

Proposed Transportation Management Plan (TMP) Policy

Planning Commission

March 7, 2022

Update Since December

Deferred from the December 6, 2022 Planning Commission meeting

Additional outreach to existing TMP Coordinators

Updates to the Policy to address comments

TMP Overview

Special Use Permit 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 over 100 TMPs

Original ordinance adopted in 1987; updated in 2014

Feedback from Planning Commission and existing TMPs

- Outreach to existing TMPs
- What happens to the shuttle requirement for existing TMPs?
- How is the 30-year payment requirement measured for multi-phase developments?
- GO Alex Fund allocations
- Role of the TMP Coordinator

Why an Update is Needed

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

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 (measured from date of CO; if multi-phase, date of each phase CO)
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

Credits to Reduce the Base TMP Rate

**Building in an
Enhanced Transit Area**
– 15%

**Building Capital
Improvements**
– up to 25% of
construction cost

Early Payments
-Up-front – 35%
-Partial Up-front – 25%

Option for Developers to Manage Funds

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

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

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

Fund Uses

NEIGHBORHOOD (SMALL AREA) PROJECTS (30%)	CITYWIDE PROJECTS (70%)
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

Administrative amendment to opt into the Policy

Projects with TMP SUPs over 30 years old will end
If multi-phase, based on date of CO for each phase

Any outstanding TMP balance must be paid to the
City

Shuttle requirement would be eliminated after
coordination with staff

Shuttle Requirements

Outreach plan

Ridership information

*Follow up with shuttle users on
transportation choices*

*Potential for similar service
under City program*

Outreach

Development Community – NAIOP

- September 15, 2021
- November 17, 2021
- December 17, 2021
- January 19, 2022
- September 21, 2022

Existing TMPs

- January 13, 2022 – TMP Summit
- July 2022 – Email
- December 2022 – Email
- January 2023 - Email
- January 23, 2023 – Webinar

Individual meetings with TMP Coordinators

Summary of Changes since December

- Additional outreach to existing TMP Coordinators
- Clarification of 30-year measurement for multi-phase developments
- Clarification on shuttle requirement
- Clarification on role of TMP Coordinator after payment requirement has ended
- Clarification on funding allocation and addition of a statement prioritizing projects near developments that pay into the fund
- Specific details on quantifying “consistent good faith effort”
- Specify CPI-U

Next Steps

Event	Date
Planning Commission Public Hearing	December 6, 2022 (deferred) March 7, 2023
City Council Public Hearing	March 18, 2023
City Council (implementation ordinance)	April 2023
Implementation	May-June 2023
Launch	July 1, 2023

Recommendation

The Planning Commission recommend
Approval of the following to the City Council:

- Zoning Text Amendment
- TMP Policy