



City of
Rockville
Get Into It

Developer Contributions for Transportation Demand Management

Kevin Belanger, Transportation Planner

**Session: Businesses, Artists, and
Environmentalists: How Maryland's Cities Partner
to Successfully Implement Smart Growth**



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Businesses, Artists, & Environmentalists:
How Maryland's Cities Partner to
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About Rockville





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TDM - Accomplishments





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Funding for TDM

- Grants
- Tax dollars
- Speed camera
- **Developer contributions**





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Developer Fees for TDM

1995 - 2011

- Developers pay per square foot or dwelling unit
- Funds were required to be used within same planning area
- Offsite mitigation – negotiated with developers to determine





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Developer Fees for TDM

2011 - present

- Developers still pay per square foot or dwelling unit
- Funds can be used anywhere in the City
- No offsite mitigation requirements





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Working with Developers

- Rockville is an attractive place for developers
 - Jobs/housing balance leans towards jobs
- TDM is common in this area – Montgomery County started theirs in early 1990s
- Try to make it as easy, reasonable, and clear as possible





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Guidelines for Spending TDM Funds

- Still have some projects from old system that are tied to specific areas
- Now, we use a few policies to determine where to spend funds:
 - Bikeway Master Plan
 - Sidewalk Prioritization Policy
 - Capital Improvement Program
- Public Involvement
 - Neighborhood associations, calls and emails from residents, public meetings



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Issues

- Development can take a long time in Rockville
 - These projects were getting stalled for a long time
 - Making developers pay up front is unique but allows us to expedite projects





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Contact Info

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