS PTC DISTRICT

Adopted June 22, 2010

The following guidelines are to be used in determining the trip generation rates for uses within the Planned Tysons Corner Urban District:

For uses that generate the same or fewer AM and PM peak hour vehicle trips than hotel use: For hotel apply peak hour (of adjacent street traffic) vehicle trip generation rates as specified in Land Use Code 310, of the most current edition of the Institute of Transportation Engineers (ITE) Trip Generation Report. For other land uses, apply peak hour (of adjacent street traffic) or closest equivalent vehicle trip generation rates using the most recent edition of the ITE Trip Generation Report. For comparison purposes, the trip generation rates obtained from the ITE Trip Generation Report should be modified where necessary to have the same bases (typically per 1,000 square feet of development). In all cases, peak hour rates should be applied and the total (inbound and outbound) hotel rates in each of the A.M. and P.M. should not be exceeded; and the hotel inbound rate for the AM peak hour and the hotel outbound rate for the PM peak hour should not be exceeded when comparing the trip generation rates of other uses with the hotel use. Where appropriate, reductions to the ITE Trip Generation Report rates can be applied with supporting documentation and with approval by the Fairfax County Department of Transportation (FCDOT).

For uses that generate more AM and PM peak hour vehicle trips than hotel use: Apply the same procedure for comparison as specified above.

THIS BOARD POLICY for the Guidelines for Trip Generation Analysis for Rezoning Applications to the Tysons PTC District is effective on this 22nd day of June, 2010.



NANCY VEHRS

Clerk to the Board of Supervisors