

Comprehensive Plan Amendment - Airport Noise Policy (PA 2020-CW-3CP)

Planning Commission Joint Environment and
Land Use Committee
February 10, 2022



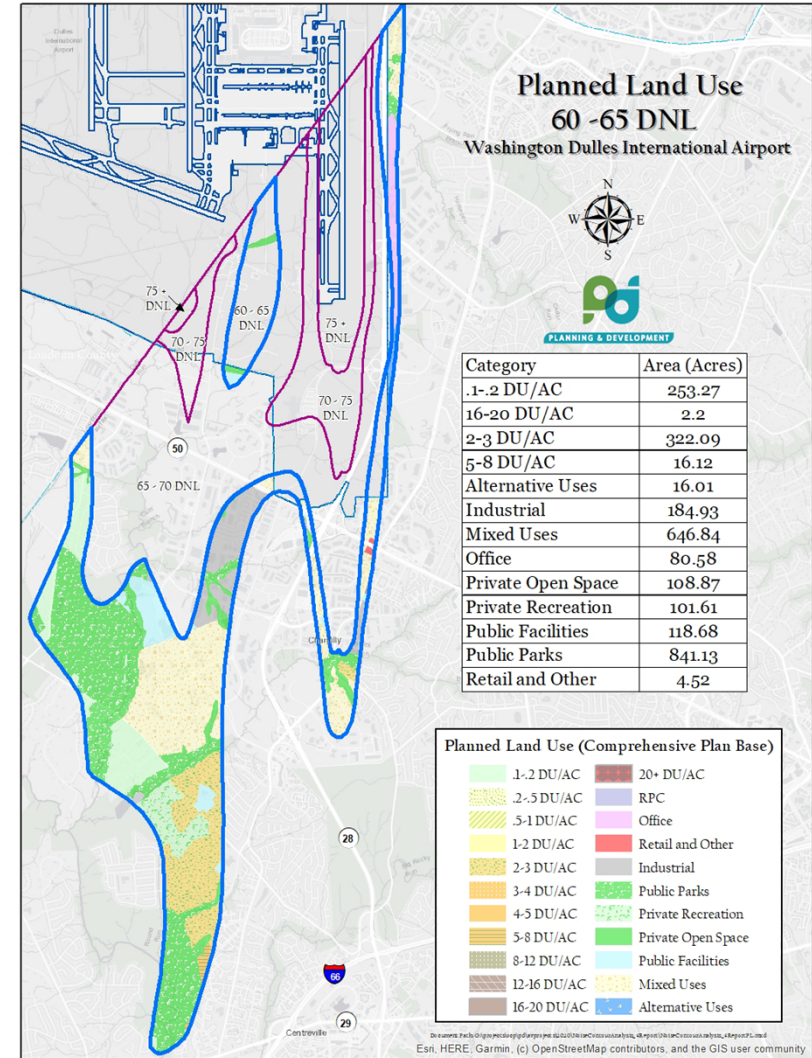
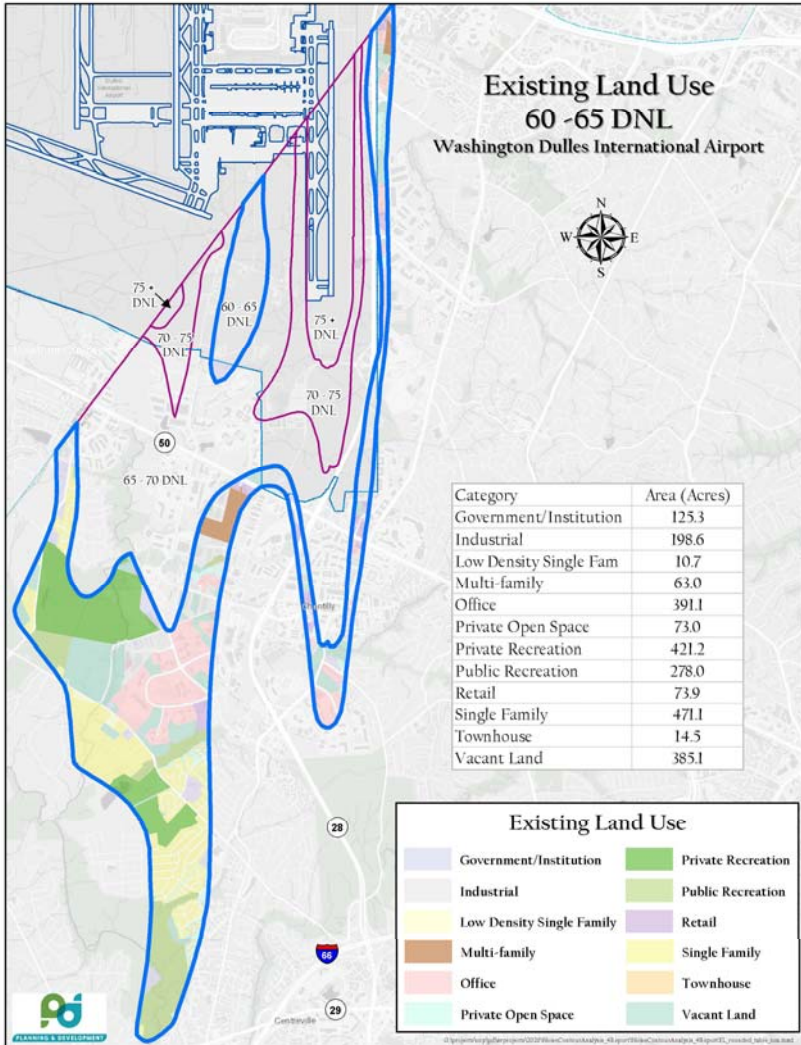
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Board of Supervisors Authorization

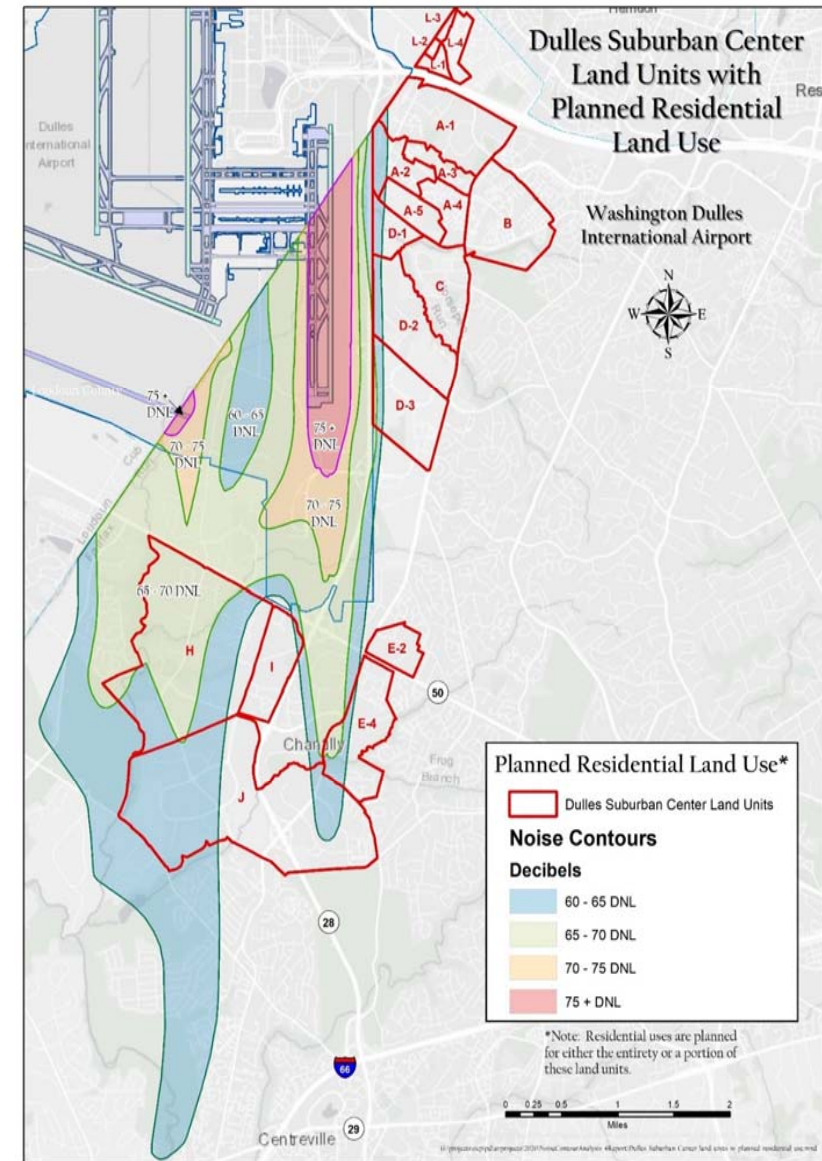
- Plan Amendment authorized July 28, 2020
- Consider updates to Land Use and Environment Elements of the Policy Plan & Area Plan sections
- Would allow the consideration of new residential uses between Board-adopted 60-65 DNL airport noise contours
- Considerations for noise mitigation, notification, construction techniques
- Most jurisdictions with international airports permit residential uses in 60-65 DNL
- If Board approves amendment, future site-specific Plan amendments would be needed to consider residential uses within areas that are not currently planned for new residential uses
- Zoning Ordinance - Addresses residential uses at 65 DNL and greater

Areas of Impact - Area III



Current Policies in Fairfax County

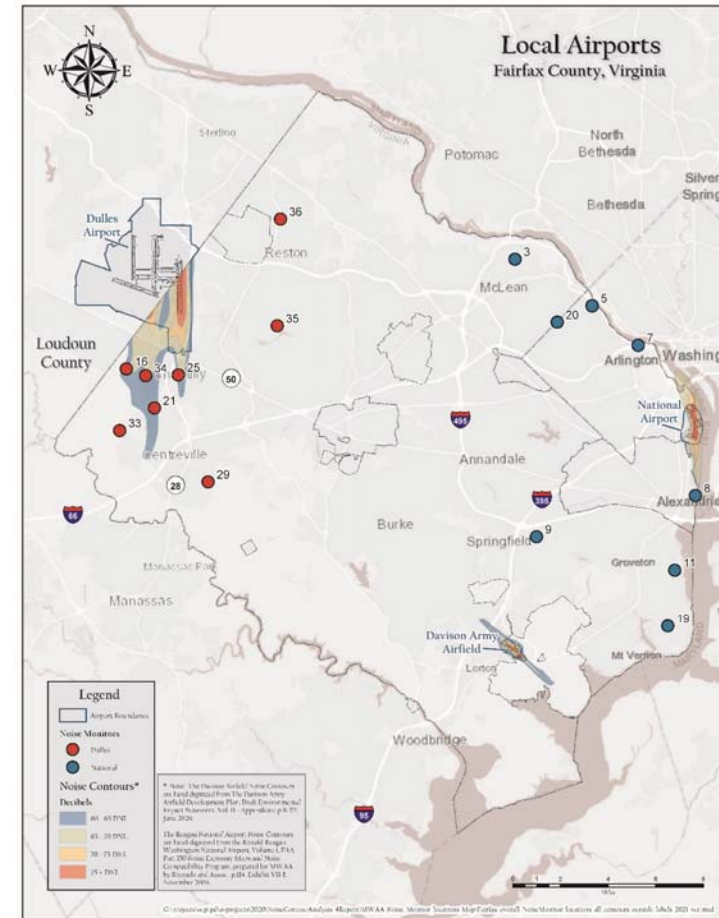
- PA S96-CW-4CP: Adopted March 24, 1997
 - Added 60-65 DNL contours & related policies around Dulles
 - New residential not recommended within 60-65 DNL contours
 - Based on full Airport buildout using 1993 model assumptions
- PA 2018-III-DS1: Adopted May 7, 2019
 - Applied to Land Unit J of Dulles Suburban Center (Westfields)
 - Added residential use as an option within 60-65 DNL contours
 - Mitigation of airport noise impacts
 - Recognition that recreation areas cannot be screened from aircraft noise; encourage placement of private active recreation uses indoors



Background and 2021 Issues Paper

- BOS Land Use Policy Committee - July 21, 2020
 - Consider policy change to allow consideration of residential use within 60-65 DNL contour
 - Retain the BOS adopted 1993 contours
 - Authorize Plan amendment for consideration of residential uses between 60-65 DNL contour
 - Work with MWA on nighttime activities
- Issues Paper
 - Released in November 2021
 - Provide background information
 - Identify potential considerations and noise mitigations
 - Link to Issues Paper:

[Comprehensive Plan Amendment \(2020-CW-3CP - Airport Noise Policy\) Issues Paper \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/transportation/2020-CW-3CP-Airport-Noise-Policy-Issues-Paper)



Plan Amendment Considerations

- Noise studies/measurements
- Interior spaces, construction standards, and residential housing types
- Airport noise disclosures and aviation easements
- Post-construction studies

Noise, Noise Studies, Construction Standards, & Residential Housing Types

- Purpose of noise studies and noise modeling
- Upgraded building materials but typical construction - 20 dBA attenuation
 - 5 dBA additional attenuation (25 dBA total) = ~\$5,000
 - 10 dBA additional attenuation (30 dBA total) - significant increase
- No specific recommendation regarding building types in the 60-65 DNL contours

Exterior Spaces

- Current Plan guidance states that new development should not expose people to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes
- This Plan amendment does not consider any changes to the current policy

Airport Noise Disclosures and Avigation Easements

- Promotional materials - brochures & displays
- Homeowner association documents
- Disclosure agreements for sales
- Avigation easements between landowner & airport authority

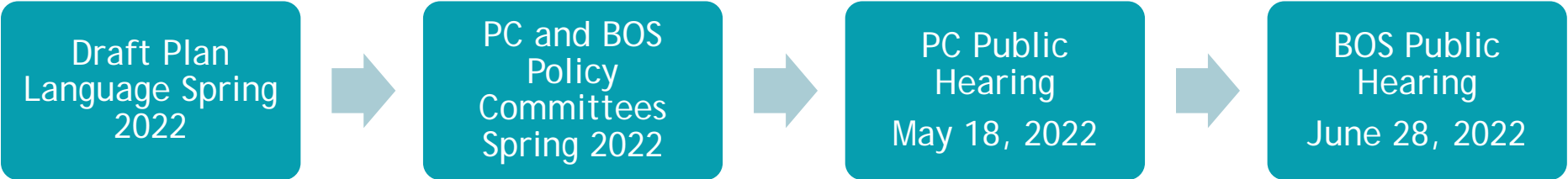
Post-Construction Noise Studies

- Current Plan guidance states that post-development noise studies should be conducted if requested in order to help staff evaluate the effectiveness of noise mitigation measures.
- Consider pre-construction noise modeling and the submission of verification letters during the site review process, certifying that the noise-modeled components have been installed.

Community Outreach Plan

- Airports Advisory Committee - Held January 11
- Acoustical Engineers Working Group - Held January 18
- NVBIA/NAIOP - Held January 20
- Sully District Council of Citizens - Held January 26
- MWAA - Held January 27
- Fairfax Federation - Held January 27
- Community Open Houses - Held January 27 and 29
- MVCCA Land Use/Public Safety/Transportation - Held February 7
- Land Use Attorneys Working Group - Held February 9
- EQAC - Held February 9
- PC Environment/Land Use Committee - Scheduled February 10
- Braddock Land Use Committee - Scheduled February 15
- McLean Citizens Association - Scheduled February 22
- PC Environment/Land Use Committee - Scheduled March 10
- BOS Land Use Committee - Scheduled March 15

Schedule



Questions

Additional questions can be directed to Kelly Atkinson or Corinne Bebek at DPDAirportNoisePA@fairfaxcounty.gov or 703-324-1380

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