



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

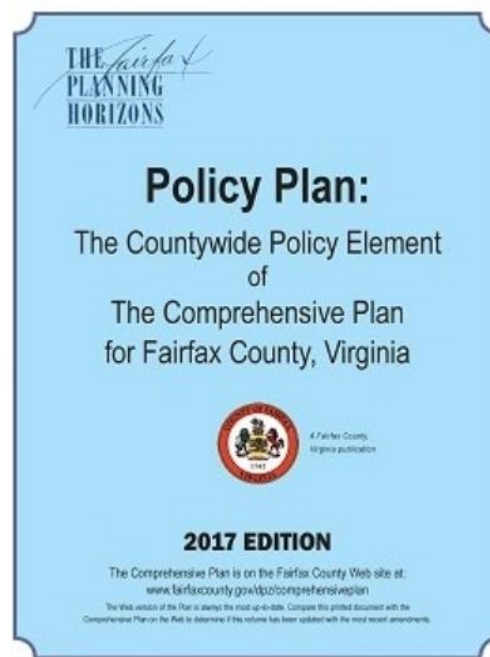
Department of Planning and Development

Land Use Policy Committee

March 15, 2022

Introduction

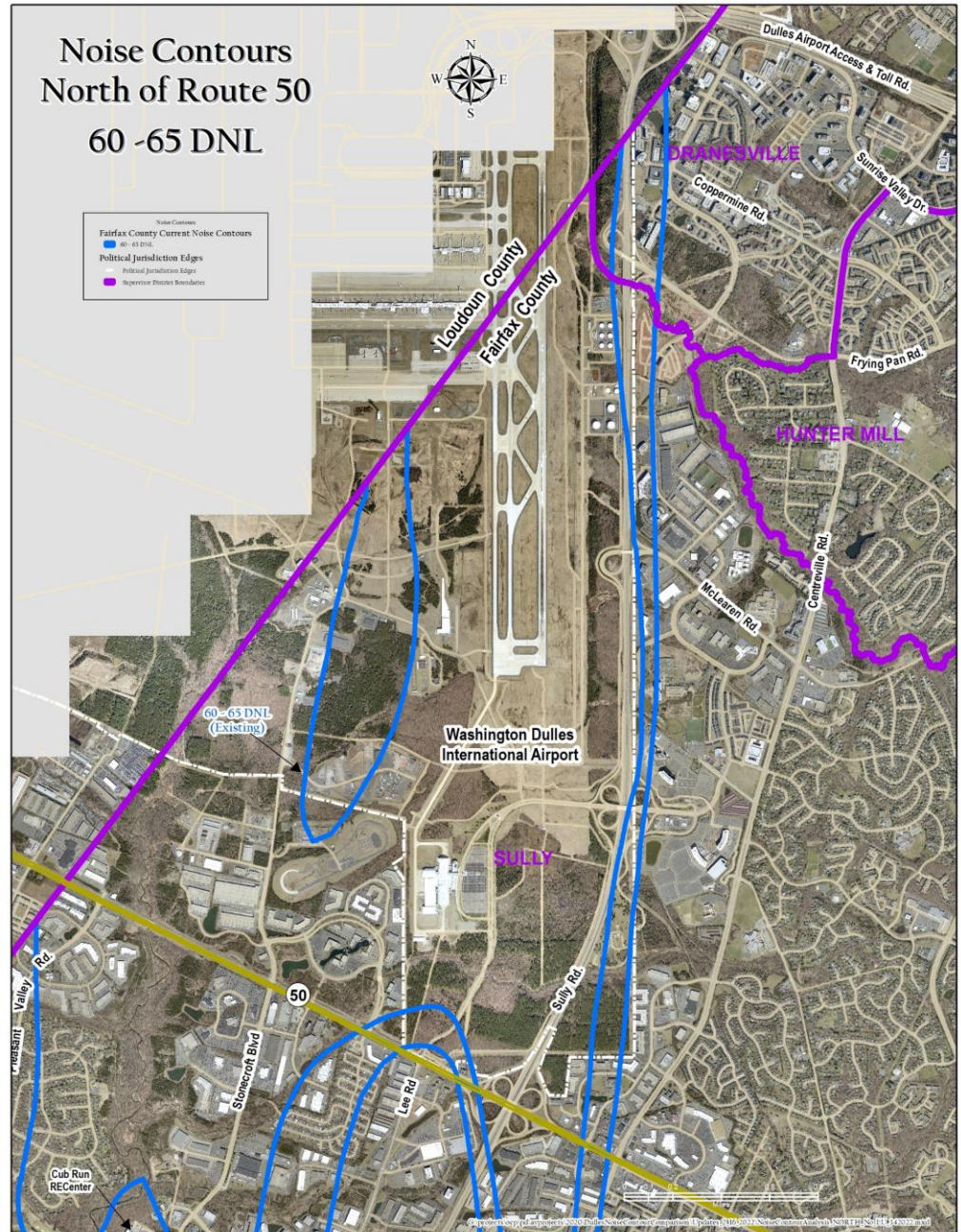
- Consideration of a County-wide Policy Amendment to permit residential uses between the Board-adopted 60-to-65 DNL airport noise contours:
 - Land Use Element of Policy Plan
 - Environment Element of Policy Plan
 - Area III Plan
- Consistent with:
 - Zoning Ordinance
 - Other jurisdictions
 - FAA guidance
- Applicable to areas associated with Dulles Airport
- Future site-specific Plan amendments would be needed to consider proposals for residential uses



Noise Contours - North and South of Rt. 50

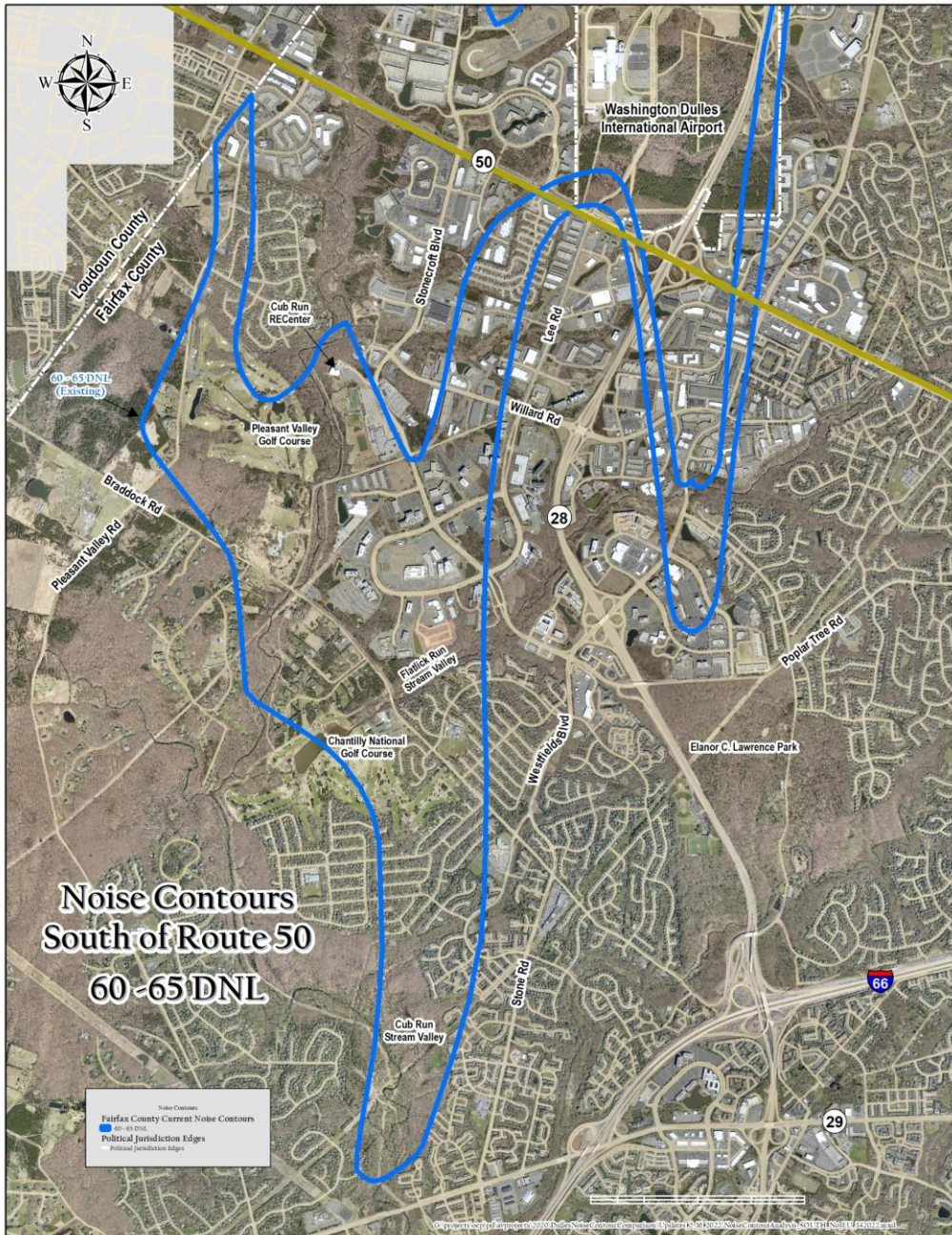
Noise Contours
North of Route 50
60 -65 DNL

Note: Contours
 Fairfax County Current Noise Contours
 Political Jurisdiction Edges
 Superior District Boundaries



Noise Contours
South of Route 50
60 -65 DNL

Note: Contours
 Fairfax County Current Noise Contours
 Political Jurisdiction Edges



Existing/Planned Land Use - North of Route 50

Existing Land Use North of Route 50

60 -65 DNL

Noise Contours
 Fairfax County Current Noise Contours
 Political Jurisdiction Edges

Existing Land Use

Government Institution	Private Recreation
Industrial	Public Recreation
Low Density Single Family	Retail
Multi-family	Single Family
Office	Townhouse
Private Open Space	Vacant Land



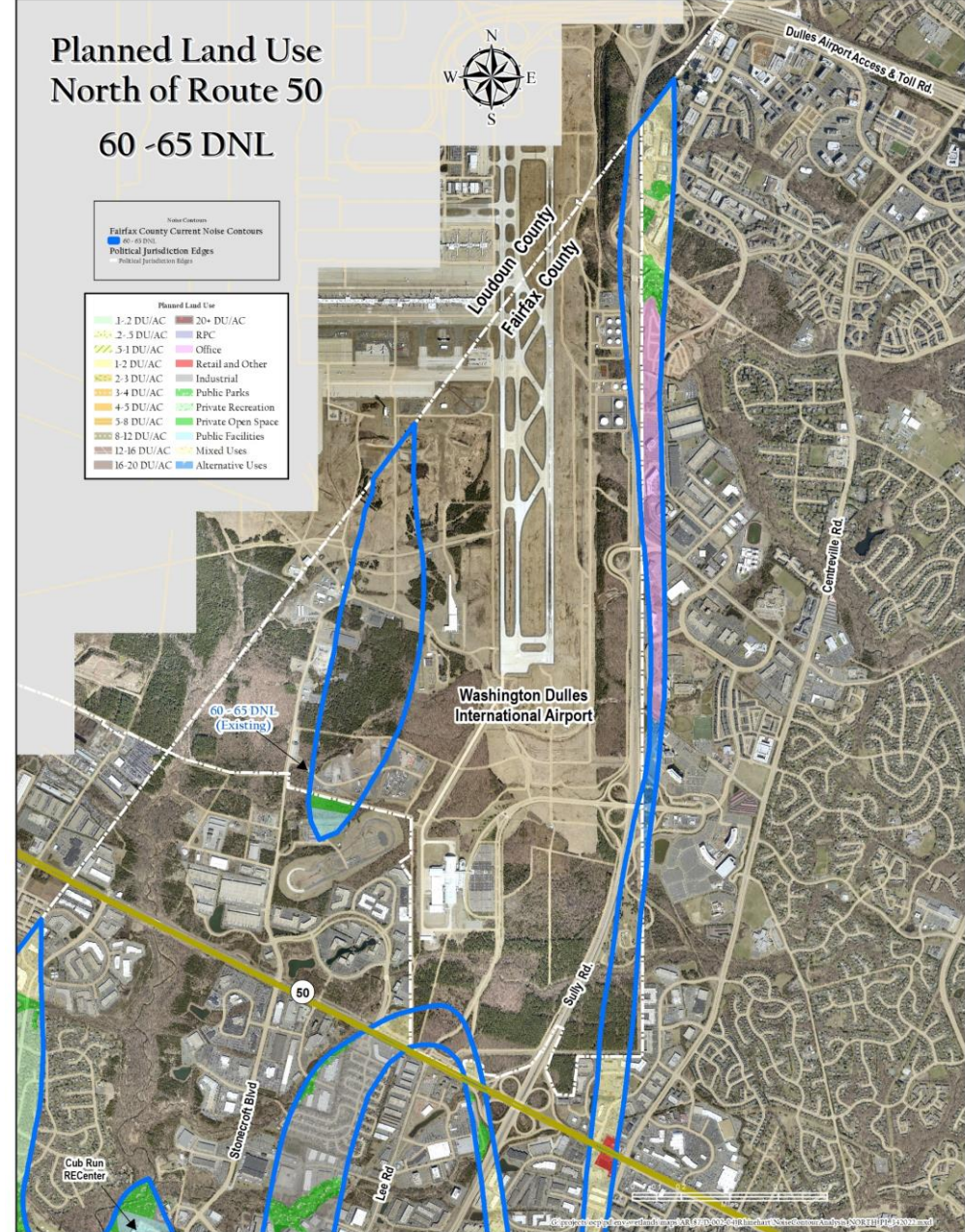
Planned Land Use North of Route 50

60 -65 DNL

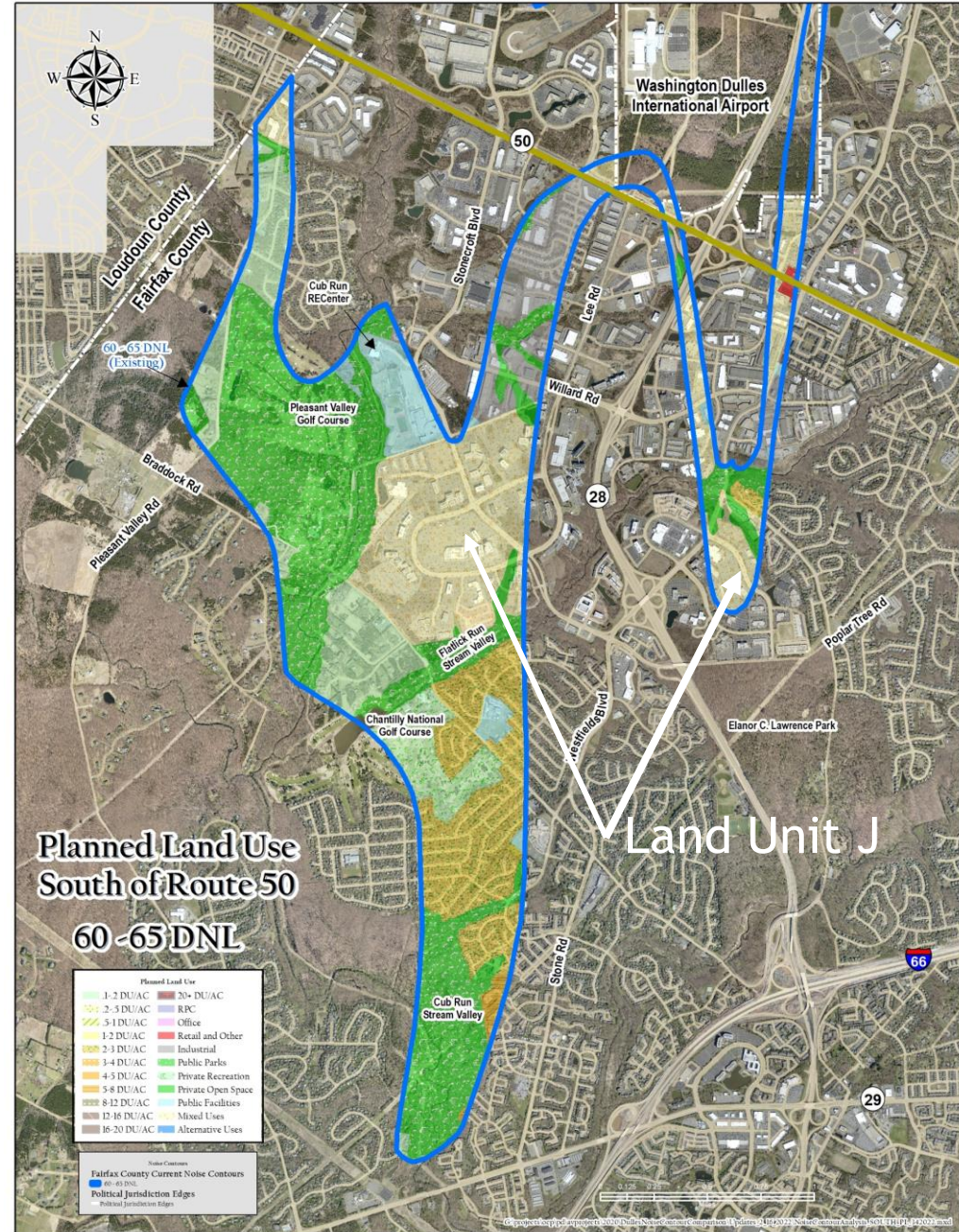
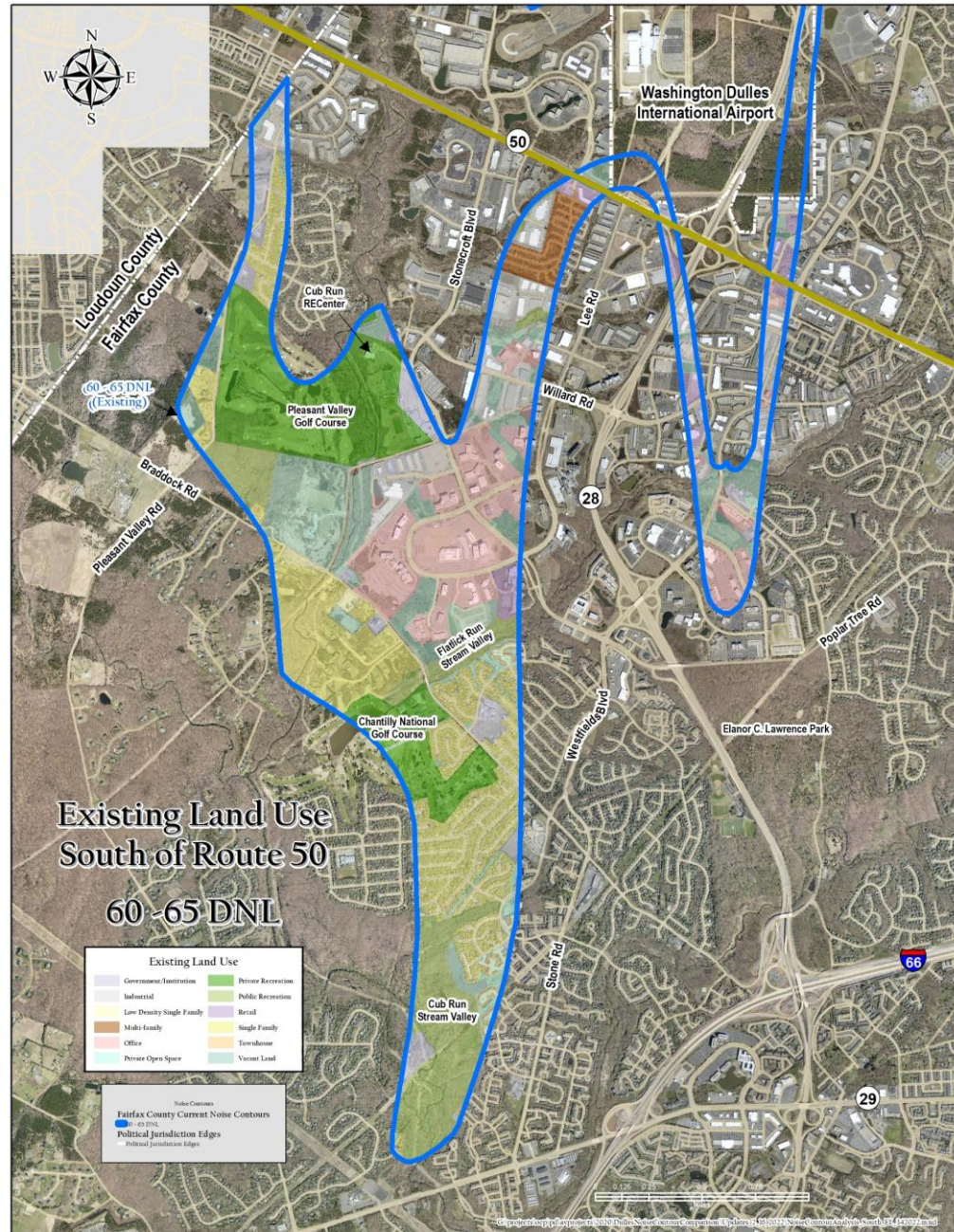
Noise Contours
 Fairfax County Current Noise Contours
 Political Jurisdiction Edges

Planned Land Use

1-2 DU/AC	20+ DU/AC
2-3 DU/AC	RPC
3-4 DU/AC	Office
4-5 DU/AC	Retail and Other
5-8 DU/AC	Industrial
8-12 DU/AC	Public Parks
12-16 DU/AC	Private Recreation
16-20 DU/AC	Private Open Space
	Public Facilities
	Mixed Uses
	Alternative Uses



Existing/Planned Land Use - South of Route 50



2021 Issues Paper

- 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/comprehensive-plan-amendment-2020-cw-3cp-airport-noise-policy-issues-paper)



Plan Amendment Considerations

1. Noise studies/measurements during entitlement
2. Commitments to construction standards and materials to ensure interior noise levels do not exceed 45 dBA for noise sensitive uses
3. Airport noise disclosures and avigation easements
4. Preconstruction materials modeling/verification of noise attenuation effectiveness



Community Outreach

Community Meetings

- Airports Advisory Committee (AAC)
- Sully District Council of Citizens
- Fairfax Federation
- Mount Vernon Council of Citizens Association (MVCCA)
- EQAC
- Braddock Land Use Committee
- McLean Citizen Association (MCA)
- 2 Community Open Houses

Industry Meetings

- MWAA
- NVBIA/NAIOP
- Acoustical Engineer Working Group
- Land Use Attorney Working Group

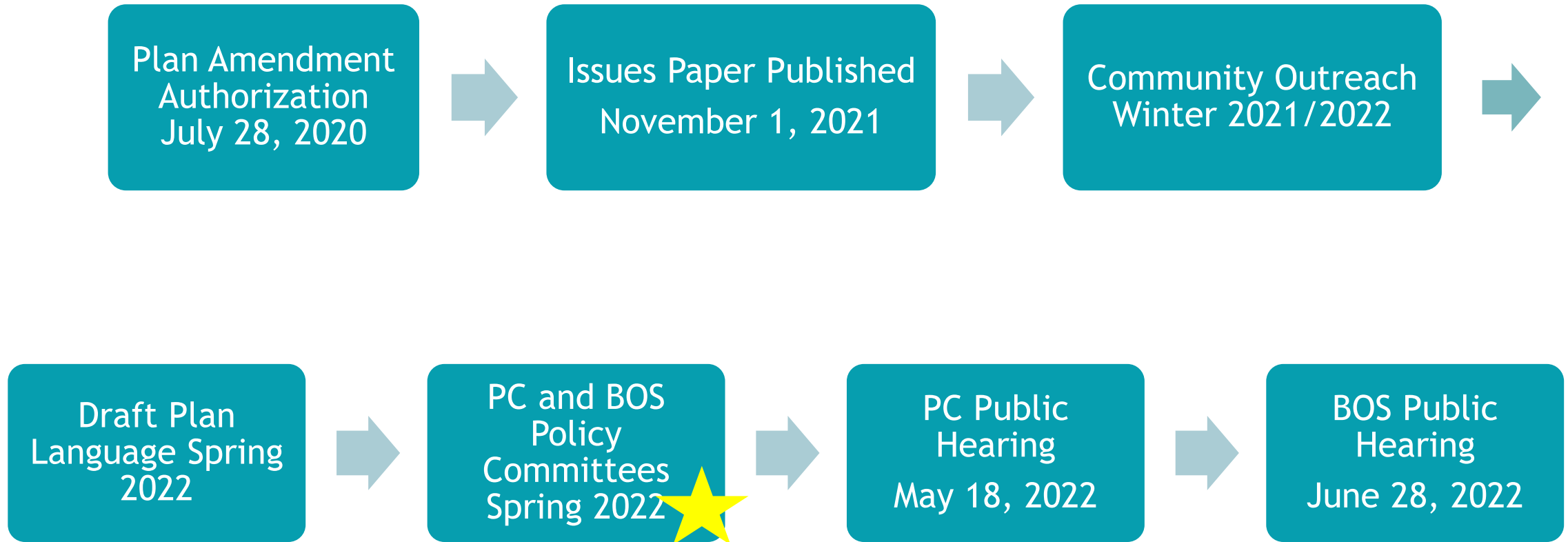
Planning Commission and Board of Supervisors

- PC Joint Land Use and Environment Committee
- BOS Land Use Policy Committee

Community Feedback

- The Board should adopt the 2019 MWAA contours.
- Avigation easements and disclosure measures should be required and when will the need for these be determined?
- How will outdoor areas and rooftop terraces be mitigated?
- What are the adverse health effects from prolonged exposure to airport noise?
- Additional residential uses could lead to increased noise complaints and affect the economic viability of Dulles Airport.

Schedule



Closing

- Additional information can be found at: [Plan Amendment 2020-CW-3CP | Planning Development \(fairfaxcounty.gov\)](#)
- Additional questions can be directed to Kelly Atkinson or Corinne Bebek at DPDAirportNoisePA@fairfaxcounty.gov or 703-324-1380
- Questions/Discussion