

**FAIRFAX COUNTY PLANNING COMMISSION  
TRANSPORTATION COMMITTEE MEETING  
THURSDAY, DECEMBER 7, 2006**

**COMMITTEE MEMBERS PRESENT:**

John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District, Chairman  
James R. Hart, Commissioner At-Large  
Ronald W. Koch, Sully District  
Kenneth A. Lawrence, Providence District

**COMMITTEE MEMBERS ABSENT:**

Rodney L. Lusk, Lee District  
Laurie Frost-Wilson, Commissioner At-Large

**OTHER COMMISSIONER PRESENT:**

Walter L. Alcorn, Commissioner At-Large  
Earl Flanagan, Commissioner-Elect, Mount Vernon District

**TRANSPORTATION ADVISORY COMMISSION MEMBERS PRESENT:**

Janyce Hedetniemi, Vice Chairman, Braddock District

**OTHERS PRESENT:**

Fred Hussain, Citizen  
Jody Bennett, Hunter Mill Defense League

**STAFF PRESENT:**

Daniel Rathbone, Chief, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT)  
Robert Owolabi, Coordination and Funding Division, FCDOT  
Barbara J. Lippa, Executive Director, Planning Commission Office  
Sara Robin Hardy, Assistant Director, Planning Commission Office  
Christopher Remer, Management Analyst II, Planning Commission Office  
Linda B. Rodeffer, Clerk, Planning Commission

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Chairman Frank de la Fe convened the meeting at 7:32 p.m. in the Board of Supervisors' Conference Room, 12000 Government Center Parkway, Fairfax, Virginia 22035, and said the purpose of tonight's meeting was to discuss the Transportation Demand Management Consultant Study.

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Daniel Rathbone, Chief, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT), distributed a handout outlining the background of the Transportation Demand Management (TDM) Consultant Study, the proposed main tasks of the study, and

interim reports. (A copy of the handout is in the date file.) He explained that in December 2004 the Board of Supervisors (BOS) had requested staff to examine how to incorporate TDM as an integral part of the land use and development process in Fairfax County. He said in February 6, 2006, staff had requested \$608,233 which included three positions to support this study. He said one position had been approved and a TDM Coordinator had been hired to implement and monitor the Transportation Demand Management Program. Mr. Rathbone noted that because certain aspects needed specialist help and resources were limited, a consultant study had been authorized by the Board. He said the reason for the meeting tonight was to get input from committee members about what should be included in the study.

Mr. Rathbone reviewed the main tasks for the consultant study, outlined in the handout, as follows:

**1. Provide a "best practices" report to review experience with transportation demand management throughout the U.S., including trip reductions; innovative parking arrangements; parking maximums; level of acceptance of maximums; and components of ordinances related to implementation of TDM programs.**

Chairman de la Fe suggested that the consultant confer with the Tysons Corner Study consultant who was evaluating transportation demand management for that area. He also pointed out that although it had not been called transportation demand management, Reston Town Center had incorporated TDM strategies when it had been developed.

Responding to a question from Commissioner Byers, Mr. Rathbone said that a searchable data base had been compiled of TDM related proffers for the last seven years consisting of approximately 290 cases. He said it would be determined if what had been proffered had actually been executed.

**2. Obtain trip generation data by looking at transportation corridors, transit-oriented development near rail stations, and other areas where there might be a good transit system but not a rail station.**

Mr. Rathbone noted that Institute of Transportation Engineers (ITE) trip generation rates were used as a standard but questions about the accuracy of the data could be an issue. He said although County data existed, he did not feel confident about defending it in all circumstances.

In response to a comment from Chairman de la Fe, Mr. Rathbone agreed that trip generation in off-peak hours should also be considered, such as weekday lunch times and on Saturday.

Commissioner Lawrence commented that he was interested in the number of vehicle miles traveled and including off peak trips was a step in the right direction.

**3. Determine how to implement alternative parking standards and parking incentives, including parking maximums.**

Mr. Rathbone explained that some members of the Board of Supervisors felt that for this study parking maximums should be limited to transit oriented development areas. He said there were several firms which specialized in TDM and it was hoped that a lot of time would not be needed to produce a best practices report.

**4. Develop recommendations for implementing TDM Strategies in the most cost-effective way.**

Mr. Rathbone explained that a list of strategies would be developed and a determination made about circumstances under which each strategy was the most effective.

**5. Determine if it would be possible to require both by-right development and those requiring rezoning or special exception approval in designated Transportation Management Districts (TMD) to provide specific plans for on-site TDM programs.**

Chairman de la Fe commented that rezoning and special exception approval could require a TDM program, but would be more difficult for by-right development. He said one solution would be to incorporate transportation demand management in the Public Facilities Manual. Commissioner Byers said TDM could be addressed at the time of site plan approval for by-right development.

Commissioner Hart suggested not limiting TDM to rezoning and special exception applications because other types of applications, such as proffered condition amendments, and perhaps special permit approval under certain circumstances, could also address TDM. Mr. Rathbone said the County Attorney could be consulted about this issue.

Mr. Rathbone said it would be useful if property owners in a TMD would participate in a TDM program and perhaps incentives could be offered to those owners of property not under development for voluntary participation. Chairman de la Fe added that established transportation funds would be another way to encourage people to participate.

Commissioner Byers pointed out that Transportation Management Districts should be identified.

**6. Determine how it might be possible to link to a greater degree the achievement of TDM program goals, such as vehicle trip reductions, to the authorization to proceed with future planned development phases.**

Mr. Rathbone commented that this item would link the ability to proceed to the second phase of development to the actual reduction of trips.

Commissioner Hart commented that there may be legal issues with Number 6.

Mr. Rathbone pointed out that it was important to make sure that Number 6 would not affect the viability of financing a development.

**7. Prepare a manual for the implementation and monitoring of TDM and TDM proffers in the County.**

Mr. Rathbone noted that it was hoped that a manual would establish standard procedures so that a developer would know what was expected under certain circumstances, such as transit-oriented development.

Chairman de la Fe pointed out that the County already had a process to evaluate proffers and that there should only be one checklist which included contributions for schools and parks, etc.

**8. Prepare associated Comprehensive Plan, Zoning Ordinance, and Public Facilities Manual amendments as appropriate.**

Mr. Rathbone said that Department of Planning and Zoning staff had suggested that specific language pertaining to transportation demand management should not be included in the Zoning Ordinance or the Comprehensive Plan. Commissioner Alcorn said Number 8 was a good idea if funding permitted.

Mr. Rathbone noted that the consultant would be required to produce interim reports to the Planning Commission and the Board of Supervisors.

Responding to a question from Commissioner Hart, Mr. Rathbone said it was hoped that the consultant would be on board in February 2007 and that the study would be completed by the end of 2007.

Chairman de la Fe commented that considering the resources given for this project, the goals were aggressive. Janyce Hedetniemi, Vice Chairman, Braddock District, Transportation Advisory Commission, agreed and said perhaps County staff could prepare a manual, as noted in Number 7, which would allow the consultant more resources to address Number 8.

Commissioner Byers suggested that the consultant meet with the Planning Commission and FCDOT before the study commenced to make sure that the consultant understood what the study should accomplish.

Dr. Jody Bennett said much literature existed on transportation demand management which addressed the tasks presented tonight. She said she would encourage the consultant to make sure when comparing other TOD projects that they were similar to those which existed or were being considered in the County. Dr. Bennett also said that Arlington County had a lot of data on TDM programs and had distributed a questionnaire to transit users collect data about such things as how far they drove to a station and where they parked, etc.

Mr. Flanagan commented that a lot of transportation demand management was done by private industry, citing the example of the Montebello development which provided shuttle service to the Huntington Metro Station every 10 minutes during rush hour and every 20 minutes during non-

rush hour. He said management of private shuttle service should also be considered because it was already relieving traffic congestion.

Mr. Rathbone said the study did not include that type of data collection but the type of transit would be identified as part of the data collection. Chairman de la Fe commented that all modes of transportation, not just automobile, should be considered and asked that it be included in the study.

Mr. Rathbone pointed out that the data collection would be oriented toward vehicles because the goal was to reduce vehicle trips.

Dr. Bennett noted that in some cases TDM strategies worked for the first or second year but not thereafter.

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The meeting was adjourned at 8:09 p.m.  
Frank A. de la Fe, Chairman

For a verbatim record of this meeting, reference may be made to the audio recording which can be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved: April 26, 2007

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Linda B. Rodeffer, Clerk  
Fairfax County Planning Commission