

**COLLEGE GARDENS CIVIC ASSOCIATION (CGCA)  
MEETING MINUTES, June 3, 2008**

Pre-Meeting

Mark Pierzchala met with Rockville officials who have worked with the Civic Association on the park and playground. Mike Critzer, Lee Soukup, Susan Strauss, and Mark Wessel explained the plans for the park and playground renovations to Mark and a few members of the Executive Board and Task Force for the park and playground. Ms Soukup gave a detailed review of approximately 54 engineering and architectural diagrams. The plans are close to completion but some changes were necessary. For example the structure that drains the pond had to be separated from the overlook deck above it and is now 20 feet away from it, for safety reasons. Mr. Critzer described the playground design. The new playground is expected to be ready by July 4.

**GENERAL MEETING**

Mark Pierzchala, President of the CGCA, welcomed the membership (more than 40) to the meeting. Sue VanGrack, treasurer, announced that the CGCA bank account has \$7803. After a thorough cost accounting for the March social, Mark said that \$826 went to the Girl Scouts.

*Park and Pond*

Mike Critzer, park manager, said that the low bidder gets the contract to build the playground. There will be a low maintenance, very safe rubber surface. The play equipment has already been delivered to the contractor. Installation should start in about 2 weeks and then be completed in 2 to 3 weeks, depending on rain.

Ms Lee Soukup discussed the plans for the pond. The contract is going out for bid. She went through the architectural and engineering drawings, showing locations of the paths, the shelters (existing and new), bridge over one section of the pond, the two decks, drain structure, boulders, fountain, seating wall, plantings, and the trees. One issue is the stream behind the houses on College Parkway. Mayor and Council should have approval between September and November. There is a 3 month delay from time the bidding process opens. Then construction should start sometime between November and January and should be completed in the June-August 2009 timeframe. It is important to keep to the schedule to ensure the \$430,000 grant from the EPA.

*Basketball Courts*

Mark led a discussion on whether to keep the basketball courts, given that the new CGES school has two courts. Members spoke articulately for and against the courts. Those in favor cited that this is the only recreational area for the entire College Gardens neighborhood, including the townhouses and apartments, and that the young people needed the courts. School functions have first priority on the school's courts. The need for players of all age groups to have access was emphasized. Ted Reuther moved that we endorse project construction of the basketball courts as part of the park. The motion was seconded. Someone noted that the survey about the park showed that the basketball courts highest on the list of options. The motion was voted on, 27 for, 1 against.

### *Zoning*

Dean M.... , Zoning Administrator for Rockville, said that the Planning Commission, after many meetings (e.g., RORZOR, Task Force, public hearing), sent a letter to the Mayor and Council to transmit the zoning document and map. HE expects a hearing June 16 or 30 with the Mayor and Council.

Home-based businesses will not require input from up to 10 visits per week. For 10-20 visits, the business must register. After 20, the business must keep a log of visits. There is a new zone for businesses for Stonestreet, on the West side but there is some grandfathering allowed. Mixed use zones allow more flexibility, corridor zones, high density. There is height allowance of up to 150 feet in transitional zones. There is a requirement for a 30 degree back slope between commercial and residential zones. This does not apply if a school sits between the two zones. The recommendation is that national parking standards should apply. Mansionization zoning is to change the way height is measured....??? A new park zone will exist for all City park areas and public school sites. There is no grandfathering in residential areas. There is an opportunity for neighborhood conservation districts.

There is no change in the definition of family, up to 5 non-related persons in a house. The Planning Commission did not alter definition of accessory structures. The Mayor and Council will decide what goes into a neighborhood plan.

### *Money to Celebrate Park*

Mark asked for \$50 to have some sort of celebration when the new park is completed. There was a motion to that effect, seconded, and voted with the ayes winning. Note: at end o meeting, Ted Reuther and Paul O'Brien volunteered to donate the money.

### *National Night Out*

Mark announced that the National Night Out will be August 5 and asked for funds to help cover the costs. A motion was made and seconded and the ayes took the vote.

*Other Business* - none.

### *Elections*

Mark asked for nominations for new officers of the CGCA. Those nominated also won. They are: Michael Phillips, President; Ciaran Murphy, Vice-President; Susan VanGrack, treasurer; Tom Miner, secretary.

The meeting was adjourned.