



THE LYON PARK CITIZEN

NEWSLETTER OF THE LYON PARK CITIZENS ASSOCIATION

September 2026

PLAYGROUND RENOVATION EDITION!

Lyon Park Playground Renovation Update

By David Newman

The Lyon Park Citizens Association (LPCA), Lyon Park Woman's Club (LPWC), and the Board of Governors of the Lyon Park Community Center, on behalf of the Lyon Park Community Center (LPCC), are jointly announcing a series of community meetings relating to the proposed playground renovation. The goal of this effort is to take the pulse of the community on whether to proceed with the plan proposed by the Playground Committee, established under the auspices of the Lyon Park Community Center's Board of Governors.

As detailed below, three public meetings will be held in September to discuss the proposed renovation plan. Voting on the proposed plan will take place at three meetings in October.

The specific language to be voted on follows:

Should the Lyon Park Community Center, which is comprised of the membership of the Lyon Park Citizens Association (LPCA) and the Lyon Park Woman's Club, approve the Playground Committee's proposed playground redesign, to be funded by the community through donations by residents and community businesses, at an estimated cost of \$1.352 million? The design includes replacing the existing ages 2-5 play equipment, adding ages 5-12 equipment, removing the tire swing, adding accessible pathways and child-safe play surfaces, upgrading the picnic tables and trash cans, and fulfilling the corresponding rainwater mitigation requirements of Arlington County. As proposed, the estimated area around the equipment for ages 2-5 and 5-12 would be roughly 4,500 sq. ft., as compared to the approximately 1,200 sq. ft. sandbox around the current equipment for ages 2-5. The total net change in play area, taking into account all proposed changes, is estimated to add roughly 2,200 sq. ft. of play area, after removing the tire swing, but including the rain garden.

All residents of Lyon Park are invited to participate in any of the informational meetings taking place on the September dates listed below, at the Lyon Park Community Center. At these meetings, updated information will be shared followed by interactive Q & A sessions.

Upcoming Events

(all at Lyon Park or the Lyon Park Community Center, unless noted)

- | | |
|------|--|
| 9/9 | LPCA Monthly Meeting
7:00 p.m. Meeting Start;
8:30 p.m. Socializing |
| 9/13 | LPCC Meeting to Review
Playground Renovation Plans
4:00-6:00 p.m. |
| 9/17 | Lyon Park Woman's Club
Potluck Lunch
12:00 p.m. |
| 9/27 | Lyon Park Spaghetti Dinner
5:00-7:30 p.m. |

President's Message

By Natalie Roy

Welcome back Lyon Parkers! I hope you had a wonderful summer break and stayed as cool as possible. A recap of some of the LPCA civic activities from last year follows. We are also excited about next year's upcoming agenda outlined below. Remember none of this happens without your support. Please take the time to get involved, come to a meeting or assist at one of the many Lyon Park events this upcoming year, including the January pancake breakfast, March chili dinner, Spring Fair or annual holiday party. You are the community. Check out how to join LPCA on lyonpark.org.

Highlights from last year include organizing Lyon Park's Halloween Bonfire and donut & cider spread, forming a new tree protection committee in response to the County's tree maintenance and chopping program, hosting a well-attended special forum on Immigration issues, sponsoring a special BINGO night, holding an Arlington County School candidate's forum and organizing two very successful Lyon Park group Opera outings

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President's Message, continued

at the Kennedy Center (KC), with the assistance of KC professional harpist Susan Robinson. We also hosted a special panel, thanks to VP of Programs Matt Whitaker, profiling long time community members who shared memories spanning 50+ years.

In addition, LPCA represented the community at numerous County Board and commission meetings and sent letters on policy issues ranging from lot coverage reform to the County's comprehensive plan review. Association actions included supporting Tyndale School's 80 student use permit (on Barton Street), supporting the ARVA (Old Days Inn site) 3-year site plan renewal with conditions, and unsuccessfully fighting the County on their obsession to cut down our

community's healthy Gateway tree on the Fillmore Triangle. Thanks to the leadership of Elaine Simmons and her tree committee team, there is now a joint plan with the County to replant more mature trees in the Gateway Triangle. LPCA sent a letter to the County Manager requesting that the additional costs of planting mature trees, versus saplings, be paid for by the County, the party responsible for creating the barren space. The County with our taxpayer's funded \$1.7B+ budget declined. Thanks to the generosity of community member Jim Parker the triangle will get those desperately needed mature shade trees. It is an understatement to say this was an embarrassing chapter on how the County treats its civic partners.

Right out of the gate this year, we have two big agenda items. **The first is the LPCA annual elections in September.** Every spot is open and we encourage you to jump in and get involved, and put Wednesday September 9th, 7:00 p.m., on your calendar! We are particularly in need of a secretary, or two people to share that role, and a new VP of Development. Check out the list of officer positions in the newsletter. We also will elect LPCA Board of Governor (BOG) representatives as well.

The other major topic coming up is a vote on whether to adopt and move forward on new playground plans for the park. The Lyon Park playground committee has been working diligently for months on plans to renovate and expand the existing playground. The proposed project calls for adding a new playground structure for older children, adding additional pathways and expanding the square footage. There are many more details inside the newsletter, including dates for information sessions in September and details on when and where to vote in October. You must be a current member of the Lyon Park Citizens Association or the Lyon Park Woman's Club to vote. Key issues to consider include:

1. Is significantly expanding the playground's footprint to include among other things, a play structure for older children the right path forward? Right now, the existing playground equipment is designed for young children.
2. The price tag is estimated at \$1.352M. We are not a HOA, and these funds whether they come from businesses or individuals, will need to be raised by the community. The fundraising effort will need to be robust and everyone who supports the new playground plans needs to be prepared to get involved.
3. The entire playground renovation project, if approved by the community as presented with the additional required stormwater work, will create considerable land use disturbance in the park. The playground and a good portion of the park will more than likely need to be closed for certain periods. As with most construction projects the whole effort could take longer and cost more. One needs to be prepared.

*One final note. Thank you to the folks who volunteer long hours on behalf of Lyon Park to make magic happen, particularly the LPCA Executive Committee members, LPCA & Woman's Club BOG Representatives, and the Lyon Park Woman's Club. It is impossible to name everyone in this space but there is one person who deserves special recognition, **Elizabeth Sheehy**. Not only is she the community historian in charge of historic home plaques, a LPCA Executive Committee member, and LPCA Board of Governors representative, she is the Editor of the Lyon Park newsletter. The newsletter is a gigantic job. It is the glue that connects us all. We appreciate you, Elizabeth!*

Thanks again everyone for being a part of this wonderful community. It takes a village and we have a great one.



Our distinguished panel of long-time Lyon Park residents

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TEEN SERVICES

Fill out the form on the Teen Services page to get listed here and on the website: www.lyonpark.org/explore/resources/teen-services!

Note: all listings have been verified as of August 2026. If your information was removed, and you would like it added back in, please contact lyonparkeditor@gmail.com.

- **Zoe Albert**, 13, Pet Sitting, Babysitter, Mother's Helper, Plant Sitter. Red Cross Cert. Text: (240) 796-6962, Email: zalbertfine@icloud.com.
- **Zoe Bomberger**, 18, Babysitter, Dog Walker, Mother's Helper, Plant Sitter. Red Cross Cert. Available summer & school breaks. Text: (703) 298-3233.
- **Michael Bourque**, 14, Yard work (lawn mowing, weeding, raking, and snow shoveling), and Math Tutor. Text (571) 675-5446.
- **Chiara Ciccone**, 12, Pet Sitter, Tutoring, Yard Work, Dog Walker. Text (202) 321-9964.
- **Gabriel De Pace**, 11, Leaf Raking, Lawn Mowing, Snow Shoveling, Plant Sitting/House Sitting. Text: (434) 466-4435.
- **Sebastian De Pace**, 14, Leaf Raking, Lawn Mowing, Snow Shoveling, Babysitting, Pet Sitting, Plant Sitting/House Sitting. Email: sebastian.depape@gmail.com, Text: (703) 609-4862.
- **Ellie Earle**, 16, Violin/Viola Lessons or Help. Text (703) 314-5303, Email: elisabeth.caterina.earle@gmail.com.
- **Harper Fern**, 15, Babysitting, Dog walker, Plant Sitter, Pet Sitter, Odd Jobs. Text (703) 623-9082.
- **Lily Fine-Albert**, 16, Pet Sitting, Babysitter, Dog Walker, Odd Jobs, Plant Sitter. CPR & Red Cross Cert. Text: (703) 856-5108, Email: lalbertfine@icloud.com.
- **Ava McElvain**, 14, Party Entertainment (Balloon Animals, Magic Tricks, etc.) for 3-10 Year Olds. Text: (703) 615-0281.
- **Kailee O'Meara**, 17, Babysitter, Pet Sitter, Mother's Helper. Text: (571) 536-8664.
- **Leo Pegoraro**, 16, Babysitter, Mother's Helper, Plant Sitter, Pet Sitter. Scout Certified. Text: (571) 220-6548.
- **Emma Pike**, 15, Babysitter, Mother's Helper, Plant Sitter. Red Cross Cert. Text: (571) 440-6189, Email: emmapike24@icloud.com.
- **Olivia Pike**, 19, Babysitter, Mother's Helper, Plant Sitter. Text: (703) 687-8222, Email: oliviaapikee@gmail.com.
- **Rosalie Reilly**, 17, Plant Sitter, Cat Sitter. Text: (703) 966-3598.
- **Theo Roiniotis & Tyler Hawkins**, 17, Yard work, Cleaning, Sorting, Car Washing, Power Washing, Groceries, Dog Walking, Caulking, Miscellaneous. Text: 571-251-2224, Email: theo.roiniotis@gmail.com.
- **Charlotte Walsh**, 17, Tutor up to 9th grade. Will help with Math, Science and English. (First Session Free.) Text: (571) 351-9452.
- **Josie Whitaker**, 19, Tutoring, Plant Sitter, Dog Walker. Available summer & school breaks. Text: (703) 717-1993.

Important elections for LPCA Officers will take place at the Sept 9 meeting. All positions are open, and the slate is a work-in-progress. Please check the website for updated information.

Rent the Lyon Park Community Center for your Next Event!

Check availability and submit a reservation form at <https://lyonpark.info> or contact Lori Cruz at LPCCRental@gmail.com for additional information.

	Non-Resident Rates	Lyon Park/Ashton Heights Resident Rates
Monday-Thursday (4-hour minimum)	\$125/hour	≤ 75 persons: \$50/hour >75 persons: \$75/hour
Half Day: Friday, Saturday, Sunday, and Holidays (8:00 a.m. – 2:30 p.m. or 3:30 p.m. – 10:00 p.m.)	\$1,050	\$400
Full Day: Friday, Saturday, Sunday, and Holidays (8:00 a.m. – 10:00 p.m.)	\$1,900	\$750
Birthday Party (ages 10 and under)	\$500	\$200

Required Cleaning Costs for All Rentals

Monday-Thursday events ≤ 20 guests	\$145	Monday-Thursday events > 20 guests	\$165
Friday/Saturday/Sunday/Holiday events ≤ 20 guests	\$150	Friday/Saturday/Sunday/Holiday events > 20 guests	\$275
Birthday Party (ages 10 and under)			\$200
Friday/Saturday/Sunday/Holiday (> 20 guests, no kitchen use except small kitchen refrigerator)			\$200

Inquire about optional “addon” services, such as furniture set-up and breakdown, at LPCCRental@gmail.com



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(above) and 4th
Street North
(right)



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Lyon Park Picnic Recap

By Elizabeth Sheehy

The set up on the morning of June 28 was soggy but thanks to Lynn Shotwell, Trish Montgomery, Rhodri Morgan and Jackson Sheehy, the tent for the Lyon Park & Ashton Heights Pre-250 Picnic was ready when the sun emerged in the afternoon. Lawn games, popsicles and good conversation was enjoyed by young and old. Special thanks to Shelya White for the baked treats! Happy 250, America, and Happy 107th, Lyon Park!



Lyon Park No Longer Will Allow Toys to be Left at the Playground

Imagine your children have outgrown a few toys. They're still in decent shape, and you hate to throw them away. You might think, "Maybe the kids at the Lyon Park playground would enjoy them."

Please don't.

Lyon Park will no longer allow toys to be left at the playground.

Unfortunately, the need to monitor abandoned toys for litter, choking hazards, and broken or sharp pieces has become too great. While the intention is kind, most toys left at the playground become damaged within just a few weeks.

When that happens, someone from our community has to inspect, collect, and dispose of them to keep the playground safe for everyone.

If you're looking for a new home for gently used toys, please consider donating them to a local charity instead. By keeping personal toys out of the playground, you'll help us maintain a clean, safe, and enjoyable space for everyone.

Lyon Park Woman's Club

Next meeting: September 17th at noon

The Woman's Club is for everyone, women and men. We meet the third Thursday of the month at noon at the community center for a delicious potluck lunch. We have a great time socializing but we also contribute to the community. For more info, contact Elizabeth Wray at ejswray@yahoo.com

We want to hear from you!

Interested in contributing to the newsletter? We are looking for articles (350–400 words) about local spots, highlighting the vibe and food options to encourage readers to try something new. Contact lyonparkeditor@gmail.com to offer a submission. Please note: the deadline for the October newsletter is 9/10.

Please note: Paid advertisements in the Lyon Park Citizen do not reflect any official position of the LPCA.



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And here's the fun part: Before the event, send us a photo and a brief description of a space in your home that's driving you nuts by Friday, Sept. 11th. Our designers will come up

with solutions that we'll reveal at the event. We'll tackle real problems together!

Questions? 703.243.3171 or email info@trivistausa.com

Music at the LPCC!



June 1: Youth Concert

The Lyon Park Community Center hosted the third in its budding music series—and it did not disappoint! The musicians were part of the elite program of Senior Chamber Ensembles of American Youth Philharmonic Orchestras, directed by Tsuna Sakamoto, violist of the National Symphony Orchestra. Their chamber music enchanted a full house, performing pieces including Mendelssohn String Quartet No. 6, Prokofiev String Quartet No.1, Gershwin Lullaby, Florence Price String Quartet, and a Mendelssohn String Octet. Learn more about this program on the [Senior Chamber Ensemble Program – American Youth Philharmonic Orchestras website](https://m.youtube.com/watch?v=Mo-ZJmUk3l0&feature=youtu.be). Here's a piece they performed for us: <https://m.youtube.com/watch?v=Mo-ZJmUk3l0&feature=youtu.be>

The LPCC has big plans for more free music in the coming months. On October 25, the Virginian Quartet will entrance us with the music of Beethoven and Schubert. Thanksgiving Eve, November 25, will be another Open Mic night, building on our first open mic success in July. In December we'll have an evening of folk music, with two different local duos playing original and known works. Finally, to start the new year, on January 24, we will host The Big Howdy, a favorite local Bluegrass band that has played a number of local venues. For updates on LPCC concerts, see "Upcoming Events" at LyonPark.org and watch the sign board at the corner of N. Fillmore and Pershing Streets. If you have any comments or suggestions or want to perform, email LPCCGovernors@gmail.com. Hope to see you at a concert soon!



July 23: Open Mic Night

Music at the Lyon Park Community Center continued in July with our first open mic night. The invitation brought 13 different talented performers to the stage singing and playing a variety of instruments such as keyboard, guitar, mandolin and sax. There was even a lap steel player! Genres included folk, jazz, blues, classical, old time rag, blue grass, and more! The evening capped off with the performers and audience joining together for a grand finale sing and play-along version of "This Land is Your Land" that would have made its composer—the great American folk singer Woodie Guthrie—proud. It was hard to say whether the performers or the audience had more fun, but everyone seemed to agree we should do it again! If you might be interested in performing at a future Open Mic Night, please send an email to LPCCGovernors@gmail.com.



August 9: Celebrating American Musical Diversity

The rhythms and sounds of America at 250 rang out from the Lyon Park Community Center on August 9, the latest in the Center's series of free concerts. The Mandoleers, an Arlington-based mandolin and guitar orchestra, packed the house with a booming celebration of America's diverse musical heritage. The concert followed the group's annual weekend workshop, an opportunity for new players to join the orchestra.

The evening began with small ensembles representing numerous heritages and genres in our nation— then the full 30-member orchestra came together, opening with two Native American pieces that captured the room. From there, the group moved into unique and beautiful renditions of familiar favorites such as Dvorak's Goin' Home, Leonard Bernstein's America, Lift Every Voice and Sing, closing with voices and instrument United in This Land Is Your Land. It was a sight to be heard! For more information about the Mandoleers and their performance schedule go to Mandoleers.org

Lyon Park Playground Renovation Update, continued

By David Newman

Schedule of informational meetings (all meetings are at the Lyon Park Community Center):

- Evening LPCA Meeting, Wednesday September 9th, 7:00–9:00 p.m. The information session will follow the regular monthly business meeting.
- Daytime Woman's Club luncheon meeting, Thursday, September 17th, 12:00–2:00 p.m. Note: This is the regularly scheduled monthly meeting.
- Weekend LPCC meeting, Sunday September 13th, 4:00–6:00 p.m. This session will be held both in person and remotely.

Join this meeting on your phone or computer via Google Meet: <https://meet.google.com/jzm-repm-saj>.

The link also can be found on the archived version of this newsletter and on upcoming events on the LPCA website, LyonPark.org. To dial in on your phone, call 337-435-0236, and use PIN: 756 684 255#. If this phone number does not work for you, more phone numbers can be found at <https://tel.meet/jzm-repm-saj?pin=1113240743113>.

Schedule of voting times:

Members of the LPCA and the Woman's Club who pay their dues are invited to come to the Community Center at any of the times below to vote on whether to move forward with the current playground proposal. Members are entitled to one ballot only per person, either as a member of the LPCA or the LPWC, and a master list will be provided for cross-checking names. These meeting dates are intended to accommodate a variety of availability and scheduling needs:

- Weekend LPCC meeting, Sunday October 4, 4:00–6:00 p.m.
- Evening LPCA Meeting, Wednesday October 14, 6:00–9:00 p.m. (This is the date for the regular monthly LPCA meeting with expanded hours).
- Daytime Woman's Club meeting, Thursday October 15, 12:00–2:00 p.m. (This is the date and time of the regular LPWC monthly meeting).

We owe thanks to the Lyon Park Playground Committee members for their many hours of hard work and contributions volunteering on behalf of the community. We hope many of you will attend one or more of the information sessions and participate in voting. It takes a village and we have a great one!

LPCC Playground Renovation COST ESTIMATE SUMMARY

PHASE 1 \$ 949,430

- Two new play structures and their safety surfaces are installed.
- All stormwater management work completed.
- Swings and their areas are left intact, except that the tire swing is removed.
- 10 benches and 2 trash receptacles.

Site preparation, demolition and tree protection	\$57,414
Bioretention pond, stormwater management *	\$78,060
Safety surface under 2-5 and 5-12 play equipment	\$245,819
2-5 and 5-12 playground equipment, delivery	\$513,730
Arched bridge	\$14,977
Benches, trash receptacles	\$27,502
Mulch, reseeding	\$11,927
TOTAL	\$949,430

* Costs for drainage-related infrastructure beneath the playground surface are included in the safety surface line item rather than here.

All costs include a percent increase for:

- Contractor's fee
- Bonding
- General Liability insurance
- Risk insurance
- 10% design contingency
- Cost escalation to a start date of Mar 2026

PHASE 2A \$ 194,809

- New ADA access installed from 4th Street and Garfield Street and through the playground.
- Loose parts, playhouse areas created.
- Edging adjusted and mulch to safe depth in existing swing areas.
- 4 picnic tables, 2 benches and 6 trash receptacles.

Site preparation, demolition and tree protection	\$50,503
Walkways	\$33,543
Safety surface	\$50,503
Hollow log play equipment	\$8,860
Benches, picnic tables, trash receptacles	\$22,160
Mulch, reseeding	\$29,240
TOTAL	\$194,809

Estimated possible savings

\$ 6768 if Phases 2A and 2B are done at the same time.

\$ 78,070 if 1 grade lower play structures are chosen.

\$117,100 if 2 grades lower play structures are chosen.

PHASE 2B \$ 207,904

- Swing sets replaced with similar ones
- Rubberized surfacing installed under swings.
- 4 benches.

Site preparation, demolition and tree protection	\$7,711
Safety surfaces	\$71,598
2 swing sets, delivery	\$118,030
Benches	\$10,067
Mulch	\$498
TOTAL	\$207,904

**TOTAL
\$ 1,352,143**

Questions & Answers

Q: Why are we doing this project?

A: The Lyon Park playground has served our community for more than two decades and is approaching the end of its useful life. This project is an opportunity not only to replace aging equipment, but also to create a safer, more accessible, and more welcoming space for families. Based on extensive community input, the proposal adds play opportunities for older children, improves accessibility, addresses long-standing stormwater drainage issues, and enhances gathering spaces while striving to preserve the park's natural character.

Q: How does the size and location of the new playground compare to the existing?

A: The most significant change to the playground equipment is the addition of equipment for ages 5-12, in response to community requests. This equipment will be placed a safe distance from the equipment for ages 2-5. The exact space required depends on the equipment that will be chosen, with community input, if the proposed design is approved. The sandbox area around the current equipment for ages 2-5 is approximately 1,200 sq.ft. The area required for replacement equipment for ages 2-5 and equipment for ages 5-12, plus appropriate space in between for the safety of the young users, is estimated at roughly 4,500 sq.ft. Taking into consideration all of the proposed changes, the proposed design is estimated to expand the activity areas by roughly 2,000 sq. ft, or 20-25% to include: (a) the new area for age 5-12 play equipment, (b) replacing the ages 2-5 play equipment and changing its configuration (both areas to include child-safe play surfaces), (c) adding accessible pathways, (d) upgrading and rearranging the picnic tables and trash cans area, and (e) fulfilling the corresponding rainwater mitigation requirements of Arlington County. Under the proposal, the tire swing would be removed, but all other swing sets would be preserved, until replaced by new swings.



OUR PLAN TO PLAY IT FORWARD!

LYON PARK PLAYGROUND RENOVATION CONCEPT PLAN

Q: How has the community been involved in developing this proposal?

A: Over the past year, Playground Committee members have met with neighbors through surveys, community meetings, neighborhood events, and informal conversations at the park to listen to ideas and answer questions. Community feedback has directly influenced the proposed layout and design, and if the project is approved, residents will continue to have opportunities to help shape final decisions on color scheme in general, the color of the safety surfaces, signage, plants and trees to be added, and the details of benches and picnic tables.

Q: How will the project be funded?

A: A generous private donation has funded all of the design and community engagement work completed to date and will continue to fund preparation of the documents needed for permits and construction administration, if the design is approved. Construction will be funded entirely from donations solicited from the community and local businesses. No loans will be taken. Construction may be broken into three phases, Phases 1, 2A and 2B, phased to accommodate the fundraising pace. No construction will begin until enough money has been raised to fully fund that particular phase of construction. At that time, the funded phase can begin.

Q: How will the vote be conducted?

A: Only LPCA or Woman's Club members, who have paid their associated dues, will be eligible to vote. Each eligible person gets one vote, even if they belong to both organizations. LPCA family memberships allow for each person in the family, 18 years old or older and residing with the registered member, to vote. Under the current plan, voting will take place at three designated times, spaced to maximize the opportunity for every eligible voter to have an opportunity to vote. Voters will place marked ballots in a sealed envelope and hand it to one of two designated volunteers at a voting table. Those volunteers will have current lists of eligible voters of the LPCA and the Woman's Club and will put a check mark by the voter's name on the list, once their vote is received. Sealed envelopes will not be opened until after the end of the final voting session. Votes are anonymous - your name is not recorded on your ballot.

Questions & Answers continued

Q: Can people join the LPCA or Woman's Club and pay their dues when they come to vote? Will there be remote voting?

A: Yes, people can join when they come to vote in person. And no, there is no plan for remote voting at this time. Under the current plan, voters may come to the Community Center to vote at any point during one of the three voting blocks in October.

Q: How will our trees be protected?

A: Preserving the park's mature trees has been a priority throughout the planning process. The plan preserves all of the existing trees with the sole exception of the small leaning cherry tree, which will be removed. A licensed arborist will advise us on how best to protect all of the existing trees in the vicinity of the playground during and after the construction phase. The current playground plan also includes the addition of six new trees.

Q: How was this design selected and is it finalized?

A: The Playground Committee, working with professional landscape architects, developed initial concept designs based on the results of the community survey they distributed in 2025. The Committee presented those to the Board of Governors, which also provided input into the proposed design. Further changes were made as a result of community feedback at the May 2026 LPCA and Women's Club meetings. The design work was done by LandDesign Inc, a local, multidisciplinary planning, engineering, and design firm with an extensive portfolio of DMV-area parks, playgrounds, and community projects, offering wide-ranging expertise in sustainability and environmental stewardship. Details, including the color scheme in general, the color of the safety surfaces, signage, plants and trees to be added, and the details of benches and picnic tables, will be selected with further community input, if the proposed design is approved.

Q: Why is the construction broken into phases and what is included in each?

A: The construction does not have to be completed in phases, but can be broken into phases if we have not yet raised the funds for the entire project and want to get started. Each phase is a self-contained construction project, independent of each other. For instance, while Phase 1 is taking place, one half of the playground could remain open; while Phases 2A and 2B are taking place, the other half of the playground could remain open. Below are short descriptions of what each phase includes:

- Phase 1:
- Two new play structures and their safety surfaces are installed, one for ages 2-5 and one for ages 5-12.
 - All stormwater management work is completed.
 - Swings and their areas are left intact, except that the tire swing is removed.
 - 10 benches and 2 trash receptacles are installed.

- Phase 2:
- New ADA access is installed from 4th Street and Garfield Street and through the playground.
 - Loose parts and playhouse areas are created.
 - Edging is adjusted and mulch is added to a safe depth in the existing swing areas.
 - 4 picnic tables, 2 benches and 6 trash receptacles are installed.

- Phase 3:
- Old swing sets are replaced with similar ones.
 - Rubberized surfacing is installed under the swings.
 - 4 benches are installed.

Q: What is the fundraising strategy?

A: Fundraising, coordinated by the Fundraising Subcommittee of the Playground Committee, will begin with soliciting commitments from local businesses and other potential large donors, and subsequently from community members. Commitments or pledges will be sought, rather than dollars, until we have sufficient commitments to cover the cost of Phase 1. At that time, we will secure the money and move forward with Phase 1. Fundraising for Phases 2A and 2B will be based on a strategy informed by the outcome of Phase 1 fundraising.

Q: What happens to donations collected if the threshold to start construction of Phase 1 is not met?

A: Only commitments (pledges) will be taken until we reach the total needed to complete the first phase of construction. Only then will the donations be collected. This way, if the construction of Phase 1 does not go forward, no return of funds will be required.

Q: What happens if this vote does not result in approval of the proposed design?

A: If a majority of voters do not approve the proposed design, there will be no plan in place to replace the aging playground equipment, which is now approximately 24 years old. The Board of Governors will solicit volunteers from those who engaged during this design cycle to reconstitute the playground committee and develop a new plan. Note that the private donation that has funded the design and community engagement work to date will not be available if a new design is needed.

Questions & Answers, continued

Q: Can we avoid having to pay for land disturbance/water mitigation improvements?

A: No. A Land Disturbing Activity/Stormwater permit is required by Arlington County for any activities that disturb equal to or greater than 2,500 square feet of land, according to the Erosion and Stormwater Management Ordinance, Chapter 60, and the Virginia Erosion and Sediment Control Program. To obtain this permit, you must submit civil engineering plans showing infrastructure installation to reduce the pollution from sediment runoff and manage stormwater runoff.

"Disturbed land" includes not only the location where the playground will be installed, but also locations where new play equipment and supplies are stored, pathways for machinery access and foot traffic, area for a construction dumpster, etc. Given that the sandbox area around the current play structure for ages 2-5 is approximately 1,172 sq. ft., it is unrealistic to think we could do anything other than remove that structure without disturbing more than 2500 sq. ft. of land.

In addition, many residents are aware of the hazard created by the lack of rainwater management measures and the associated flooding for days after a downpour in the existing playground.

Q: Who developed this proposal and who is on the Playground Committee?

A: After soliciting and analyzing community input, the Playground Committee provided that information to LandDesign Inc., a professional landscape architect and engineering firm, that developed the proposal. The Playground Committee consists of volunteer Lyon Park residents, including principally those listed below.

- Michael Kunkler - Former LPCA ExCom President, LPCC BoG Treasurer, 10 year resident, two children who are frequent users of Lyon Park playground
- Mark Ilich - Founder and co-owner of Procon Consulting, who advise facility owners on design & construction projects such as GSA and NASA, implement modern technologies for project management (like LiDAR and digital twin modeling), and father of 3 children/ playground users.
- Paul Showalter - Longtime member of LPCA and Women's Club ExCom and the LPCC BoG, primary organizer for all children's events at the LPCC.
- Steve Geiger - Member of the LPCC BoG Ground Committee and tree advocate.
- Sean Kennealy - Retired Superintendent for National Park Service and playground volunteer to lead construction, Logistics, and Operations & Maintenance.
- Niels Poulsen - Committee Co-Chair and active Lyon Park parent of two.
- Tola Atewologun - Committee Safety Officer and active Lyon Park parent of two.
- Ari Portland - Committee Fundraising & Sponsorship Lead and active Lyon Park parent of two.

Q: Will Playground Committee members be able to bid on the project?

A: No. All paid work from the project will be competitively bid out to private general contractors, which will not include any company represented on the Playground Committee. No one from the Playground Committee will be eligible to perform any paid work on the project.

Q: Where can I find the latest updates relating to the playground?

A: There's a page on the playground renovation on the LPCA website. You can find that at <https://lyonpark.org/explore/parks-green-spaces/lyon-park-playground-renovation/>



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Restaurant Vibes: OASiS the Listening Bar

By Sophie Oberstein

In August, OASiS the Listening Bar celebrated one year in Clarendon. If you've missed its unique ambiance, fresh and delicious Japanese-inspired menu, live music, artfully-crafted cocktails, and gracious hospitality, be sure to rectify that! This is a can't-miss elevated dining experience. Inspired by hi-fi bars of Japan, its owners describe it as a "peaceful Japanese retreat in the City." OASiS is just one of the restaurants in the Sisters Group restaurants that also includes Flore Café in Tysons and multiple locations of Sisters Thai.

Just walking in, you know you're in a special place. There are walls lined from tabletop to ceiling with record albums (we happened to be sitting in a classical music section). High-top tables in the bar are divided by short tennis nets, a huge movie theater marquee hangs over a 25-seat wrap-around bar. Parts of the space evoke Tokyo, others offer a desert locale—with a cacti wall—or surfboards from Hawaii. It sounds—and is—a little eclectic, but not in a jarring way. The overall vibe is soothing, especially in the dining room with dark paneled walls and very private booths, separated by windowed dividing walls.

During daily vinyl sessions from 5:00-7:00 p.m., patrons can select albums and give them to the bartender to play. At 7:30, the venue changes to live music, but not live music that makes conversation impossible. On Thursday and Friday nights (when I've been there), Alejandro Villareal plays guitar accompanying a rotating roster of vocalists who, as they describe it, "provide ambiance," not a show. And they are fantastic. On weekends, there are two music sets, one from 7:30-9:30 and one from 9:30-11:30. I'm told the live jazz brunch on Sundays is also terrific.

When it takes a few paragraphs to get around to mentioning the food and drinks, you might think they weren't very good. Quite the contrary! The food is top-notch—everything we ordered, from appetizers to dessert—was delicious. The sushi is fresh and tasty and available in sashimi, nigiri, and maki form. My personal favorite (that I had to order again on my second visit) was the grilled salmon caramelized with teriyaki sauce and served with sauteed mushrooms, brussels sprouts, carrots, and rice.

Bar selections are equally impressive. My husband describes the Kimi Wa 1000%, as a "wonderful, smooth, creamy take on a whiskey sour." Several of the drinks are completely clarified so that all of the color has been extracted; it looks like water, but has amazing flavor. Jeff calls it "a twist on the senses." OASiS stocks 20 kinds of whiskey and offers curated flights of Japanese whiskey or sake. Happy Hour is from 3:00-6:00 daily.

Their website says, "we offer a fusion of traditional flavors with a modern twist, creating a dining experience like no other." No false advertising here—every aspect of this dining experience is unique and worth a visit (or more).

Oasis: The Listening Bar (2940 Clarendon Blvd): Hours of operation: Sun-Thur 11:30 a.m. – 10:00 p.m.; Fri-Sat 11:30 a.m. – 12:00 a.m. Phone number: 703-512-3068. Visit <https://www.oasisthelistingbar.com> for additional information.





The Pets of Lyon Park

By Jeff Baron

Probably the best-known resident of North Hudson Street in Lyon Park is a pint-size cat, mottled gray and tan, named Kitten. She's part of Jeff and Lois Baron's menagerie, the only one of the three cats who insists on outdoor access, and she frequently greets passersby at Sixth and Hudson. At under 6 pounds, Kitten will befriend dogs 20 times her size, which delights some dogs and dismays others, who seem to see this as a violation of the laws of God and nature. When the Barons' dogs, Birdie and Ladybug, go for a walk, Kitten often tags along until she reaches what she considers the boundaries of her safe territory: 10th Street to the north and Washington Boulevard to the east. Despite her size, she is an effective hunter of rabbits and roof rats as well as mice and voles. And as she approaches her 12th birthday, she hardly seems to be slowing down.



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Join LPCA

Lyon Park residents and residence owners are eligible for membership in the LPCA. Memberships run from October 1st to September 30th of each year. Only members can vote at LPCA meetings. If you have any questions, please email lyonparkpresident@gmail.com

MEMBERSHIP DUES: 1 YEAR: \$10 | 2 YEARS: \$20 | LIFETIME: \$250

Fill out the form on our website to join! www.lyonpark.org/connect/join-lpca-volunteer

Community Yard Sale October 31 from 8:00 a.m.–1:00 p.m.!

If it's getting hard to find things in your house, maybe it's time to start unloading! On October 31, from 8:00 a.m. until 1:00 p.m., the Lyon Park Community Center is hosting its (almost) annual community yard sale, coinciding with a bake sale hosted by the Woman's Club and the annual Halloween Parade of Costumes by the park, so we expect a crowd! You can rent one space (8' x 16') for \$15 or two for \$25. You don't even have to bring your own tables, because you can rent 3' x 6' tables on-site for \$5 each. Open to everyone! To reserve and pay for your space by October 24, and to volunteer if you can, contact Jinder Gill at Harjinder.Gill@yahoo.com and Peggy Page at zzpage4@gmail.com.



A Heartfelt Thank You to Sophie Oberstein, our Lyon Park Restaurant Reviewer!

After a year of providing us with wonderful restaurant reviews, Sophie is putting down her fork, so to speak, to focus on a new job. Any Lyon Parkers want to take on the task? Contact lyonparkeditor@gmail.com to submit your write up and provide us with some pictures! We'd love to find out your neighborhood favorite spots!

A poster for a 'Fall Family Celebration'. The background is a photograph of a man driving an orange tractor with a family of five (two adults and three children) sitting in the back. The tractor is on a grassy field with trees in the background. The text 'Fall Family Celebration' is written in a large, stylized yellow font. Below it, the date and time are listed: 'Saturday, October 24 • 12:00 – 3:00 pm' and the location: 'Columbia Gardens Cemetery Grounds'. A list of activities is on the right: 'Hay rides', 'Pumpkin painting', 'Rose garden', 'Beekeeping', and 'Refreshments'. A QR code is in the bottom left, and the cemetery's name and contact information are at the bottom.

Fall Family Celebration

Saturday, October 24 • 12:00 – 3:00 pm
Columbia Gardens Cemetery Grounds

- Hay rides
- Pumpkin painting
- Rose garden
- Beekeeping
- Refreshments

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Treasurer's 2026 Report for the Lyon Park Community Center*

By Michael Kunkler

The **Lyon Park Community Center's ("LPCC")** fiscal year ended June 30, 2025, reporting the tenth year of operations for the renovated Community Center. Rental income totaled \$100,160—a \$19,132 decrease over the prior year; however, LPCC is at 102% of forecasted income having anticipated challenging regional economic conditions.

Main Street Bank CDs produced another \$7,446.33 in interest income. Mandatory renter's use of our contracted cleaning service has resulted in neither an economic loss or gain. It has, though, resulted in a 92% reduction in withheld security deposits, an intentional LPCC customer service goal.

Operating expenses increased primarily due to necessary maintenance and repair costs. First was \$12,500 in HVAC repairs. A second renovation was refinishing the clubhouse floors, which cost \$6,734.00. A third capital expense was the buildout of the trash cart corral and other related improvements, which cost around \$9,200. Compared to FY25, Net Operating Income decreased by \$26,752.88. This can be attributed to a one-time \$10,000 grant the LPCA was awarded in FY25 but has not spent yet, increased maintenance expenses, the above mentioned \$9,740 reduction in FY26 withheld security deposits, and a reduction in rental income. These were all an anticipated reflection of the economic conditions in Arlington.

LPCC held unearned cash security deposits and prepaid rent for future rentals totaling about \$84,000 at the end of the fiscal year. The Community Center's Net Equity (cash balances held in bank accounts less liabilities, unearned security deposits and prepaid rent) increased to \$183,853 compared to \$160,805 for the prior year.

*LPCA report will be published in the October newsletter.

Lyon Park Community Center Balance Sheet Prev Year Comparison As of June 30, 2026

	Jun 30, 26	Jun 30, 25	\$ Change
ASSETS			
Current Assets			
Checking/Savings	69,050.98	17,408.44	51,642.54
Other Current Assets	201,398.00	211,401.05	-10,003.05
Total Current Assets	270,448.98	228,809.49	41,639.49
TOTAL ASSETS	270,448.98	228,809.49	41,639.49
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Credit Cards	2,211.44	708.26	1,503.18
Other Current Liabilities	84,384.16	67,296.00	17,088.16
Total Current Liabilities	86,595.60	68,004.26	18,591.34
Total Liabilities	86,595.60	68,004.26	18,591.34
Equity	183,853.38	160,805.23	23,048.15
TOTAL LIABILITIES & EQUITY	270,448.98	228,809.49	41,639.49

Lyon Park Community Center Profit & Loss Prev Year Comparison July 2025 through June 2026

	Jul '25 - Jun 26	Jul '24 - Jun 25	\$ Change
Ordinary Income/Expense			
Income			
44800 - Contributed Support	6,999.87	6,011.86	988.01
46400 - Other Types of Income	966.52	12,153.92	-11,187.40
47200 - Operating Income	154,118.15	147,137.35	6,980.80
Total Income	162,084.54	165,303.13	-3,218.59
Gross Profit	162,084.54	165,303.13	-3,218.59
Expense			
62000 - Administration	31,784.40	35,617.60	-3,833.20
63000 - Maintenance	92,312.44	67,495.51	24,816.93
65000 - Utilities	9,288.67	9,179.23	109.44
66000 - Community	5,530.55	3,238.48	2,292.07
66910 - Bank Service Charges	120.33	521.90	-401.57
Total Expense	139,036.39	116,052.72	22,983.67
Net Ordinary Income	23,048.15	49,250.41	-26,202.26
Net Income	23,048.15	49,250.41	-26,202.26

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