



Proffered Transportation Demand Management (TDM) in Fairfax County

Board Transportation Committee
February 25, 2025

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Fairfax County Department of Transportation

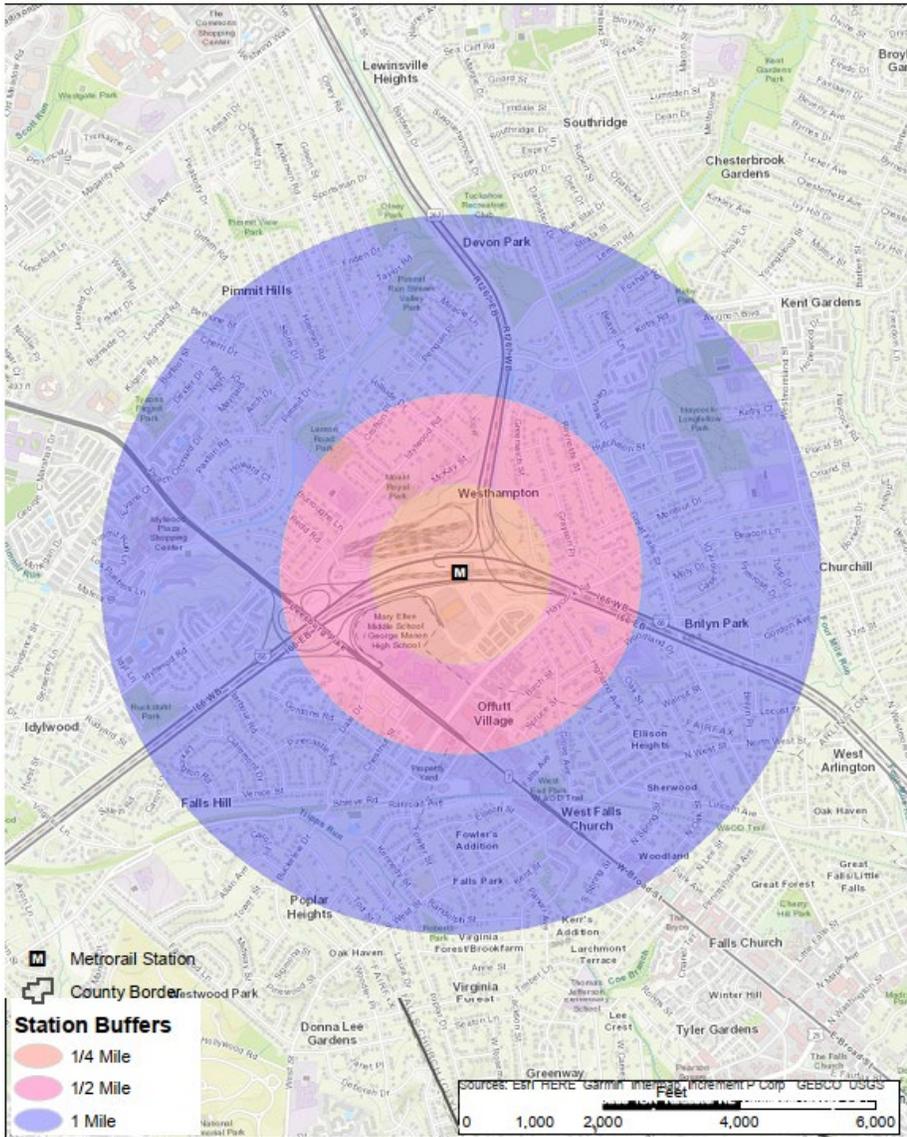
Proffered TDM

- TDM Guidelines Adopted in **2013**
- Established reduction goal expectations for **Office and Residential** uses that come through the entitlement process
- Developers proffer to the guidelines and begin their programs generally after the issuance of the first Use Permit
- What do the guidelines outline for a TDM program?
 - Designed to be flexible
 - TDM Plan/Work Plan
 - TDM Account
 - Remedy Fund
 - Penalty Fund (Tysons Only)
 - Traffic Counts and Surveys
 - Annual Reporting



TDM Guidelines – County-Wide Reduction Rates

West Falls Church -VT/UVA Metrorail Station



Development Type	Non-Tysons TOD Locations		Non-TOD Locations (more than 1/2 mile from Station)
	0 to 1/4 Mile from Station	1/4 Mile to 1/2 Mile from Station	
	Trip Reduction Goal		
Office	35-45%	30-40%	25-35%
Residential	35-45%	30-40%	15-25%

TDM Guidelines – Tysons Reduction Rates

Tysons TOD Trip Reduction Goals				
Gross Square Feet of Development in Tysons	Distance from Metro Station			
	0 to 1/8 Mile	1/8 Mile to 1/4 Mile	1/4 mile to 1/2 mile	Beyond 1/2 mile
	Trip Reduction Goal			
Up to 65,000,000	45%	35%	30%	25%
65,000,000	50%	40%	35%	30%
84,000,000	55%	45%	40%	35%
90,000,000	58%	48%	43%	38%
96,000,000	60%	50%	48%	43%
105,000,000	63%	53%	48%	43%
113,000,000+	65%	55%	50%	45%

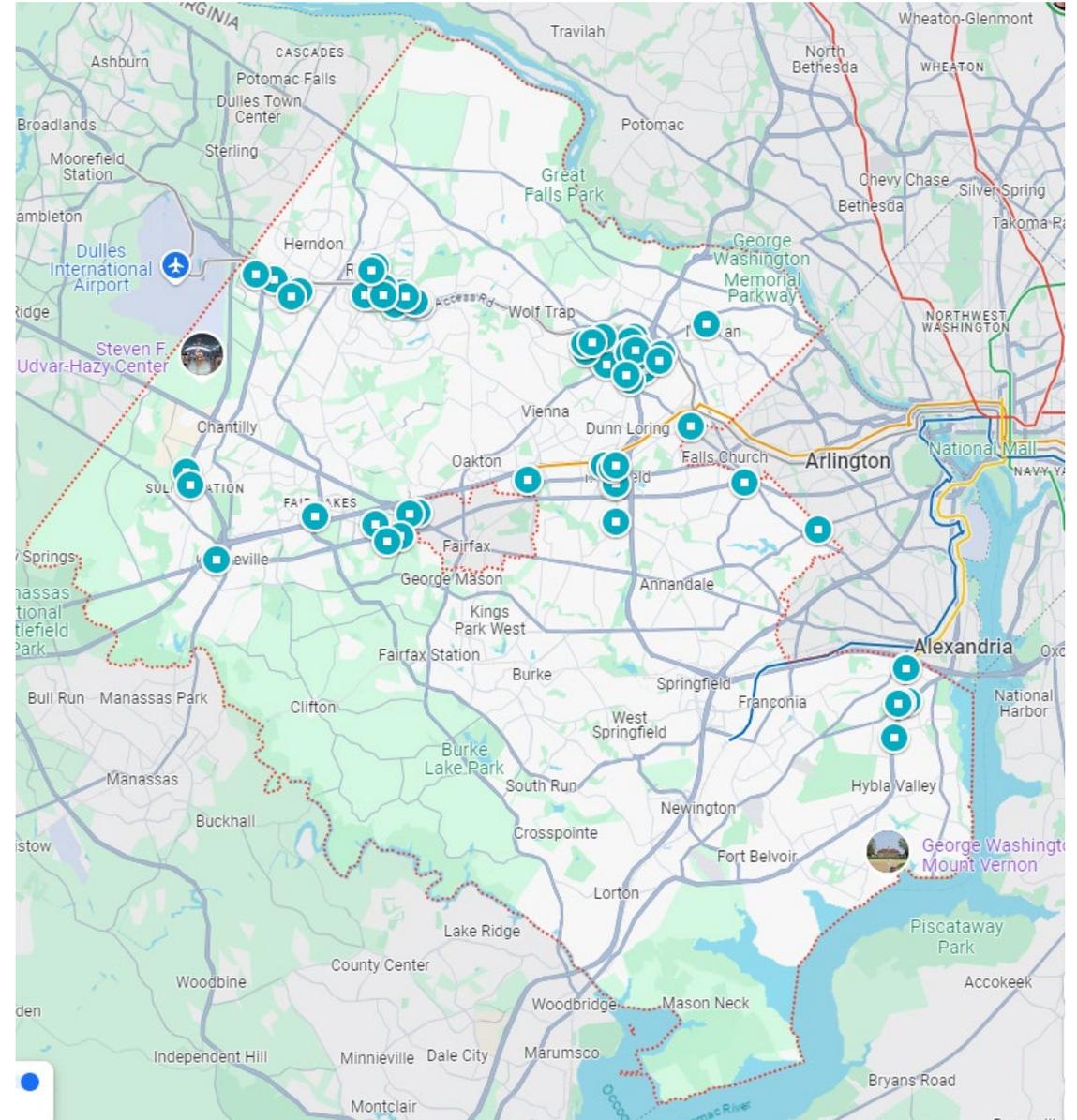
What's Changing and Why?

Based on feedback from industry, we are proposing updating the following:

- Remedy Fund Release mechanism for all areas of the county
- Updated language regarding TDM funding and operating accounts
- Streamlined process for TDM Plan submission
- Updated language surrounding Transportation Management Associations
- Cleaner Sample Proffers
- Building-by-building option
- Updated Resources for developers starting their own TDM programs
- TDM Reduction Rates

What are we seeing?

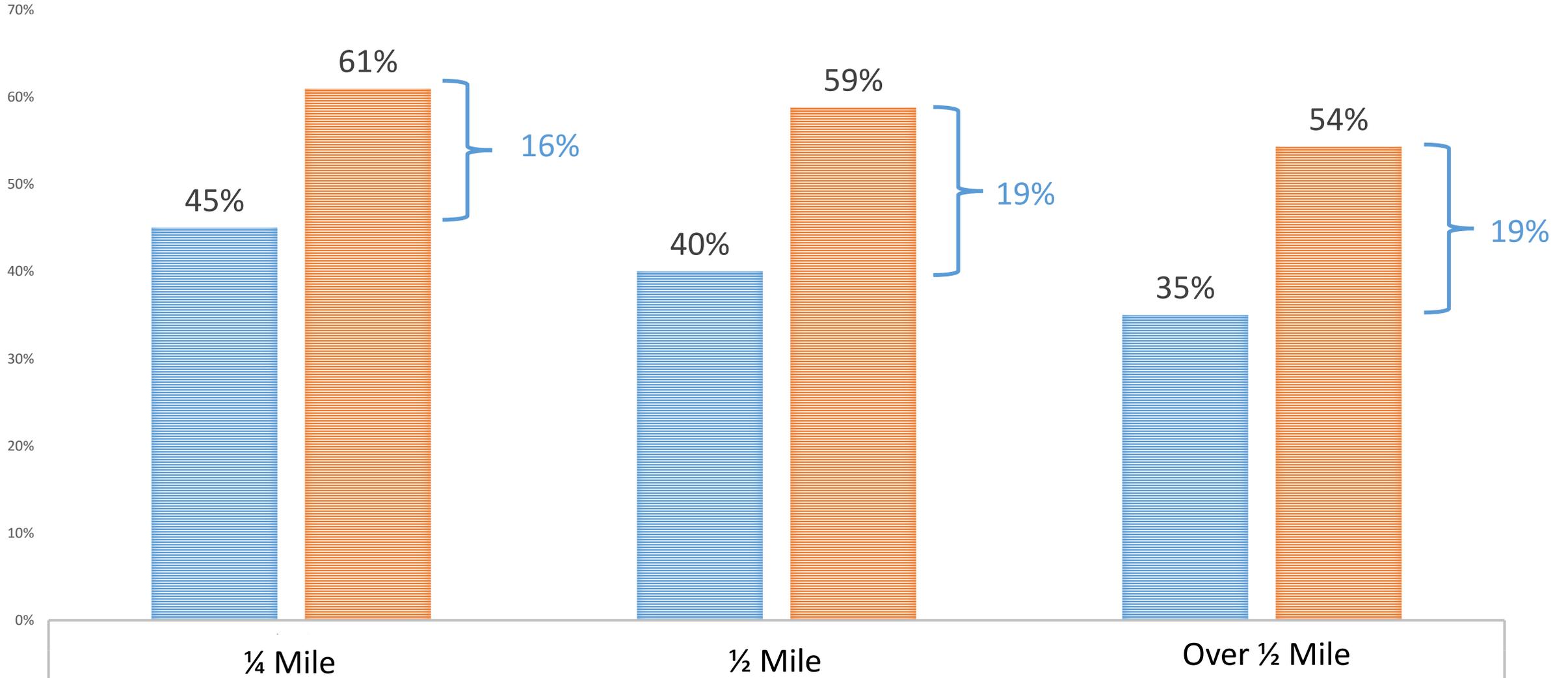
- Since the guidelines were established in 2013, **the average trip reduction for sites with a TDM program is 61%**
- **Programs that are reporting are, on average, exceeding their goals by 29%**
- As of 2023, **55 programs** across the county are reporting annually
- As of 2023, Only **1** instance of a development not meeting reduction goal, after compliance meeting, exceeded their goal for the 3 years following



Active TDM Programs in Fairfax County with standardized TDM proffers

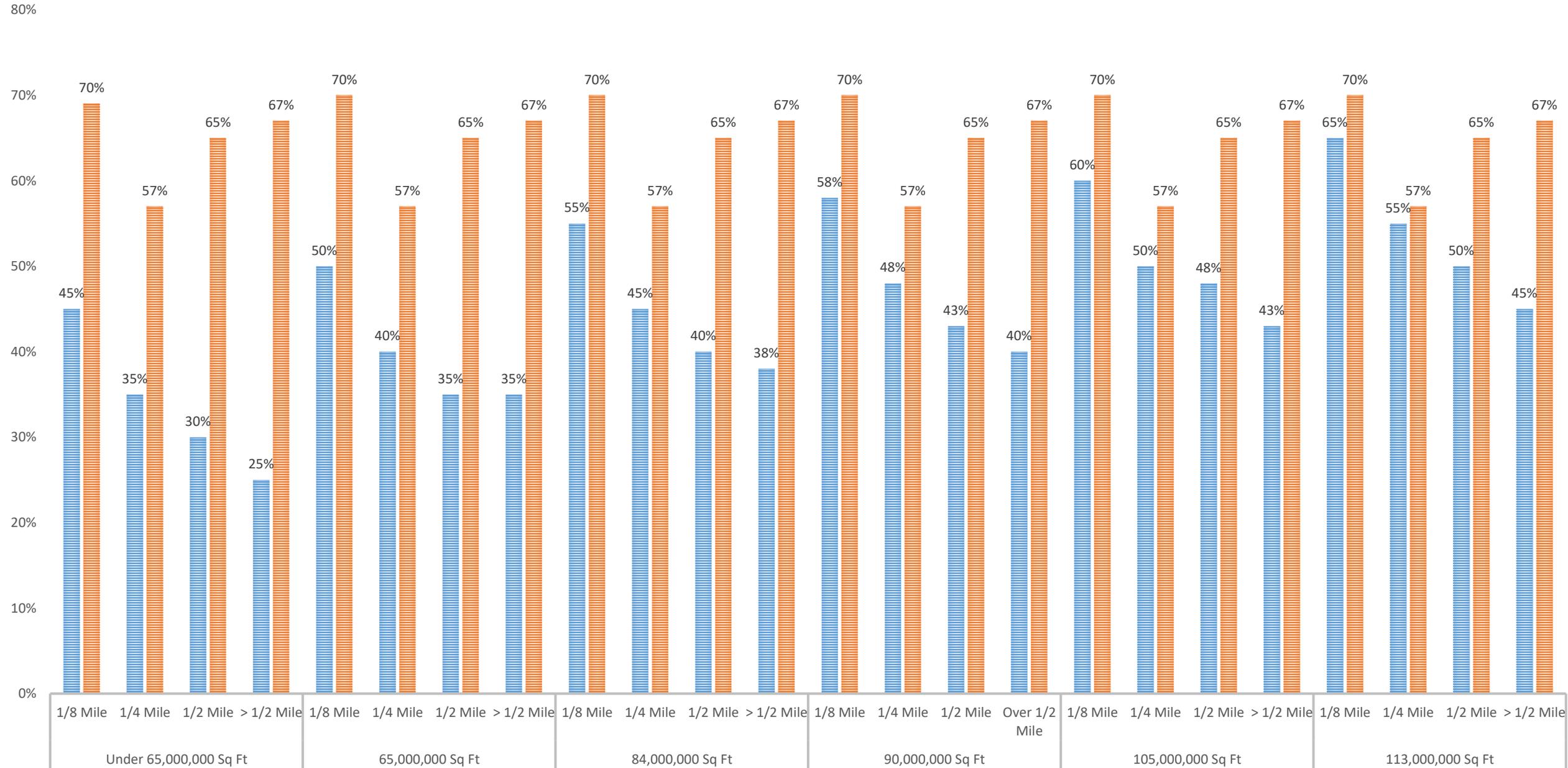
TDM REDUCTION GOAL VS. OBSERVED REDUCTIONS OUTSIDE TYSONS

■ Goal (Highest Possible) ■ Observed Reduction

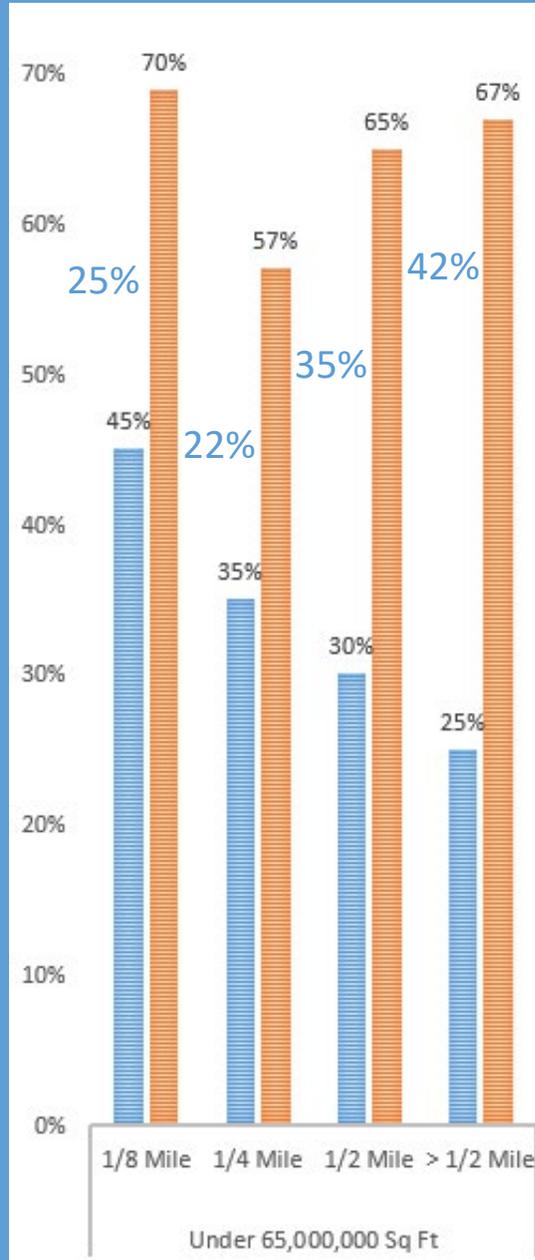


TDM REDUCTION GOAL VS. OBSERVED REDUCTIONS IN TYSONS

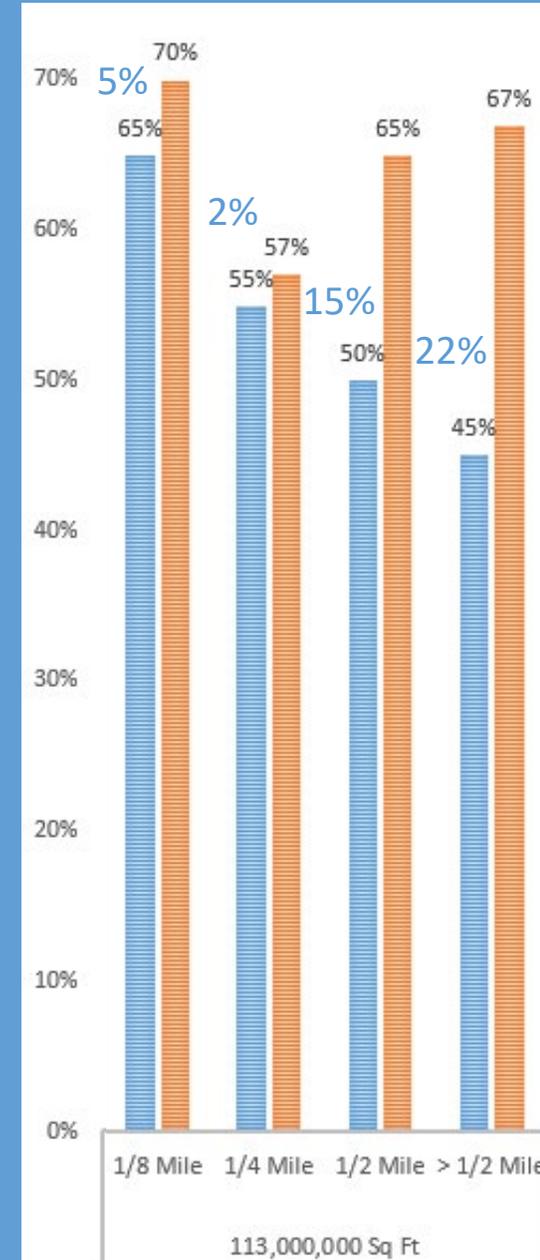
■ Goal ■ Observed Reduction



Current Reduction Goal Level vs. Observed Reduction



Ultimate Reduction Goal Level vs. Observed Reductions



Proposed County-Wide Reduction Rates

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Residential	35-45% 40-50%	30-40% 35-45%		15-25% 20-30%
Tysons TOD Trip Reduction Goals				
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84,000,000	55% 65%	45% 55%	40% 50%	35% 45%
90,000,000	58% 68%	48% 58%	43% 53%	38% 48%
96,000,000	60% 70%	50% 60%	48% 58%	43% 53%
105,000,000	63% 73%	53% 63%	48% 58%	43% 53%
113,000,000+	65% 75%	55% 65%	50% 60%	45% 55%



Feedback Requested from the Board:

Does the Board have any questions about the proposed rates?

Outside of development industry representatives, are there other groups we should engage on TDM policy changes in the future?

Contact: Samuel.Chanesman@fairfaxcounty.gov