

# Proposed Transportation Management Plan Policy

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December 6, 2022

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# Actions Requested

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Approve Text Amendment and Policy Approval

Forward to City Council for Consideration

# TMP Overview and Feedback

## What is a TMP

SUP that commits development to a transportation plan, funded with its own contribution

Monitored once a year through surveys, outreach to TMP coordinators at properties

Currently 106 TMPs

## Feedback from Planning Commission and Transportation Commission

Clarity on target setting, including targets for individual building's single occupant vehicle rate, length of TMP

Wants flexibility with list of transportation improvements that developers can claim

Clarify role of TMP Coordinator

Consider if payment plans and cash flow

# Why an Update is Needed

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Current program not effective in meeting the intent of the TMP program

Too many TMPs are doing different things with varying degrees of success

Difficult to measure the success of TMPs since survey is done by individual TMPs

Individual TMP coordinators not trained to manage TMPs, and often have little incentive to learn

# Overview of Proposed Policy

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TMP Developments would pay City TMP fee to make transportation investment

TMPs would last 30 years (currently lasts in perpetuity)

City manages survey requirement for TMPs

# TMP Change Recap

	Current TMP System	New TMP Proposal
Payment	Properties hold and maintain fund (except Tier 1 TMPs)	Properties would pay into Citywide TMP fund for 30 years (except larger TMPs)
Program Administration	Staff coordinates with 100+ different TMP coordinators who administer TMP for the development	Staff manages overall TMP program and coordinates with five or six TMP coordinators for larger TMPs who are trained in managing TMPs
Reduced TMP fee	Proximity to transit	Participation in Citywide TMP Located in Enhanced Transit Area Capital Improvements Upfront Payments
Time Limit	TMPs last forever	TMP obligations end after 30 years
Measurement	TMP Coordinators are responsible for annual survey	City will measure progress
Program Spend	Individual TMP coordinators make spending decisions	City spends based on mixture of transportation goals (supported by Council and other City plans) and local impact to development

# Payments

Building in Enhanced Transit Area	Building Capital Improvements	Upfront Payments
<ul style="list-style-type: none"><li>• 15 percent discount for developing within ETA</li><li>• No discount if developer wishes to build more parking than zoning ordinance allows</li><li>• Similar to existing TMP credit for developing near Metrorail or BRT</li></ul>	<ul style="list-style-type: none"><li>• Up to 25 percent of construction costs</li><li>• Divided evenly over number of payments</li><li>• Physical improvements must be in site plan for credit, and in addition to what City requires</li></ul>	<ul style="list-style-type: none"><li>• Up-Front payment (35%)</li><li>• Partial Up-front Payment<ul style="list-style-type: none"><li>• 25 percent total discount</li><li>• 25 percent of remainder paid before certificate of occupancy</li><li>• 75 percent of remainder paid in five equal installments over five years</li></ul></li></ul>

# Option for Developers to Manage Funds

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More than 500k sq ft or 300 units – Allowed to manage funds

Less than 500k sq or 300 Units – Allowed to manage funds IF:

1. Demonstrate ability to run program well (e.g, hire a competent outside consultant or have a dedicated staff person for TMP management)
2. Demonstrate consistent good faith effort by responding to staff requests and providing annual progress reports
3. Demonstrate they are meeting the TMP goals for SOV rates



# Fund Uses

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<b>SMALL AREA PROJECTS (30%)</b>	<b>CITYWIDE PROJECTS (70%)</b>
For projects specific to and/or outlined in small area plans	Projects in Alexandria Mobility Plan or other Citywide plans
Other neighborhood specific projects	Education Programs; operating expenses for transit systems
Examples: sidewalk enhancements, bike/ped signals, bike storage	Examples: DASH Operating, transit corridors, bikeshare, performance monitoring

# For Properties with Existing TMP SUP

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**Administrative** change of SUP will convert previous SUP to standard conditions that reflect policy

Projects with TMP SUPs over 30 years old will end

Any outstanding TMP balance must be paid to the City before TMP relief

# Next Steps

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Event	Date	Notes
Planning Commission Public Hearing	December 6, 2022	Public Hearing and recommendation of Zoning Text Amendment and policy to City Council
City Council Public Hearing	December 17, 2022	Public Hearing of Zoning Text Amendment and policy
City Council	January 10 & 14, 2023	Formal Adoption of Ordinance
Implementation	January-June 2023	
Launch	July 1, 2023	

# Thank You

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