

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

Community Outreach Meetings
January & February 2022



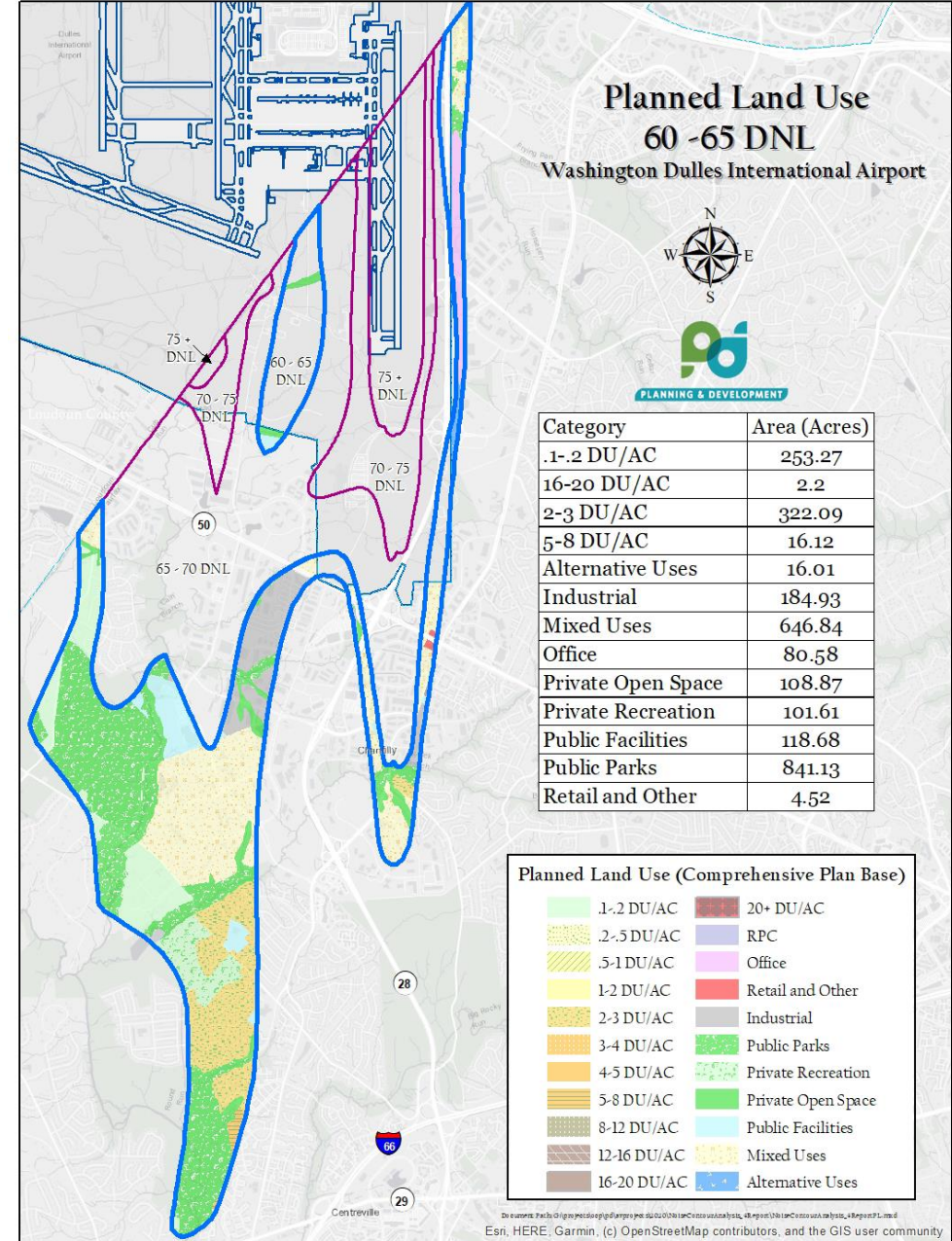
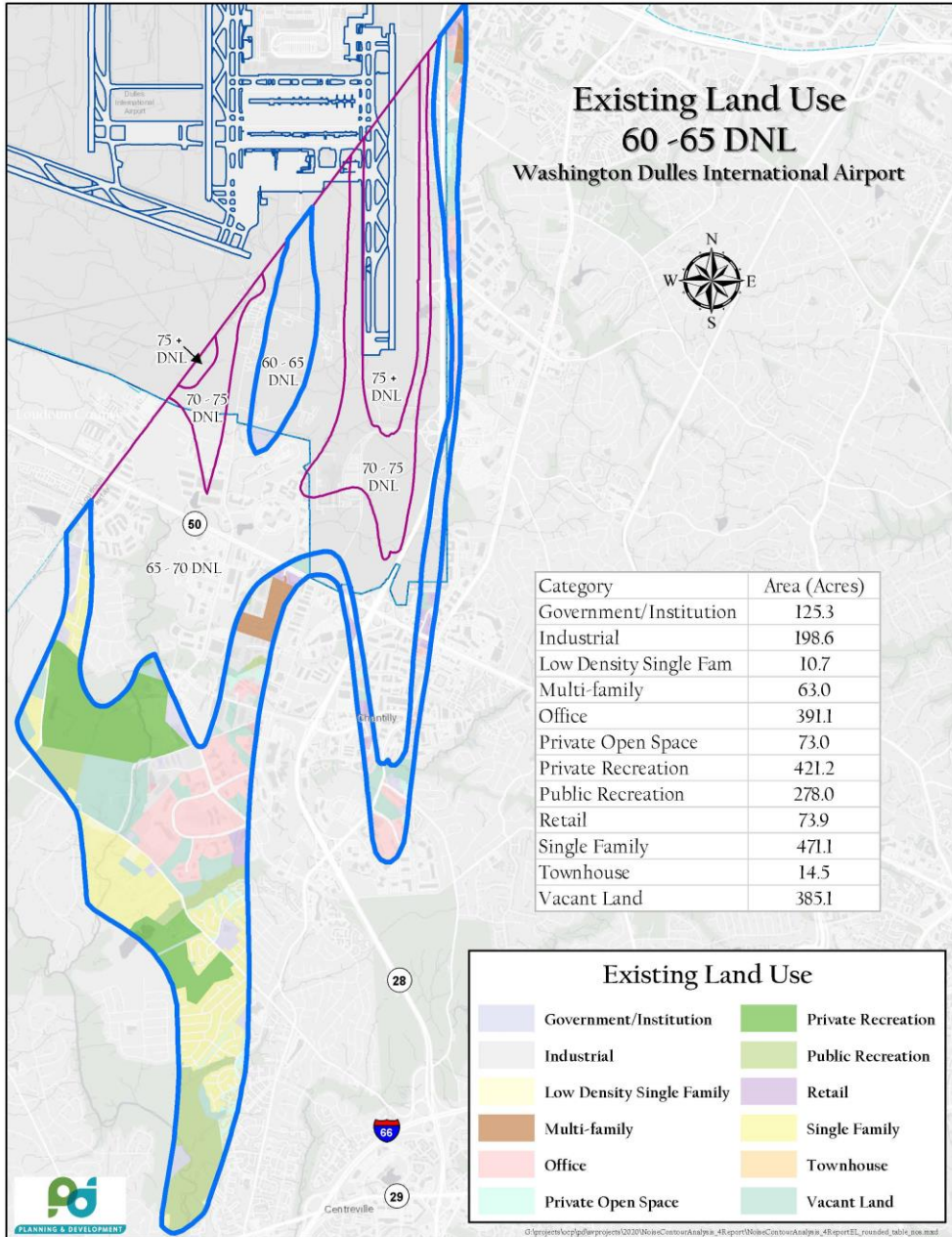
PLANNING & DEVELOPMENT



Board of Supervisors Authorization

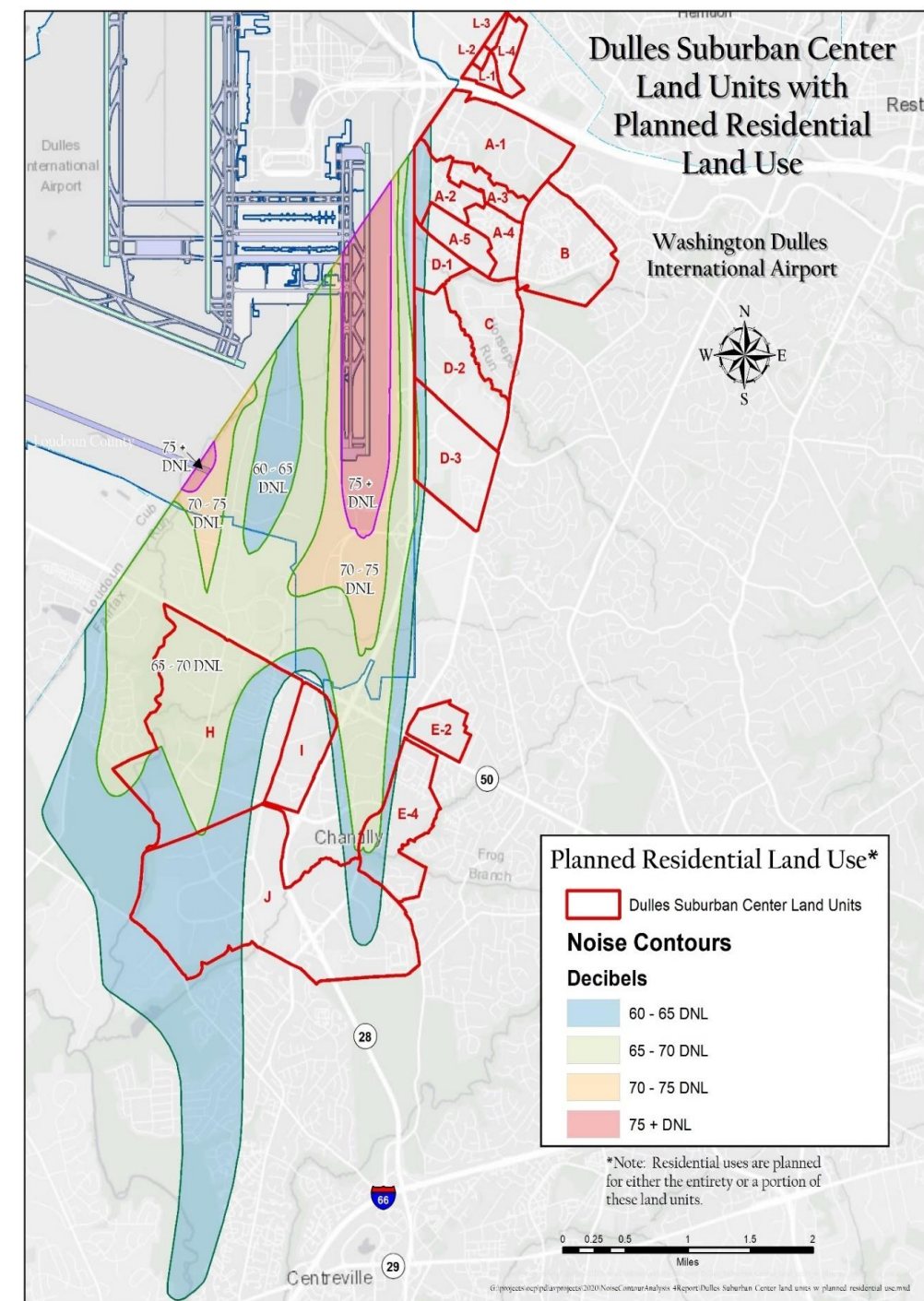
- Plan Amendment authorized July 28, 2020
- Consider updates to Land Use and Environment Elements of the Policy Plan & Area Plan Area III sections
- Would allow the consideration of new residential uses between Board-adopted 60-65 DNL airport noise contours, which is consistent with the land use policies of most jurisdictions with international airports in the country and Land Unit J of the Dulles Suburban Center
- Considerations for noise mitigation, notification, construction techniques
- If the Board approves this 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 - Currently permits residential use up to 65 DNL contour

Areas of Impact - Area III



Current Policies in Fairfax County

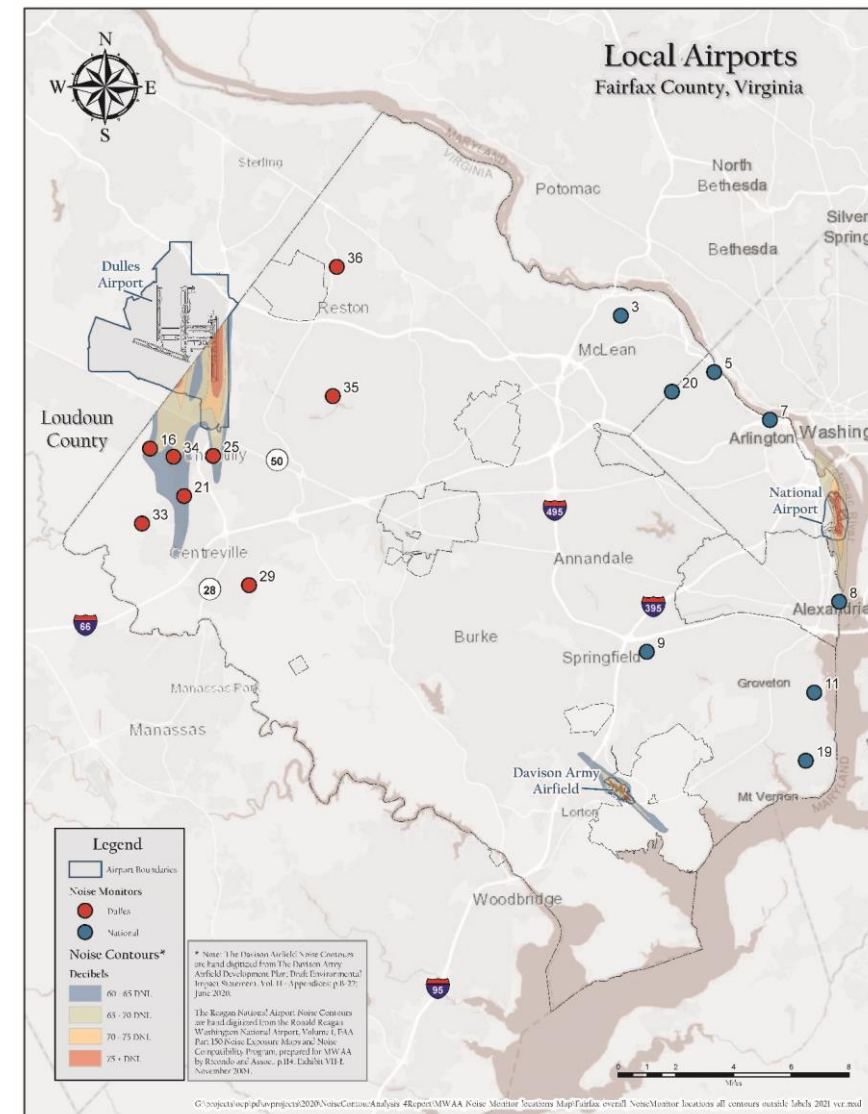
- PA S96-CW-4CP: Adopted March 24, 1997
 - Added 60-65 DNL contours & related policies
 - New residential not recommended within 60-65 DNL contours
 - Based on full Airport buildout using 1993 model assumptions
- Outdoor recreation areas - DNL 65 dBA or less
- PA 2018-III-DS1: Adopted May 7, 2019
 - 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
 - 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 \(fairfaxcounty.gov\)](#)



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.

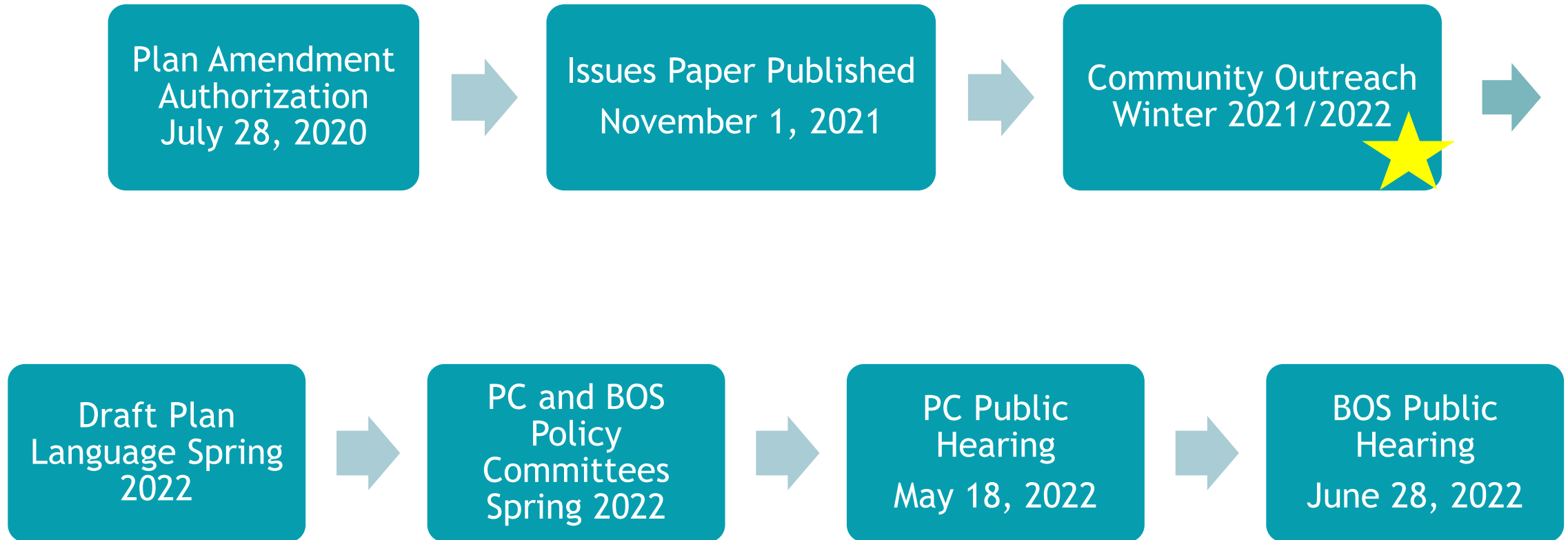
Airport Noise Disclosures and Avigation Easements

- 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

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

Community Outreach Meetings
January and February 2022



PLANNING & DEVELOPMENT

