SILVER LAKE COMMISSION

May 7, 2020
9 AM - 10:30 AM

Virtual Meeting

Special Meeting
AGENDA

1. Welcome/Call to order
2. Review of Capital School District Site Plan
3. Adjournment

Participation in the Silver Lake Commission meetings is limited to agency reviewers and project applicants. While the public is welcome to attend, public comment will not be accepted. The opportunity for public comment will be available at the Planning Commission meeting scheduled for May 18, 2020.

Public Viewing Information

Dial 1-408-418-9388

Event number/Access code: 710 280 315

Event password: DoverSLCsm

Meeting Link:
https://cityofdoverde.webex.com/cityofdoverde/j.php?MTID=m5e11632b9e28b65829de756d60da3578

Courtney, Carolyn

From: Melson-Williams, Dawn
Sent: Monday, April 20, 2020 12:30 PM
To: Arndt, Tricia K. (OMB); Courtney, Carolyn
Cc: Eaton, Robin L.; Hugg, Dave
Subject: Dover Middle Schools Application for Silver Lake Commission Review
Attachments: Pages from S-20-02 Capital Middle Schools -2019180_CMS-SITE-2020-03-06 - Set_Part1.pdf

Tricia and Carolyn (For the Silver Lake Commission):

Request for Review by Silver Lake Commission:
The Planning Office has the following Site Development Master Plan Application in the review process. With the pandemic, our review meeting dates have been revised but we have been directed to move forward with our review process. The Application is tentatively scheduled for a Planning Commission Meeting on May 18, 2020 as a Virtual Meeting (details forthcoming).

> S-20-02 New Dover Middle Schools at 1 Pat Lynn Drive: Master Plan - Review of a Site Development Master Plan Application to permit redevelopment of the school property in a series of Phases. Phase 1: construction of a new 238,500 SF middle schools building, parking, and other site improvements; Phase 2: Sports Fields and two associated 2,300 SF buildings; Phase 3: 19,500 SF future building addition; and Phase 4: two 8,800 SF future building additions. The proposal involves a series of land tracts totaling 44.71 acres +/- and are zoned IO (Institutional and Office Zone). The land tracts are located on the north side of Walker Road and east of Schoolhouse Lane. The property is adjacent to Silver Lake. The owner of record is Dover Special School District. Property Address (all parcels): 1 Pat Lynn Drive. Tax Parcel ID (all parcels): ED-05-067.11-01-68.00-000. Council District 4. *Waiver Request: Partial Elimination of Curbing.*

Per the *Zoning Ordinance,* Article 5 Section 11.251 the Application is to be considered by the Silver Lake Commission prior to the Planning Commission meeting. See link to Code:
https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZO_ART5SURE_S11ENPR

I have attached the Cover Sheet from their Plan submission to this email. I do have their entire plan set (10 sheets available in pdf format) if necessary. I also can provide contact information for the applicant & design professional.

Please advise as to the scheduling of the Silver Lake Commission Review. Thank you.

Thank you for your patience as our Team is diligently working to address inquiries and to continue to fulfill the needs of our community during these times. The best way to reach the Planning Office is by email or leaving a message at (302) 736-7196 as Staff is only in the Office on select days and is working remotely.

Dawn Melson-Williams, AICP
Principal Planner
City of Dover, Delaware
Department of Planning & Inspections
(302) 736-7196 Planning Office Phone
(302) 736-4217 fax
dmelson@dover.de.us

Courtney, Carolyn

From: Jonathan S. Falkowski <jfalkowski@beckermorgan.com>
Sent: Wednesday, May 6, 2020 5:15 PM
To: Courtney, Carolyn; Tricia.Arndt@delaware.gov
Cc: Dan - Capital School District Super.; Hardin Elliot; Gregory V. Moore; Tony DePrima; Melson-Williams, Dawn
Subject: 2019180 - Dover Middle Schools - Silver Lake Commission Meeting
Attachments: C-001C - 2019180 CMS-Site Plan - 2020-05-06-SLC.pdf; C-001C - 2019180 CMS-Site Plan - 2020-05-06 - 2012 Aerial.pdf

Good afternoon,

I will be presenting an overview of the project to the Commission tomorrow morning on behalf of the Capital School District. It is our understanding that Dawn had previously provided the Commission a Site Plan which was part of our submission to the City on March 6th. The plan was recently updated and submitted this morning and so I've attached that plan for your use (in color). Revisions included slight tweaks to the front drop off area and were very minor.

Also attached is an aerial view of the previously developed site for comparison, which as you are aware, was the old Dover High School.

Look forward to meeting with you tomorrow. I'm not sure if we would be able to screen share documents so we wanted to provide to the group.

Thanks!

Jon S. Falkowski, P.E.
Sr. Associate | Civil Engineer
BECKER MORGAN GROUP, INC.
Office: 302-734-7950 | Ext.: 227

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PROJECT TITLE

THE NEW DOVER MIDDLE SCHOOLS

SITE DEVELOPMENT MASTER PLAN

1 PATRICK LYNN DRIVE
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

COVER SHEET

0 60 120 240

SCALE : 1" = 120'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
2.	05/06/20	REVISED & RESUBMITTED FOR REVIEW BY THE C.O.D. PLANNING COMMISSION
1.	03/06/20	SUBMITTED FOR REVIEW BY THE CITY OF DOVER PLANNING COMMISSION

LAYER STATE: 2nd36-Color

PROJECT NO.: 2019180.00
DATE: 03-06-2020
SCALE: 1" = 120'
DRAWN BY: M.A.R. PROJ. MGR.: J.S.F.

SHEET

C-001C

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BECKER MORGAN GROUP ARCHITECTURE - ENGINEERING DOVER, DE SALISBURY, MD WILMINGTON, NC www.beckermorgan.com

SILVER LAKE

SILVER LAKE

SILVER LAKE

SILVER LAKE BOULEVARD

REPRESENTATIVE LANE

PROPOSED OPAQUE BARRIER FENCE

100 YEAR FLOOD PLAIN LINE

EXISTING EDGE OF WETLANDS

100' WETLAND BUFFER

100' WETLAND BUFFER

EXISTING EDGE OF WETLANDS

SILVER LAKE BOULEVARD

PAT LYNN DRIVE

WALKER ROAD
(SR 8) - MAJOR ARTERIAL
(SR 10) - MAJOR COLLECTOR

SCHOOL HOUSE LANE

TERRY CIR.

WOODCREST DRIVE

SENATORS

SENATORS

F:\AutoCAD\Projects\2019\2019180\DWG\Misc\MAR Updates\2019180-Site-C3d18-Update.dwg, May 06, 2020 - 5:01pm

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LAYER STATE: 2nd&Gov (2)

PROJECT NO.: 2019180.00
DATE: 03-06-2020
SCALE: 1" = 120'
DRAWN BY: M.A.R. PROJ. MGR.: J.S.F.

SHEET
C-001 - 2012

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