

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA
STAFF BRIEFING

Item No. 7b
Date of Meeting January 22, 2013

DATE: January 15, 2013
TO: Tay Yoshitani, Chief Executive Officer
FROM: Stan Shepherd, Manager, Airport Noise Programs
SUBJECT: Part 150 Aircraft Noise and Land Use Compatibility Study Update

SYNOPSIS:

The Part 150 Study is designed to identify significant existing and future noise impacts, as defined by the Federal Aviation Administration (FAA), within areas surrounding Sea-Tac Airport and recommend actions to address those impacts.

Today's briefing will inform Commissioners about the noise mitigation recommendations currently included in the draft Part 150 Study.

The updated Part 150 Study is nearing completion. The updated draft Study and all associated draft documentation have undergone preliminary technical review by the FAA and staff is awaiting written comments. Once Port staff responds to the FAA's feedback, the draft Part 150 Study will be published and made available for public review. A public comment period of at least 45 days follows, which includes a public hearing. After further consideration by Port staff of Commission and public comments, the Final Part 150 Study document will be submitted to the FAA for review and publication. Commission will be updated several times throughout this process. We anticipate forwarding to the Commission a resolution for adoption of the updated Part 150 Study in mid-2013.

BACKGROUND:

The Part 150 Study update began in 2009. The Commission has been briefed six times on the study update in public session, providing multiple opportunities for public input. To date, four large-scale public workshops have been organized: February 24, 2010, in Des Moines; June 9, 2010, in Burien; October 27, 2010, in Des Moines; and April 9, 2011, at Sea-Tac Airport. These outreach events were designed for maximum public involvement and have been well-attended.

Briefings were also provided, as requested, to the Federal Way City Council, SeaTac City Council, Des Moines City Council, City of SeaTac Hotel/Motel Committee, Highline School District School Board, Burien City Council and Normandy Park City Council. Members of the study team also met multiple times with elected stakeholders at the local, state and federal levels, to keep them apprised of the process and solicit their input.

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

January 15, 2013

Page 2 of 6

Other community involvement efforts:

- Periodic briefings to the Highline Forum to ensure that elected leaders in the Airport communities were kept informed and had the ability to offer input throughout the process. To date, the Highline Forum has received eight briefings.
- Six Technical Review Committee (TRC) meetings, during which the study team solicited feedback on technical issues related to the study. The TRC is comprised of land-use planners from local Airport communities and representatives from the FAA, Puget Sound Regional Council, Boeing Field, Washington State Department of Transportation, and the Alaska Air Group.
- A dedicated data review session, during which the public could ask questions and learn about the noise metrics used in a Part 150 Study.

A public information session is planned for early 2013. The objective of this event will be to gather comment on the draft Part 150 recommendations and address questions and concerns. A separate public hearing will follow the information session, where the public can formally comment for the record, verbally or in writing.

Since the completion of the first Part 150 Study in 1985, the Port has spent over \$400 million total on noise mitigation programs. Though the total amount spent varied on a year to year basis, during the past 10 years from 2001 through 2010, the Port has spent a total of \$192,372,000.

Further breakdown of the Port's acquisition and insulation program expenditures from 2001 to 2011:

- Residential Sound Insulation: \$52,435,000 total (\$5,243,500 per year over the last 10 years)
- School Sound Insulation: \$55,125,000 total (\$5,512,500 per year over the last 10 years)
- Property Acquisition: \$84,812,000 total (\$8,481,200 per year over the last 10 years)

PART 150 STUDY UPDATE PROCESS:

During the Part 150 Study process, the public was requested to provide their perspective on which mitigation items should be proposed as options in the study. Input received during the four public workshops generated a lengthy list of suggested recommendations. Using the FAA's established criteria for Part 150 community noise mitigation, the list was refined to recommendations that could potentially provide a noise reduction within the 65 Day Night Level (DNL) contour and would be allowable under Part 150 regulations.

Final FAA approval of the Part 150 noise mitigation recommendations qualifies them for potential FAA Airport Improvement Program (AIP) grant funding; however, approval of

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

January 15, 2013

Page 3 of 6

the recommendations does not *guarantee* AIP grant funding or the Port's ability to commit resources. Funding will be evaluated by the Port once the FAA approves the Part 150 noise mitigation recommendations. After the study is finalized, Port staff will propose to the Commission a prioritization plan for the implementation of the approved noise mitigation recommendations.

DRAFT PART 150 STUDY NOISE MITIGATION RECOMMENDATIONS:

The Part 150 Study noise mitigation recommendations are categorized as one of the following: Measures that are a continuation of existing measures with some modifications; new measures now to be included as part of the Port's established noise mitigation program; and program management measures such as employee staffing and computer equipment and resources, which assist the Port in implementing and managing the noise program. (Note that the following cost estimates are only preliminary.)

Continuing Measures with Some Modifications:

- **Single Family Homes Sound Insulation:** Continue offering sound insulation to eligible homes within the revised Noise Remedy Program Boundary. A potential new element to this program is the inclusion of air conditioning as part of the sound insulation package for single family homes. Homes that have already received an insulation package would not be eligible for air conditioning.
 - Number of remaining homes identified: 193
 - Total cost estimate: \$18,335,000, or \$95,000 per unit
 - Incremental cost of adding air conditioning per individual home: \$10,000 to \$15,000 (total estimated cost of adding air conditioning included as part of the total cost estimate for sound insulation)

- **Multi-Family Owner-Occupied Sound Insulation – Offer sound insulation to eligible multi-family, owner-occupied residences (condominiums) within the revised Noise Remedy Boundary.**
 - Number of individual condominium units identified: 320
 - Total cost estimate: \$21,440,000, or \$67,000 per unit

- **Voluntary Acquisition of Residential Homes Located in the South Approach Transition Zone (ATZ) for the 3rd Runway.** This modifies the existing measure to purchase homes in the South ATZ to make it a voluntary program on the part of property owners.
 - Number of single family homes identified: 16
 - Number of apartment buildings identified: 6
 - Total cost estimate: \$10,000,000

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

January 15, 2013

Page 4 of 6

New Measures:

- Multi-Family Tenant Occupied Sound Insulation – Offer sound insulation to eligible apartment buildings inside the revised Noise Remedy Boundary, starting with a pilot project to determine the feasibility for continuing the program.
 - Number of individual apartment units identified: 1,157
 - Total cost estimate of the entire project: \$46,280,000, or \$40,000 per unit
 - Consultant estimate for a feasibility/pilot study for one complex – approximately \$1,100,000 (included in total cost estimate above) based on a 20-24 unit apartment building
- Purchase of Avigation Easements on Individual Parcels with Mobile Homes. Work with property owners and local jurisdictions to explore options to discontinue the use of mobile homes as residences on single family zoned property, within the 65 DNL boundary. Discussions with local jurisdictions are ongoing, regarding the feasibility of developing land use controls to restrict the use of mobile home for future residential infill.
 - Number of identified mobile homes on private land: 88
 - Total cost estimate if only avigation easements are acquired: \$440,000, or \$5,000 per unit
 - Total additional cost if removal or relocation of the structure is required: \$80,000
- Establish Feasible Locations for a Ground Run-up Enclosure (GRE) – A GRE is a large three-sided structure within which aircraft can perform required engine testing, thereby resulting in a quantifiable noise reduction impact on the surrounding communities. There are operational and cost issues associated with each of the feasible locations on the airfield. Concurrently with the Part 150 Study and within the context of the Airport's future operational needs, Port staff will develop more detailed construction cost estimates and facilities layouts for GRE site alternatives.
 - Cost of structure only (not including site prep): \$6,000,000 to \$10,000,000
 - Cost of site preparation (dependent on location) from \$10,000,000 to \$25,000,000

Program Management Measures

- Replace and Upgrade the Noise Monitoring and Flight Tracking System. We are starting to encounter reliability issues with the current system, which uses technology that is more than 12 years old.
 - Total cost estimate for replacement of flight tracking system and 25 permanent noise monitoring stations: \$2,000,000

Assuming all proposed noise mitigation recommendations in the current draft Part 150 Study update are approved by the Commission and FAA, all the recommendations receive AIP grant funding, and the Port is able to commit resources to cover its share of the funding match, the Port will commit to spending \$131,575,000 total of new funding on noise mitigation programs. Though the total amount expected to be spent will

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

January 15, 2013

Page 5 of 6

potentially vary on a year-to-year basis, the Port will theoretically spend, on average, \$13,157,500 each year over a 10-year period (2014 to 2023). Staff will work with the Office of Social Responsibility to follow federal Disadvantaged Business Enterprise (DBE) guidelines to allow for small business opportunities.

NEXT STEPS:

Staff anticipates forwarding to the Commission a resolution for adoption of the Part 150 Study update in mid-2013. What follows is a proposed schedule for completing the Part 150 Study. Please note that the dates may be adjusted, based on issues related to time required for FAA reviews and potential revisions to the study based upon FAA feedback.

2013

- FAA provides feedback to the Port on their preliminary technical review, the Port makes any revisions, publishes the draft Part 150 Study for public review and initiates the minimum 45-day public comment period (1st Quarter)
- Final public outreach and information event including a formal public hearing (1st Quarter)
- Prepare any state environmental documentation needed based on proposed Part 150 Study recommendations (1st Quarter)
- Brief Commission on public outreach event and final Part 150 Study and forward a resolution to adopt the Part 150 Study update (2nd Quarter)
- Prepare final Part 150 Study to be submitted to the FAA (2nd Quarter)
- FAA approval of the Part 150 Study (1st Quarter 2014)

OTHER DOCUMENTS ASSOCIATED WITH THIS BRIEFING:

- Computer slide presentation.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS:

- **October 2, 2012** – Part 150 Noise and Land Use Compatibility Update
- **August 17, 2011** – Part 150 Briefing and Policy Roundtable with Mayors (or their representatives) from Burien, Des Moines, Federal Way, Normandy Park, SeaTac and Tukwila.
- **June 28, 2011** – Part 150 Noise and Land Use Compatibility Study Update held in Federal Way.
- **October 26, 2010** – Part 150 Noise and Land Use Compatibility Study Update.

COMMISSION AGENDA

Tay Yoshitani, Chief Executive Officer

January 15, 2013

Page 6 of 6

- **June 22, 2010** – Part 150 Noise and Land Use Compatibility Update Study Update.
- **March 23, 2010** – Part 150 Noise and Land Compatibility Study Update held in Normandy Park.
- **February 23, 2010** – Part 150 Noise and Land Use Compatibility Study Update and Policy Roundtable with Mayors (or their representatives) from Burien, Des Moines, Federal Way, Normandy Park, SeaTac and Tukwila.
- **November 23, 2009** – Authorization for the Chief Executive Officer to update the Part 150 Noise Compatibility Plan Study for an overall approximate cost of \$2.5 million, representing an increase of \$1.5 million over the previously authorized amount.
- **June 23, 2009** – Authorization for the Chief Executive Officer to procure and execute a contract for consultant services to implement an update to the Part 150 Noise Study for an estimated cost of \$500,000 to \$1.0 million.