

Fairfax County TDM Proffer Study Project Update

presented to

Transportation Advisory Commission

presented by

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Agenda

- ❖ **TDM Manual**
- ❖ **Trip Reductions**
- ❖ **Parking Requirements**
- ❖ **Next Steps**
- ❖ **Questions/Discussion**

TDM Manual

❖ Triggers

- ❑ **Sec. 527 Review**
 - ❑ 100 veh./hr. residential or 250 veh./hour commercial

❖ Establishing Trip Reduction Goals

- ❑ **Urban Accessibility Assessment**
- ❑ **Transit Assessment**

❖ Proffer Commitments

- ❑ **Budget**
- ❑ **Strategies**
- ❑ **Monitoring**
- ❑ **Remedies/Penalties**

Trip Reductions

- ❖ Transit mode
- ❖ TDM programs
- ❖ Bike/Walk modes
- ❖ Internal Capture



Recommended Vehicle Trip Reduction Goals: Office Developments

Level of Transit Service		High		Moderate		Low	
		High	Low	High	Low	High	Low
Urban Accessibility		High	Low	High	Low	High	Low
% Reduction from ITE	Baseline	25%		20%			
	With TDM	35-45%		25-35%			

Parking

❖ TOD Areas

- ❑ Maximums
- ❑ Minimums



Parking Recommendations

TODs/Transit Station Areas - Maximums

Maximum Requirements, Spaces/Unit or Spaces/1,000 sq. ft.

Use	Current Minimum	Zone A – <1,000' from Metro	Zone B – 1,000-2,000' from Metro
Single-Family Detached	2.0	2.5	2.5
Townhouses	2.75	2.2	2.5
Multifamily	1.6	1.3 – 1.9	1.4 – 2.0
Office	2.6-3.6	2.5 – 3.0	2.9 – 3.4
Retail	5.0-6.0	5.0	5.6

Note: These parking ratios recommended 7/09—may be updated.

Next Steps

- ❖ **Finalize TDM Manual**
- ❖ **Finalize other study products (including a Summary of Findings and Recommendations)**
- ❖ **Public Workshop**
- ❖ **Prepare draft amendments for Comprehensive Plan, Zoning Ordinance, and/or Public Facilities Manual**
- ❖ **Approval by Planning Board and Board of Supervisors**