



*Thomas
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Planning District Commission

Sustainable solutions to regional issues

To: TJPDC Commissioners
From: Melissa Barlow, Director of Transportation Programs
Date: January 30, 2008
Reference: Chapter 527 Traffic Impact Analysis Summary of Presentation

Purpose: To brief TJPDC Commissioners on the traffic impact analysis legislation passed by the General Assembly in 2006, adding Section 15.2-2222.1 to the Code of Virginia.

Background: The Chapter 527 amendment establishes procedures by which localities submit proposals that will affect the state-controlled transportation network to the VDOT for review and comment. The chapter also directed VDOT to promulgate regulations to carry out the provisions of the statute.

The intent of the statute is to improve how land-use and transportation-planning decisions are coordinated throughout Virginia by establishing standardized methodologies (definitions, analytical methods, etc.), procedures for analyzing transportation impacts and provide that information to citizens and policymakers. This regulation will provide additional information to assist policymakers and the public in planning, land-use and transportation decisions that promote enhanced quality of life for all Virginians.

Issues: The Traffic Impact Analysis Regulations (24 VAC 30-155), set forth procedures and requirements governing VDOT's review of and submission of comments regarding comprehensive plans and amendments to comprehensive plans, rezoning proposals, and subdivision plats, site plans and plans of development and the accompanying traffic impact analyses. The regulation also identifies when those documents must be submitted, and the documents and information that must be submitted to VDOT to facilitate the required review and submission of comments. The regulation also establishes the scope and nature of the review and a schedule of fees to be paid upon submission of a proposal to VDOT for review. The regulation includes standards for when traffic impact analyses must be submitted to VDOT for different types of development proposals as well as what must be contained in the analyses.

Recommendations: Informational presentation only.

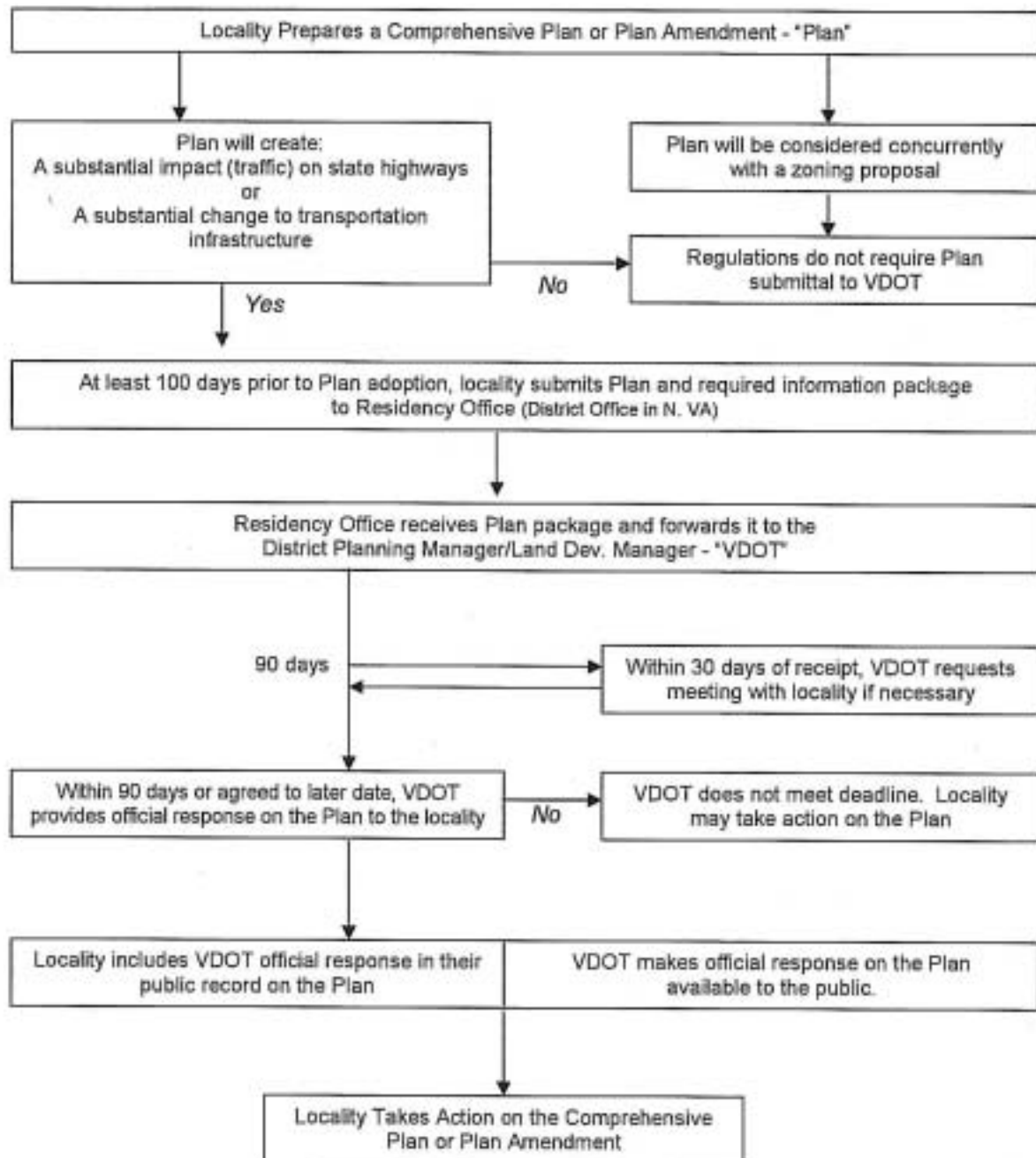
Action Needed: None.

TYPICAL DEVELOPMENTS THAT WOULD TRIGGER THE NEED FOR A TRAFFIC IMPACT ANALYSIS				
		Comprehensive Plan Review	Commercial Site Review	Residential Site Review
Daily Traffic Threshold (veh/day)		5000	2500	
Peak Hr Threshold (veh/hr)		None	250	100
ITE Land Use				
Description	Code	Approx Size / # Units to Meet Above Threshold		
Light Industrial	110	690,000 sf	260,000 sf	
Single Family Detached	210	500 du		100 du
Apartment	220	670 du		150 du
Condo / Townhouse	230	860 du		190 du
Hotel	310		300 rooms	
Elementary School	520		600 students	
High School	530		550 students	
Hospital	610		110 beds	
General Office Building	710	460,000 sf	150,000 sf	
Business Park	770	400,000 sf	170,000 sf	
Shopping Center	820	40,000 sf	20,000 sf	
Home Impr Superstore	862	110,000 sf	60,000 sf	
Drive in Bank	912		5 bays	
Fast Food Rest w/ DrTh	934		4,000 sf	
Gas Station w/ Conv Mkt	945		16 hoses	
<p>NOTE: These are estimates that have been rounded and are not official thresholds. They are offered as examples only. The calculations may differ based on the specific land use code of the ITE Trip Generation that is applied, which variable within the land use code is determined to be the most appropriate to apply, and whether rates or equations are utilized.</p>				

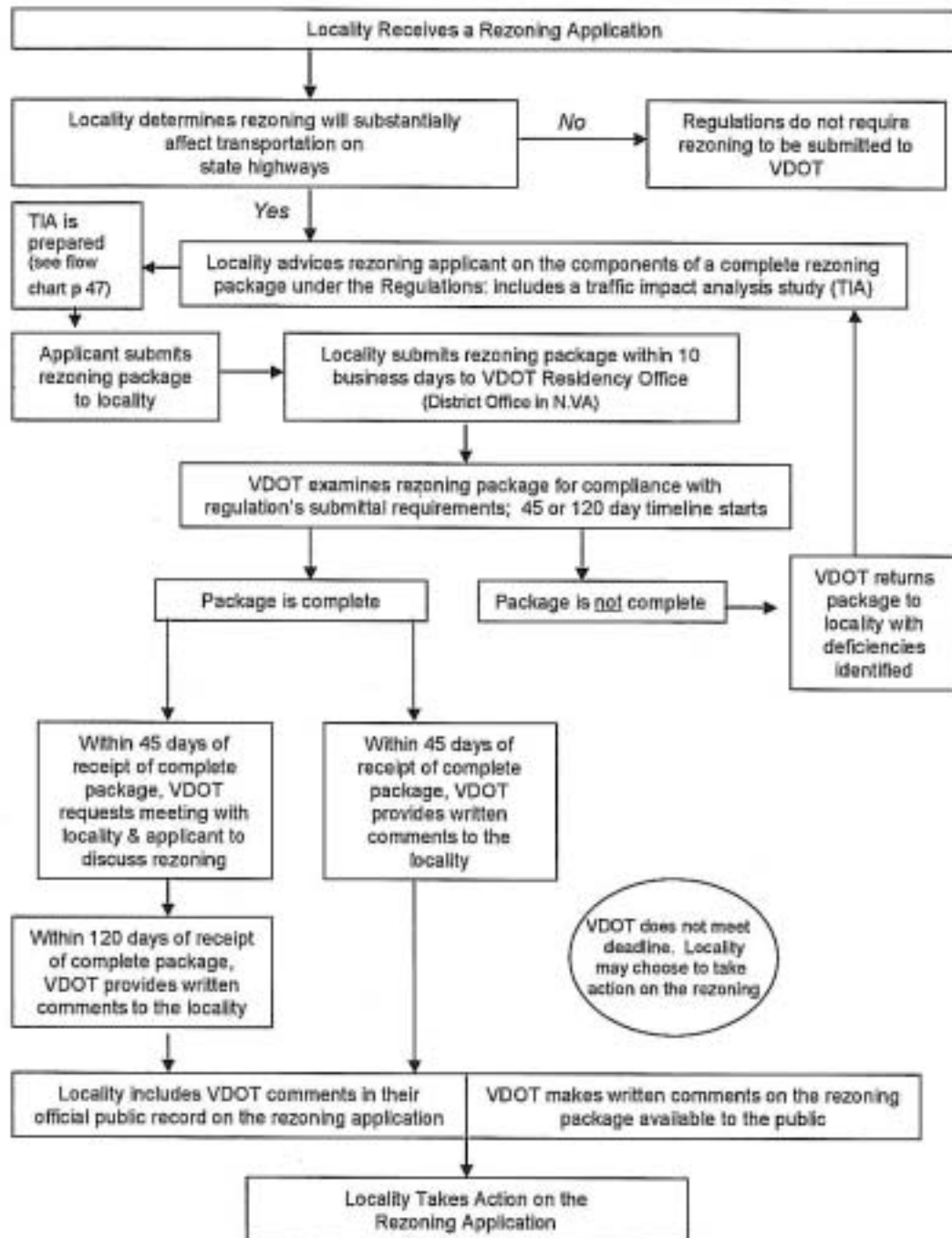
Vehicles – veh; Hour – Hr; Square feet – sf; Dwelling unit – du; Convenience – Conv; Drive through – DrTh; Market - Mkt.

Source: Trip Generation by Microtrans™, Version 5 software to calculate traffic generation on the basis of the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition, 2003.

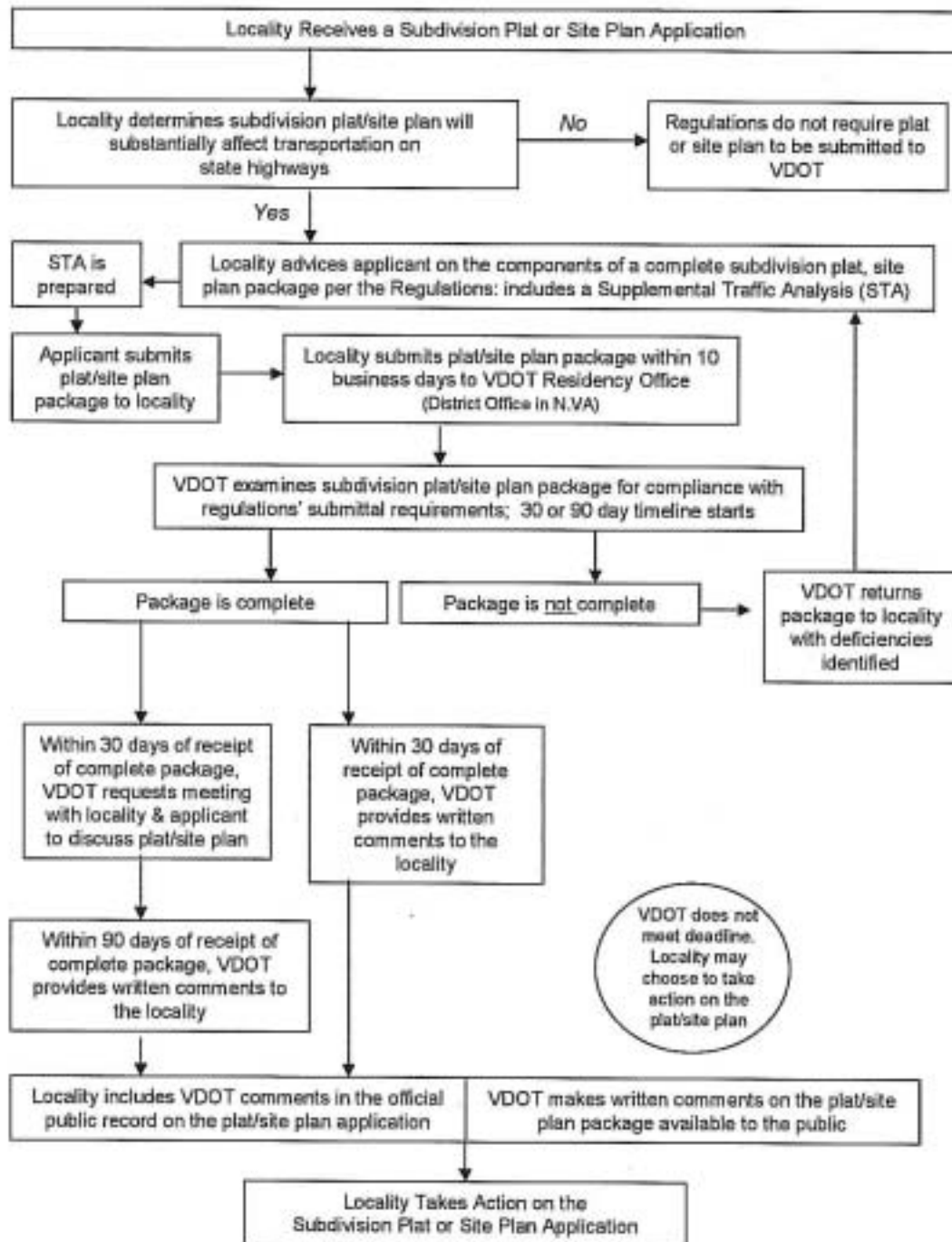
FLOW CHART: VDOT REVIEW OF A COMPREHENSIVE PLAN OR PLAN AMENDMENT



THE REZONING PACKAGE REVIEW PROCESS



THE SUBDIVISION PLAT OR SITE PLAN PACKAGE REVIEW PROCESS



SUMMARY: TRAFFIC IMPACT ANALYSIS REGULATIONS REQUIREMENTS

Process		Threshold	Review Process*	Fee**
Comprehensive Plan and Plan Amendments		5,000 VPD on state-controlled highways, or Major change to infrastructure / transportation facilities	Application submitted to VDOT for review and comment VDOT may request a meeting with the locality within 30 days Review to be completed in 90 days or later if mutually agreed	\$1000 covers first and second review (No fee if initiated by locality or other public agency)
Rezoning	Residential	100 VPH on state-controlled highways, or 100 VPH on locality maintained streets AND within 3000 feet of a state maintained highway, or 200 VPD AND more than doubles current traffic volume on a state controlled highway	TIA and Application submitted to VDOT for review and comment VDOT may request a meeting with the locality and applicant within 45 days Review to be completed in 45 days if no meeting is scheduled or within 120 days otherwise NOTES: 1. When a related comprehensive plan revision and rezoning proposal are being considered concurrently for the same geographical area, then only a rezoning TIA package is required.	For first and Second review: \$500 - 100 VPH or less \$1000 - more than 100 VPH (No fee if initiated by locality or other public agency)
	All Other Land Uses ***	250 VPH or 2500 VPD on state-controlled highways, or 250 VPH or 2500 VPD on locality maintained streets AND within 3000 feet of a state maintained highway		
Subdivision Plat, Site Plan, or Plan of Development	Residential	100 VPH on state-controlled highways, or 100 VPH on locality maintained streets AND within 3000 feet of a state maintained highway, or 200 VPD AND more than doubles current traffic volume on a state controlled highway	TIA and Application and Plans submitted to VDOT for review and comment. VDOT may request a meeting with the locality and applicant within 30 days Review to be completed in 30 days if no meeting is scheduled or within 90 days otherwise NOTES: 1. Not required IF assumptions and conclusions remain valid in the Rezoning TIA submitted to VDOT in accordance with Chapter 527 (must include copy of previous TIS if rezoning approval is more than 2 years old) 2. Required IF a Rezoning TIA was NOT submitted to VDOT in accordance with Chapter 527 3. Required IF conditions analyzed in Rezoning TIA submitted to VDOT in accordance with Chapter 527 have materially changed such that adverse impacts to state-controlled highways have increased	For first and Second review: \$500 - 100 VPH or less \$1000 - more than 100 VPH (No fee if initiated by locality or other public agency)
	All Other ***	250 VPH or 2500 VPD on state-controlled highways, or 250 VPH or 2500 VPD on locality maintained streets AND within 3000 feet of a state maintained highway		

* For proposals generating less than 1000VPH the locality and/or applicant may request a Scope of Work Meeting with VDOT. For proposals generating 1000 VPH or more the locality and/or applicant shall hold a Scope of Work Meeting with VDOT.

** Third or subsequent submissions require additional fee as though they were an initial submission.

*** For mixed use developments, a proposal is deemed to have significant impact if the trips associated with the residential component exceed 100 VPH, or if the total trips generated exceed either 250 VPH, or 2500 VPD.