ENVISION CAYCE
REDEVELOPMENT PLAN

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Community & Advisory Meeting #2
Workshop
May 6, 2013
Agenda

1. Introductions and Update
2. Example Developments/Case Studies
3. Your assignment
4. Get to work!!!!
5. Group Presentations
6. Next Steps and Adjournment (7:30)

• Residents please sign up for Resident Survey
• Be sure to share your ideas on video!
**Schedule**

- **Public Meetings #1:** Introduction of Planning Process  
  *March*

- **Data Collection and Existing Conditions Analysis**  
  *March/April*

- **Public Meetings #2:** Design Charette and Review of Existing Conditions  
  *May*

- **Public Meetings #3:** Presentation of Preliminary Revitalization Options  
  *July/August*

- **Public Meetings #4:** Presentation of Revitalization Plan  
  *October*

- **Final Revitalization Plan to MDHA**  
  *December*
Vision and Goals

- One-for-One Replacement of Public Housing (716 units)
- Maintain Economic and Cultural Diversity of East Nashville
- Create a Mixed Income Community
- Green, Sustainable, and Financially Feasible Development
- Connect with/Leverage Other Local Initiatives
- Resident and Community-Supported Planning Process
What we heard…..

- Expand Community Advisory Group (CAG)
- Develop plan that does not displace Cayce residents
- Maintain support services and minimize disruption during redevelopment
- Develop eligibility criteria to build a culture of respect, safety & community
- Improve neighborhood amenities
- Address need for access to healthy foods
- Think comprehensively/ Leverage nearby opportunities/ Integrate Cayce Place into East Nashville
What we have been doing….

• Adding Residents to the Community Advisory Group
• Publicizing CAG Meetings
• Organizing Cayce Residents to assist with Survey
• Understanding Existing Conditions
• Stakeholder Interviews
What’s Next?

• Today’s Workshop

• Incorporate ideas into 3 different options

• Present preliminary plans to Cayce Resident Focus Group and CAG for feedback (June)

• Refine and present 3 concept plans to community (August) for feedback
Example Developments/Case Studies

- Nashville Public Housing
- Public & Affordable Housing
- Market Rate Housing
- Mixed Income Housing
Uptown Flats Workforce Housing—Nashville
Ryman Lofts – Affordable Artist Housing – Nashville
Nance Place Workforce Housing – Nashville
Columbia Parc – New Orleans
Washington Beech – Boston, MA
Legends South/Savoy Square - Chicago
Jordan Downs - Los Angeles
Shops & Lofts – Chicago, IL
The Carruth – Dorchester, MA
Via Verde – South Bronx, NY
Your work assignment.......

.....Envision Cayce Place.
Your Work Assignment

- Each group identify a Note Taker
- Everyone Participate
- Prepare a Plan that represents the group’s vision for Cayce
- Get all ideas on paper
- Address the 3 questions that are in your handout
- Identify 2 participants to share your groups Plan - 3 Big Ideas (2-3 minute summary)
Ground rules for table exercise

• Be courteous to others and avoid talking while others are speaking. We want everyone’s voice to be heard!

• Be respectful of others opinions even though it is not the same as yours.

• Stay on topic and please respect agreements about time.

• Have fun!
East Nashville: Existing Conditions

**Cayce Place**
- Convenient to Downtown, Interstate highway system
- Excellent views of Downtown skyline
- Tree-shaded neighborhood streets
- Adjacent to Riverfront Industrial
- Concentration of affordable housing
- Surprising rejuvenation of adjacent private market-rate housing
- Lack of adjacent retail/commercial amenities & identity node

**E Nashville**
- 12-16 distinct, diverse neighborhoods
- Historic character
- Walk-able, bike-able, & potential BRT transit
- Diverse population base
- Arts & culture, parks, restaurants, and retail amenities
- Growing neighborhood commercial base, revitalization of Gallatin Ave
Changing Demographics 2000-2013

- More Households (+2%)
  - But smaller in size- fewer families with children (-9%)

- Key Age Groups (+13%)
  - Young Professionals: age 25 to 34
  - Empty Nesters: age 55 to 64 (+44%)

- Education Levels Up (+50%)
  - College degree or more
    - Masters: +61% / Professional: +74% / PhD: +81%
  - Less than high school diploma (-22%)

- Household Incomes Down (-3%)
  - Fell to $30,100 (recession)
  - More living in poverty (+19%)
East Nashville Housing Market Conditions

- 65% increase in housing sales since 2010
- 14% increase in sale prices since 2010

**New Construction**
- 300+ units built 2003-2008
  - Condominiums-Townhouses & Flats, Lofts, Rentals
- 625 units planned since 2008
- 200 units recently planned or under construction
  - (Mostly rentals)
- Individual infill homes
Retail Commercial Nodes & Opportunities

- Distinct Identity Districts Emerging
  - 5 Points, Riverside Village, etc.
  - Gallatin Avenue

- Income & Leakage
  - $1.1 Billion = Total E Nashville Income
  - $420 Million = Retail Expenditures
  - 1.7 Million SF = Current Retail Opportunity
  - 350,000 SF = Estimated Supply
  - **1.35 Million SF** = “Leakage” from East Nashville
Background and Context

- **MDHA-owned properties:**
  - Cayce Place (58 acres/716 units)
  - Martha O’Bryan Center (4 acres)
  - Edgefield Manor (13.8 acres/220 elderly units)
  - Lenore Gardens (5.5 acres/76 units)

- **Neighboring multifamily developments:**
  - CWA Apartments (17.5 acres/254 units)
  - Roberts Park Apartments (3.9 acres/74 units)
  - Shelby Courts (1.2 acres/20 units)
  - Fatherland Flats (3.4 acres/47 units)
Context
What uses should be included?

• What uses are missing? Where should they go?

• What uses are currently here but should be relocated? Where?

• What uses must stay where they are?

• What types of housing should be included?
Existing Zoning

Lenore: 5.5 acres x 20 dua = 110 units allowed

Cayce Place: 58 acres x 20 dua = 1160 units allowed (Excluding Martha O'Bryan)
How can we improve access, transportation, connectivity?

• New street connections? Where?

• New sidewalks/greenways? Where?

• How can bus stops/connections/routes/access be improved?

• How can the Bicycle Network be improved?
What amenities/services/community facilities should be provided or improved?

- Parks/Greenways?
- Recreational Uses?
- Services?
- Schools?
- Trees?
Envision Cayce Contact Info

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