

LPCC Playground Renovation Update (Sept 2026)

PRESENTERS:



Mark Ilich
Playground Committee (PC) Chair



Michael Kunkler
LPCC BoG and PC member



Niels Poulsen
PC Co-Chair

AGENDA:

- 1) Playground Committee
- 2) Project Timeline
- 3) Community Outreach
- 4) Survey & Results
- 5) Design Objectives
- 6) Concept #3 Design and Cost Estimate
- 7) Community Feedback to date
- 8) The Vote



Play It Forward:

Let's renovate our
playground together!

Playground Committee (PC) volunteers:

- **Mark Ilich** – Committee Chair
- **Niels Poulsen** – Committee Co-Chair
- **Paul Showalter** – Design & Planning Lead
- **Stephen Geiger** – Tree Canopy Officer
- **Michael Kunkler** – Community Outreach & Communication Lead
- **Ari Perlman** – Fundraising & Sponsorship Lead
- **Sean Kennealy** – Construction, Logistics, and O&M Lead
- **Tola Atewologun** – Safety Officer

Roles and Responsibilities | Project Governance

Board of Governors (BoG)

Ultimate Authority

Final design approvals, budget authorization, contract execution, and key milestone sign-offs.

Playground Committee (PC)

Steering & Management

Day-to-day oversight, reviewing design iterations, stakeholder communication, and recommending General Contractor (GC) selection to the BoG.

Fundraising Committee

Strategy & Execution

Drafting the fundraising plan; executing donation campaigns, managing donor relations, tracking contributions, and organizing donor recognition.

Design Team: Land Design Inc,
Procon Consulting, MK Development

Technical Planning

Site analysis, schematic design, safety compliance, structural engineering, producing final construction permit documents, and construction oversight.

future* **General Contractor (GC)

Construction

Site preparation, physical construction, procurement of materials, timeline management, and site safety.

**VOLUNTEERS
NEEDED**



Project Milestones

2024

- **Sept 2024:** Donor emerged to fund design; support from LPCA President
- **Dec 2024:** LPCC BoG approval to form Playground Committee (PC)

2025

- **Jan 2025:** Hiring of Land Design Inc.
- **Jan 2025:** Lidar scan of park
- **Feb 2025:** PC Kickoff meeting
- **Apr 2025:** PC launched Survey via newsletter and sign (QR code)
- **Jul-Oct 2025:** draft Design Concepts #1 and #2 delivered to PC
- **Nov-Dec 2025:** final Concepts #1 and #2 sent to LPCC BoG

2026

- **Jan 2026:** Concept #3 and cost estimates
- **Apr 2026:** Original plan to launch Fundraising



3D Laser Scan of Lyon Park

Scan Details

Jan 22, 2025 — Mapping of Lyon Park

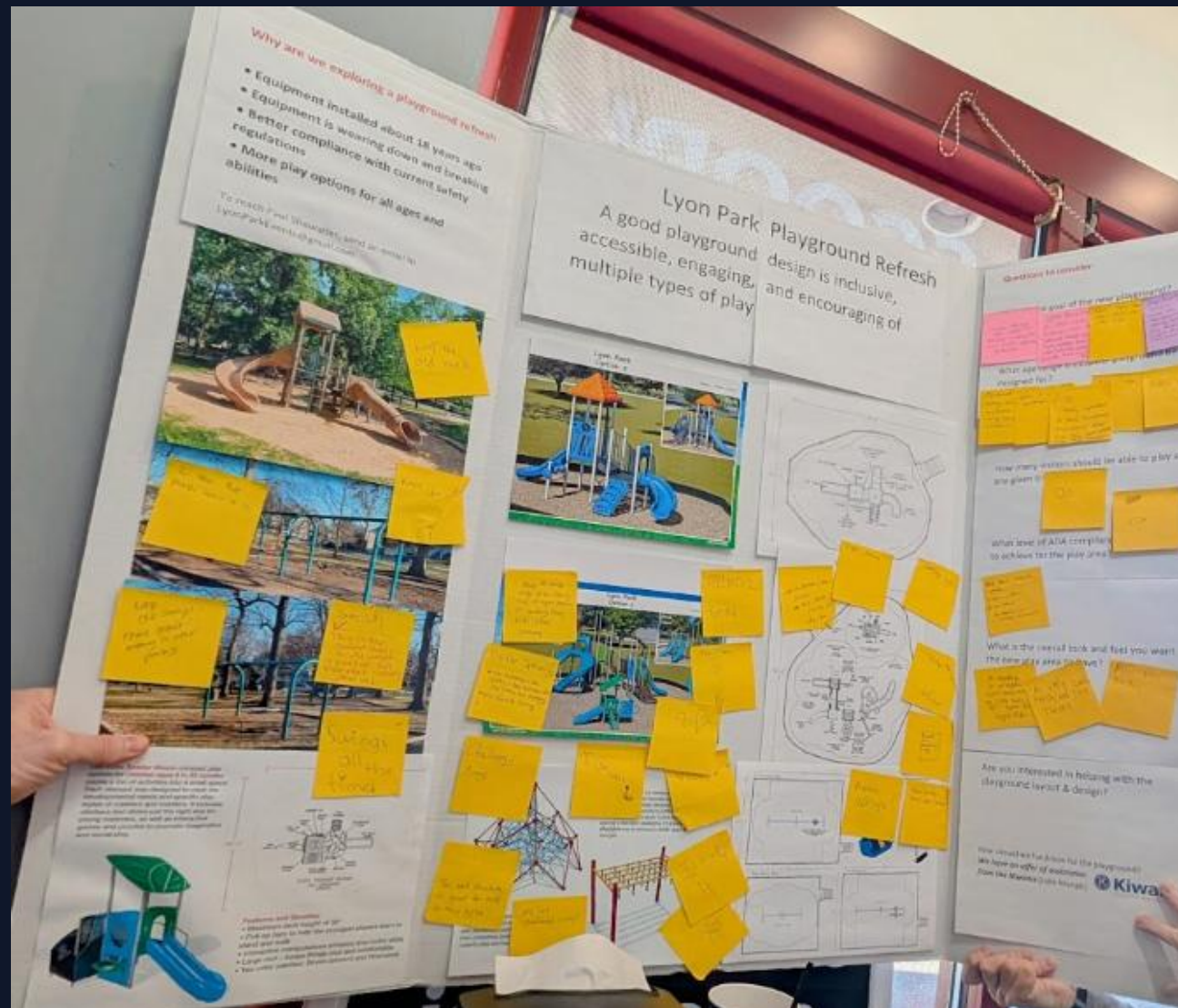
NavVis VLX 3 (Accuracy: 1/4 inch)

Key Project Benefits

- ✓ **Precise As-Built Baseline** Eliminates design guesswork with a highly accurate foundation.
- ✓ **Advanced Tree Mapping** Captures exact locations, trunk diameters, and canopy drip lines.
- ✓ **Rapid & Seamless Capture** High-speed outdoor scanning and terrain topography mapping.
- ✓ **Future-Proof Digital Twin** Interactive model ready for stormwater and utility planning.



Review of Past Community Feedback - Feb 2025



PHOTOS AND CHILDREN SUGGESTIONS COLLECTED BY PAUL SHOWALTER

April 2025

Stuffing 2,000 Newsletters with Survey Invitations



Playground Survey & Results

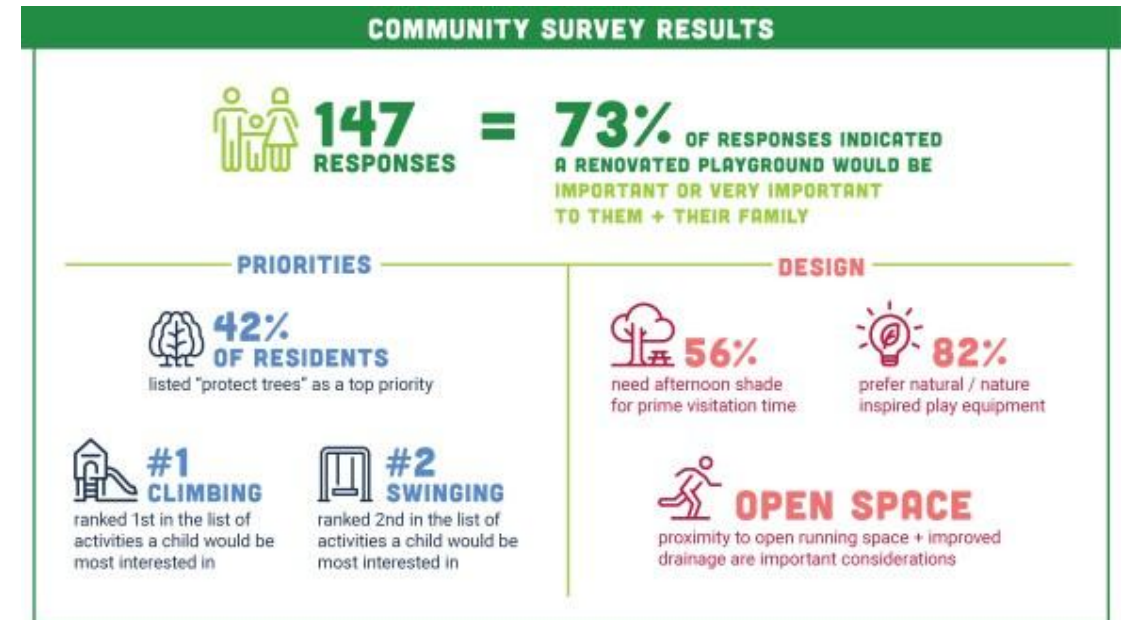
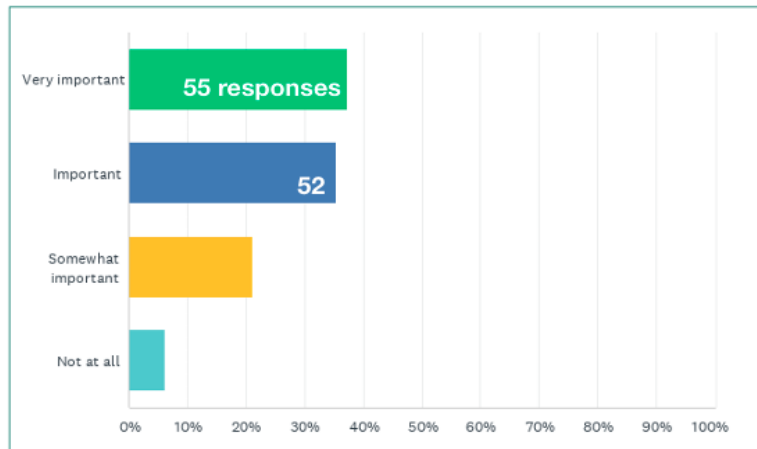


- Online survey launched on: 4/4/2025 and available until: 5/29/2025
- Total responses received: **147**

IMPORTANCE

Q5: HOW IMPORTANT DO YOU THINK A RENOVATED PLAYGROUND WILL BE TO YOU OR YOUR FAMILY?

- 73% of respondents indicated that a renovated playground would be Important or Very Important to them and their family. 6%, or 9 respondents, selected "Not at all".



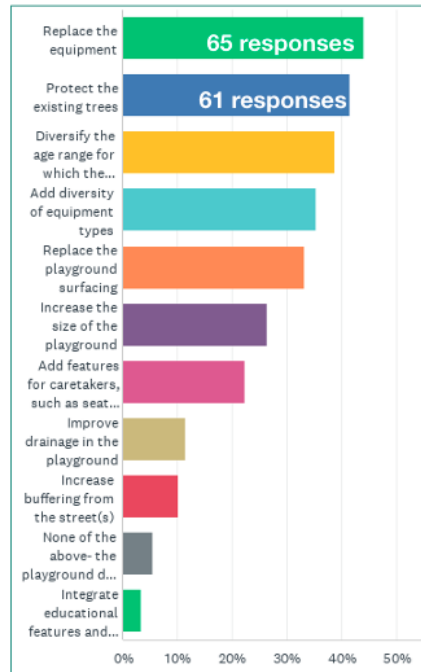
Playground Survey & Results con't



TOP PRIORITIES

Q7: WHAT ARE YOUR TOP PRIORITIES FOR A RENOVATED PLAYGROUND? (SELECT UP TO THREE)

- The most favored options were:
 - Replace the equipment (44%)
 - Protect the existing trees (42%)
 - Diversify the age range for which the equipment is appropriate (39%)
 - Add diversity of equipment types (35%)
 - Replace the playground surfacing (33%)
- The least selected answer choices were:
 - None of the above - the playground does not need to be renovated (5%)
 - Integrate educational features and signage (3%)



* Survey anomaly: only 65 of 147 chose “replace eqt” as a top priority, but 138 chose renovation as “important” – idk

The least selected answer choices were:

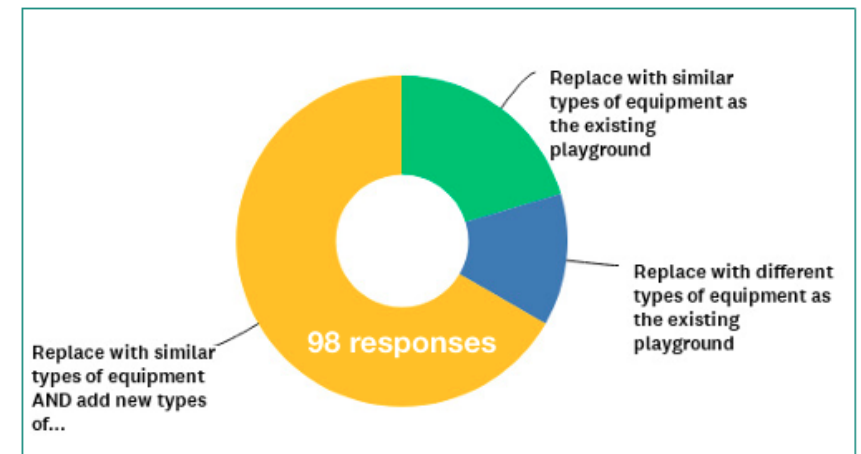
None of the above - the playground does not need to be renovated (5%)

Integrate educational features and signage (3%)

EQUIPMENT TYPES

Q8: WHEN THINKING ABOUT THE TYPES OF EQUIPMENT IN THE EXISTING PLAYGROUND, SUCH AS SWINGS, SLIDES, SWAY BRIDGE, ETC, WHICH IS YOUR PRIORITY FOR NEW EQUIPMENT?

- The majority of respondents (67%) wished to replace the play equipment with similar types of equipment as the existing playground AND that new types of equipment be added.
- 20% preferred to replace the equipment with SIMILAR types of equipment as the existing playground, while 13% preferred the equipment be replaced with DIFFERENT types of equipment.



Survey results & Website



Ongoing updates can be found by

- 1) Going to Lyonpark.org
- 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.](#)

Summary of Neighbor (verbal) Input



COMMUNITY OWNERSHIP:

“Many neighbors were not aware the County does not own and maintain our playground and park.”

KEEP OUR KIDS SAFE:

“Parents with younger children expressed safety concerns with aging 30+ yr old equipment and donated lawn toys.”



POOR SITE DRAINAGE:

“Members expressed frustration of the existing flooded play areas after storms.”



SAVE OUR TREES:

“Tree Canopy preservation is highest priority for many members.”

ACCESSIBILITY GAP:

“The current playground lacks access and features for full inclusion by all members of our community.”



PROJECT COSTS:

“Concern about the overall project timeline and cost burden for many members who remember the Community Center renovation or see comparisons to Zitkala-Sa Park”



Our Community Outreach

Hosted Events

- Jan 2025: BoG solicited for PC volunteers via Listserve
- Apr 2025: Survey launched via Newsletter (QR) and sign
- Apr-May 2025: Outreach at WC potlucks
- Apr-May 2025: Pop-up Tent at Egg Hunt, Bunny Hop, and Spring Fair
- Apr 2026: Pop-up Tent at the Egg Hunt and Spring Fair
- Apr-Jun 2026: LPCA and WC info presentations

Newsletter Articles re: playground

2026

January, February, March, April, May, June, September

2025

January, February, March, April, May, June, September, October, November, December



KEY DESIGN OBJECTIVES

01

Respect Tree Canopy

- Shift location of 2-5yr equipment
- Focus on tree preservation and native plantings
- Engage Professional Arborist and maintain involvement

02

Improved Access to All

- Introduce porous, flexible walkway
- ADA compliance for strollers & wheelchairs
- Dedicated space and seating options for parents and caregivers

03

Stormwater Control

- Meet Arlington Co. requirement for stormwater: >2,500sf land disturbance
- Solve frequent playground flooding
- Build rain garden to treat rainwater

04

Equipment Diversity

- Add 5-12yr & replace 2-5yr equipment for “**active**” play
- Introduce “**passive**” play: loose parts, playhouse village, balance play, and reading zone
- Goal for passive play to have low to zero impact on existing tree roots

05

Maintain Character

- Retain swings & open play fields
- Use natural, nature-inspired equipment and design elements
- Upgrade picnic tables & trash receptacles

The Evolution of PLAY: Active vs Passive design

Contemporary playground design expands beyond the traditional structures of 30 years ago by incorporating dedicated passive zones alongside high-energy active spaces. Integrating both play styles ensures a comprehensive developmental environment that meets the diverse needs of today's children and introduces a vital diversity of play elements.

Key Advantages of the Modern Dual-Zone Approach

- **Inclusivity and Pacing:** While 30-year-old playgrounds primarily catered to children who wanted to run, climb, and swing, modern designs recognize that kids have different energy levels and sensory needs. Passive zones offer a safe space to decompress without having to leave the park.
- **Tree Canopy Preservation:** Active play equipment for older kids is taller and requires deeper footers, thicker safety surfacing, and greater excavation. Passive play elements, such as playhouses, logs, and loose parts, can be placed directly on the ground, protecting critical tree roots and preserving the park's natural shade.
- **Expanded Age and Interest Appeal:** By adding these new types of play, the park becomes a destination not just for physical exertion, but for storytelling, nature discovery, and creative building, keeping a wider range of children engaged for longer periods.

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 1,172
- Small swings 844
- Large swings 981
- Tire swing 627

LYON PARK PLAYGROUND

CONCEPT #3 DESIGN

• Updated 03.10.2026 •

PLAN LEGEND:

- 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

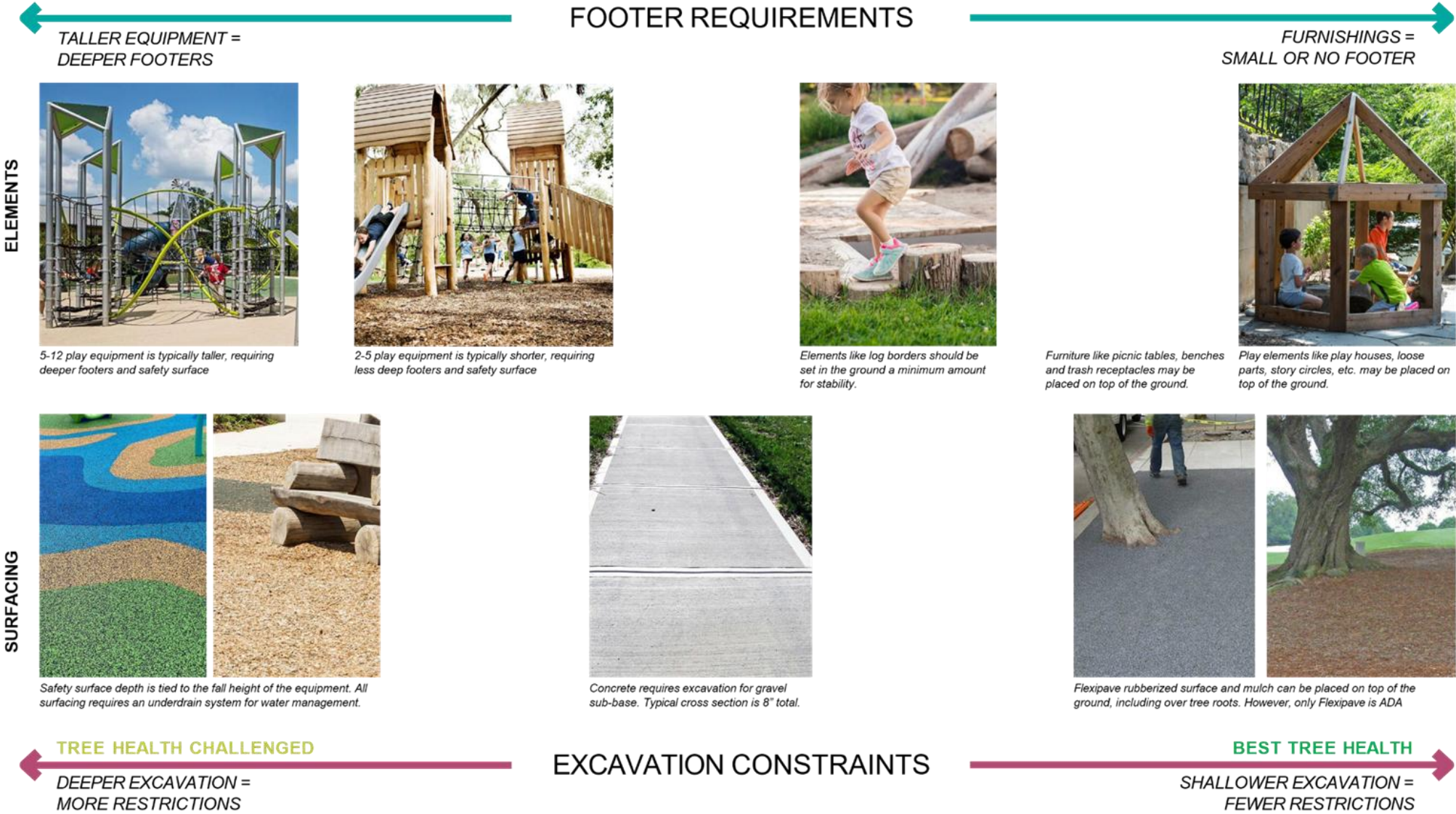


Active vs Passive features:



Play Category	Designated Areas	Core Focus	Developmental Benefits
Active Play (Traditional)	2-5yr olds Play Equipment (#1), 5-12yr olds Play Equipment (#2), Swings (#4)	High-energy physical exertion and gross motor movement.	Builds cardiovascular health, physical strength, spatial awareness, and provides an outlet for burning off high energy.
Passive Play (Modern Integration)	Balance Play Area (#7), Loose Parts Play (#8), Playhouse Village (#9)	Low-stress retreats, imaginative exploration, and tactile engagement.	Fosters self-directed role-play, refines fine motor skills, encourages collaborative problem-solving, and offers crucial sensory relief.

TREE HEALTH + NEW CONSTRUCTION



BUDGET OPPORTUNITIES + CONSTRAINTS



MATERIAL	PLAN GOAL	ADDITIONAL CONSIDERATIONS
2-5 AND 5-12 YEAR OLD EQUIPMENT	• Addresses 1st, 3rd and 4th top community priorities for the playground renovation. • While 50% of survey respondents have children ages 6-12, 75% have children 0-5 which would benefit from an expanded age range of equipment.	• Providing equipment for both age groups may take up more park space than providing equipment for just one age group. Compact options could be considered to minimize the spatial impact. • Taller playground equipment typical for older children requires deeper footers, thicker safety surface, and more excavation that adds cost.
2-5 YEAR OLD EQUIPMENT (ONLY)	• Addresses 1st and 4th top community priorities for the playground renovation. • Leaves out a significant population of children currently 6-12 years old, as well as younger children as they age.	• Providing equipment for only the younger children would typically involve shallower footers, thinner safety surface, and less excavation that could save cost.
POURED IN PLACE RUBBERIZED SURFACE	• Most preferred by community. • Provides maximum accessibility.	• Requires least amount of maintenance of playground safety surface options.
ENGINEERED WOOD FIBER SURFACE	• Least preferred by community. • Least accessible option, and requires significant maintenance.	• Requires same depth and underdrain considerations as poured-in-place rubberized surface.
CONCRETE	• Provides maximum accessibility for walkways and access points.	• Not rated as a safety surface, limited for perimeter pathways, access points, and seating areas where accessibility is needed. • Very durable, no maintenance. • Excavation required limits use under existing trees.
FLEXIPAVE	• May be installed over existing tree roots allowing preservation of trees while maximizing use of space within the critical root zones.	• Durable, modest life-cycle, limited maintenance. • Porous material assists stormwater management and drainage considerations. • May be installed over existing tree roots without excavation.
MULCH	• May be installed over existing tree roots allowing preservation of trees while maximizing use of space within the critical root zones.	• Does not require excavation or installation expertise, could be performed by volunteers. • Does require yearly maintenance and replenishment. • Natural material nourishes existing trees as it decomposes.

CONCEPT #3 | COST ESTIMATE SUMMARY

PHASE 1
\$ 949,430

All manufactured play equipment is installed in Phase 1 except for swings.

- DEMOLITION INCLUDES:
- Removal of existing climbing structure and associated surfacing/ edging
 - Removal of small cherry tree
 - Removal of existing light pole

- CONSTRUCTION INCLUDES:
- Equipment and surfacing for new climbing / play structures for both 2-5 and 5-12 year olds, assumes high quality commercial grade products
 - Benches and trash/recycle receptacles associated with play equipment
 - Includes bioretention mitigation

- OTHER
- Includes General Conditions, Prime Fee, Bonds, Insurance, Design Contingency and Construction Escalation

PHASE 2A
\$ 194,809

All new ADA access is installed in Phase 2.

- DEMOLITION INCLUDES:
- Includes removal of existing walkway from 4th Street

- CONSTRUCTION INCLUDES:
- Fresh mulch and edging adjustments to existing swing areas
 - Infrastructure for loose parts and playhouse areas
 - Infrastructure for new picnic area and new picnic tables
 - 2 ADA accessible routes into the playground (from 4th Street and Garfield Street) and through the playground

- OTHER
- Includes General Conditions, Prime Fee, Bonds, Insurance, Design Contingency and Construction Escalation

PHASE 2B
\$ 207,904

New swings and rubberized surfacing are installed.

- DEMOLITION
- Includes removal of remaining 2 swing sets, surfacing and edging

- CONSTRUCTION
- Includes equipment and separate rubberized surfacing areas with infrastructure for two new swing sets
 - Includes seating adjacent swing set area

- OTHER
- Includes General Conditions, Prime Fee, Bonds, Insurance, Design Contingency and Construction Escalation

TOTAL
\$ 1,352,143

- Includes assumed Construction Escalation cost of 6% per year
- Includes most up-to-date material unit costs.

PLAYGROUND EQUIPMENT
COST RANGES

Premier
\$ 150,000 - \$250,000

- Common Examples:
- Kompan
 - Landscape Structures

- Advantages:
- Durability
 - Longevity
 - Innovative + feature-rich
 - Best warranty

Commonly found in public parks in DC and Arlington

Moderate
\$ 100,000 - \$200,000

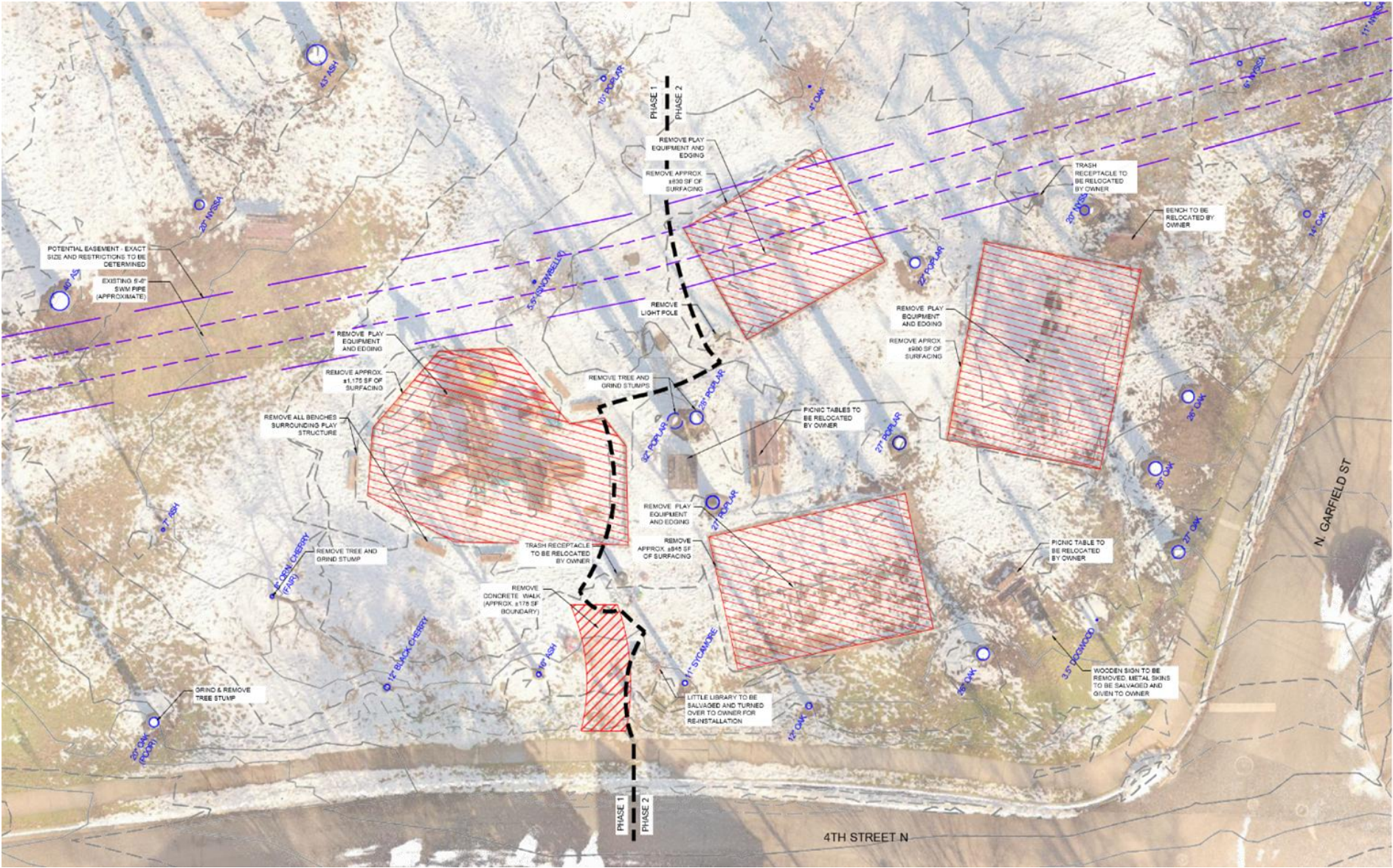
- Common Examples:
- Gametime
 - Playworld

- Notes:
- Durability
 - Moderate innovation
 - Cost Conscious
 - Somewhat limited warranty

Commonly found in public parks in Fairfax County and DC

Budget
\$ 75,000 - \$125,000

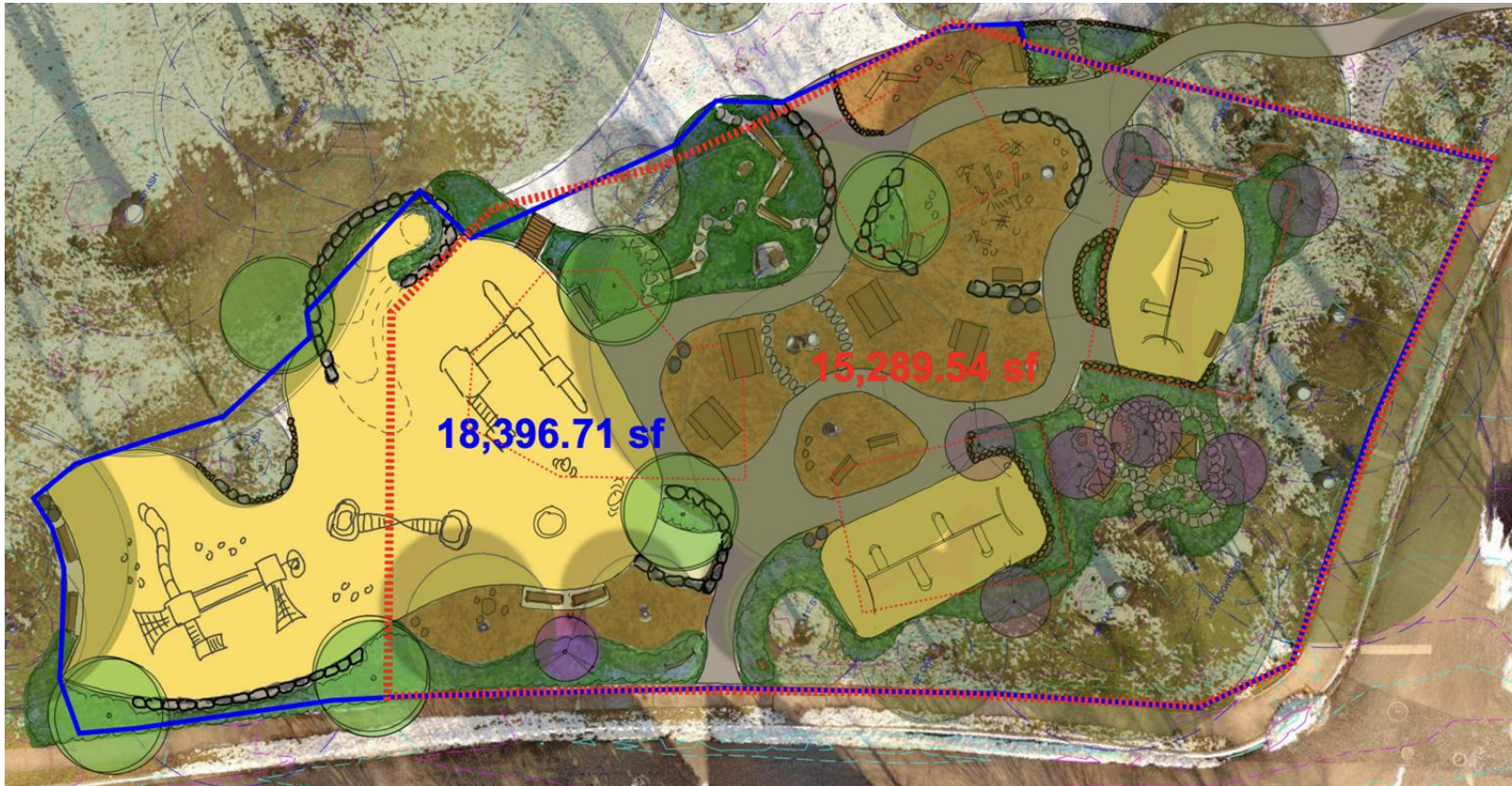
PHASING PLAN (IF NEEDED)



A wooden swing seat, made of two horizontal planks of dark brown wood, is suspended by two silver metal chains. The chains are attached to the seat via metal rings and bolts. The background is a soft-focus green field, suggesting an outdoor park setting. The text "Community Feedback on Concept #3" is overlaid in white, bold, sans-serif font in the upper center of the image.

Community Feedback on Concept #3

Size of Concept #3 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.

FAQs

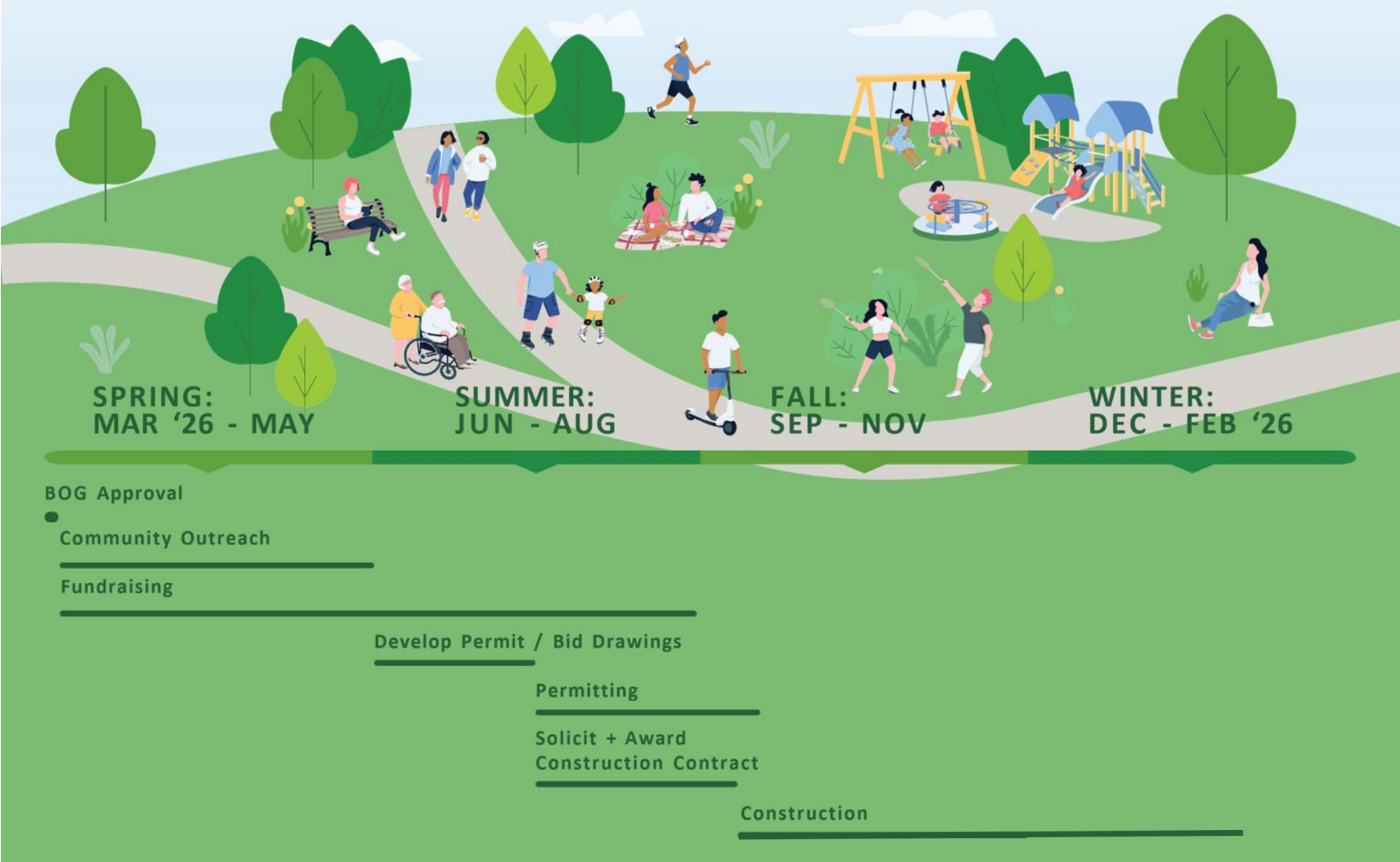
What will be the impact to the existing trees?

All of the existing trees will remain, with the exception of the small leaning cherry tree. Measures will be taken to protect the existing trees both from construction activities as well as from the new equipment and surfaces, including installing temporary fencing around critical areas, limiting excavation, and using pervious materials around the existing trees.

How was this design selected and is it finalized?

The design has been vetted carefully through the Playground Committee and the Lyon Park Community Center Board of Governors (BOG). The design team analyzed the results of the community survey and presented recommendations to the Playground Committee. The community survey results informed the creation of two initial concept designs which were reviewed by the Playground Committee and the BOG. Their comments were incorporated into this concept you see now.

SCHEDULE OF REMAINING ACTIVITIES



The Vote

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 \$1.352million? 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.

Please cast your vote:  **Yes** or  **No**

3 Voting Opportunities:

Sun 10/4, 4 PM – 6 PM: LPCC Meeting

Wed 10/14, 6 PM – 9 PM: LPCA Meeting

Thu 10/15, 12 PM – 2 PM: Woman's Club Meeting



Please cast your vote!

Any Questions?

BOG Playground Committee Chair,
Mark Ilich
milich@mkdevelopmentllc.com

LPCC Board of Governors (BOG)
David Newman
LPCCGovernors@gmail.com

