

ORDINANCE NO. 2930

AN ORDINANCE to amend Section 5-5-1 by adding a new subsection (12) and redesignating the subsequent subsection as (13), and to amend Section 5-5-9 by adding a new subsection (h), all of Chapter 5, Title 5 of The Code of the City of Alexandria, Virginia, 1981, as amended; which Title 5 relates to TRANSPORTATION AND ENVIRONMENTAL SERVICES, which Chapter 5 relates to SITE PLANS, which Section 5-5-1 relates to DEFINITIONS and which Section 5-5-9 relates to PRELIMINARY SITE PLANS.

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That Section 5-5-1, Chapter 5, Title 5 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended by adding a new subsection (12) to read as follows, and redesignating the subsequent subsection as (13):

(12) Traffic impact study. An analysis of projected traffic generated by a proposed development, for which a preliminary site plan is required, and which development directly affects nearby streets and intersections as mutually agreed upon in writing between the applicant and the directors of transportation and environmental services and planning and community development.

Section 2. That Section 5-5-9, Chapter 5, Title 5 of The Code of the City of Alexandria, Virginia, 1981, as amended, be and the same hereby is amended by adding a new subsection (h) to read as follows:

(h) For the purpose of providing information for use by the city in planning and budgeting for transportation matters, preliminary site plans shall include a traffic impact study if any use in the proposed development will generate, under published city standards, 125 vehicle trips per hour during any AM or PM peak hour as defined by the city, and for any site to be developed in stages, the owner or developer shall submit a study if the entire site will meet or exceed the above standard taken cumulatively, subject to the following conditions:

(1) Such study shall be conducted by a qualified transportation planner or traffic engineer who shall meet and confer with the directors of planning and community development and transportation and environmental services prior to undertaking such study to set forth the following study criteria:

a. Which streets and intersections are to be included in the analysis.

b. The adequacy of available turning movement counts and the need for additional data.

c. The time period of the analysis, that is A.M. or P.M. peak hour, or both.

d. Approximate trip generation rates.

e. Directional distribution of site-generated traffic.

f. Modal share and vehicle occupancy assumptions.

g. Trends in growth of traffic not generated by the site, as determined by available data.

h. Transportation projects programmed by the city or region and transportation system management programs proposed in the area for consideration in the analysis.

i. Target years for the analysis.

j. The intersection level-of-service analytical technique to be used.

(2) Unless modified by the director of transportation and environmental services or planning and community development, the traffic impact study shall include the following information:

a. All mutually agreed upon assumptions and aspects of the study detailed previously.

b. Existing traffic volumes and levels of service for the designated streets and intersections, unless such information is available from city sources.

c. Future traffic projections for all such designated streets and intersections without the proposed project, unless such information is available from city sources.

d. Proposed development trip generation, distribution to and from the project, and resultant traffic assignments as build-out by phase.

e. Projected project impact resulting from such traffic assignments, in terms of traffic volumes and levels of service at build-out phase for the designated streets and intersections.

f. Evaluation and recommendations for transportation improvements or transportation system management efforts to reduce traffic impacts from project related traffic.

g. An appendix of all study references and background field data.

(3) However, no study shall be performed if:

a. Such information regarding the traffic impacts is available from existing city sources, or

b. Projected traffic impact has been determined as negligible by the directors of transportation and environmental services and planning and community development.

(4) The study submitted pursuant to this section shall not be the basis for denial or reduction of development rights, including but not limited to F.A.R., area regulations, height or coverage.

Section 3. That the title of and an informal memorandum explaining this ordinance shall be published in a newspaper of general circulation published in the city not later than five days following its introduction together with a notice containing the time and place for a public hearing. The city clerk shall have the full text of this ordinance printed in sufficient numbers to supply copies to meet request. The city clerk shall note the date of introduction and first reading, the date of publication, the date of the public hearing, and the date of the second reading and final passage in the minutes of the meeting. This ordinance shall become effective the date of its final passage.

CHARLES E. BEATLEY, JR.
Mayor

Final Passage: June 18, 1984