

ENVISION CAYCE TOWN HALL

May 19, 2016



COMMUNITY SERVICES CAMPUS

Kimley»Horn



Project Overview



**METROPOLITAN DEVELOPMENT
AND HOUSING AGENCY**

August 23, 2013

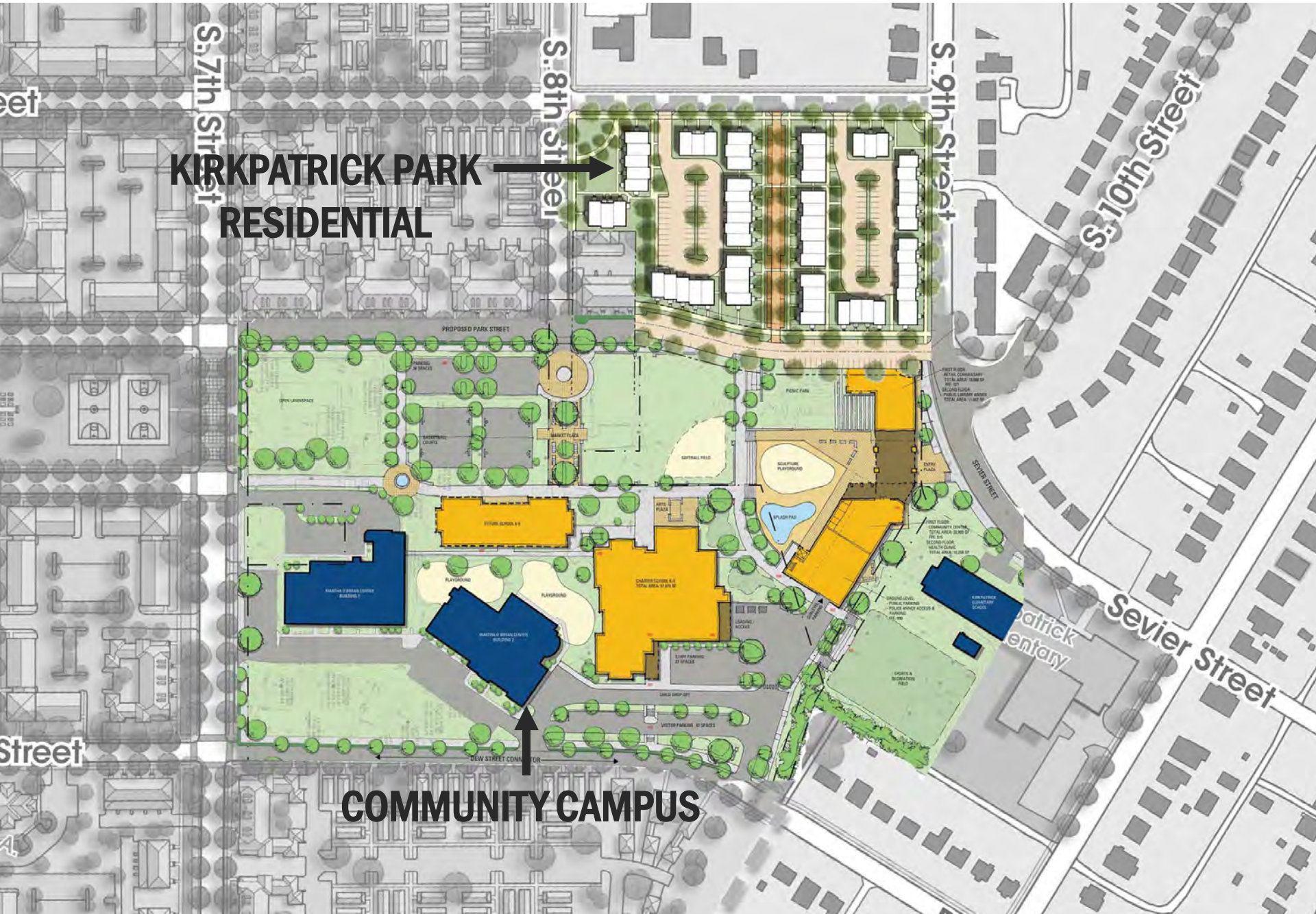
Cayce Place
Preliminary Concept



EJP Consulting Group, LLC

- Smith Gee Studio
- Barge Cauthen & Associates
- Urban Blueprint
- Development Economics
- Duvernay + Brooks, LLC





**KIRKPATRICK PARK
RESIDENTIAL**

COMMUNITY CAMPUS

Envision Cayce Goals




Envision Cayce Goals

1. Accomplish a One-for-One replacement of all assisted units on site; minimize disruption to residents during construction
2. Maintain economic and cultural diversity of East Nashville
3. Create a healthy mix of housing choices for many income levels
4. Create a green, sustainable and financially viable development
5. Connect with and leverage other local initiatives and stakeholders
6. Maintain and expand support services and community assets
7. Improve neighborhood amenities
 - Promote walking and use of public spaces
 - Improve transportation access
 - Improve public safety
 - Create a high quality aesthetic appeal
 - Retain but improve park and open space
8. Address need for access to healthy foods
9. Reconnect and integrate Cayce Place into community; leverage nearby opportunities

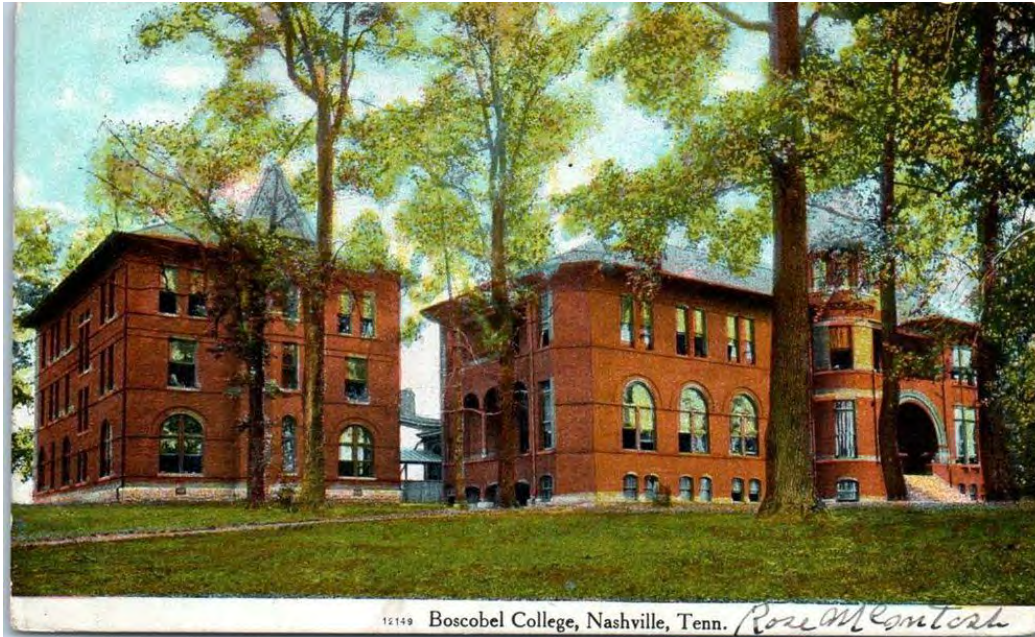
Kick-Off Meeting

- Goals
 - Access to Healthy Food
 - Garden
 - Market
 - Bike Service
 - Market Service Area per Component / Facility
 - Find Unique Attribute
 - Art and Cultural Space
 - Balance Parking Needs with Services
 - Walkability / ADA concerns
 - Parks / Traffic Safety
 - Lighting – Limits Dark Areas
 - Internet Connectivity
 - Safe Welcoming Environment
 - Integrate into East Nashville

Individual User Group Meetings

- Followed group kick-off meeting
 - Seven user group meetings
 - Gathered feedback on:
 - Existing facilities and services
 - Service changes based on master plan
 - Flexibility on shared space
 - Meetings became basis for Space Plan
- 

History / Architecture



East Nashville Lost Architecture:

- Historic Boscobel College (*above*):
 - Mansion and Women's School
 - Formerly located on Cayce Site
- Historic Warner School (*right*):
 - Grade School with landmark clock tower
 - Destroyed during Fire of 1916

Concept Site Plan - Campus



JJCA

Johnson Johnson
Crabtree Architects

4601 Trousdale Drive
Nashville, TN 37204

tel 615.837.0056
fax 615.837.0857

Kimley»Horn



Cayce Community Campus Master Plan

NASHVILLE, TN

PROJECT NUMBER
16685.00

DATE
May 3, 2016

CONCEPT
OPTION 1

Concept Site Plan - Campus

Commissary: 1st Floor

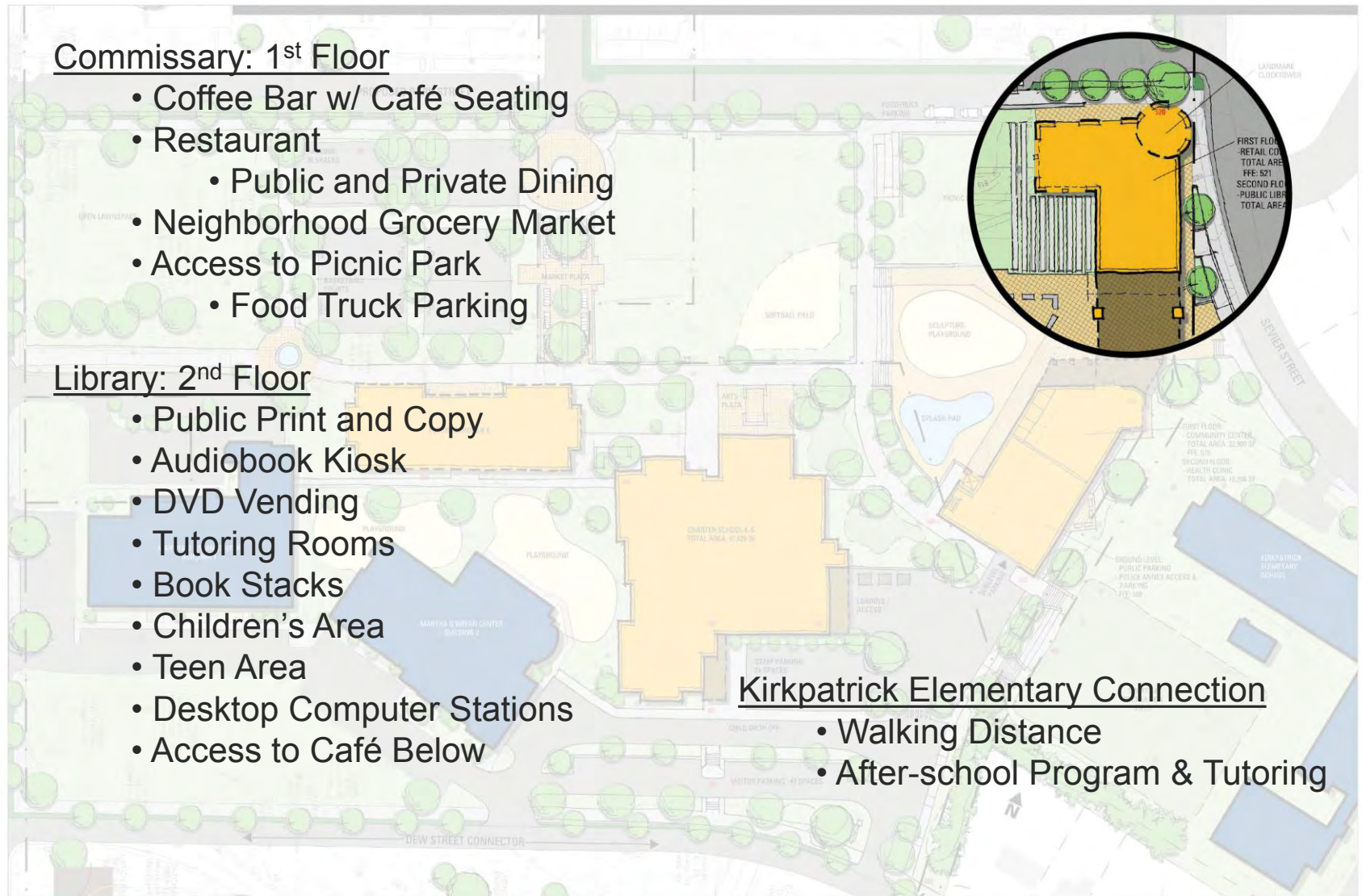
- Coffee Bar w/ Café Seating
- Restaurant
 - Public and Private Dining
- Neighborhood Grocery Market
- Access to Picnic Park
 - Food Truck Parking

Library: 2nd Floor

- Public Print and Copy
- Audiobook Kiosk
- DVD Vending
- Tutoring Rooms
- Book Stacks
- Children's Area
- Teen Area
- Desktop Computer Stations
- Access to Café Below

Kirkpatrick Elementary Connection

- Walking Distance
- After-school Program & Tutoring



Concept Site Plan - Campus

Community Center: 1st – 2nd Floor

- Gym Space
- Elevated Walking Track
- Yoga/Dance Studio
- Fitness Equipment
- Club and Game Rooms
- Learning Kitchen
- Bike Repair
- Access to Play Areas
 - Splash Pad
 - Learning Playground

Health Clinic: 3rd Floor

- Exam Rooms
 - Ultrasound
- Physical & Occupational Therapy
- Behavioral Health Offices
- Urgent Care
- Lab Space

Police Annex & Parking: Ground Lvl

- Work and Meeting Area
- 28 Public Parking Spaces
- 10 Secure Parking Spaces



Kirkpatrick Elementary Connection

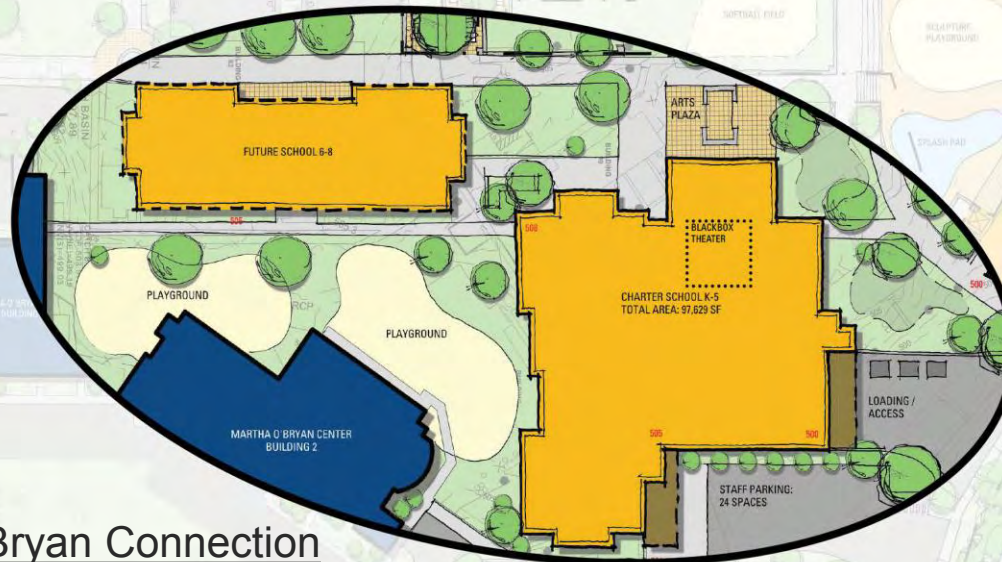
- Walking Distance
- After-school Activities & Play
- Shared Recreational Fields

Concept Site Plan - Campus

K-5 School with Future 6-8: 3 Floors

- 4 x Classrooms for each Grade
 - 25 students per class
- Grade Level Gathering “Pods”
- Grade Level Lockers
- K-5 Science Lab & Language Class

- Music Classroom
- 2 x Arts Classrooms
- Black Box Theater
- Playroom/Gym
- Food Prep & Dining
- Media Center
- Maker Space
- Life Skills & Speech
- Administration
 - Staff Work
 - Guidance
 - Student Store
 - Community Room



Martha O'Bryan Connection

- Protected Interior Playspace
- Sharing Resources:
 - Gymnasium
 - Theater & Arts Plaza
 - Parking Needs

Concept Site Plan - Campus



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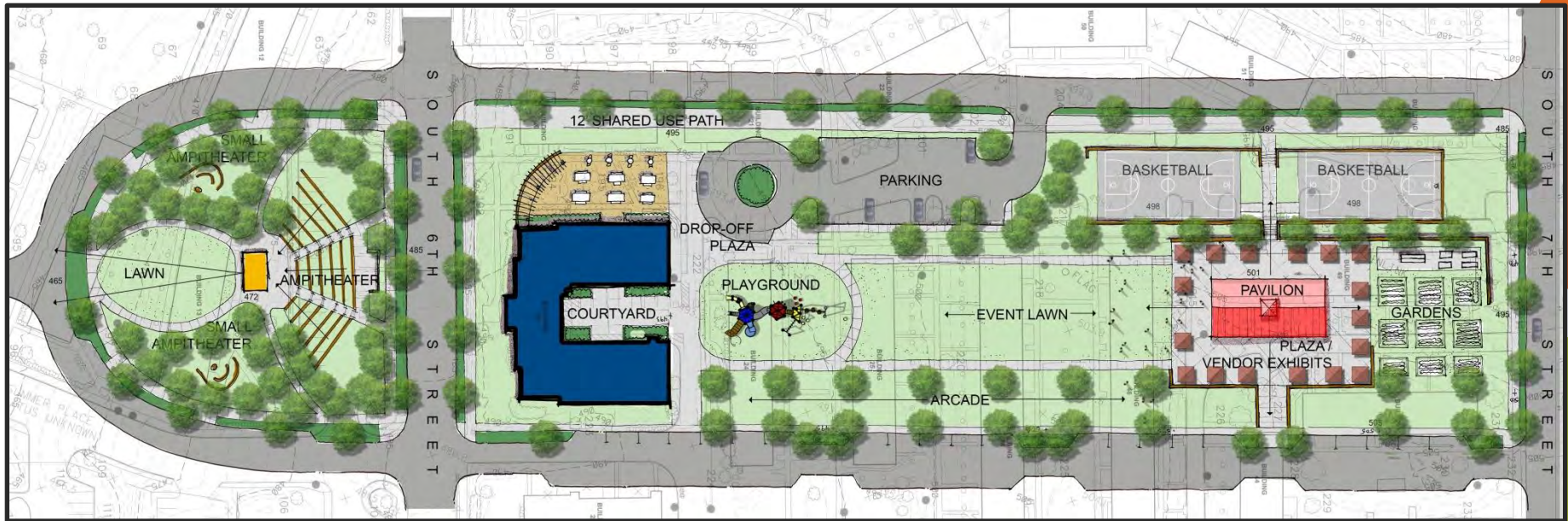
DATE
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CONCEPT
OPTION 1


Concept Site Plan – Overall



Concept Site Plan - Park



Schedule

- Feedback
 - Today from User Groups, Residents, Community
 - Feedback due by May 27
 - Update Space Plan based on feedback
 - Update Concept Plans based on feedback
 - Final Draft will be presented in June
- 

Questions / Comments / Feedback



MDHA Missouri Department of Health & Senior Services

MISSOURI

Cayce Community Campus

1. Please rate how well the proposed plan addresses the community's primary needs:

poorly	okay	well	very well
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What works well? What could be better? _____

2. Please circle the program elements you see you or your family and friends using?

library	cald	theatre/theater	elementary school
community gym	library	basketball courts	softball field
clinic	playgrounds	market plaza	picnic park
greenery	recreation fields	arts plaza	restaurant

Is there something we're missing? _____

3. Any other concerns/comments?

4. Contact Info

Name: _____ Address: _____

Phone: _____

Email: _____

Front



[Back](#)

KIRKPATRICK PARK



1) STREET EXPERIENCE

HOW APPROPRIATE IS THIS STREET EXPERIENCE FOR CAYCE PLACE?



- Inviting front porch
- Yard Space
- Fencing provides gardening options

2) OPEN SPACE

HOW APPROPRIATE IS THIS OPEN SPACE FOR CAYCE PLACE?



- Feels more open
- Good for dog walking/ kids to play

3) PARKING

HOW APPROPRIATE IS THIS REAR PARKING AREA FOR CAYCE PLACE?



- Guaranteed parking
- Car is more secure.
- Good for security and weather.

4) SECURITY

HOW SECURE DOES THIS SPACE FEEL?



- Feels secure
- Own space; gated separate
- Private space within public area

5) PORCHES, STOOPS, BALCONIES

HOW APPROPRIATE IS THIS PORCH/ BALCONY FOR CAYCE PLACE?



- Inviting balconies
- Porches feel like extended rooms

6) ARCHITECTURAL CHARACTER

HOW APPROPRIATE IS THIS ARCHITECTURAL CHARACTER FOR CAYCE PLACE?



- Best so far!
- Safe upper porches

6) ARCHITECTURAL CHARACTER

HOW APPROPRIATE IS THIS ARCHITECTURAL CHARACTER FOR CAYCE PLACE?



- Great mix; feels like a town
- More accessible

6) ARCHITECTURAL CHARACTER

HOW APPROPRIATE IS THIS ARCHITECTURAL CHARACTER FOR CAYCE PLACE?



- Best in scale and variety.
- Presence of community

7) PUBLIC ART

HOW APPROPRIATE IS THIS TYPE OF PUBLIC ART FOR CAYCE PLACE?



- Good for kids and parents
- Functional and great idea

PREFERRED CONCEPT SITE PLAN



DEVELOPMENT SUMMARY

LOT SIZE: 3.82 ACRES

UNITS: 93
22 - 1bds 678sf-750sf
61 - 2bds 1080-1136sf
10 - 3bds 1320-1360sf

TOTAL BEDROOMS: 174

TOTAL UNIT/ACRE: 24.4

PARKING

SURFACE SPACES: 75
GARAGE SPACES: 21
TOTAL OFFSTREET: 96
OFFSTREET / UNIT: 1.03

ON STREET SPACES: 79
TOTAL SPACES: 175
TOTAL SPACES / UNIT: 1.88
TOTAL SPACES / BR: 1.00



GREEN STREET CHARACTER – PRIVATE DRIVE



ALBERT EINSTEIN

GREEN STREET CHARACTER – PRIVATE DRIVE



GREEN STREET CHARACTER – PRIVATE DRIVE



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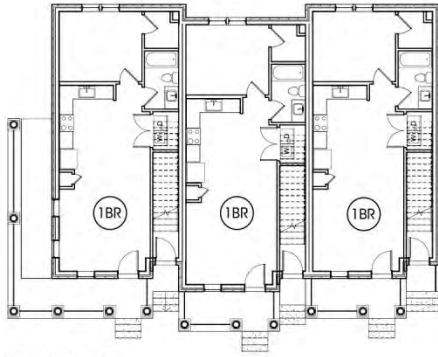
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CONCEPT ELEVATION AND PLANS



FLOOR 1



FLOOR 2



FLOOR 3

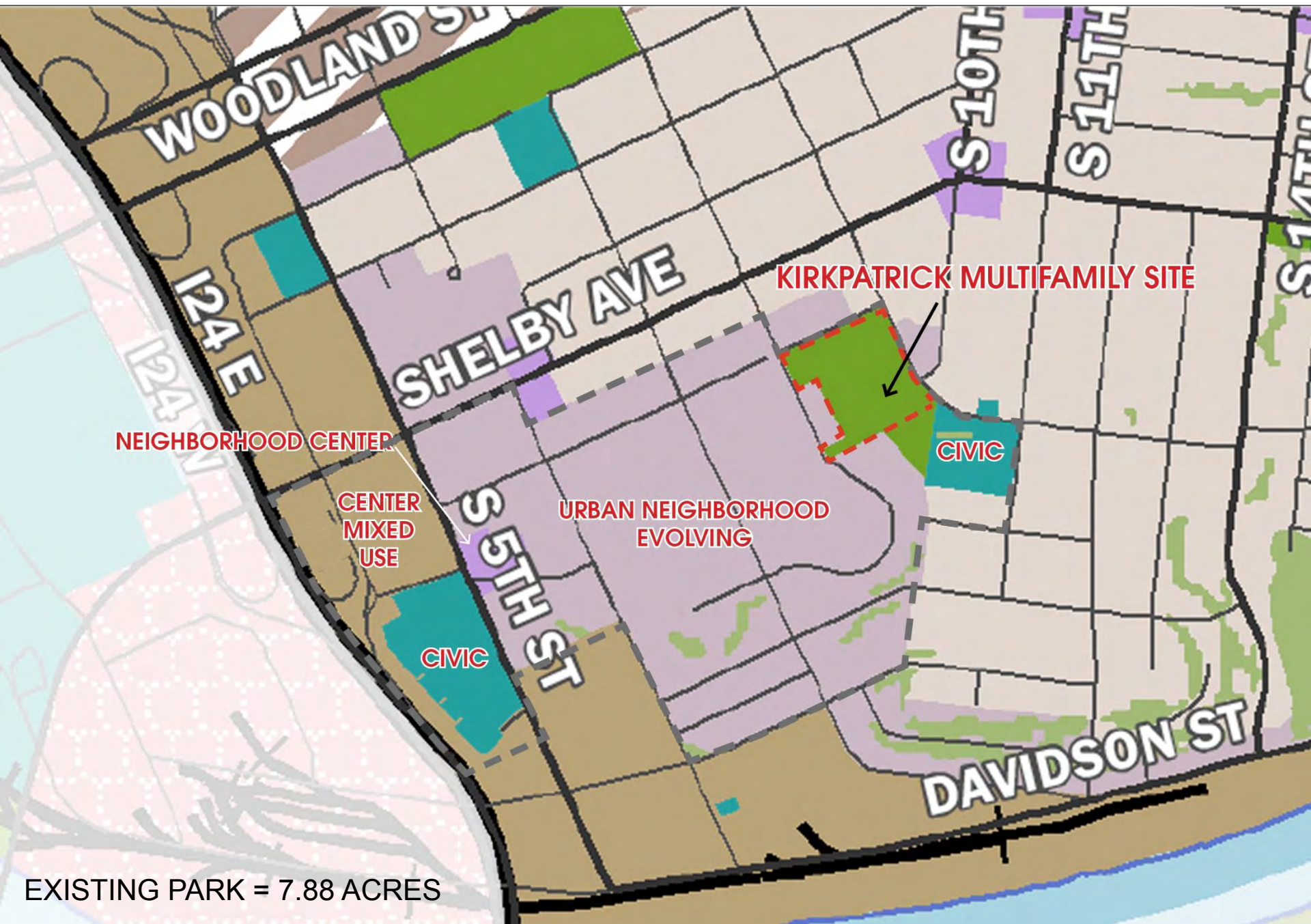


ELEVATION A

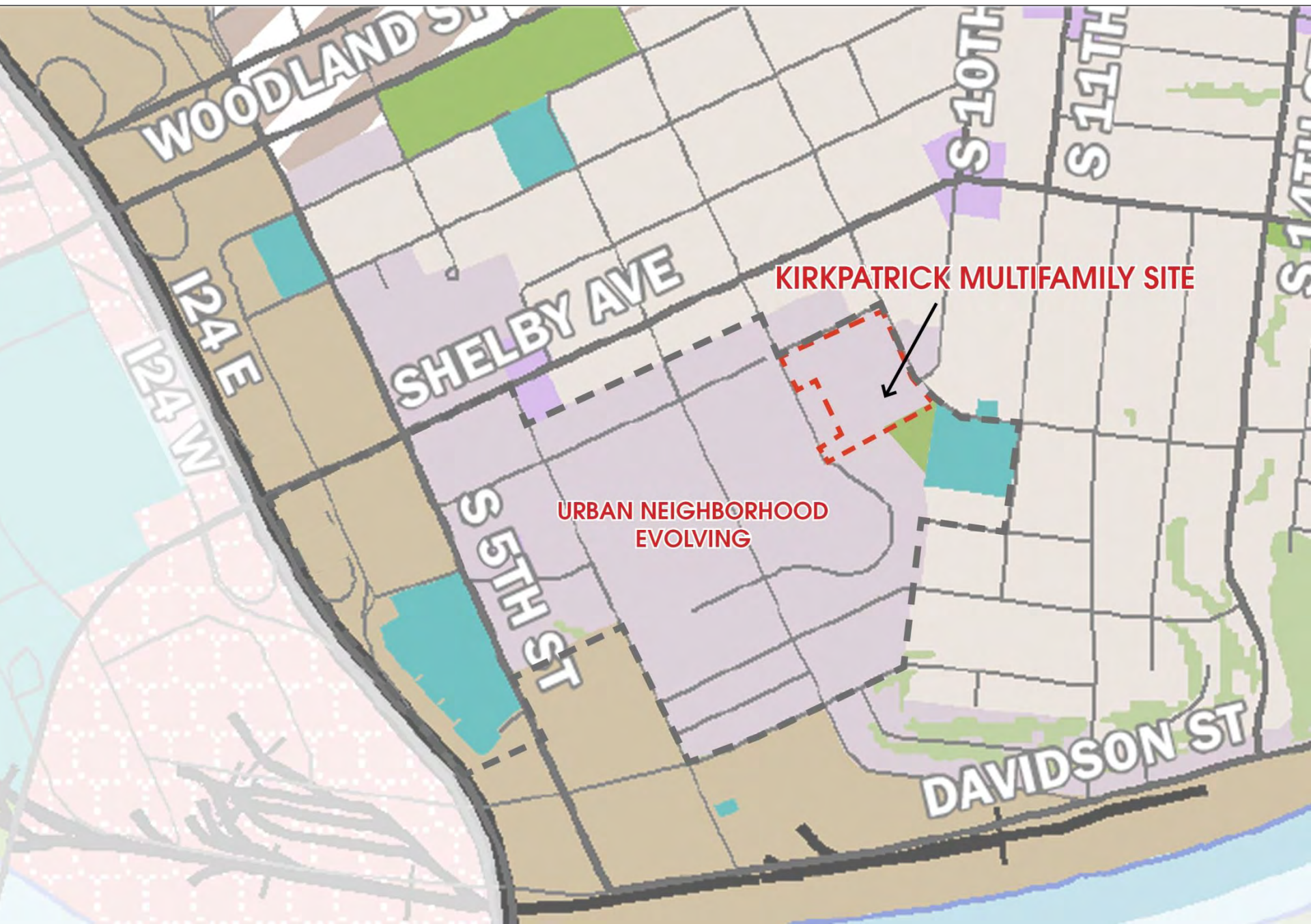


ELEVATION B

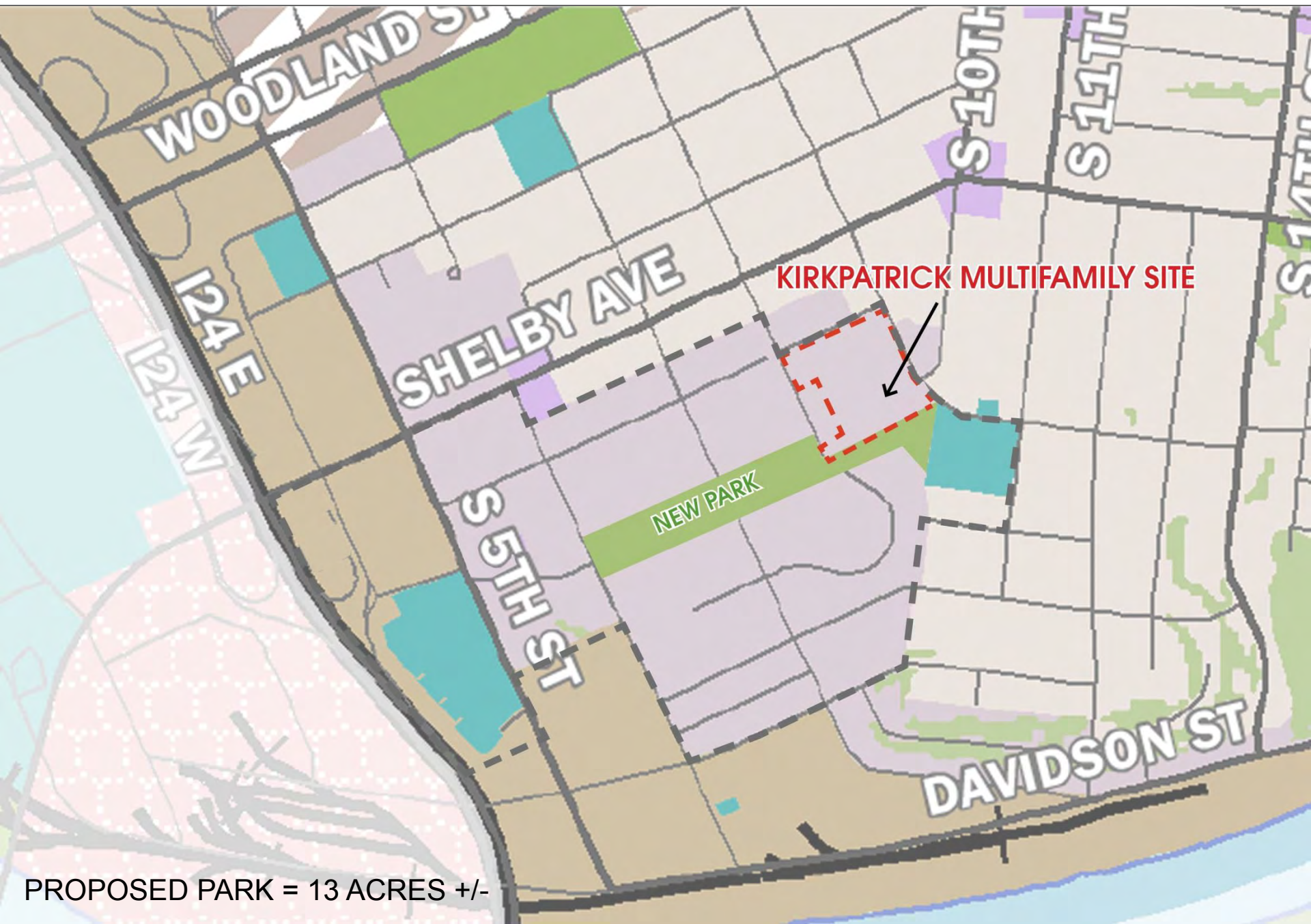
EXISTING POLICY : OPEN SPACE (OS)



PROPOSED POLICY : T4 NEIGHBORHOOD EVOLVING (T4NE)

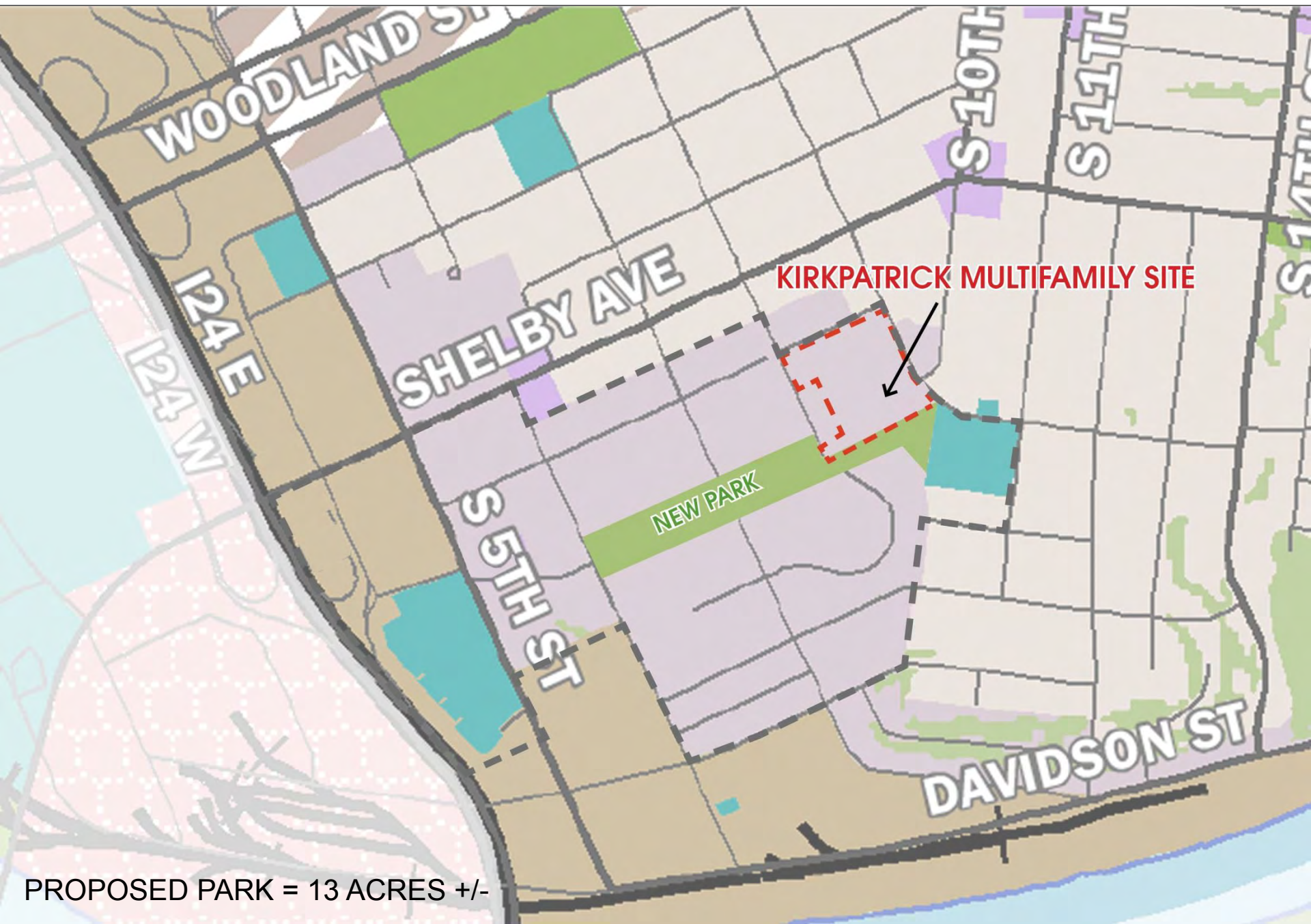


PROPOSED POLICY : T4 NEIGHBORHOOD EVOLVING (T4NE)



PROPOSED PARK = 13 ACRES +/-

ZONING : SPECIFIC PLAN (SP)



PROPOSED PARK = 13 ACRES +/-

NEXT TOWN HALL

6 p.m. June 16, 2016
Martha O'Bryan Center



ENVISION CAYCE

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Envision-Cayce](http://www.Nashville-MDHA.org/Envision-Cayce)

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