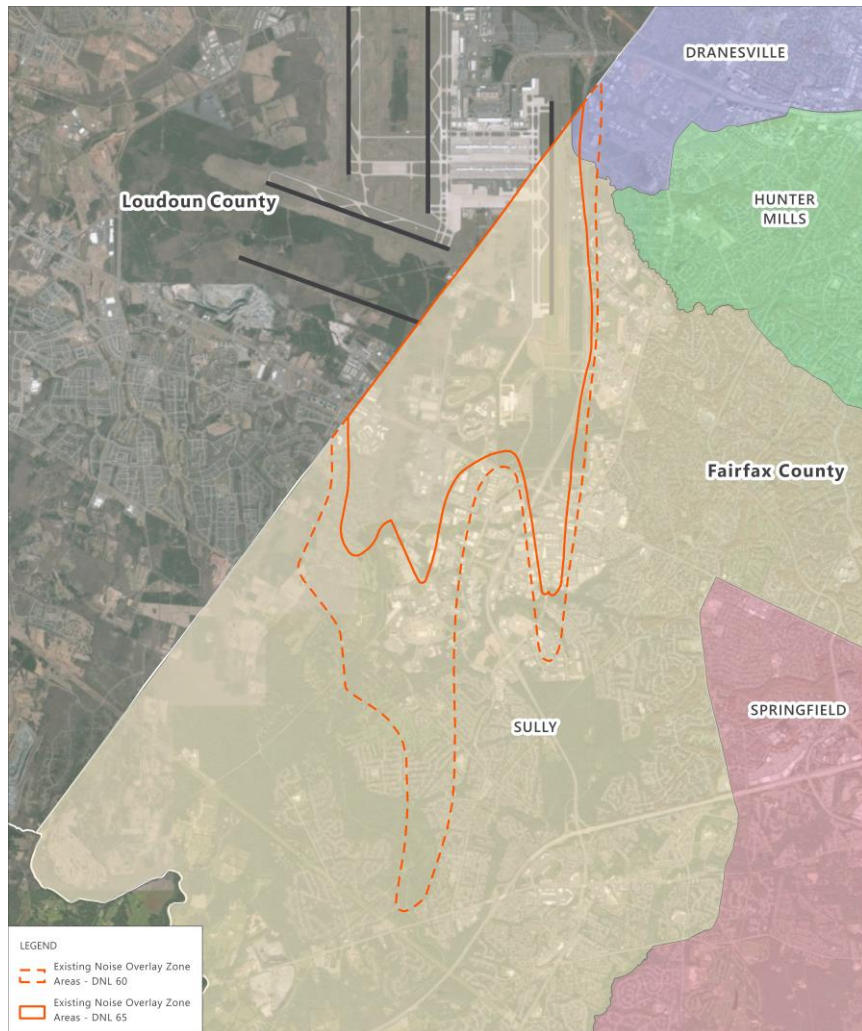


# Presentation to the Committee for Dulles

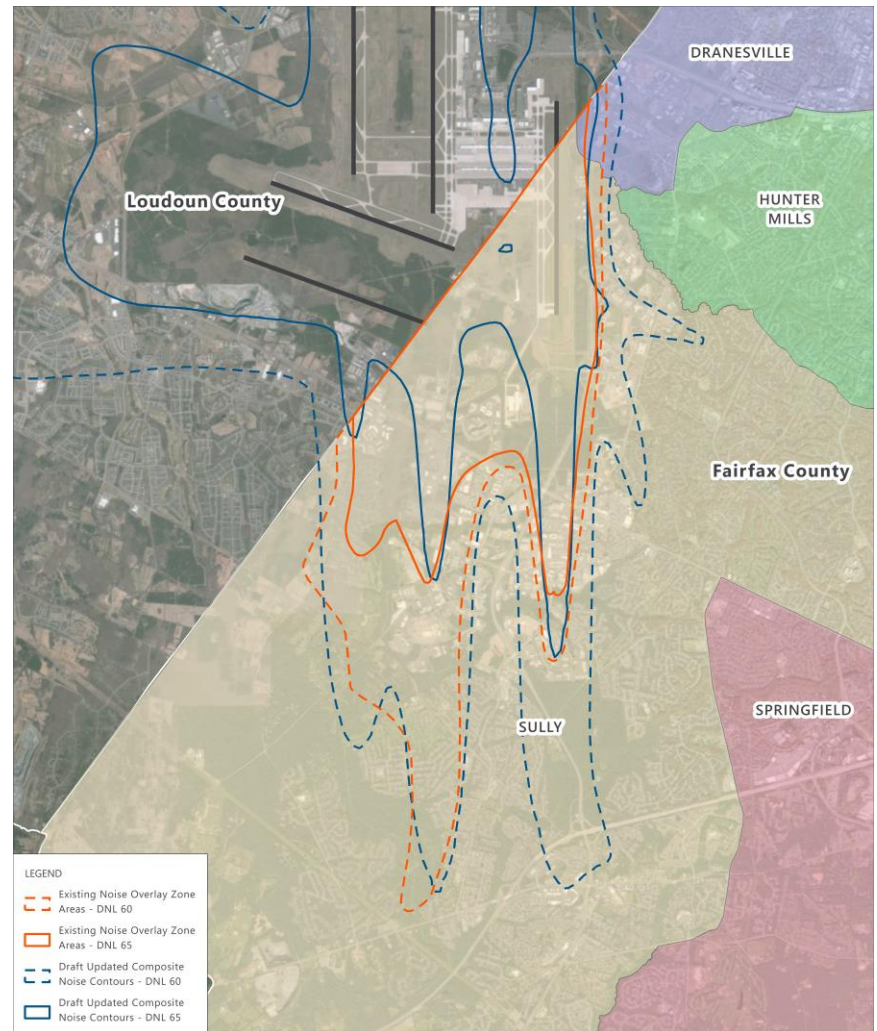
## May 14, 2020



# Fairfax County Board of Supervisor Districts – Current Airport Noise Overlay District & Dulles' Ultimate Build Contours



Current Airport Noise Overlay District



Dulles' Ultimate Build Contours - FxCo 2019



# MWAA Requests Fairfax County Board of Supervisors to Consider Amending the County's Comprehensive Plan & Zoning Ordinance to Align with Dulles' Updated Noise Contours

Metropolitan Washington  
Airports Authority  
1 Aviation Circle  
Washington, DC 20001-6000



April 19, 2019

The Honorable Sharon S. Bulova, Chairman  
Fairfax County Board of Supervisors  
12000 Government Center Parkway, Suite 530  
Fairfax, VA 22035

RE: Washington Dulles International Airport Noise Contour Map Update

Dear Ms. Bulova:

You will recall in January 2018, the Metropolitan Washington Airports Authority (Airports Authority) established a Local Jurisdictional Stakeholder Working Group for the Washington Dulles International Airport (Dulles International) Noise Contour Map Update to reflect future changes in the aviation environment, including implementation of the Federal Aviation Administration's NextGen modernization program and to assist local governments as localities guide land use for Airport-compatibility planning and zoning in the region. Since that time and at the direction of Fairfax County Executive, Mr. Bryan Hill, two County staff (Mr. Joseph Gorney and Ms. Erin Haley) have represented Fairfax County on the Stakeholder's Working Group. The Airports Authority is most appreciative for the insightful questions and strong participation of your County staff throughout this process. I am pleased to report the Airports Authority's update to the Dulles International noise contour map is complete and, subsequent to the briefing your Board of Supervisors received on March 26, 2019, the latest noise contours for Dulles International's ultimate buildout have been delivered to Fairfax County staff for the County's future consideration toward land use planning.

This letter is to formally request that the Board of Supervisors consider amending the Fairfax County Comprehensive Plan (Plan) to: 1) incorporate Dulles International's updated noise contours into the Plan and 2) to amend the County's Zoning Ordinance to incorporate the updated contours onto the Zoning Map. It is helpful and important for Fairfax County to consider this legislative step at this time and prior to any development proposal that might propose aircraft noise-sensitive uses without accounting for the latest noise contours for Dulles International's ultimate buildout.

The Airports Authority clearly recognizes how well Fairfax County's foresight to date in developing airport-compatible land use planning serves both your local jurisdiction and the region and it is, indeed, a direct and important component of Dulles International's capacity to

The Honorable Sharon S. Bulova, Chairman  
Fairfax County Board of Supervisors  
Page 2

further contribute to the region's economic growth and long-term success. We are pleased to have been afforded the opportunity to again collaborate with Fairfax County on this recent effort to update Dulles International's noise contours. As Fairfax County might now consider beginning a legislative process to make best use of the Dulles International noise contour updates that have been developed, please be assured of my support and our continued, Airports Authority's staff assistance as required. Feel free to contact me if you have any questions or please contact Mr. Michael Cooper, Manager, State and Local Government Affairs, at [michael.cooper@mwaa.com](mailto:michael.cooper@mwaa.com) or (571) 239-0721.

Thank you for your consideration of this matter in the meantime.


Sincerely,



John E. Potter  
President and Chief Executive Officer

JEP:mje

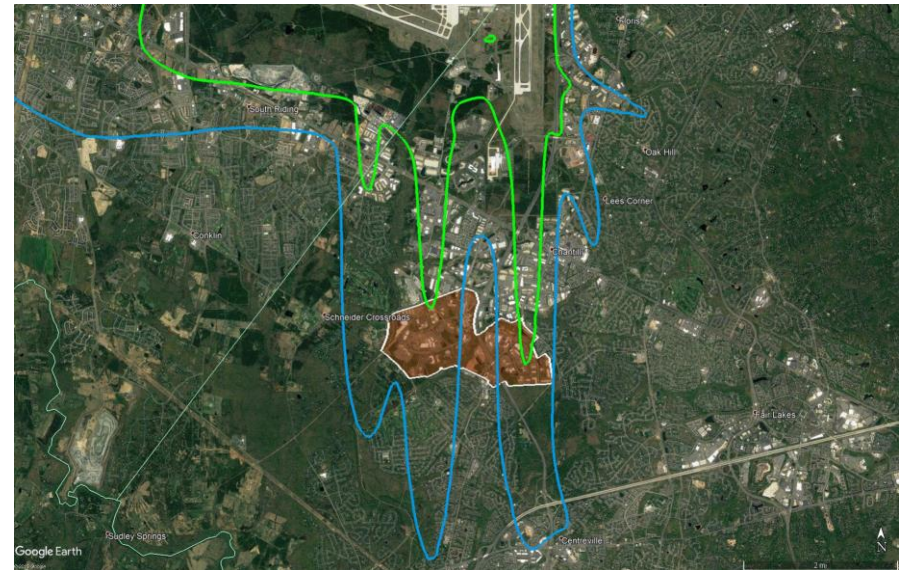
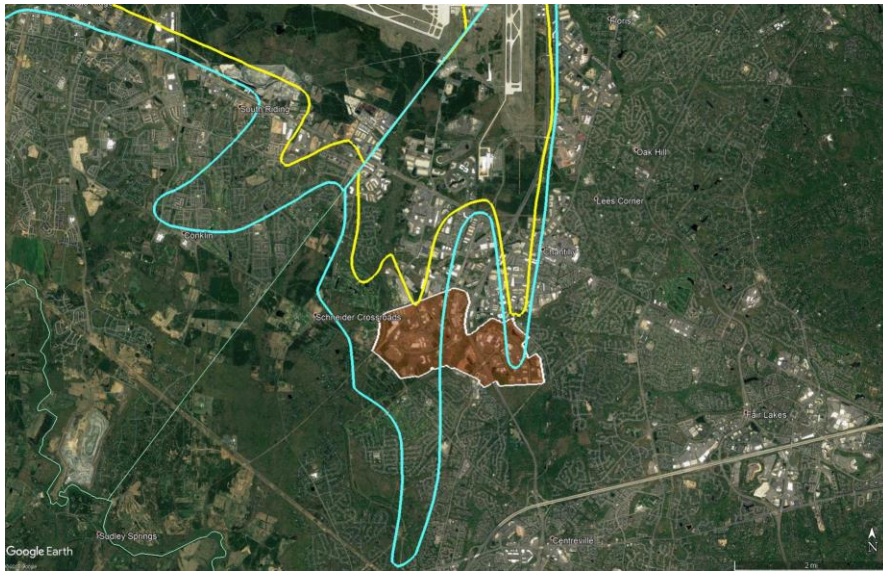
cc: Mr. Bryan Hill, Fairfax County Executive



**This letter is to formally request that the Board of Supervisors consider amending the Fairfax County Comprehensive Plan (Plan) to: 1) incorporate Dulles International's updated noise contours into the Plan and 2) to amend the County's Zoning Ordinance to incorporate the updated contours onto the Zoning Map.**

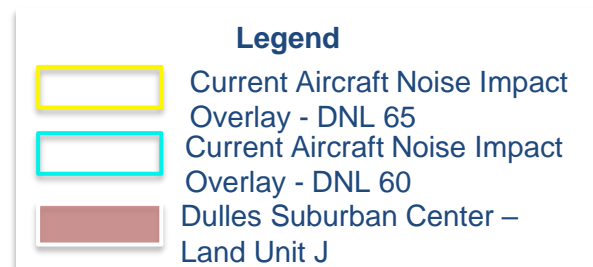


# Fairfax County – Dulles Suburban Center Land Unit J: Aircraft Noise Impact Overlay (Existing & Ultimate Build Contours)



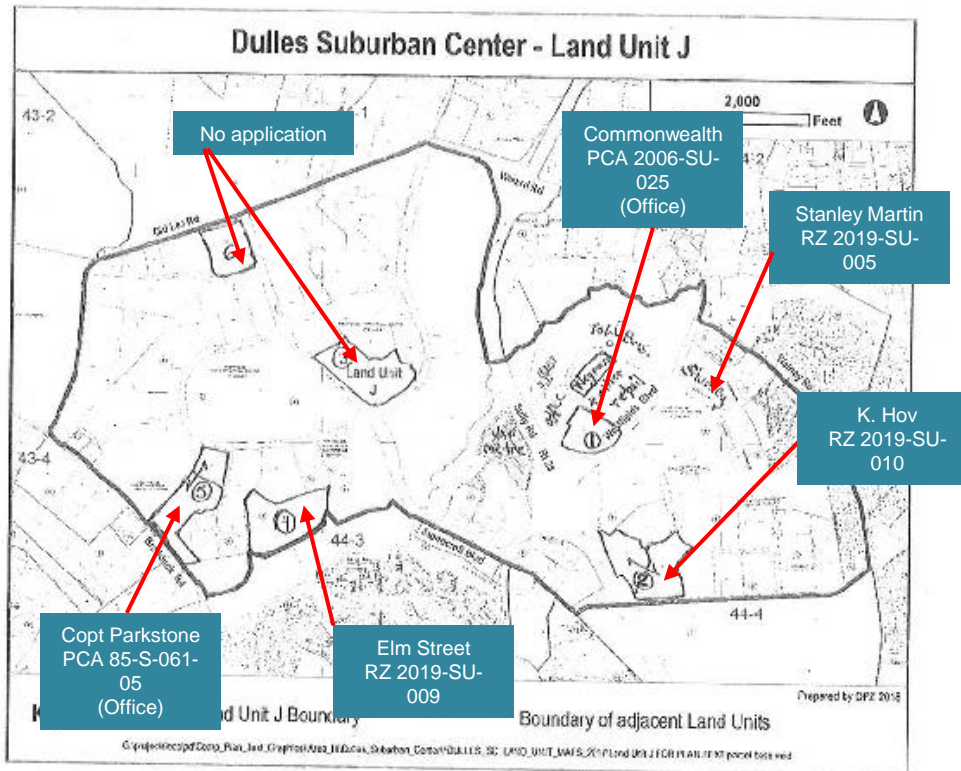
Existing 60 & 65 DNL Contours

Ultimate Build 60 & 65 DNL Contours



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

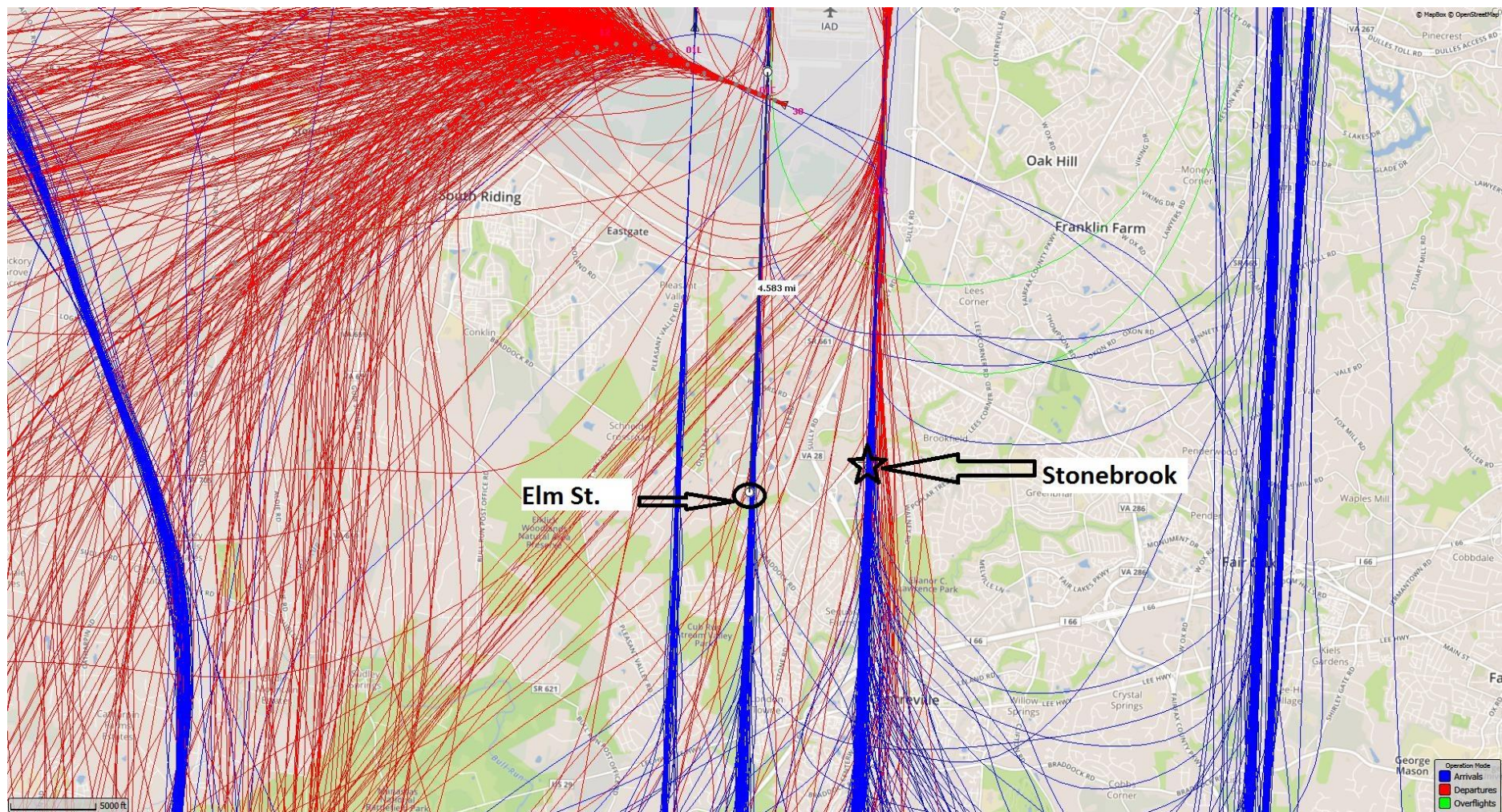




LAND UNIT J  
LOCATION AND COMPREHENSIVE PLAN MAP DESIGNATION

FIGURE 37

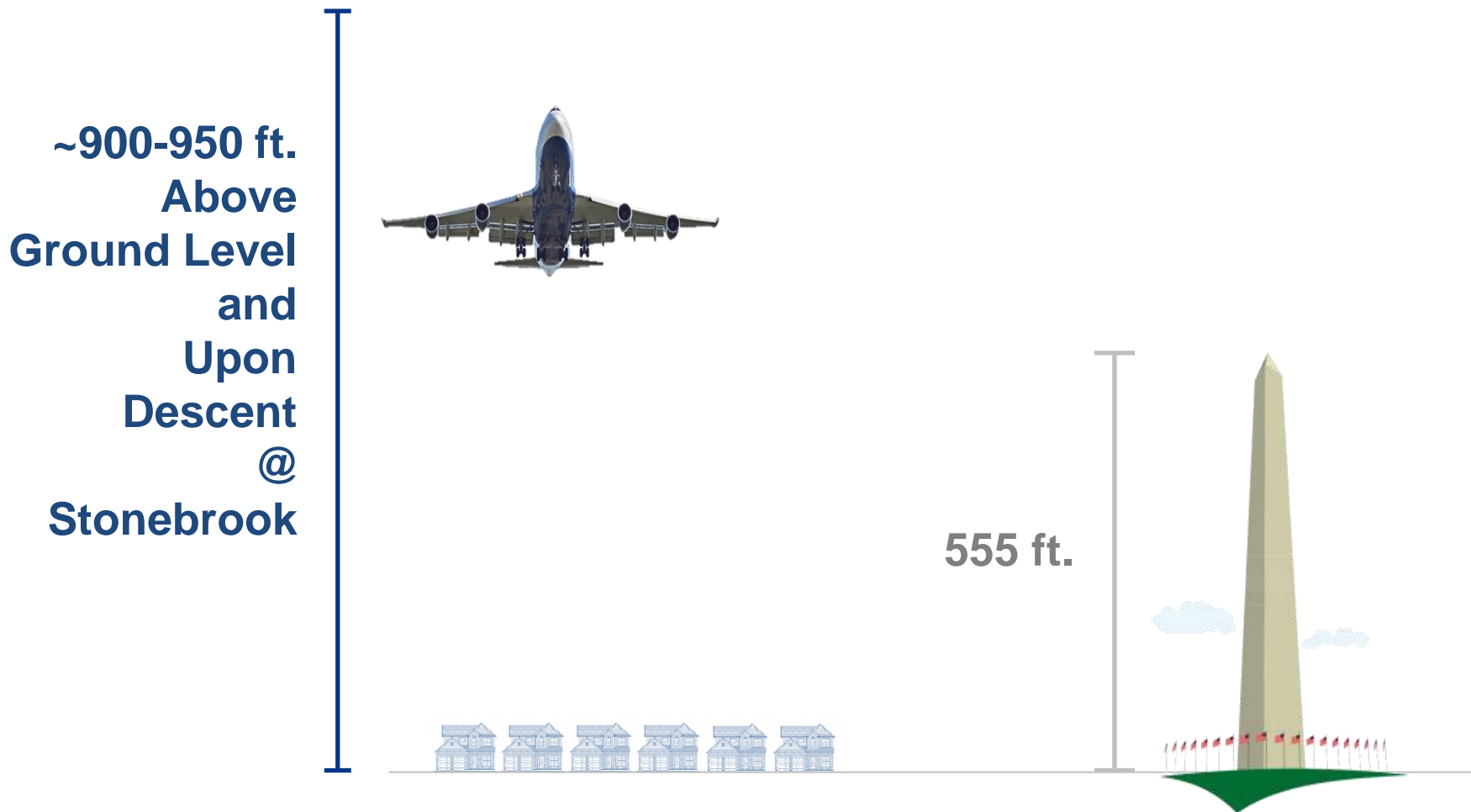






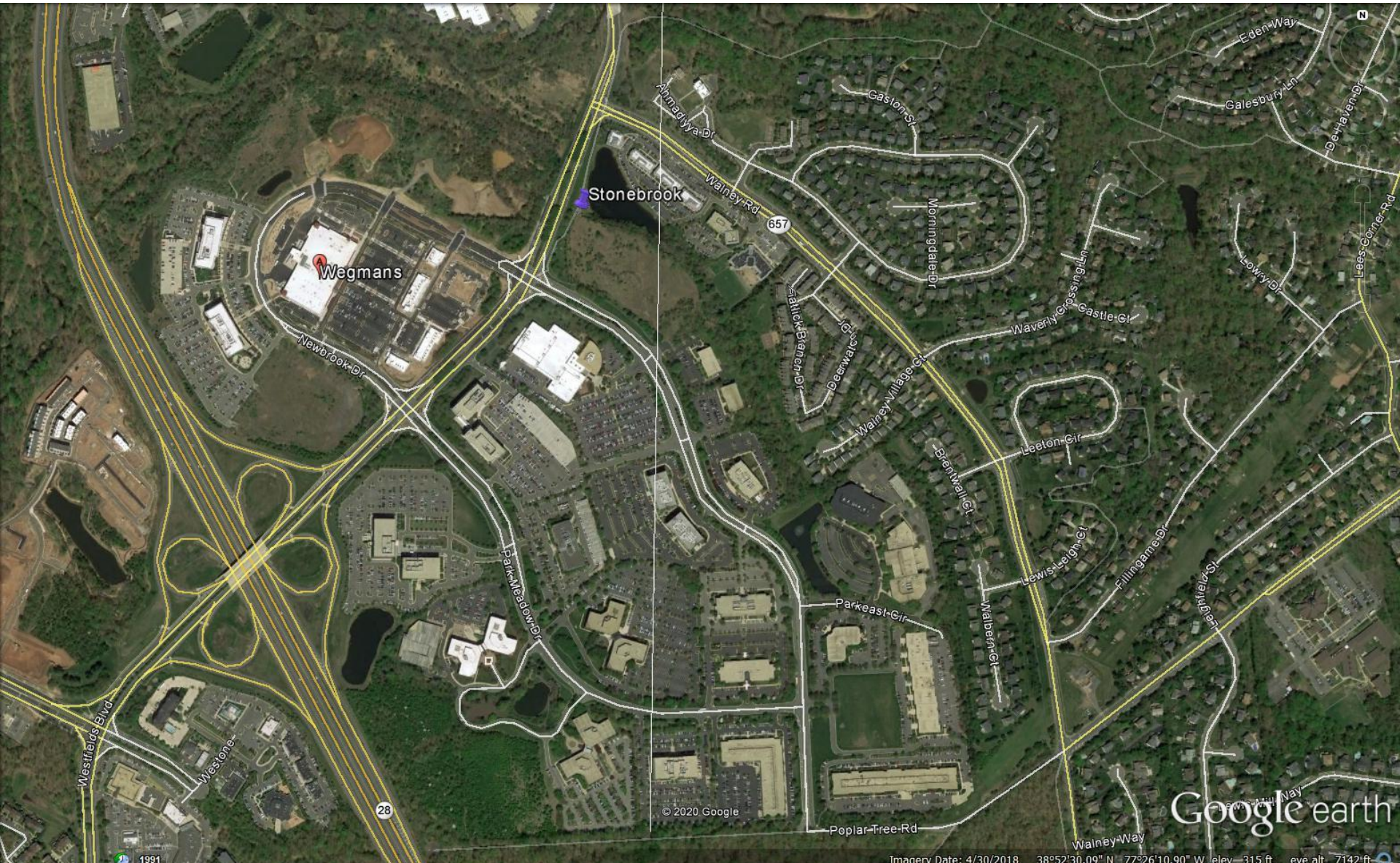
Dulles' North Flow Arrivals Flight Paths above Fairfax County – Westfield's Land Unit J

## How High Are They Flying Above Ground Level?



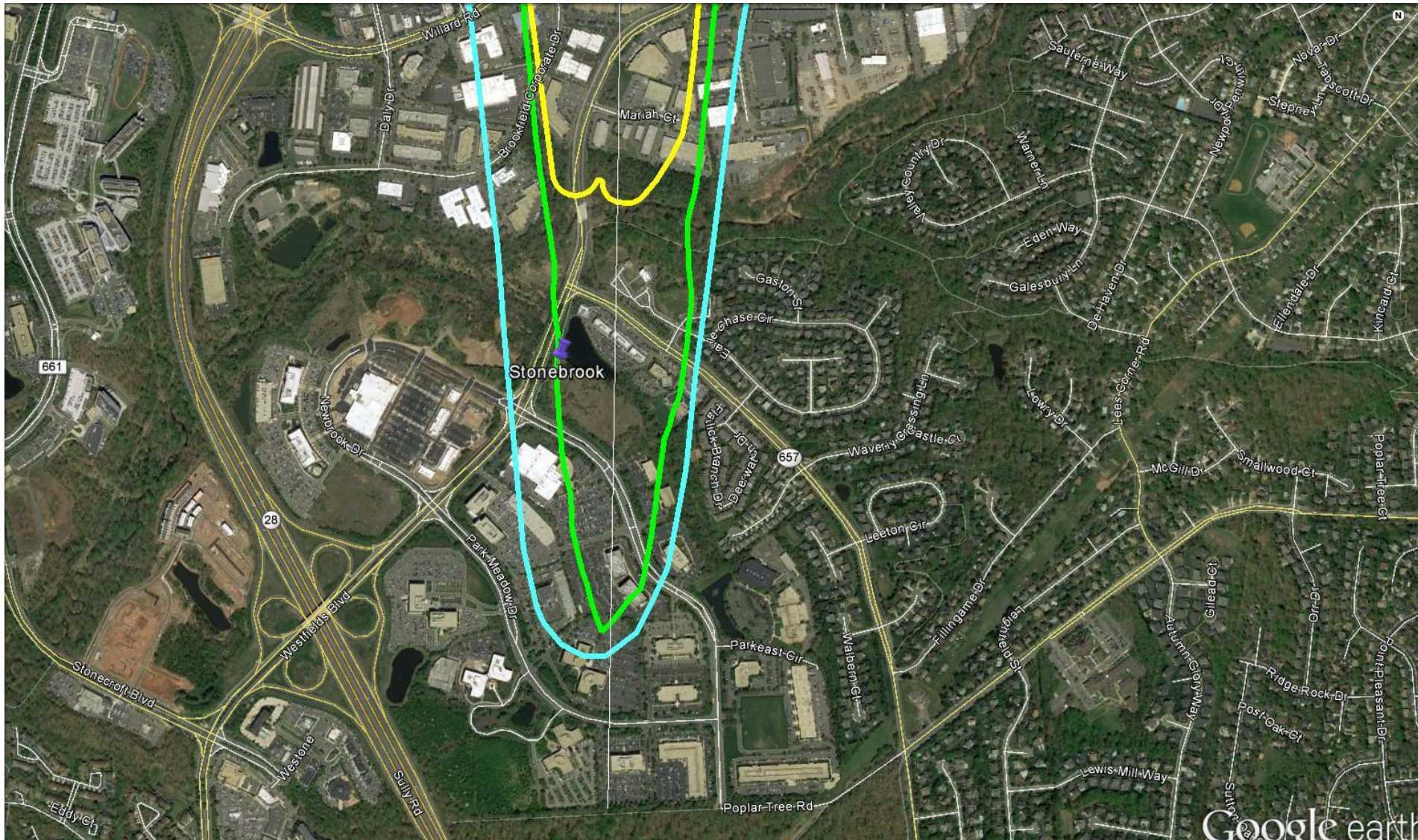


# Fairfax County Wegmans Vicinity showing Stonebrook



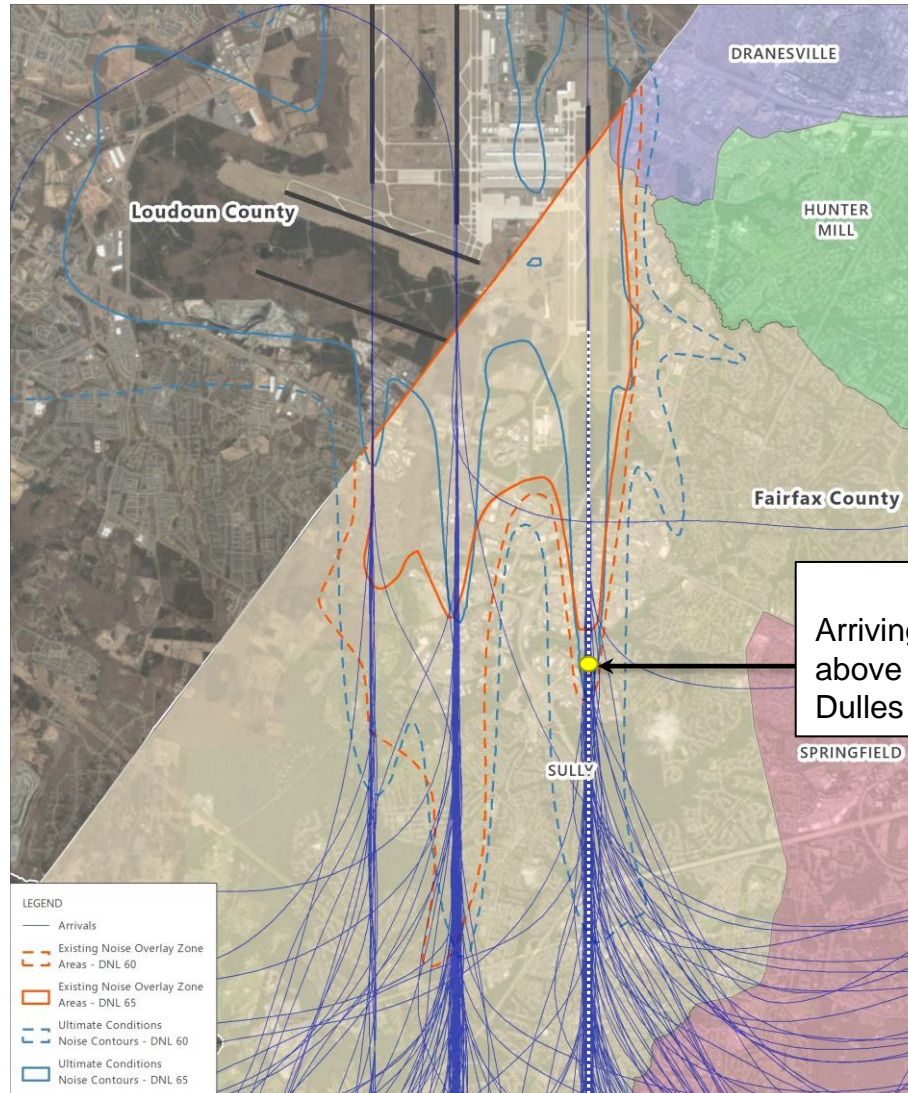


# Fairfax County Current Airport Noise Overlay District and Ultimate Build Contours showing Stonebrook





## Washington Dulles International Airport 60 & 65 DNL Contours with Arrival Paths in Relation to Stonebrook at Westfields.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, May 2018 (aerial basemap); Fairfax County, Virginia, 2018 (airport impact overlay districts and county supervisor districts); HMMH, February 2019 (Ultimate Conditions contours).





# Thank you to



## Committee for Dulles

Connected • Involved • Effective

For CFD's 4/13/20 letter to Fairfax County BOS and News Release:

**“...We encourage the Fairfax Board of Supervisors not to approve this project or any other future residential project(s) proposed for development directly under the flight path of Washington Dulles International Airport inside the 60 LDN.**

**Sincerely,**

**Scott K. York**

**Interim Executive Director”**