



Harriet R. Tubman Elementary School Renovation

for the Recovery School District

2013 General Meyer Avenue, New Orleans, LA 70114



City of New Orleans, City Planning Commission Design Advisory Committee Submittal Narrative

This project consists of the renovation and additions to the current Harriet R. Tubman Elementary School, formerly Adolf Meyer Elementary. It will continue to be used as a pre-kindergarten through eighth grade school, by the same operator, after the renovation.

The site occupies an entire city block with a total area of 110,638.49 square feet (2.54 acres), fronted by General Meyer Avenue, on the north, and bounded by Numa Street, Diana Street and Behrman Avenue. The main school building is a hollow rectangle with a combination of asphalt paved and sodded areas both inside the courtyard and surrounding the building. There are two, smaller buildings on the site as well as a metal shed. The main student and public access is from the General Meyer side and service access is primarily from the south, or Diana Street side. There are mature oak and crepe myrtle trees around the perimeter of the site and the yard is enclosed by chain link fences on all sides. There are two existing playgrounds and an asphalt basketball court on the perimeter of the main building with some out-of-date play equipment in the courtyard. The exterior playgrounds will be reused and the equipment in the courtyard will be removed.

The school was originally constructed in 1917 with an addition in 1924. The existing building is a two story, stucco on wood frame structure with a wood framed attic. There is a raised, single story Annex Building, of similar construction, and a single story, wood framed Caretaker's Cottage with wood siding also on the site. The Annex Building will continue in use by the school but the Recovery School District plans to offer the Caretaker's Cottage for sale and have it moved off of the site. The metal shed and its slab will be demolished.

The exterior of the building will remain mostly as it exists today with maintenance repairs and accessibility upgrades. In the courtyard, two restroom additions on the south and an administration / restroom area on the north will be demolished to allow for the construction of a new multi-purpose wing, classroom space and updated administration offices. The interior of the building will be reconfigured and all utilities will be replaced to improve safety and the educational experience.

The areas formerly occupied by the Shed and Caretaker's Cottage will be graded and sodded for use as play areas. Some of the existing asphalt will be removed and replaced with sod to meet LEED criteria and provide soft space for student recreation. The courtyard will be regraded and sodded. There are currently no plans for additional trees or other major new landscaping elements.

There is currently no on-site parking. Because the number of classrooms has been reduced and the new multi-purpose room is intended for internal school use there are no plans to reduce play area by adding off-street parking.

See the following tables for building size, zoning information and occupant load breakdowns.

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Building Area			Current			Demolition / Removal			New Construction			Proposed Total		
			1st Floor	2nd Floor	Total	1st Floor	2nd Floor	Total	1st Floor	2nd Floor	Total	1st Floor	2nd Floor	Total
Enclosed	Main Bldg		28,919	26,915	55,834	2,774	564	3,338	7,609	2,706	10,315	33,754	29,057	62,811
		Annex	1,102	0	1,102	0	0	0	0	0	0	1,102	0	1,102
		Caretaker	1,722	0	1,722	1,722	0	1,722	0	0	0	0	0	0
		Shed	0	0	0	0	0	0	0	0	0	0	0	0
		Total	31,743	26,915	58,658	4,496	564	5,060	7,609	2,706	10,315	34,856	29,057	63,913
	Covered Porch	Main Bldg	0	197	197	0	0	0	705	0	705	705	197	902
		Annex	189	0	189	189	0	189	908	0	908	908	0	908
		Caretaker	147	0	147	147	0	147	0	0	0	0	0	0
		Shed	788	0	788	788	0	788	0	0	0	0	0	0
		Total	1,124	197	1,321	1,124	0	1,124	1,613	0	1,613	1,613	197	1,810
Total	32,867	27,112	59,979	5,620	564	6,184	9,222	2,706	11,928	36,469	29,254	65,723		

Zoning Calculations Site zoned B1 (north side) & RD2 (south side)	Total Lot Area (Min 20,000 sq. ft.)		110,638 sq. ft.	
	Total Lot Coverage (including main steps & overhang)		40,182 sq. ft.	
	Open Space Ratio (Min .30) (total lot area - covered area / total bldg area)		1.20	
	Floor Area Ratio (Max 1.50) (total bldg area / total lot area)		0.53	
	Lot Width (Min 100')		325'-9"	
	Lot Depth (Min 100')		307'-10"	
	Front Yard (Min 20')		26'-3 1/2"	
	Rear Yard (Min 20', see note 3)		21'-5"	
	Side Yard		Each (Min 10', see note 3)	
			Aggregate (Min 20% /Max need not exceed 50')	
Building Height (Max 40')		29'-6"		

- Notes: 1. Property boundaries will not change.
 2. Additions are contained within the courtyard and will not affect the depth of any existing yards.
 3. Sections 1137 & 1138 of the current N. O. zoning code require min. 25' side & rear yards for schools as a conditional use in RD2.

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Building Capacity

		Teaching Stations	Students/ Teaching Station	Capacity
Existing	Pre-Kindergarten Classroom	4	20	80
	Kindergarten Classroom	4	26	104
	Grades 1-3 Classroom	5	26	130
	Grades 4-5 Classroom	4	33	132
	Grades 6-8 Classroom (Eng, Math, SS)	6	33	198
	Grades 6-8 Science Lab	2	33	66
	Special Education Classroom	2	10	20
	Total	27		730
Proposed	Pre-Kindergarten Classroom	2	20	40
	Kindergarten Classroom	2	23	46
	Grades 1-3 Classroom	6	23	138
	Grades 4-5 Classroom	4	24	96
	Grades 6-8 Classroom (Eng, Math, SS)	6	24	144
	Grades 6-8 Science Lab	2	24	48
	Special Education Classroom	2	10	20
	Total	24		532

Total number of primary teaching classrooms will be reduced from 27 to 24.
 Potential number of students is reduced from 730 to 532.