

Alexandria Multimodal Transportation Studies

	Development Applications	Small Area Plans	City-Initiated Studies
Purpose	Review applications to assess impacts (if any) to new development.	Review long-term impacts in a planning area to determine: <ul style="list-style-type: none"> • development capacity • necessary infrastructure improvements • timing for improvements 	<ul style="list-style-type: none"> • Review conditions prior to planned improvements • Respond to need per larger public process
Triggers	<ul style="list-style-type: none"> • Small: Proposals adding 50-99 net new trips • Medium: proposals adding 100-249 net new trips • Large: proposals adding 250 or more net new trips 	<ul style="list-style-type: none"> • Small Area Plan rezoning analysis • Coordination with property owners (dependent on context) 	<ul style="list-style-type: none"> • City projects (e.g. complete streets, transit studies, etc.) • Public processes
Scope	<ul style="list-style-type: none"> • Existing and planned infrastructure, service, and capacity for: <ul style="list-style-type: none"> – Pedestrians – Bicyclists – Transit Riders – Drivers (including parking) 	<ul style="list-style-type: none"> • Existing and planned infrastructure, service, and capacity for: <ul style="list-style-type: none"> – Pedestrians – Bicyclists – Transit Riders – Drivers (including parking) 	Context-Dependent
Study Phases	<p>Small and Medium:</p> <ul style="list-style-type: none"> • Existing conditions analysis • Opening year scenarios without development, with development, and development with mitigations <p>Large:</p> <ul style="list-style-type: none"> • Existing conditions analysis • Opening year scenarios - without development, with development, and development with mitigations. • Six years after opening year scenarios - without development, with development, and with mitigations. 	<ul style="list-style-type: none"> • Existing conditions analysis • Scenarios without development, with development, and development with mitigations: <ul style="list-style-type: none"> – Phase 1 Opening Year – Phase 2 Opening Year, etc. – Six Years after Final Phase, not exceed 25 years after project initiation 	Context-Dependent
Outcomes	<ul style="list-style-type: none"> • Identify impacts of development • Identify existing gaps in infrastructure and service relevant to site • Support “conditions” used to mitigate impacts (to be provided by developer) 	<ul style="list-style-type: none"> • Identify future capital/service needs timing to support future development 	<ul style="list-style-type: none"> • Provide or revisit proposed improvements or mitigations