



Local Land Use Case

Westfields Land Unit J

Metropolitan Washington Airports Authority
Presentation to the

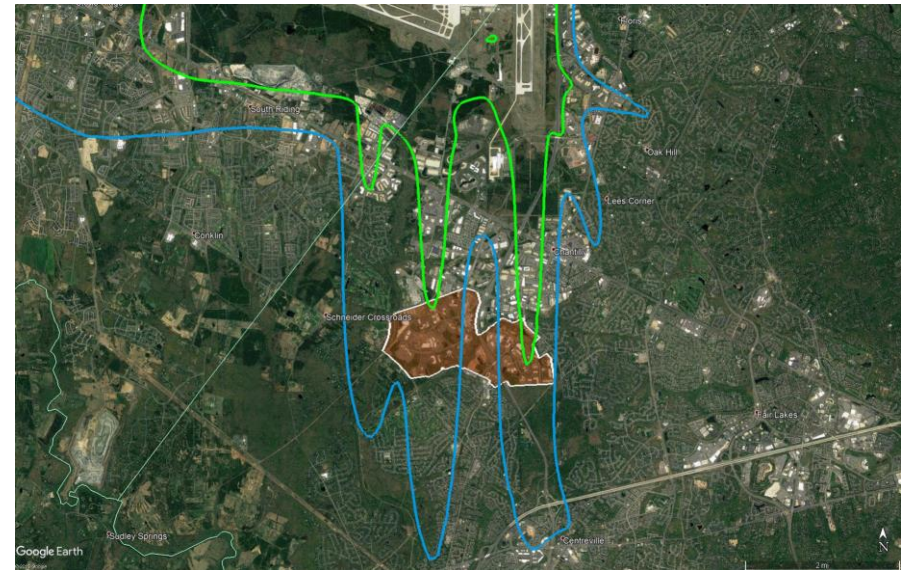
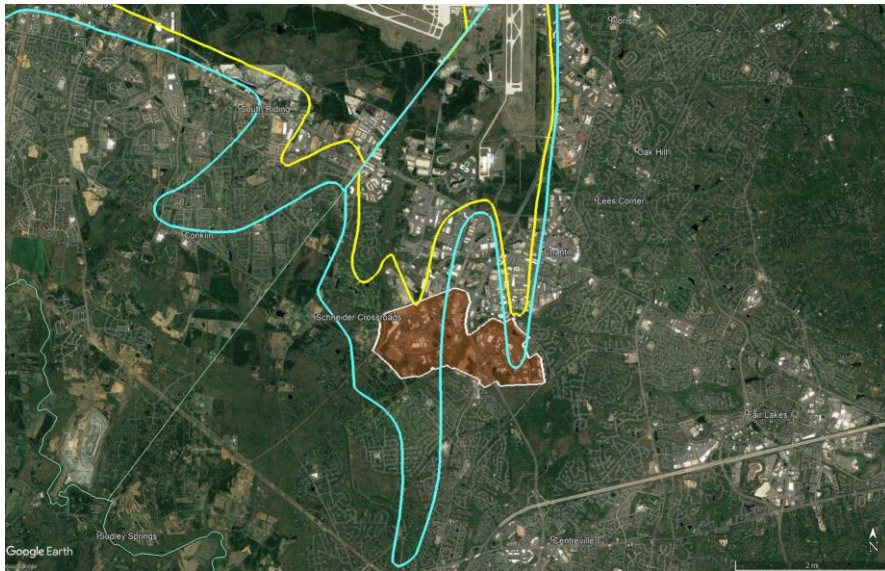
Fairfax County Board of Supervisors

3/26/19

Westfields Land Unit J – Information Packet

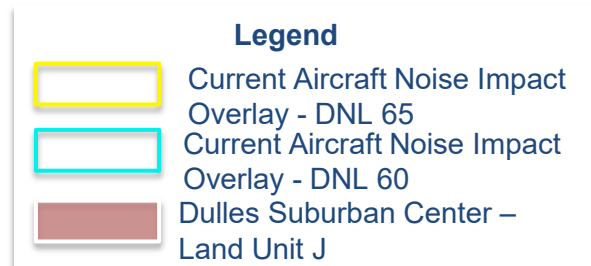


Fairfax County – Westfield’s Land Unit J: Aircraft Noise Impact Overlay (Existing & Ultimate Build Noise Contours)



Existing 60 & 65 DNL Contours

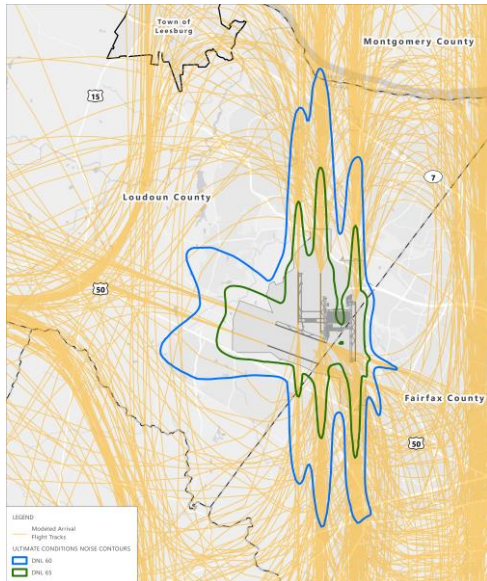
Ultimate Build 60 & 65 DNL Contours



Source: Google Earth (aerial basemap); Fairfax County, Virginia, 2018 (airport impact overlay districts)..

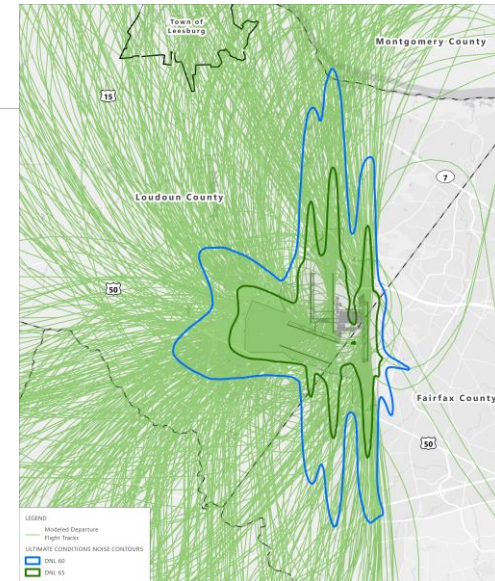
Fairfax County – Dulles Suburban Center – Westfield’s Land Unit J with Ultimate Build Noise Contours (DNL 60 and DNL 65)

Arrival Flight Paths

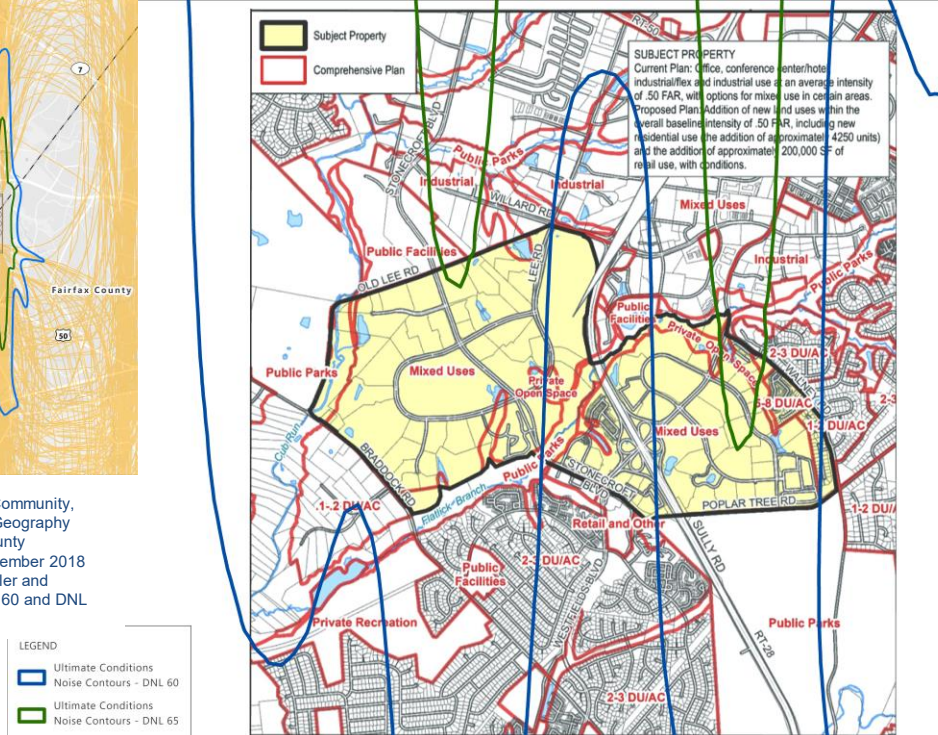


SOURCES: Esri, HERE, DeLorme, MapmyIndia, OpenStreetMap Contributors, and the GIS User Community, January 2019 (basemap); U.S. Census Bureau, Geography Division, TIGER/Line Shapefiles, 2017 (place, county boundaries); Harris Miller Miller and Hanson, December 2018 (five-runway noise model tracks); Harris Miller Miller and Hanson, February 2019 Ultimate Conditions DNL 60 and DNL 65 contours).

Departure Flight Paths

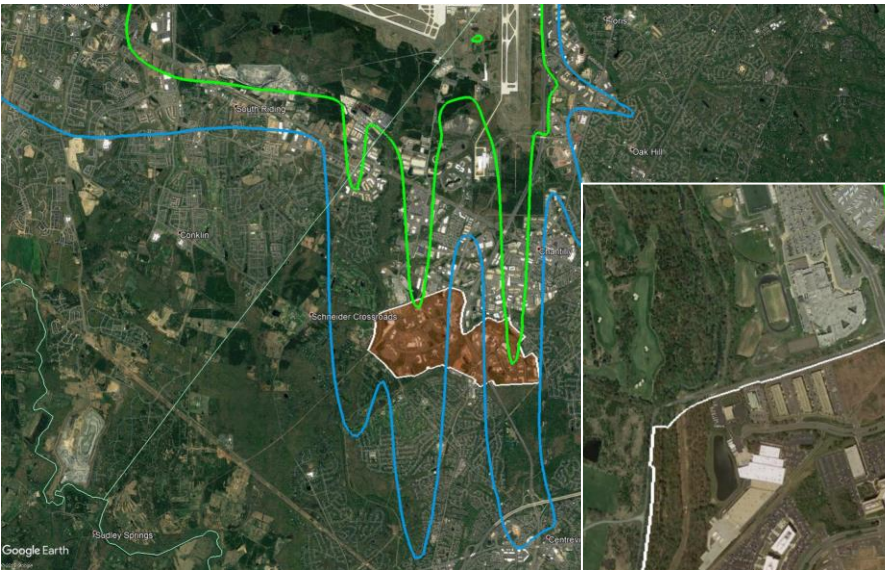
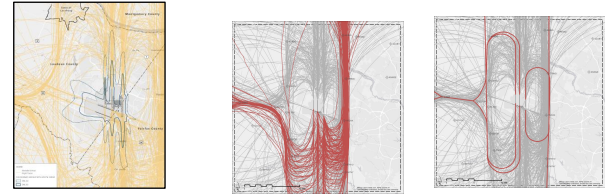


SOURCES: Esri, HERE, DeLorme, MapmyIndia, OpenStreetMap Contributors, and the GIS User Community, January 2019 (basemap); U.S. Census Bureau, Geography Division, TIGER/Line Shapefiles, 2017 (place, county boundaries); Harris Miller Miller and Hanson, December 2018 (five-runway noise model tracks); Harris Miller Miller and Hanson, February 2019 (Ultimate Conditions DNL 60 and DNL 65 contours).






SOURCES: Fairfax County, Department of Planning and Zoning, *Staff Report for Plan Amendment 2018-III-DS1*, February 2019 (basemap); Harris Miller Miller and Hanson, February 2019 (Ultimate Conditions DNL 60 and DNL 65 contours).

Fairfax County – Westfield’s Land Unit J: Current Aircraft Noise Impact Overlay (Ultimate Conditions/Noise Contours)



Legend

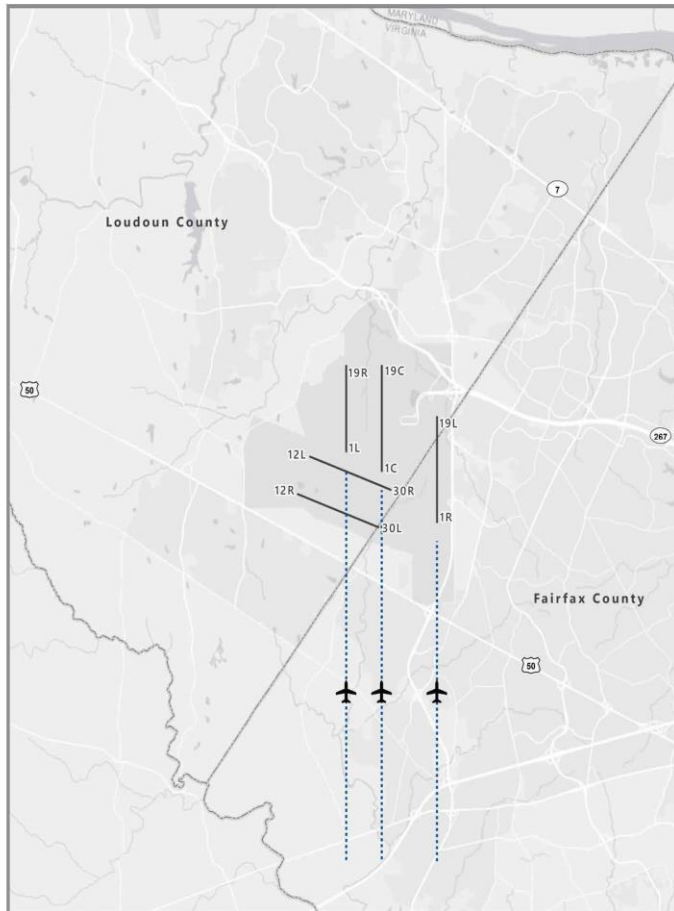
-  Ultimate Conditions Noise Contours - DNL 65
-  Ultimate Conditions Noise Contours - DNL 60
-  Dulles Suburban Center – Land Unit J

Source: Google Earth (aerial basemap); Harris Miller Miller and Hanson, February 2019 (Ultimate Conditions noise contours)..

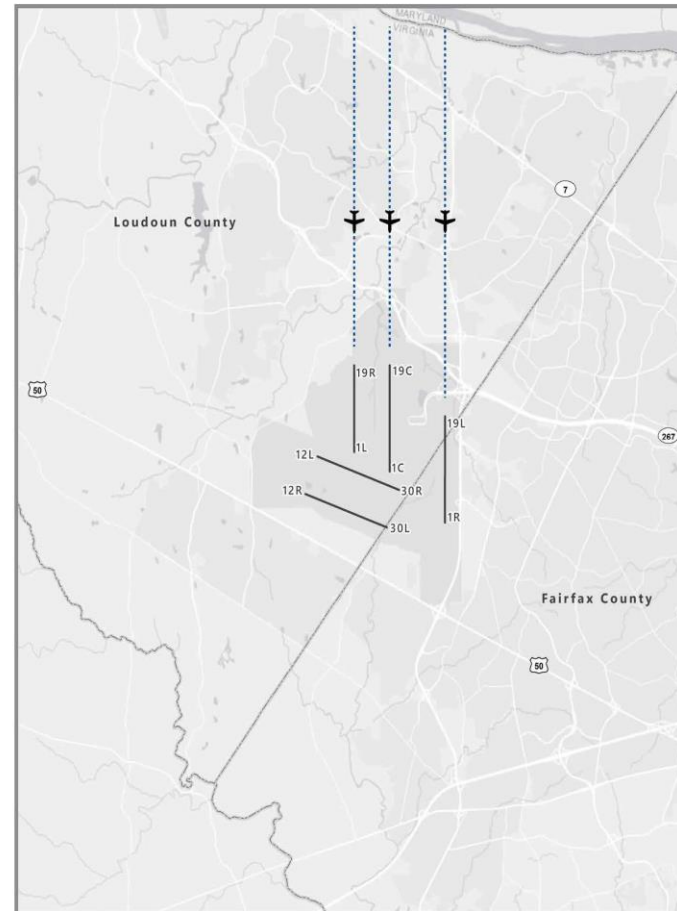


Triple Simultaneous Approaches

North Flow Triple Approach



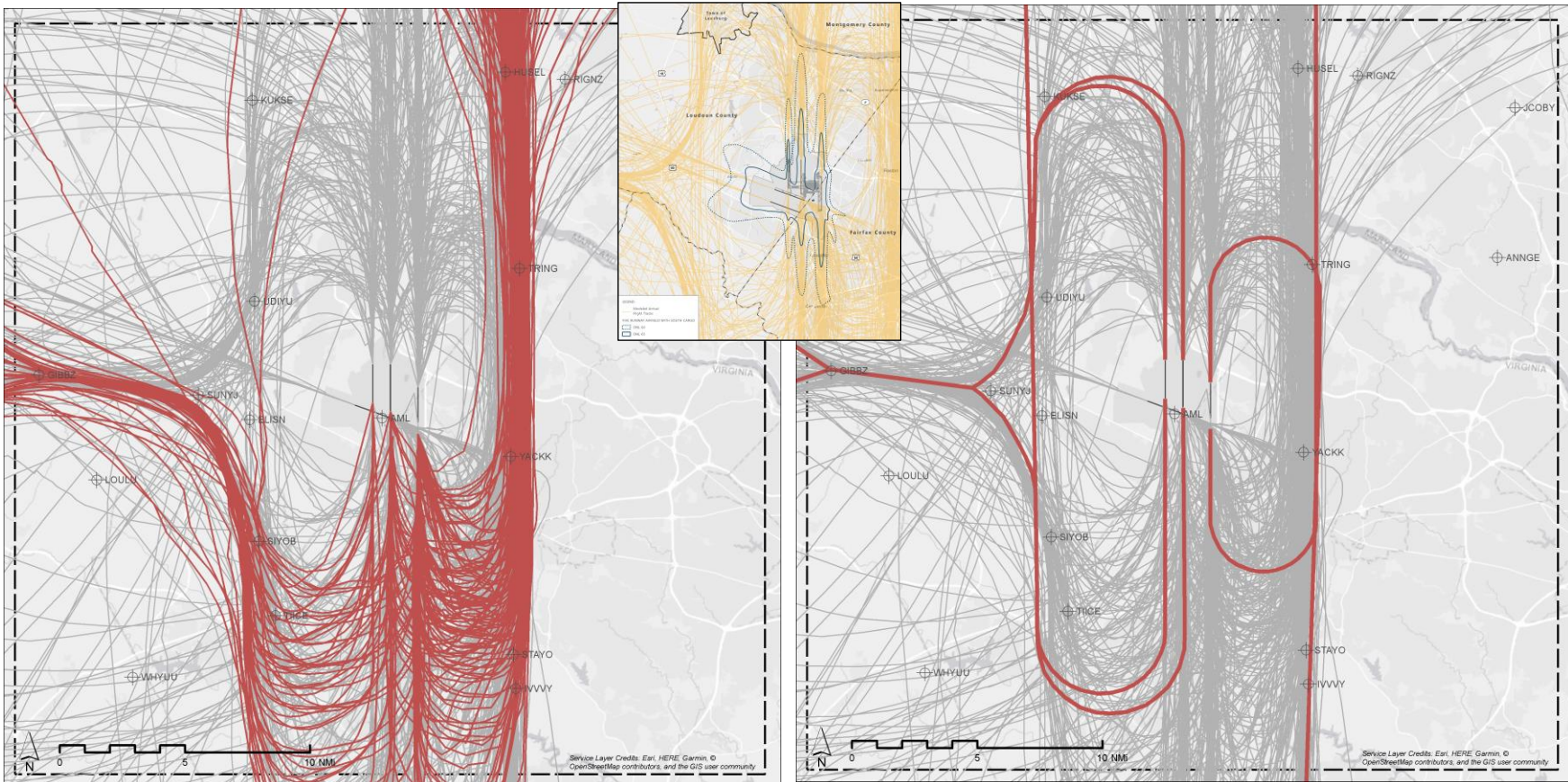
South Flow Triple Approach



Westfields J - Future Flight Tracks

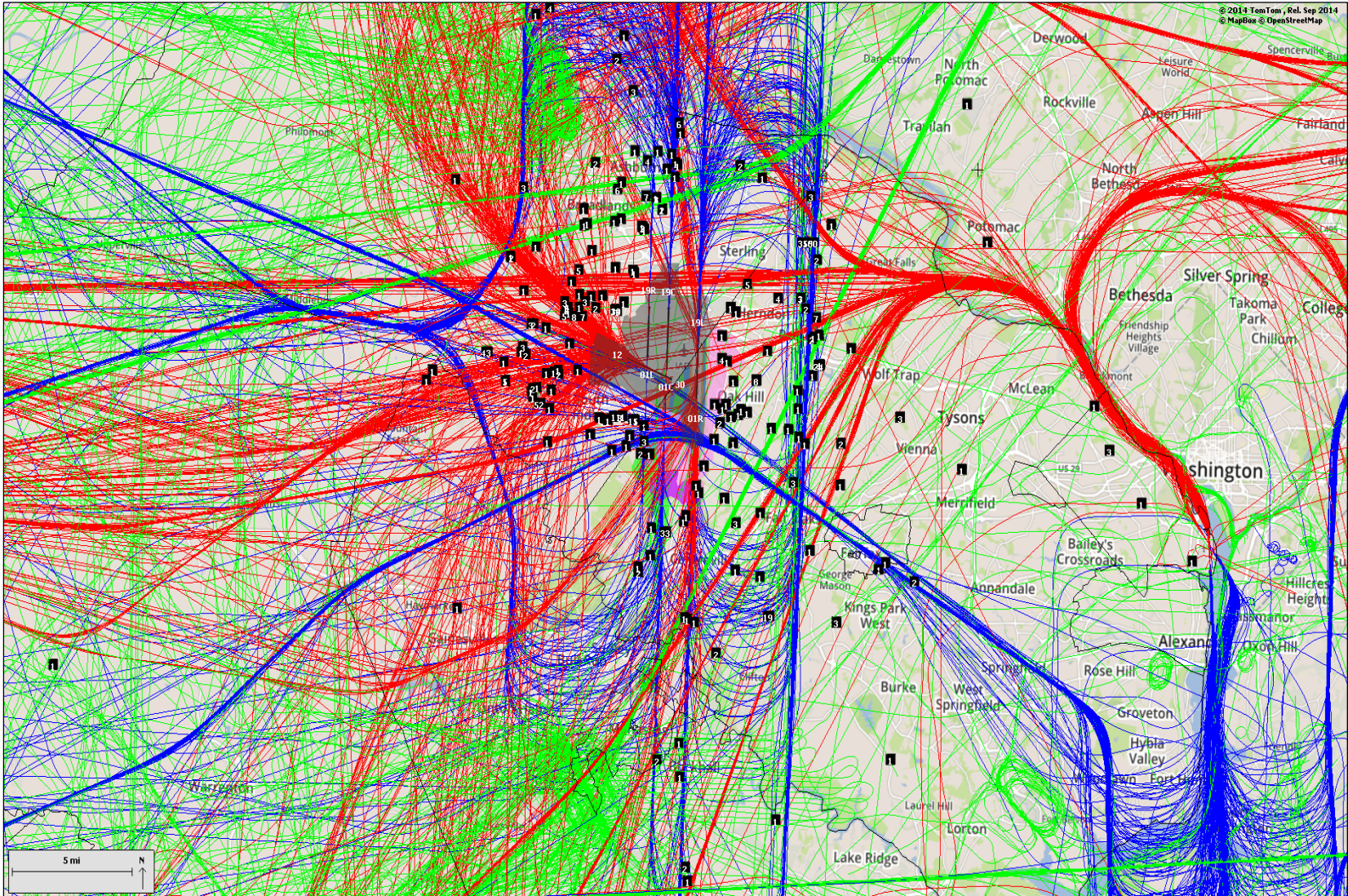
Triple Simultaneous Arrival Procedure Modifications

Modified North Flow Downwind New RNP Approaches

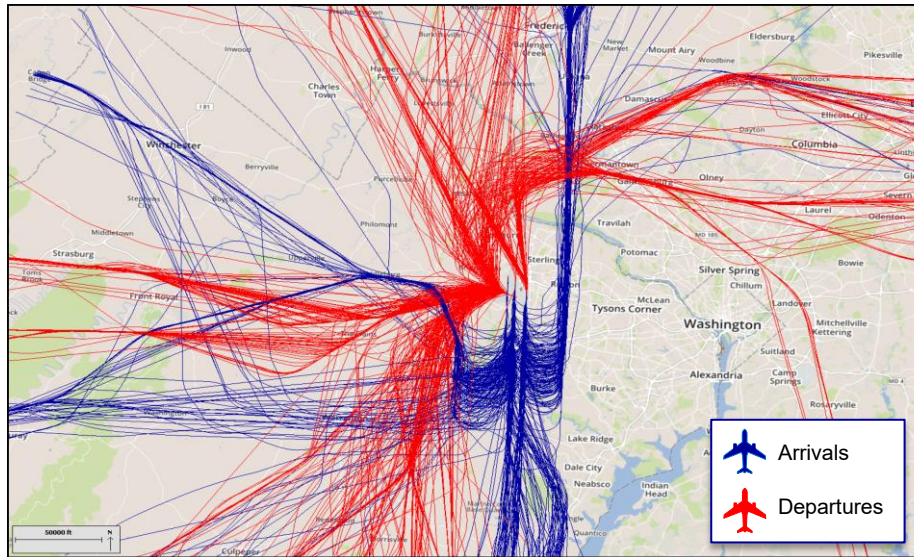


Fairfax County 65, 60 DNL Contours & Westfield's Land Unit J Parcel Dulles/DCA Current, Typical Mixed Flow Overflights & Locations of Dulles' Aircraft Noise Complaints

█ IAD & DCA Arrivals	 IAD Boundary
█ IAD & DCA Departures	 70 DNL Contour
█ Overflights	 65 DNL Contour
	 60 DNL Contour
	 Dulles Suburban Center
	 Westfield's Parcel

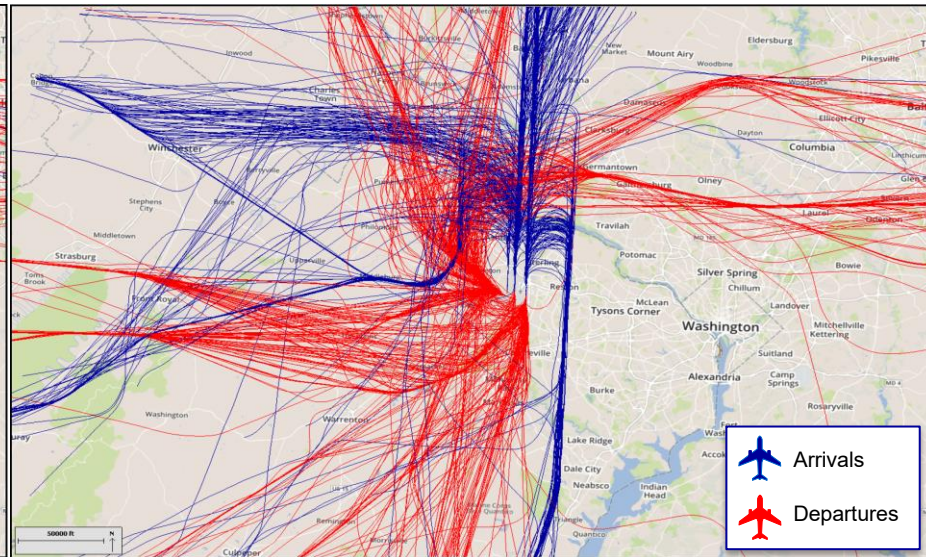


Washington Dulles International Airport Aircraft Traffic Patterns - Current



Source: "Dulles International - Aircraft Procedures & Guidelines." Metropolitan Washington Airport Authority. Accessed March 28, 2018. <http://www.flydulles.com/iad/dulles-international-aircraft-procedures-guidelines>.

North Flow



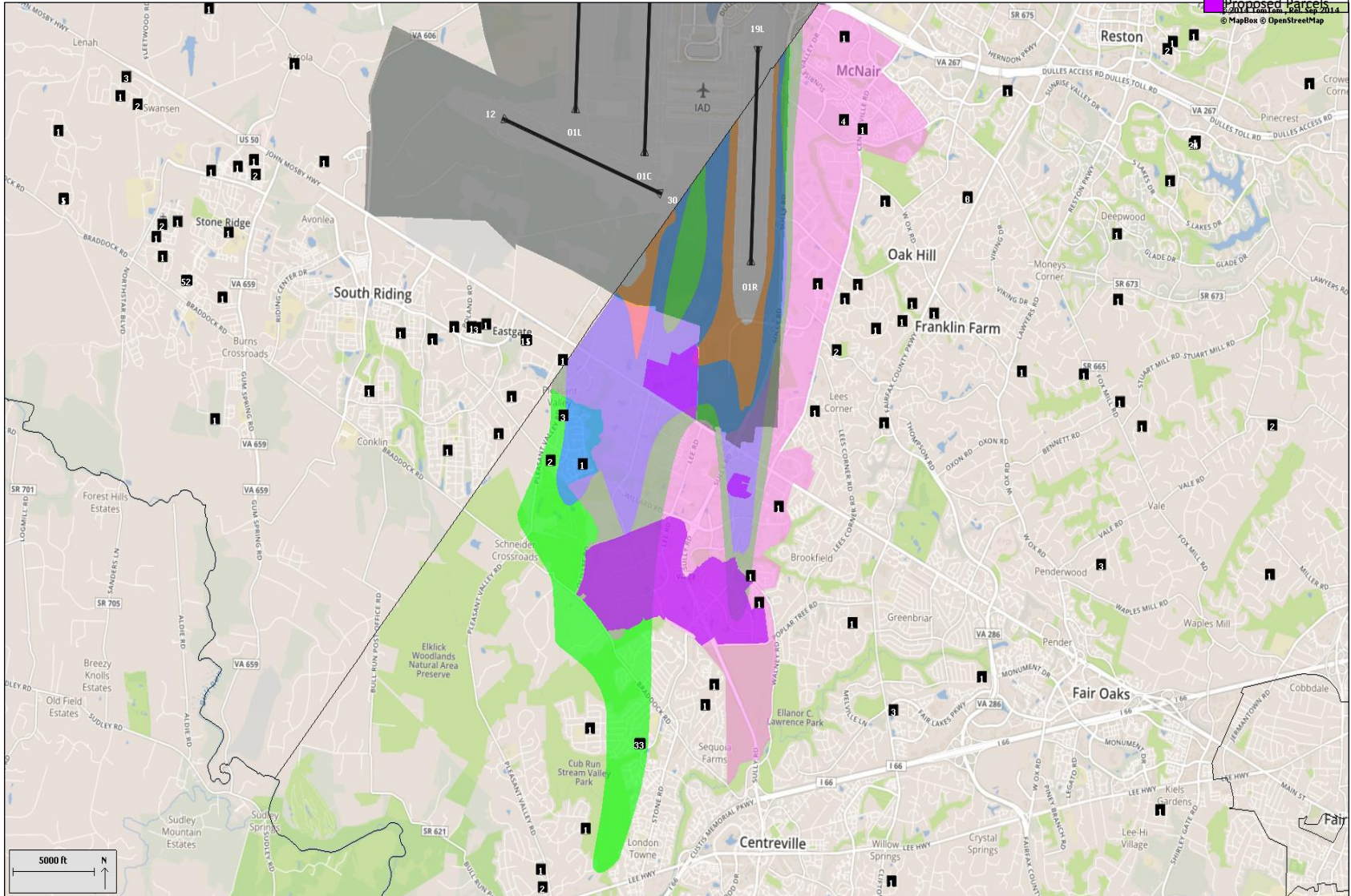
Source: "Dulles International - Aircraft Procedures & Guidelines." Metropolitan Washington Airport Authority. Accessed March 28, 2018. <http://www.flydulles.com/iad/dulles-international-aircraft-procedures-guidelines>.

South or Mixed Flow

Washington Dulles International – Aircraft Noise Complaints (& Parcels)

Fairfax County 70, 65, 60 DNL Contours, Dulles Suburban Center and Proposed Parcels

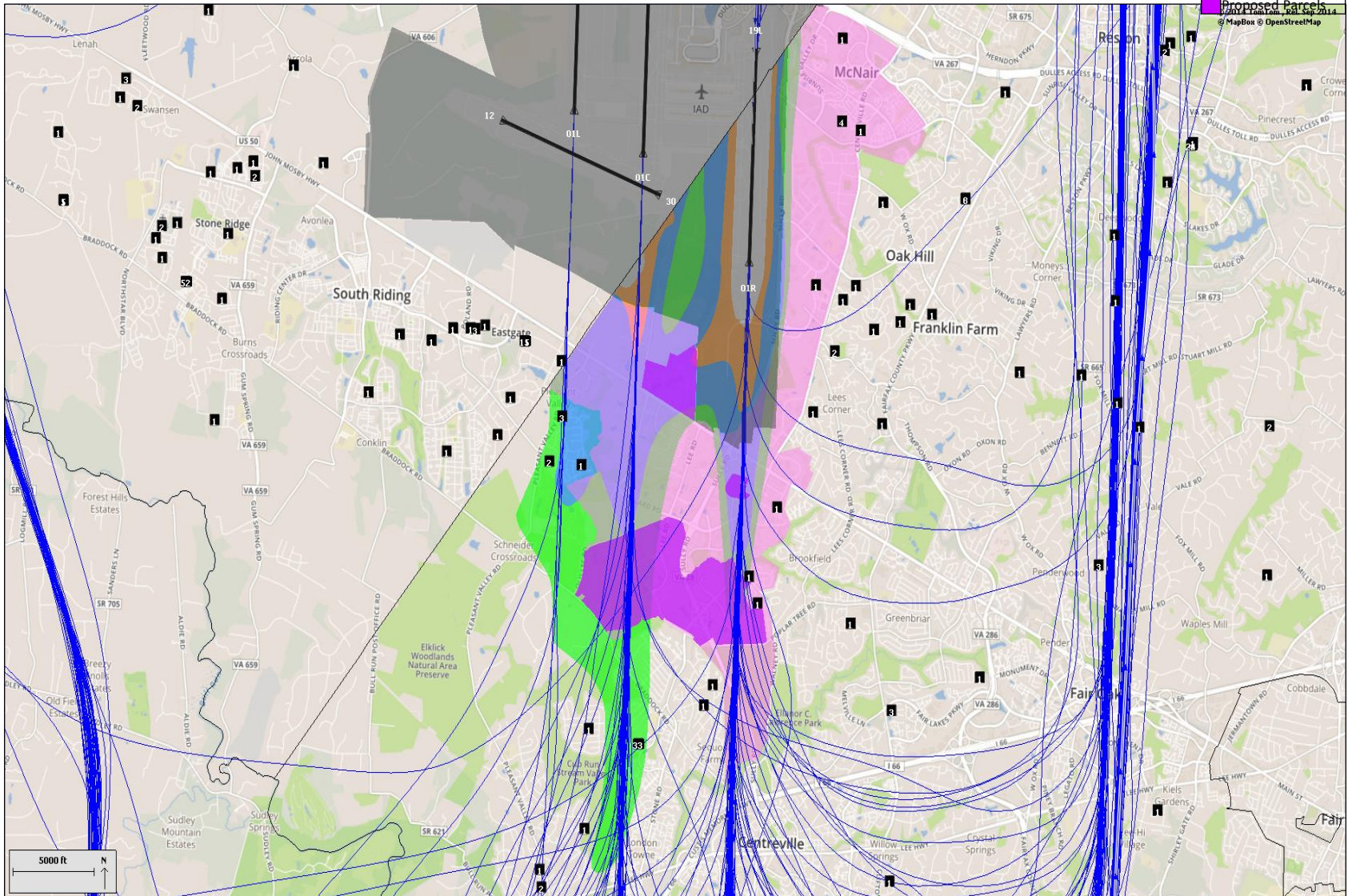
	IAD Boundary
	70 DNL Contour
	65 DNL Contour
	60 DNL Contour
	Dulles Suburban Center
	Proposed Parcels



Washington Dulles Int'l – Aircraft Noise Complaints (ARRIVALS)

Fairfax County 70, 65, 60 DNL Contours, Dulles Suburban Center and Proposed Parcels May 10, 2017: Washington Dulles Arrivals Only

■	IAD & DCA Arrivals		IAD Boundary
■	IAD & DCA		70 DNL Contour
■	Departures		65 DNL Contour
■	Overflights		60 DNL Contour
			Dulles Suburban Center
			Proposed Parcels

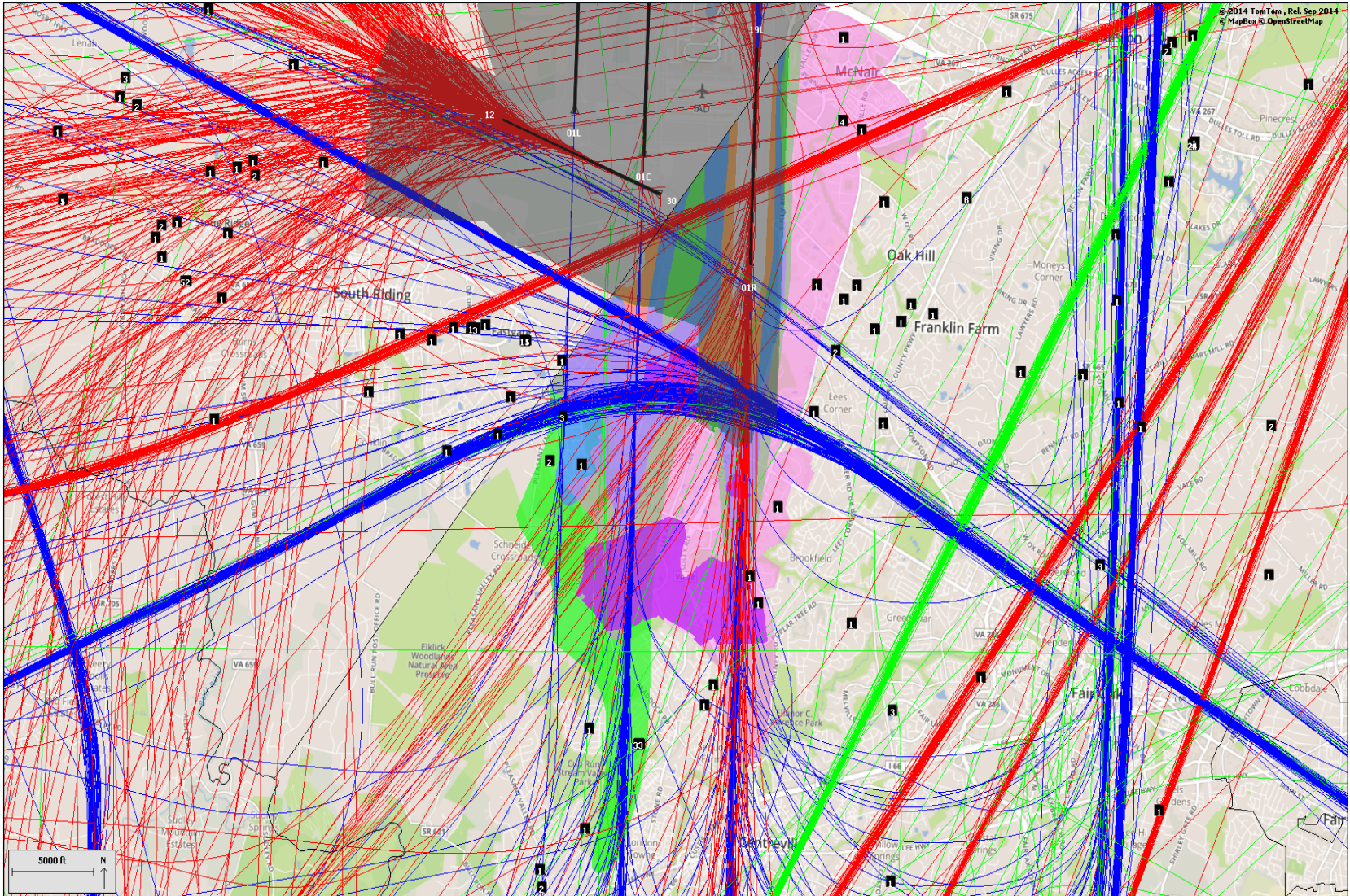




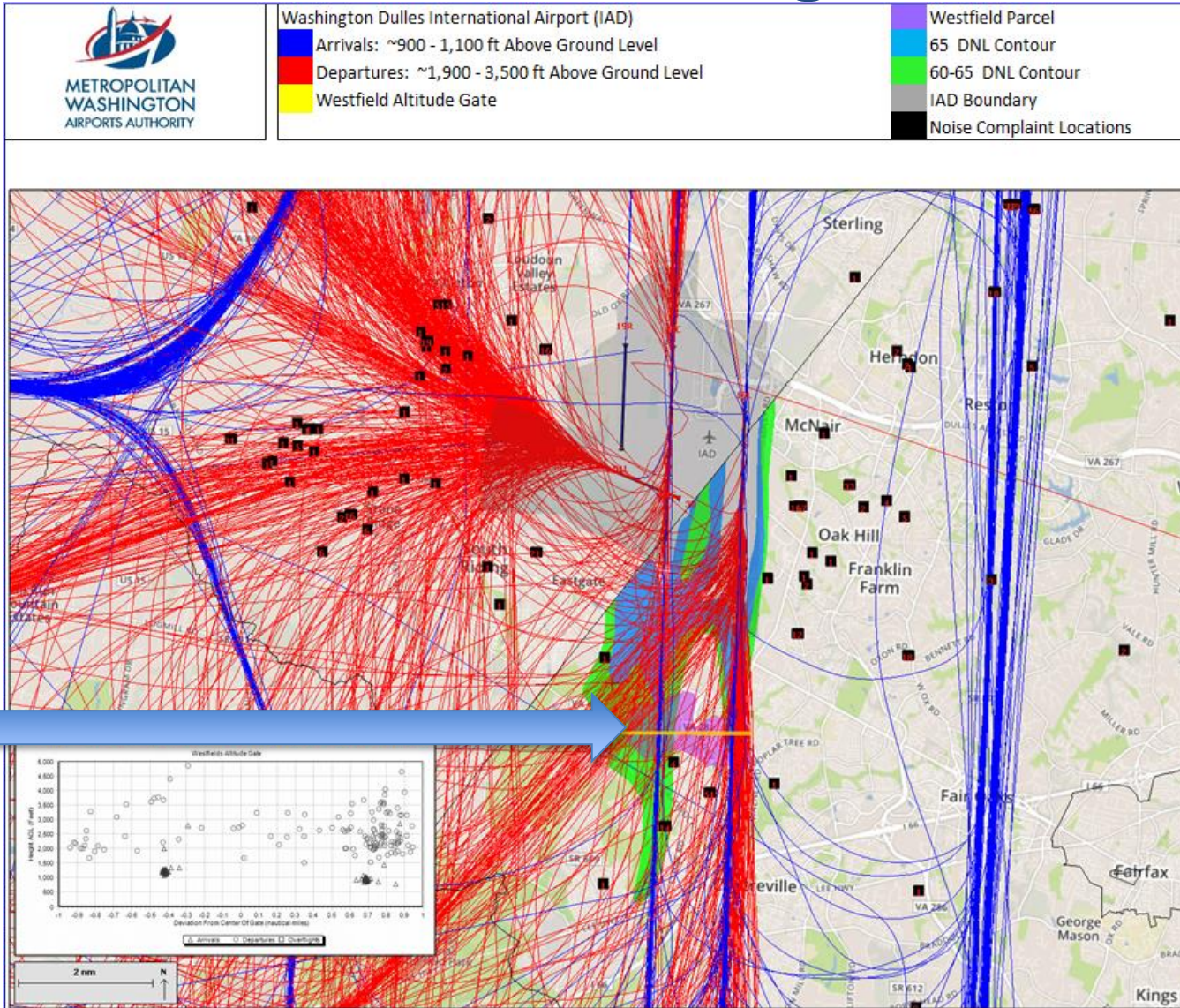
Washington Dulles Int'l – Aircraft Noise Complaints - (OVERFLIGHTS)

Fairfax County 70, 65, 60 DNL Contours, Dulles Suburban Center and Proposed Parcels May 10, 2017: IAD & DCA Arrivals and Departures and Overflights

IAD & DCA Arrivals	IAD Boundary
IAD & DCA	70 DNL Contour
Departures	65 DNL Contour
Overflights	60 DNL Contour
	Dulles Suburban Center
	Proposed Parcels

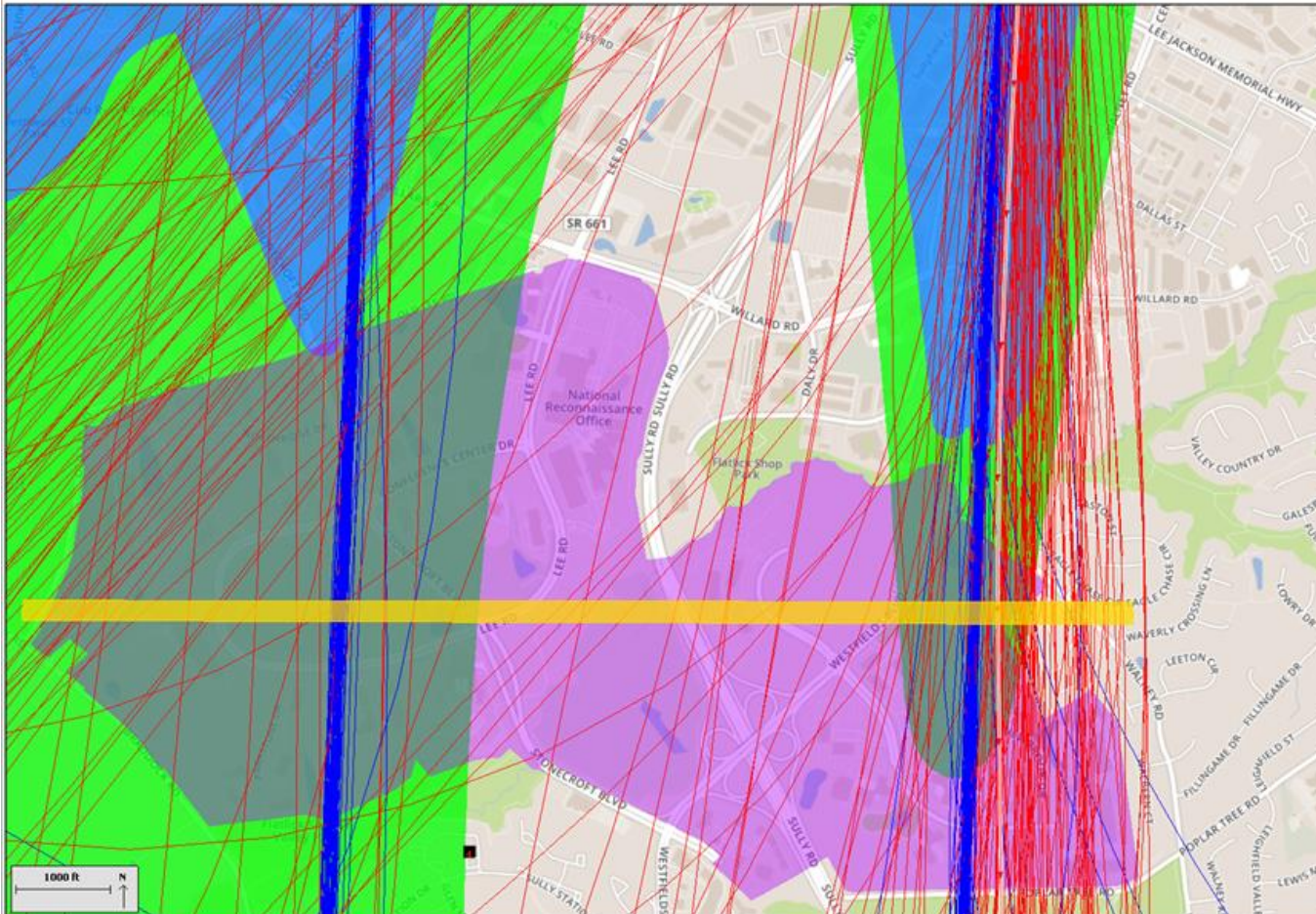


Land Unit J- Surrounding Noise Complaints



Land Unit J- Existing Noise Contours Impact

 <p>METROPOLITAN WASHINGTON AIRPORTS AUTHORITY</p>	<p>Washington Dulles International Airport (IAD)</p>	<p>Westfield Parcel</p>
	<p>Arrivals: ~900 - 1,100 ft Above Ground Level</p> <p>Departures: ~1,900 - 3,500 ft Above Ground Level</p> <p>Westfield Altitude Gate</p>	<p>65 DNL Contour</p> <p>60-65 DNL Contour</p> <p>Noise Complaint Locations</p>



Dulles' North Flow Arrivals Flight Paths above Fairfax County – Westfield's Land Unit J

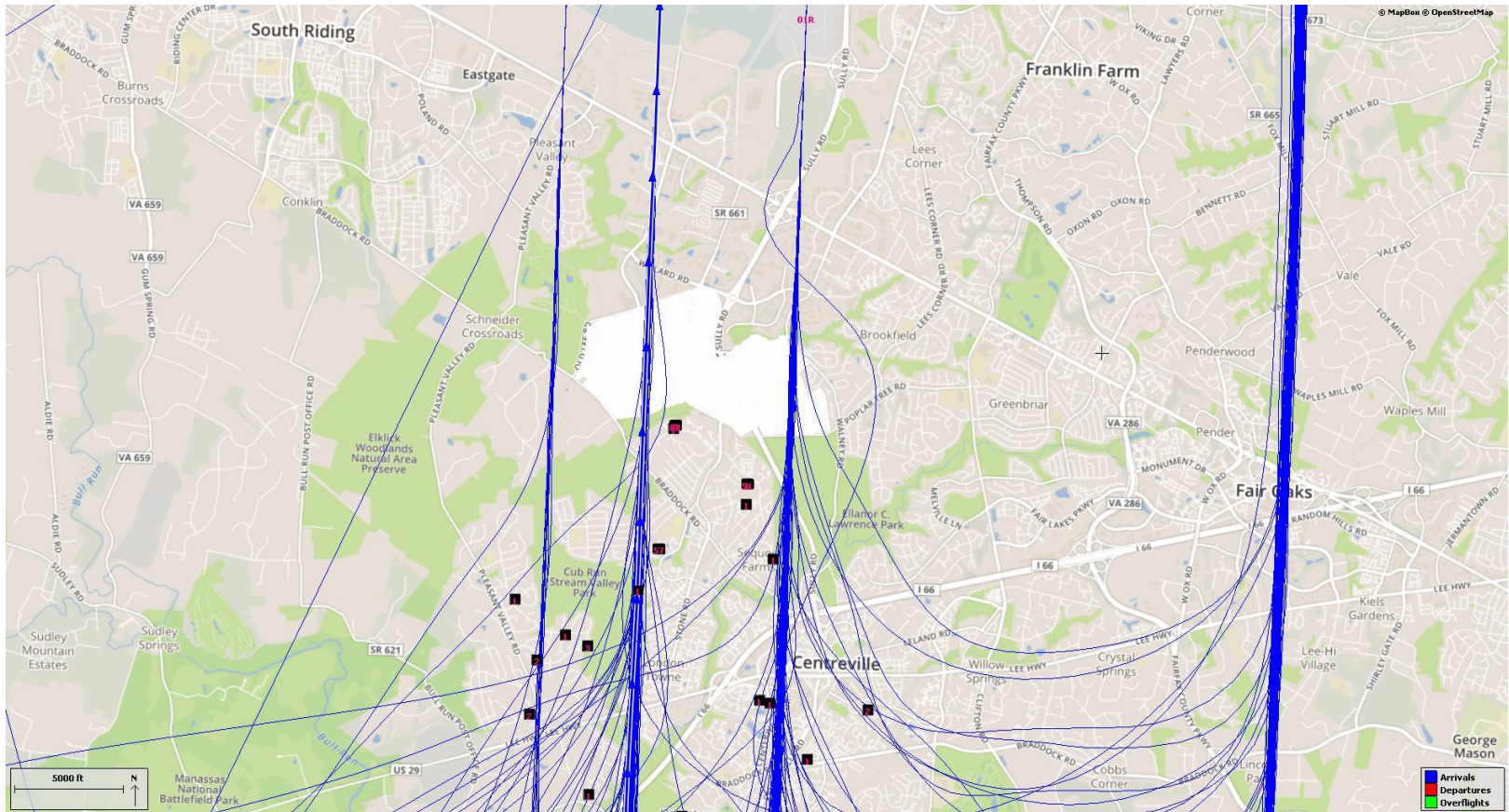
How High Are They Flying Above Ground Level?



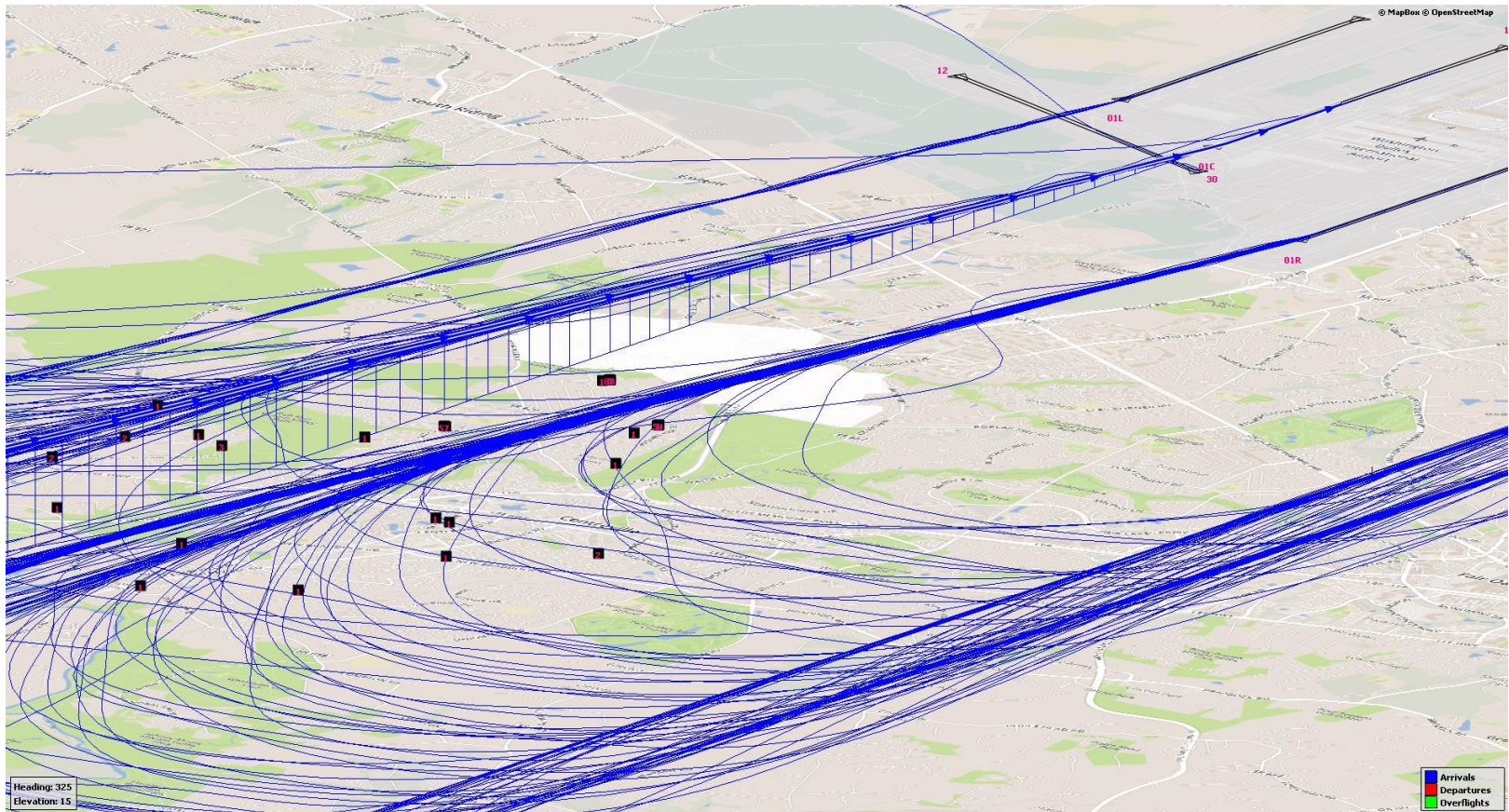
North Flow Arrival to Dulles' Runway 1R/19L @ Westfield's Blvd / Newbrook Dr.



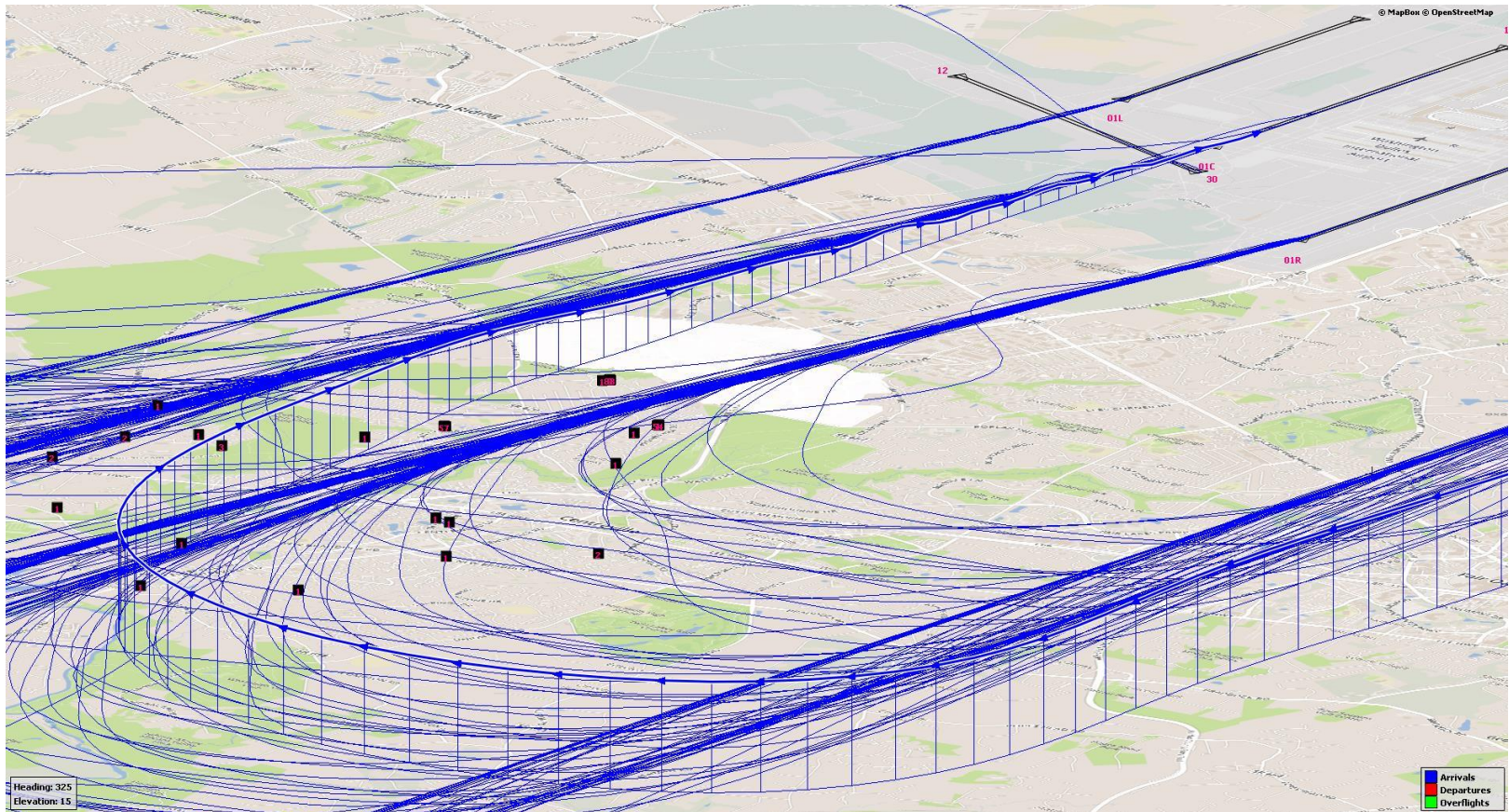
North Flow Arrivals – Westfield’s Unit J Overhead View – 2D



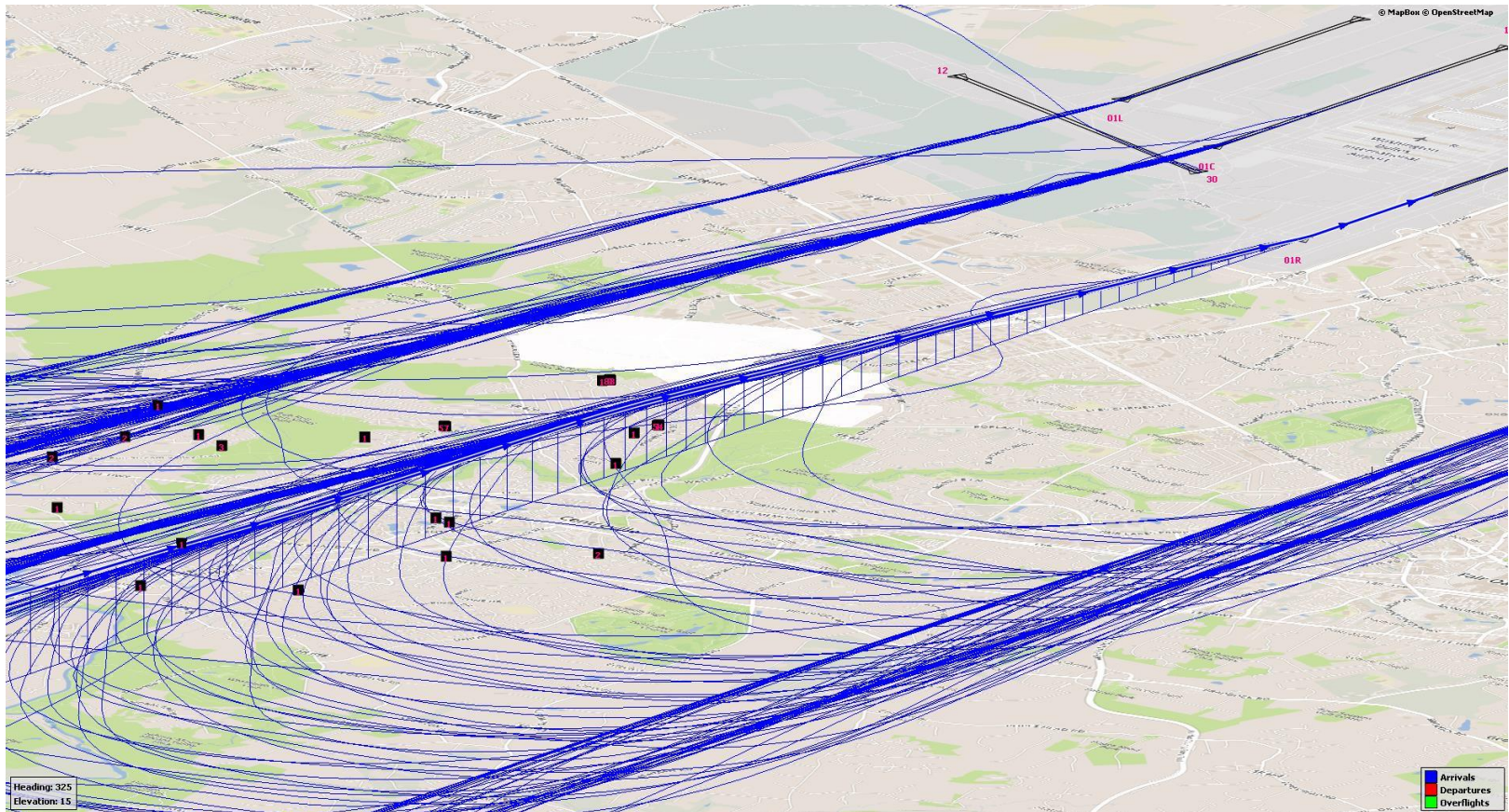
North Flow Arrivals – Westfield’s Unit J Overhead View – 3D (Runway 1C/19C)



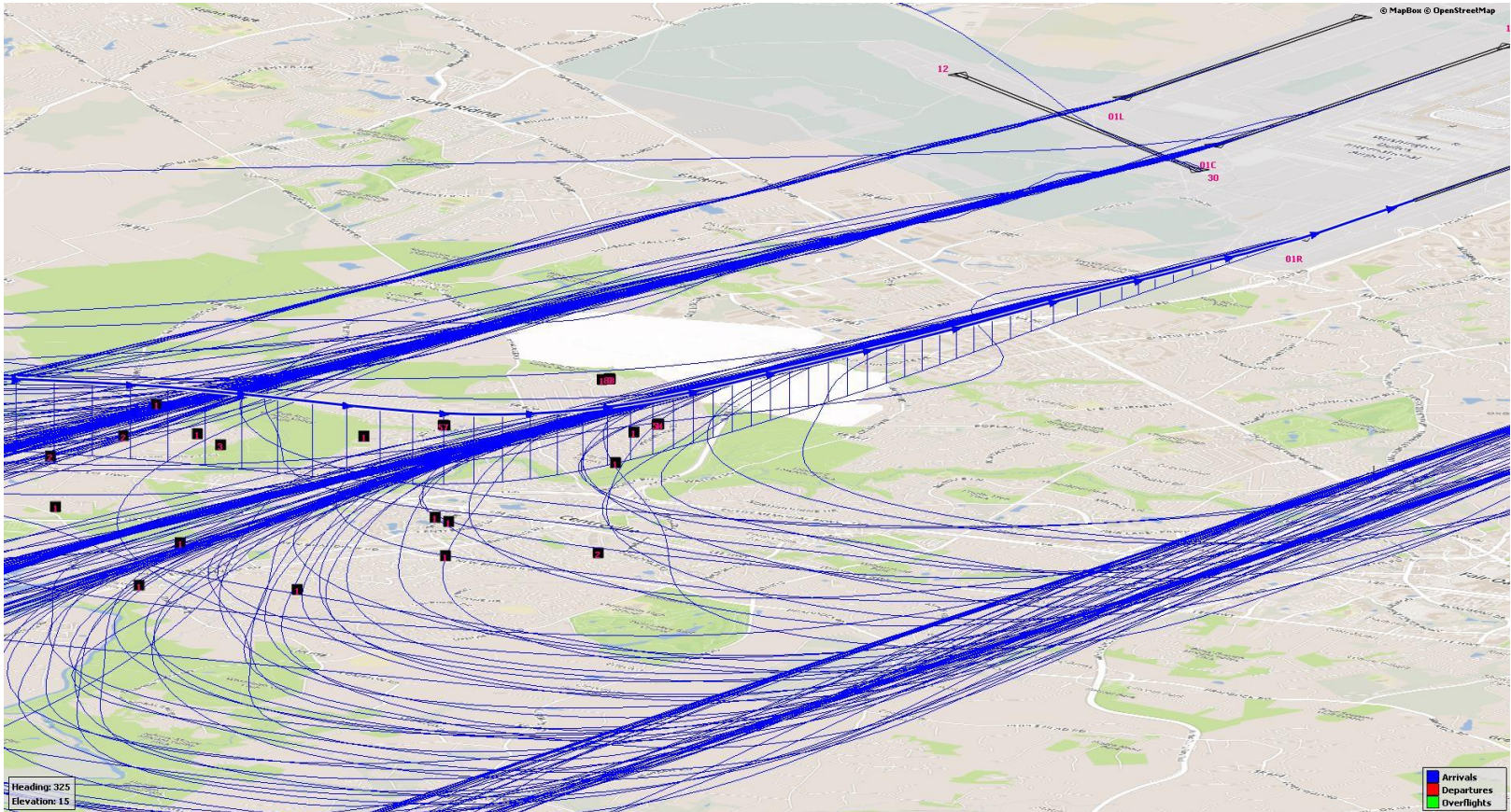
North Flow Arrivals – Westfield’s Unit J Overhead View – 3D (Runway 1C/19C)



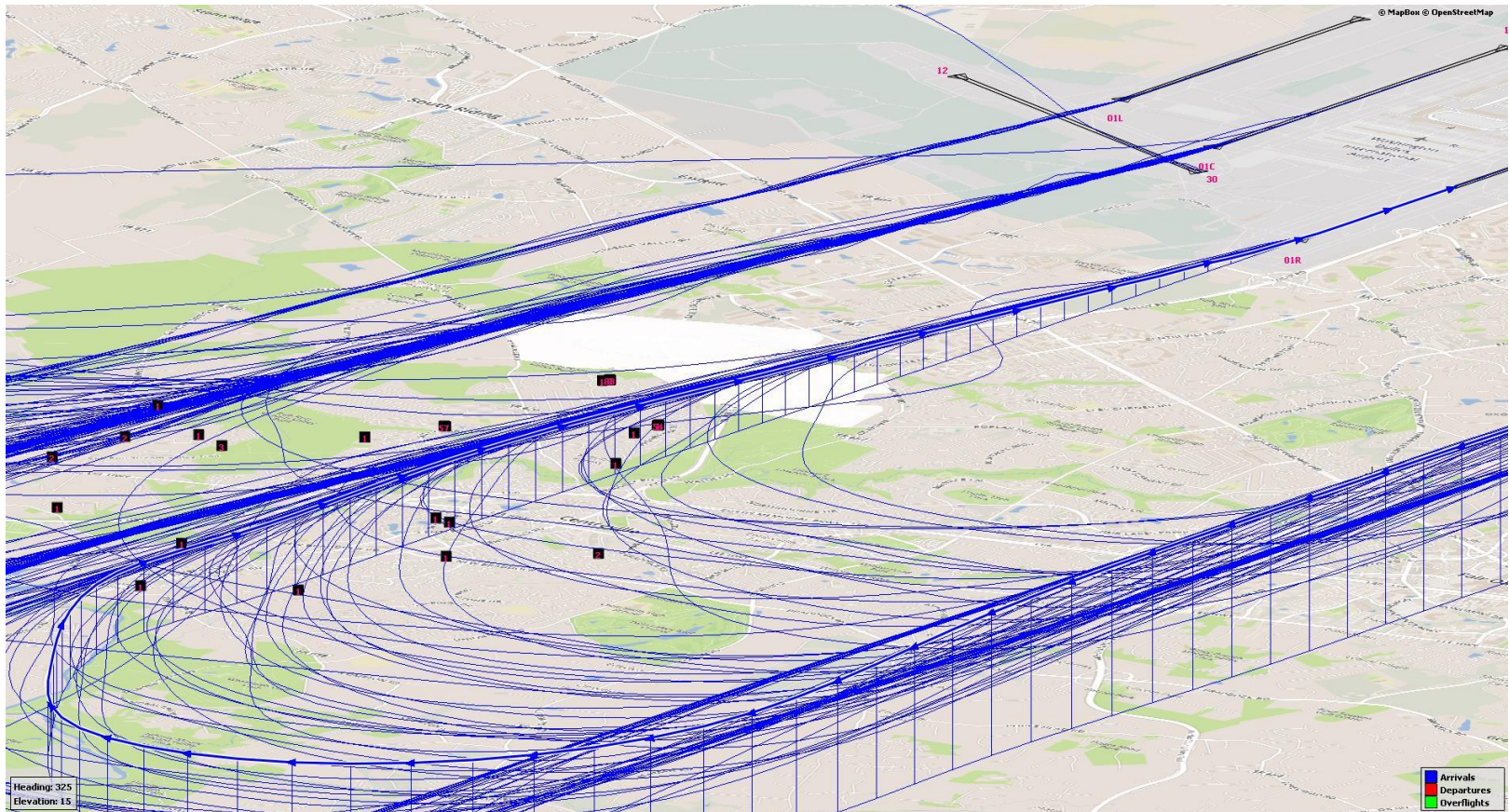
North Flow Arrivals – Westfield’s Unit J Overhead View – 3D (Runway 1R/19R)



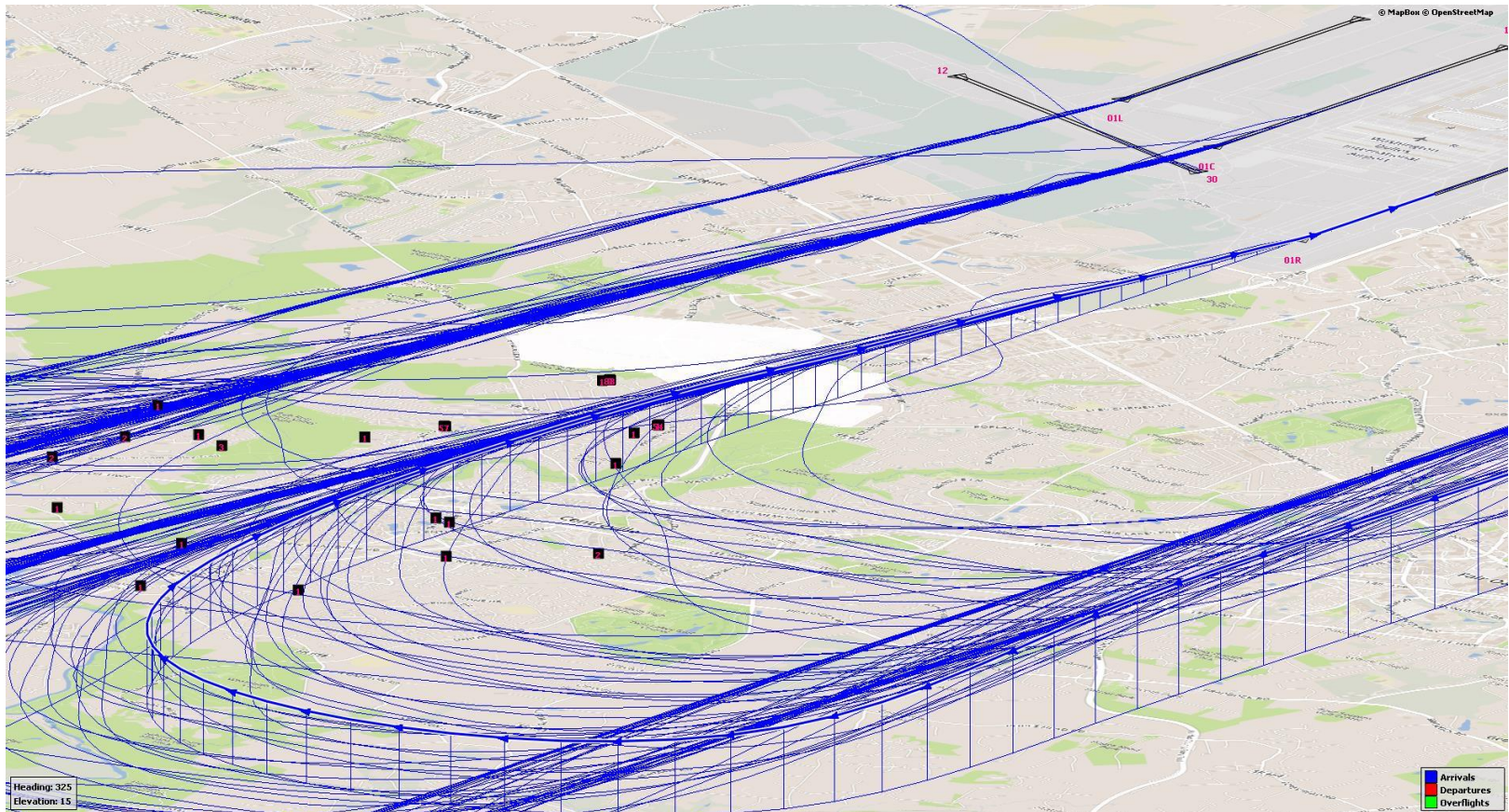
North Flow Arrivals – Westfield’s Unit J Overhead View – 3D (Runway 1R/19R)



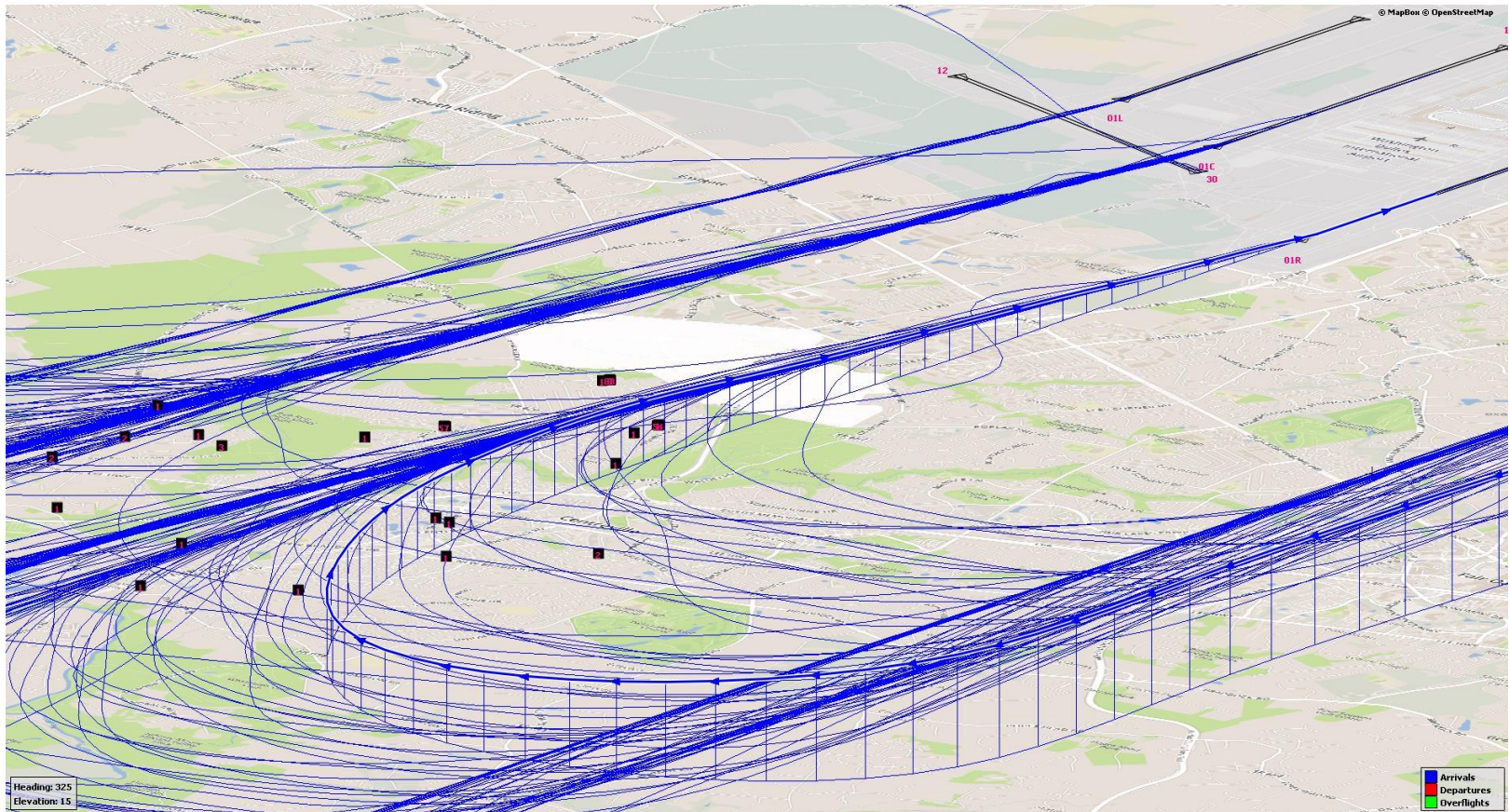
North Flow Arrivals – Westfield’s Unit J Overhead View – 3D (Runway 1R/19R)



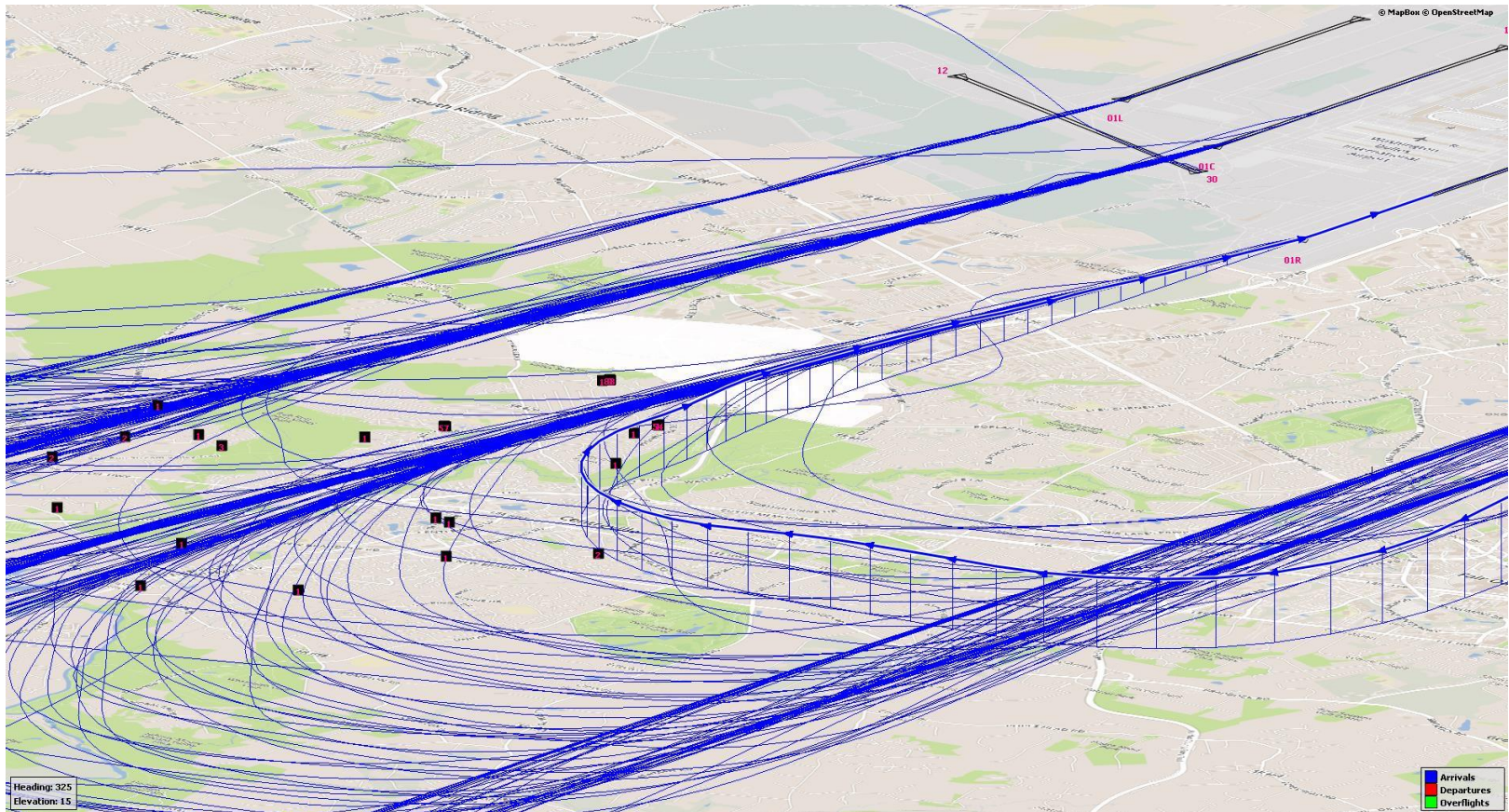
North Flow Arrivals – Westfield’s Unit J Overhead View – 3D (Runway 1R/19R)



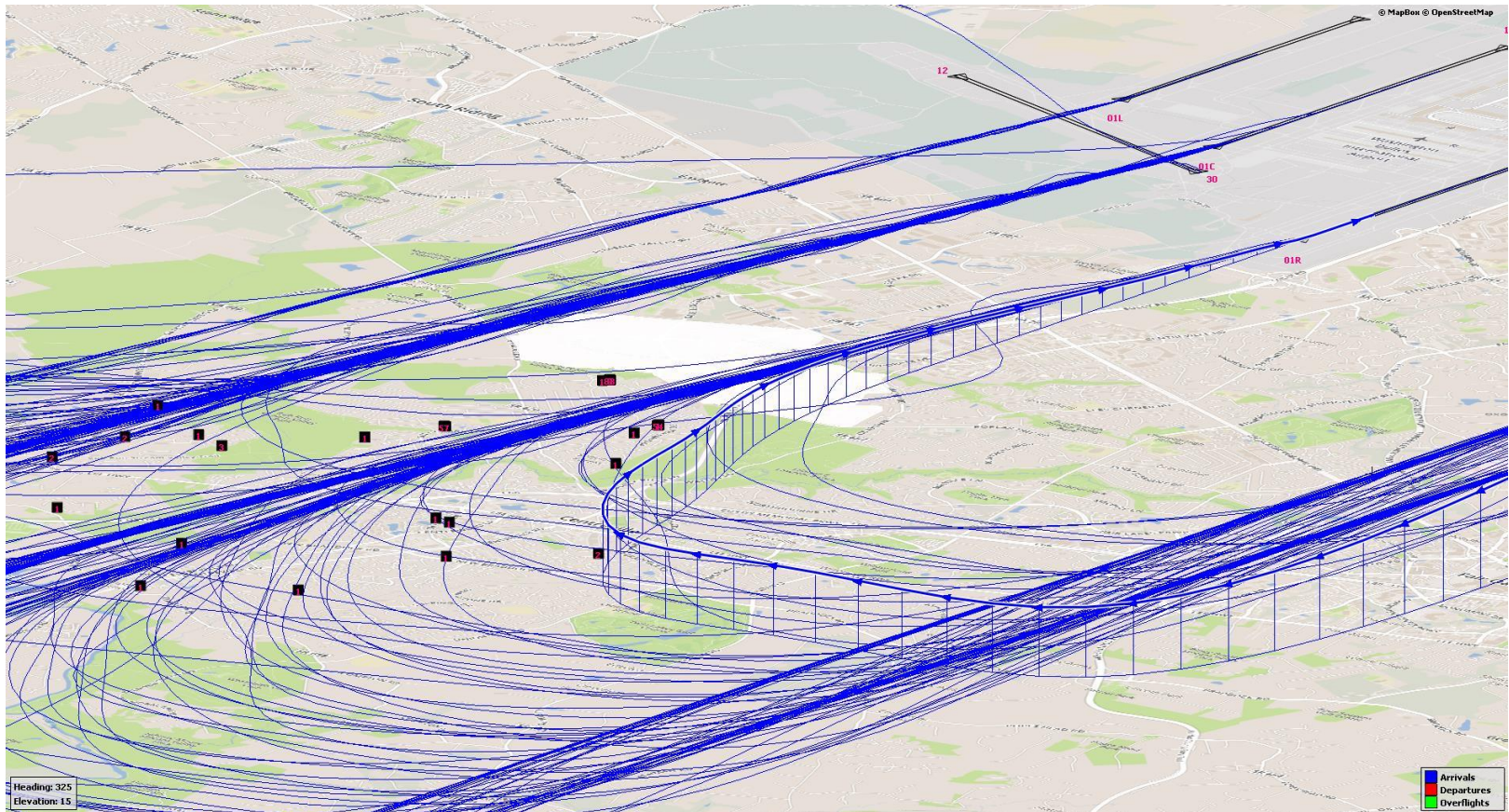
North Flow Arrivals – Westfield’s Unit J Overhead View – 3D (Runway 1R/19R)



North Flow Arrivals – Westfield’s Unit J Overhead View – 3D (Runway 1R/19R)



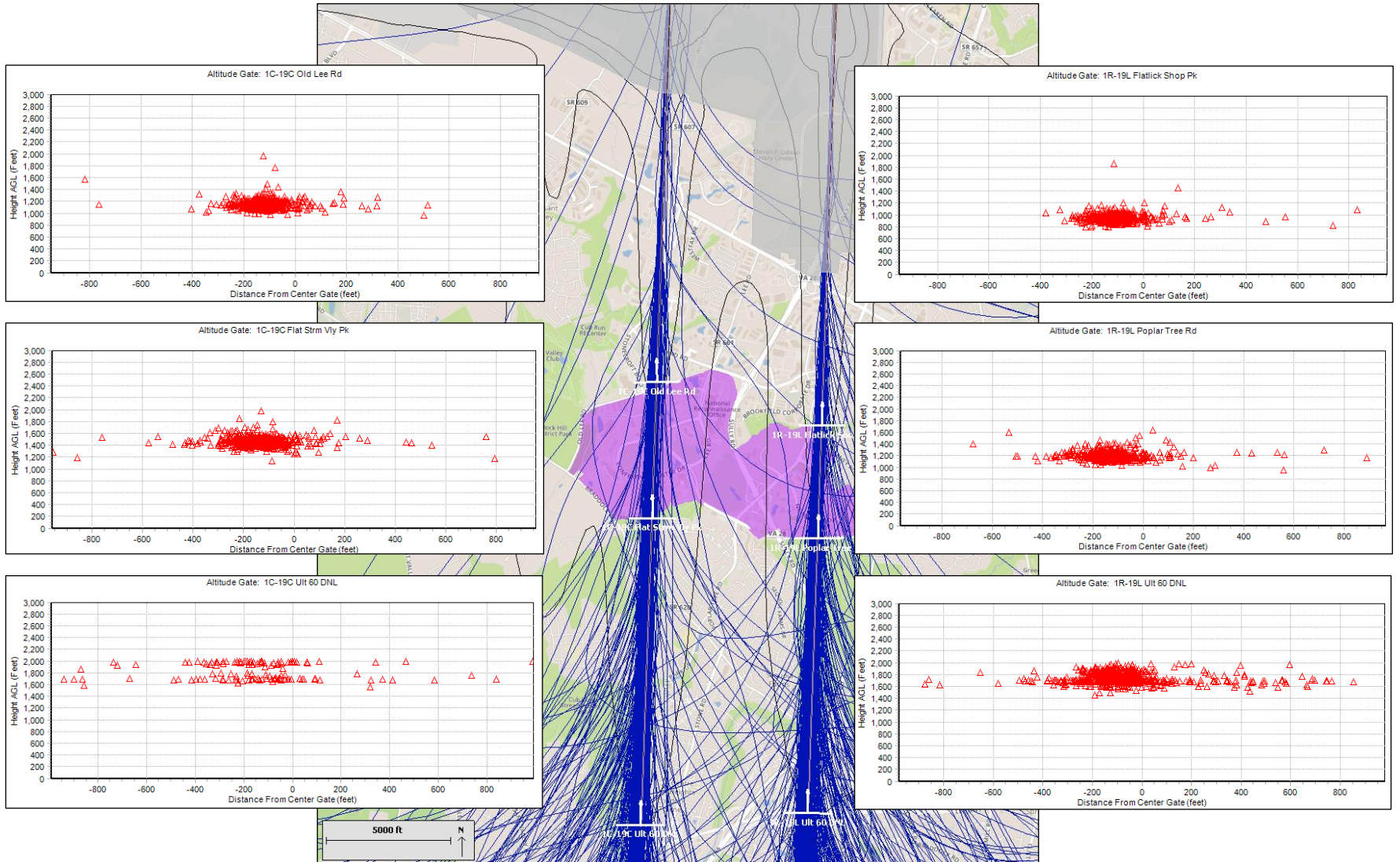
North Flow Arrivals – Westfield’s Unit J Overhead View – 3D (Runway 1R/19R)



Washington Dulles International – Westfields Parcel

2019 Ultimate Build 60 DNL

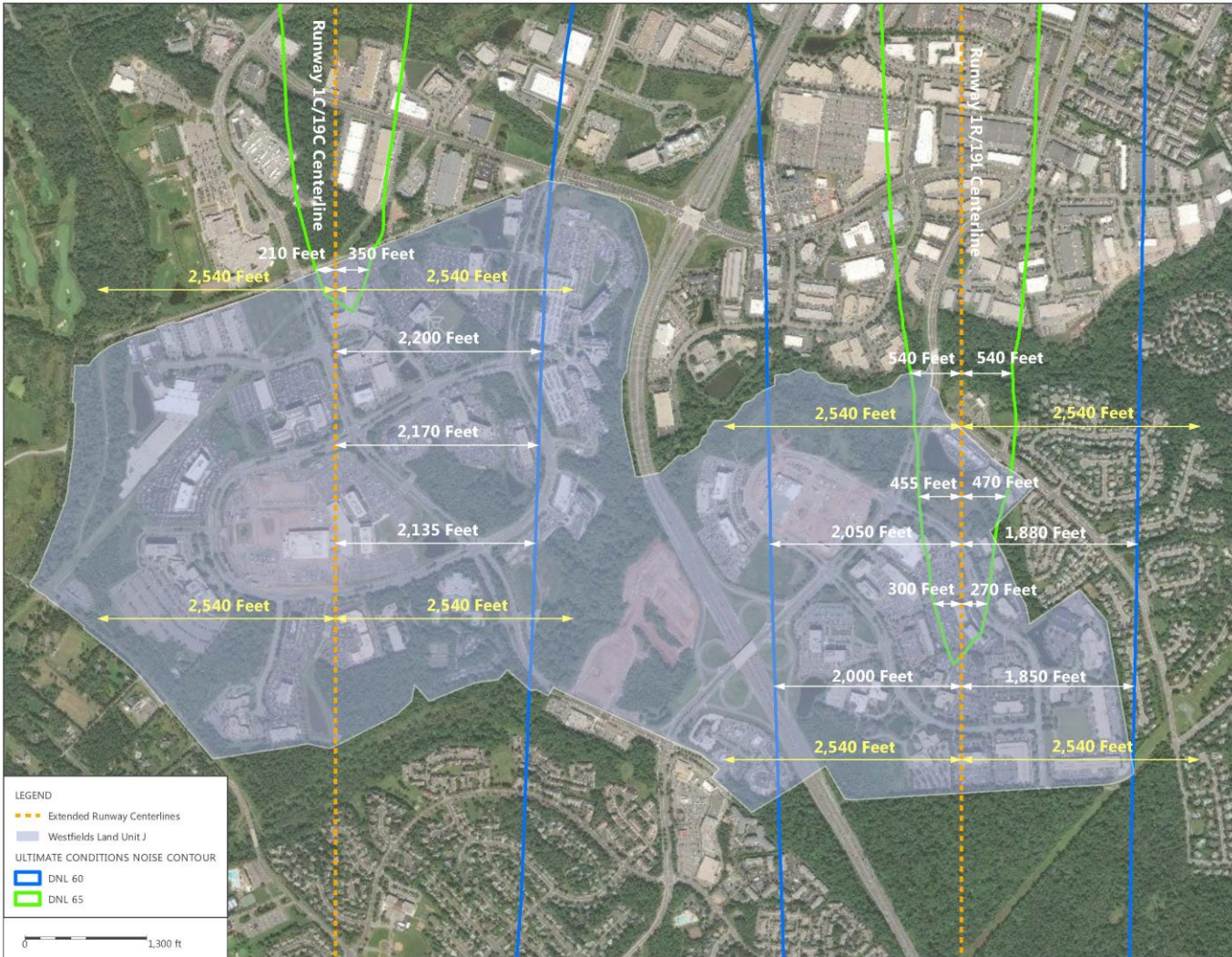
North Flow Arrivals: March 4 – 11, 2019



Distance from DCA Main Runway 1/19 to Residential Occurring in Crystal City, VA



Fairfax County – Land Unit J: Ultimate Conditions Contours



Source: Google Earth (aerial basemap); Harris Miller Miller and Hanson, February 2019 (Ultimate Conditions noise contours); Ricondo & Associates, Inc., March 2019 (Runway 1L/19R extended centerline and distance measurements).



Community Response to Noise Challenge

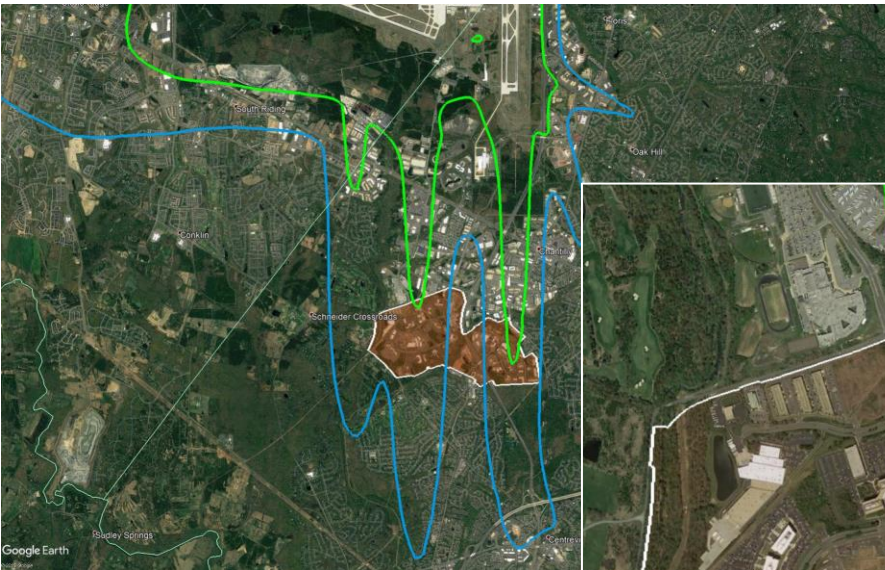
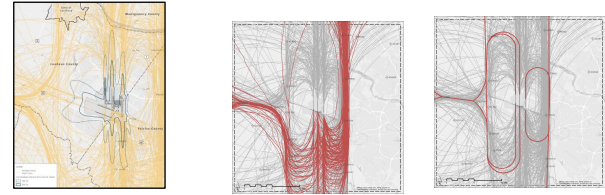


DCA Community Noise Working Group Seeks to Restrict Aviation Activity
Occurring near Residential Areas




May 10, 2017 – Fairfax County Community Meeting RE: DCA Aircraft Noise



Fairfax County – Westfield’s Land Unit J: Current Aircraft Noise Impact Overlay (Ultimate Conditions/Noise Contours)



Legend

-  Ultimate Conditions Noise Contours - DNL 65
-  Ultimate Conditions Noise Contours - DNL 60
-  Dulles Suburban Center – Land Unit J

Source: Google Earth (aerial basemap); Harris Miller Miller and Hanson, February 2019 (Ultimate Conditions noise contours)..



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