

# Pimmit Hills Dispatch

Pimmit Hills Citizens Association (PHCA)

Published Since June 1952

www.PimmitHills.org

## Tyson's Corner Redevelopment: The McLean Commons

Nearly 70 Pimmit Hills residents showed up at a special fall PHCA meeting held about the redevelopment plans of the McLean Commons apartment complex, which borders Pimmit Hills. If any topic attracts more attention and finally gets people to attend a PHCA meeting, it's about skyscrapers being built in our backyard.

Magarity Road is now the official boundary of the new Tyson's Corner, which means the region's redevelopment will have a direct impact on Magarity Road itself is slated to become four lanes and the Lisle/Magarity intersection with Route 7 will be redesigned. Route 7 inside the Beltway will be six lanes and eight lanes in Tyson's Corner.

Mark Zetts of the McLean Citizens Association Planning and Zoning Committee gave the presentation. "Tysons is going to grow enormously in the next four years," he said.

He showed drawings and diagrams from the Conceptual Development Plan of the McLean Commons area submitted by the developer to Fairfax County in May 2011. This 59-page document can be found on our web-

site, PimmitHills.org. Two of the many conceptual drawings from this plan are shown here. These give a good idea of the dramatic changes that will happen to the area to the right of Safeway.

The buildings will range from 13 to 23 floors and will have 2,500 residential units. Compared to the 477 units there now, this adds a lot of people and cars to the area. The County hopes, though, that people who want to live there will take the Metro, bike or walk to work.

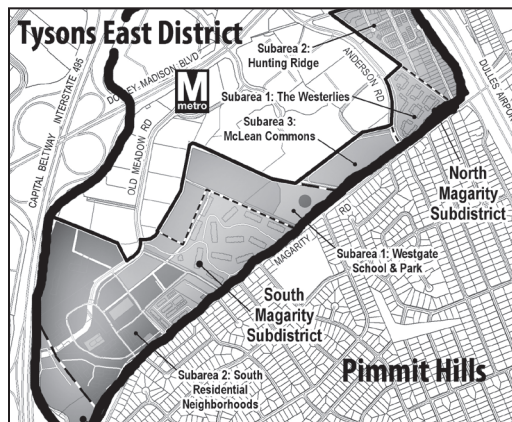
**"Tysons is going to grow enormously in the next four years!"**

Zetts said that this planned apartment/condominium complex will be high-end (see those swimming pools at the top of each building?), which may mean our house prices will go up and/or we can charge more for rent.

It is too expensive to build all eight buildings at once, so construction will take place in phases depending on the market. Zetts estimates it could take 10-15 years to finish, which means dealing with a lot of dirt and commotion for some time.

PimmitHills.org, has more information, drawings, videos and links about Tyson's Corner redevelopment and we track the latest news as our backyard turns into a major city. As the *Transforming Tysons* webpage on the Fairfax County website says, "By 2050, Tysons will be transformed into a walkable, sustainable, urban center that will be home to up to 100,000 residents and 200,000 jobs."

Stay tuned as we will be inviting speakers to PHCA meetings to keep us updated on these huge changes. ■



## Traffic Calming Success



On December 6, 2011 the Fairfax County Board of Supervisors approved our requested traffic calming measures in Pimmit Hills. The PHCA Board along with many citizens in our community have spent years and a lot of hard work trying to get this approved.

Multi-way stop signs will be installed at the following intersections:

- Lisle Ave & Griffith Rd
- Lisle Ave & Fisher Dr
- Pimmit Dr & Griffith Rd
- Griffith Rd & Leonard Rd

At the Fairfax County Board meeting, the County Executive recommended that the Fairfax County Department of Transportation be requested to schedule the installation of the approved measures as soon as possible.

These stop signs will help make our community safer by slowing down the traffic on our roads and discouraging cars from cutting through the neighborhood. Griffith Road especially had become a speedway. ■



**Matthew Martz**  
*PHCA President*

**Pimmit Hills Citizens Association**  
**President's Corner**



Animesh Gupta  
*Vice President*



Mark Kinnane  
*Treasurer*



Elizabeth Hall  
*Secretary*



Sarah Rock  
*3-Year Director*

*Ex-Officio:* Carol Martz, Marie Davis  
*Pimmit Hills Dispatch & Website:* Cindy Kwitchoff, Dispatch@PimmitHills.org

**B**ehind the scenes, your Pimmit Hills Citizens Association Board has been very busy working on numerous issues affecting our community, making phone calls and meeting with county officials, writing letters, monitoring progress of initiatives, getting speakers for our meetings, and planning neighborhood events.

This has probably been one of the more active PHCA Boards in recent history and your membership and participation in PHCA is more important than ever.

Here is what we have been working on:

- Mark Kinnane, our Treasurer, is also our representative to the powerful McLean Citizens Association where, for the first time, PHCA holds a voting position. He attends the monthly MCA Executive Board meeting and keeps PHCA up-to-date on the Tysons redevelopment. He also follows HOT lane issues via monthly meetings of the MCA Transportation Committee.

- We've worked with Supervisor John Foust and Fairfax County on getting traffic calming measures implemented in Pimmit Hills per the requests of citizens. Four intersections in PH were approved by the Fairfax County Board to get multiway stop signs.

- We have initiated numerous petitions and acquired signatures

on such issues as bridging Redd Road, and stopping the closing of the Pimmit Hills Post Office and the 3T bus route.

- We have written letters to the editor of local newspapers concerning the impact of the closure of the 3T bus route on our community.

- We gave a presentation at a Washington Metropolitan Area Transit Authority meeting which was successful in preventing the 3T bus route from being eliminated.

- We worked to prevent the PH Center on Lisle Avenue from becoming a Fairfax County school bus maintenance depot.

- We are following and attending meetings on the proposed construction of sound barriers along the Dulles Access Road.

- We are getting involved in the Fairfax County Neighborhood Enhancement Project.

- We are working on the Fairfax County Bicycle Plan and its impact on our community and will be making a presentation at an upcoming meeting.

- We issued a survey of Pimmit Hills citizens via our website and at PHCA meetings. The findings were written up in a report that can be found on PimmitHills.org.

- We planned and held a National Night Out event in Pimmit Hills in August to promote neighborhood safety.

- We planned and held, in part-

nership with the Tysons Corner Lions Club, the yearly Pimmit Hills Day event at Olney Park in September.

- We worked with VDOT to get damaged drains fixed.

- We've met with Westgate school officials and the PTA regarding parents blocking Pimmit Hills roads with their parked cars.

- We are in continual contact with our Dranesville District Supervisor John Foust on a multitude of issues. He spoke at our fall PHCA meeting.

- We sponsored a rain barrel making event and gave out rain barrels.

- In partnership with the Tysons Corner Lions Club, we planted trees at the Pimmit Hills Center on Lisle.

- We hold a yearly Pimmit Hills Clean-Up Day where you can get rid of large items for free.

- We upgraded our Pimmit Hills website to a membership website so that you can easily and securely pay your yearly dues online and keep your membership up-to-date. The site has a news blog and is full of useful community information.

- We have a large email list and send out a Friday update of announcements, crime report, road construction updates, etc.

- We created a Facebook page to keep residents informed.

We need your help to do all these things and more. Your membership and participation in PHCA is vital and helps your neighborhood. Please consider volunteering to help us. ■

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# Proposed Redd Road Trail to Metro Too Costly

For years, Pimmit Hills residents have wanted a more convenient, direct way to walk or bike to the West Falls Church Metro Station instead of the current long way, which seems was deliberately designed to discourage walkers and bikers yet encourage driving cars. Not very 'green'.

Anyone looking at a map has seen how tantalizingly close the Metro actually is to Pimmit Hills. Yet for years the Idylwood neighborhood between us and the Metro has opposed the creation of a trail via Redd Road (off of Pimmit Drive) to Pimmit Hills residents. The Metro also didn't want people to transiting their Metro yards where equipment is stored. PHCA has worked on this issue for many years on behalf of the requests of residents.

We thought progress was being made, but on January 3, 2012,

our Dranesville District Supervisor John Foust informed us that this proposed walking/bike trail is unfortunately not feasible due to cost. Here is his text:

"The Pedestrian Trail Study that examined the feasibility of constructing a trail to connect Redd Road to the WFC Metro station has been completed. My office received numerous requests for this trail.

However, when the possibility of pursuing construction of the trail was raised, we also received strong statements in opposition.

Before conducting a public outreach process to determine whether the opponents' issues could be addressed and resolved, I asked that staff first determine whether the trail was technically and financially feasible.

The study determined that, from a technical perspective, the trail can be constructed. However, the

cost of constructing the trail would be prohibitive. The projected cost of this project is estimated to be \$1,417,304. One reason for the high cost is the need to work around a newly installed high technology fence surrounding the station.

I have been told by staff at Fairfax County Department of Transportation that this is a minimum estimate and that the costs could well exceed this amount.

Even if the issues raised in opposition to the trail could be resolved, there are currently no funds available for a pedestrian project of this size. Therefore, the project cannot go forward and there is no reason to conduct a public outreach process to work on issues related to the proposed trail.

Thank you for your patience as we have all waited a long time for staff to complete this study." ■



It's a new year!  
Time to organize all that

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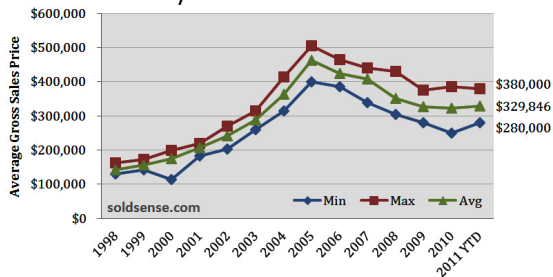


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## How is the Pimmit Hills Market?

Real estate in Pimmit Hills did well in 2011. By early December, 50 homes sold as compared to 50 homes the whole of 2010. Average sale price: \$405,702.

3/1 Rambler Sales Price



The percentage of distressed sales (foreclosures and short sales) in 2011 was down to 14%. That is a great thing for homeowners in the community. It does also look like foreclosures are being replaced with short sales this year.

For 2011, the lowest price sale was a 3br/1ba home at \$280,000. The max price was a 7br/5.5ba newer home that sold for \$890,000. The average price for all homes sold was about the same - up slightly from \$391,208 in 2010 to \$405,702 in 2011.

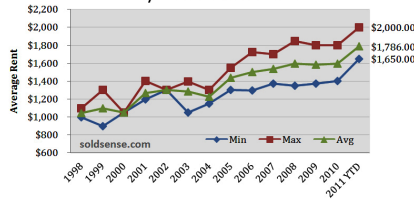
In 2011, homes on average sold for 94.4% of the original list price and 97.2% of the final list price. The year before homes

on average sold for 98% of the original list price and 99% of the final list price.

The average days on the market in 2011 was about 60; in 2010 it was just 26 days. There is a high demand for homes in Pimmit Hills but they did take longer to sell in 2011 than 2010.

Rental prices have started creeping up slowly after having been pretty flat over the last few years. The number of rentals in 2011 was way down - only 18 homes have rented versus 41 in 2010. This reduced supply likely accounts for the increase in rents. Follow our blog on area real estate at [Soldsense.com](http://Soldsense.com)

3/1 Rambler Rents



Data and graphs are primarily based on MRIS but are not guaranteed.

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the 2012 magnets have been mailed  
(story behind the image is at [soldsense.com](http://soldsense.com))

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## Route 267 Sound Walls Study

A VDOT public meeting concerning the addition of sound walls along the part of Route 267 next to Pimmit Hills was held at the Lemon Road Elementary School in December.

A question and answer session was held in a town hall style with many residents from both sides of Route 267 expressing concern about the environmental impact and the barrier design process.

Flyers were handed out for residents to give feedback on the currently proposed sound barriers. The sound level due to traffic on Route 267 within our neighborhood (primarily Olney Rd) is approximately 55 decibels.

Paul Kohler, the main presenter told us:

- The sound barriers will have little impact on current noise levels for properties located more than 200 feet from the barriers due to refraction of sound waves around them.

- The noise values from the sound study were projections of sound levels 20 years into future.

The projections were undertaken using sound models based on current sound readings.

- The noise values included in the sound study shown on the large poster boards were average sound values not peak sound values.

- The sound study was undertaken using federal guidelines.

- Within the Pimmit Hills neighborhood the sound barriers will decrease traffic noise from route 267 by between 1 and 5 decibels.

The main concern was the use of average noise rather than peak noise to determine barrier design. Since the sound study and modeling were undertaken using federal guidelines, little can be done regarding the results. Darren Ewing of Olney Rd and Jim Phelps of the Noise Coalition are on top of things regarding local concerns and are our main contact points for residents of Pimmit Hills. Due to the 200 foot rule, the vast majority of Pimmit Hills residents will not be significantly affected by the barriers. (Mark Kinnane, PHCA Treasurer) ■

### Project Overview

**Anticipated Cost:** \$35 million

**Purpose:** Construction of sound walls in conjunction with the construction of Dulles Metrorail

**From:** 0.20 miles east of Route 123

**To:** 0.10 mile west of I-66

**Total Project Length:** 3 miles

**Anticipated Schedule:**

**Design approval:** May 2012

**Advertise for construction:** November 2012

**Begin construction:** Spring 2013

**Completion:** June 2014

### Pimmit Hills Citizens Association Community Meetings

Tuesday, March 6, 2012  
 Tuesday, May 1, 2012  
 Tuesday, June 5, 2012

Meetings start at 7:30 pm at the Pimmit Hills Center on Lisle Avenue.

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Nearly 70 Pimmit Hills residents attend a specially-called PHCA meeting in October 2011 concerning the redevelopment of the nearby McLean Commons .

### Pimmit Hills Communication

The PHCA Board has created several low-cost communication vehicles to get the word out to you regarding community news, updates, events, announcements, alerts, town meetings and more. Monitor the news on PimmitHills.org and sign up for our email list. Also follow us on Facebook (facebook.com/pimmithills.org). For those of you without internet access, use the computers at the Pimmit Hills Library or sign up for a telephone tree by calling Joan Naleppa at 703-893-7866. ■

### Lemon Road School Boundary Study

PHCA is monitoring the Freedom Hill/Lemon Road Elementary School boundary study being conducted by Fairfax County Public Schools which has a direct impact on Pimmit Hills. Community Engagement meetings will be held in February and March to review the proposed boundary options. Monitor PimmitHills.org for more information on this issue. ■

### Pimmit Hills Parents Group

Moms and Dads of Pimmit Hills are invited to join the Pimmit Hills Parents Group. Meet other parents in the neighborhood, get little ones together to play, share tips and hints, and find area resources. Join by going to <http://groups.yahoo.com/group/pimmithillsmoms/>. ■

### Volunteers Needed

Interested in meeting your neighbors and helping out with the community? PHCA is looking for people to help out with a variety of events and groups. The Environment Committee is having a community cleanup event in April and is looking for people to help pick up trash in the parks and around the neighborhood. Contact Elizabeth Hall, Secretary@PimmitHills.org. We also need help planning the best Pimmit Hills Day ever, and if you have ideas, contact Sarah Rock, Director@PimmitHills.org. ■

### Ideas Needed

Have an idea, suggestion or feedback for Pimmit Hills and/or the PHCA Board? Use the Contact Us form on PimmitHills.org or mail to PHCA, 1927 Pimmit Drive, Falls Church, VA 22043. If you are paid member of PHCA, you can also use the Discussion Forums on our website. Let us hear from you! ■

**Pimmit Hills Dispatch Information**

Due Date for ads, articles & info for the March/April 2012 issue:  
**February 10, 2012**

\$20 per square-inside pages; \$30 per square front and back page

Complete advertisement information on PimmitHills.org  
 or call 703-734-0402 or email Dispatch@PimmitHills.org

## Join the Pimmit Hills Citizens Association

The more members we have, the stronger our voice is in Fairfax County. **Your participation is vital** and important to help PHCA track and respond to issues facing the community, our home values, area traffic and redevelopment and more. Your annual membership dues help the fund neighborhood activities, projects, the *Pimmit Hills Dispatch* newsletter sent to your homes, the PimmitHills.org website which is a central resource for our neighborhood, and more.

Resident Membership is only \$20 per year per house and is open to homeowners and renters currently living in Pimmit Hills. \$25 per year for non-residents. Pay by credit card securely and easily via our website or fill out the below form, write a check to Pimmit Hills Citizens Association and send it to PHCA, 1927 Pimmit Drive, Falls Church, VA 22043. *Thank you for supporting your community!*

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I would like to get involved with PHCA and help out:

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Pimmit Hills Day     Other: \_\_\_\_\_

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 1927 Pimmit Drive, Falls Church, VA 20043*

<b>2011 PHCA MEMBERSHIP REPORT</b>	
Paid Resident Memberships	131
Paid Non-Resident Memberships	9
<b>TOTAL</b>	<b>140</b>
Homes in Pimmit Hills	1,642



**"Ask NOT What The ASSOCIATION Can Do for YOU"**  
**"Ask Rather What YOU Can Do for YOUR Community"**

"...This subdivision is the largest in the county next to Springfield. If, at the public hearings on the zoning plan, the representative from the Association can state that he represents 1500 homeowners, it will carry more weight than any other argument."  
 (From the January 1962 issue)

# Pimmit Hills Dispatch

Pimmit Hills Citizens Association (PHCA)

1927 Pimmit Drive

Falls Church, VA 22043

Community Website: [PimmitHills.org](http://PimmitHills.org)

Email: [phca@pimmithills.org](mailto:phca@pimmithills.org)



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