

November 9, 2017

Mr. Ronald Dunbar
Project Manager
Loudoun County Department of Planning
1 Harrison Street, S.E., 3rd Floor
P.O. Box 7000
Leesburg, VA 20177

RE: SBPR-2017-0016 – BRAMBLETON ACTIVE ADULT PH 1 PARCEL A

Dear Mr. Dunbar:

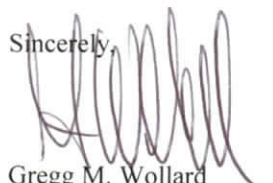
Thank you for the opportunity to comment on the above referenced preliminary/record subdivision plat for three lots in the Planned Development-Active Adult/Age Restricted (PD-AAAR) district. The Metropolitan Washington Airports Authority (Airports Authority) understands that if the proposal is approved then in the future 479 multi-family residential units will be constructed on the property.

Please be aware that this proposed residential development is in close proximity to Washington Dulles International Airport (Dulles International) and within Loudoun County's Airport Impact Overlay District's (AIOD) 60 Ldn and 60 Ldn – 1 Mile Buffer contours. Although the proposed residential development is beyond the AIOD's 65 Ldn contour, the property would be exposed to overflight and sideline noise generated by aircraft using Dulles International's existing Runway 12/30 and future Runway 12R/30L. Since the property is within the AIOD, the Airports Authority assumes that the County will apply the respective "Section 4-1404 Use Limitations" as well as "Section 4-1405 Disclosure" of Division C: Environmental Impact Districts; Section 4-1400 Airport Impact Overlay District, of the Revised 1993 Loudoun County Zoning Ordinance.

The Airports Authority encourages the County to continue to promote compatible land use adjacent to Dulles International as concept plans are reviewed, particularly under the aircraft flight tracks. The enclosed graphic provides an illustration of flight tracks of departing aircraft on existing Runway 12/30. In calendar year 2016, 72% of all departures at Dulles International originated from Runway 30. Departure altitudes over the property will range between approximately 1,000 and 2,500 feet, depending on aircraft type, weight and weather conditions. Based upon operational characteristics such as the location of the flight tracks, flight frequency, and low altitude, the Airports Authority predicts an increase in aircraft overflight noise complaints even if required AIOD mitigation measures are implemented by the County.

If you have any questions or need additional information, please feel free to contact me at (703) 572-0266 or Mark Rutyna at (703) 572-0262.

Sincerely,



Gregg M. Wollard
Manager, Planning Department

GMW:kmh

Enclosure





METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

IAD Departures near Brambleton Active Adult PH 1 Parcel A

