



BTV Sound Mitigation Meeting

Burlington International Airport

September 14, 2016



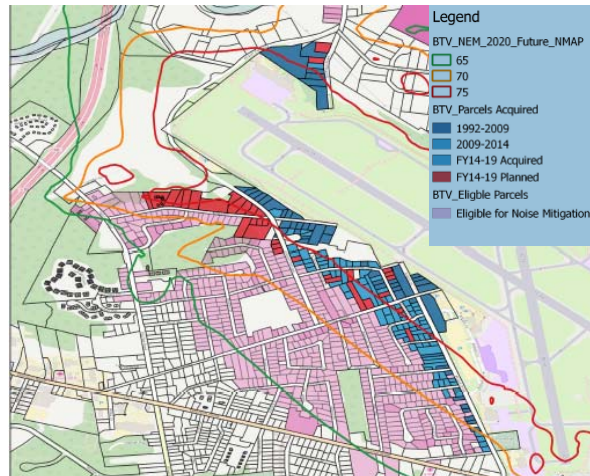
2020 Noise Contours

- Last update to the Part 150 Noise Study was in 2008
- Due to changes in VT ANG operations, a new update was undertaken in 2013 and completed in 2015
- Revised Noise Exposure Maps for 2015 and 2020 approved by FAA

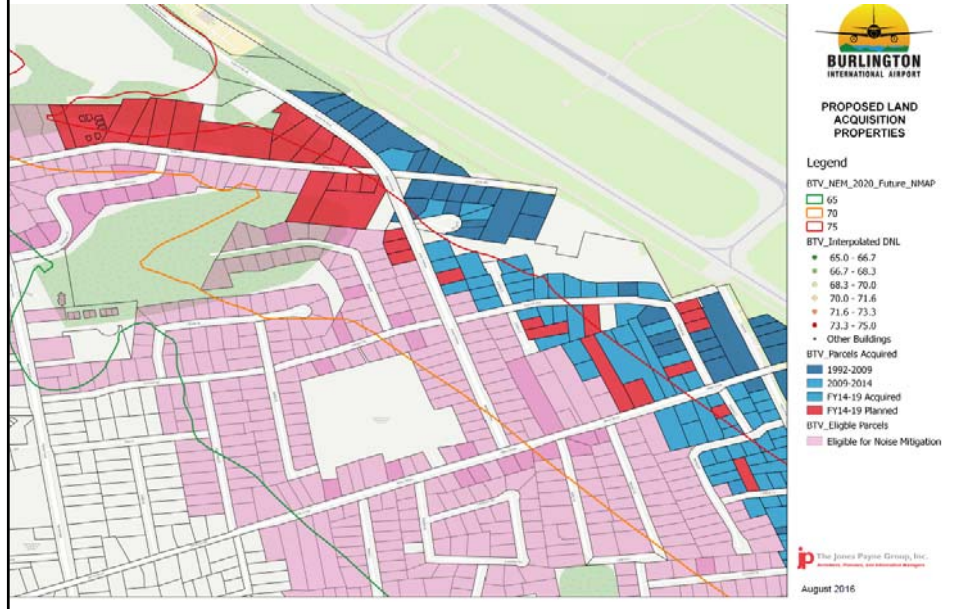


Current Noise Compatibility Program (NCP)

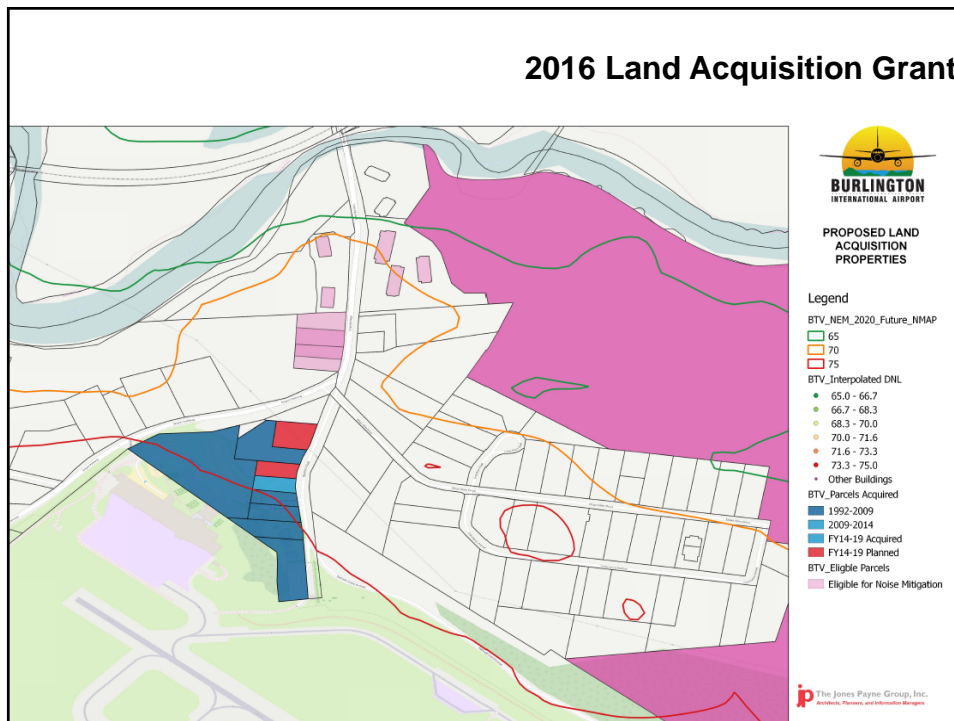
- Land Acquisition & Relocation Program for homes located in the 65 and higher DNL
- 5 homes currently being acquired
- Received \$16 million grant in September 2016 for 39 homes located in the previous acquisition area



2016 Land Acquisition Grant



2016 Land Acquisition Grant



Noise Compatibility Program Update

- Update Existing Program with focus on Land Use Measures
- Recommendations will be based on the 2020 Noise Contour
- Study will encourage and incorporate community feedback

| DNL Contour | Est. Units | Est. Pop. |
|----------------|------------|-------------|
| 65-70 dB | 570 | 1324 |
| 70-75 dB | 369 | 857 |
| 75 dB & Higher | 33 | 77 |
| Total | 972 | 2258 |



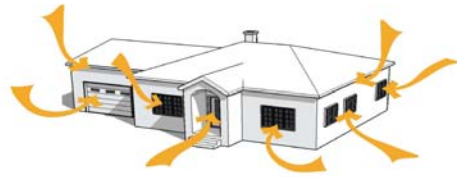
NCP Project Schedule

| Task | Duration in Months | | | | | | | | | | | | | | | | | | |
|--|--------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| Project Kick Off | █ | | | | | | | | | | | | | | | | | | |
| Review Potential Land Use Options | | █ | █ | █ | | | | | | | | | | | | | | | |
| Evaluate and Select Land Use Measures | | | █ | █ | █ | | | | | | | | | | | | | | |
| Review Potential Administrative Measures | | | █ | █ | █ | | | | | | | | | | | | | | |
| Evaluate and Select Administrative Measures | | | | █ | █ | █ | | | | | | | | | | | | | |
| Prepare Draft Noise Compatibility Program | | | | | █ | █ | █ | | | | | | | | | | | | |
| Prepare Revised Noise Compatibility Program | | | | | | | █ | █ | | | | | | | | | | | |
| Public Review | | | | | | | | █ | █ | | | | | | | | | | |
| Prepare Response to Comments | | | | | | | | | █ | █ | | | | | | | | | |
| Prepare Final Noise Compatibility Program Report | | | | | | | | | | █ | █ | | | | | | | | |
| FAA Review | | | | | | | | | | | | █ | █ | | | | | | |
| Respond to FAA Comments | | | | | | | | | | | | | █ | █ | █ | █ | █ | █ | █ |
| 180-Day FAA Review Period | | | | | | | | | | | | | | | | | | | |
| Meetings: | | | | | | | | | | | | | | | | | | | |
| Advisory Committee Meetings | | ★ | | ★ | | | | ★ | | | | ★ | | | | | | | |
| Public Workshop | | | | | | | | ★ | | | | | | | | | | | |
| Public Hearing | | | | | | | | | | | | ★ | | | | | | | |
| Airport Commission Meetings | | | | | | | | ★ | | | | ★ | | | | | | | |



NCP Land Use Measures

- Land Acquisition & Relocation
- Sound Insulation
- Sales Assistance
- Purchase Assurance
- Easement Acquisition for New Development
- Real Estate Disclosure



Voluntary Land Acquisition & Sound Insulation Programs

Land Acquisition & Relocation

- Purchase of property, relocation of occupants, demolition of structure
- Properties located in the previous acquisition area

Sound Insulation

- Installation of acoustical windows and doors in exchange for an aviation easement
- Reduce interior noise level to 45 dB DNL
- Must have existing interior noise level above 45 DNL to qualify



Voluntary Sales Assistance Program

Homeowner enters Sales Assistance Program by signing an agreement with the Airport Authority.

Agreement includes:

- Requiring Homeowner to list property at Fair Market Value (FMV)
- Requiring Homeowner to convey Avigation Easement prior to sale of home
- Guaranteeing the Airport will provide a differential to assist in the sale of the property if seller receives an offer of less than FMV.
- Homeowner does not receive relocation benefits or moving costs per FAA guidelines

The Airport orders appraisal of the property to determine FMV. The appraisal will be conducted according to guidelines contained in the Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended.

Homeowner lists property for sale on the open real estate market at FMV.

The Property Owner receives an offer to purchase the property.

- If the offer is for FMV, the Airport will contribute closing costs.
- If the offer is less than FMV, the Airport will provide a sales differential and closing costs.

Example:

- FMV: \$300,000
- Offer: \$275,000
- Differential: \$ 25,000 (up to a 10% supplement)
- Supplement: \$25,000 to Seller in exchange for avigation easement



Voluntary Purchase Assurance Program

Homeowner enters Purchase Assurance Program by signing an agreement with the Airport.

Agreement includes:

- Requiring Homeowner to sell property at appraised Fair Market Value (FMV)
- Requiring Homeowner to convey Avigation Easement prior to sale of home

The Airport orders appraisal of the property to determine FMV. The appraisal will be conducted according to guidelines contained in the Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended.

The Property Owner and the Airport agree to sale of property for FMV plus closing costs.

- **Homeowner does not receive relocation benefits or moving costs per FAA guidelines**

The Airport takes possession of property and places it into the Sound Insulation Program.

The Airport maintains and preserves property during the sound insulation process.

The Airport attaches an avigation easement and places the sound insulated property for sale on the open market at FMV.

Example:

- FMV: \$250,000
- Sale Price: \$260,000
- Net Gain: \$ 10,000
- Property Maintenance \$7,000



Other Land Use Measures

- Easement Acquisition for New Development
 - Acquire an aviation easement for new development within the 65, 70 and 75 dB DNL contours
- Real Estate Disclosure
 - Develop a real estate disclosure policy for land uses within the 65 DNL through implementation of a zoning ordinance with the City of South Burlington



Questions?

Diane Bryant Carter, Vice President
The Jones Payne Group
dcarter@jonespayne.com
www.jonespayne.com

