

**MVCCA TRANS 2008-05**

**Transportation Improvement Proffers before Approval of Rezoning Applications**

WHEREAS, the current County Budget does not provide funding for transportation improvements to area roads, and

WHEREAS, the Commonwealth of Virginia Attorney General opined in 2002 that local governing authorities may adopt a proffer policy as part of their Comprehensive Plan based on Virginia Supreme Court decisions; and

WHEREAS, the adopted Comprehensive Plan for Fairfax County specifically includes a Funding Mechanism for transportation improvements along Richmond Highway: In order to pay for the transportation improvements needed to support new development and redevelopment, create an impact fee, contribution formula, a special tax district or other mechanism to assess fees on any new commercial and residential projects along the Richmond Highway Corridor that involve an increase in density from present levels. South of Fort Belvoir, the creation of any funding mechanism should be coordinated with, or folded into, any Lorton Funding Plan being considered or adopted for that area. Develop standard formula based upon formulas used elsewhere in Fairfax County; and

WHEREAS, in view of the number of developments increasing the intensity of use along Richmond Highway, money proffered by developers could be obtained through this proffer to maintain and/or improve transportation along Richmond Highway and;

WHEREAS, with respect to future redevelopments along Richmond Highway, this funding mechanism should be operational so that Richmond Highway obtains the funds necessary to improve transportation while redeveloping the Richmond Highway corridor;

THEREFORE BE IT RESOLVED that the Mount Vernon Council of Citizens' Associations (MVCCA) urges the Fairfax County Board of Supervisors to create this funding mechanism (if it has not already done so) and urges Fairfax County Planning and Zoning staff to require developers along Richmond Highway to pay the created impact fee based upon formulas used elsewhere in Fairfax County; and

BE IT FURTHER RESOLVED that the Board of Supervisors (BOS) instruct Fairfax County staff to apprise the BOS and MVCCA if an escrow fund for Richmond Highway exists and the amount of funds that are available in such an escrow fund;

BE IT FURTHER RESOLVED that the MVCCA requests that this proffer technique be used for all developments or redevelopments along the Richmond Highway to gain monies for Richmond Highway transportation improvement, including a transit rail study.

**Approved by the MVCCA General Council Nov 19, 2008**