**Envision Cayce Community Advisory Group (CAG) Meeting**

*May 7, 2013*

*MDHA Collaboration Center*

*Attachments***:** Attendee List, Agenda, and Presentation

**Introduction**

Rhae Parkes, Planning Team Coordinator, reviewed the vision and goals for the Envision Cayce planning effort and provided an update on planning activities to date. She reminded participants that a key change in response to earlier comments was that there are now four Cayce Place residents on the CAG. She also reiterated that a plan will not be ready until December.

Hunter Gee, of Smith Gee Design Studio, reviewed some examples of other mixed income developments both within and outside of Nashville, pointing out features such as varying density levels, housing types, environmental features, and income mix.

**Discussion**

* One participant asked whether there will be an education plan in addition to a physical plan. The Planning Team responded that they will think about services for the whole neighborhood, not just Cayce Place – e.g., schools, health clinic. The team will need to align plans for services with physical development plans so that physical structures house the services and programs that we determine are needed.
* There was a concern about how to avoid traffic congestion, especially during special events. Need to explore strategies like events management to address this; need to increase connectivity.
* The team should be able to utilize the existing topography to allow for underground parking.
* Participants discussed how some of MDHA’s administrative space, which takes up about 75k square feet, could be moved.
* One participant stated he would like to increase density to put 7k-8k units in the area. This would allow for mixed income and ma market for mixed use development and would support transit improvements.
* One participant asked about the reality of the expansion of the redevelopment footprint. This would allow for a “Phase in Place” strategy and plan for long term growth projections that include affordable, senior, and market rate units.
* Suggestion to utilize the Cayce Plan to market/influence redevelopment in the broader neighborhood. Consider any tools available to do so/leverage metro planning toolbox – e.g., redevelopment district.
* One participant asked how residents will be placed and/or re-placed and reminded the team they need to consider how to maintain the existing social network of the current community in the redevelopment plan.
* The Planning Team needs to provide as much information as possible to alleviate residents’ concerns and dispel rumors. Key questions include where residents will live during redevelopment and whether there will be a reapplication process and what that process will be. If there are not yet answers to these questions, provide a timeline for when there will be an answer. The Planning Team responded that they are working on a Q&A sheet and other flyers to distribute during the resident survey and to provide to the Martha O’Bryan Center and resident leaders to distribute.
* Include opportunities for art as a neighborhood attraction or identify – e.g., public art or studio space.
* Improve access to the riverfront, with suggestions including Cumberland Park, future Cayce Landing, East Bank redevelopment (PSC Metals), and bridging open space over the interstate.
* One participant urged the Planning Team to provide a diverse range of housing and not to make the project entirely mixed use.