



Traffic Impact Analysis Regulations

Spring 2008

Phase 3 districts:

Bristol, Hampton Roads, and Lynchburg

Thresholds and Fees

Comprehensive plans and amendments

- **NOTE: Cities, larger towns (over 3,500 in population), and Henrico/Arlington Counties:**
 - **Submission to VDOT required if proposal will produce substantial impacts or changes**
 - to limited access highway interchanges or
 - to non-limited access state controlled highways either internally or in neighboring localities.

Thresholds and Fees

Comprehensive plans and amendments

- **NOTE:** When a related comprehensive plan or comprehensive plan amendment and rezoning submission proposal that cover the same geographical area are being considered concurrently by a locality:
 - Only a rezoning package needs to be prepared and provided to VDOT for review.

Thresholds and Fees

Rezoning and Plan Reviews

- **Locally maintained road system:**
 - **Cities, larger towns, and Henrico and Arlington counties do not have to submit rezoning and plan review applications for larger projects unless the site (access or property line)**
 - Is within 3,000 ft of a non-limited access state controlled highway or
 - Is within 3,000 ft of a connection to a state limited access highway.

Thresholds and Fees

Fees

- **Based upon submission type and hourly vehicular traffic volume**

- **Submission types**

- On behalf of government entities: no charge
- Comprehensive plan/amendment: \$1,000
- Rezoning, subdivision plat, site plan, plan of development:
 - 100 VPH or less: \$500
 - More than 100 VPH: \$1,000

- **Traffic volumes based upon adjusted volumes**

- Reduced by internal capture, modal split

Thresholds and Fees

Fees (cont.)

- **No review until payment received (constitutes part of a complete package)**
- **If submission does not meet VDOT standards, will be returned for re-working**
 - **Submission of 1st re-worked package is free**
 - **Any further submissions charged as if a new submission**
 - **Resubmission fees may be appealed to the District Administrator**

Thresholds and Fees

Remember:

- **Localities will determine the need for a traffic impact analysis.**
- **VDOT staff can assist localities in making this determination.**
- **At the permitting stage, 527 information can potentially be used to satisfy analysis requirements.**

Timelines and Contacts

Comprehensive Plan Process

- **Locality should submit complete Comprehensive Plan package to VDOT**
- **VDOT may request a meeting within 30 days**
- **VDOT comments within 90 days, or longer if agreed upon by all parties**
- **Locality to include VDOT comments into public record**

Timelines and Contacts

Rezoning Process

- **TIA Submission to Locality or prepared by Locality**
- **Locality to submit application to VDOT within 10 business days of receipt of complete application**
- **VDOT comments, or requests a meeting, within 45 days**
- **VDOT comments after 120 days if meeting requested**
- **Locality includes VDOT comments into public record**

Timelines and Contacts

Subdivision/Site Plan Process

- TIA or supplemental TIA submitted to locality or prepared by locality
- Locality submits complete package to VDOT within 10 business days
- VDOT comments or requests a meeting within 30 days, meeting held within 60 days of receipt
- VDOT comments after 90 days, if meeting requested
- Locality includes VDOT comments into public record

Comparison

Things that Stay the Same

- We will strive to meet local expectations
- Study contents similar to current TIA
 - Existing situation
 - Future without development (including planned transportation projects)
 - Future with development (including proposed mitigation measures)
- Same baseline methodologies
 - ITE Trip Generation
 - Highway Capacity Manual
 - Internal capture rates

Comparison

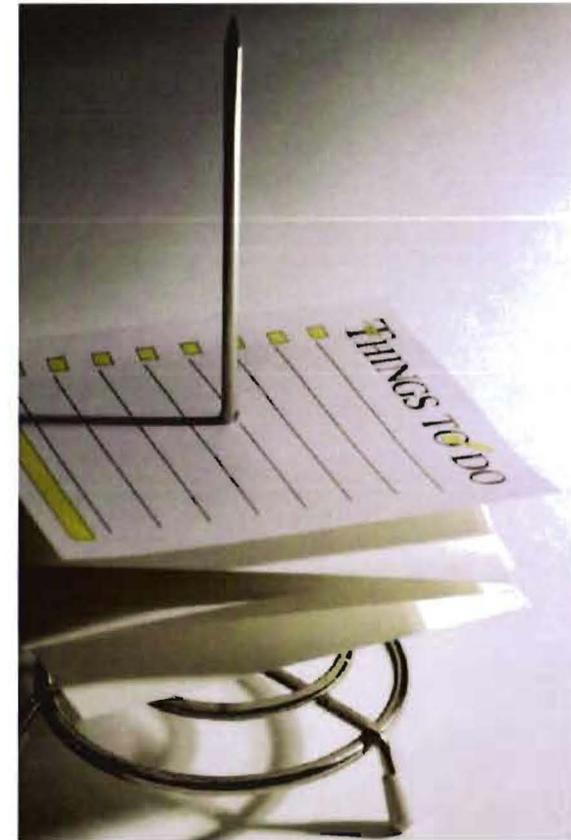
Things that are Different

- **Submission required**
 - **Thresholds for determining need for submission**
 - **No action by locality until either:**
 - VDOT final comments are received or
 - Deadlines for VDOT response have passed
- **Baseline geographic scope**
- **Tracking and utilization of previously approved TIAs (LandTrack)**

Comparison

VDOT Review

- **Check**
 - **Completeness**
 - **Assumptions**
 - Directional split
 - Background traffic growth
 - Anticipated network changes
 - TDM / modal split
 - Software defaults/assumptions
 - **Calculations**
 - **Conclusions**
 - Reasonableness
 - Clarity



Comparison

VDOT Review

- **Study details**

- **One TIA for many purposes—stage of development**

- For rezoning stage
 - For site plan/subdivision stage
 - For entrance permit stage

- **One TIA for many purposes—regulations**

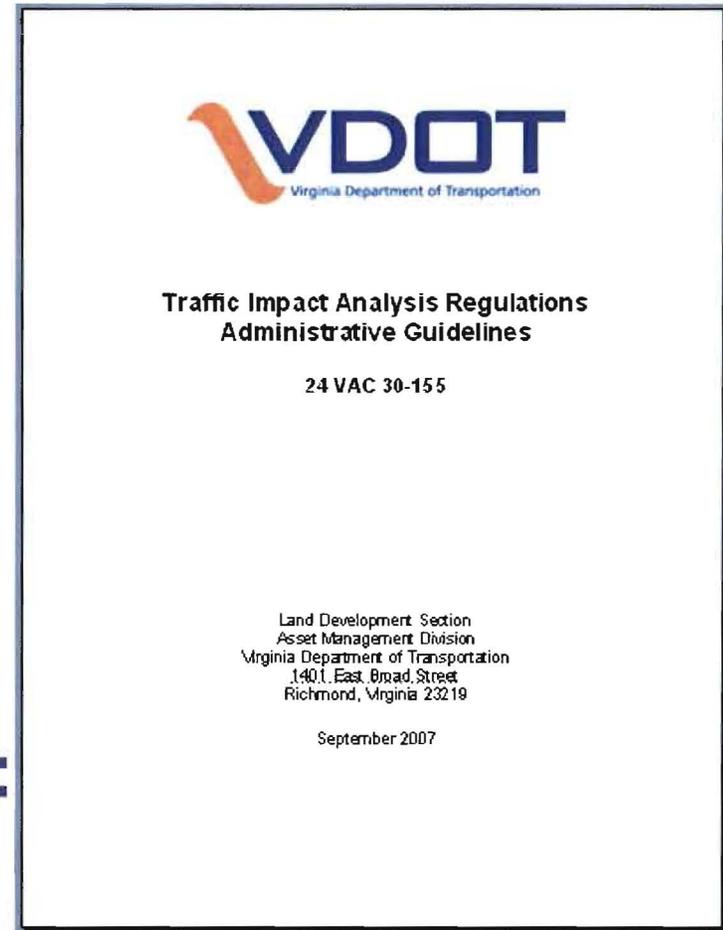
- To meet locality's requirements
 - To meet § 15.2-2222.1 requirements (TIA)
 - To meet § 33.1-198 requirements (Entrance Permits)

Comparison

References

- **Guidelines appendices**
- **Chapter 527 Website at:**

<http://www.vdot.virginia.gov/projects/chapter527/default.asp>



Public Record

What is included?

- **The entire development proposal's package**
- **The study and its appendices**
- **VDOT's response**



Public Record

Why?

- **Transparency:** So that interested parties can see the information for themselves
- **Education:** So that interested parties can learn about the process
- **Required by regulation (24 VAC 30-155)**

Public Record

How is it included?

- **VDOT Website**
 - VDOT's official response
 - Land Development Tracking System (LandTrack)
- **Locality's record of decision**
 - Depends upon locality
 - At a minimum, should include VDOT's response in locality's meeting minutes or staff report
- **Application case file (held by locality)**
 - All submitted proposals and responses

Public Record

References

- **Guidelines Pages 23-25, 35-37, and 64-69**
- **Chapter 527 Website at**

<http://www.vdot.virginia.gov/projects/chapter527/default.asp>

IMPLEMENTATION SCHEDULE FOR THE REGULATIONS

The implementation of the regulations will be carried out in a multi-phased approach over 18 months (July 1, 2007 to January 1, 2009). The regulations are exempt from the Administrative Process Act until July 1, 2008 so they can be refined during the implementation process. VDOT will solicit continuous feedback so that stakeholders can suggest ways to improve the regulations based on lessons learned from implementation.

Maps with the District boundaries that identify the localities within each are located on the VDOT website under "Travel Center" and then District Maps.

Begin Implementation

Months 1 - 6: Comprehensive plan/amendments; rezoning, site plan, and subdivision plat sites generating 500 vehicle trips per peak hour or more

Full Implementation

Months 7 + : Above plus sites generating less than 500 vehicle trips per peak hour

Group #1: July 1, 2007: Begin Implementation

Northern Virginia, Richmond, and Salem

Group #2: January 1, 2008: Begin Implementation

Culpeper, Fredericksburg, and Staunton

Group #3: July 1, 2008: Begin Implementation

Bristol, Hampton Roads, and Lynchburg

REGULATIONS

24 VAC 30-155-90. Implementation.

VDOT shall implement this chapter in phases, beginning on July 1, 2007, so that it is in full effect by January 1, 2009.

A. Implementation by VDOT district. For the purposes of this chapter, the nine VDOT construction districts have been divided into three groups.

1. Group 1 consists of Northern Virginia, Richmond, and Salem Districts. Implementation will begin on July 1, 2007 for this group.
2. Group 2 consists of Culpeper, Fredericksburg, and Staunton Districts. Implementation will begin on January 1, 2008 for this group.
3. Group 3 consists of Bristol, Hampton Roads, and Lynchburg Districts. Implementation will begin on July 1, 2008 for this group.

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.