III. Planning Tools

Introduction and Expectations

The most important objective of the Planning Tools contained in this section is to help the user achieve an understanding of the flow process, or sequence of planning steps, that will eventually lead to your completed noise compatibility plan. These steps are summarized in the "Land Use Planning Process Flowchart" at the beginning of this section. The basic noise compatibility planning process is covered in more detail in 14 CFR Part 150, Airport Noise Compatibility Planning, and in its advisory circular, AC 150/5020-1, Noise Control and Compatibility Planning for Airports. Also included is an additional chart that lays out the Part 150 process from the initiation of the study to its approval.

This section also contains an overview of Land Use Controls and Noise Mitigation, describing various control and mitigation tools or strategies that are generally available. The overview includes, for most of the strategies, suggestions as to when their use might be most appropriate, some cautions in their use, and a history of their relative success as noise compatibility tools. You will generally find that no one or two tools are capable of accomplishing the mission all on their own, but that success will require a carefully orchestrated blend of several of the strategies. These strategies are:

- Comprehensive Planning
- Zoning
- Subdivision Regulation
- Transfer of Development Rights
- Easement Acquisition
- Building Codes
- Noise Insulation Programs
- Land Acquisition and Relocation
- Transaction Assistance
- Real Estate Disclosure
- Noise Barriers
- Capital Improvements Programs
- Tax Incentives

Three additional planning tools described in this section are the FAA's Integrated Noise Model (INM), the Aviation Noise Demonstration System (ANDS), and the American Planning Association's Land Based Classification System (LBCS). These tools are not themselves included in this toolkit, but a brief description of each is given in this section, along with a contact to obtain more information.

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