

Sully District Council of Citizens Associations



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On 18 May 2020, the Joint Sully District Land Use and Transportation Committee (JSDLU&TC) heard several presentations. This summarizes the position taken on the Stanley Martin Stonebrook Rezoning and Final Development Plan (RZ/FDP 2019-SU-005 & PCA 78-S-063-08).

Both the Sully District Council of Citizens Associations and the Western Fairfax County Citizens Association recommended that the subject rezoning not go forward. The Federal Aviation Administration (FAA) and Metropolitan Washington Airports Authority (MWAA) have both recommended that no new residential construction be allowed within the 65 LdN. Based on the Stonebrook proposal, almost all of the proposed new residential is located within Dulles' updated 65 LdN contour.

The JSDLU&TC also recommends that, if, despite its recommendation that the proposal not go forward, it does go forward, that two illustrations as documented by pages 2 and 10 of MWAA's 14 May 2020 presentation to the Committee for Dulles on the Current Airport Noise Overlay District & Dulles' Ultimate Build Contours (http://www.sullydistrict.org/lut/sdclut_202005_MC-MWAACFDPresentationStonebrookandDullesRunways.pdf), one showing the updated contour map as of 2019 and the other showing the site's proximity to the runways and the flight paths of arriving planes, be included in the developer's latest proffer, so prospective buyers/residents will have this information. The indicated illustrations are included in this document below.

In addition, the JSDLU&TC reaffirms its support of 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:

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Distribution:

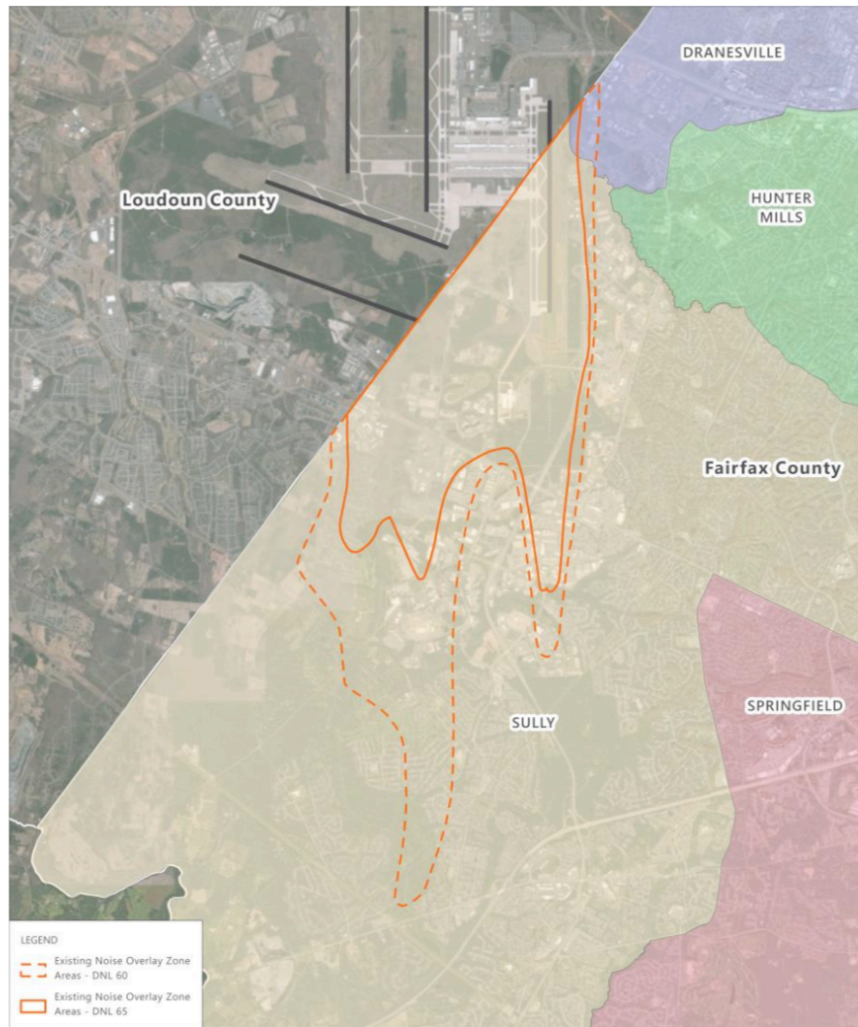
Sully Supervisor Kathy Smith
Fairfax County Planning Commissioners
SDCCA Members
WFCCA Members

Note that this document is posted at http://www.sullydistrict.org/resolutions/20200518_RZ-FDP2019-SU-005&PCA78-S-063-08_Stonebrook.pdf

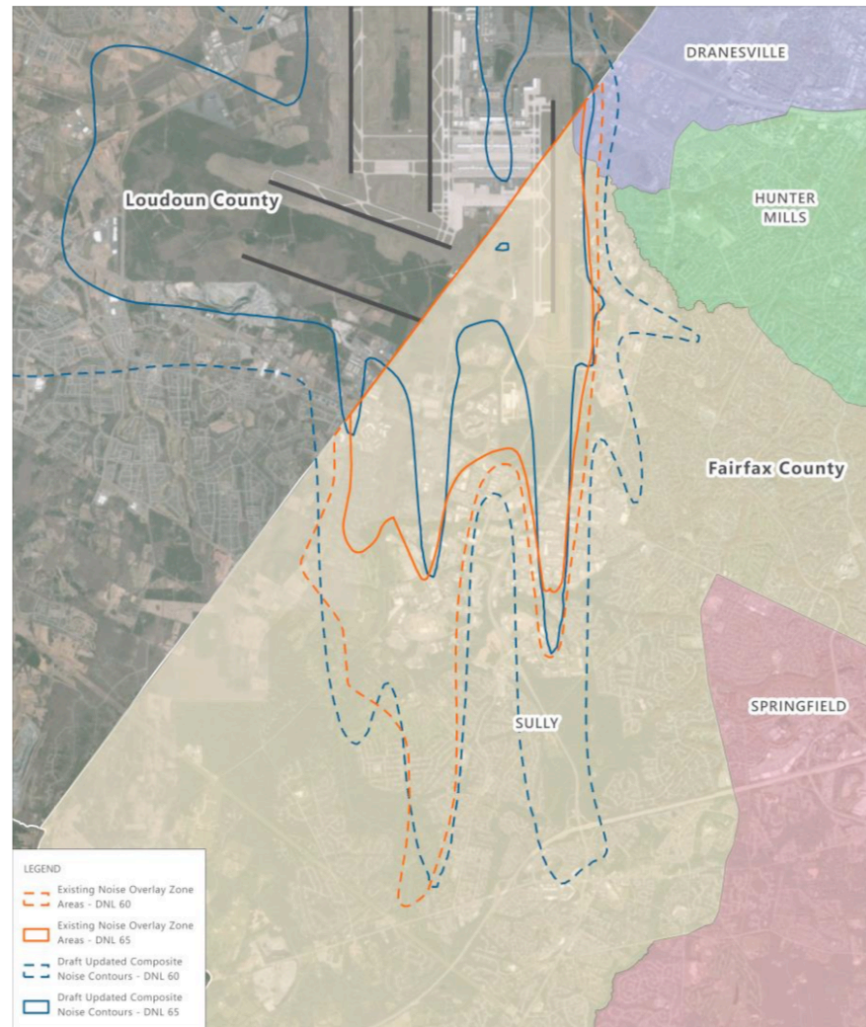


METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

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



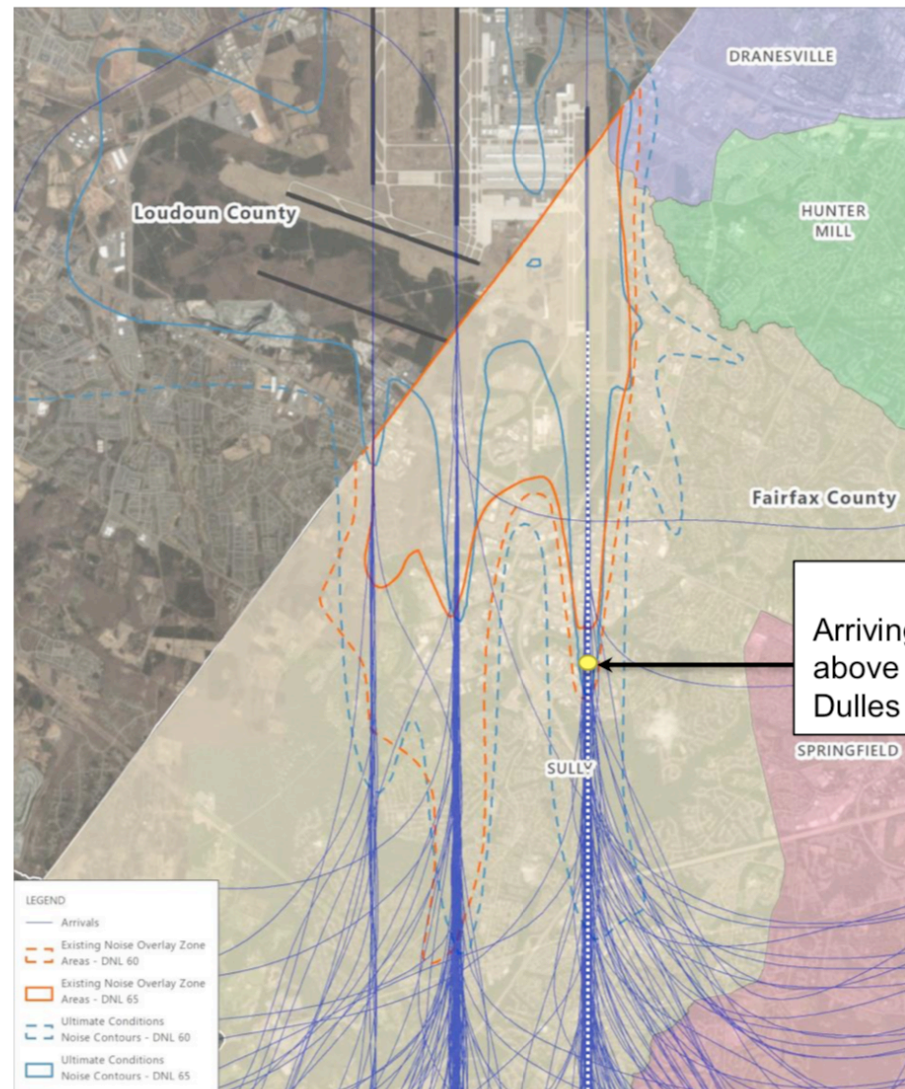
Current Airport Noise Overlay District



Dulles' Ultimate Build Contours - FxCo 2019



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



Stonebrook Project Site:
Arriving aircraft are typically 950 feet above the ground at this location. (1R Dulles Runway is closer to Project Site)

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).