

Sample TDM Proffer Language

Tysons Urban Center Locations

1. The applicant shall establish a Tysons Urban Center TDM program in accordance to the *Fairfax County Transportation Demand Management Program Guidelines*, dated July 1, 2026, for the multifamily residential and/or office uses on the Subject Property.
2. Prior to issuance of the first RUP and/or non-RUP for each new building on the Subject Property, the applicant shall complete the following:
 - a. Appoint a TDM program manager
 - b. Submit a TDM Plan
 - c. Establish and Fund the TDM Account
 - d. Establish and Fund the Incentive Fund
 - i. At a rate of \$0.02 per gross square foot of new office and/or multifamily residential uses
 - e. Establish and Fund the Remedy Fund
 - i. At a rate of \$0.40 per gross square foot of new office uses and \$0.30 per gross square foot of new multifamily residential uses
 - f. Establish and Fund the Penalty Fund
 - i. At a rate of \$0.10 per gross square foot of new office uses and \$0.05 per gross square foot of new multifamily residential uses

Non-Tysons Transit Oriented Development Locations

1. The applicant shall establish a Non-Tysons Transit Oriented Development TDM program in accordance to the *Fairfax County Transportation Demand Management Program Guidelines*, dated July 1, 2026, for the multifamily residential and/or office uses on the Subject Property with a reduction goal of (X%).
2. Prior to issuance of the first RUP and/or non-RUP for each new building on the Subject Property, the applicant shall complete the following:
 - a. Appoint a TDM program manager
 - b. Submit a TDM Plan
 - c. Establish and Fund the TDM Account
 - d. Establish and Fund the Incentive Fund
 - i. At a rate of \$0.02 per gross square foot of new office and/or multifamily residential uses
 - e. Establish and Fund the Remedy Fund
 - i. At a rate of \$0.20 per gross square foot of new office uses and \$0.10 per gross square foot of new multifamily residential uses

Non-Transit Oriented Development Locations

1. The applicant shall establish a Non-Transit Oriented Development TDM program in accordance to the *Fairfax County Transportation Demand Management Program Guidelines*, dated July 1, 2026, for the multifamily residential and/or office uses on the Subject Property with a reduction goal of (X%).
2. Prior to issuance of the first RUP and/or non-RUP for each new building on the Subject Property, the applicant shall complete the following:
 - a. Appoint a TDM program manager
 - b. Submit a TDM Plan
 - c. Establish and Fund the TDM Account
 - d. Establish and Fund the Incentive Fund
 - i. At a rate of \$0.01 per gross square foot of new office and/or multifamily residential uses