

**BOARD OF SUPERVISORS
TRANSPORTATION AND LAND USE COMMITTEE
INFORMATION ITEM**

SUBJECT: **Federal Aviation Administration Community Process to Mitigate Aircraft Noise within the Area of the Airport Impact Overlay District**

2011 ELECTION DISTRICT(S): Countywide

2022 ELECTION DISTRICT(S): Countywide

CRITICAL ACTION DATE: At the pleasure of the Committee

STAFF CONTACT(S): Josh Peters, Planning and Zoning
Daniel Galindo, Planning and Zoning
Dusty Smith, Public Affairs and Communications

PURPOSE: To provide an update to the Transportation and Land Use Committee (TLUC) relating to on-going activities to engage with the Federal Aviation Administration (FAA) on options to mitigate airport noise in the vicinity of the adopted Airport Impact Overlay District (AIOD) of the Revised 1993 Loudoun County Zoning Ordinance.

BACKGROUND: On [January 17, 2023, the Board of Supervisors \(Board\) adopted](#) (6-1-1-1: Buffington opposed, Kershner absent, Randall abstained) a Comprehensive Plan Amendment (CPAM) CPAM-2021-0001, Zoning Map Amendment (ZMAP) ZMAP-2021-0011, and a Zoning Ordinance Amendment (ZOAM) ZOAM-2021-0002, adopting updated AIOD boundaries based on a Metropolitan Washington Airports Authority (MWAA) 2019 noise study. In addition to the adoption of the new AIOD boundaries, the Board directed staff to open a dialogue with the FAA to better understand the range of options available to address community concerns and report back to the Board at a future Business meeting. The community concerns included, but may not be limited to, newly developed residential uses being moved into the Ldn 60-65 and Ldn 65+ aircraft noise impact areas through the zoning map amendment process. Residents asked how such a move might impact their home value, what can be done to mitigate the continued or even expanded noise experience, and how the County might be able to influence operational changes at Dulles International Airport (IAD) to mitigate (eliminate or lessen) the noise experience. Some residents, including those from community associations discussed below, sought specific Board actions to initiate an FAA Community Roundtable process and to lobby the FAA to change flight paths. Some residents objected to regulations of the AIOD pertaining to residential development (i.e., noise attenuation, aviation easements, and disclosure) becoming applicable to properties for the

first time, when the same regulations may not have been in place at the time they purchased their homes.

On February 22, 2023, Supervisor Turner, TLUC Chair, requested staff bring forward a status update on the efforts taken to engage the FAA on the airport noise issues at IAD to each monthly TLUC meeting. This item will cover the activities taken by staff for the period beginning March 22, 2023, through April 19, 2023.

Correspondence to the Acting Administrator for the FAA: As reported in the March 21, 2023, memo to the Board (Attachment 1), correspondence was sent to the Acting Administrator for the FAA via United States Postal Service and electronic mail. That correspondence has not resulted in a response from the FAA.

Status on Connecting with the FAA: As reported in the March 21st memo, through conversations with Dennis Boykin, a community member and aviation consultant, on March 10th staff was provided contact information for an FAA executive. Staff engaged with the FAA executive via email and on April 4th, he responded offering information for the FAA's Eastern Region Community Engagement Officer as the appropriate individual at FAA. Staff has prepared and sent subsequent correspondence (Attachment 2) to the Engagement Officer, seeking her assistance. This is the same person who was attempted to be reached last month. No response has been received as of the drafting of this staff report.

Coordination with the MWAA: On April 13th, staff met with MWAA representatives at IAD. This meeting is the first of many anticipated with MWAA regarding this issue. At this meeting MWAA will orient staff to operations at IAD, specifically departures from Runway 30 and processes for mitigating aircraft noise to the extent that MWAA can influence change.

Communications with Community Representatives: Staff continues to exchange communications and welcome engagement with representatives of various community organizations and homeowner associations (HOA). Introductions and contact information sharing with the Willowsford HOA and the Loudoun Aircraft Noise Mitigation Committee occurred during this period.

Airport Consulting Assistance: A scope of services has been developed by staff and sent to three aviation consulting firms seeking written price proposals from professional aviation consulting services. The scope generally includes the following:

- Project coordination and management;
- Baseline airport noise computer modeling to isolate the noise conditions to/from Runway 30 from the remainder of the airport;
- Development and modeling to identify incremental changes in noise conditions for Runway 30 for various scenario departure rule modifications;
- Examination of non-flight rule change options to aid in mitigating airport noise; and
- Attendance to meetings with staff, FAA, MWAA, and the Board, as needed.

ISSUES: Staff has not identified any outstanding issues.

FISCAL IMPACT: There are no confirmed fiscal impacts to this item currently. Following receipt of the price proposals for professional services, staff will incur expenses to support the project initiatives.

ATTACHMENT(S):

1. Memo to Board of Supervisors, March 21, 2023
2. Letter to Mrs. Veda Simmons, Community Engagement Officer, FAA Eastern Region