ENVISION CAYCE

Proposed Revitalization Plan
July 1, 2014
CAG and Community Meetings
AGENDA

✓ Welcome and Introductions
✓ Presentation of Final Concept Plan and Assumptions
✓ Updates from MDHA
✓ Questions and Answers
✓ Close
Context

<table>
<thead>
<tr>
<th>Community</th>
<th>Units</th>
<th>Type</th>
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<tbody>
<tr>
<td>Cayce Place</td>
<td>716</td>
<td>Public housing</td>
</tr>
<tr>
<td>Roberts Park</td>
<td>74</td>
<td>Private unassisted housing</td>
</tr>
<tr>
<td>Lenore Gardens</td>
<td>75</td>
<td>Public unassisted housing</td>
</tr>
<tr>
<td>Edgefield Manor</td>
<td>220</td>
<td>Public housing designated elderly / disabled</td>
</tr>
<tr>
<td>CWA</td>
<td>276</td>
<td>Section 8 project-based</td>
</tr>
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</table>
Planning Process

1. Meetings with Cayce Place Residents
2. Meeting with Lenore Residents
3. Community Advisory Group Meetings
4. Interviews with key stakeholders
5. Door to Door Resident Survey
6. Preliminary Market Assessment
7. Existing Conditions Assessment
The Plan achieves the following:

- One-for-one replacement; minimizes disruption to residents during construction
- Maintains economic & cultural diversity of East Nashville
- Creates healthy mix of housing choices for many income levels
- Creates green, sustainable, & financially viable development
- Connects with & leverages other local initiatives and stakeholders
- Maintains and expands support services and community assets
- Improves neighborhood amenities
- Addresses need for access to healthy foods
- Reconnects & integrates Cayce Place into community; leverages nearby opportunities
PREFERRED PLAN
Plan Overview
Density Framework
Plan Elements
Plan Elements
Plan Elements
Open Spaces
The Plan
Open Space
THE PLAN
OPEN SPACE

1. Central Park & Green Boulevard
2. Pocket Park (typ.)
3. Cottage Court (typ.)
4. Multi-family Courtyard (typ.)
   (Internal to development)
5. Hillside Amphitheater & Arts Pavilion
6. Multi-use Trail / Bike Path
   (connect to Greenway along Cumberland river)
7. Playground
8. Produce Market, Garden & Pavilion
9. Nicely Building
   (re-purposed as community resource center on ground floor)
10. Tennis Courts
11. Basketball Courts
12. Kirkpatrick Community Center
13. Baseball / Soccer / Football Fields
14. Community Art
   (throughout development)

Exhibit 3-10: Open Space Plan
Civic Uses
Civic Uses

The Plan
Civic / Institutional

1. New Administrative Building
   (MDHA or other administrative uses)
2. Nicely Building - Resident Center (MDHA-Existing)
3. Cayce Family Health Center (Relocated)
4. Section 8 Administrative Bldg. (MDHA-Existing)
5. Martha O’Bryan Center (Existing)
6. Community Pavilion / Farmer’s Market
7. New Education Facility / Library
8. Kirkpatrick Community Center (Existing)
9. Kirkpatrick Elementary (Existing)
Residential Character
Residential Character
Residential Character

The Plan
Housing Typology

Single Family Homes
Single family housing within the community will consist of detached structures one to three stories in height in a variety of architectural styles. Parking access and service will be provided in a rear alley. Many homes will have front porches providing shelter from the elements and an opportunity for social interaction. Homes shall prominently address the street with small front setbacks on narrow lots. Additionally, the Plan includes cottage courtyard development with a group of cottages organized around a central communal green space.
Residential Character

The Plan
Housing Typology

Townhomes
Townhome development within the community will consist of attached structures two to three and one-half stories in height with a variety of architectural styles. Parking access and service will be provided in a rear alley. While townhomes may come in a variety of configurations, there are two types of townhomes illustrated: courtyard units with a connected garage or parking court in the rear with a small outdoor courtyard; and a “tuck under” unit that will provide parking within the unit on the ground level. Townhomes will have a variety of entry configurations of porches and covered stoops.
Residential Character

THE PLAN
HOUSING TYPOLOGY

Multi-family Homes - Surface Parking
Multi-family housing is intended to provide opportunity for a variety of unit types and configurations within a single three to five story structure. “Walk up” units will be three stories in height and contain central stairways for access to units on the upper floors. “Elevator” units will consist of any structure greater than three stories in height that requires an elevator to meet the needs of the buildings residents. Parking for multi-family units may be provided through a combination of “tuck under” garages on the ground level of the building and surface parking lots located in the interior of the building block. Additionally, ground floor retail or community uses may be provided within some structures at certain locations within the community.
Neighborhood Center
Neighborhood Center
Neighborhood Center

Existing Shelby Avenue Gateway

Proposed Shelby Avenue Gateway
Neighborhood Center

THE PLAN
COMMERCIAL

Grocery Typology
The proposed grocery development parcel provides a 45,000 square foot grocery facility with service area easily accessible from the interstate. The grocery will have a prominent front entry addressing S. 5th street with the opportunity for liner retail along S. 5th providing spaces for smaller supporting retailers. A surface parking lot is provided for customers to the rear of the building with additional overflow parking available in adjacent structured parking garages. The expanded Cayce community is the intended primary market for the grocer and will be supported by regional use by the larger East Nashville and Downtown markets. The site is located within walking distance for Cayce residents and is easily accessible via car for the larger market area especially for afternoon commuter users.
Street Network

The Plan
Block and Street Network

LEGEND
↔ New Streets
↔ Existing Streets
Re-established Connection
Urban Center

Streets in the urban center are designed for higher traffic volumes and parking demand with wider streets and on-street parking. Striped on-street parking on both sides of the commercial street will calm traffic for pedestrians and provide convenience parking for commercial tenants within the center. Paver crosswalks at intersections combined with street trees, café seating and streetscape amenities within the wide sidewalk space will create a high quality pedestrian environment in the heart of Cayce Place.
Street Network

The Plan
Block and Street Network

Residential Streets
Residential streets facilitate circulation throughout the community. Streets will have on-street parking adjacent to housing to accommodate guests to the community. These streets are intended for lower residential traffic volumes and will connect residents to the multiple open space amenities and community resources within the community. 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.
Transit Plan
## Program Summary

<table>
<thead>
<tr>
<th>HOUSING TYPE</th>
<th># of Units</th>
<th>%</th>
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<tbody>
<tr>
<td>CP/CWA Replacement Units</td>
<td>992</td>
<td>41.5%</td>
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<tr>
<td>Affordable/Workforce Units</td>
<td>358</td>
<td>15%</td>
</tr>
<tr>
<td>Market Rate</td>
<td>1,040</td>
<td>43.5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>2,390</strong></td>
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- Phased Demolition and Construction
- Acquisition/redevelopment of adjacent sites
- Integration of some existing uses

<table>
<thead>
<tr>
<th>Non Residential Uses</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>Retail</td>
<td>127,000</td>
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<tr>
<td>Institutional/Office</td>
<td>75,800</td>
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- Complete Infrastructure Upgrade
- Relocated and Improved Park/Open Space
- Relocation of Sheriff and Public Works Offices
- Approximately 84.2 acres
Relocation and Right of Return

• HUD-assisted units replaced one-for-one

• ORIGINAL RESIDENTS have FIRST PRIORITY Right of Return

• No additional screening criteria for ORIGINAL residents

• Goal is to minimize the number of moves

• Relocation benefits will be provided
Q&A SESSION
Envision Cayce Contact Info

- 615-252-8420
- envisioncayce@nashville-mdha.org
Credits

Prepared By
EJP Consulting Group, LLC
Prime Contractor

Smith Gee Studio (SGS)
Urban Design + Architecture

Barge Cauthen & Associates
Engineering + Cost Estimating

Duvernay + Brooks
Development Finance

Urban Blueprint
Community Engagement

Randall Gross, Development Economics
Market and Economic Analysis

Thanks to
The planning team explicitly acknowledges the following individuals for their contribution to the planning effort.

MDHA Staff, in particular Jim Thiltgen, Interim Executive Director, Kaitlin Dastigue, Envision Cayce Project Manager and Phil Ryan, former Executive Director.

Sandra Moorman, Former Principal of Kirkpatrick Elementary School who provided the school gymnasium as a community-based meeting space for the second public meeting and design charrette.

Marsha Edwards, Executive Director of Martha O’Bryan Center for volunteering the use of the center’s gymnasium for several resident and public meetings.

Robin Veenstra-VanderWeele, formerly of Marth O’Bryan Center, for providing access to education data collected as part of the Promise Neighborhoods-funded data collection effort. Robin also made tablets available for use during the door-to-door resident survey.

The Survey Team
consisting of Cayce Place and other local residents

Racquel Davis
Diane Denison
Tomeka Drake
Danielle Duncan
Adam Flowers
Quanasa Horton
Josh Pessar
Brian Schlinger
Maggie Thomas
Darlene Thompson
Tamara Thrower

Community Advisory Group

Peter Westerholm
District 6 Metro Councilman

Melvin Black
MDHA Board of Commissioners, Housing Committee Chair

Mary Bufwack
United Neighborhood Health Services, CEO

Judith Byrd
Historic Edgefield Resident

Tomeka Drake
Cayce Place Resident

Marsha Edwards
Martha O’Bryan Center, Executive Director

Gary Gaston
Nashville Civic Design Center, Design Director

Randall Gilberd
Cayce Place Revitalization Foundation, President

Tam Gordon
Office of the Mayor

Jimmy Granbery
MDHA Board of Commissioners, Development Committee Chair

Wayne Harnack
PSI, Office Director

Quanasa Horton
Cayce Place Resident

Rich McCoy
ReDiscover East!, Chair of Urban Design Committee

Vernell McHenry
Cayce Place Resident

Ralph Mosley
MDHA Board of Commissioners Chair

Les Neely
Tameco Property Management (CWA)

Loretta Owen
The Housing Fund, Executive Director

John Zirker
Cayce Place Resident Association, President