**Summary of Ideas from Envision Cayce Design Charrette – By Table**

*As of May 29, 2013*

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|  | **Keep/Preserve** | **Needed/Suggestions** |
| **Table 1** | * Bill Martin Grocery Store * Cayce Clinic * Martha O’Bryan Center * Kirkpatrick Elementary | * Grocery Store – with fresh foods, farmers market * Retail and local job opportunities * Restaurants * Green space/Play space for kids * Safety improvements on major streets   + Pedestrian crossings   + Especially for elderly/disabled and families with children   + Improvements across the Interstate – link with Cumberland Park and Downtown * Fix street grid |
| **Table 2** | * Martha O’Bryan Center   + Expand, esp. early learning.   + Keep at location near bus stop. * Cayce Family Health Center   + improve and expand capacity | * Retail integrated throughout neighborhood * Artist studios and retail space * Library – location that is accessible to broader neighborhood * Common areas dispersed around neighborhood, some with informational kiosks * YMCA-like community center that includes adult activities or classroom space * Church * More bike share stations * Health Services * Grocery store * Healthy housing – to help address high rates of asthma * Housing diversity   + mix of types   + larger buildings to back so don’t block views   + or tall buildings at high points to maximize view * Parking – variety of types – spaces at unit doors, street parking, small lots for retail * Pedestrian street * Bus stop(s) within Cayce Place * Improve walkability – lighting, sidewalks, and crosswalks * Community integrated policing – new precinct building |
| **Table 3** | * MOB’s great programs * Kirkpatrick Elementary * Kirkpatrick Center – expand * Community Care Fellowship * MDHA * Existing church on 6th Street * Cayce Clinic | * Grocery * Pharmacy * Common Space (both green and building space) * Garden * Local shops/co-op * Basic needs * Pocket parks/green spaces * Street grid and better connectivity |
| **Table 4** | * MOC   + services, day care, meals, GED programs   + keep location * Preserve and extend [Kirkpatrick] Park – move to more central place * Kirkpatrick school – expand, improve access for neighbors | * Parking * Convert CWA at Shelby to Retail – orient to downtown and neighborhood * Recreate street grid at 10th over hill * Create mix of housing types: apartments, townhomes, condos * Retail on both sides * Grocery store * Noise control * Centralized park space with water feature * Walkable connection to river * Expanded green spaces * Connection to Shelby Park for softball, lake, etc. * Mixed use on Davidson near river * Bus on 7th St to Davidson Circle and downtown – neighborhood circulator * Neighborhood Community Garden – grow/sell food farmers market style * Connect with Cumberland River * Expand walkable/bike-able Greenway at river * Connect Shelby Park * Restaurants * Cumberland Park downtown * Bridge to Davidson/Pedestrian walk * Do not obstruct view of downtown and river; expand view of river where possible * Make shorter, denser streets * Enhance street lighting for safety * Expand resident parking * Add park and trees for shade and recreation |
| **Table 5** | * Trees * Kirkpatrick elementary * Martha O’Bryan Center * Cayce Family Health Center * Kirkpatrick Park and Recreation Center | * New street by Sheriff’s Department, Dew Street * Bus stop on 7th Street * Park, open space * Retail and commercial * Centralized recreational usage * Make 7th Ave Main Street of Cayce Place * Medium density near interstate * New Sylvan street – open space |
| **Table 6** | * Kirkpatrick School * Kirkpatrick Park space/community center * Same # public housing units (716) * Sidewalks * Trees * MOC – but consider relocation * MDHA admin building – b/c historic, avoid 106 review. * Keep the views | * Adjacent housing included in plan – e.g., CWA, Lenore Gardens, Roberts Park, etc. * Relocation of Public Works/Sheriff Department * Commercial Corner at 6th St * New street * New middle school * Retail: grocery, pharmacy, restaurants, small businesses * Re-establish street grid * Lighting * Official entrance with retail and commercial * Town center with retail and green space and entertainment area * Green space in flood plain * Walkable throughout * Higher density – more stories, mixed use, mixed income * Community gardens – in flood plain and with schools * Pedestrian lighting * On-street parking and parking throughout for residential and retail * More artist lofts for affordable housing |
| **Table 7** | * Housing for current residents | * Mixed use midrise * Mobile police precinct – moves from commercial space to space * Stores (grocery, pharmacy, retail) * Health care * Park/playgrounds, more green space, pocket parks * Phasing to decrease disruption to current residents * Mixed income housing – new residents * LEED certified buildings * Bus/transit options * Tallest building on highest elevation (to preserve views) * Community Center with school nearby * Sidewalks on every street * Transit circulator to get to BRT |
| **Table 8** | * Maintain sidewalks/parking | * More street connections * Connections to Davison/link to Shelby Park that is safe * Less commercial/industrial * Look to McFerrin for green space at the hub * Strengthen connection from neighborhood to downtown and interstate: bridge improvement * Retail development = job availability, include training opportunities to prepare * Business incubators within site |
| **Table 9** |  | * Bus route across KVB * Job opportunities provided by surrounding development * Parking (underground?) near interstate * Midrise residential * Porches/stoops on units * Sidewalks/street tress * YMCA-like exercise facility * Library * Music learning center * Better street lighting * Master plan for Kirkpatrick school * New Martha O’Bryan Center |
| **Table 10** | * Kirkpatrick school * Health clinic | * Food store * Ice cream shop * More streets * Better connector * Better parks/waterpark * Better equipment * Laundromat * Arcade * Townhomes * Jogging trails/weight room * Expand bus route * Bike lane * Better sports field * Technology system * Better pathway to Kirkpatrick school * Bike sharing * Healthy food trucks * Library |
| **Table 11** |  | * Shuttles to riverfront, Shelby, and easter parks * Consolidate MDHA into 1 building * Better lighting * MDHA * Grocery * Pharmacy * Extend summer place to Sevier * Sidewalks/bike lanes * More park options * More bus stops/buses to parks * Mixed use for CWA * More pedestrian friendly * More school capacity for potential increase in resident population – explore possibility of constructing a middle school |
| **Table 12** | * Kirkpatrick School * Martha O’Bryan Center * Cayce Housing * Clinic | * Grocery Store where former store was or more centralized location * Add main street through the land with retail * Playground for all ages * Bus stop in center of neighborhood * Include a mix of housing: single family, townhouses, midrise buildings, senior housing, with higher density buildings in the center of the neighborhood * Bigger units with average size 1200-1500 sq ft, more 3 BR/2BA * Subsidized and market rate units within same building. * Add major road through center of neighborhood * Access to Davidson St/Greenway * Green bridge across interstate * Promote private development area site * Retail – grocery, pharmacy, family dollar * Replace CWA with Trader Joe’s * More housing * Unit amenities: Central Air/Heat, dishwashers, W/D, energy efficient buildings * Include CWA, Lenore Gardens, PSI, Sheriff’s office, and alternate energy in project |
| **Table 13** | * Martha O’Bryan Center * Health Center | * Multi-generational services * Job placement * Walkway from Kirkpatrick Elementary to Martha O’Bryan Center * Open space park on same side as MOC * Mixed use on 6th to 7th and Sylvan * Retail on 8th to 7th up toward Shelby * Open space park north of MOC to Sylvan * Bus down 7th Street * Combined social services * Need to expand CWA property – have beautiful buildings facing interstate * Co-op store that provides job training – on Shelby to 5th and 6th * Low density housing southeast of MOC * K-8 school * Add bus route from 5th to Crutcher to 7th to Shelby * Extend Summer Place east to 7th * Pedestrian trail instead of Sylvan Street (to help safety near park) * Pedestrian Bridge * Social entrepreneurship center * Vendors plaza * Venue/amphitheater for all ages * Outdoor pedestrian mall - Walnut at Ivy * Apple store |

**Summary of Ideas from Envision Cayce Design Charrette – By Topic Area**

*As of May 15, 2013*

**Keep/Preserve:**

* Kirkpatrick School
  + Expand
  + Improve access for neighbors
* Martha O’Bryan Center
  + Consider relocation
  + Keep location, near bus stop
  + Services, day care, meals, GED programs
  + Expand, esp. early learning program
* Current level of public housing
* Cayce Family Health Center - improve and expand capacity
* Sidewalks
* Parking
* Shelby Ave bus stop
* Kirkpatrick Park space/community center
  + Preserve and Expand
  + Move to more central place
* Keep East Park amenities
* Trees
* MDHA admin building – b/c historic, avoid 106 review.
* Do not obstruct view of downtown and river; expand view of river where possible
* Bill Martin Grocery Store
* Community Care Fellowship
* Existing church on 6th Street

**Suggestions**:

* Retail
* Types:
  + Grocery Store in centralized location
  + Pharmacy
  + Farmers market
  + Restaurants
  + Artist studios and retail space
  + Ice cream shop
  + Healthy food trucks
  + family dollar
  + Local shops/co-op/small businesses
  + To meet basic needs
  + Laundromat
  + Arcade
  + Apple Store
* Location
  + Integrated throughout neighborhood
  + Convert CWA at Shelby to retail – orient to downtown and neighborhood
  + Replace CWA with Trader Joe’s
  + Mixed use on Davidson near river
  + Commercial corner at 6th St
  + Official entrance with retail and commercial
  + Town center with retail and green space and entertainment area
  + Vendors plaza
  + Mixed use on 6th to 7th and Sylvan
  + Retail on 8th to 7th up toward Shelby
* To provide local job opportunities, include training opportunities to prepare residents
* Services/Civic Amenities
* Health care services
* Library – location that is accessible to broader neighborhood
* Church
* Neighborhood Community Garden
* More school capacity for potential increase in resident population
* New middle school/K-8 School
* Community Center with school nearby
* Music learning center
* Multi-generational services
* Combined social services
* Social entrepreneurship center
* Recreational Space
* Layout
  + Centralized park space
  + Common areas dispersed around neighborhood, some with informational kiosks
  + Pocket parks
  + Connection to Shelby Park for softball, lake, etc.
  + Green space in flood plain
  + Look to McFerrin for green space at the hub
  + Open space park on same side as MOC, north of MOC to Sylvan
* Types
  + Playgrounds/play space for kids/water park
  + Jogging trails
  + Weight room
  + YMCA-like community center that includes adult activities/exercise or classroom space
  + Common Space (both green and building space)
  + Expanded green spaces
  + Expand walkable/bike-able Greenway at river
  + Park and trees for shade and recreation
  + Sports field
  + Venue/amphitheater for all ages
  + Baseball stadium to metal recycling site, with walking bridge from neighborhood
* Transit
* More bike share stations
* Bus stops
  + Within Cayce Place, on 7th Street
  + In center of neighborhood
* Routes
  + Circulate 7th St, Davidson Circle, downtown
  + East-West Connector
  + Add bus route from 5th to Crutcher to 7th to Shelby
  + Bus down 7th Street
  + Circulator to get to BRT
  + Shuttles to riverfront, Shelby, and easter parks
  + Bus route across KVB
* Street Design
* Safety improvements on major streets
  + Pedestrian crossings
  + Especially for elderly/disabled and families with children
* Fix street grid
  + Especially at 10th over hill
  + Make shorter, denser streets
  + New street by Sheriff’s Department, Dew Street
  + New Sylvan street – open space
  + Make 7th Ave Main Street of Cayce Place
  + Extend Summer place to Sevier/east to 7th
  + Add main street through center of neighborhood
* Connections to key amenities
  + Across interstate to link with Cumberland Park and Downtown
  + Walkable connection to river
  + Bridge to Davidson St., improve Davidson St
  + Connections to Davison/link to Shelby Park that is safe
  + Access to Greenway
  + Access to River Park, East Park, Shelby
* Parking
  + Variety of types for multipurpose development
  + Residential parking at unit doors, street parking, small lots for retail
  + Underground near interstate
* Walkability
  + Pedestrian street/Convert Sylvan Street (to help safety near park)/Pedestrian mall at Walnut and Ivy
  + Walkable throughout
  + Sidewalks on every street
  + Lighting
  + Crosswalks
  + Better pathway to Kirkpatrick school/ from Kirkpatrick Elementary to Martha O’Bryan Center
  + Green bridge across interstate-24
  + Pedestrian Bridge
  + Make Shelby Street Bridge more walker-friendly
* Amenities
  + Tree-lined streets
  + Bike lane, better bicycle network – especially on Davison Street to connect to Greenway
* Housing
* Mix of types/densities
  + Single family, apartments, townhomes, condos, midrise buildings, senior housing
  + Medium density near interstate
  + Larger buildings to back so don’t block views
  + Or, tall buildings at high points to maximize view
  + Higher density buildings in the center of the neighborhood
  + More artist lofts for affordable housing
  + Low density housing southeast of MOC
* Phasing to decrease disruption to current residents
* Mixed income housing
  + Attract new residents
  + Subsidized and market rate units within same building.
* Unit Amenities
  + Porches/stoops on units
  + Bigger units with average size 1200-1500 sq ft, more 3 BR/2BA
  + Central Air/Heat, dishwashers, W/D, energy efficient buildings
  + Healthy housing – to help address high rates of asthma
* Public Safety
* Community integrated policing
* New precinct building, mobile option?
* Noise control
* Enhance street lighting for safety
* Other
* Include adjacent housing in plan – e.g., CWA, Lenore Gardens, Roberts Park, Public Works/Sheriff Department
* Need to expand CWA property – have beautiful buildings facing interstate
* LEED certified buildings
* Less commercial/industrial
* Include business incubators within site
* Job opportunities provided by surrounding development
* Consolidate MDHA into 1 building

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