CAYCE PLACE
Community Plan Amendment and Specific Plan (SP)
AMENDMENT #1 and #2
CAG, Resident and Town Hall Meetings Meetings
August 29, 2017
AGENDA

• Project Overview

• Amendment #1
  • Community Plan Amendment
  • Specific Plan Re-zoning

• Amendment #2
  • Community Plan Amendment
  • Specific Plan Re-zoning

• Feedback / Comments / Questions
Envision Cayce Study Area
Envision Cayce Master Plan
Envision Cayce Goals

Goal 1: Accomplish a One-for-One replacement of all assisted units on site; minimize disruption to residents during construction

Goal 2: Maintain economic & cultural diversity of East Nashville

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

Goal 4: Create a green, sustainable & financially viable development

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

Goal 6: Maintain and expand support services and community assets

Goal 7: Improve neighborhood amenities

Goal 8: Address need for access to healthy foods

Goal 9: Reconnect & integrate Cayce Place into community, Leverage nearby opportunities
Current SP Master Plan
Amendment #1

CAYCE PLACE
Specific Plan Submittal

Cayce Place Master Plan, 2017
Community Plan - 2016
Community Plan – Amendment #1
Specific Plan Regulations - Current

CAYCE PLACE
Specific Plan Submittal

Proposed Density Plan

Development Summary

<table>
<thead>
<tr>
<th>Type</th>
<th>Max Allowance</th>
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<tbody>
<tr>
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<td>2,390 Units</td>
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<tr>
<td>Retail</td>
<td>208,000 S.F.</td>
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REGULATIONS

Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increases the permitted density or floor area, adds uses not otherwise permitted, eliminates specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or adds vehicular access points not currently permitted or approved. The zoning administrator may allow necessary adjustments to the build-to-zone when existing utilities or utility easements are within the build-to zone and unusual circumstances require that the utilities cannot be relocated or easements reduced. The zoning administrator may allow necessary adjustments to the build-to-zone based on the nature of the existing and future land use and site conditions in the general vicinity after receiving a written recommendation from the Planning Department and any relevant department or agency.

All non-residential is limited to 5,000 square feet of neighborhood serving commercial uses in locations designated on page 12. **Not currently permitted by Cayce Place Redevelopment plan B6.2015-1274. Requires Metropolitan Council Action.

Residential Mixed Income Requirements

Of the first 500 units constructed at Cayce, at least 50% of those will serve families at 80% Average Median Income (AMI) or above, and each additional 500 units thereafter will be required to meet the same minimum ratio. The completed Cayce will include up to 2,390 residential units, of which, at least 50% will serve families at 80% AMI or above.

August 2016
Residential Mixed Income Requirements
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Specific Plan Regulations - Current

<table>
<thead>
<tr>
<th>Permitted Uses</th>
<th>Neighborhood Center</th>
<th>Neighborhood Core</th>
<th>Neighborhood Edge</th>
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<tr>
<td>Single Family</td>
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** Not currently permitted by Cayce Place Redevelopment plan BL2015-1274. Requires Metropolitan Council Action.
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### Residential Mixed Income Requirements

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Sub-district – Neighborhood Core - Current

Neighborhood Core

FALLBACK ZONING: MUN-A

BUILDING HEIGHT:
Sub-district General: 4 stories with 60 feet max
2 stories min.

Height is measured in number of stories and feet. If a calculation depends on overall height, it is to be measured from buildings ground level finish floor to eave or roof deck.

* SP allows for up to 5,000 sq. feet per site of neighborhood associated convenience retail or office to be integrated along Park Street and identify locations.
Sub-district – Neighborhood Core - Amendment

Neighborhood Core
FALLBACK ZONING: MUN-A
Building Height:
Sub-district General: 4 stories with 60 feet max.
2 stories min.

Height is measured in number of stories and feet. If a calculation depends on overall height, it is to be measured from the buildings ground level finished floor to the eave or roof deck. It is intended that height is calculated at the buildings front placement on the street facing and open space facing building facades. An additional "basement" level may be provided internally to the development where topography allows for additional sub-surface development including parking, residential, civic and commercially leasable space. Rooftop mechanical equipment, elevator and stairwell bulkheads and conditioned rooftop terraces are permitted on roof structures. They should be properly screened through the use of setbacks and/or screening and shall be limited to 12 feet maximum above roof deck.

Floor to Area Ratio (FAR) - Form and intensity is governed by the Redevelopment Guidelines

* SP allows for up to 5,000 sq. ft. per site of neighborhood associated convenience retail or office to be integrated along Park Street and identify locations.
Current SP Master Plan
Amendment #2

CAYCE PLACE
Specific Plan Submittal

Cayce Place Master Plan, 2017
Community Plan - Current
Community Plan – Amendment #2
**CAYCE PLACE**
Specific Plan Submittal

**Proposed Density Plan**

**Development Summary**

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Refer to the Cayce Place Design Guidelines for full regulation standards including building architecture, massing, facades, roofs, materials, access and parking, awnings and canopies, walls and fences, and build-to lines.

**Permitted Uses**

- **Neighborhood Center**
- **Neighborhood Core**
- **Neighborhood Edge**
- **Fill**

- Single Family
- Townhouse
- Multi-Family
- Cultural Center
- Day Care Center (up to 75)
- Day Care Center (over 75)
- Day Care
- Renal Care
- School (Day Care)
- Religious Institution
- Business/Office
- Community Education
- Personal Institution
- Fire Station
- General Office
- Leasing/Sales Office
- Animal Hospital
- Assisted Care Living
- Medical Office
- Medical or Scientific Lab
- Employment Office
- ATM
- Business Service
- Community Gardening (commercial)
- Community Gardening (non-commercial)
- Storage Area
- Home Improvement Sales
- Bloomingdale
- Personal Care Service
- Restaurant, Fast Food
- Restaurant, Full Service
- Restaurant, Take-Out
- Retail
- Multi Media Production
- Gasoline
- Park
- Recreation Center
- Small Car Parking (non-residential)
- Temporary Festival
- Theater
- Pool/Lake

**Residential Mixed Income Requirements**

Of the first 500 units constructed at Cayce, at least 50% of those will serve families at 80% Area Median Income (AMI) or above, and each additional 500 units thereafter will be required to meet the same minimum ratio. The completed Cayce will include up to 2,390 residential units, of which, at least 50% will serve families at 80% AMI or above.

*All non-residential is limited to 5,300 square feet of neighborhood serving commercial uses in locations designated on page 12.

August 2016
Specific Plan Regulations – Amendment #2

The diagram illustrates the Proposed Density Plan for Cayce Place, with specific details on the Development Summary for various types of development, including Residential, Retail, Office, and Grocery, with highlighted areas for Neighborhood Center, Neighborhood Core, and Neighborhood Edge.

Additional 119 Residential Units based on Amendment #1

Residential Mixed Income Requirements

- Of the first 500 units constructed at Cayce, at least 50% of those will serve families at 80% Average Median Income (AMI) or above, and each additional 500 units thereafter will be required to meet the same minimum ratio.

Permitted Uses

- Single Family
- Two Family
- Multi Family
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- Day Care Center (up to 75)
- Day Care Center (over 75)
- Day Care Home
- Day Care Parent’s Day Out
- School Day Care
- Religious Institution
- Business School
- Community Education
- Personal Instruction
- Financial Institution
- General Office
- Leasing/Finance Office
- Animal Hospital
- Assisted Care Living
- Medical Office
- Medical or Scientific Lab
- Outpatient Clinic
- Child Care
- Business Service
- Community Gardening (commercial)
- Community Gardening (non-commercial)
- Grocery Store
- Home Improvement Sales
- Recreation
- Personal Care Services
- Restaurant - Fast Food
- Restaurant - Full Service
- Take-Out
- Retail
- Multi-Media Production
- Saloon
- Park
- Recreation Center
- Small Outdoor Music Event
- Temporary Festival
- Theater
- Theatre
- Office

- All non-residential is limited to 5,000 square feet of neighborhood serving commercial uses in locations designated on page 12.
- Neighborhood serving commercial is limited to 10,000 square feet in locations designated on page 13.
- Every use not permitted in any land use category.

July 2017
Sub-district – Neighborhood Edge - Current

Neighborhood Edge

FAI I RACK ZONING: RM20-A

BUILDING HEIGHT:

Sub-district general: 3 stories within 40 feet max.
All: 2 stories min.

Properties fronting South 9th Street and properties abutting Shelby Hills between Dew and Lenore Streets shall be limited to 2 stories within 26 ft. max. Properties between Shelby and Sylvan streets shall limit height to 2 stories within 26 ft. max measured from the midpoint of the block between Sylvan Street and the shared alley (#266).

Height is measured in number of stories and feet. If a calculation depends on overall height, it is to be measured from building’s ground level finish floor to eave or roof deck.
**Sub-district – Neighborhood Edge – Amendment #2**

**Neighborhood Edge**

**Fallback Zoning:** RM20-A

**Building Height:**

Sub-district General: 3 stories within 45 feet max.

Properties fronting South 9th Street and properties abutting Shelby Hills between Dew and Lenore Streets shall be limited to 2 stories within 26 feet max. Development within 60 linear feet of the centerline of Alley #268 (between Shelby and Sylvan streets) shall be a maximum of 2 stories and 26 feet in height max.

Height is measured in number of stories and feet. If a calculation depends on overall height, it is to be measured from the buildings ground level finished floor to the eave or roof deck. It is intended that height is calculated at the buildings front placement on the street facing and open space facing building facades. An additional “basement” level may be provided internally to the development where topography allows for additional sub-surface development including parking, residential, civic and commercially leaseable space. Rooftop mechanical equipment, elevator and stairwell bulkheads and conditioned rooftop terraces are permitted on roof structures. They should be properly screened through the use of setbacks and/or screening and shall be limited to 12 feet maximum above roof deck.

**Floor to Area Ratio (FAR):** Form and intensity is governed by the Redevelopment Guidelines.
Sub-district – Civic and Institutional
- Current

Civic and Institutional

FALLBACK ZONING: RM20

BUILDING HEIGHT:
Height: 3 Stories Max with 50 feet Max.
Height is measured in number of stories and feet. If a calculation depends on overall height, it is to be measured from buildings ground level floor to eave or roof deck.

* SP allows for up to 10,000 sq. feet of neighborhood serving retail or restaurant to be integrated into buildings associated with civil uses at identified locations.
Sub-district – Civic and Institutional – Amendment #2

Civic and Institutional
FALLBACK ZONING: RM20-A
Building Height:
Height: 4 Stories Max with 60 feet Max.

Height is measured in number of stories and feet. If a calculation depends on overall height, it is to be measured from the buildings ground level finished floor to the eave or roof deck. It is intended that height is calculated at the buildings front placement on the street facing and open space facing building facades. An additional “basement” level may be provided internally to the development where topography allows for additional sub-surface development including parking, residential, civic and commercially teasable space. Rooftop mechanical equipment, elevator and stairwell bulkheads and conditioned rooftop terraces are permitted on roof structures. They should be properly screened through the use of setbacks and/or screening and shall be limited to 12 feet maximum above roof deck.

Floor to Area Ratio (FAR) - Form and intensity is governed by the Redevelopment Guidelines

* SP allows for up to 10,000 sq. feet of neighborhood serving retail or restaurant to be integrated into buildings associated with civil uses at identified locations.
Tree Requirements

- New Tree Density Worksheet
- Tree Replacement Worksheet encourages tree save
- 3.5” caliper street trees
Street Sections

CAYCE PLACE
Specific Plan Submittal

Pedestrian Experience and Street Sections
These cross sections may vary pending the approval of the Traffic Study submittal with each Final SP.

NEIGHBORHOOD CENTER
The streets in the neighborhood center are designed for higher traffic volumes and parking demand with wider streets and on-street parking. Stripped on-street parking on both sides of the commercial street will calm traffic for pedestrians and provide convenient parking for commercial tenants within the center. Paver crosswalks at intersections combined with street trees, cafe seating, and streetscape amenities within the wide sidewalk space will create a high quality pedestrian environment in the heart of Cayce.

RESIDENTIAL STREETS
Residential streets facilitate circulation throughout the community. Streets will have on-street parking adjacent to housing to accommodate guests within the community. These streets are intended for lower residential traffic volumes and connect residents to the multiple open space amenities and community resources. They will contain wide sidewalks with vegetated planting strips and street trees. Some lower volume residential streets may be narrower to discourage high speeds and excessive through traffic.

5TH STREET
As a collector street within the community, 5th street provides a multi-modal option with the incorporation of protected bike lanes on either side of the drive lanes. These streets are intended for higher traffic volumes and connect residents to the community amenities. Adjacent to commercial development, adequate on-street parking will be placed to accommodate all guests of the community.

7TH STREET
Another collector street, 7th street is a critical piece in ensuring the overall connectivity of the Cayce Homes community. The development of a multi-use pathway along the east side of the street will provide a strong connection between the civic center, open spaces, and housing for community members. Existing travel lanes will largely remain the same with on-street parking adjacent to housing and open space amenities to accommodate for all users of the community development.

PARK STREET
The Park Street corridors support an important connection between the residential areas and the linear park. The park has great value among Cayce Place, creating a community center with programmed open space, multi-age playground facilities, and opportunity for entertainment. The park will encourage many local residents to travel to its amenities, creating an important demand to implement safe, reliable, and efficient routes of travel throughout the parks frame. The creation of multi-use paths will provide this needed access, allowing for dependable connections. Bio-streets hug either side of the streets, establishing an enjoyable environment, promoting the paths use while creating efficient and aesthetic stormwater management solutions.

ALLEY STREET
The Alley is designed to function as a multi-use service road for residents and other personnel to access the adjacent residential buildings. Although not intended for through traffic, the alley provides alternative space for roadway disturbances such as parked cars, delivery vehicles, and maintenance vehicles to use removing them from residential streets all while improving the safety of the pedestrian realm in the neighborhood. The Alley will also house all of the necessary major public utilities such as electric, water, and sewer for the neighboring properties providing an easier access for when maintenance is required.
ZONING SCHEDULE

Amendment #1
Planning Commission – August 10th – APPROVED with Conditions
Metro Council 1st Reading – September 5th
Metro Council Public Hearing – October 3rd
Metro Council 3rd Reading – October 17th
Effective Date – November 7th

Amendment #2
Planning Commission – September 14th
Metro Council 1st Reading – October 3rd
Metro Council Public Hearing – November 7th
Metro Council 3rd Reading – November 21st
Effective Date – December 5th