ENVISION CAYCE
REDEVELOPMENT PLAN
EJP Consulting Group, LLC and Project Team
Community Meetings
March 14, 2013
Agenda

1. Welcome and Introductions
2. Project Overview
3. Context and Background
4. Discussion/Open Mike
5. Next Steps and Adjournment
Vision and Goals

- One-for-One Replacement of Cayce Place 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
Connecting the Dots…

- Martha O’Bryan Promise Neighborhood Planning Grant
- RUDAT Plan
- East Nashville Community Plan
- East West Connector
- Nashville Next
- SoBro Master Plan
- MDHA Consolidated Plan
- Riverfront Master Plan
- Five Points and East Bank Redevelopment Plans
Team Organization

Metropolitan Development and Housing Agency

EJP Consulting Group
Project Lead
Rhae Parkes, Project Director

Economics / Market Analysis
Randall Gross/Development Economics

Design and Planning
Smith Gee Studio

Community Engagement
Urban Blueprint

Financial Plan
Duvernay and Brooks

Engineering / Cost Estimating
Barge Cauthen Associates
Community Engagement

- Door Knocking
- Accessible Community Meetings
- Collect Contact Information
- MDHA/Project Website
- Multiple ways to provide input:
  - Resident survey
  - Interactive website
  - Small group meetings
  - Community information fairs
  - Meetings and focus groups
Community Advisory Group

- Stakeholders and Thought Leaders
  - Residents, land owners, city staff, businesses, foundations, CBOs

- Four Meetings
  - Planning Process and Expectations
  - Existing Conditions, Resident Survey, and Needs Assessment Findings; Design Charette
  - Preliminary Revitalization Options
  - Final Revitalization Plan

- Two-way Information Sharing
Our Work – To Listen and To Learn

Phase 1: Assess Current Conditions
- Needs Assessment
- Inventory of Neighborhood Resources
- Inventory of Existing Buildings and Infrastructure
- Market and Economic Analysis

Phase 2: Explore Options/Alternatives
- 1-for-1 Replacement
- Relocation/Rehousing
- Demolition
- Off Site Replacement Opportunities
- Site Designs, Structure Types, and Accessibility
- Housing Mix
- Development Phasing

Phase 3: Preferred Plan
- Replacement Housing Plan
- Building/Improving on Neighborhood Assets
- Land Use, Density, Open Space, Connectivity, Zoning
- Infrastructure
- Feasible Financing Plan
- Partners & Implementation
Schedule

Data Collection and Existing Conditions Analysis
March/April

Design Charette and Review of Existing Conditions
May

Public Meetings #2:

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

Public Meetings #4: Presentation of Revitalization Plan
October

Define the vision

Learn from others

Create initial strategies

Refine strategies

Create redevelopment plan

Kick-off
February

EJP - 9
Resident Profile

- 709 households
- 1,992 people
- Avg HH size: 2.8
Resident Profile

Gender
- Male, 35%
- Female, 65%

Race
- White, 13%
- Black, 87%
Background and Context

- MDHA-owned properties:
  - Cayce Place (716 units)
  - Edgefield Manor (220 elderly units)
  - Lenore Gardens (76 units)

- Neighboring multifamily developments:
  - CWA Apartments
  - Roberts Park Apartments
  - Fatherland Flats

- Location! Location! Close to LP field, downtown Nashville, New Cumberland Park, Shelby Avenue, and vibrant Five Points area

- Neighborhood Assets: health clinic, elementary school, and a range of local service partners
East Nashville
Zoning
Cayce Place Profile

- 716 units in 91 garden style buildings on 63 acres
- First phase built in 1941, all completed by 1954
- Bedroom distribution: 130 1-BR, 344 2-BR, 190 3-BR, 44 4-BR, 8 5-BR
- Fully occupied (98.75% as of Dec. 2012)
- 9 non-residential buildings
Market Potentials & Affordable Housing Needs

Key questions:

- How best can we create a wonderful, mixed-income and inclusive community that meets residents’ needs and is also economically feasible?
  - What is the market potential for housing and commercial uses for this site?
  - What is the overall need for affordable housing?
  - What viable marketing concepts can be developed for the site?
  - How can those concepts be implemented?
Master Plan Process

- I. Listen, learn, observe – Today!
- II. Explore ideas
- III. Review Alternatives
- IV. Present the Plan
DISCUSSION

1. Opportunities and Challenges

2. Community Vision and Options
HAVE QUESTIONS OR COMMENTS?

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