

**BOARD OF SUPERVISORS
TRANSPORTATION AND LAND USE COMMITTEE
ACTION 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, County Administration

PURPOSE: To provide an update to the Transportation and Land Use Committee (TLUC) related to ongoing activities to engage with the Federal Aviation Administration (FAA) regarding options to mitigate airport noise in the vicinity of the adopted Airport Impact Overlay District (AIOD) of the Revised 1993 Loudoun County Zoning Ordinance. To also seek endorsement from TLUC for the staff recommended approach to engage residential communities for participation in a Work Group that will be central to a community process. The Work Group will be instrumental to discuss, offer feedback, and help Vianair better understand homeowner experiences with airport noise impacts, and provide input to recommend suggested alternative solutions to minimize the noise conditions.

RECOMMENDATION(S):

Staff: Staff recommends that TLUC provide a recommendation to the Board of Supervisors (Board) to:

- 1) Endorse the staff recommended Study Area of Influence (Study AOI) as the basis for selecting Work Group representatives to engage in a planned community process; and
 - 2) Endorse the staff recommended community groupings within the Study AOI who will be invited to select a representative to serve on the Work Group.
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BACKGROUND: On January 17, 2023,¹ the 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 July 20, 2023, through September 20, 2023.

Status on Connecting with the FAA: As reported at the April 19th TLUC meeting, communications (U.S. Postal Service and email) were sent to the FAA's Eastern Region Community Engagement Officer (RCEO) to request a staff-to-staff meeting. Staff has prepared and sent subsequent correspondence to the RCEO, seeking her assistance. On May 2, 2023, staff spoke with the FAA RCEO via telephone. She acknowledged receipt of our written communications and emails and further advised that the FAA staff was reviewing our request and is developing a written response that should be sent by Friday, May 12, 2023.

Update: To date, County staff still has not received a written, email or telephone response from the FAA RCEO. Staff has been discussing options for communications to the FAA with the County's aviation consultant, Vianair. Once the Consultant reports back on any progress, staff will advise the TLUC members.

FAA Open Comment Period on Noise Policy Review: On April 28, 2023, the FAA issued a press release announcing an invitation to submit public comments relating to the FAA's Civil Aviation Noise Policy. On May 1, 2023, the official notice was posted in the Federal Register. The Civil Aviation Noise Policy sets forth how the FAA analyzes, explains, and publicly presents changes

¹ Review the staff report [here](#).

in noise exposure from aviation activity, recreational and commercial fixed wing airplanes, helicopters, commercial space transportation vehicles, unmanned aircraft systems, as well as emerging technology vehicles. The FAA will consider how changes to the Civil Aviation Noise Policy may better inform agency decision makers, the types of impacts it considers in making decisions (e.g., community annoyance, certain types of adverse health impacts highly correlated with aviation noise exposure), and potential improvements to how the FAA analyzes, explains, and presents changes in exposure to civil aviation noise. On June 21, 2023, TLUC endorsed a draft comment letter and recommended the Board (4-0-1: Randall absent) approve the draft letter and direct staff to submit the letter to the FAA prior to the July 31, 2023, deadline. On July 18, 2023, the Board approved (8-0-1: Saines absent) the draft Noise Policy Review comment letter and directed staff to submit the letter to the FAA.

Update: The Board's approved Noise Policy Review comment letter was uploaded to the FAA's Regulations.gov website portal on July 27, 2023. This action occurred prior to the FAA's original deadline for submission. The submission was documented via email receipt with a confirmation tracking number: lkl-jubx-l2bt.

Airport Consulting Assistance: As reported during the May 17, 2023, TLUC meeting,² the County has selected Vianair to assist the County with aviation engineering services.

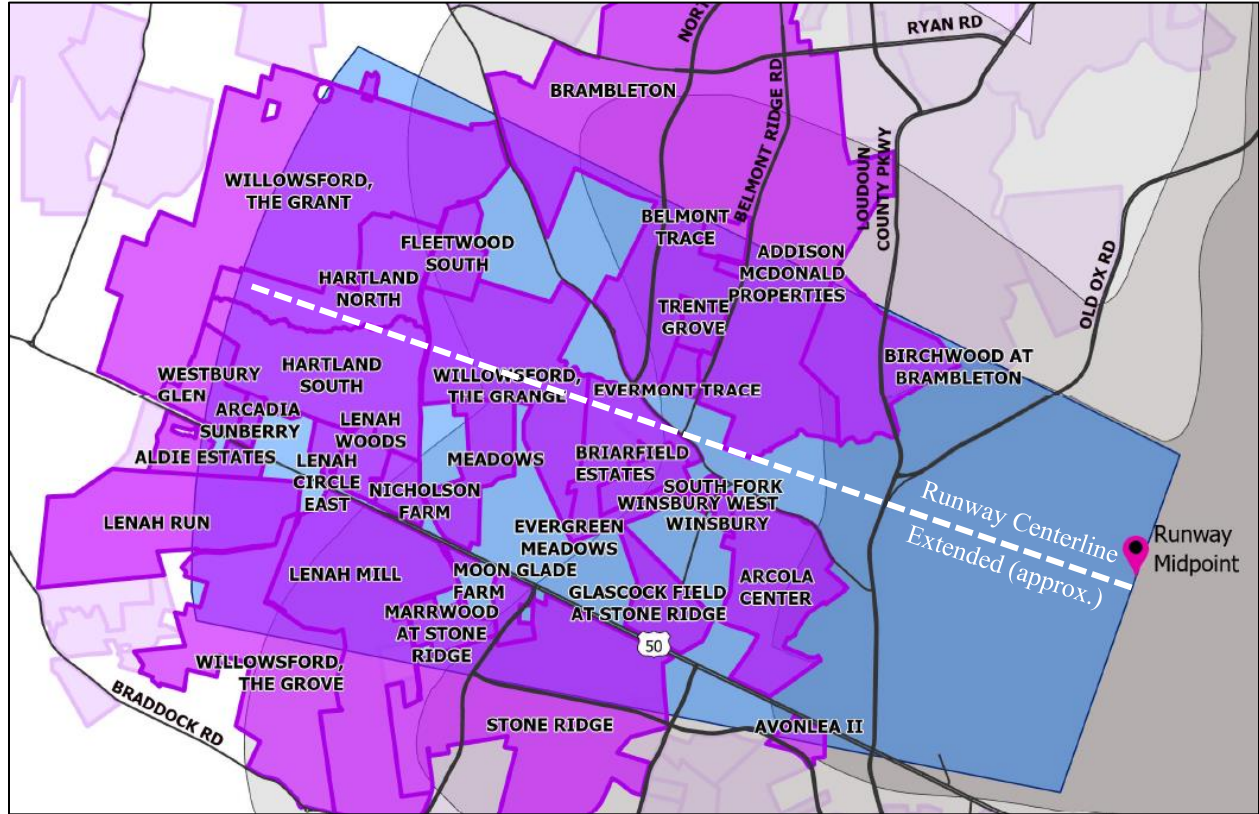
Update: During this period staff continued to coordinate activities with Vianair. Specific activity in this period was to initiate the process to recommend a targeted study area and identify the residential communities located within the study area to receive an invitation and select a representative to participate on the Scenario Design Work Group.

Using documented flight path data obtained from published documents and previous studies, staff coordinated with Vianair to create a Study Area of Influence (Study AOI). The Study AOI was identified as a trapezoidal shaped area as depicted in blue shading in Figure 1 (see also Attachment 1). The Study AOI extends west 5.5 miles from the end of Runway 30 at Dulles International Airport. The trapezoid extends approximately 4,000 and 7,800 feet north of the runway centerline extended and approximately 7,000 and 10,800 feet south of the runway centerline extended.

Staff overlaid this Study AOI on the County's Geographic Information System to identify which communities are located within the Study AOI. The purpose of this exercise was to identify communities who should be invited to participate in a series of Work Group sessions. These Work Group members will engage in discussions, offer feedback, and help Vianair better understand their experiences and provide input to recommend suggested alternative solutions to minimize the noise conditions.

² Review the staff report [here](#).

Figure 1. Study Area of Influence (Study AOI)



Communities Within Proposed Study AOI

- | | | |
|--------------------------------|-----------------------------------|------------------------------|
| 1. Arcadia Sunberry | 12. Fleetwood South | 23. Nicholson Farm |
| 2. Addison McDonald Properties | 13. Glascock Field at Stone Ridge | 24. South Fork |
| 3. Aldie Estates | 14. Hartland North | 25. Stone Ridge |
| 4. Arcola Center | 15. Hartland South | 26. Trente Grove |
| 5. Avonlea II | 16. Lenah Circle East | 27. Westbury Glen |
| 6. Belmont Trace | 17. Lenah Mill | 28. Willowsford – The Grange |
| 7. Birchwood at Brambleton | 18. Lenah Run | 29. Willowsford – The Grant |
| 8. Brambleton | 19. Lenah Woods | 30. Willowsford – The Grove |
| 9. Briarfield Estates | 20. Marrwood at Stone Ridge | 31. Winsbury |
| 10. Evergreen Meadows | 21. Meadows | 32. Winsbury West |
| 11. Evermont Trace | 22. Moon Glade Farm | |

Vianair has advised the most effective work group size for the planned community process would be in the range of 9-15 members, excluding staff. To that end, staff is providing a two-part recommendation in this item that 1) establishes a geographic area, the Study AOI described above, from which Work Group representatives are sought, and 2) a suggested grouping of residential

communities, set forth below, that can achieve representation of the various interests throughout the Study AOI.

Staff recommends the following nine (9) community groupings for inclusion in the Work Group:

1. **Birchwood at Brambleton**
2. **Brambleton** (*also representing Addison McDonald Properties, Belmont Terrace, Evermont Trace, and Trent Grove*)
3. **Willowsford** (*also representing The Grange, The Grant, and The Grove*)
4. **Hartland** (*also representing Hartland North, Hartland South, Fleetwood South, Lenah Woods, Lenah Circle East, Arcadia Sunberry, and Nicholson Farm*)
5. **Lenah Mill** (*also representing Lenah Run, Lenah Woods, Lenah Circle East, Westbury Glen, Arcadia Sunberry, Aldie Estates, and Nicholson Farm*)
6. **Stone Ridge** (*also representing Stone Ridge, Glascock Field at Stone Ridge, Marrwood at Stone Ridge, Moon Glade Farm*)
7. **Arcola Center** (*also representing Winsbury West, Winsbury, South Fork, and Avonlea II*)
8. **Evergreen Meadows/Briarfield Estates** (*also representing Winsbury West and South Fork*)
9. **Meadows**

Staff has identified commonalities among these communities, including proximity to the airport runway and proximity to other communities and homeowner association representation. This could serve as a starting point for engagement with these communities to create an effective work group that has representatives dispersed across the Study AOI. Many of the smaller communities that are represented under a grouping would also benefit from redundant representation (e.g., Lenah Woods community would be represented by grouping #4-Hartland and #5-Lenah Mill).

Meetings of the Work Group and the County's Consultant will be publicly advertised on the County's Project Webpage and open to the public.

DISCUSSION: Staff is seeking guidance from the TLUC to affirm the bounded Study AOI and the approach to geographical grouping of Communities for participation in a work group.

ISSUES: There are no issues.

FISCAL IMPACT: The approved fee and purchase order value for consulting services is \$70,000.

DRAFT MOTIONS:

1. I move the Transportation and Land Use Committee recommend that the Board of Supervisors endorse the staff recommended Study Area of Influence as depicted in Attachment 1 and the community representation groupings for inclusion in the Work Group as set forth within the September 20, 2023, Transportation and Land Use Committee Action Item.

OR

2. I move an alternative motion.

ATTACHMENTS:

1. Scenario Design Work Group Area of Influence

Runway 30 Study Area

- Within 1 Mile of the LDN 60
- Between the LDN 60-65
- Within the LDN 65 or Higher
- Area of Influence
- HOAs in Area of Influence

