

Sully District Council of Citizens Associations



**P.O. Box 230042
Sully Station, VA 20120-0042**

14 April 2020

To the Fairfax County Board of Supervisors Regarding RZ 2019-SU-009:

Over the course of several months the Joint Sully District Land Use and Transportation Committee (JSDLU&TC) has heard a series of presentations on the Retreat at Westfields (RZ 2019-SU-009).

This summarizes the positions taken on 13 January 2020 regarding the proposed rezoning:

By the Sully District Council of Citizens Associations:

- The Sully District Council of Citizens Associations has objections to this rezoning.
- Although the plan amendment allows residential development within the noise contours, each rezoning needs to be evaluated individually in this instance, the council does not believe that attached single-family residential development, i.e., townhouses, is appropriate under the busiest runway of the busiest airport in Fairfax County.

Approved by a vote of 3 yea and 1 nay

By the Western Fairfax County Citizens Association:

- The Western Fairfax County Citizens Association believes the rezoning should be denied.
- If the application goes forward then the map of the noise contours lines as proposed by Michael Cooper of MWAA should be furnished to prospective lot purchasers . Approved by a vote of 2 yea, 1 nay and 1 abstention

This summarizes the positions taken on 10 February 2020 regarding the proposed rezoning:

By the JSDLU&TC as an entity:

- Unanimously recommended that, if, despite its previous recommendation that the rezoning not go forward, it does go forward, that two illustrations, one showing the updated contour map as of 2019 (see page 3) and the other showing Elm Street's proximity to the runways and the flight paths of arriving planes (see page 4), be included in the developer's latest proffer as documented in the 28 January 2020 letter to the Planning Commission from Emma Estes, DPD ZED, subject RX/FDP 2019-SU-009, so prospective homebuyers can have this information.
The indicated illustrations are included in this document as pages 3 and 4.
- In addition, the JSDLU&TC supports MWAA's request that the Fairfax County Department of Planning and Development notify them in cases where homes, schools, childcare or eldercare uses are proposed in contours of 60 decibels and above or within a specified distance of the end of a runway.

Submitted by:

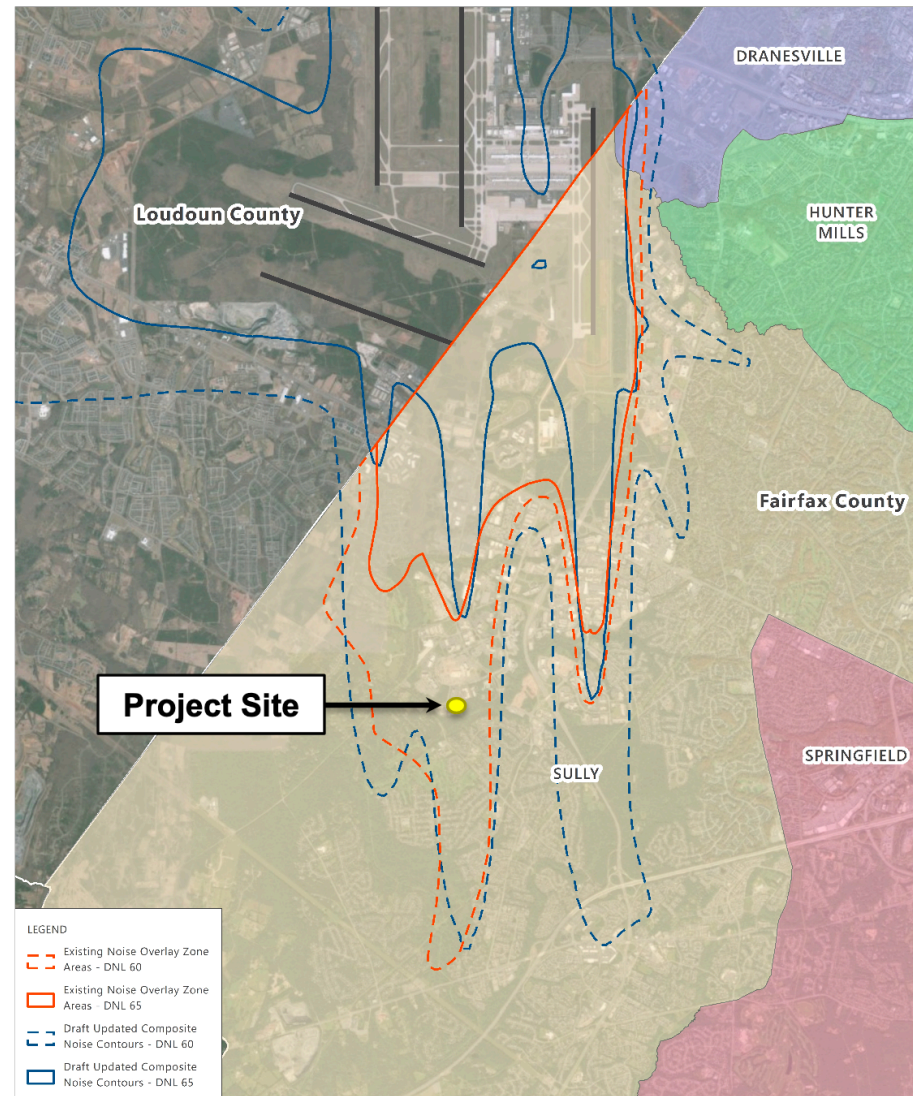
Jeffrey M. Parnes
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Distribution:

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SDCCA Members
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- Note that this document is posted at
http://www.sullydistrict.org/resolutions/20200414_RZ2019-SU-009_RetreatatWestfields.pdf

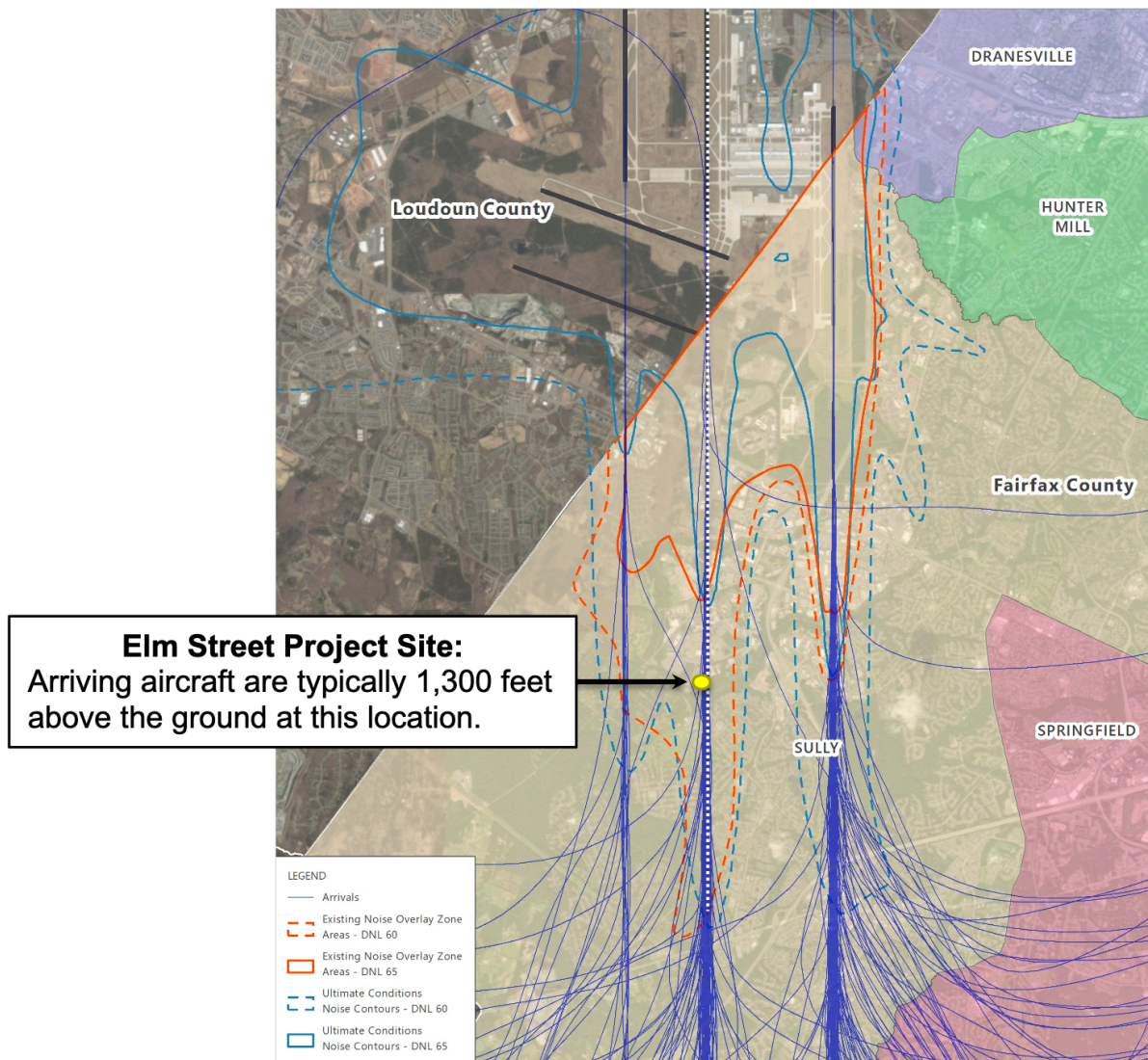
Washington Dulles International Airport – Current Airport Noise Overlay District and Updated (2019) Noise Contours



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).



Washington Dulles International Airport 60 & 65 DNL Contours with Arrival Paths in Relation to Elm Street Communities, Inc.



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).