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
About Rockville
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TDM - Accomplishments

Businesses, Artists, & Environmentalists: How Maryland’s Cities Partner to Successfully Implement Smart Growth
Funding for TDM

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

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

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