

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

Environmental Quality Advisory Council
February 9, 2022



PLANNING & DEVELOPMENT



Comprehensive Plan vs. Zoning Ordinance

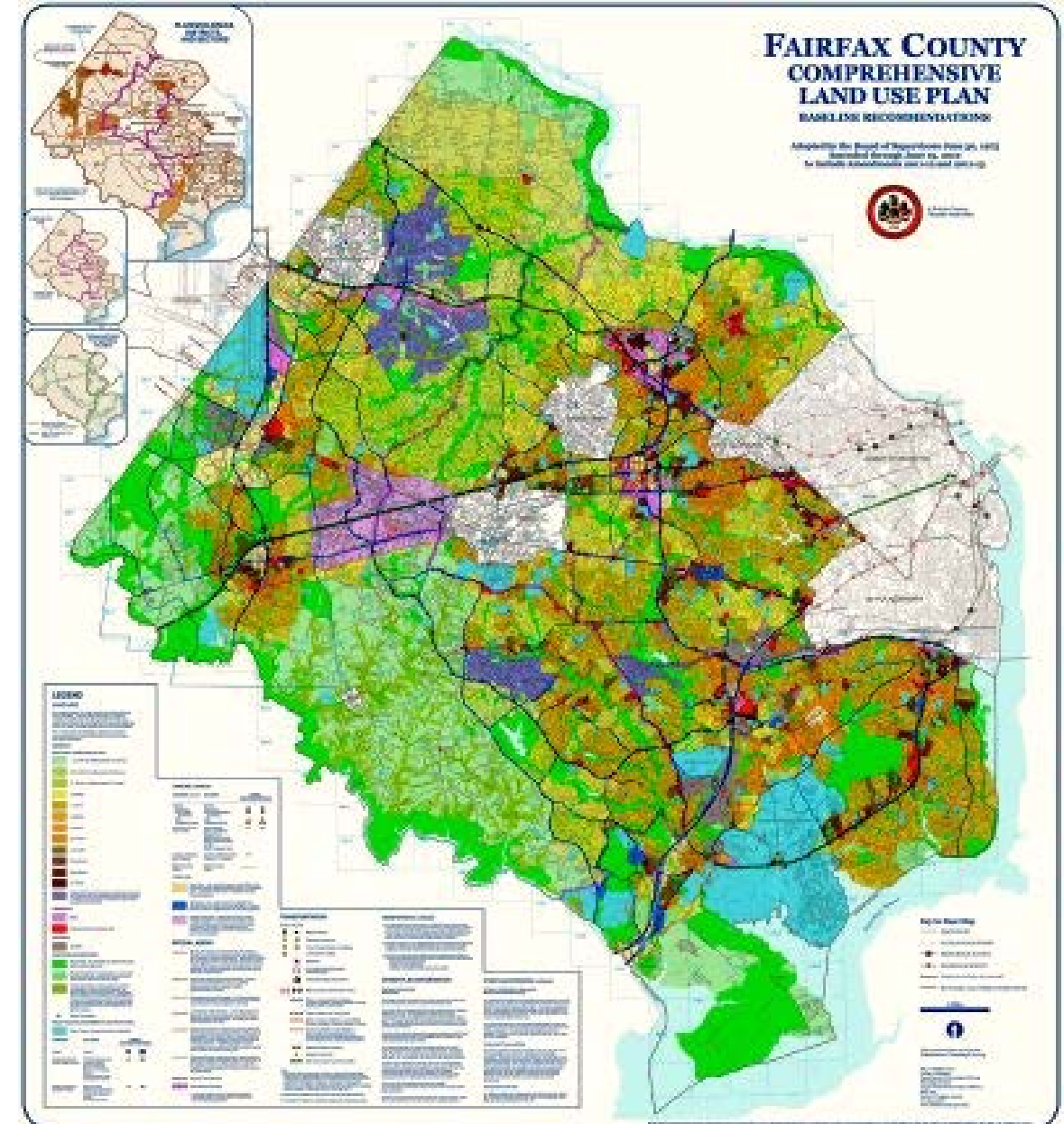
Comprehensive Plan

- Guide – Recommendations
- Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.

Zoning Ordinance

- Law – Body of Regulations
- Implements the Plan
- Identifies uses and standards for use as well as setbacks, height and open space

Area Plans and Land Use Map

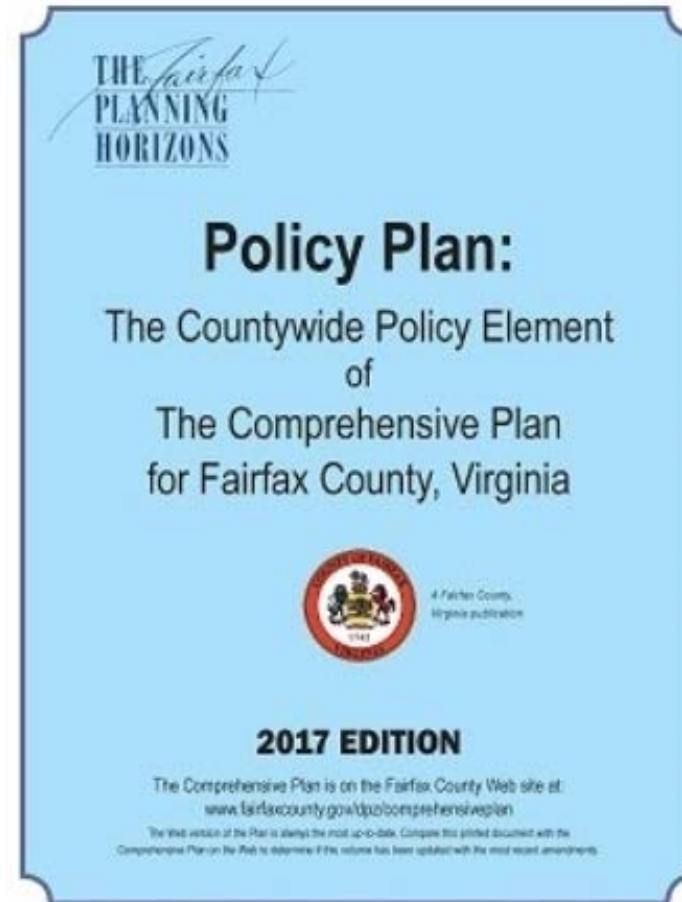


Policy Plan

Functional Elements

- Land Use
- Transportation
- Housing
- Environment
- Economic Development
- Heritage Resources
- Public Facilities
- Human Services
- Parks and Recreation
- Revitalization
- Visual & Performing Arts
- Chesapeake Bay Supplement

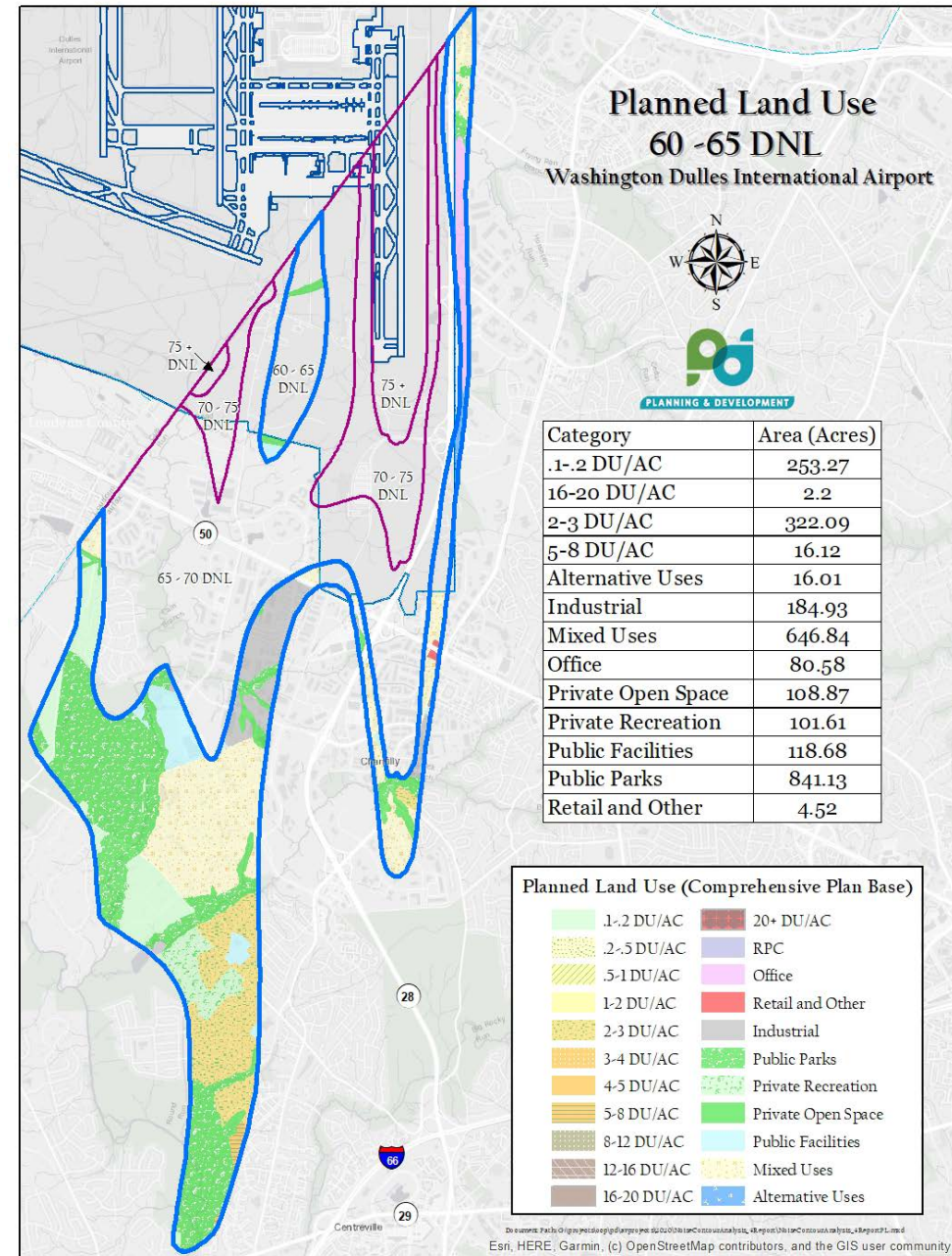
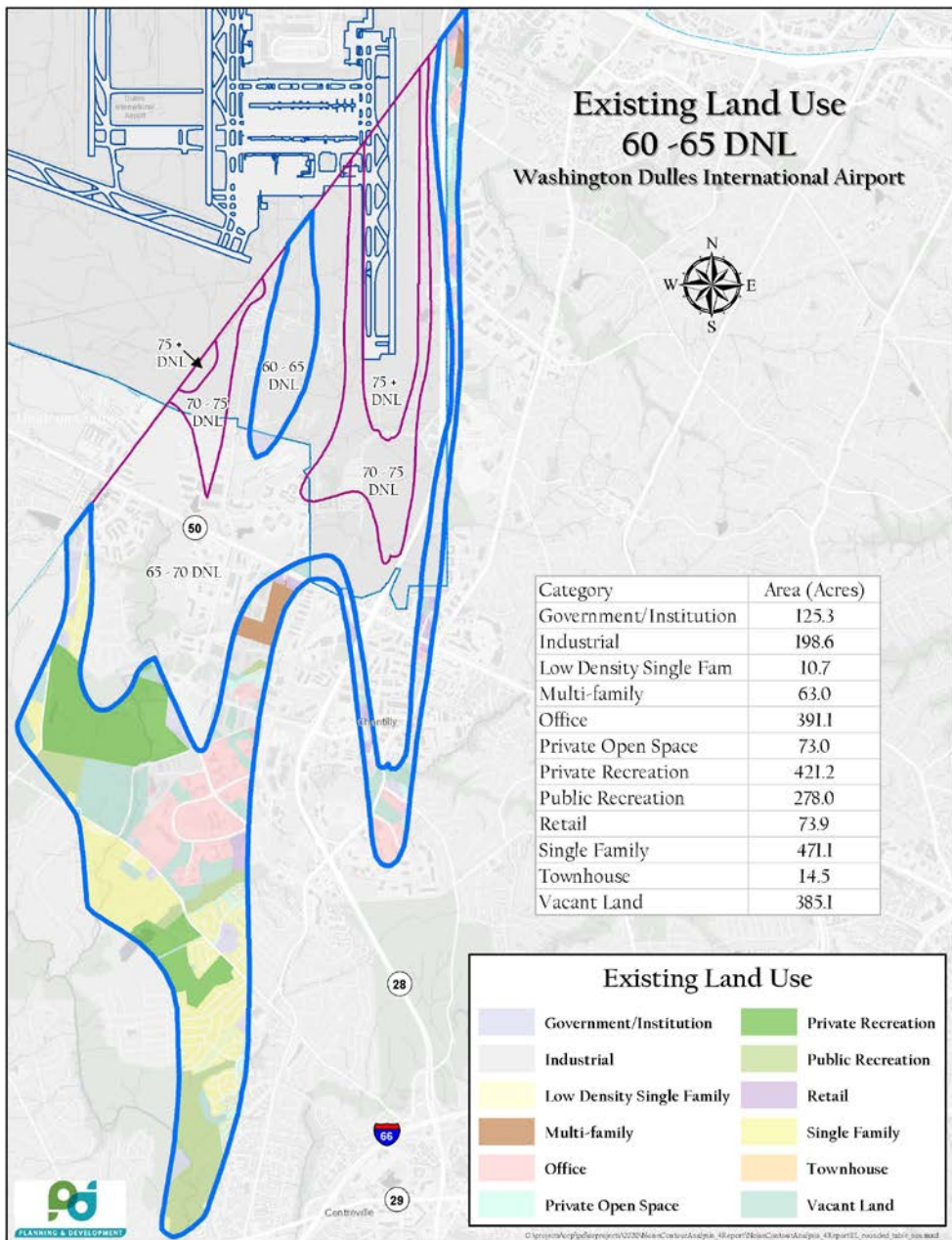
<https://www.fairfaxcounty.gov/planning-zoning/comprehensive-plan/policy-plan>



Board of Supervisors Authorization

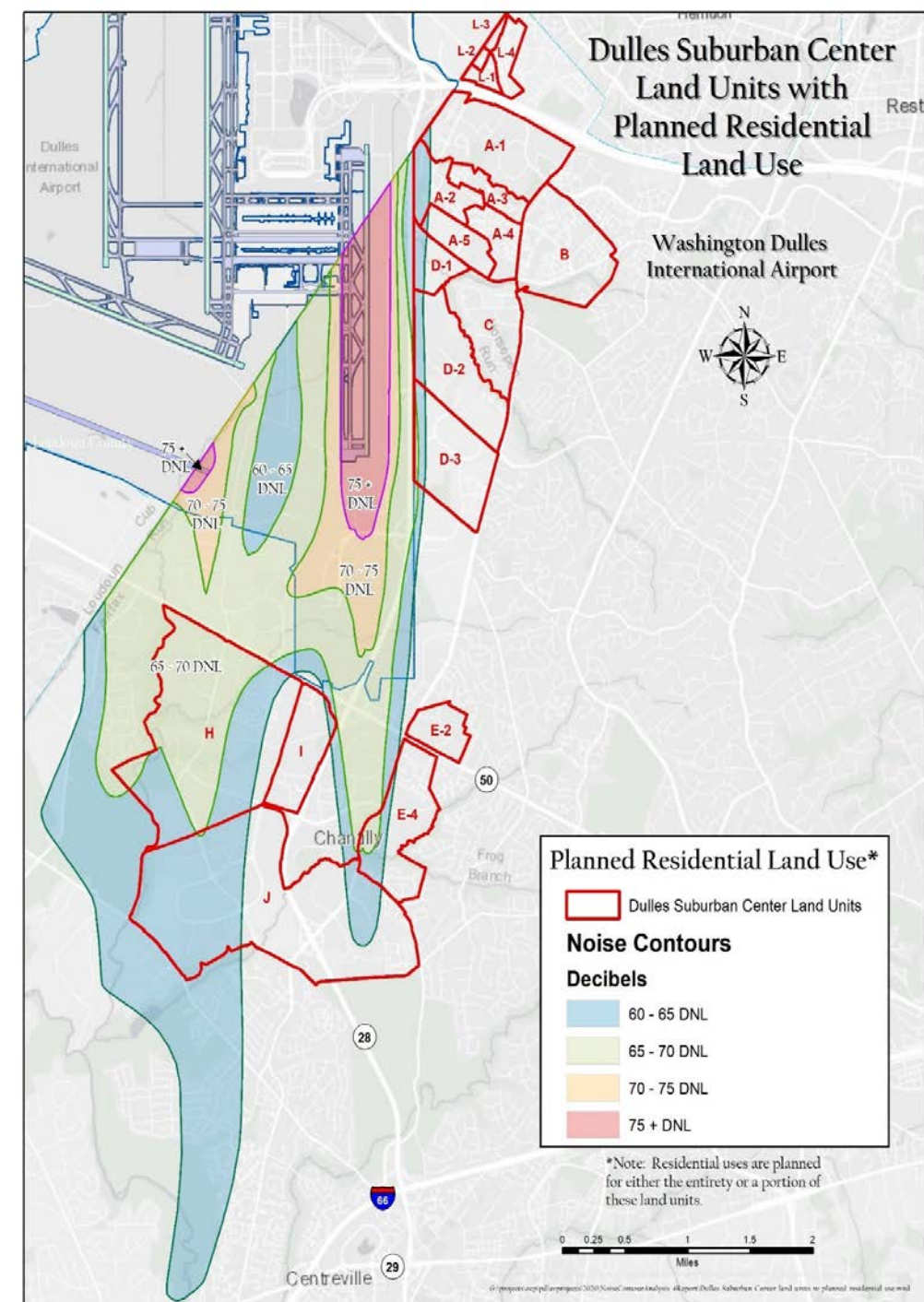
- Plan Amendment authorized July 28, 2020
- Consider updates to Land Use and Environment Elements of the Policy Plan & Area Plan sections
- Would allow the consideration of new residential uses between Board-adopted 60-65 DNL airport noise contours
- Considerations for noise mitigation, notification, 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

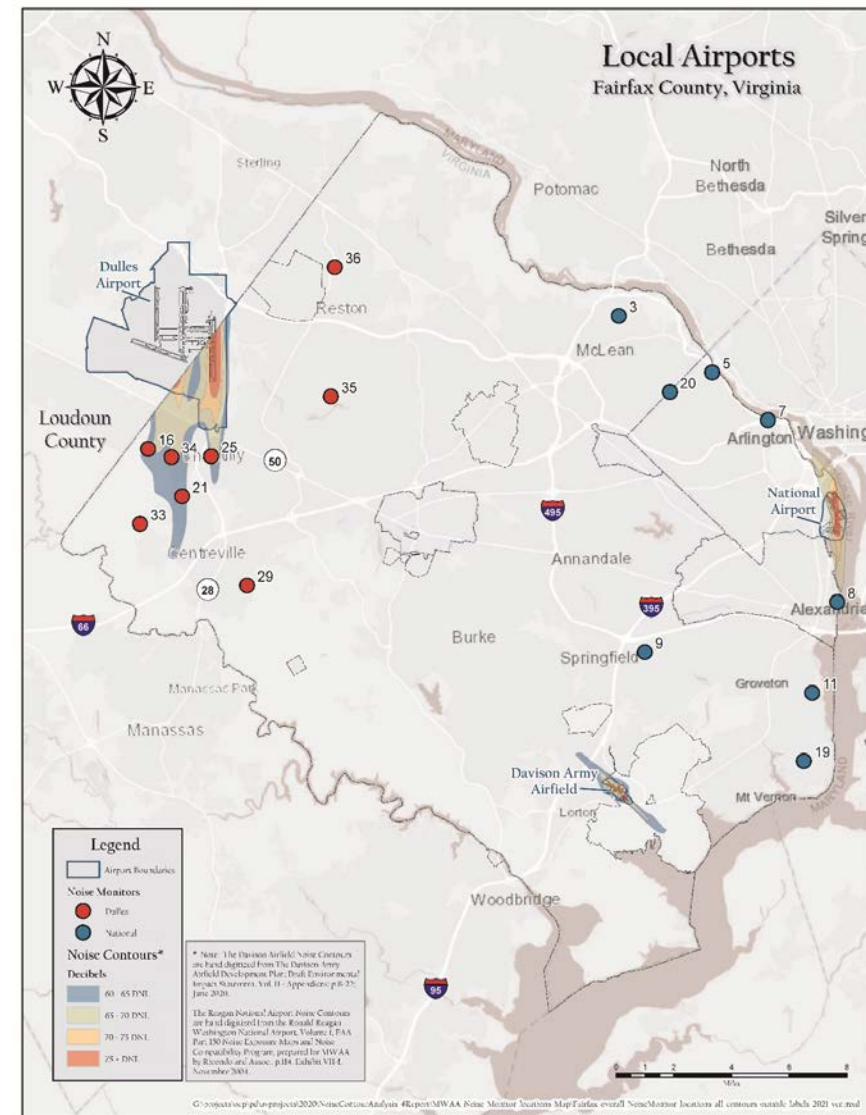
- PA S96-CW-4CP: Adopted March 24, 1997
 - Added 60-65 DNL contours & related policies around Dulles
 - New residential not recommended within 60-65 DNL contours
 - Based on full Airport buildout using 1993 model assumptions
- PA 2018-III-DS1: Adopted May 7, 2019
 - Applied to Land Unit J of Dulles Suburban 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

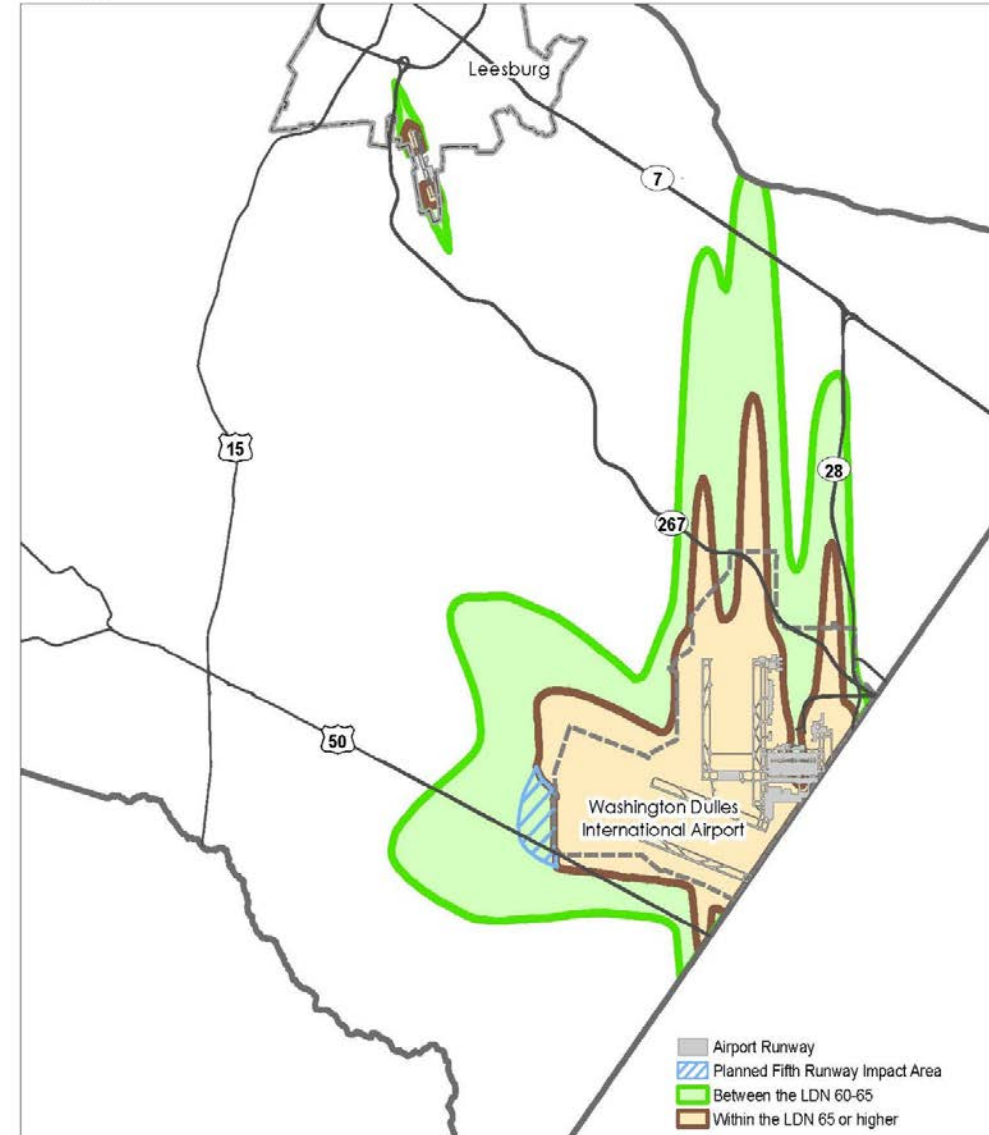
- BOS Land Use Policy Committee - July 21, 2020
 - Consider policy change to allow residential within 60-65 DNL contour
 - Retain the BOS adopted 1993 contours
 - Authorize Plan amendment for residential uses between 60-65 DNL contour
 - Work with MWA on nighttime activities
- Issues Paper
 - Released 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 \(fairfaxcounty.gov\)](#)

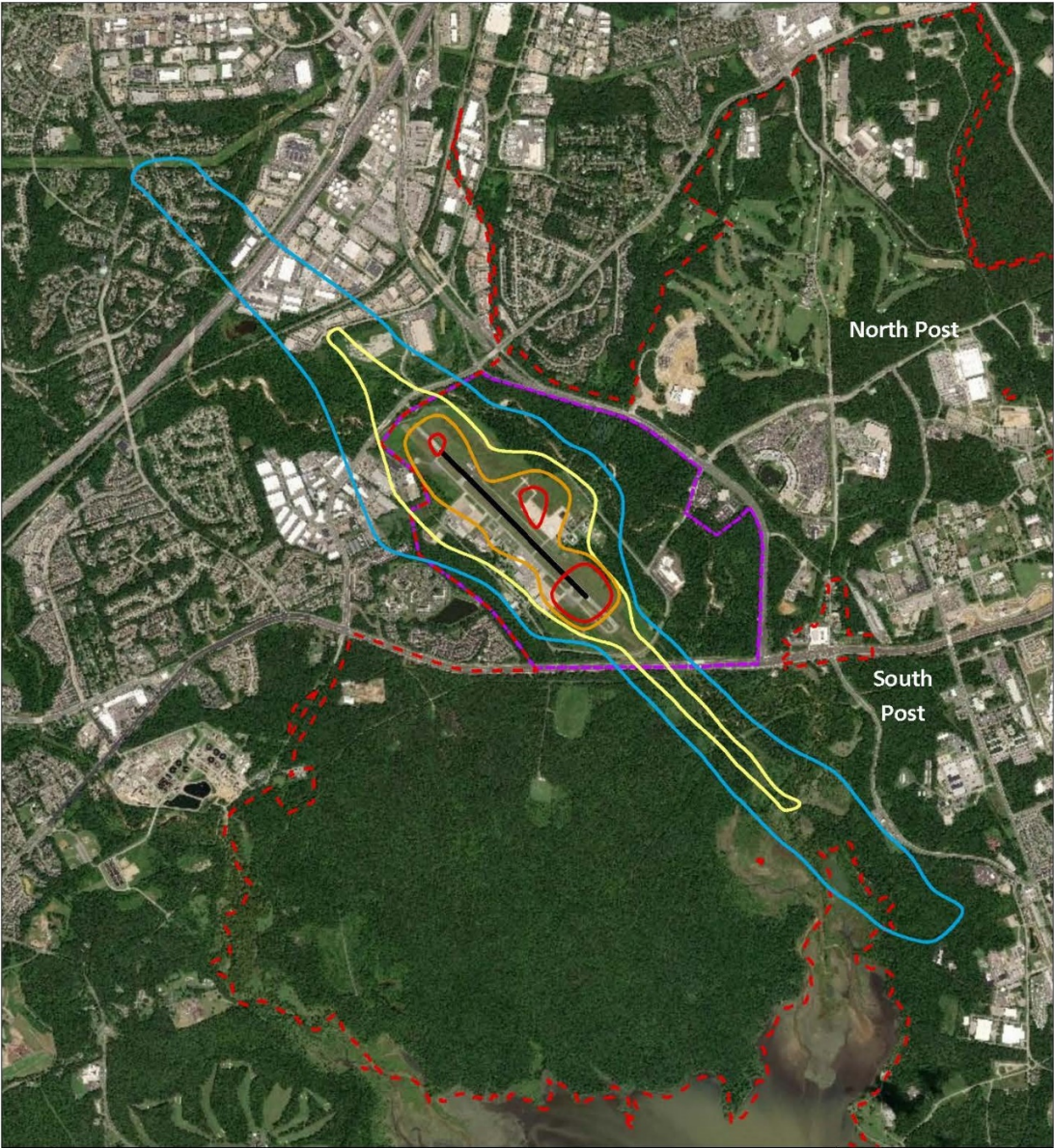


Loudoun County

- Amendment to Zoning Ordinance & Comprehensive Plan in process
- Adopt 2019 MWAA noise contours
 - Exception for 5th Runway area
- Residential uses allowed within 60-65 Ldn area
 - Disclosure
 - Acoustical treatment
 - Avigation easements



Davison Army Airfield

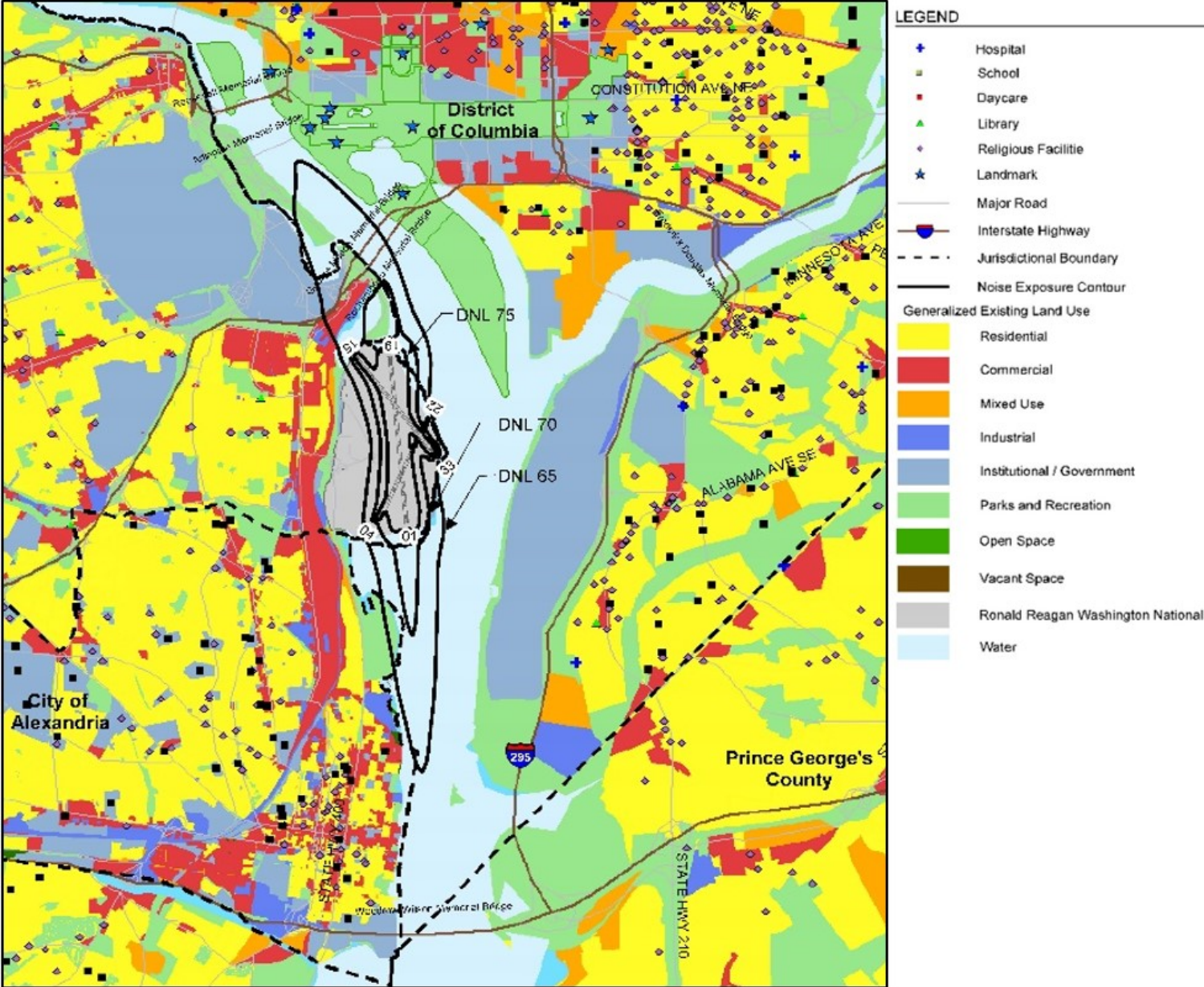


Legend

ADP Area	Full Implementation DNL Contours (dBA)
Fort Belvoir Main Post	60
	65
	70
	75

0 1,250 2,500 Feet

National Airport



Plan Amendment Considerations

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

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

- Sound
- Purpose of noise studies
- Building shell and barrier analysis
- 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 limitation on recommended 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

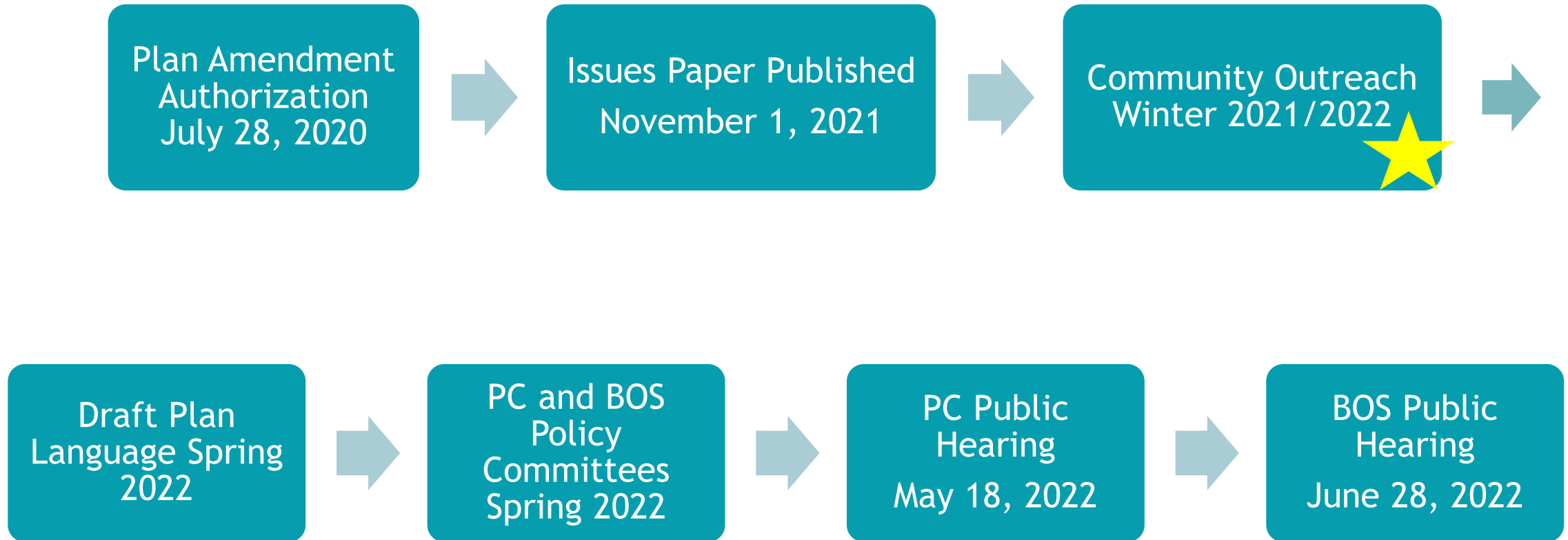
Airport Noise Disclosures and Avigation Easements

- 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.

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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