

**Silver Lake Commission
May 7, 2020
9 AM / Via WebEx Meeting**

*** DRAFT ***

Members on The Call

Tricia Arndt
Zach Carter
Robin Eaton
Lyle Jones
Marie Kozel
Michael Lewis

Others on The Call

Carolyn Courtney, COD Parks & Recreation Staff
Dawn Melson-Williams, COD Principle Planning Department
Matt Harline, COD Asst. City Manager
Greg Moore, Becker Morgan Group
Jon Falkowski, Becker Morgan Group
Tony DePrima, Board Member Capital School District
Dan Shelton, Superintendent Capital School District
Elliott Hardin, Capital School District
Adewunmi Kuforiji, Capital School District

WELCOME & CALL TO ORDER

The meeting was called to order at 9 AM.

INTRODUCTIONS

Those on the call identified themselves.

REVIEW CAPITAL SCHOOL DISTRICT SITE PLAN

Mr. Falkowski thanked everyone for their participation today. The screen shots presented were of the former Dover High prior to demolition previously (Walker Road/Pat Lynn Drive). There is a prong for Silver Lake with an existing wetland area. Silver lake directly abuts this property as you can see. We are seeking approval from this body as well as the City of Dover Planning Commission on May 18 for a combined new middle school, a 238,000 sq ft facility that would house two middle schools with shared facilities in the rear. Shared cafeteria, auditorium, etc. We tried to minimize the footprint from the previous building. We are reducing the impervious, over 2 acres (15%) of hard surfaces are being removed for a much greener space with the new school. Over 2 acre reduction of impervious site work. The tennis court area will be removed and the entire development will be shifted to the north. Landscaping buffers will be planted on the residential sides. All development will be kept out of the 100' foot buffer. Mostly grass in this area, as we are doing geo thermal wells on this property which does shift the softball field slightly. We are planting additional vegetation as additional buffers. We have met with DNREC Watershed Stewardship and shared our site plan. We fully intend to comply with all of the 2019 newly adopted regulations. That is the main focus of our summary. We are not disturbing any wetlands, woodlands and pushing development previously there further away from all prongs and Silver Lake Abutments and reducing run off from the site. He welcomed questions at that point.

The chair inquired if the plantings were going to be native? Mr. Falkowski replied yes, we have looked and this and will meet both the city and state requirements. She also asked if the recreational facilities will be open to the public? Mr. Falkowski noted the tennis courts were, however, they are looking into this as the district moves forward. The (district) will look to continue offering approximately 1 acre of public recreation as deemed by DNREC. This is preliminary so we do not the exact timing and converting this area. We are discussing and have not made a final decision, yet. It is possible it may be a playground area at the new Central Middle elementary.

Mr. Shelton noted he is actively working with DNREC specifically with Dept. of Interior and DNREC regarding this issue because the tennis court may have been built with federal funding. We want to make sure we get it done correctly as we move forward.

Mr. Jones noted the stormwater structures, [inaudible]? Mr. Falkowski stated that our discharge points would utilize existing pipe locations and/or would discharge into the north side of the wetlands which acts as a filter before draining into the south prong of the wetlands before ultimately conveyed to silver lake. This satisfied the concerns of direct discharge to the Lake.

Mr. Jones noted by the old security gate the pipe under the road is about ready to give out according to DelDOT. The pipe that dumps into the stormwater pond. Mr. Shelton the pipes crossing Woodcrest Drive were replaced last year. Mr. Jones replied good enough, thank you. Mr. Jones noted he is concerned about stormwater draining directly into the St. Jones.

Mr. Carter noted he liked the plan and complimented the design. His only comment was that the baseball field is now going back to where it was in 1966, in its original location. The field was moved after too many baseballs were hit into the lake.

Ms. Kozel inquired about the timeline. Mr. Falkowski replied that there is really no timeline on the phases. And gave a basic review of the timeline. Dr. Shelton noted on the original master plan it was originally three phases and we now have it in five

phases. Long range master planning phase 4 at 10 years down the road and phase 5 is about 15 years down the road. We wanted to be sure this property could hold middle schoolers for many, many years to come without the possibility of expansion.

Ms. Kozel inquired about lines on the outside of the back of the building. Are those basketball courts? Dr. Shelton yes, as that is a recreational area for the students to use.

Ms. Kozel and the sidewalk coming up Pat Lynn Drive. Is there any kind of walking path on the property planned? Mr. Falkowski replied other than pedestrian access sidewalks, no. The pathway from Woodcrest to the property will be maintained. She then asked about a pathway on the east side of the property. Mr. Falkowski noted at this time no. Dr. Shelton noted we have met with those neighbors and they assisted us in choosing a fence and design. None of Senator Way residents asked about this. It would require an easement and at that meeting we had there was no desire to connect Senator Way to our property. If placed there, it would bring pedestrians in next to an area this is meant for vehicular traffic. The Chair noted I see where it would make sense to have an access to this area and would ask that look into that further.

Mr. Lewis noted he was encouraged in the increase of green space. Are the number of cars parking about the same as it was when it was a high school. Our head count for staff is based on number of students not by school. Dover High had roughly 2,000 students this school will be for approximately 1,600 students which means a reduction in staff.

Mr. Harline questioned if the new fields would be turf or grass and does it make any difference in permeability? Mr. Falkowski noted we are discussing this now and looking at pricing. That will determine the turf, natural grass, etc.

The chair noted overall we pleased with the design, buffer widths, etc. It's looking good. What is the pleasure of the commission?

Mr. Jones noted the old high school had drainage problems on the south west corner. Mr. Falkowski noted yes that have address this in the design. There was a failing catch basin. It will be addressed.

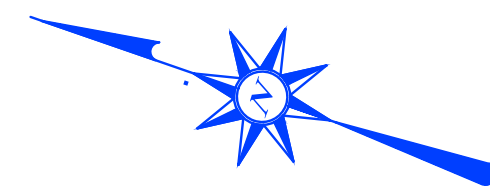
Mr. Eaton looked like the fence did stop in the development on the Senator Way side, is that correct? Mr. Falkowski noted there is a new PVC fence going in all the way down to the nursing home. (Intent prevent thru traffic.)

Ms. Kozel motioned to approve the design presented for the May 18th Planning Commission. Mr. Carter seconded. The Chair did ask the district to consider looking at the opening the fence to the Senator Way side for sidewalk access. Ms. Williams noted the neighborhood is fully built out and all townhouses. The area not developed is their open space area and some is wooded. There appears there may be a gap that could be potential space for a sidewalk. But we have to get easement agreements. Nothing would act as barrier to prevent future access. However, this area will be the bus area and keeping students and vehicles separated. I would not want to see pedestrian access in this area where the buses will be coming in. It is not necessarily desirable at this point. But it could be done with as there is no serious big barrier to stop it.

With the motion on the floor no further discussion and the members voted in favor without objection.

ADJOURNMENT

With no further business, the meeting adjourned at 9:50 AM.



PROJECT TITLE

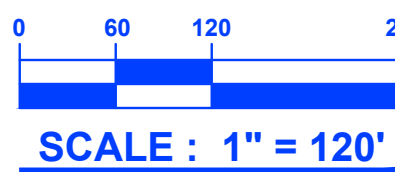
**THE NEW
DOVER MIDDLE
SCHOOLS**

**SITE DEVELOPMENT
MASTER PLAN**

1 PATRICK LYNN DRIVE
CITY OF DOVER
KENT COUNTY, DELAWARE

SHEET TITLE

COVER SHEET



ISSUE BLOCK

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

PROJECT NO.: 2019180.00

DATE: 03-06-2020

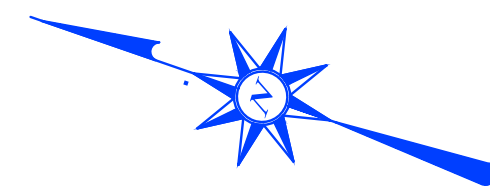
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SHEET

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PROJECT TITLE

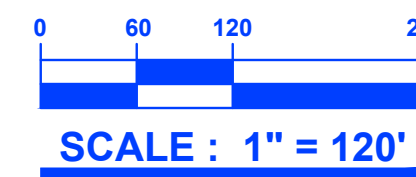
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2012 AERIAL



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