



Envision Cayce Public Community Meeting #1

March 14, 2013, 6:00pm

Martha O'Bryan Center

Agenda: see attached Agenda

Attendee List: Approximately 150 individuals participated in the meeting. See attached Attendee List

Meeting Materials: see attached Presentation

Introductions

Ralph Mosely, MDHA Board of Commissioners Chair, introduced the meeting and gave an overview of the history of Cayce Place and the current status of the Envision Cayce planning effort. He stressed the importance of exercising respect for everyone's viewpoints. He then introduced **Rhae Parkes of EJP Consulting Group, Project Director of the Planning Team**.

The **MDHA Interim Executive Director Jim Thiltgen** welcomed the group and provided a description of MDHA's motivation for the Envision Cayce planning effort, emphasizing the desire to hold a community-driven process rather than one driven by the parameters of a specific funding opportunity.

Rhae Parkes began the meeting by giving an overview of the vision and goals of Envision Cayce. She introduced **District 6 Councilman Peter Westerholm**, who provided a brief welcome to the community.

Debbie Frank of Urban Blueprint, described the planning team's efforts to connect to other initiatives past and present that have or will impact East Nashville. Debbie Frank then described the community engagement strategies and efforts the planning team will undertake. Rhae Parkes provided an overview of the planning process and schedule, which will continue through the end of 2013.

Hunter Gee, of Smith Gee Studio, provided background and context on Cayce Place, including an overview of the neighborhood and the current zoning regulations. **Randall Gross, of Randall Gross/Development Economics**, described the work he will conduct to assess the market potential and housing needs that will support a revitalized Cayce Place neighborhood.

Community Member Comments/Questions:

After the formal presentation, meeting participants had an opportunity to provide comments, and suggest opportunities and challenges for the planning team to consider. The group was asked to focus on 'Big Ideas' at this early stage of the planning processes. Most comments were received orally at the meeting, but 14 sets of written comments were received via Comment Cards that were handed out at the meeting. The list below summarizes the questions and comments expressed by the public both orally and on comment cards.

Questions:

Q: Who convened the Community Advisory Group (CAG)?

R: MDHA and the planning team invited a group of stakeholders to serve in an advisory capacity to MDHA and the planning team. See the list of CAG members in the attached PowerPoint. Minutes and meeting materials from CAG meetings will be shared publicly and meetings can be made open to the public.

Q: What is Envision Cayce's affiliation with the Cayce Place Revitalization Foundation?

R: MDHA's Envision Cayce effort is not affiliated with the foundation, but the foundation is a stakeholder in the planning process.

Q: Will the redeveloped units have handicap accessibility?

R: Yes. The planning team will assess resident accessibility needs as well as minimum federal requirements in determining the number of accessible units.

Q: What will be the percent of residents that can remain at Cayce?

R: MDHA is committed to replacing all 716 current units. The planning team will explore how best to make this happen – either on site, in the neighborhood or someplace else. Nothing is determined yet.

Q: If you build the same number of units and you plan to make the community mixed income, will Cayce Place residents be able to live at the redeveloped site if they want?

R: Leaseholders who live at Cayce Place now who want to come back will be able to. The planning team will explore options to include additional unit types (such as other affordable units and market rate units) in order to accommodate a mixed income community.

Q: Will rents increase for Cayce residents in the redeveloped site?

R: By law, public housing residents will continue to pay 30% of their household income as they do now.

Q: How often will MDHA's Envision Cayce website be updated?

R: MDHA will update it regularly, as new information becomes available.

Comments by Topic Area:

- Relocation
 - Don't want to see people displaced as they were under HOPE VI.
 - Let Cayce residents return – no one living at Cayce Place should have to leave Cayce Place.
 - Those that are displaced need to have a say in where they move – the children will have to change schools, families and friends will be broken up.
- Design
 - The challenge is not in the redevelopment of Cayce Place, but along the bridge and river. I'm not sure how Cayce Place becomes what we want it to if we don't address the land along the river. We need to consider the orientation of the project – is it just Cayce Place or something bigger?
 - Maximize green principles by keeping the existing buildings and instead rehabilitating the infrastructure and landscape plan (get rid of dumpsters on the street). You could then use the saved money to address issues of social justice and healthy communities. You can re-imagine without throwing away viable buildings.
 - Not everyone wants to see a New Urbanism style.
 - Be aware that at least two buildings within Cayce are National Register-eligible. It's important to develop a design that knits the neighborhoods together.
 - The public perception of Cayce Place is that it is isolated from the rest of East Nashville and is an island that has more issues that need to be addressed than just housing and income diversity.
 - Need better integration with East Nashville – high quality construction that blends with the architectural styles of East Nashville.
 - Re-engage the connection between Cayce, Edgefield, Lockland, and Shelby by maintaining the street grid and eliminating the tall black metal fences.
 - Keep in mind the appropriate bedroom distribution for families when you design the new buildings.
 - Maintain as many mature trees as possible, put in plants and flowers.
- Neighborhood/Community Amenities
 - Include recreational areas such as parks, basketball courts, football fields, and walking places; a grill area.
 - The neighborhood needs stores – pharmacy, grocery, shopping, dime store, etc.
 - It is not enough to simply change the physical buildings without dealing with the underlying issues related to poverty, education, health services, employment sourced for healthy food. The plan must consider access to jobs, social services, and educational opportunities.
 - Include a component that provides space for the homeless of Nashville.
- Transportation/Traffic
 - Move the traffic light on 6th Street so people can walk in and out of Cayce Place safely.
 - Need public transit running through Cayce Place.
- Community Engagement
 - The children of Cayce Place need a voice and must be part of the planning process.

- Don't discount importance of schools.
- Keep the Martha O'Bryan Center in the neighborhood.
- Keep residents from feeling disengaged.
- Put a representative from law enforcement on the Community Advisory Board.

- Vision for Cayce Place
 - Better community for current residents.
 - Mixed income housing.
 - Cayce Place is a part of East Nashville, not just a community on the edge of East Nashville.

- Other
 - A representative of the Cayce Place Revitalization Foundation explained the aims of the foundation and indicated their willingness to be a part of the planning process. He apologized for any confusion that may have resulted from their efforts to date.
 - Tear down CWA apartments.

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