

# Chapter 527

# Implementation

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- Legislation proposed by Governor Kaine
  - *Better linkage of transportation and land-use decision making by providing additional information to citizens and local decision makers*
- Unanimously approved by General Assembly
- Foundation for continuing effort to improve coordination between land-use and transportation planning
- Regulations developed to establish for traffic impact analysis requirements

### Added § 15.2-2222.1 and amended § 15.2-2223 of the Code of Virginia

- 15.2-2222.1 covers VDOT review of local development proposals
- 15.2-2223 covers required elements of local comprehensive plans
- Requires VDOT to develop regulations to implement 15.2-2222.1
- Requires submission of cost/fee report to General Assembly in December)

What does § 15.2-2222.1 require?

Submittal required if item will substantially affect transportation on a state-controlled highway

- Localities to submit comprehensive plans, parts of plans, or amendments to VDOT for review and comment before they are approved by the locality
- Localities to submit the proposed rezonings to VDOT; the proposal application shall include a traffic impact statement (if required)
- Localities to submit subdivision plats, site plans or plans of development to VDOT for review; submittal shall include supplemental traffic analysis if required

What does this mean for VDOT?

- VDOT will review traffic impact analysis for correct methodologies and accuracy
- VDOT will provide the locality and its citizens will comments and recommendations based on the traffic impact analysis

What will § 15.2-2222.1 not change?

- Authority for land use will remain within local jurisdiction
- Any requirement for review by VDOT or the locality under any other provision of law

## Regulations Set out

- What constitutes “substantial impact to transportation on a state controlled highway”
- Required elements of a traffic impact statement and supplemental traffic analysis
- Standard assumptions for use in preparation of traffic analysis
- Proposed outline for fee structure for review of traffic impact analysis

Met June and July with membership representing:

- VDOT Rural and Urban Districts
- VDOT Central Office Divisions
- Virginia Association of Counties (VACO)
- City of Chesapeake
- Goochland County
- Thomas Jefferson Planning District Commission



Met July-November, with membership representing:

- Virginia Association for Commercial Real Estate
- Piedmont Environmental Council
- Home Builders Association of Virginia
- Coalition of High Growth Communities
- Virginia Association of Counties (VACO)
- Virginia Association of Planning District Commissions
- Virginia Municipal League
- City of Roanoke
- Prince William County
- Goochland County
- Thomas Jefferson Planning District Commission

Committee hosted 2-day peer review with representatives from:

- Maryland
- North Carolina
- Delaware
- Metropolitan Washington Council of Governments
- Oregon
- Washington
- Florida

Committee hosted review of draft regulation with traffic impact analysis practitioners

In addition to Technical and Policy Advisory Committee activities, in September draft regulations were published for comment and a public hearing was held

VDOT and Policy Advisory Committee revised draft regulation based on public comment and peer reviews

Adjusted threshold of “substantial impact” on state controlled highway:

- Comprehensive Plan or amendment threshold increased from 2,000 VPD to 5,000 VPD more than current plan
- Rezoning and Site Plan threshold for traffic impact statement on non-residential proposals increased from 100 VPH to 250 VPH

## “Scope of Work Meeting” concept established in regulation

- Allows locality and applicant to meet with VDOT before they prepare a traffic impact analysis to work out details
- Allows for greater efficiency in review of traffic impact analysis by VDOT

## Rewrite of bicycle and pedestrian sections

- Greater flexibility to choose appropriate model and tailor review to specific conditions
- Shift from “level of service” to “quality of service”
- Promotes compliance with *CTB Policy for Integrating Bicycle and Pedestrian Accommodations* (March 2004)

In many respects, Chapter 527 represents a new paradigm for Virginia – there will be unanticipated issues and other “growing pains”

Continued monitoring, revision of requirements, partnership and patience will be necessary

December 1<sup>st</sup> – Completion of Fee Report

December 31<sup>st</sup> – Deadline for Completion of Executive Branch Review and Promulgation

Spring 2007 – Coordinated training and implementation program for VDOT, local government and industry

July 2007 – Implementation begins



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