

LPCCC Playground Renovation Update

June 2026

BOG Playground Committee

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- Review objectives
- New info
 - Accommodation of ash tree
 - Size of proposed playground compared to full park and existing playground
 - Examples of surfaces
 - Stormwater management reqmnts
 - Survey results
- Website

Design objectives

Diversify and upgrade offerings

- Play structures for ages 2-12
- Rain garden to capture and treat rainwater
- Safer play surfaces
- Balance play area & playhouse
- ADA compliant, environmentally friendly walkways
- Benches for adults

Maintain character of park

- Focus on tree preservation and native plantings
- Retain open play areas
- Keep our swings
- Use natural and nature-inspired elements
- Upgrade picnic tables and trash receptacles

New design to accommodate existing ash tree



Old design

- 1 2-5 PLAY AREA
- 2 5-12 PLAY AREA
- 3 RAIN GARDEN
- 4 SWINGS
- 5 PLAYGROUND ENTRANCE
- 6 PICNIC AREA
- 7 BALANCE PLAY AREA
- 8 LOOSE PARTS PLAY
- 9 PLAYHOUSE VILLAGE
- 10 SEATING AREA
- 11 STROLLER PARKING



Design shown in relation to entire park and existing playground



Size compared to existing playground



Approximate increase
in size of 20%

Notes: The percent increase is quite sensitive to how each area is defined. This graphic is NOT meant to show exact square footages of the final design.

Examples of surfaces

Yellow regions = Poured in place safety surface of any color we choose

This poured in place material can be viewed at

- Zitkala-Sa Playground
- Rocky Run Playground
- Quincy Park Playground
- Glencarlyn Park Playground

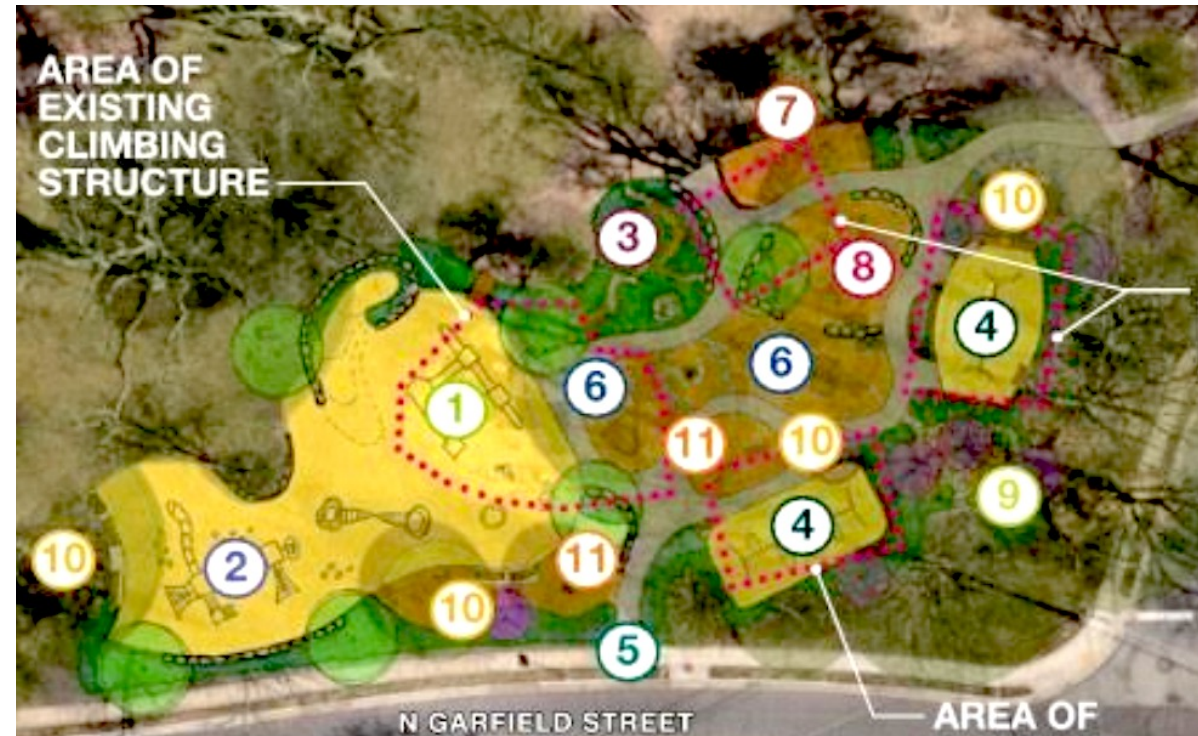
Brown regions = mulch

Grey walkways = Flexi-pave

This can be viewed at

- Rocky Run Park (adjacent to basketball court)
- Woodstock Park
- median on South Hayes Street adjacent Pentagon City Mall

For product information see <https://capitolflexipave.com/learn/what-is-flexi-pave>



Stormwater management requirements

“A Land Disturbing Activity/Stormwater Management permit is required for any activities that disturb equal to or greater than 2,500 square feet of land...” A review is made if the expected disturbance area is between 2,000 and 2,499 square feet.

“Disturbed land” can include

- Access pathway for construction equipment (backhoes, wheelbarrows, etc.)
- Area for construction dumpster
- Storage or set-down areas for construction materials
- Grading for drainage
- Grading/excavation for construction of building footing
- Excavated soil storage areas

Existing equipment square footage

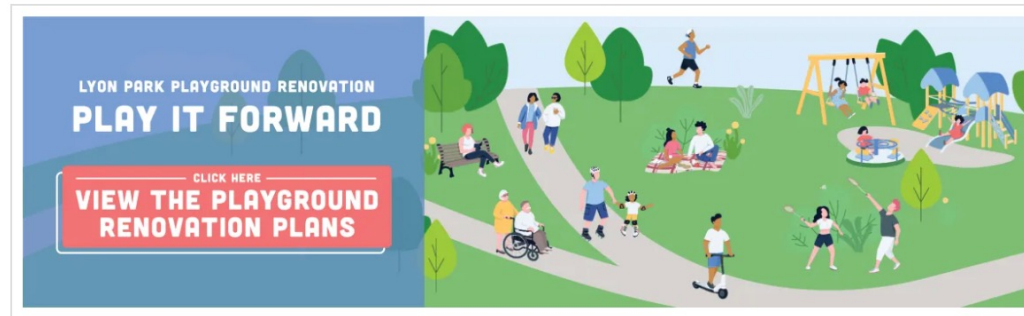
- Play structure 1172
- Small swings 844
- Large swings 981
- Tire swing 627

Source: <https://www.arlingtonva.us/Government/Programs/Building/Permits/Land-Disturbing-Activity-Stormwater>

Survey results & Website

Ongoing updates can be found by

1. Going to Lyonpark.info
2. Clicking on this button



Survey questions and responses are linked under the Listening to the Community heading here: [Click here to see the full community survey results.](#)

This presentation and the one made during the May meeting will be linked at the top of the Playground Update page.

Follow up

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Backup slides

Design prior to adjustment for missing ash tree

- ① 2-5 PLAY AREA
- ② 5-12 PLAY AREA
- ③ RAIN GARDEN
- ④ SWINGS
- ⑤ PLAYGROUND ENTRANCE
- ⑥ PICNIC AREA
- ⑦ BALANCE PLAY AREA
- ⑧ LOOSE PARTS PLAY
- ⑨ PLAYHOUSE VILLAGE
- ⑩ SEATING AREA
- ⑪ STROLLER PARKING



Non-competitive cost estimates

Phase 1

Left of the middle red line
Including water management
\$949,430



Phase 2A

Right of the middle red line,
excluding swing sets
\$194,809

Phase 2B

Swing sets and surfaces
\$207,904

Total \$1,352,143