

CAYCE PLACE



DESIGN GUIDELINES

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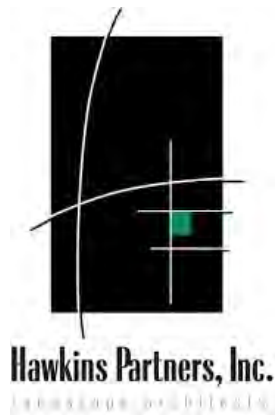
Site Principles

The following guidelines reflect the vision of the community through the extensive Envision Cayce engagement process that began in 2013 and continued throughout the 2016 Design Guideline planning process. The planning team explicitly acknowledges the following groups for their contribution to the effort.

Cayce Place Residents - The continual involvement from the Cayce community was instrumental in the creation of these guidelines.

East Nashville Residents - Shelby Hills Neighborhood Association, Edgefield Neighborhood Association and many citizens from throughout the community who provided valuable input throughout the process.

Community Advisory Group (CAG) - Since 2013, residents, community leaders and stakeholders have provided extraordinarily valuable input to the Envision Cayce efforts.



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ENVISION CAYCE

HISTORY & PROCESS

In 2013, MDHA undertook an extensive study to explore the possibilities for the redevelopment of Cayce Place into a mixed-income community. These guidelines were established to reflect the goals of the community established through that process and through continued community engagement since then. The following text is a summary highlighting the plan and process from the 2013 Envision Cayce Plan.

The Envision Cayce plan was developed with input from residents who live at Cayce and adjacent properties; residents and other stakeholders who live in the broader neighborhood and East Nashville; a group of community advisors representing a wide cross section of interests, MDHA, the Mayor’s Office and surrounding landowners. The Plan was also informed by a market and economic study as well as MDHA’s long-term strategic plan goals to provide quality affordable housing. The Plan is ambitious in both scope and scale. It extends beyond MDHA-controlled land to incorporate the broadest vision for the neighborhood and seeks to create a vibrant urban neighborhood in close proximity to downtown, Five Points and areas beyond. Over the next 10 -15 years, the Plan seeks to transform this neighborhood into a mixed-income, mixed-use community that welcomes, supports and improves opportunities for new and long-term residents, while stimulating private investment in the neighborhood. It will achieve this goal through a mix of strategies:

- *It replaces the existing subsidized public housing and Section 8 units on a one-for-one basis, while simultaneously introducing additional affordable, workforce and market rate housing. Current residents will be offered an exclusive right of first opportunity to new subsidized housing created under the Plan.*
- *The Plan seeks to create over 200,000 square feet of commercial and institutional space, including a new community services campus. New office and retail amenities, including a new grocery store and pharmacy, and other community-serving retail will provide access to healthy foods while also creating new employment opportunities.*
- *New and repositioned green space and parks will provide a healthier environment for children and families, as well as for diverse groups of neighborhood residents to interact and engage with each other. The Plan seeks to create a central park with a range of amenities, and introduces a hiker/biker connection to the planned greenway along the Cumberland River. The Plan also embraces green and sustainable practices for a healthier community.*
- *The Plan introduces new educational opportunities including a potentially new early learning facility and library. It is assumed that the new educational opportunities, coupled with a repositioning of the existing Kirkpatrick Elementary School, along with a range of supportive services (including health and wellness and employment), will serve as a focal point of the new community, providing high quality education and supportive services to residents in the community.*

Envision Cayce was a 12-month planning process to develop a master plan for the revitalization of the Cayce Place community, a 716-unit public housing development situated on 63 acres in East Nashville and the largest public housing community owned and managed by MDHA. From the onset, the planning process was community-driven where the planning team engaged interested residents, community stakeholders and various Metro Nashville departments. A resident survey, public meetings, focus group meetings, and one-on-one interviews helped shape the Plan and its approach. The Plan will guide the revitalization of Cayce Place and the transformation of this segment of East Nashville in a manner that will be the least disruptive to Cayce residents and the most cost-effective for MDHA and the City of Nashville. The planning process to date has included more than 30 community meetings that engaged Cayce residents, a Community Advisory Group and the general public. The planning team hosted a design charette to gather input from community residents and stakeholders. The goal was to receive specific community input on the vision for a revitalized Cayce Place. The participants were broken into groups at random in order to create a healthy dialogue about the Plan. The result was extraordinary and extremely valuable in establishing the future vision for Cayce Place.

Since the adoption of the Envision Cayce Master Plan, MDHA has made significant efforts toward implementation including the establishment of the Cayce Place Redevelopment District, the key acquisition of the adjacent subsidized CWA Plaza apartments property, the planned conversion of the property to the Rental Assistant Demonstration Program (RAD), and has invested heavily into the first phases of the development including the Cayce Place Apartments and the residential development at Kirkpatrick Park.



VISION

MASTER PLAN

In 2016, the Envision Cayce Master Plan was updated based on additional information provided through new plans, surveys, infrastructure studies, traffic impact analyses, and environmental reports. The detailed information provided throughout these studies allowed for a more detailed understanding of the site and its context.

Additionally, a new community services campus was envisioned within the new central park area to provide critical services to the community. This new civic campus proposes to include a new community center, health clinic, public library, fitness center, police substation, and school. Combined with the existing services provided by the Martha O'Bryan Center, the civic campus will provide an amazing asset to the Cayce community.

Consistent with the 2013 Envision Cayce Master Plan, the primary land use within the plan consists of residential units within a variety of building types. A new neighborhood center and new commercial development on Shelby Avenue will provide much needed neighborhood retail and job opportunities for residents. The commercial center contains a development site for a new grocery store and many mixed use retail buildings. Many of the existing community resources and institutional uses will remain including the Martha O'Bryan Center, Kirkpatrick Elementary School, the MDHA Nicely Building and the Section 8 Administration Office.

Central to the Plan is the inclusion of a new park space that will be heavily programmed and centrally located for the convenience of all residents. The Plan includes a network of open spaces with a variety of programming that provides a significant increase of open space to the community.



2016 Envision Cayce Master Plan Update

CORNERSTONES

Community

The proposed redevelopment plan for Cayce Place envisions a vibrant, mixed-income, mixed-use walkable community that provides social, economic and physical benefit to all residents - existing and new. The vision is to build a community that encourages neighbors to bond, enhances the quality of life and instills an intangible sense of belonging and community pride in residents.

Sustainability

The plan should incorporate sustainable principles in all aspects of physical design and community culture creating long term physical, social and economic value for all. To exemplify this commitment, MDHA plans to register the project with a green building certification program. The regulations within this document were tailored specifically to address the required criteria needed for many existing green building certification programs.

Built Environment

The building forms provided throughout Cayce Place should provide a mix of architectural styles, housing options, and should display an urban character that meets or exceeds the recommendations within this document. Buildings generally should be “true” to their individual style and should be reflective of the character found throughout East Nashville. Traditional styles may be provided when the surrounding context is more traditional in form; elsewhere, more contemporary styles may be appropriate to represent the current market conditions. Development in areas that transition to the greater community shall complement the communities architectural vernacular and character.

The overall scale of buildings within each district plays a key role in attracting residents, pedestrians, and activity within the community. Special consideration should be given to details at the ground floor of all buildings to enrich the pedestrian experience where the most active portions of the structure provide an architecturally distinguished building product for the community.

Public Realm

The design of the public realm within Cayce Place is perhaps the most fundamental priority in creating a successful community. The balance of community services, recreation and creating a “sense of place” is paramount to the success of the development. From the new central park to the extensive bike and pedestrian paths, the interconnected park network will create opportunities for all age levels and will provide a valuable asset.

The successful implementation of these strategies will result in the creation of a community that provides a lasting legacy for generations to come.



APPLICATION

CAYCE PLACE REDEVELOPMENT PLAN

The Cayce Place Redevelopment Project is located in Metropolitan Nashville and Davidson County, Tennessee, and is undertaken by the Metropolitan Development and Housing Agency, hereinafter referred to as “MDHA,” in accordance with and in furtherance of the objectives of The Housing Authorities Law, Tennessee Code Annotated, Sections 13-20-101, et. seq. (the “Housing Authorities Law”).

ORDINANCE NO. BL2015-1275 (Authorization of Kirkpatrick Park Land Swap)
ORDINANCE NO. BL2015-1274 (Establishing the Cayce Place Redevelopment Plan)
ORDINANCE NO. BL2016-370 (Kirkpatrick Park Specific Plan Zoning)
ORDINANCE NO. BL2016-478 (Overall Cayce SP Zoning)

HOW TO USE THE GUIDELINES

- STEP 1:** Consult ORDINANCE NO. BL2015-1274 (Establishing the Cayce Place Redevelopment Plan) for specific requirements regarding land use, general regulations and controls.
- STEP 2:** Consult the Zoning Code to understand the applicable regulations controlled by the underlying zoning (whether Specific Plan or Base Zoning).
- Regulatory standards of the underlying zoning must be met. This document provides additional and/or more restrictive controls and guidance than those regulated by the underlying zoning.
- STEP 3:** Consult the Subdistrict Map of this document to identify the relevant regulatory subdistrict.
- STEP 4:** Review the individual Subdistrict Guidelines of this document for the relevant standards and requirements.
- STEP 5:** Consult the Site Principles section for more specific guidelines for lighting, landscaping and site design; Compliance with the principles of this section are encouraged and may be modified by the MDHA appointed Design Review Committee (DRC).

Development Standard Hierarchy - Several documents guide and specify regulations for the development of Cayce Place. If conflicts between documents arise, use the following order hierarchy (Highest to Lowest) to determine applicable document:

1. **Ordinance NO. BL2015-1274 (Establishing Redevelopment Plan)**
2. **Cayce Place Specific Plan / Kirkpatrick Park Specific Plan (or other underlying zoning)**
3. **Cayce Place Design Guidelines**
4. **Fallback Zoning Districts (for properties zoned Specific Plan)**

REVIEW PROCESS

STEP 1: Preliminary DRC Review (optional)

Projects may submit preliminary/conceptual plans for consideration/ review by MDHA’s Design Review Committee (DRC) and Staff to determine if general compliance with the guidelines is achieved and/ or modifications are necessary for the application. This may apply to general site development standards and/or for conceptual approval of architecture, lighting, landscaping, signage and other requirements.

Once preliminary DRC approval is complete, a project may prepare and submit a FINAL SP application for review by the Planning Department, if applicable.

STEP 2: Final DRC Approval

Typically, “Design Development” level drawings are sufficient for Final DRC review.

Site Plan

For any new development, redevelopment, or improvement, a site plan shall be prepared which shows locations of structures, appurtenances, walls, signs, driveways, parking, service areas, walks, utilities, plantings, and grades. The site plan shall be submitted for review and approval by MDHA before issuance of any associated building permits. The site plan shall contain information sufficient to describe the context of the development, including off-site structures and conditions. Where the development is to be accomplished in stages, a description of the proposed staging shall accompany the site plan.

Exterior Design

For any new development, redevelopment, or improvement, building elevations shall be prepared showing detailed architectural design of all faces of the proposed buildings, including all proposed building materials and finishes. The building elevations shall be submitted for review and approval by MDHA before issuance of any associated building permits. Detailed architectural plans for any building addition shall be submitted for review and approval by MDHA before issuance of any associated building permits. MDHA shall review all proposals for development, redevelopment, and improvement to ensure that a high standard of architectural and structural quality is maintained through sustainable building materials.

Any or all of these specific requirements may be waived as unnecessary by MDHA.


Construction Approvals

No improvement requiring a building permit (including new structures, additions, parking facilities, and signs) shall be erected, installed, enlarged, or altered until plans and permits have been approved by MDHA. At the discretion of MDHA, some permit approvals may be approved at a later stage in development (i.e. signage, landscaping, etc.).

MODIFICATIONS AND APPEALS

Modifications to any of the requirements within the guidelines may be considered by the MDHA Design Review Committee insofar as the modifications are consistent with the guidelines and further the objectives of the Cayce Place Redevelopment Plan. Modifications may be granted by the DRC for unique circumstances or exceptional design solutions. Modifications shall not be permitted that increase the permitted density or floor area, add uses not otherwise permitted, change the physical boundary of the approved plan or eliminate specific conditions as adopted through the enacting ordinances approved by Metro Council for a Specific Plan, the Cayce Place Redevelopment Plan and/or underlying base zoning.

Appeals to the MDHA Design Review Committee decision may be made to the MDHA Board of Directors in accordance with the appeal process within Ordinance NO. BL2015-1274.

 **Text including this symbol, contains standards that may be required for sustainable rating system compliance. Any modifications to these standards should be reviewed with the appropriate rating system manual to ensure compliance.**





SUBDISTRICTS

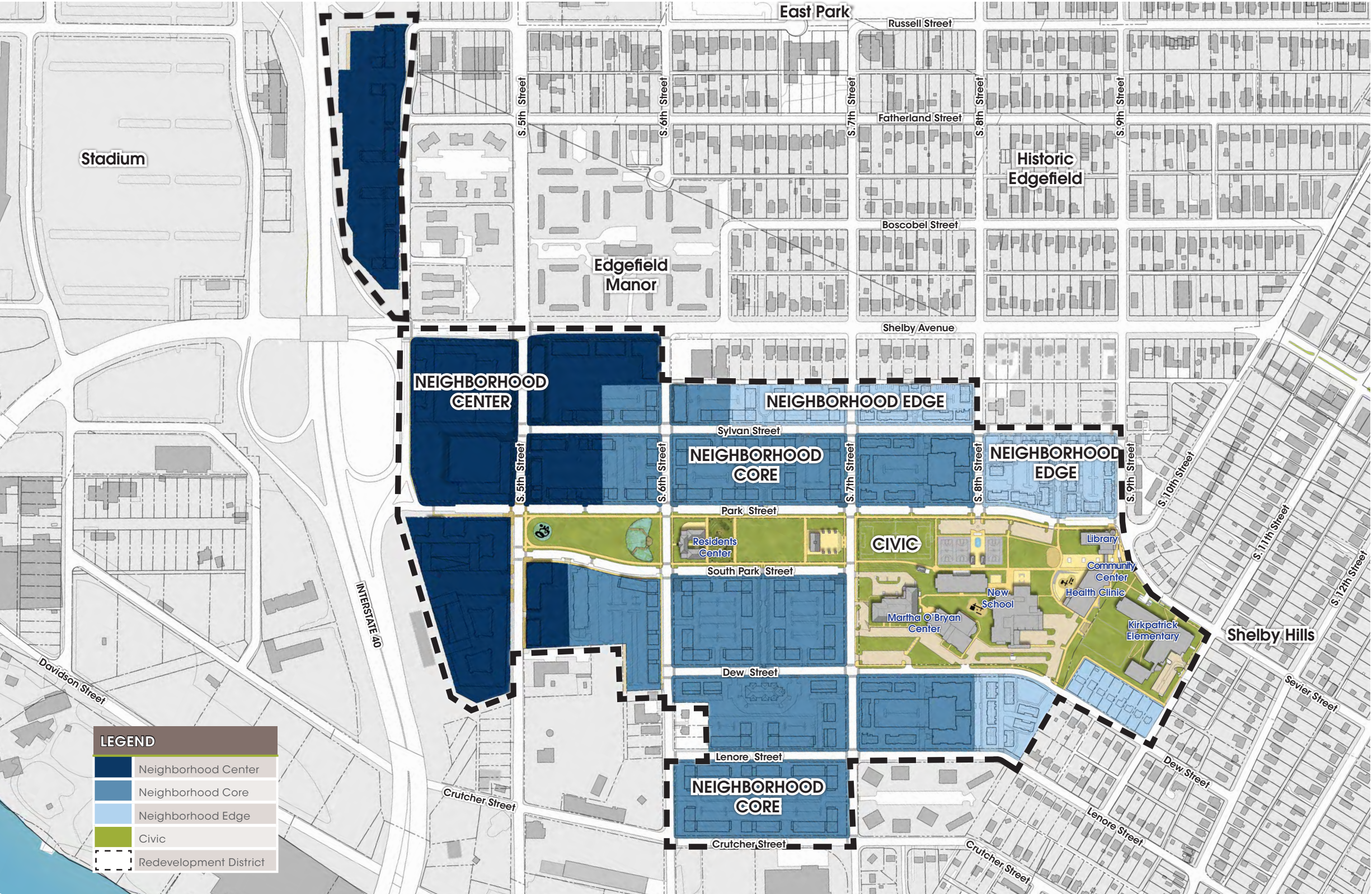
SUBDISTRICTS

In order to achieve the envisioned character (mass, scale, intensity, etc.) throughout the Cayce Place Redevelopment District, four subdistricts have been identified. The identification of each subdistrict is based on the following key factors:

- The community vision (Envision Cayce);
- The proposed development pattern;
- The proposed building types;
- The context of the surrounding communities;
- The existing and potential real estate market.

Subdistricts:

- Neighborhood Center
- Neighborhood Core
- Neighborhood Edge
- Civic



SUBDISTRICTS

NEIGHBORHOOD CENTER



The Neighborhood Center of Cayce Place will serve as the “hub” of the community integrating the needs of daily life including work, commercial activities, residential living and entertainment opportunities. South 5th Street is transformed into a new “Main Street” with ground floor retail, restaurants and pedestrian friendly streetscape amenities.

The Neighborhood Center will provide new amenities and services for residents, as well as jobs and housing opportunities. More intense residential, office and other commercial development is provided above ground floor retail in mixed-use buildings. The Neighborhood Center will consist of neighborhood scaled retail and service establishments such as restaurants, cafes, dry-cleaners, and more. The Plan includes the opportunity for a new grocery store within the Neighborhood Center serving the Cayce community and surrounding neighborhoods.

Commercial investment in this area will create a more urban and walkable environment, buffer the nearby interstate and metal recycling facility, support sports and entertainment related activities at Titan’s Stadium, and establish an outbound gateway to East Nashville. Such commercial development can also help create a stronger link between Downtown and Cayce Place.

NEIGHBORHOOD CORE



The Neighborhood Core will serve as the “heart” of Cayce Place with urban residential blocks framing the central park. A high quality pedestrian network will provide for walkable, tree lined thoroughfares that connect the residential community to each other and the interconnected park network.

Consisting of primarily 3 to 4 story multi-family residential, the Neighborhood Core will provide the bulk of residential units within Cayce Place. There is also the opportunity to provide neighborhood scaled retail services at specific locations along the central park. Retail in this area will consist of small neighborhood serving retail services like coffee shops, cafes, and dry cleaners. Additionally, there is opportunity to provide some live/work units that would allow for entrepreneurs to establish in the community and live and work out of their homes.

NEIGHBORHOOD EDGE



The Neighborhood Edge area is vitally important to reconnect and integrate Cayce Place into the greater East Nashville community. The building form and massing for development along the edge will respect the surrounding context of the community and will be designed in a way that is compatible with surrounding development. Careful consideration and regulations have been established within this document to achieve this. Additionally, the architectural style and vernacular of the surrounding community will influence the design of new structures within this district.

CIVIC



The Civic subdistrict is envisioned as an interconnected network of open space, recreation, and services for residents of Cayce and the surrounding area. The inclusion of community services is very important to the success of the development. Current research shows that providing services within a mixed income community can largely increase the success of the redevelopment. Community service uses will largely be located at the eastern end of the new central park. Additional services will be interwoven throughout the extensive park network providing convenient access for all residents. Convenient automobile and transit service should be provided to civic uses throughout the community.

NEIGHBORHOOD CENTER SUBDISTRICT



SETBACK / BUILD - TO - ZONE

- A

Commercial / Mixed-use Build-to-zone

0 - 5 feet

 - Exceptions may be made by the DRC for outdoor dining, plazas, open spaces and additional pedestrian zones.
- B

Residential Build-to-zone

5 - 10 feet

Side Setback

0 feet

Rear Setback

0 feet
- C

Encroachment Zone

 - Porches or stoops may encroach to within 1 foot of the property line (steps may extend to property line).
 - Upper floor encroachments may extend to property line if approved by DRC. For upper floor encroachments that extend within the Public Right of Way, a separate process (Mandatory Referral) is required by the Department of Public Works.
 - The DRC may allow for minor modifications to build-to-zones and encroachment requirements based on unique conditions such as the preservation of trees, utilities and buildings fronting open space.

STREET FRONTAGE

- D

Commercial / Mixed-use Residential

90% min.
80% min.

 - Access drives, open spaces, pedestrian passages, and dining areas are excluded from this calculation.

HEIGHT

- G

Subdistrict General

6 stories within 90 feet max.
- H

Interstate Blocks All

12 stories within 174 feet max.
4 stories min.

 - Buildings including a grocery use may be reduced to 2 stories in height.
 - “Interstate Blocks” are defined as property West of South 5th Street.
- J

MINIMUM FLOOR TO FLOOR HEIGHT

Ground Floor Commercial

14 feet

Ground Floor Residential

11 feet

 - Mezzanines shall not be considered a story for the purposes of calculating overall # of stories.
- K

MIN. STEP-BACK DEPTH (if required)

15 feet

Step-back after

4th floor

 - Buildings 5 stories or more should provide step-back after the 4th floor. Horizontal step-back to begin at minimum build-to-zone measurement. DRC may allow modifications to the step-back location and/or depth based on design.

+See Glossary for additional Height requirements

MASSING & FACADES

- If the project has ground floor dwelling units, it is encouraged to have an elevated floor height at front building placement of 24 inches minimum. Remaining units shall have a minimum raised foundation of 18 inches with the exception of required accessible units, visitable units, and topographically challenged units.
- Mixed-use and commercial buildings are encouraged to provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level.
- Residential buildings are encouraged to provide porches and stoops with direct access to the public sidewalk for ground level units. Porches are encouraged to be a minimum of 8 feet in depth (6 feet minimum is acceptable). Stoops should be a minimum of 4 feet in depth and 5 feet in width.
- For building facades fronting streets and open space, the width of any unbroken facade shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- When pedestrian access is provided between two buildings, the minimum building separation should be 10 feet in width. Side porch/stoop entries, upper floor architectural features, lighting, and signage may encroach within this area.

MINIMUM GLAZING

- L

COMMERCIAL GROUND - grade to 10 feet

50%

COMMERCIAL UPPER - floor to floor

35%

RESIDENTIAL - floor to floor

20%
- MAX. COMMERCIAL SILL HEIGHT

3 feet

MIN. COMMERCIAL HEAD HEIGHT

8 feet

 - Commercial ground floor glazing should be as clear as possible and should not be reflective or tinted to a point that restricts visibility into the building.
 - Any ground level commercial use facing a public street frontage or public space must be kept visible (unshuttered) at night.

ROOF FORMS

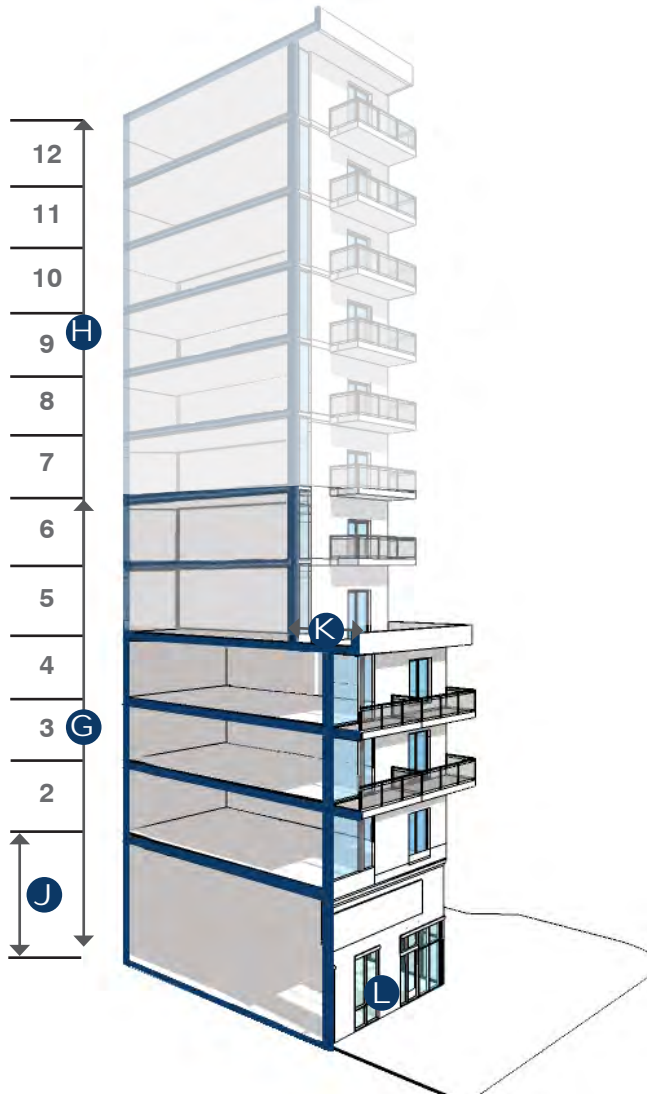
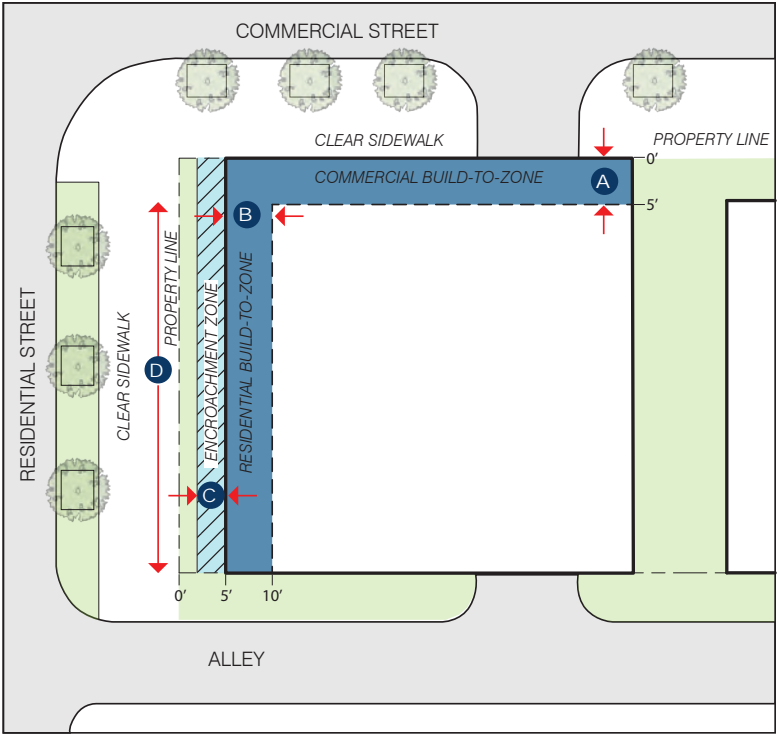
- The maximum slope of any roof form should be no greater than a 12:12 pitch; the DRC may consider steeper forms upon review.
- Flat and sloped roof forms are permitted. Sloped roof forms may contain conditioned space and shall not be considered a “story” for the purposes of calculating maximum number of stories.
- Dormers shall be kept modest in scale, size, and number. They may be hipped, gabled, shed or have full cornices, however careful attention to historic precedent, proportions and details are critical with each. Street facing shed roof forms (excluding porches) may be appropriate but shall avoid shallow slopes (less than 4:12 pitch) and should not cover a majority of the primary roof.

MATERIALS

- Vinyl siding is not permitted; vinyl soffits may be acceptable if approved by the Design Review Committee.
- EIFS is only allowed on the third floor and above on any “non-touchable” side or rear building facade.
- The DRC must review and approve all building materials and applications.
- Exposed metal warehouse (Butler) buildings shall not be permitted.

ACCESS & PARKING

- On-street parking should be provided on both sides of all streets where feasible and permitted by Metro (additional P.O.W. may be required).
- Off-street parking is encouraged to be located within parking structures internal to the development.
- If provided, off-street surface parking (excluding entry drives) is encouraged to be located in the rear/interior of the project and limited to 20% of the total development footprint of the overall site. If required, side yard parking shall be limited to one parking bay and aisle perpendicular to the street (42 feet max. pavement width); side yard parking shall be set back a min. of 20 feet from street right-of-way.



NEIGHBORHOOD CENTER SUBDISTRICT

(continued)



Buildings prominently address and activate the street with functional front entries, wide sidewalks, and street furnishings



Outdoor dining promotes activity and provides for a vibrant street experience



Upper floor parking garage is properly screened and ground floor has active use



Commercial corner provides primary entry, appropriate signage, and architectural canopy



Buildings 5 stories or more are encouraged to provide an upper floor stepback of 15 feet from front building facade



Inappropriate: Portion of garage not properly screened



Inappropriate: EIFS is not permitted below the 3rd floor or on street facing building facades

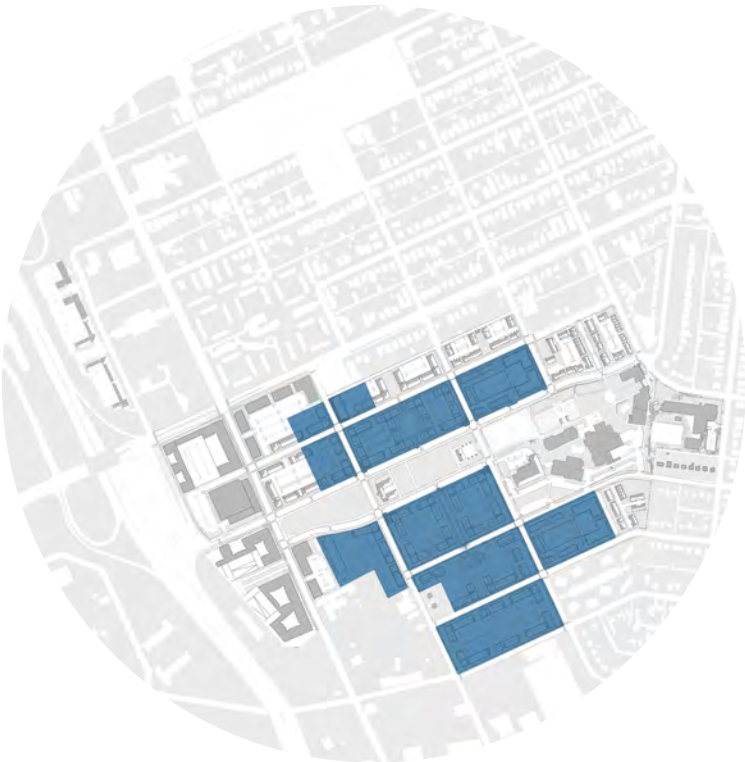


Inappropriate: Garage exposed on ground floor

ACCESS & PARKING (cont'd)

- Driveway curb-cuts should be kept as narrow as possible; where truck access is required, curb-cut access shall not exceed 30 feet in width. 🟢
- Surface parking lots shall be screened along all public streets by a wall, fence, or evergreen plantings that measure 2-1/2 feet to 3 feet tall.
- Cross access and shared parking between rear parking lots is encouraged.
- Driveways should not be permitted within 80 feet of a street intersection (unless part of intersection) and must be located between two building structures (not openly visible to streets or open spaces). 🟢
- Access drives should not be allowed along the central park street frontage; access should be from side streets or alleys.
- Gated entries are prohibited along public and private streets throughout the development, however, gates within a parcel of land, such as an entryway gate to an apartment building courtyard or parking lot may be provided. 🟢
- Parking structures (except entries) shall not front any street frontage or open space on the ground floor; structures shall be located behind a building liner or be internal to the development; structures shall have ground floor active uses lining streets and open spaces. 🟢
- Exposed upper floor parking structures fronting streets or open spaces shall be screened through the use of architectural cladding, artistic feature, or vegetation screen that is architecturally compatible to the principal building. 🟢
- Garage doors fronting/facing public or private streets shall not be permitted.

NEIGHBORHOOD CORE SUBDISTRICT



SETBACK / BUILD - TO - ZONE

- A Commercial / Mixed-use Build-to-zone 0 - 5 feet**
- Exceptions may be made by the DRC for outdoor dining, plazas, open spaces and additional pedestrian zones.
- B Residential Build-to-zone 5 - 15 feet**
- Side Setback 0 feet**
- Rear Setback 0 feet**
- C Encroachment Zone**
- Porches or stoops may encroach to within 3 feet of the property line (steps may extend to property line).
 - Upper floor encroachments may extend to property line if approved by DRC. For upper floor encroachments that extend within the Public Right of Way, a separate process (Mandatory Referral) is required by the Department of Public Works.
 - The DRC may allow for minor modifications to build-to-zones and encroachment requirements based on unique conditions such as the preservation of trees, utilities and buildings fronting open space.

STREET FRONTAGE

- D Park Street Frontage**
- General**
- 75% min.
60% min.
- Access drives, open spaces, pedestrian passages, and dining areas are excluded from this calculation.

HEIGHT

- G Subdistrict General 4 stories within 60 feet max. 2 stories min.**

H MINIMUM FLOOR TO FLOOR HEIGHT

- Ground Floor Commercial 14 feet**
- Residential 10 feet**
- Mezzanines shall not be considered a story for the purposes of calculating overall # of stories.

+See Glossary for additional Height requirements

MASSING & FACADES

- If the project has ground floor dwelling units, it is encouraged to have an elevated floor height at front building placement of 24 inches minimum. Remaining units shall have a minimum raised foundation of 18 inches with the exception of required accessible units, visitable units, and topographically challenged units.
- Mixed-use and commercial buildings are encouraged to provide a functional entry onto the street/sidewalk network or other public space at frequent intervals to promote activity at the street level.
- Residential buildings are encouraged to provide porches and stoops with direct access to the public sidewalk for ground level units. Porches are encouraged to be a minimum of 8 feet in depth (6 feet minimum is acceptable). Stoops should be a minimum of 4 feet in depth and 5 feet in width.
- For building facades fronting streets and open spaces, the width of any unbroken facade shall not exceed 30 feet. Pilasters, building wall recesses or projections, and/or variations in materials and color may be used to achieve this massing standard.
- When pedestrian access is provided between two buildings, the minimum building separation should be 10 feet in width. Side porch/stoop entries, upper floor architectural features, lighting, and signage may encroach within this area.

MINIMUM GLAZING

- COMMERCIAL GROUND - grade to 10 feet**
- ALL - floor to floor**
- 50%
15%
- MAX. COMMERCIAL SILL HEIGHT 3 feet**
- MIN. COMMERCIAL HEAD HEIGHT 8 feet**
- Commercial ground floor glazing should be clear as possible and should not be reflective or tinted to a point that restricts visibility into the building.
 - Any ground level commercial use facing a public street frontage or public space must be kept visible (unshuttered) at night.

ROOF FORMS

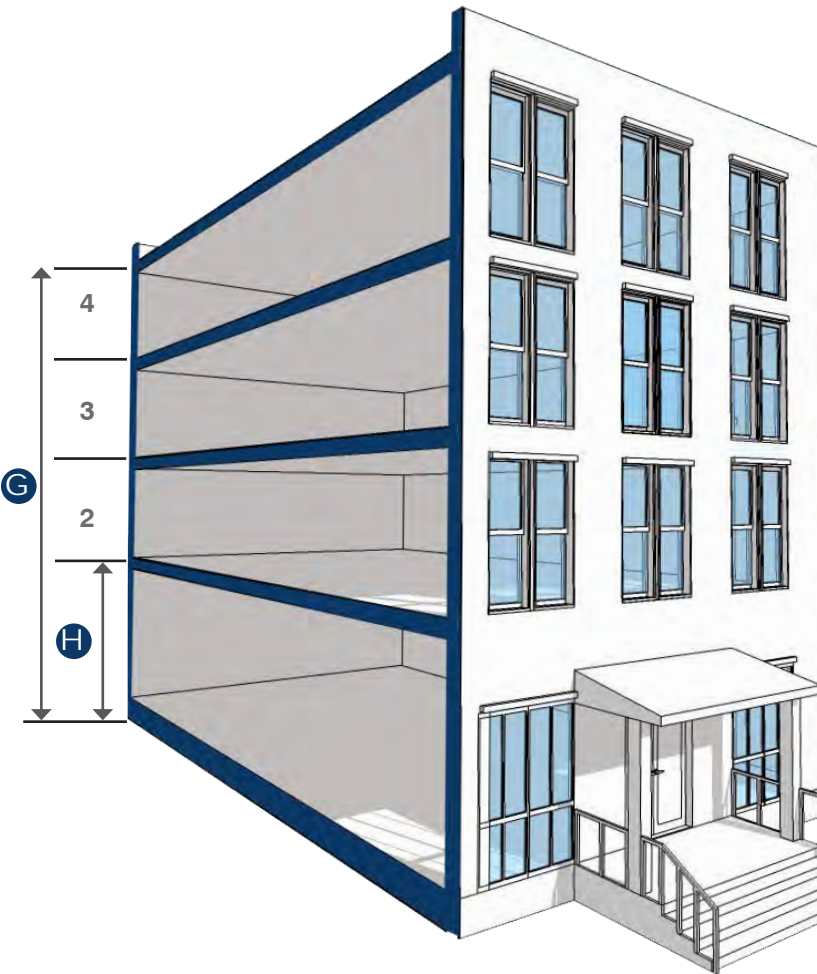
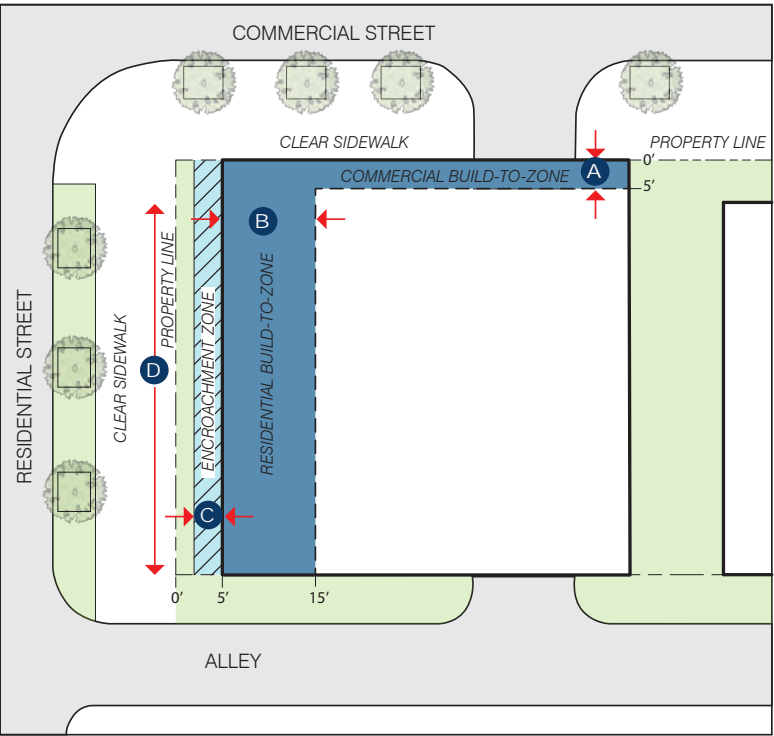
- The maximum slope of any roof form should be no greater than a 12:12 pitch; the DRC may consider steeper forms upon review.
- Flat and sloped roof forms are permitted. Sloped roof forms may contain conditioned space and shall not be considered a “story” for the purposes of calculating maximum number of stories.
- Dormers shall be kept modest in scale, size, and number. They may be hipped, gabled, shed or have full cornices, however careful attention to historic precedent, proportions and details are critical with each. Street facing shed roof forms (excluding porches) may be appropriate but shall avoid shallow slopes (less than 4:12 pitch) and should not cover a majority of the primary roof.

MATERIALS

- Vinyl siding is not permitted; vinyl soffits may be acceptable if approved by the Design Review Committee.
- EIFS is only allowed on the third floor and above on any “non-touchable” side or rear building facade.
- The DRC must review and approve all building materials and applications.
- Exposed metal warehouse (Butler) buildings shall not be permitted.

ACCESS & PARKING

- On-street parking should be provided on both sides of all streets where feasible and permitted by Metro (additional R.O.W. may be required).
- Off-street parking is encouraged to be located within parking structures internal to the development.
- If provided, off-street surface parking (excluding entry drives) is encouraged to be located in the rear/interior of the project and limited to 20% of the total development footprint of the overall site. If required, side yard parking shall be limited to one parking bay and aisle perpendicular to the street (42 feet max. pavement width); side yard parking shall be set back a min. of 20 feet from street right of way.



NEIGHBORHOOD CORE SUBDISTRICT

(continued)



Appropriately scaled neighborhood retail



Appropriately proportioned roof dormers



Front porches and raised foundations promote social interaction within the public realm



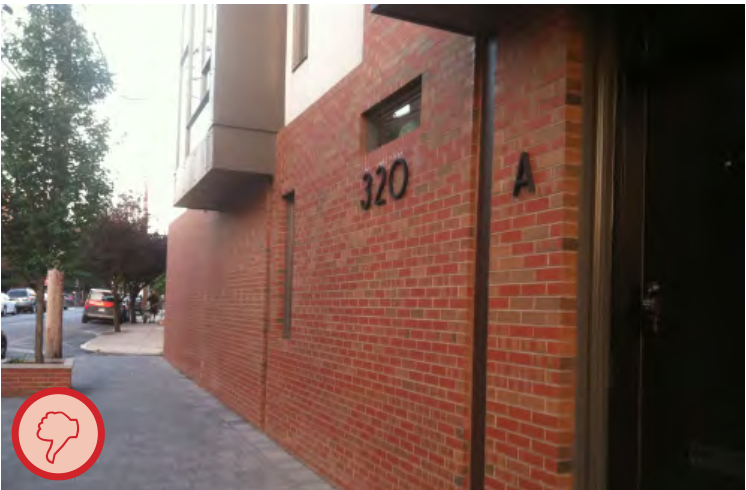
Building placement and rhythm properly relate to the street



Inappropriate ground floor: limited glazing and blank facade



Inappropriate: EIFS should not be provided near accessible or “touchable” areas such as exterior balconies



Inappropriate: Blank facades are not appropriate on the ground floor

ACCESS & PARKING (cont'd)

- Driveway curb-cuts should be kept as narrow as possible; where truck access is required, curb-cut access shall not exceed 30 feet in width. 🟢
- Surface parking lots shall be screened along all public streets by a wall, fence, or evergreen plantings that measure 2-1/2 feet to 3 feet tall.
- Cross access and shared parking between rear parking lots is encouraged.
- Driveways should not be permitted within 80 feet of a street intersection (unless part of intersection) and must be located between two building structures (not openly visible to streets or open spaces). 🟢
- Access drives should not be permitted along the central park street frontage; access should be from side streets or alleys.
- Gated entries are prohibited along public and private streets throughout the development. However, gates within a parcel of land, such as an entryway gate to an apartment building courtyard or parking lot may be provided. 🟢
- Parking structures (except entries) shall not front any street frontage or open space on the ground floor; structures shall be located behind a liner building or internal to the development; structures shall have ground floor active uses lining streets and open spaces. 🟢
- Exposed upper floor parking structures fronting streets or open spaces shall be screened through the use of architectural cladding, artistic feature, or vegetation screen that is architecturally compatible to the principal building. 🟢
- Garage doors fronting/facing public or private streets shall not be permitted.

NEIGHBORHOOD EDGE SUBDISTRICT



SETBACK / BUILD - TO - ZONE

- A**

General Build-to-zone

5 - 20 feet
- For development fronting existing single-family housing located outside of the redevelopment district boundary, it is encouraged to have a landscape area that is a minimum of 8 feet between a building's facade and the front property line/back of sidewalk.
- B**

Encroachment Zone
- Porches or stoops may encroach to within 3 feet of the property line (steps may extend to property line).
 - Upper floor encroachments may extend to property line if approved by DRC. For upper floor encroachments that extend within the Public Right of Way, a separate process (Mandatory Referral) is required by the Department of Public Works.
 - The DRC may allow for minor modifications to build-to-zones and encroachment requirements based on unique conditions such as the preservation of trees, utilities and buildings fronting open space.
- Side Setback**

0 feet
- Rear Setback**

0 feet

STREET FRONTAGE

- C**

General

60% min.
- Access drives, open spaces, pedestrian passages, and amenity areas are excluded from this calculation.

HEIGHT

- D**

Subdistrict General

3 stories within 45 feet max.
- All**

2 stories min.

Exceptions

- Properties fronting South 9th Street shall be a maximum of 2 stories within 26 feet in height.
- Properties directly abutting existing single family homes outside of the redevelopment district between Dew and Lenore Streets shall be a maximum of 2 stories within 26 feet in height.
- Development within 60 linear feet of the centerline of Alley #268 (between Shelby and Sylvan streets) shall be a maximum of 2 stories within 26 feet in height.

MINIMUM FLOOR TO FLOOR HEIGHT

General

10 feet

- Mezzanines shall not be considered a story for the purposes of calculating overall # of stories.

+See Glossary for additional Height requirements

MASSING & FACADES

- If the project has ground floor dwelling units, it is encouraged to have an elevated floor height at front building placement of 24 inches minimum. Remaining units shall have a minimum raised foundation of 18 inches with the exception of required accessible units, visitable units, and topographically challenged units.
- Residential buildings are encouraged to provide porches and stoops with direct access to the public sidewalk for ground level units. Porches are encouraged to be a minimum of 8 feet in depth (6 feet minimum is acceptable). Stoops should be a minimum of 4 feet in depth and 5 feet in width.
- For building facades fronting streets and open spaces, the width of any unbroken facade shall not exceed 30 feet. Pilasters, building wall recesses or projections, and /or variations in materials and color may be used to achieve this massing standard.
- When pedestrian access is provided between two buildings, the minimum building separation should be 10 feet in width. Side porch/stoop entries, upper floor architectural features, lighting, and signage may encroach within this area.

MINIMUM GLAZING

ALL - floor to floor

15%

ROOF FORMS

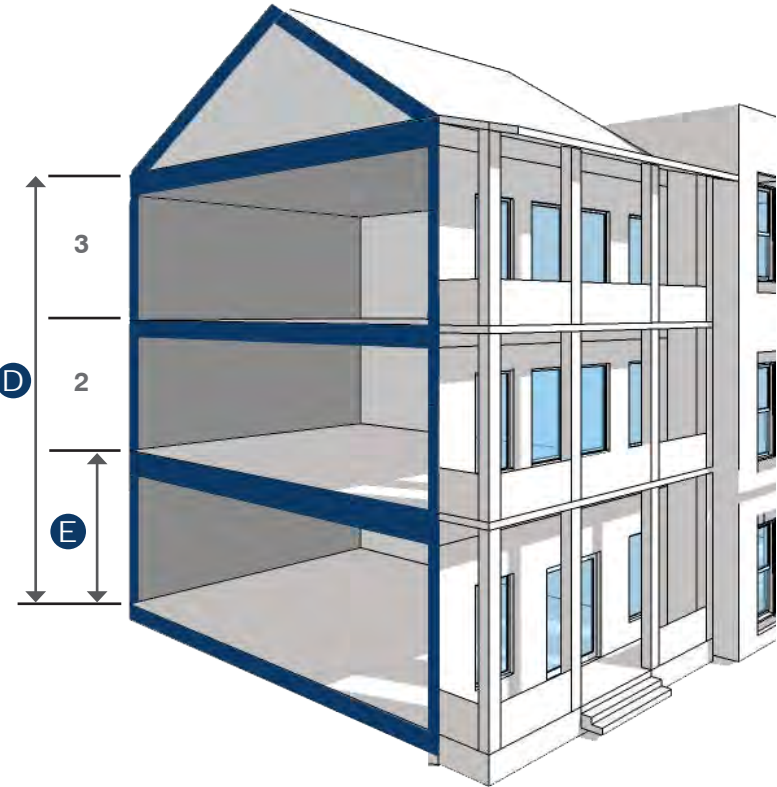
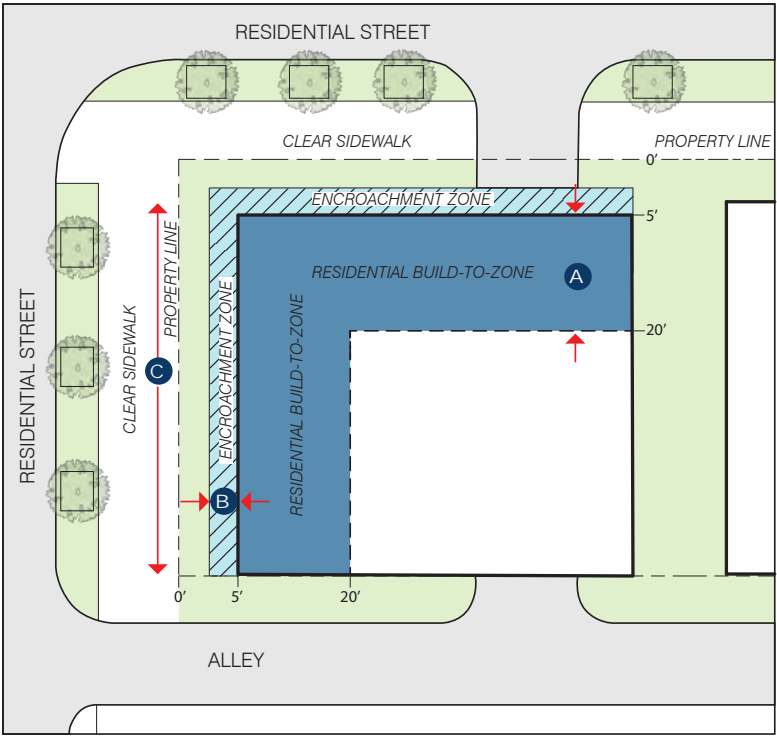
- The maximum slope of any roof form should be no greater than a 12:12 pitch; the DRC may consider steeper forms upon review.
- Flat and sloped roof forms are permitted. Sloped roof forms may contain conditioned space and shall not be considered a "story" for the purposes of calculating maximum number of stories.
- Dormers shall be kept modest in scale, size, and number. They may be hipped, gabled, shed or have full cornices, however careful attention to historic precedent, proportions and details are critical with each. Street facing shed roof forms (excluding porches) may be appropriate but shall avoid shallow slopes (less than 4:12 pitch) and should not cover a majority of the primary roof.

MATERIALS

- Vinyl siding is prohibited; vinyl soffits may be acceptable if approved by the Design Review Committee.
- EIFS is only allowed on the third floor and above on any "non-touchable" side or rear building facade.
- The DRC must review and approve all building materials and applications.
- Exposed metal warehouse (Butler) buildings shall not be permitted.

ACCESS & PARKING

- On-street parking should be provided on both sides of all streets where feasible and permitted by Metro (additional R.O.W. may be required).
- Off-street surface parking (excluding entry drives) is encouraged to be located in the rear/interior of the project and limited to 20% of the total development footprint of the overall site. If required, side yard parking shall be limited to one parking bay and aisle perpendicular to the street (42 feet max. pavement width); side yard parking shall be set back a min. of 20 feet from street right of way.
- Driveway curb-cuts should be kept as narrow as possible; where truck access is required, curb-cut access shall not exceed 30 feet in width.
- Surface parking lots shall be screened along all public streets by a wall, fence, or evergreen plantings that measure 2-1/2 feet to 3 feet tall.
- Cross access and shared parking between rear parking lots is encouraged.



NEIGHBORHOOD EDGE SUBDISTRICT

(continued)



Porches should be a minimum of 6 feet in depth to provide functional outdoor living spaces



Inappropriate: Porch depth is not functional



Pocket Parks and the preservation of existing trees are encouraged throughout the development



Outdoor spaces located along the sidewalks create opportunity for social interaction between residents



Gabled roofs are appropriate transitions for development abutting the existing community



Inappropriate: Porches are excessively tall and the entries do not create a pleasant street experience



Inappropriate: Front entries lack a raised foundation or functional porch/stoop space



Inappropriate: Front garages facing the street frontage are not permitted

ACCESS & PARKING (cont'd)

- Driveways should not be permitted within 80 feet of a street intersection (unless part of intersection) and must be located between two building structures (not openly visible to streets or open spaces). 🟢
- Access drives should not be permitted along the central park street frontage; access should be from side streets or alleys.
- Gated entries are prohibited along public and private streets throughout the development. However, gates within a parcel of land, such as an entryway gate to an apartment building courtyard or parking lot, may be provided. 🟢
- Generally, parking should be provided within surface lots. When provided, parking structures should not front any street frontage or open space on the ground floor; structures shall be located behind a liner building or internal to the development. 🟢
- Exposed upper floor parking structures fronting streets or open spaces shall be screened through the use of architectural cladding, artistic feature, or vegetation screen that is architecturally compatible to the principal building. 🟢
- Garage doors fronting/facing public or private streets shall not be permitted.

CIVIC SUBDISTRICT



GENERAL

Institutional buildings will be the focal points of the community and their placement and detailing should reflect their prominence within the community. Special attention should be put into the detailing of architectural features and portions of the building facing public view such as terminating street vistas, open spaces and public streets.

Setbacks for civic buildings will vary. Some buildings may be built to the back of sidewalk for an urban experience while others may be setback substantially within the site in a more prominent position. The DRC shall review the building placement of civic structures to ensure the intent of the Envision Cayce Master Plan is met.

HEIGHT

Subdistrict General 4 stories within 60 feet max.

GLAZING

- ALL FLOORS-** floor to floor 🌿 **30%**
- Reductions may be appropriate for certain buildings based on the nature of the use (gymnasiums, labs, etc.)



MATERIALS

- Vinyl siding is prohibited; vinyl soffits may be acceptable if approved by the Design Review Committee.
- EIFS is only allowed on the third floor and above on any “non-touchable” side or rear building facade.
- The DRC must review and approve all building materials and applications.
- Exposed metal warehouse (Butler) buildings shall not be permitted.

ACCESS & PARKING

- On-street parking should be provided on both sides of all streets where feasible and permitted by Metro (additional R.O.W. may be required). 🌿
- Off-street parking (excluding entry drives) is encouraged to be located in the rear/interior of the project and limited to 20% of the total development footprint of the overall site. If required, side yard parking shall be limited to one parking bay and aisle perpendicular to the street (42 feet max. pavement width). 🌿
- Driveway curb-cuts should be kept as narrow as possible; where truck access is required, curb-cut access shall not exceed 30 feet in width. 🌿
- Surface parking lots shall be screened along all public streets by a wall, fence, or evergreen plantings that measure 2-1/2 feet to 3 feet tall.
- Cross access and shared parking between rear parking lots is encouraged.
- Driveways should not be permitted within 80 feet of a street intersection (unless part of intersection) and must be located between two building structures (not openly visible to streets or open spaces). 🌿
- If provided, parking structures should not front any street frontage or open space on the ground floor; structures shall be located behind a liner building or internal to the development. 🌿



SIGNAGE GUIDELINES

Quality signage has a significant impact on the character and perception of the community. Signage provided throughout Cayce Place should convey a sense of uniformity, quality and style.

Please consult MDHA’s general [Redevelopment District Sign Guidelines](#) for additional sign regulations.

DESIGN

- Signs shall be of high quality design and craftsmanship.
- Wood and metal are preferred materials. Signs using wood should only use high quality exterior wood with suitable finishes.
- Plastic and similar synthetic materials are discouraged.
- Sign scale, colors and style should be compatible with the building facade.
- A dull or matte finish is encouraged to reduce glare and enhance legibility.
- Signs shall not obscure key architectural features.
- Awning signs are appropriate. However, the size of the letters/graphics should be limited and graphics limited to one per awning face.
- Awning signs are not permitted above the 3rd story finished floor of any building.
- Signs shall be limited to on-premise signs related to the use of business conducted on the same site.
- Marquee type signs for announcements of activities taking place at the location are prohibited. Exceptions: institutional uses
- Projecting signs shall be limited to below the fourth floor finished floor height and shall not extend above any roof parapet.
- Sidewalk or “Sandwich board” signs may be provided so long as they do not obscure the pedestrian pathway, vehicular traffic or sight lines to adjacent roadways.
- Mechanical raceways shall be finished to match the background wall or be integrated into the overall design of the sign.
- High quality hand painted signs are permitted.
- A sign extending more than 18 inches from building facade must maintain vertical clearance from ground a minimum of 10 feet. Signs that encroach within the public R.O.W. must be approved through Metro’s Mandatory Referral Process.

SIGN ILLUMINATION

- Signs shall be either spotlighted, externally lit, or back lit with a diffused light source.
- External Illumination: Light sources shall be directed towards sign minimizing glare to the sidewalk or adjacent properties.

- Internal Illumination: Signs may be internally illuminated but the sign background must be opaque with only graphic, text or logos being illuminated.
- Light sources should be shielded and not be publicly visible.
- Awning signs shall only be externally lit from above.
- Neon signs are permitted.

GROUND SIGNS (commercial)

- Ground signs shall be limited to one per property for each street frontage and shall not exceed 24 square feet.
- Signs shall include a masonry base; base and sign shall not exceed 4 feet in total height.
- Signs shall be located on private property and shall not obscure the view of any vehicular travelway.

WALL MOUNTED SIGNS

- Generally, any individual sign or multiple signs collectively placed on a building facade shall be limited to a maximum of 60 square feet per street frontage.
- The maximum sign area (60 SF) may not be appropriate for all buildings; the DRC will determine if the signage is the appropriate scale based on the building size and design. Additional sign area may be considered by DRC for exceptional designs and unique circumstances.
- One wall mounted sign per tenant shall be allowed on street facing building facades.
- Existing businesses may replace signs provided they do not exceed the height or area of the existing sign.

PERMITTED SIGNS

- Wall mounted or painted
- Window
- Awning
- Canopy
- Projecting
- Sidewalk Signs
- Wayfinding

PROHIBITED SIGNS

- Changeable Copy Signs
- Pole Signs (commercial)
- Billboards
- Flashing or sequential signage
- Bare bulb lighted signs
- Skyline Signs (may be considered within the Neighborhood Center Subdistrict by DRC with proper design considerations)





SITE PRINCIPLES

SITE PRINCIPLES

The following information located within the Site Principles section are meant to guide future development and are encouraged throughout Cayce Place.

SUSTAINABILITY

Sustainability is an important component of the overall development's goals. The use of regionally sourced materials containing renewable or recycled content is encouraged. The use of renewable and recycled content reduces the depletion of natural resources and diverts materials out of waste streams or landfills. Local or regional materials reduce the energy required for moving materials to the project site. Additionally, it is encouraged that durable materials are selected to help mitigate long term maintenance.



LANDSCAPE

The protection of existing vegetation and the addition of proposed landscape plantings are important infrastructure features for Cayce Place. These elements help to clean our air, protect our bodies of water by absorbing water runoff, absorb carbon dioxide and provide oxygen, act as natural coolants and minimize noise.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

Refer to underlying zoning for guidance on Tree Protection and Replacement.

- Keep views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semi-transparent rather than opaque screening to provide secure environments for the user.
- Locate and select street trees so there is no conflict with overhead utilities.
- Select street trees from approved species compatible with the existing landscaping.
- Where trees are planted in rows, they should be uniform in size and shape.
- Select plants that are freshly dug, sound, healthy, vigorous, well branched, free of disease, insect eggs, and larvae that have adequate root systems.
- Grade finished planting beds so as to not impede drainage away from buildings.
- Use the natural topography and/or other desirable landforms or features to inform project designs.
- Minimize grading where possible when locating structures and open spaces on the site.
- Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.
- Incorporate landscape elements and natural habitats on-site such as existing trees and native plants and connect those features to open spaces and natural habitats where possible.
- Consider relocating existing vegetation and trees if maintaining their current location is not feasible.
- Use project drainage systems as opportunities to add interest to the site through water related design elements.
- Take into account soil conditions and adjacent uses when choosing plant material.
- Choose plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended without requiring intense maintenance.

- Provide a mix of evergreen, deciduous, and perennial plant material within planting plans to provide year round interest. The use of annual plant material is discouraged.
- Security is to be considered during the design of all planting areas. Security camera views should not be obstructed by plant materials.

IRRIGATION

Maintenance of existing and proposed landscaping is important to the long-term success of the infrastructure.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

- Irrigate all landscaped areas with an automatically controlled, high efficiency irrigation system with pop up spray heads. In conditions where spray heads will result in inefficiencies and overspray, use drip irrigation.
- Ensure full irrigation coverage.
- Separate turf and planting zones from one another.
- Size irrigation zones appropriately for capacity of system.
- Use consistent and compatible system components throughout development.
- Route irrigation piping to minimize disturbance to existing tree roots.



Evenly spaced street trees and clear delineation between uses makes for a successful streetscape



High efficiency spray heads provide full coverage to all planting areas

SITE PRINCIPLES

OPEN SPACE

Open space is very important in urban areas because of its scarcity. In addition to providing relief from the urban environment, natural open space provides valuable outdoor amenity space for exercise, protects waterways from erosion and runoff, and increases the urban tree canopy. In particular, natural features such as mature trees that provide urban tree canopy should be preserved and enhanced.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

Open space should be provided in each subdistrict and should complement subdistrict character.

- Design open space concepts that support the architectural concept to ensure that interior and exterior spaces relate well to one another and support the functions of the development.
- Design open spaces to contribute to a broader network of open spaces throughout the development. Open space includes sidewalks, alleys, streets, and circulation routes.
- Incorporate features such as courtyards, plazas, and placemaking elements such as trees, landscape, and public art.
- Include features in open spaces for activities beyond daylight hours and throughout the seasons of the year.
- Design common open spaces for use by all residents to encourage physical activity and social interaction.
- Meet the needs of expected users based on the size, available activities, and features of each open space, ensuring each space has a purpose and function.
- Connect open spaces with uses and activities of other nearby public open spaces where appropriate. Look for opportunities to support uses and activities on adjacent properties and/or the sidewalk.
- Provide safe pedestrian connections to the shared central park and Civic Subdistrict.
- Locate outdoor recreation facilities within ½ mile walking distance of new dwellings.



Multi-use fields provide opportunities for active and passive recreation



Generously sized plazas, lush plantings, a variety of paving materials, water features, and seating greatly encourage year-round activity



Outdoor fitness equipment provides opportunities for exercise



Mature trees are preserved and made a significant feature of the open space

SITE PRINCIPLES

ACCESSIBILITY, SAFETY, AND SECURITY

Create a comfortable, safe and walkable environment that is easy to navigate for all users and is connected to walkways and site features.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

- Provide accommodations for people of all ages and abilities.
- Refer to [Creating Defensible Space](#) by Oscar Newman for Defensible Design strategies.
- Add features to assist pedestrians in circulating sites with steep slopes, long blocks, or other challenges. Examples include exterior stairs and landings, textured ground surfaces, seating at key resting points, through-block connections, and ramps for wheeled devices (wheelchairs, strollers, bicycles).
- Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.
- Minimize the number and widths of driveway and curb cuts as much as possible.
- Consider existing and future bicycle traffic so that access and connections are integrated into the project.
- Locate bicycle facilities to maximize convenience safety and security.
- Create a safe environment by providing clear sight lines and encouraging natural surveillance.
- Provide lighting at sufficient intensities to ensure visibility.
- Ensure clarity of street-level uses where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways. Choose semitransparent rather than opaque screening.



Bicycle facilities provide safety for all users



Clearly defined crosswalks provide a safe and comfortable walking environment



Access is provided for people of all abilities



Provide lighting at sufficient levels to ensure visibility

SITE PRINCIPLES

HARDSCAPE

Durable and slip resistant paving materials are to be used in all conditions. Use pervious and recycled materials whenever feasible to reduce site stormwater runoff.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

Vehicular Pavement:

- Parking - Consider the use of pervious materials such as porous concrete and pervious pavers for all interior parking stalls.
- Crosswalks - Utilize contrasting or textured surfaces that stand out from the street surface for crosswalk surfaces. Stamped asphalt is discouraged. Utilize high quality products that are durable and backed by a solid warranty by reputable vendors.

Pedestrian Pavement:

- Incorporate a broom finish for sidewalks within Public R.O.W. The use of concrete stain is discouraged within Public R.O.W.
- Multi-use paths - Construct with integrally colored concrete with a lightly exposed aggregate finish.
- Cycle Tracks - Construct with integrally colored concrete with a lightly exposed aggregate finish to match completed cycle tracks in Nashville.
- Sidewalks within Cayce Place - Construct with a combination of concrete pavers, integrally colored concrete with a lightly exposed aggregate and broom finished concrete. The use of concrete stain is discouraged.
- Steps - Use materials compatible with adjacent sidewalk materials.
- Provide a higher level of detail and visual interest to pavement details within plazas and outdoor gathering areas than pedestrian paths and sidewalks.



Cycle track is clearly defined through the change of hardscape materials



Concrete pavers are used at crosswalks to provide visual cues for vehicles



Pervious pavers are used in parking stalls to reduce site stormwater runoff



Different materials are used in plazas and outdoor gathering areas to provide interest

SITE PRINCIPLES

ENCLOSURES AND LANDSCAPE SCREENING

Mechanical equipment, trash enclosures and utilities should be provided with architectural enclosures or fencing, sited in unobtrusive locations, and screened by landscaping. Screens may be composed of shrubs, trees, berms and/or walls.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

Location:

- Locate enclosures away from public view.
- Locate enclosures away from adjacent parcels to minimize noise and odor impacts.
- Screen ground level mechanical equipment with landscaping, an enclosure or a structure incorporated into the adjacent architecture.
- Conceal dumpsters and trash bins from view to the greatest extent possible. Access to these areas should be minimized and arranged so that excess maneuvering is avoided on public streets.

Height:

- Extend fence or wall screen a minimum of 12 inches above equipment that is being screened.

Materials:

- Construct enclosures of durable materials and the color, texture, and architectural detailing should be compatible with the building architecture.
- Provide landscaping around enclosures to soften views wherever possible. Any plants used in screening should be chosen based on their hardiness and ability to provide a year-round visual barrier.



Mechanical and dumpster enclosures should be made of high quality, durable materials



Trash bins should be concealed from view through the use of enclosures constructed of durable materials

SITE PRINCIPLES

SITE FURNITURE

Site furniture such as seating, tables, trash receptacles, recycling receptacles, bike racks, bollards and planters are an important component for Cayce Place. These elements not only serve specific functions but also help to visually unify the development by creating a “vocabulary” of complementary furnishing styles. Site furniture also allows for social gathering on many levels; from 1-2 people to larger groups. It is important that the site furnishings have a unifying aspect to them and are consistent in scale, proportion, and appearance. Site furnishings should be placed and arranged in a manner to support the pedestrian circulation, building entry points, patios, etc. The color of site furniture should be consistent and cohesive within Cayce Place.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

- Provide accommodations for people of all ages and abilities.
- Consider the limitations and needs of persons with disabilities to minimize potential obstructions and hazards.
- Reduce life-cycle costs by utilizing high quality products that are durable and backed by a solid warranty by reputable vendors.
- Position site furniture to avoid hindering pedestrian or bicycle traffic flow and to avoid damage by landscape maintenance equipment, such as lawn mowers and string trimmers; locate in a comfortable setting protected from vehicles.
- Specify powdercoated metal for durability.
- Locate and anchor to pavement.
- Consider movable, freestanding furniture in courtyards, atriums or places that can be secured; they should not be considered in public or unsecured areas.
- Consider umbrellas for shade wherever appropriate. Umbrellas should be permanently anchored to table; tables with umbrellas should be anchored to the ground.
- Design paving in and around benches and trash receptacles to be compatible with the design and material of the adjoining pedestrian paving; and extend completely under the furnishing to avoid plant maintenance.
- Avoid placing site furnishings directly in pedestrian pathways.
- Provide users with choice of sitting in the sun or in the shade.

- Place trash receptacles so that their fronts are 12 inches back from walks and place them where pedestrian activity warrants their use, such as building entrances, waiting areas, plazas or other pedestrian nodes. Those receptacles located in seating areas should be an adequate distance from benches to minimize the effect of trash odors and insects on bench users.
- Incorporate trash receptacles with removable inserts to dump trash.
- Utilize bollards in Cayce Place to control vehicular, bicycle and pedestrian traffic.
- Provide convenient bicycle parking facilities throughout the private and public spaces within Cayce Place (see Metro Bike Parking requirements)
- Provide complimentary site furnishings for transit stops that reflect the character of other furnishings provided in the area.
- Discourage the use of newspaper/magazine boxes throughout



Well located site furnishings help to provide refuge for users



Bollards help to separate vehicular and pedestrian traffic



Specify durable and aesthetically pleasing site furnishings



Bicycle parking is encouraged throughout Cayce Place

SITE PRINCIPLES

FENCES

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

Location:

- Use fencing to define functional areas such as children’s play space, dog parks or defined garden areas where possible. Choose semi-transparent rather than opaque screening for safety.

Height:

- Limit fences to 4 feet in height
- Semi-transparent fences are appropriate around rear yards and in conditions where screening is determined to be necessary. Limit semi-transparent fences to 6 feet in height.

Materials:

- Minimize life-cycle costs by utilizing high quality products that are durable, backed by a solid warranty and vendor reputations and are aesthetically pleasant.
- Use materials that complement adjacent architecture.
- Discourage chain link or woven fencing.
- Specify galvanized or powdercoated metal fencing for durability.



Use high quality materials and design for fencing



Discourage the use of chain link or woven fencing

WALLS

Walls may refer to freestanding walls, seat walls, retaining walls or headwalls related to drainageways.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

Location:

- Avoid using walls to delineate property boundaries
- Encourage the use of walls to define functional areas.
- Choose semi-transparent rather than opaque screening for safety.
- Incorporate retaining walls where necessary and serve as seat walls where possible.

Height:

- Design walls intended as seat walls to be at least 15 inches tall and no more than 24 inches tall (18 inches is preferable). The depth of a seat wall should be at least 15 inches when accessible from only one side and 30 inches minimum (36 inches is preferable) when accessible from both sides.
- Retaining walls over 6 feet in height, when necessary, should be terraced with room provided for landscaping.

Materials:

- Use materials that complement adjacent architecture.
- Specifying walls constructed of natural materials and masonry is preferred.



High quality materials are encouraged for retaining walls



Discourage the use of CMU block for retaining walls

SITE PRINCIPLES

LIGHTING

Site lighting quantity and quality plays an important role of security and overall confidence of Cayce Place throughout the night. Lighting should be designed to provide a safe environment without over lighting the space or creating light trespass on the adjacent neighbors. Not only should lighting satisfy requirements for vehicular use on streets, driveways and parking lots, but also address the needs of pedestrians on walkways and in public open spaces. Lighting fixture selection must help unify the aesthetics of Cayce Place. Use lighting to increase site safety in all locations used by pedestrians and to highlight landscape and architectural details.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

Outdoor light fixtures should meet Illuminating Engineering Society (IES) of North America standards.

- Provide streetlighting along the full width of public right-of-way for uniformity. In places where pedestrian activity is important and encouraged along the right-of-way, streetlighting pole heights and spacing should be taken into consideration to articulate a pedestrian-scaled environment.
- The use of LED fixtures, energy efficient lamps and photocells is strongly encouraged.
- Specify banner-rated poles for all streetlights located along major streets including Park St., S Park St., S 5th St. and Shelby Ave.
- Specify outdoor light fixtures to be full-cutoff, dark sky compliant to direct light downward and reduce light pollution.
- Light Control - Provide placement and fixture styles for all building and site lighting to minimize light trespass beyond the site boundary. Fixture types should be International Dark Sky Association (IDSA) approved fixtures based on the category of fixture.
- Use LED bulbs for outdoor lighting that are directed downward. Avoid uplighting of buildings and landscapes.



Provide uniform lighting along public streets and open spaces



Accent lighting helps to increase site safety and highlight outdoor spaces

SITE PRINCIPLES

STREETSCAPE AND PUBLIC R.O.W.

Streetscapes that are safe, well-designed, and attractive are a key community goal. It is important for these areas to be built at a ‘human-scale’, especially as people experience activity along the streets, sidewalks, and public spaces. Streetscapes are designed with special paving, landscaping, lighting, and other features that create an interesting and inviting environment. When designed and built with quality in mind, these physical elements create a positive sense of place.

THE FOLLOWING PRINCIPLES ARE ENCOURAGED THROUGHOUT CAYCE PLACE:

PRINCIPLES

- Refer to Complete and Green Streets Policy during design, construction and maintenance.
- Provide continuous sidewalks for walking along both sides of the street.
- Limit curb cuts and other sidewalk intrusions.
- Connect pedestrian walkways and bicycle infrastructure with existing infrastructure, where possible, to support pedestrian connections within and outside the project.
- Consider existing and future bicycle traffic so that access and connections are integrated into the project.
- Locate bicycle facilities to maximize convenience, safety and security.
- Consult Metro Public Works standards for any construction within the public right-of-way.
- Refer to the Major Collector Street Plan where applicable.

STREETSIDE ELEMENTS

Streetside accommodates most of the non-vehicular activity including pedestrian travel, business activity and some stormwater functions. Site furnishings and protected bikeways may be appropriate in the streetside. Refer to underlying zoning and metro standards for specifics on street cross sections.

Furnishing Zone

- Located between the curb and the pedestrian travelway, this zone helps to provide a buffer between pedestrians and vehicles. This zone includes street trees, landscaping, stormwater management, transit stops, site furnishing locations, utility poles, fire hydrants and public signage.

Pedestrian Zone

- Located between the furnishing zone and frontage zone, this zone is designed to provide unobstructed through movement of pedestrians.

Frontage Zone

- Located from the pedestrian zone to the property line. This zone is the ideal location for outdoor dining and display areas for nearby businesses.

TRAVELWAY ELEMENTS

The travelway is a portion of the right-of-way between the curbs that accommodates the movement of vehicles including transit and bicycles, as well as on-street parking.

Parking Zone

- On-street parking helps with meeting parking needs as well as providing a buffer for the pedestrian using adjacent sidewalk.

Bike Zone

- Includes bicycle lanes, buffered bike lanes, bike boulevards, multi-use paths, protected bikeways and cycle tracks. Refer to Major Collector Street Plan for definitions.

Vehicle Zone

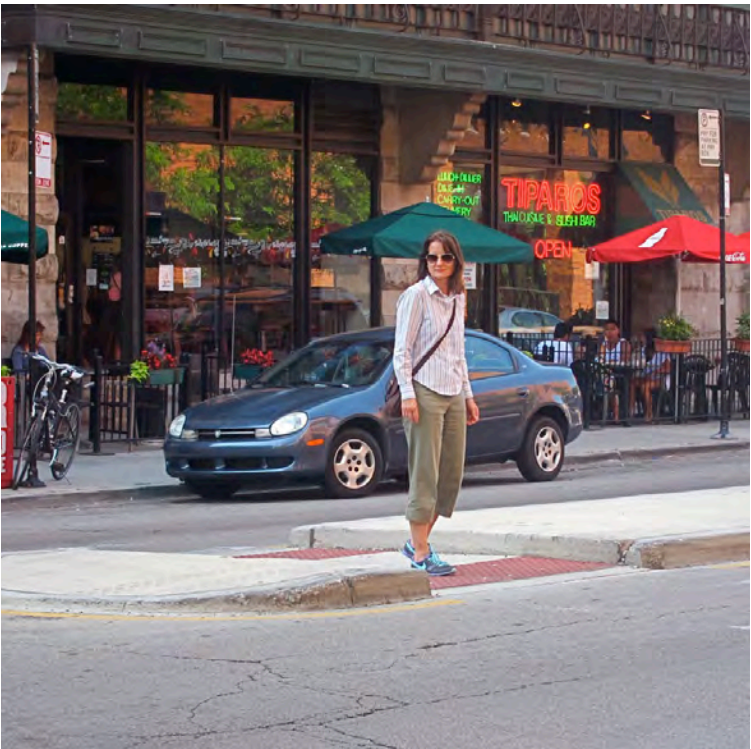
- Includes travel lanes, medians and pedestrian refuge islands. Refer to Major Collector Street Plan for definitions.



A wide sidewalk is an appropriate response to an anticipated high volume of pedestrians. Weather protection, seating, plantings, and waste cans are all comfortably accommodated in the space provided



Curb inlets direct stormwater into bioretention facilities located within the “Furnishing Zone”



Pedestrian refuge islands help to provide safety for the pedestrian



Appropriately spaced street trees help create a cohesive development and provide shade to sidewalk users

GLOSSARY

BUILD-TO-ZONE	Area of a lot designated for placement of the front building facade along a street. The build-to-zone defines an area in which the locations of building fronts may be located within a flexible range.
EAVE	The overhanging lower edge of a roof rafter with or without the existence of a physical soffit.
EIFS	Exterior wall finish; Exterior insulation and finish system (EIFS).
ENCROACHMENT AREA	Area that extends beyond the front build-to-zone of a property that allows for architectural elements such as porches or roofs to “encroach” beyond the required minimum front build-to-zone.
FACADE AREA	Entire area of the street facing building facade from ground level finished floor level to top of parapet or eave of structure.
HEIGHT	<p>Height is measured in number of stories and feet. If a calculation depends on overall height, it is to be measured from building’s ground level finished floor to eave or top of roof deck; it is intended that height is calculated at the building’s front placement on street facing and open space facing building facades. Building facades that do not face public streets may be lower in height than the minimum subdistrict height requirements.</p> <ul style="list-style-type: none">• An additional “basement” level may be provided internally to the development where topography allows for additional sub-surface development including parking, residential, civic and commercially leasable space.• Rooftop height obstructions including mechanical equipment, elevator and stairwell bulkheads are permitted per Metro zoning code standards. Other occupiable structures associated with rooftop terraces may be permitted upon DRC review and approval; structures shall stepback from any street facing or open space facing building facade a minimum of 10 feet horizontally and limited to 12 feet maximum above roof deck.

GLAZING	<p>Minimum glazing requirements shall only be required on building facades facing streets and programmed open spaces. Eligible glazing elements include all window and door assemblies regardless of the physical existence of glazing (i.e.- faux shutters).</p> <p>Glazing shall be calculated as GROUND FLOOR:(Building width x 10 feet fixed height) DIVIDED by Total Glazing Provided</p> <p>UPPER FLOOR: (Building width x floor to floor height) divided by Total Glazing Provided</p> <p>An occupiable, intermediate floor that is open to the floor below.</p> <p>For the purposes of calculating height, the roof deck shall be defined as the lowest point of roof decking above roof joists.</p> <p>The length of building measured as a percentage of the total length of street frontage of a lot along a particular block face. The length of street frontage is calculated from build-to-zone to build-to-zone along a particular block face. In an instance where an open space interrupts a block frontage, the calculation should be measured to point at which the open space intersects the sidewalk.</p> <p>Street Frontage % = (Building length along street frontage) DIVIDED by (Total length of the property’s street frontage).</p>
MEZZANINE	
ROOF DECK	
STREET FRONTAGE	