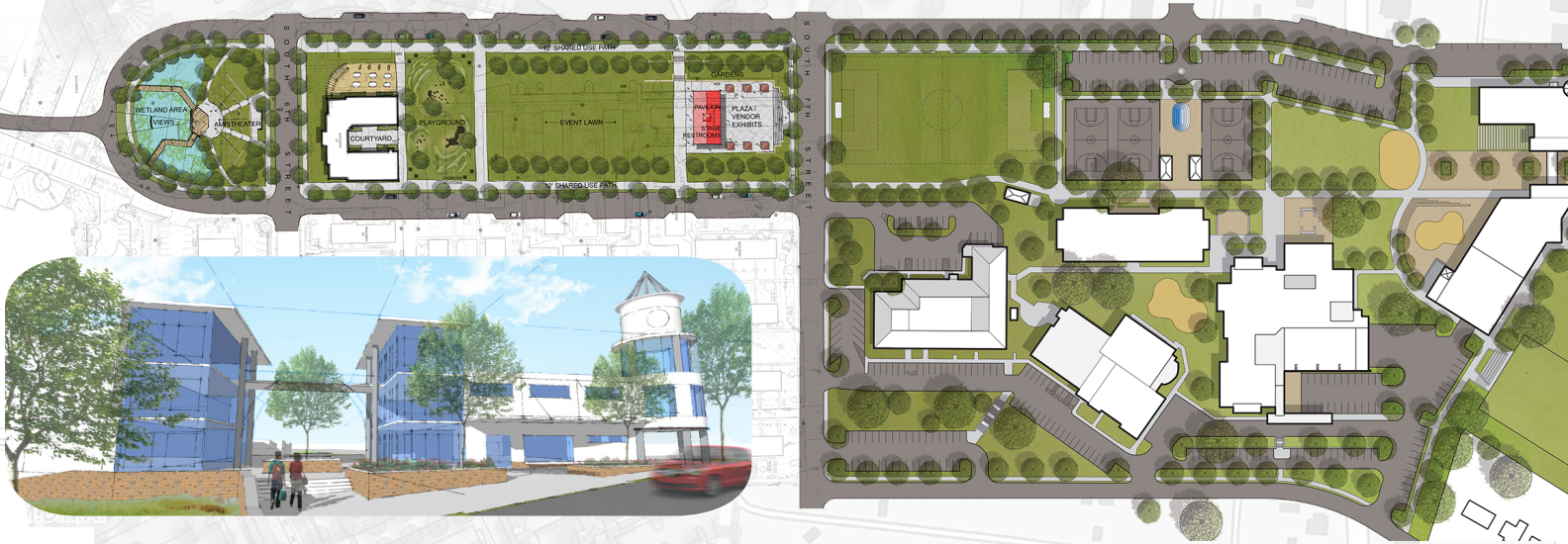




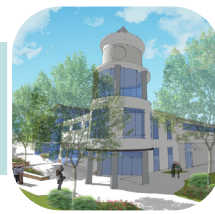
Cayce Community Campus master plan



JJCA
Kimley»Horn

June 2016

Cayce Community Campus master plan



Kimley Horn and JJCA (KH-JJCA) were retained by MDHA for the purpose of exploring in greater detail and developing a specific master plan for the Community Services Campus at Cayce. Previously, the 2013 Envision Cayce project created an overall plan spanning the approximately 120 acres of Cayce Place, Lenore Gardens, Roberts Park, Kirkpatrick Park, Public Works and the Sheriff's Office property, and the three parcels that made up the former Community Workers of America (CWA) apartments. This plan involved a wide range of development, including the replacement of low income housing, addition of work force and market rate housing, and inclusion of new retail opportunities and open park space. MDHA recognized early in their implementation of Envision Cayce that the development of the linear park, or at least key elements of the park and community services, were critical in creating a vibrant community and attracting market rate tenants.



Indeed, the Envision Cayce plan depicted the 11-acre linear park, which acted as a common thread pulling together the various densities of housing and retail development and visually connecting the new neighborhood to downtown Nashville. However, Envision Cayce showed the park being developed in the later phases of the overall plan. MDHA understands that, similar to a new private development project where the clubhouse and infrastructure are built first, the community services connected to the new park need to be realized at the beginning of this dynamic redevelopment.

The first residential phase of Envision Cayce, called Kirkpatrick Park and currently under design, will take a part of the existing Kirkpatrick Park and create green space and parking as well as provide housing for approximately 95 residents. The next phase, aptly named the Community Services Campus (CSC), then captures another 16 acres to be developed into the northeastern end of the new linear park. The CSC will provide a replacement for the existing park space, will replace outdated community service buildings such as the existing United Neighborhoods Health Clinic and Kirkpatrick Community Center, and will provide new amenities such as a new elementary school (K-5 with future 6-8 grades), library, police office annex, and retail market/cafe.

Our process for developing a master plan was simple and consisted of several iterations of user group input, program creation, feedback, preliminary design, and concept development. Our process was developed to allow for a high level of community involvement, communication, and transparency amongst users to build consensus around the final product. An outline of our process was as follows:

- Overall user group meeting – introduction, goals and objectives
- Individual user group meetings – interviews for space allocation programming with the following key stakeholders:
 - Metro Parks Department
 - Martha O'Bryan
 - Metro Nashville Public Schools
 - MDHA
 - Nashville Public Library
 - KIPP Nashville
 - Explore Community School
 - United Neighborhood Health Clinic
 - Metro Police Department

Cayce Community Campus master plan



- Draft space allocation program and draft master plan development
- User group and community group presentations – presenting the program elements and the draft master plan, survey distribution, and collection for feedback on the plan
- Revisions to master plan
- User group and community group presentations – presenting revisions and responses to survey input and feedback
- Finalize space allocation program and master plan

The team recognized the critical need to keep the original Envision Cayce goals in view as these were the collective results of multiple years of community interviews, interface, and research. These were:

Goal 1: Accomplish a one-for-one replacement of all assisted units on site.

Goal 2: Maintain economic and cultural diversity of East Nashville.

Goal 3: Create a healthy mix of housing choices for many income levels.

Goal 4: Create a green, sustainable, and financially viable development.

Goal 5: Connect with and leverage other local initiatives and stakeholders.

Goal 6: Maintain and expand support services and community assets.

Goal 7: Improve neighborhood amenities.

Goal 8: Address the need for access to healthy foods.

Goal 9: Reconnect and integrate Cayce Place into the community.

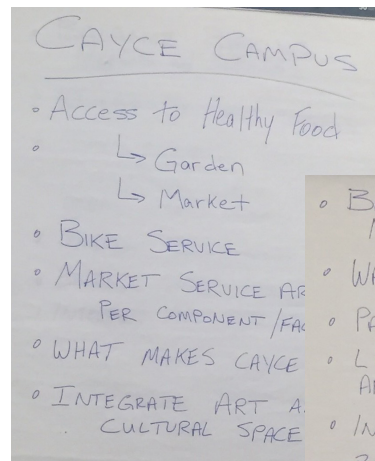


Cayce Community Campus master plan

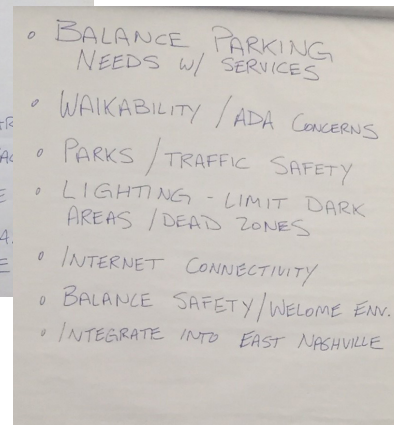


Goals six through nine from the original Envision Cayce Master Plan seemed targeted directly at the CSC. With these as our key goals, we began our planning process that included the creation of user groups for each of the program components listed above. After the user groups were formed and appropriately briefed on the purpose of our planning efforts, we met with the representatives of each group, and gathered input on specific goals they had for the community services we were seeking to implement. Their goals were:

- Access to healthy foods
 - Community gardens
 - Markets
- Bike friendly and bike service areas
- Find a unique attribute
- Market the services per component/facility
- Art and cultural space
- Balance parking needs with services
- Walkability and Americans with Disabilities Act (ADA) compliance
- Traffic safety surrounding the park
- Lighting and limiting dark areas
- Safe welcoming environment
- Internet connectivity
- Integrate into East Nashville



Notes from community meeting

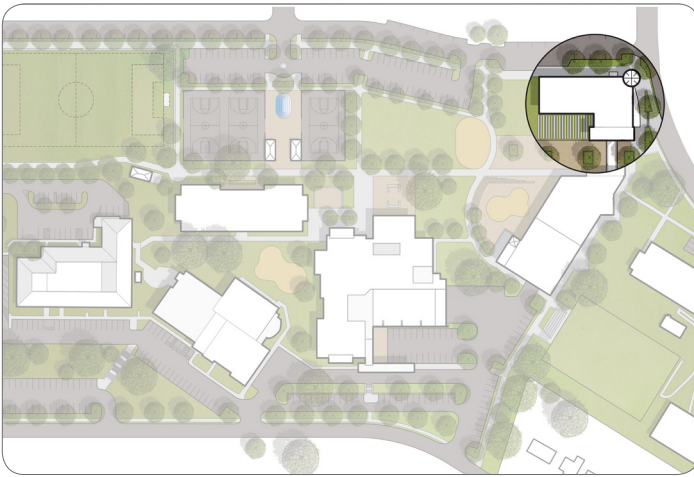


There was a great deal of consistency between these goals and that of Envision Cayce. Throughout the remainder of our planning process we used these goals and objectives as the filter by which we would decide on various programmatic elements.

Once the goals were defined, we conducted our individual user group programming sessions to determine the space needs and relative sizes of each of the program components. These meetings consisted of an overview of the service that each group provides to the local community, a discussion surrounding their current space and facilities, and a visioning session to determine what their facility will need to look like to meet the demands of the fully built-out Envision Cayce Master Plan. Meeting with Metro Parks, along with community input, also defined the program spaces in the linear park. A summary of each of the user group's major program components follows:

One of the best outcomes of these meetings was that each user group recognized that for the benefit of more park space and greater continuity, sharing services between users was critical. An example of this is large meeting rooms. The library, school, and community center all need this type of space as part of their program, but through scheduling this type of space could be housed in one location and shared by all.

Cayce Community Campus master plan



Commissary: 1st Floor

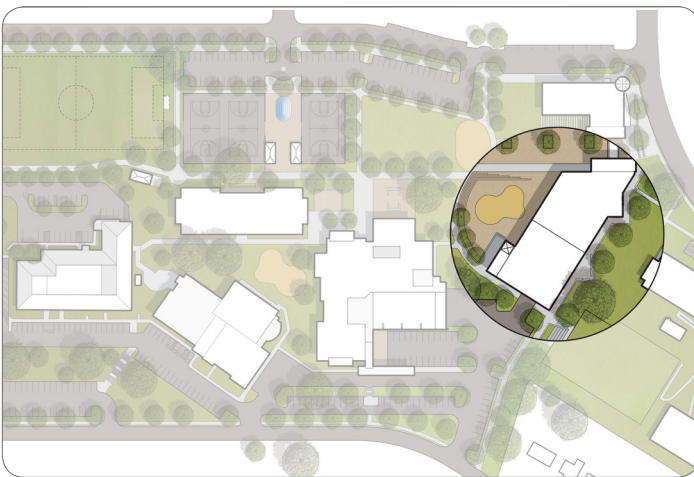
- Coffee Bar w/ Café Seating
- Restaurant
 - Public and Private Dining
- Neighborhood Grocery Market
- Access to Picnic Park
 - Food Truck Parking

Kirkpatrick Elementary Connection

- Walking Distance
- After-school Program & Tutoring

Library: 2nd Floor

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



Community Center and Police: 1st 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\
- Police Work and Meeting Area

Health Clinic: 2nd Floor

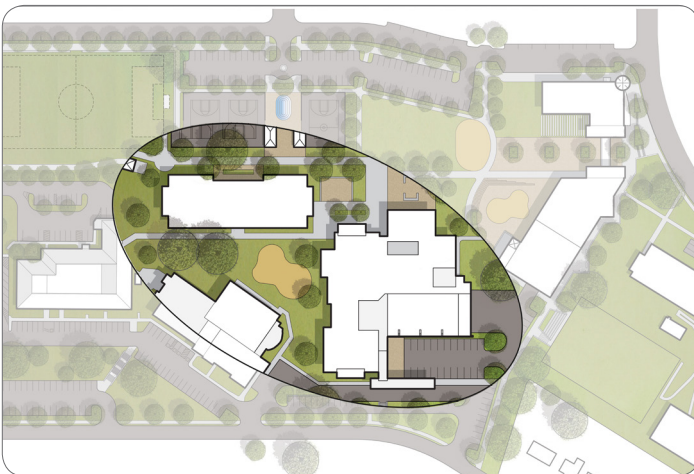
- Exam Rooms
 - Ultrasound
- Physical & Occupational Therapy
- Behavioral Health Offices
- Urgent Care
- Lab Space

Parking: Ground

- 28 Public Parking Spaces
- 10 Secure Parking Spaces

Kirkpatrick Elementary Connection

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



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 Play space
- Sharing Resources:
 - Gymnasium
 - Theater & Arts Plaza
 - Parking Needs

Cayce Community Campus master plan

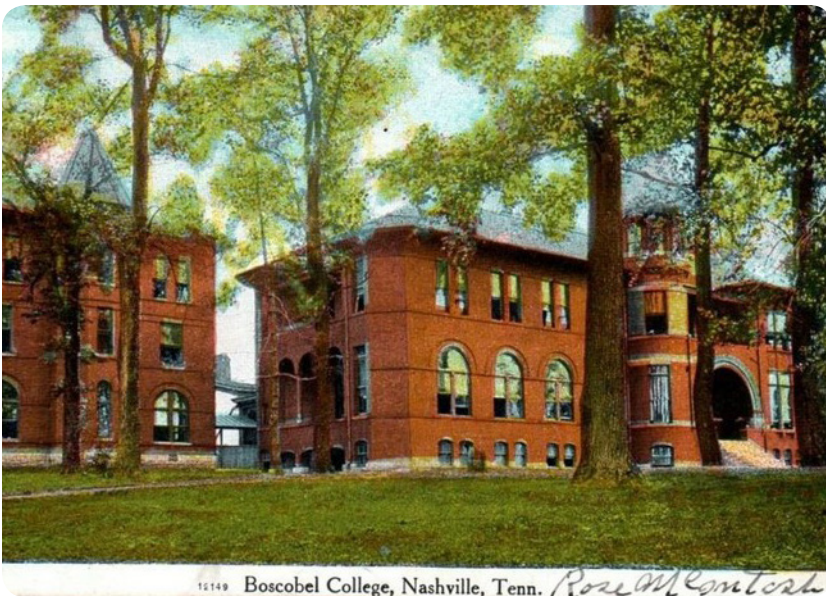


Equipped with the space needs of each user group we began a draft of the master plan, attempting to carefully balance open space, recreational space, parking, and building space. The team researched other precedents for a mix of park space and public service buildings, such as the Co-op Plaza Redevelopment project in downtown Brattleboro, VT, recipient of a 2015 AIA/ HUD Secretary's Award. The project, through a public-private partnership between the co-op grocery store and a local nonprofit, provided 24 affordable apartments in addition to new parking areas, pedestrian walkways, outdoor seating, a café, and market space. The team looked at large transformative projects like West Louisville's anticipated FoodPort, an urban renewal project that promises to bring nutrition, education, and economic recovery to a 'food desert,' as well as small interventions in the way we teach/learn in projects like the Carl Sandburg Elementary School in Kirkland, WA, an extroverted building with a strong connection to the landscape. In the case studies examined, the team sought excellence in concept, design, and execution—projects that would inform the campus design on how best to serve the community of Cayce and surrounding East Nashville.



Source: <http://www.aia.org/practicing/awards/2015/hud-awards/co-op-plaza/>

According to our goals of creating a distinct identity for Cayce, we researched Cayce's history as work force housing and previous structures that stood on this land such as the Warner School and Boscobel College. We noted that each of these historic structures carried with them a vertical element—a clock or bell tower. These elements were simple ways for buildings to connect visually with the surrounding community and convey information (time, special events, etc). Since our new structures will anchor the future park and take part in weaving the community together with a strong green cord, we incorporated a similar element into the overall built space plan.



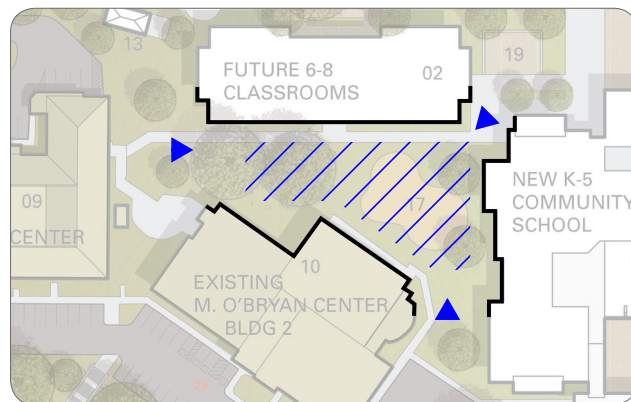
Cayce Community Campus master plan



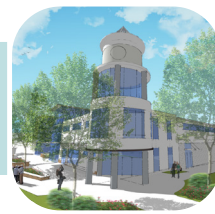
Cayce is in a prime location for a successful development—minutes away from a vibrant downtown with natural topography that lends itself to scenic views along park space. Envision Cayce noted these advantages in the earlier study.

However, the same topography that creates these scenic views also presents design challenges when we take into account a need for accessibility and connectivity among the various elements of the CSC. In the site plan, we had to consider how to allow for the space to make these grade transitions and provide areas for elevators to easily transition those who have mobility constraints. We used the overall 40 feet of grade change to our advantage to set parking underground and lower the overall massing of the community center building.

Location of the built space was carefully considered. The school was sited adjacent to Martha O'Bryan since the Explore Charter school began with Martha O Bryan and services between the two entities can be shared, such as the gymnasium and kitchen. (The existing gymnasium can be used by the school, and the new kitchen in the school can replace a small and outgrown kitchen within the existing Martha O'Bryan Center.) The siting of the school building creates safe interior playgrounds for elementary age children and the future 6-8 classroom building further defines the cloister.

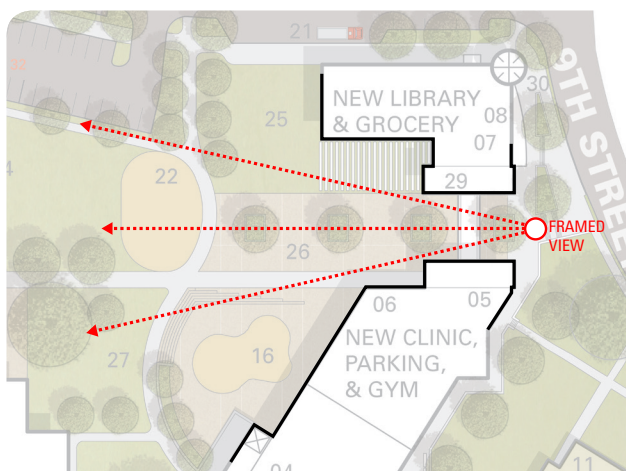


Cayce Community Campus master plan

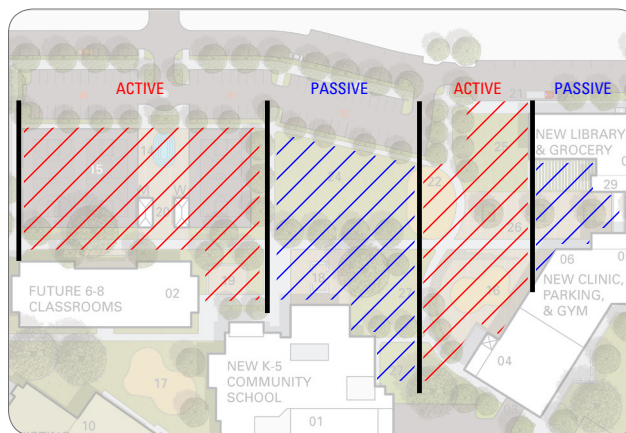


The community center, with its two story gymnasium, will share an entrance lobby and vertical circulation with the police annex and health clinic while housing dawn-to-dusk parking below it. The location of this building allows for a continued connection to Kirkpatrick Elementary and is equal distance from the Kipp and Explore schools so they can use the services the community center offers before and after school. The vertical connection with the clinic allows synergy of services when it comes to health education and physical therapy. As police workers come and go on their bicycles, their presence encourages residents to view law enforcement as part of their day-to-day lives in a role of service.

Anchoring the street corner and situated with a visual break between the community center and itself, the retail market and cafe with the library on the second floor completes the built space of the CSC. The visual break allows those passing by on 9th street to have a preview of the linear park and encourages pedestrian access to the splash pad, playground, picnic area, and all the park has to offer. A pedestrian bridge allows easy access from the clinic to the library space for access to health information gathered online through a checked out laptop or in the book stacks. The clock tower serves to locate the corner of the building. On the first level it becomes a covered entrance for the market/cafe; on the second level, a reading room; and on the third level visual screens will depict community events, public service announcements, etc. Above the third level and in view of the whole park, will stand the clock tower.



The park space was considered equally during our design process. We created zones of active functions and then passive functions so built and open green elements have a rhythm as they proceed down the park. Nodes of respite divide the various functions such as places for public art, fountains, landscaped beds, etc. A picnic park was envisioned near the new buildings with parking for food trucks where residents can pick up a lunch or bring one with them, have access to free wifi distributed by the public library, and watch their children play on the playground. The grade change allows for built-in hardscape to allow seating that is built into the land.



Open space allows for residents and visitors to park and have access to a farmer's market, outdoor exercise area, or soccer/multiuse field. Around the entire park, 12-foot sidewalks allow for a circuit run of a 1/2 mile, a slower pace connection to the park entrance of the school where the community will be given access to the black box theater for nighttime performances, or access to the outdoor classroom or sculpture gardens leading from the art classrooms.

Cayce Community Campus master plan

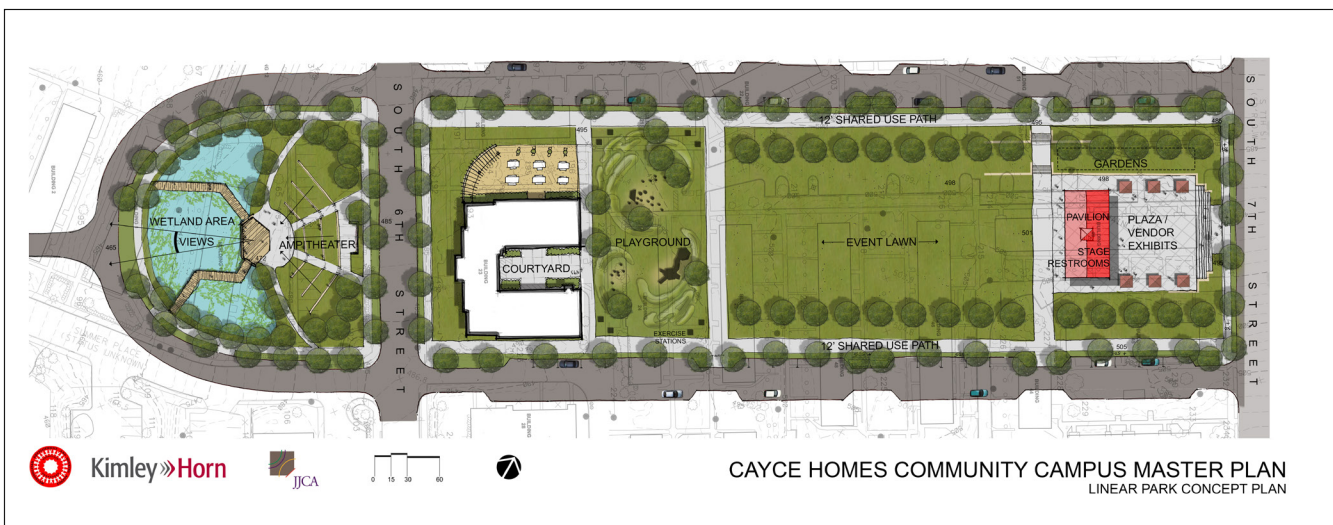


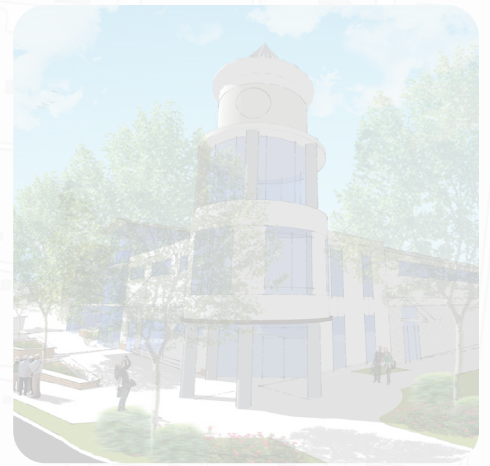
Because of the level of community/City staff engagement and input we received during programming and even after presenting a draft of the master plan, the overall plan has become a potential solution that has been well received and we believe will serve the residents of Cayce well for many generations to come.

As the park continues to be developed, we studied how the rest of the linear park would tie into the CSC. The program of the initial master plan document and the newly developed plan for the community school, community center, and Margaret O'Brien center were used in concert to inform the design of the linear park. This linear portion of the plan provides convenient circulation options to the community, large format unprogrammed open space, an opportunity for a large community pavilion, multiage playground facilities, opportunities for gathering and performances, and opportunity for aesthetic and thoughtful stormwater management.

The existing building shown in the linear park will remain and have a community center component for use by the neighborhood. With that in mind, the multiage play facilities were conveniently located adjacent to the building for ease of access between the two. The large community pavilion located at the north end of the linear park allows for easy access for vendors from the neighborhood streets and residents from the 12-foot multiuse trails. The pavilion and community center act as book ends for the large passive open space that will act as the neighborhood's front lawn. The strategic location of the pavilion draws the community from the core, across 7th and into the linear park.

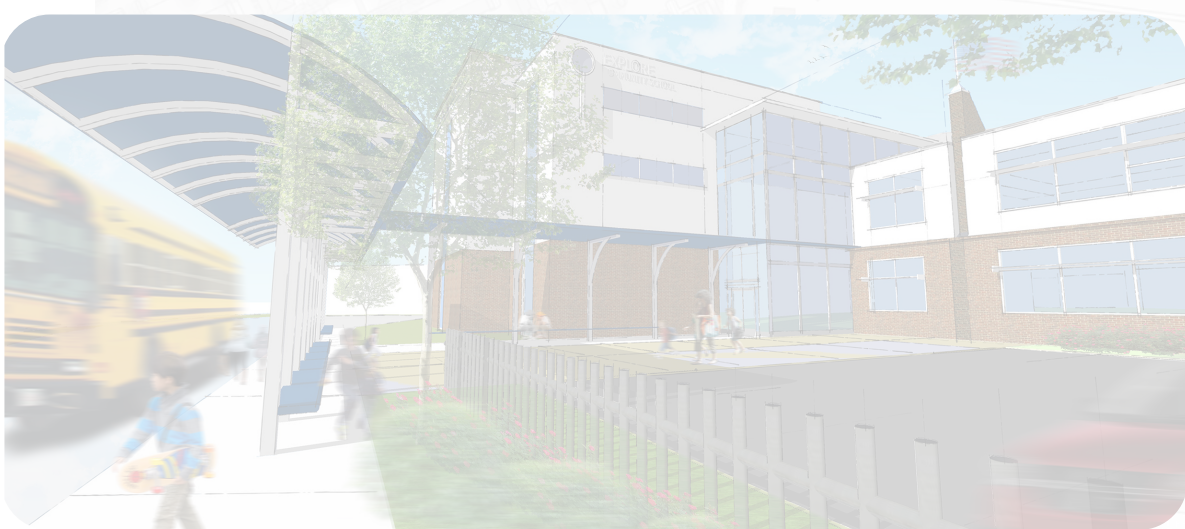
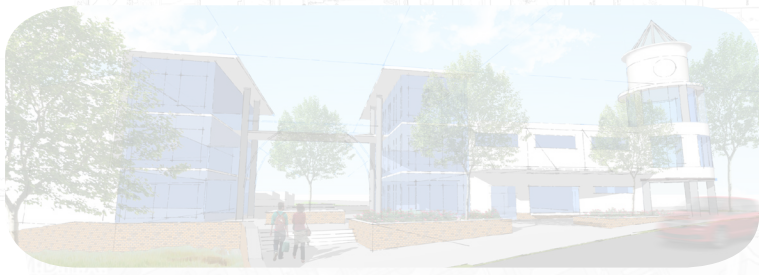
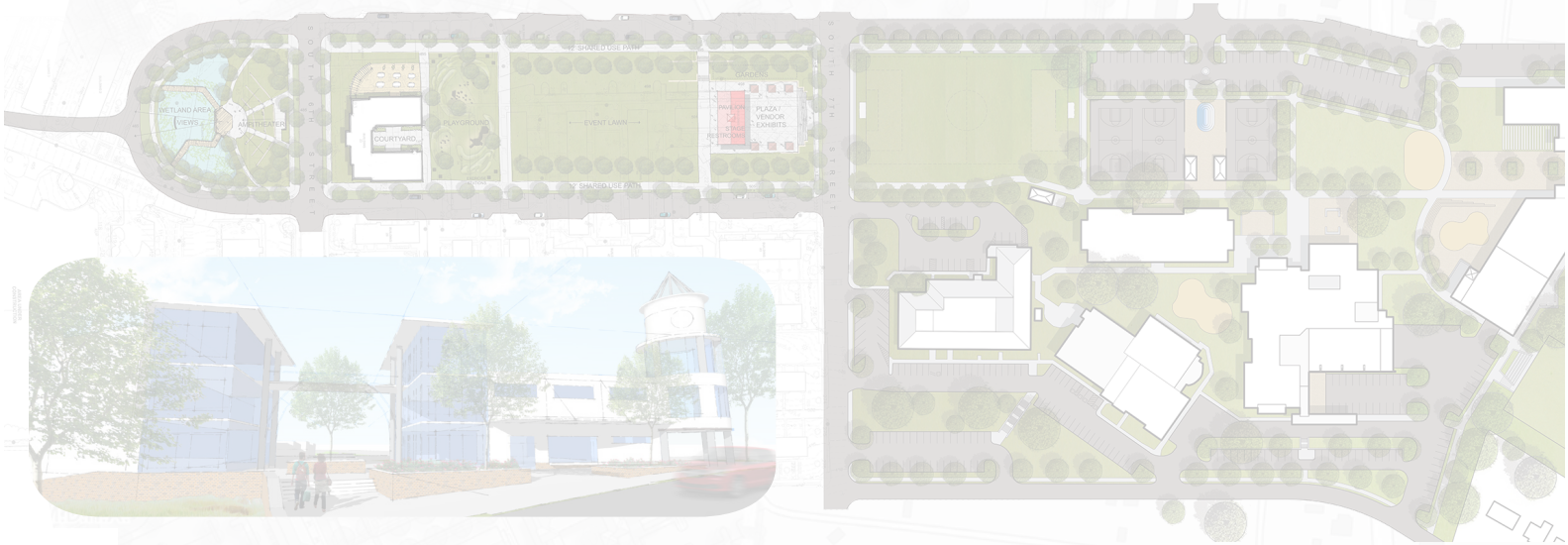
Grade change throughout the linear park has been taken into account and walls will be necessary to provide aesthetic and conscious separations. The most extreme example of grade change occurs on the southernmost portion of the site. An amphitheater will accommodate the large change in grade and allow for a more natural and gradual transition. Beyond the stage and indicated on the plan in blue would be a shallow wet pond accommodating a majority of stormwater management required for the park. The pond would become an opportunity for education and passive recreation as well as a functioning element of the master plan.





Appendix A

space programs





Clinic Space Program

Cayce
United Health
Space Program
4/19/2016

<u>Space/Room Name</u>			<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Comments/Remarks</u>
Lobby				780	0	
Seats	40 @	15	600			provide some bariatric chairs
Play area/ video	1 @	50	50			
Toilet	2 @	65	130			
Reception			1	200	200	3 people (2 intake windows, 1 check out window)
Work Area			1	50	50	combine with reception
copier, fax, paper supplies						
Document Scanning Station			1	50	50	adjacent to work area
Clinic Director			1	120	120	
Behavioral Health Offices			2	150	300	larger offices for consults
Outreach Enrollment			1	120	120	
Perinatal Case Manager			1	150	150	larger office for consults
Diabetes Case Manager			1	150	150	larger office for consults
Providers Offices			1	550	550	Can be shared office with 7 desks and conference area in same space (existing 5 providers and adding 2 in future)
Multi-Purpose Room			1	350	350	15 people for group therapy, can be in adjacent shared space
Exam Rooms			20	120	2400	ensure sound walls for each room, 1-2 exam tables will need to be the kind that raise and lower (have 15 exams rooms now, adding 6 in the future)
Charting area						
Cabinets/ Sink						
exam stool						
2 guest chairs						
Exam Room for Ultrasound			1	150	150	ensure sound walls for each room
Charting area						
Cabinets/ Sink						
exam stool						
2 guest chairs						Include EMR workstation provide some bariatric chairs
Vitals Area			7	35	245	1 vitals per provider (need bariatric scale)
Triage Alcove			1	35	35	1 small triage alcove

Cayce
United Health
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Comments/Remarks</u>
Lab	1	250	250	Centralized location with 2 toilets adjacent for specimen pass through
refrigerator				
work counter				
blood draw				Blood draw can be within lab if large enough for phlebotomy chair
Reference books				
Nurse Work Areas	8	80	640	Locking cabinets for meds/storage, 8 areas plus phlebotomy
Physical Therapy Office	1	120	120	Physical Therapy would be done in Community Center fitness space
Occupational Therapy (Adult)	1	200	200	Occupational therapy room with office
Urgent Care	1	150	150	Sub-wait and 1 exam
Clean Utility	2	100	200	2 centralized storage rooms
Soiled Utility	2	75	150	
Break Room	1	170	170	Size for 8 people with assumption that they can use multi-purpose room for staff meetings
refrigerator				
microwave				
couch				
table w/ 4 chairs				
TV/ VCR/DVD				
dishwasher				
Coat Closet				
Patient Toilets	5	65	325	1 toilet requires 4'-0" door and toilet for bariatric patients (assume 3 male and 3 female patient toilets), 2 toilets adjacent to lab for specimen pass through
Staff Toilet - Male and Female	2	65	130	
Janitors Closet	1	25	25	
Mechanical Closet	1	35	35	
Electrical/ Telecom Closet	1	25	25	
Department Net Square Feet	0		7290	
Dept. Circulation	@ 35%	0	2187	

Cayce
United Health
Space Program
 4/19/2016

<u>Space/Room Name</u>			<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Comments/Remarks</u>
Dept. Walls	@	10%	0		729	
TOTAL DEPARTMENTAL GROSS AREA					10206	
<u>Additional Considerations</u>						
Clear Exterior Building Signage						
Separate Exterior Entrance						



Commissary Space Program

Cayce
Commissary
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Shared Space</u>	<u>Comments/Remarks</u>
Lobby/Restaurant Info/Greeter	1	200	200		
Coffee Bar					Locate inside restaurant off of Lobby
Sales Counter	1	400	400		
Café Seating	1	800	800		
Public Toilet - Male and Female				*	Shared with Restaurant
Kitchen				*	Shared with Restaurant
Break Room				*	Shared with Restaurant
Restaurant					
Dining Area	1	4000	4000		
Private Dining	2	300	600		
Bar	1	600	600		
Kitchen	1	1200	1200		
Food Prep					
Dry Storage					
Walk In Cooler					
Walk In Freezer					
Non-Food Storage					
Dishwashing					
Janitorial					
Manager Office					
Restroom/Locker					
Can Wash					
Additional Space for Other Activity?	1	1000	1000		Billards? Bocce Ball? Darts?
Staff Break Room	1	250	250	*	Shared with Grocery
refrigerator					
microwave					
couch					
table w/ 4 chairs					
TV/ VCR/DVD					
dishwasher					
Coat Closet					
Neighborhood Grocery Market	1	10000	10000		Cross between convenience store and supermarket ranges from 7,500-15,000 SF. Average full supermarket like a Kroger is approximately 67,000 SF
Staff Toilet - Male and Female	4	65	260		
Public Toilets - Male and Female	2	300	600		
Family (Companion) Toilet	1	80	80		
Janitors Closet	1	60	60		

Cayce
Commissary
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Shared Space</u>	<u>Comments/Remarks</u>
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Mechanical	1	600	600		
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Electrical/ Telecom Closet	1	200	200		
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Department Net Square Feet	0		20850		
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Dept. Circulation @ 30%	0		6255		
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Dept. Walls @ 10%	0		2085		
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TOTAL DEPARTMENTAL GROSS AREA			29190		
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Other Considerations

Parking is a challenge

Consider outdoor dining area



Community Center Space Program

Cayce
Community Center
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Comments/Remarks</u>
Lobby	1	200	200	
Reception	1	150	150	
Work Area/Break Area copier, fax,paper supplies/coffee/refrig	1	150	150	
Offices	2	120	240	
Gym Space	1	8500	8500	Assume 82'-0" x 104'-0" inside clear. High School size court (84'-0"x50'-0" court dim with 10'-0" run off dist all sides) for a min. 70'-0" x 104'-0" inside clear dimension for court plus 3 rows of seating on the long sides.
Elevated Walking Track in Gym Space	1	2500	2500	Assume 6'-0" wide around perimeter of gym
Work Out Areas				
Yoga/Dance w/Storage Room	1	600	600	500 SF studio w/100 SF storage
Fitness Equipment	1	4500	4500	
Cardio Area				
Free Weights				
Machine Weights				
Activity Areas				
	2	350	700	Pool Table in 1 room, video games in other room
Game Room				
Club Room	4	500	2000	1 room layed out like a teaching kitchen
Kitchenette	2	200	400	Shared between 2 club rooms
Teaching Kitchen				Included in club room above, locate close to school and on exterior for community use
Bike Repair	1	250	250	2 bicycle repair stands and 1 workbench
Ball and Equipment Storage	1	200	200	
Outdoor Toilets for Splash Pad	1	400	400	Includes men/ women's toilets with exterior entrance from splash pad
Splash Pad	1	400	400	
Staff Toilet - Male and Female	2	65	130	
Public Toilet/Showers - Male and Female	2	1000	2000	Toilets/Showers/Lockers
Family Toilet/Shower	1	100	100	

Cayce
Community Center
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Comments/Remarks</u>
Janitors Closet	1	25	25	
Mechanical Closet	1	35	35	
Electrical/ Telecom Closet	1	25	25	
Department Net Square Feet	0		23505	
Dept. Circulation @ 30%	0		7052	
Dept. Walls @ 10%	0		2351	
TOTAL DEPARTMENTAL GROSS AREA			32907	



Library Annex Space Program

Cayce
Library Annex
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Potential Shared Space</u>	<u>Comments/Remarks</u>
Lobby	1	200	200		
Reception/Circulation Desk	1	150	150		
Offices					
Librarian	1	120	120		
Office Manager	1	100	100		
IT Manager	1	100	100		
Digital Quick Reference	0	0	0		
General Reference	0	0	0		
Index/Tables/Maps	0	0	0		
Work Area copier, fax, paper supplies	1	120	120		
Copy Area for Public Use	1	50	50		2 copiers
Laptop Dispenser	2	36	72		12-18 laptops per 36 SF
Kiosk for Audio Books	1	50	50		Part of Vestibule?
DVD Vending	1	50	50		Part of Vestibule?
2 Person Tutoring Room	4	80	320	*	Shared Space
Stacks	1	1500	1500		
Children's Area	1	1500	1500		Enclosed
Teen Area (Maker Space)	1	1500	1500		
Periodicals	0	0	0		Online only
Reading Café	1	500	500	*	Hot/Cold and Snack Vending
Head End Room (IT room)	1	200	200		
Desktop Computers	10	36	360		
Staff Break Room refrigerator microwave	1	170	170		

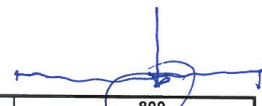
Cayce
Library Annex
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Potential Shared Space</u>	<u>Comments/Remarks</u>
couch					
table w/ 4 chairs					
TV/ VCR/DVD					
dishwasher					
Coat Closet					
Staff Toilet - Male and Female	1	65	65		
Public Toilets - Male and Female	2	200	400		Hard ceiling if less than 16'-0" ceiling height
Janitors Closet	1	60	60		
Mechanical	1	400	400		
Electrical/ Telecom Closet	1	200	200		
Department Net Square Feet	0		8187		
Dept. Circulation @ 30%	0		2456		
Dept. Walls @ 10%	0		819		
TOTAL DEPARTMENTAL GROSS AREA			11462		
Other Considerations					
Parking is a challenge					
Shared parking lot is okay					
Need bus route					
Prefers stand alone single story					
Combo 110/USB outlets					
Avoid nooks and crannies					
Sliding barn doors/overhead garage doors for flexibility					



Metro Schools 2015 Program

MNPS ELEMENTARY SCHOOL CAPACITIES



Space	400				500				600				700				800			
	#	Cap	Total Cap	Sq.Ft.	#	Cap	Total Cap	Sq.Ft.	#	Cap	Total Cap	Sq.Ft.	#	Cap	Total Cap	Sq.Ft.	#	Cap	Total Cap	Sq.Ft.
Administration																				
Waiting	1			200	1			225	1			250	1			275	1			300
Secretary/Bookkeeper	1			225	1			225	1			225	1			250	1			250
Workroom	1			150	1			150	1			150	1			150	1			150
Clerk	2			200	2			200	2			200	2			200	2			200
Clinic	1			200	1			200	1			200	1			200	1			200
Records	1			100	1			100	1			100	1			120	1			120
Principal	1			180	1			180	1			180	1			180	1			180
Toilet	1			60	1			60	1			60	1			60	1			60
Asst Principal	0			0	1			150	1			150	1			150	1			150
Staff Toilet	1			60	1			60	1			60	1			60	1			60
Conference	1	10	10	300	1	10	10	300	1	10	10	300	1	10	10	300	1	10	10	300
Guidance	1	1	1	120	1	1	1	120	3	1	3	300	3	1	3	300	4	1	4	400
Itinerant	1	2	2	150	1	2	2	150	1	3	3	225	1	4	4	300	1	4	4	300
Student Store	1			50				50				50				50				50
				1,995				2,170				2,450				2,595				2,720
Support Services																				
Teacher Workroom	1			400	1			500	1			600	2			700	2			800
Teacher Lounge	1			200	1			200	1			200	1			300	1			300
Staff Toilet	1			60	1			60	1			120	1			120	1			120
Comm. Rm w/toilet	1	30		1,000	1	30		1,000	1	30		1,000	1	30		1,000	1	30		1,000
Book Storage	1			300	1			325	1			350	1			375	1			400
Central Receiving	1			300	1			300	1			300	1			300	1			300
Outside Equipment	1			200	1			200	1			200	1			200	1			200
	1			2,460	1			2,585	1			2,770	1			2,995	1			3,120
Classrooms																				
Pre-K w/toilet	2	15	30	2,000	2	15	30	2,000	3	15	45	3,000	3	15	45	3,000	4	15	60	4,000
K w/toilet	4	20	80	4,000	5	20	100	4,500	6	20	120	6,000	7	20	140	7,000	8	20	160	8,000
First Grade w/toilet	4	20	80	3,600	5	20	100	4,500	6	20	120	5,400	7	20	140	6,300	8	20	160	7,200
Second Grade	4	20	80	3,200	5	20	100	4,000	6	20	120	4,800	7	20	140	5,600	8	20	160	6,400
Third Grade	4	20	80	3,200	5	20	100	4,000	6	20	120	4,800	7	20	140	5,600	8	20	160	6,400
Fourth Grade	4	25	100	3,200	4	25	100	3,200	5	25	125	4,000	6	25	150	4,800	7	25	175	5,600
	22		450	19,200	26		530	22,700	32		650	28,000	37		755	32,300	43		875	37,600
Special Education																				
Resource	2	20		1,600	2	20		1,600	3	20		2,400	3	20		2,400	4	20		3,200
Speech	1	3		200	1			200	1			200	1			200	1			200
Instructional Coach	1	20		800	1	20		800	1	20		800	1	20		800	1	20		800
	3			2,600	3			2,600	4			3,400	4			3,400	5			4,200
Music																				
Classroom	1	50		900	1	50		900	2	50		1,800	2	50		1,800	2	50		1,800
Storage	1			300	1			300	2			600	2			600	2			600
	1			1,200	1			1,200	2			2,400	2			2,400	2			2,400
Art																				
Classroom	1	28		900	1	28		900	2	28		1,800	2	28		1,800	2	28		1,800
Storage	1			350	1			350	2			700	2			700	2			700
Kiln	1			100	1			100	2			200	2			200	2			200
	1			1,350	1			1,350	2			2,700	2			2,700	2			2,700
Physical Education																				
Playroom				4,200				4,200				4,200				4,200				4,200
Office/Storage				420				420				420				420				420
Platform				800				800				800				800				800
Chair Storage				200				200				200				200				200
				5,620				5,620				5,620				5,620				5,620
Food Service																				
Food Prep				900				900				900				1,000				1,100
Dry Storage				270				300				300				350				400
Walk-in Cooler				100				150				150				150				150
Walk-in Freezer				150				200				200				200				200
Non-food Stor.				50				50				50				50				50
Dishwashing				300				300				300				350				350
Janitorial				40				40				40				40				40
Manager				100				100				100				100				100
Restroom/Lockers				70				70				70				100				100
Can Wash				50				50				50				50				50
Serving				500				500				750				750				750
Dining	1	150		1,600	1	175		2,000	1	200		2,400	1	240		2,800	1	270		3,200
				4,130				4,660				5,310				5,940				6,490
Media Center																				
Reading/Stacks	1	60		2,000	1			2,100	1			2,200	1			2,300	1			2,400
Office/Work	1			200	1			250	1			250	1			250	1			250
Conference	1	8		240	1			240	1			240	1			240	1			240
Storage	1			400	1			400	1			400	1			400	1			400
Classroom	1	30	30	800	1	30	30	800	1	30	30	800	1	30	30	800	1	30	30	800
Head-End Room	1			100	1			100	1			100	1			100	1			100
	1			3,740	1			3,890	1			3,990	1			4,090	1			4,190
				42,295				46,775				56,640				62,040				69,040
# of Classrooms	29				33				42				47				54			
Previous Model	25				29				36				41				47			
Unscheduled	0			16,918	0			18,710	0			22,656	0			24,816	0			27,616
TOTAL				59,213				65,485				79,296				86,856				96,656
Previous Sq. Ft.				54,040				59,612				68,572				76,524				83,314



Police Annex Space Program

Cayce
Police Annex
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Comments/Remarks</u>
Work Area	1	50	50	
copier, fax, paper supplies				
	10	36	360	
Cubicles/Desks				Assumed 10 desk areas total for 2-3 probation officers (they need their own desks), 5 flex team, 6 MDHA task force
Locking File Storage	1	50	50	
Meeting Area	1	225	225	Include a large work table
Bicycle Repair/Secure Storage	1	200	200	
Break Room	1	170	170	
refrigerator				
microwave				
couch				
table w/ 4 chairs				
TV/ VCR/DVD				
dishwasher				
Coat Closet				
Staff Toilet - Male and Female	2	65	130	
Janitors Closet	1	25	25	
Mechanical Closet	1	35	35	
Electrical/ Telecom Closet	1	25	25	
Department Net Square Feet	0		1270	
Dept. Circulation @ 30%	0		381	
Dept. Walls @ 10%	0		127	
TOTAL DEPARTMENTAL GROSS AREA			1778	
<u>Additional Considerations</u>				
Designated Secure Parking				



School Space Program

Cayce
Charter School
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Potential</u> <u>Shared</u> <u>Space</u>	<u>Comments/Remarks</u>
Administration					
Waiting	1	300	300		
Reception/Secretary	1	250	250		
Atrium Entry	1	1000	1000		
Workroom	1	150	150		
Clinic/Nurse	1	300	300		Could there be partnership with United Health?
Records	1	120	120		Scanner station
Principal	1	180	180		
Director of Curriculum and Instruction	1	150	150		
Staff Toilet	1	65	65		
Conference	1	300	300		
Small Conference	2	170	340		
Support Staff	2	120	240		
Social Workers	2	150	300		Secure file storage required
Guidance	0	120	0		
Itinerant	0	75	0		
Student Store/Bookstore	0	250	0		
Community Room w/Toilet	1	1200	1200	*	Requires exterior entrance for use by outside groups. Potential for Martha O'Bryan to use this community room to increase space for the Martha O'Bryan Pre-K program
Family Space w/Toilet	1	400	400		Required for some charter schools
Support Services					
Teacher Workroom	5	300	1500		May locate 1 between 2 grade levels
Teacher Lounge	1	800	800		May be two smaller rooms spaced out for ease of access for teachers or one larger room for collaboration
Staff Toilet	2	65	130		
Central Receiving	1	300	300		
Outside Equipment Storage	1	200	200		
Social and Emotional Reflection Room	1	170	170		4-5 kids and 1 social worker at a time
Classroom Areas (25 students per classroom)					
K w/toilet	4	1000	4000		Cubbies in hallways not classrooms Does not change classrooms/ground floor only per regulations
Gathering Space - Grade Level" Pod"	1	800	800		20'-0" wide hallway at pod
Locker Area	1	700	700		(100) 16" wide x 18" deep single tier lockers
First Grade w/toilet	4	900	3600		Does not change classrooms/ground floor only per regulations
Gathering Space - Grade Level" Pod"	1	800	800		20'-0" wide hallway at pod
Locker Area	1	700	700		(100) 16" wide x 18" deep single tier lockers
Second Grade	4	800	3200		Does not change classrooms

Cayce
Charter School
Space Program
4/19/2016

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Potential</u> <u>Shared</u> <u>Space</u>	<u>Comments/Remarks</u>
Gathering Space - Grade Level" Pod"	1	800	800		20'-0" wide hallway at pod
Locker Area	1	700	700		(100) 16" wide x 18" deep single tier lockers
Third Grade	4	800	3200		Does not change classrooms
Gathering Space - Grade Level" Pod"	1	800	800		20'-0" wide hallway at pod
Locker Area	1	700	700		(100) 16" wide x 18" deep single tier lockers
Fourth Grade	4	800	3200		Does not change classrooms
Gathering Space - Grade Level" Pod"	1	800	800		20'-0" wide hallway at pod
Locker Area	1	700	700		(100) 16" wide x 18" deep single tier lockers
Fifth Grade	4	800	3200		Does not change classrooms
Gathering Space - Grade Level" Pod"	1	800	800		20'-0" wide hallway at pod
Locker Area	1	700	700		(100) 16" wide x 18" deep single tier lockers
K-5 Science Lab/Classroom	3	1200	3600		
K-5 Language Classroom	2	800	1600		
<u>Special Education/Other Spaces</u>					
Resource Room	1	1000	1000		for K-5
Life Skills Room	1	1200	1200		for K-5
Speech	0	200	0		
Instructional Coach	0	800	0		
Maker Space	1	1200	1200		
<u>Music</u>					
Classroom	2	900	1800		
Storage	2	300	600		
<u>Art</u>					
Classroom	2	900	1800		
Storage	2	350	700		
Kiln	2	100	200		
Black Box Theater	1	2000	2000		For 100 person events/art exhibitions/dance/yoga/theater
Pre-Function	1		0		
Tech Control Booth	1	100	100		
Dance Storage	1	100	100		
Drama Storage	1	100	100		
Chair Storage	1	100	100		
<u>Physical Education</u>					
Playroom/Gym	0	4200	0		Would prefer to share a gym space
Office	0	120	0		
Storage	0	300	0		
Platform	0	800	0		
Chair Storage	0	200	0		

Cayce
Charter School

*Space Program
4/19/2016*

<u>Space/Room Name</u>	<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Potential Shared Space</u>	<u>Comments/Remarks</u>
Food Service					Serve breakfast to all students
Food Prep	1	1100	1100		
Dry Storage	1	400	400		
Walk-in Cooler	1	150	150		
Walk-in Freezer	1	200	200		
Non-Food Storage	1	50	50		
Dishwashing	1	350	350		
Janitorial	1	40	40		
Manager	1	100	100		
Restroom/Locker	1	70	70		
Can Wash	1	50	50		
Serving	1	750	750		
Dining	1	3200	3200		Can be multi-purpose room/How many seatings will the school have?
Media Center					
Reading/Stacks	0	2400	0		Would like to share library component with public library, needs to be walking distance for children. If had library within school, would like it to also be a student center/multi-purpose room
Office/Work	0	250	0		
Conference	0	240	0		
Storage	0	400	0		
Classroom	0	800	0		
Head-End Room	0	100	0		
Student Toilets					
Male Toilet Group	5	700	3500		5 fixtures per male group, includes 2 drinking fountains per toilet area
Female Toilet Group	5	700	3500		5 fixtures per female group, includes 2 drinking fountains per toilet area
Family (Companion) Toilet	1	80	80		
Janitor Closet	5	40	200		1 per 2 grade levels
Plant Ops Office and Storage	1	500	500		
Mechanical Room	1	1000	1000		Depends where equipment is located - RTU?
Electrical/ Telecom Closet	4	150	600		Need 1 main room and smaller rooms throughout depending on runs

Cayce
Charter School

Space Program
4/19/2016

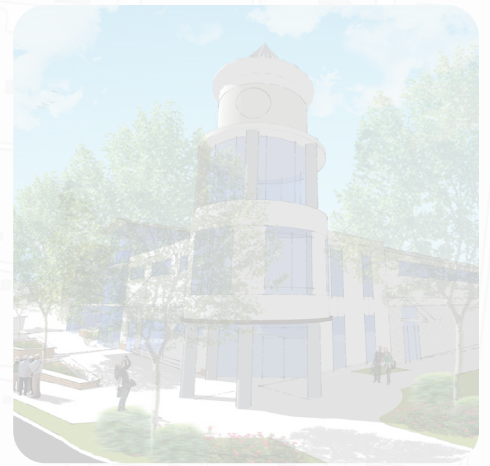
<u>Space/Room Name</u>		<u>Units</u>	<u>NSF/Unit</u>	<u>ST NSF</u>	<u>Potential</u> <u>Shared</u> <u>Space</u>	<u>Comments/Remarks</u>
Department Net Square Feet		0		69735		
Dept. Circulation	@ 40%	0		20921		
Dept. Walls	@ 10%	0		6974		
TOTAL DEPARTMENTAL GROSS AREA				97629		

Additional Conderations

Open to a joint teacher space if practical
 Need at least 1 big space for entire school or community to meet in, can be separate from their building
 Could share kitchen, community room and gym
 Would like to share a library if walking distance
 Need spaces to display student artwork throughout school including hallway niches
 Wide hallways/lots of natural light/clear sight lines
 Prefer separate K-5 and 6-8 entries
 Secure bicycle storage
 Loves garage door style openings to create flexible space
 No computer labs

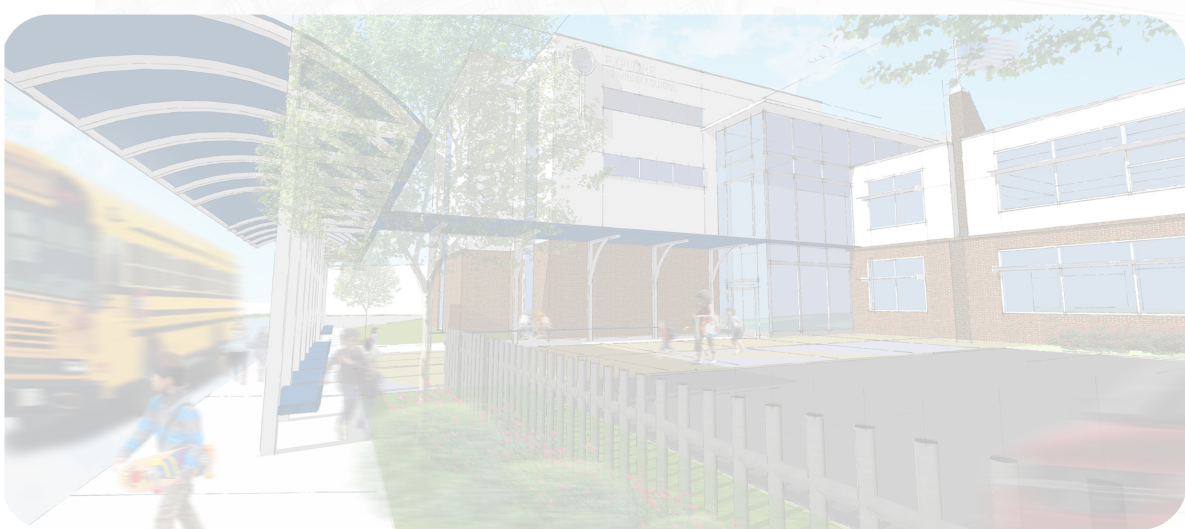
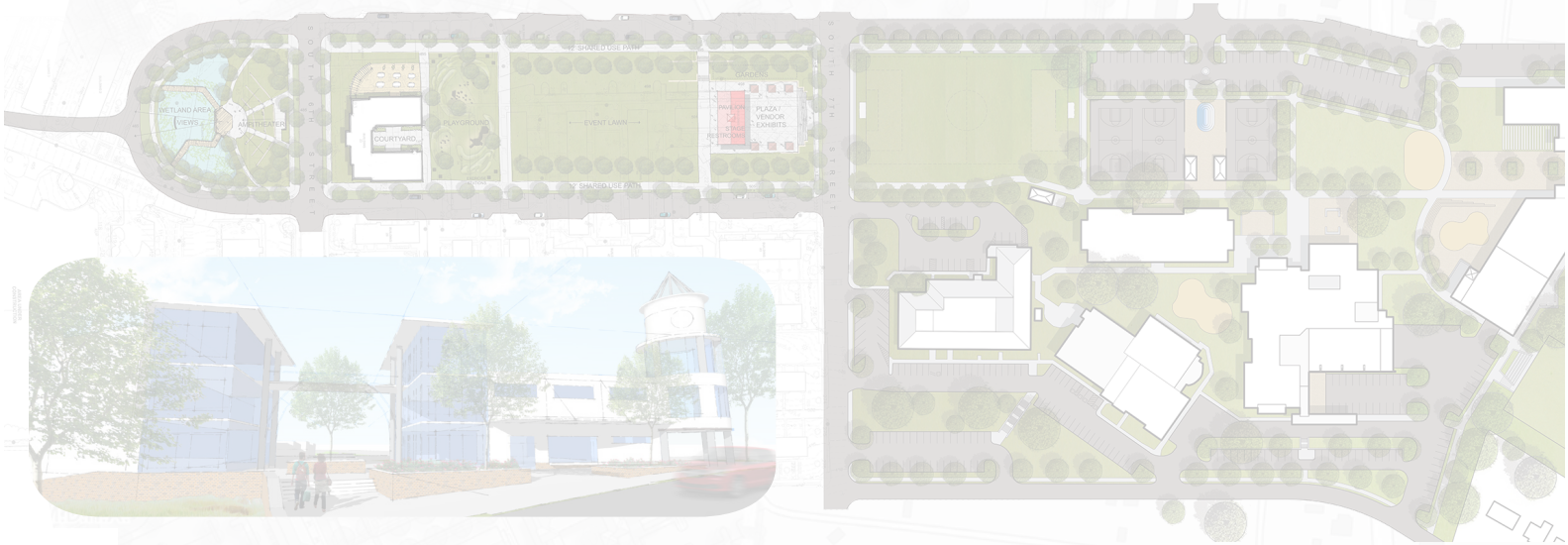
Additional Middle School Components

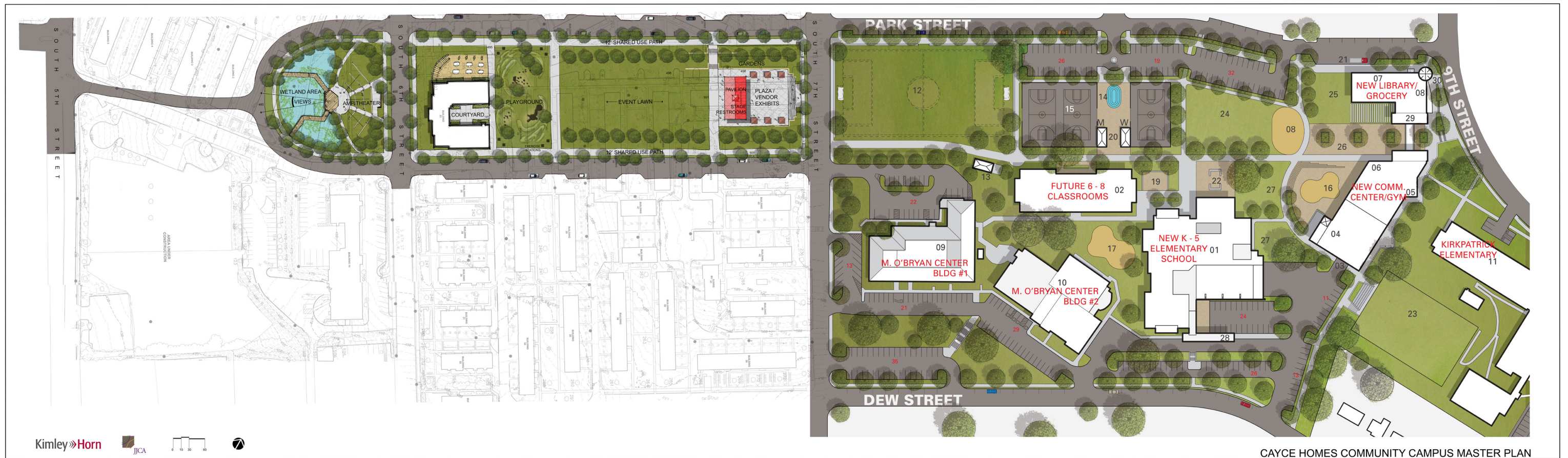
Sixth Grade		4	800	3200		
Gathering Space - Grade Level" Pod"		1	800	800		20'-0" wide hallway at pod
Locker Area		1	700	700		(100) 16" wide x 18" deep single tier lockers
Seventh Grade		4	800	3200		
Gathering Space - Grade Level" Pod"		1	800	800		20'-0" wide hallway at pod
Locker Area		1	700	700		(100) 16" wide x 18" deep single tier lockers
Eighth Grade		4	800	3200		
Gathering Space - Grade Level" Pod"		1	800	800		20'-0" wide hallway at pod
Locker Area		1	700	700		(100) 16" wide x 18" deep single tier lockers
6-8 Science Lab/Classroom		3	1200	3600		
6-8 Language Classroom		1	800	800		
Director of Middle School		1	150	150		
Department Net Square Feet		0		18650		
Dept. Circulation	@ 40%	0		5595		
Dept. Walls	@ 10%	0		1865		



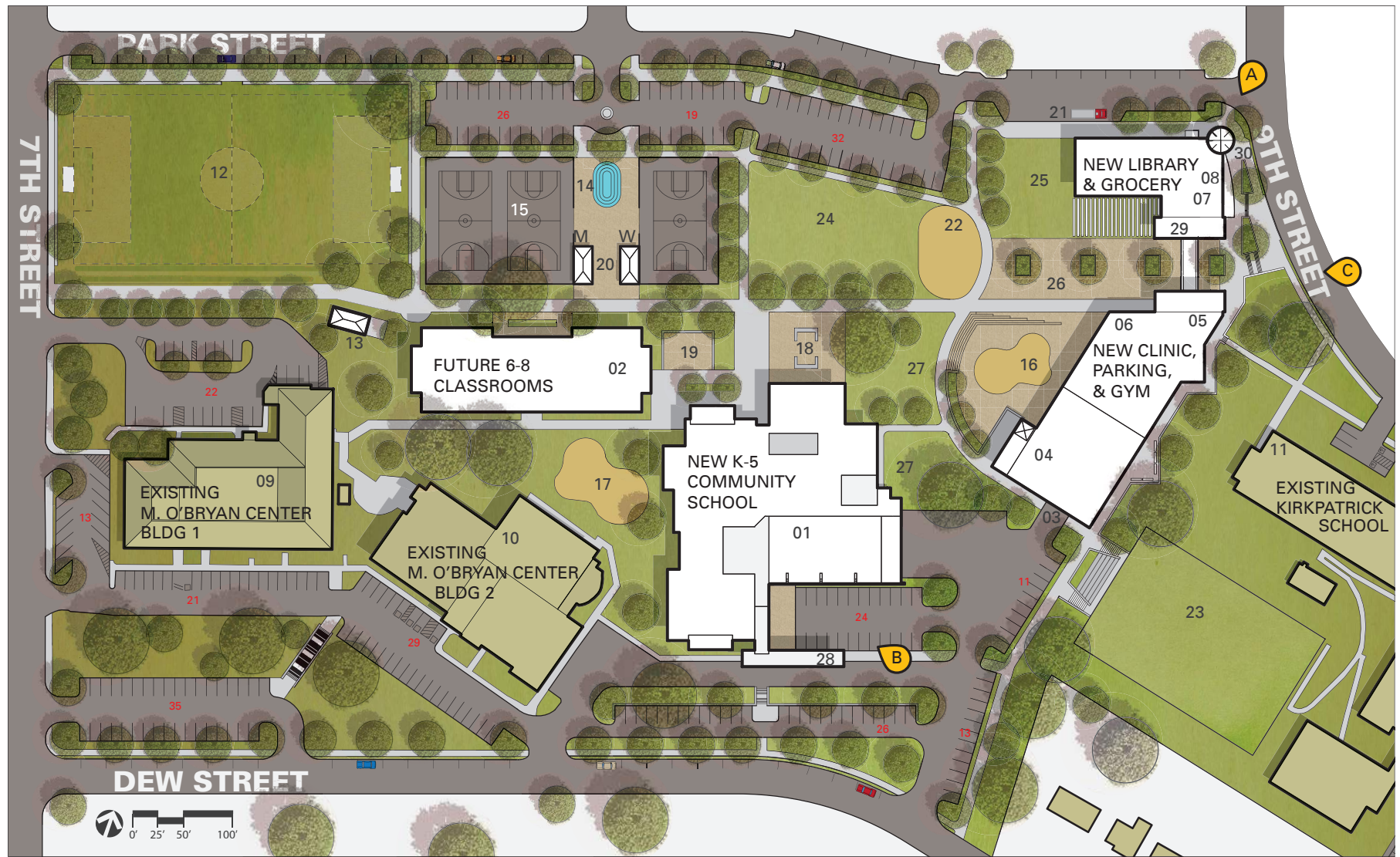
Appendix B

concept plans





CAYCE HOMES COMMUNITY CAMPUS MASTER PLAN



- 01 NEW K-5 ELEMENTARY SCHOOL
- 02 FUTURE 6-8 CLASSROOMS
- 03 PUBLIC PARKING GARAGE
- 04 COMMUNITY CENTER/GYM
- 05 POLICE ANNEX
- 06 HEALTH CLINIC
- 07 COMMISSARY
- 08 PUBLIC LIBRARY
- 09 M. O'BRYAN CENTER 1
- 10 M. O'BRYAN CENTER 2

- 11 KIRKPATRICK ELEMENTARY
- 12 SOCCER PRACTICE FIELD 300' X 160'
- 13 FIELD HOUSE
- 14 SPLASH PAD
- 15 BASKETBALL COURTS
- 16 TRADITIONAL PLAYGROUND
- 17 SCULPTURE PLAYGROUND
- 18 ARTS PLAZA
- 19 OUTDOOR CLASSROOM
- 20 CHANGING/RESTROOMS

- 21 FOODTRUCK PARKING/LOADING
- 22 OUTDOOR YOGA / FITNESS AREA
- 23 SHARED PLAY FIELD 200' X 130'
- 24 MULTIPURPOSE LAWN
- 25 PICNIC PARK
- 26 MARKET SQUARE
- 27 BIORETENTION / ECOLOGY
- 28 BUS / PARENT DROPOFF
- 29 PEDESTRIAN BRIDGE
- 30 ENTRY PLAZA & CLOCK TOWER

CAYCE COMMUNITY CAMPUS MASTER PLAN

TOTAL PARKING COUNT: 366 SPACES

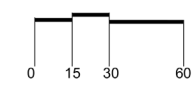


MDHA Kimley»Horn





Kimley»Horn



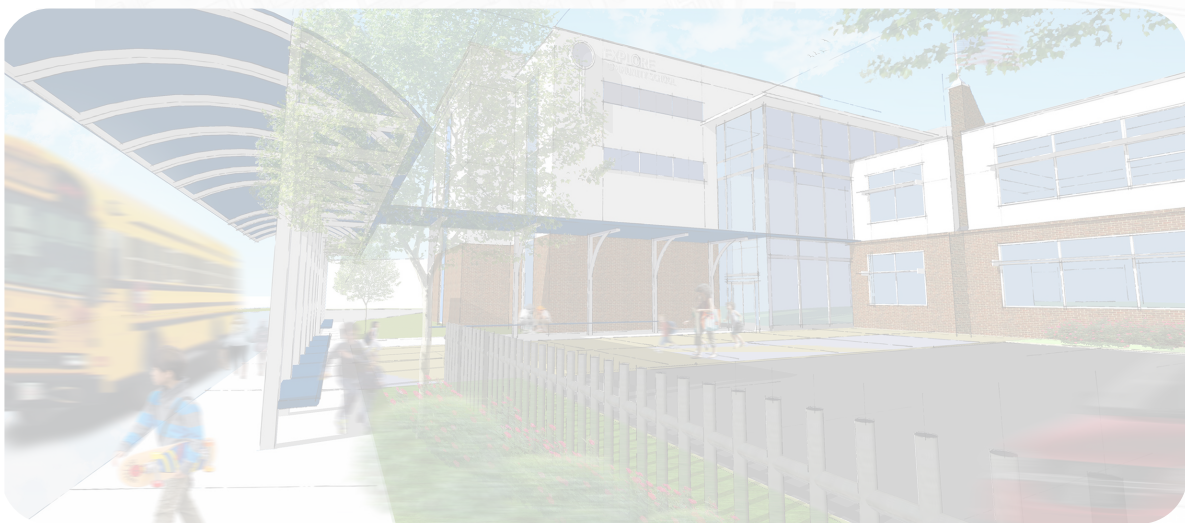
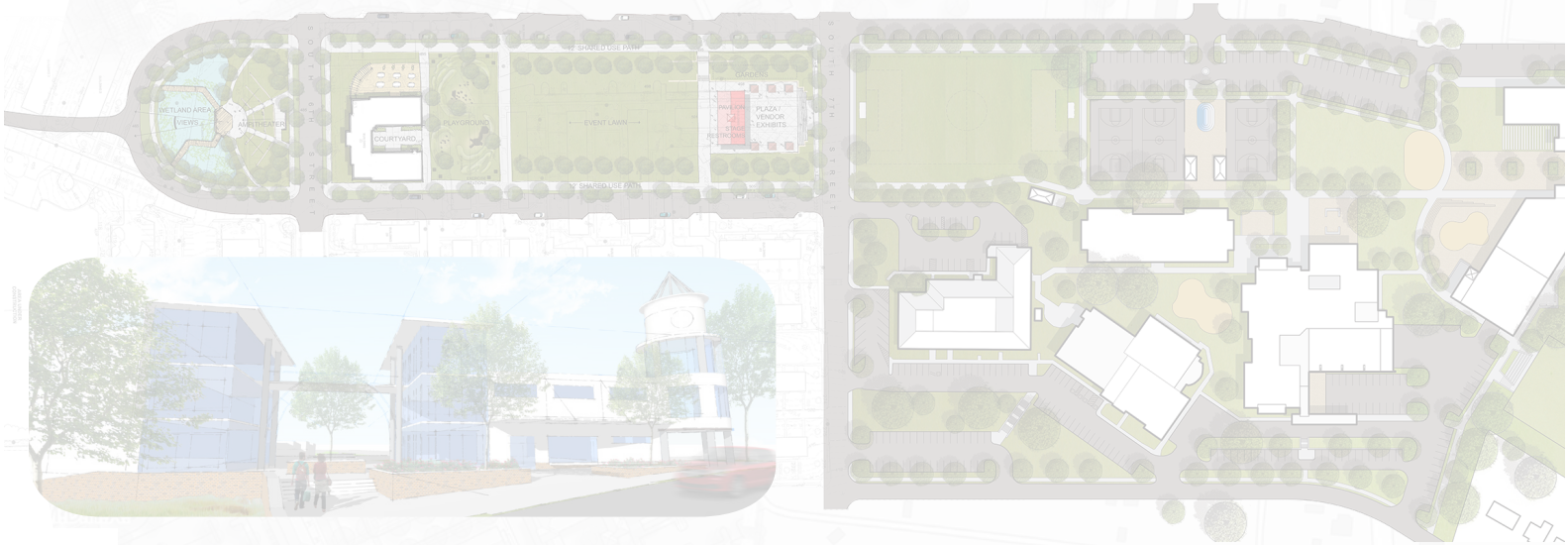
CAYCE HOMES COMMUNITY CAMPUS MASTER PLAN

LINEAR PARK CONCEPT PLAN



Appendix C

perspective drawings





A

VIEW OF THE PLAZA ENTRY TO THE PARK AT 9TH STREET, SHOWING THE CLOSE RELATIONSHIP OF THE NEW COMMUNITY CENTER AND LIBRARY BUILDINGS.

B

VIEW OF THE ENTRANCE TO THE COMMUNITY ELEMENTARY SCHOOL WITH COVERED BUS DROP-OFF, SMALL COURTYARD, AND VISITOR PARKING.

C

VIEW OF PUBLIC LIBRARY AND COMMISSARY BUILDING AT THE CORNER OF 9TH AND THE PLANNED PARK STREET, SHOWING THE LANDMARK CLOCKTOWER AND RETAIL ENTRANCE.

CAYCE COMMUNITY CAMPUS PERSPECTIVES



View of plaza entry



View of entrance to community elementary school



View of public library and commissary building