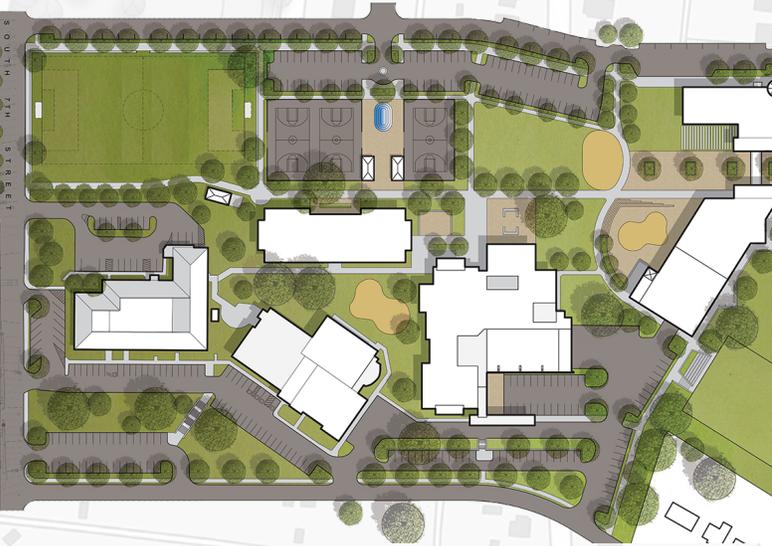




Cayce Community Campus
master plan



JICA
Kimley»Horn

June 2016

Cayce Community Campus master plan



Kimley Horn and JJCA (KH-JJCA) were retained by MDHA for the purpose of exploring in greater detail and developing a specific master plan for the Community Services Campus at Cayce. Previously, the 2013 Envision Cayce project created an overall plan spanning the approximately 120 acres of Cayce Place, Lenore Gardens, Roberts Park, Kirkpatrick Park, Public Works and the Sheriff's Office property, and the three parcels that made up the former Community Workers of America (CWA) apartments. This plan involved a wide range of development, including the replacement of low income housing, addition of work force and market rate housing, and inclusion of new retail opportunities and open park space. MDHA recognized early in their implementation of Envision Cayce that the development of the linear park, or at least key elements of the park and community services, were critical in creating a vibrant community and attracting market rate tenants.



Indeed, the Envision Cayce plan depicted the 11-acre linear park, which acted as a common thread pulling together the various densities of housing and retail development and visually connecting the new neighborhood to downtown Nashville. However, Envision Cayce showed the park being developed in the later phases of the overall plan. MDHA understands that, similar to a new private development project where the clubhouse and infrastructure are built first, the community services connected to the new park need to be realized at the beginning of this dynamic redevelopment.

The first residential phase of Envision Cayce, called Kirkpatrick Park and currently under design, will take a part of the existing Kirkpatrick Park and create green space and parking as well as provide housing for approximately 95 residents. The next phase, aptly named the Community Services Campus (CSC), then captures another 16 acres to be developed into the northeastern end of the new linear park. The CSC will provide a replacement for the existing park space, will replace outdated community service buildings such as the existing United Neighborhoods Health Clinic and Kirkpatrick Community Center, and will provide new amenities such as a new elementary school (K-5 with future 6-8 grades), library, police office annex, and retail market/cafe.

Our process for developing a master plan was simple and consisted of several iterations of user group input, program creation, feedback, preliminary design, and concept development. Our process was developed to allow for a high level of community involvement, communication, and transparency amongst users to build consensus around the final product. An outline of our process was as follows:

- Overall user group meeting – introduction, goals and objectives
- Individual user group meetings – interviews for space allocation programming with the following key stakeholders:
 - Metro Parks Department
 - MDHA
 - Explore Community School
 - Martha O'Bryan
 - Nashville Public Library
 - United Neighborhood Health Clinic
 - Metro Nashville Public Schools
 - KIPP Nashville
 - Metro Police Department

Cayce Community Campus master plan



- Draft space allocation program and draft master plan development
- User group and community group presentations – presenting the program elements and the draft master plan, survey distribution, and collection for feedback on the plan
- Revisions to master plan
- User group and community group presentations – presenting revisions and responses to survey input and feedback
- Finalize space allocation program and master plan

The team recognized the critical need to keep the original Envision Cayce goals in view as these were the collective results of multiple years of community interviews, interface, and research. These were:

Goal 1: Accomplish a one-for-one replacement of all assisted units on site.

Goal 2: Maintain economic and cultural diversity of East Nashville.

Goal 3: Create a healthy mix of housing choices for many income levels.

Goal 4: Create a green, sustainable, and financially viable development.

Goal 5: Connect with and leverage other local initiatives and stakeholders.

Goal 6: Maintain and expand support services and community assets.

Goal 7: Improve neighborhood amenities.

Goal 8: Address the need for access to healthy foods.

Goal 9: Reconnect and integrate Cayce Place into the community.

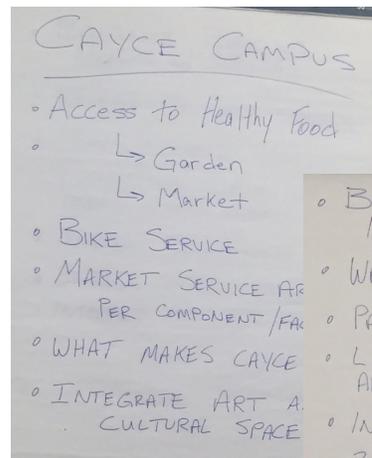


Cayce Community Campus master plan

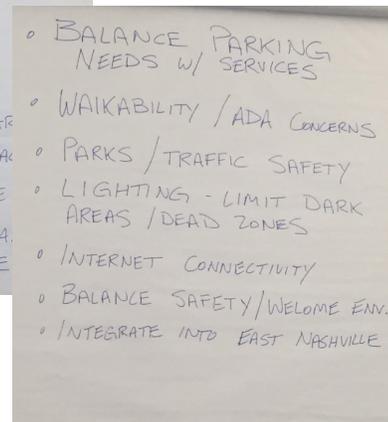


Goals six through nine from the original Envision Cayce Master Plan seemed targeted directly at the CSC. With these as our key goals, we began our planning process that included the creation of user groups for each of the program components listed above. After the user groups were formed and appropriately briefed on the purpose of our planning efforts, we met with the representatives of each group, and gathered input on specific goals they had for the community services we were seeking to implement. Their goals were:

- Access to healthy foods
 - Community gardens
 - Markets
- Bike friendly and bike service areas
- Find a unique attribute
- Market the services per component/facility
- Art and cultural space
- Balance parking needs with services
- Walkability and Americans with Disabilities Act (ADA) compliance
- Traffic safety surrounding the park
- Lighting and limiting dark areas
- Safe welcoming environment
- Internet connectivity
- Integrate into East Nashville



Notes from community meeting

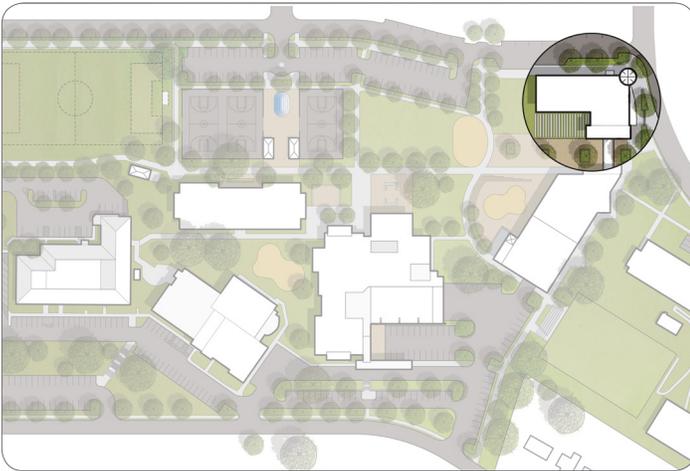


There was a great deal of consistency between these goals and that of Envision Cayce. Throughout the remainder of our planning process we used these goals and objectives as the filter by which we would decide on various programmatic elements.

Once the goals were defined, we conducted our individual user group programming sessions to determine the space needs and relative sizes of each of the program components. These meetings consisted of an overview of the service that each group provides to the local community, a discussion surrounding their current space and facilities, and a visioning session to determine what their facility will need to look like to meet the demands of the fully built-out Envision Cayce Master Plan. Meeting with Metro Parks, along with community input, also defined the program spaces in the linear park. A summary of each of the user group's major program components follows:

One of the best outcomes of these meetings was that each user group recognized that for the benefit of more park space and greater continuity, sharing services between users was critical. An example of this is large meeting rooms. The library, school, and community center all need this type of space as part of their program, but through scheduling this type of space could be housed in one location and shared by all.

Cayce Community Campus master plan



Commissary: 1st Floor

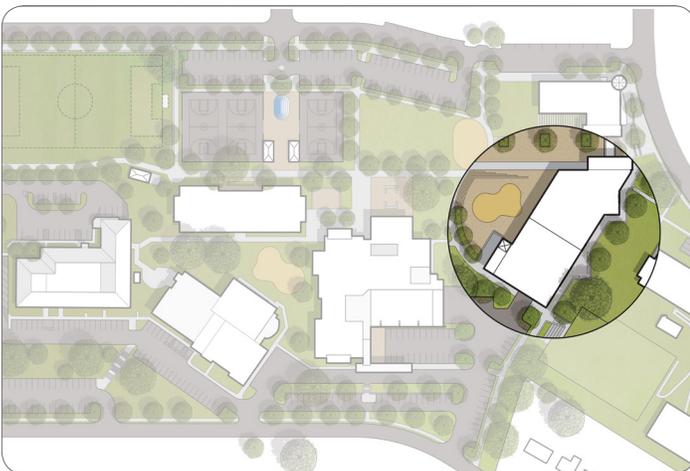
- Coffee Bar w/ Café Seating
- Restaurant
 - Public and Private Dining
- Neighborhood Grocery Market
- Access to Picnic Park
 - Food Truck Parking

Kirkpatrick Elementary Connection

- Walking Distance
- After-school Program & Tutoring

Library: 2nd Floor

- Public Print and Copy
- Audiobook Kiosk
- DVD Vending
- Tutoring Rooms
- Book Stacks
- Children's Area
- Tween Area
- Teen Area
- Desktop Computer Stations
- Access to Café Below



Community Center and Police: 1st Floor

- Gym Space
 - Elevated Walking Track
 - Yoga/Dance Studio
 - Fitness Equipment
- Club and Game Rooms
- Learning Kitchen
- Bike Repair
- Access to Play Areas
 - Splash Pad
 - Learning Playground
- Police Work and Meeting Area

Health Clinic: 2nd Floor

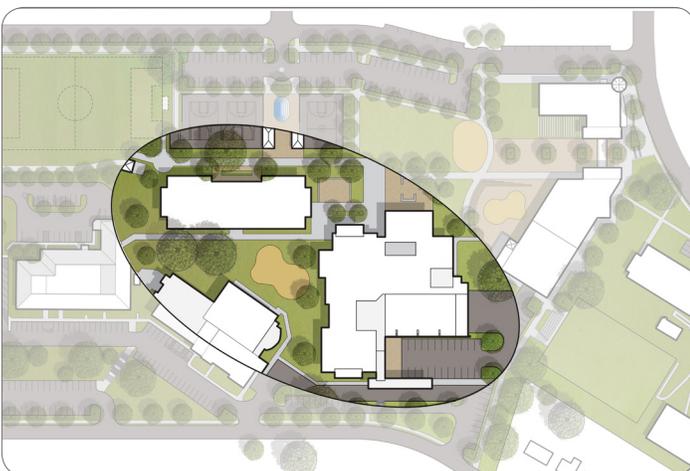
- Exam Rooms
 - Ultrasound
- Physical & Occupational Therapy
- Behavioral Health Offices
- Urgent Care
- Lab Space

Parking: Ground

- 28 Public Parking Spaces
- 10 Secure Parking Spaces

Kirkpatrick Elementary Connection

- Walking Distance
- After-school Activities & Play
- Shared Recreational Fields



K-5 School with Future 6-8: 3 Floors

- 4 x Classrooms for each Grade
- 25 students per class
- Grade Level Gathering "Pods"
- Grade Level Lockers
- K-5 Science Lab
- Language Class
- Music Classroom
- 2 x Arts Classrooms
- Black Box Theater
- Playroom/Gym
- Food Prep & Dining
- Media Center
- Maker Space

- Life Skills & Speech
- Administration
- Staff Work
- Guidance
- Student Store
- Community Room

Martha O'Bryan Connection

- Protected Interior Play space
- Sharing Resources:
 - Gymnasium
 - Theater & Arts Plaza
 - Parking Needs

Cayce Community Campus master plan

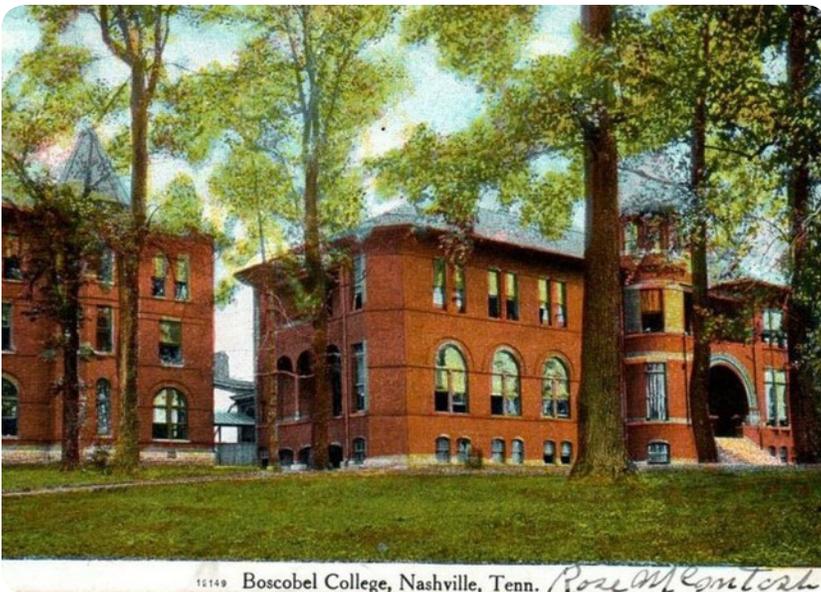


Equipped with the space needs of each user group we began a draft of the master plan, attempting to carefully balance open space, recreational space, parking, and building space. The team researched other precedents for a mix of park space and public service buildings, such as the Co-op Plaza Redevelopment project in downtown Brattleboro, VT, recipient of a 2015 AIA/ HUD Secretary's Award. The project, through a public-private partnership between the co-op grocery store and a local nonprofit, provided 24 affordable apartments in addition to new parking areas, pedestrian walkways, outdoor seating, a café, and market space. The team looked at large transformative projects like West Louisville's anticipated FoodPort, an urban renewal project that promises to bring nutrition, education, and economic recovery to a 'food desert,' as well as small interventions in the way we teach/learn in projects like the Carl Sandburg Elementary School in Kirkland, WA, an extroverted building with a strong connection to the landscape. In the case studies examined, the team sought excellence in concept, design, and execution—projects that would inform the campus design on how best to serve the community of Cayce and surrounding East Nashville.



Source: <http://www.aia.org/practicing/awards/2015/hud-awards/co-op-plaza/>

According to our goals of creating a distinct identity for Cayce, we researched Cayce's history as work force housing and previous structures that stood on this land such as the Warner School and Boscobel College. We noted that each of these historic structures carried with them a vertical element—a clock or bell tower. These elements were simple ways for buildings to connect visually with the surrounding community and convey information (time, special events, etc). Since our new structures will anchor the future park and take part in weaving the community together with a strong green cord, we incorporated a similar element into the overall built space plan.



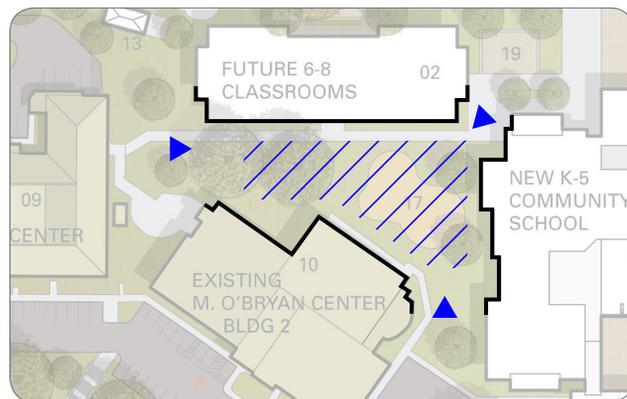
Cayce Community Campus master plan



Cayce is in a prime location for a successful development—minutes away from a vibrant downtown with natural topography that lends itself to scenic views along park space. Envision Cayce noted these advantages in the earlier study.

However, the same topography that creates these scenic views also presents design challenges when we take into account a need for accessibility and connectivity among the various elements of the CSC. In the site plan, we had to consider how to allow for the space to make these grade transitions and provide areas for elevators to easily transition those who have mobility constraints. We used the overall 40 feet of grade change to our advantage to set parking underground and lower the overall massing of the community center building.

Location of the built space was carefully considered. The school was sited adjacent to Martha O'Bryan since the Explore Charter school began with Martha O Bryan and services between the two entities can be shared, such as the gymnasium and kitchen. (The existing gymnasium can be used by the school, and the new kitchen in the school can replace a small and outgrown kitchen within the existing Martha O'Bryan Center.) The siting of the school building creates safe interior playgrounds for elementary age children and the future 6-8 classroom building further defines the cloister.

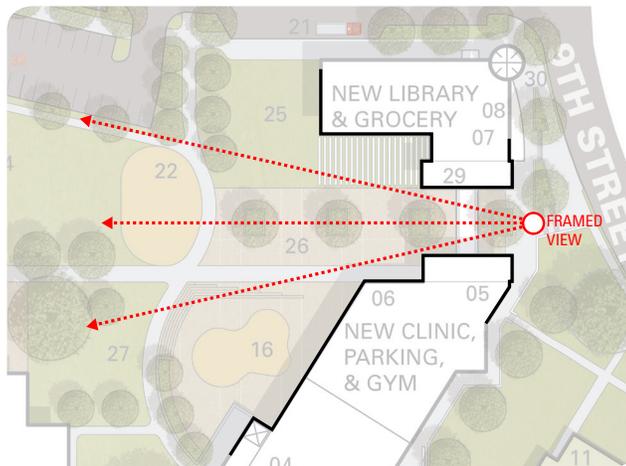


Cayce Community Campus master plan

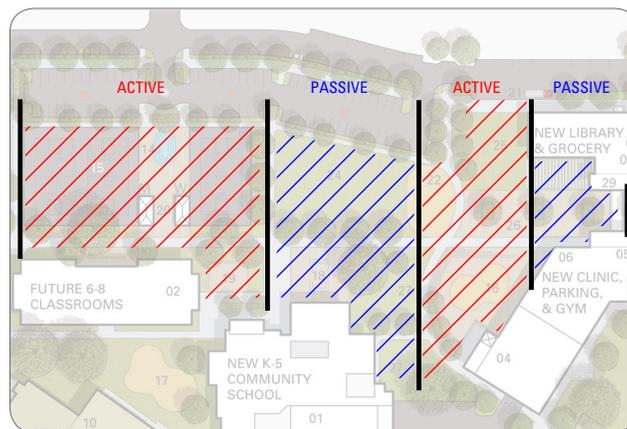


The community center, with its two story gymnasium, will share an entrance lobby and vertical circulation with the police annex and health clinic while housing dawn-to-dusk parking below it. The location of this building allows for a continued connection to Kirkpatrick Elementary and is equal distance from the Kipp and Explore schools so they can use the services the community center offers before and after school. The vertical connection with the clinic allows synergy of services when it comes to health education and physical therapy. As police workers come and go on their bicycles, their presence encourages residents to view law enforcement as part of their day-to-day lives in a role of service.

Anchoring the street corner and situated with a visual break between the community center and itself, the retail market and cafe with the library on the second floor completes the built space of the CSC. The visual break allows those passing by on 9th street to have a preview of the linear park and encourages pedestrian access to the splash pad, playground, picnic area, and all the park has to offer. A pedestrian bridge allows easy access from the clinic to the library space for access to health information gathered online through a checked out laptop or in the book stacks. The clock tower serves to locate the corner of the building. On the first level it becomes a covered entrance for the market/cafe; on the second level, a reading room; and on the third level visual screens will depict community events, public service announcements, etc. Above the third level and in view of the whole park, will stand the clock tower.



The park space was considered equally during our design process. We created zones of active functions and then passive functions so built and open green elements have a rhythm as they proceed down the park. Nodes of respite divide the various functions such as places for public art, fountains, landscaped beds, etc. A picnic park was envisioned near the new buildings with parking for food trucks where residents can pick up a lunch or bring one with them, have access to free wifi distributed by the public library, and watch their children play on the playground. The grade change allows for built-in hardscape to allow seating that is built into the land.



Open space allows for residents and visitors to park and have access to a farmer's market, outdoor exercise area, or soccer/multiuse field. Around the entire park, 12-foot sidewalks allow for a circuit run of a 1/2 mile, a slower pace connection to the park entrance of the school where the community will be given access to the black box theater for nighttime performances, or access to the outdoor classroom or sculpture gardens leading from the art classrooms.

Cayce Community Campus master plan

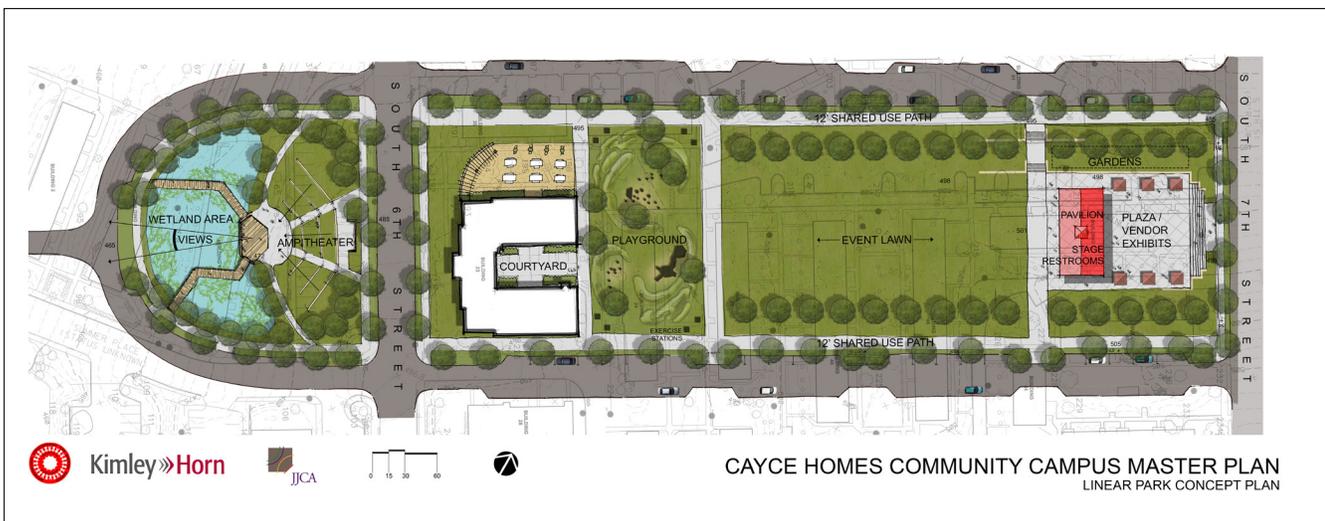


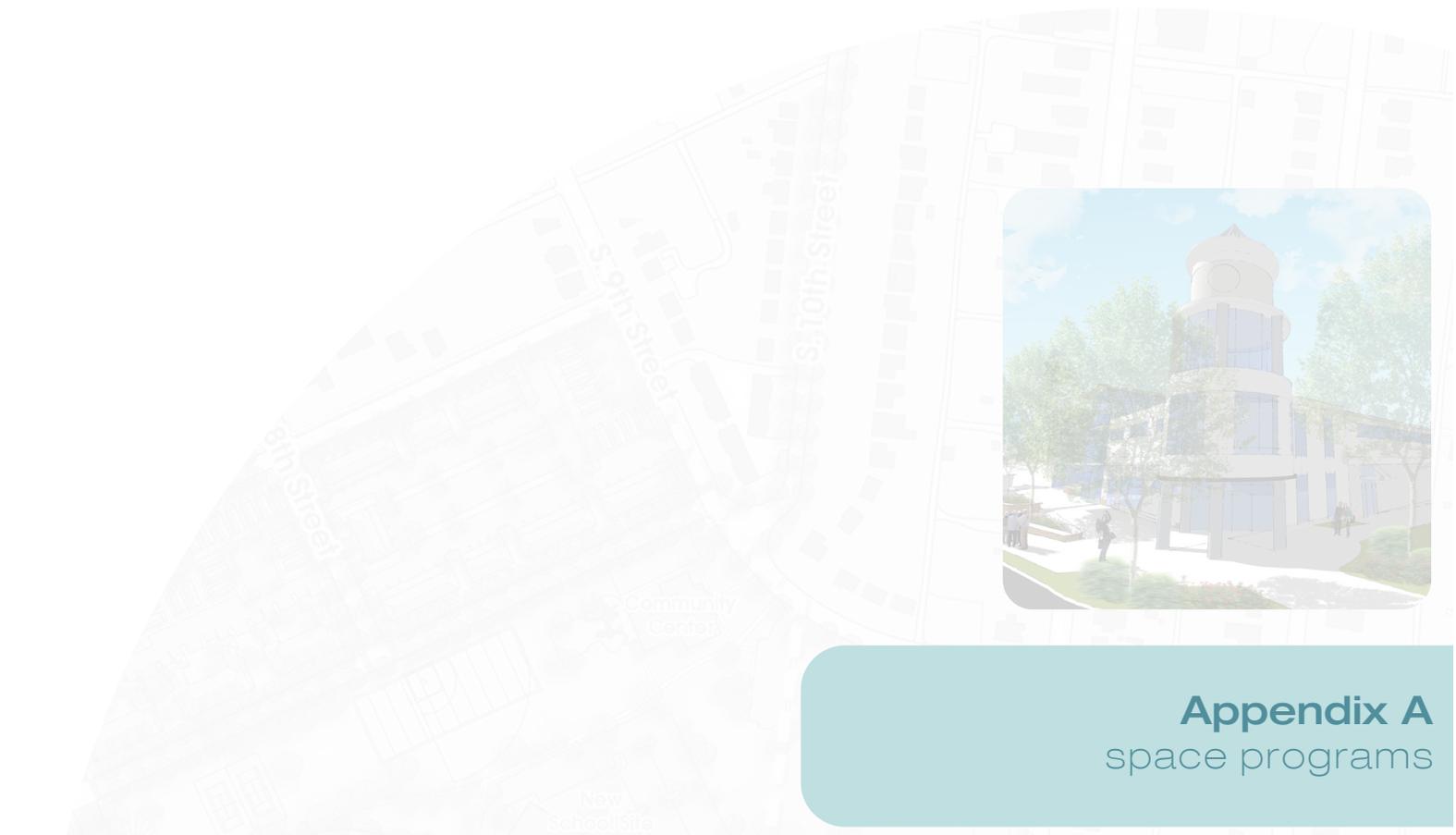
Because of the level of community/City staff engagement and input we received during programming and even after presenting a draft of the master plan, the overall plan has become a potential solution that has been well received and we believe will serve the residents of Cayce well for many generations to come.

As the park continues to be developed, we studied how the rest of the linear park would tie into the CSC. The program of the initial master plan document and the newly developed plan for the community school, community center, and Margaret O'Brien center were used in concert to inform the design of the linear park. This linear portion of the plan provides convenient circulation options to the community, large format unprogrammed open space, an opportunity for a large community pavilion, multiage playground facilities, opportunities for gathering and performances, and opportunity for aesthetic and thoughtful stormwater management.

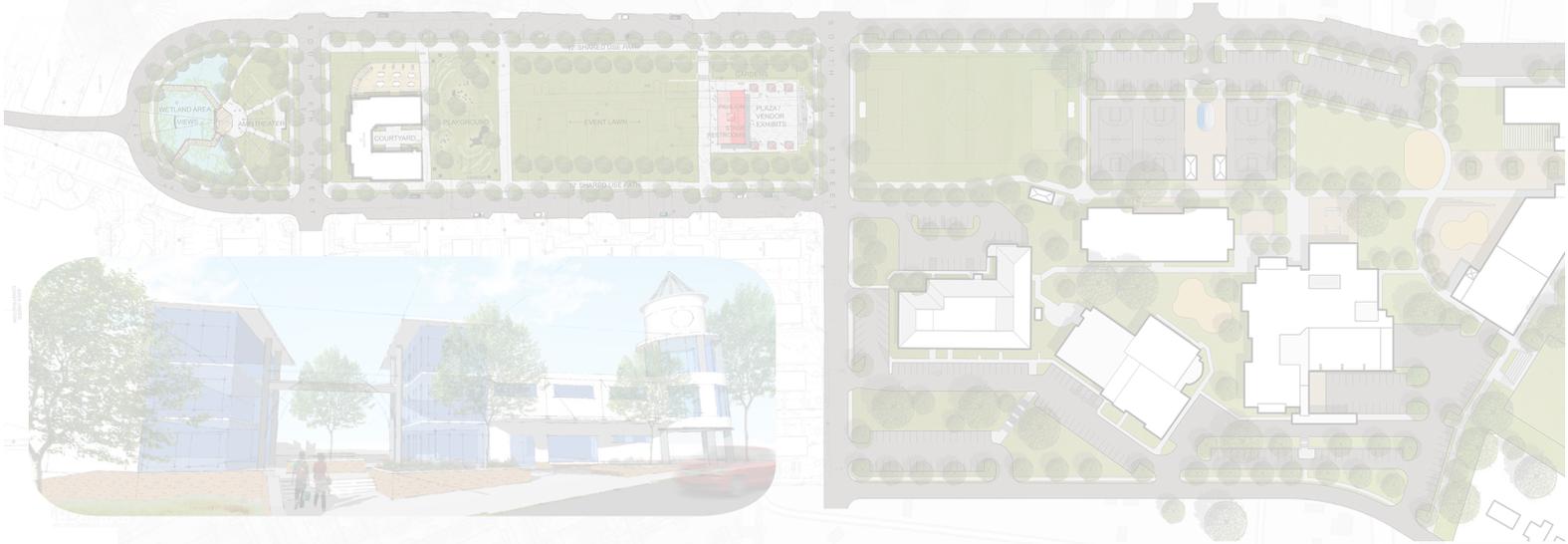
The existing building shown in the linear park will remain and have a community center component for use by the neighborhood. With that in mind, the multiage play facilities were conveniently located adjacent to the building for ease of access between the two. The large community pavilion located at the north end of the linear park allows for easy access for vendors from the neighborhood streets and residents from the 12-foot multiuse trails. The pavilion and community center act as book ends for the large passive open space that will act as the neighborhood's front lawn. The strategic location of the pavilion draws the community from the core, across 7th and into the linear park.

Grade change throughout the linear park has been taken into account and walls will be necessary to provide aesthetic and conscious separations. The most extreme example of grade change occurs on the southernmost portion of the site. An amphitheater will accommodate the large change in grade and allow for a more natural and gradual transition. Beyond the stage and indicated on the plan in blue would be a shallow wet pond accommodating a majority of stormwater management required for the park. The pond would become an opportunity for education and passive recreation as well as a functioning element of the master plan.





Appendix A
space programs





Clinic Space Program

Cayce
United Health
Space Program
4/19/2016

| <u>Space/Room Name</u> | | | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Comments/Remarks</u> |
|----------------------------|------|----|--------------|-----------------|---------------|---|
| Lobby | | | | 780 | 0 | |
| Seats | 40 @ | 15 | 600 | | | provide some baratric chairs |
| Play area/video | 1 @ | 50 | 50 | | | |
| Toilet | 2 @ | 65 | 130 | | | |
| Reception | | | 1 | 200 | 200 | 3 people (2 intake windows, 1 check out window) |
| Work Area | | | 1 | 50 | 50 | combine with reception |
| copier, fax,paper supplies | | | | | | |
| Document Scanning Station | | | 1 | 50 | 50 | adjacent to work area |
| Clinic Director | | | 1 | 120 | 120 | |
| Behavioral Health Offices | | | 2 | 150 | 300 | larger offices for consults |
| Outreach Enrollment | | | 1 | 120 | 120 | |
| Perinatal Case Manager | | | 1 | 150 | 150 | larger office for consults |
| Diabetes Case Manager | | | 1 | 150 | 150 | larger office for consults |
| Providers Offices | | | 1 | 550 | 550 | Can be shared office with 7 desks and conference area in same space (existing 5 providers and adding 2 in future) |
| Multi-Purpose Room | | | 1 | 350 | 350 | 15 people for group therapy, can be in adjacent shared space |
| Exam Rooms | | | 20 | 120 | 2400 | ensure sound walls for each room, 1-2 exam tables will need to be the kind that raise and lower (have 15 exams rooms now, adding 6 in the future) |
| Charting area | | | | | | |
| Cabinets/ Sink | | | | | | |
| exam stool | | | | | | |
| 2 guest chairs | | | | | | |
| Exam Room for Ultrasound | | | 1 | 150 | 150 | ensure sound walls for each room |
| Charting area | | | | | | |
| Cabinets/ Sink | | | | | | |
| exam stool | | | | | | |
| 2 guest chairs | | | | | | Include EMR workstation provide some baratric chairs |
| Vitals Area | | | 7 | 35 | 245 | 1 vitals per provider (need baratric scale) |
| Triage Alcove | | | 1 | 35 | 35 | 1 small triage alcove |

Cayce
United Health
Space Program
4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Comments/Remarks</u> |
|--------------------------------|--------------|-----------------|---------------|--|
| Lab | 1 | 250 | 250 | Centralized location with 2 toilets adjacent for specimen pass through |
| refrigerator | | | | |
| work counter | | | | |
| blood draw | | | | Blood draw can be within lab if large enough for phlebotomy chair |
| Reference books | | | | |
| Nurse Work Areas | 8 | 80 | 640 | Locking cabinets for meds/storage, 8 areas plus phlebotomy |
| Physical Therapy Office | 1 | 120 | 120 | Physical Therapy would be done in Community Center fitness space |
| Occupational Therapy (Adult) | 1 | 200 | 200 | Occupational therapy room with office |
| Urgent Care | 1 | 150 | 150 | Sub-wait and 1 exam |
| Clean Utility | 2 | 100 | 200 | 2 centralized storage rooms |
| Soiled Utility | 2 | 75 | 150 | |
| Break Room | 1 | 170 | 170 | Size for 8 people with assumption that they can use multi-purpose room for staff meetings |
| refrigerator | | | | |
| microwave | | | | |
| couch | | | | |
| table w/ 4 chairs | | | | |
| TV/ VCR/DVD | | | | |
| dishwasher | | | | |
| Coat Closet | | | | |
| Patient Toilets | 5 | 65 | 325 | 1 toilet requires 4'-0" door and toilet for bariatric patients (assume 3 male and 3 female patient toilets), 2 toilets adjacent to lab for specimen pass through |
| Staff Toilet - Male and Female | 2 | 65 | 130 | |
| Janitors Closet | 1 | 25 | 25 | |
| Mechanical Closet | 1 | 35 | 35 | |
| Electrical/ Telecom Closet | 1 | 25 | 25 | |
| Department Net Square Feet | | 0 | | 7290 |
| Dept. Circulation | @ 35% | 0 | | 2187 |

Cayce
United Health
Space Program
4/19/2016

| <u>Space/Room Name</u> | | | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Comments/Remarks</u> |
|-------------------------------|---|-----|--------------|-----------------|---------------|-------------------------|
| Dept. Walls | @ | 10% | 0 | | 729 | |
| TOTAL DEPARTMENTAL GROSS AREA | | | | | 10206 | |

Additional Considerations
Clear Exterior Building Signage
Separate Exterior Entrance



Commissary Space Program

Cayce
Commissary
Space Program
4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Shared Space</u> | <u>Comments/Remarks</u> |
|--------------------------------------|--------------|-----------------|---------------|---------------------|--|
| Lobby/Restaurant Info/Greeter | 1 | 200 | 200 | | |
| Coffee Bar | | | | | Locate inside restaurant off of Lobby |
| Sales Counter | 1 | 400 | 400 | | |
| Café Seating | 1 | 800 | 800 | | |
| Public Toilet - Male and Female | | | | * | Shared with Restaurant |
| Kitchen | | | | * | Shared with Restaurant |
| Break Room | | | | * | Shared with Restaurant |
| Restaurant | | | | | |
| Dining Area | 1 | 4000 | 4000 | | |
| Private Dining | 2 | 300 | 600 | | |
| Bar | 1 | 600 | 600 | | |
| Kitchen | 1 | 1200 | 1200 | | |
| Food Prep | | | | | |
| Dry Storage | | | | | |
| Walk In Cooler | | | | | |
| Walk In Freezer | | | | | |
| Non-Food Storage | | | | | |
| Dishwashing | | | | | |
| Janitorial | | | | | |
| Manager Office | | | | | |
| Restroom/Locker | | | | | |
| Can Wash | | | | | |
| Additional Space for Other Activity? | 1 | 1000 | 1000 | | Billards? Bocce Ball? Darts? |
| Staff Break Room | 1 | 250 | 250 | * | Shared with Grocery |
| refrigerator | | | | | |
| microwave | | | | | |
| couch | | | | | |
| table w/ 4 chairs | | | | | |
| TV/ VCR/DVD | | | | | |
| dishwasher | | | | | |
| Coat Closet | | | | | |
| Neighborhood Grocery Market | 1 | 10000 | 10000 | | Cross between convenience store and supermarket ranges from 7,500-15,000 SF. Average full supermarket like a Kroger is approximately 67,000 SF |
| Staff Toilet - Male and Female | 4 | 65 | 260 | | |
| Public Toilets - Male and Female | 2 | 300 | 600 | | |
| Family (Companion) Toilet | 1 | 80 | 80 | | |
| Janitors Closet | 1 | 60 | 60 | | |

Cayce
 Commissary
 Space Program
 4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Shared Space</u> | <u>Comments/Remarks</u> |
|-------------------------------|--------------|-----------------|---------------|---------------------|-------------------------|
| Mechanical | 1 | 600 | 600 | | |
| Electrical/ Telecom Closet | 1 | 200 | 200 | | |
| Department Net Square Feet | | | 0 | | 20850 |
| Dept. Circulation | @ 30% | | 0 | | 6255 |
| Dept. Walls | @ 10% | | 0 | | 2085 |
| TOTAL DEPARTMENTAL GROSS AREA | | | | | 29190 |

Other Considerations
 Parking is a challenge
 Consider outdoor dining area



Community Center Space Program

Cayce
Community Center

Space Program
4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Comments/Remarks</u> |
|--|--------------|-----------------|---------------|--|
| Lobby | 1 | 200 | 200 | |
| Reception | 1 | 150 | 150 | |
| Work Area/Break Area copier, fax,paper supplies/coffee/refrig | 1 | 150 | 150 | |
| Offices | 2 | 120 | 240 | |
| Gym Space | 1 | 8500 | 8500 | Assume 82'-0" x 104'-0" inside clear. High School size court (84'-0"x50'-0" court dim with 10'-0" run off dist all sides) for a min. 70'-0" x 104'-0" inside clear dimension for court plus 3 rows of seating on the long sides. |
| Elevated Walking Track in Gym Space | 1 | 2500 | 2500 | Assume 6'-0" wide around perimeter of gym |
| Work Out Areas | | | | |
| Yoga/Dance w/Storage Room | 1 | 600 | 600 | 500 SF studio w/100 SF storage |
| Fitness Equipment | 1 | 4500 | 4500 | |
| Cardio Area | | | | |
| Free Weights | | | | |
| Machine Weights | | | | |
| Activity Areas | | | | |
| Game Room | 2 | 350 | 700 | Pool Table in 1 room, video games in other room |
| Club Room | 4 | 500 | 2000 | 1 room layed out like a teaching kitchen |
| Kitchenette | 2 | 200 | 400 | Shared between 2 club rooms |
| Teaching Kitchen | | | | Included in club room above, locate close to school and on exterior for community use |
| Bike Repair | 1 | 250 | 250 | 2 bicycle repair stands and 1 workbench |
| Ball and Equipment Storage | 1 | 200 | 200 | |
| Outdoor Toilets for Splash Pad | 1 | 400 | 400 | Includes men/women's toilets with exterior entrance from splash pad |
| Splash Pad | 1 | 400 | 400 | |
| Staff Toilet - Male and Female | 2 | 65 | 130 | |
| Public Toilet/Showers - Male and Female | 2 | 1000 | 2000 | Toilets/Showers/Lockers |
| Family Toilet/Shower | 1 | 100 | 100 | |

Cayce
Community Center
Space Program
 4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Comments/Remarks</u> |
|--------------------------------------|--------------|-----------------|---------------|-------------------------|
| Janitors Closet | 1 | 25 | 25 | |
| Mechanical Closet | 1 | 35 | 35 | |
| Electrical/ Telecom Closet | 1 | 25 | 25 | |
| Department Net Square Feet | | 0 | 23505 | |
| Dept. Circulation @ 30% | 0 | | 7052 | |
| Dept. Walls @ 10% | 0 | | 2351 | |
| TOTAL DEPARTMENTAL GROSS AREA | | | 32907 | |



Library Annex Space Program

Cayce
Library Annex
Space Program
4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Potential Shared Space</u> | <u>Comments/Remarks</u> |
|---|--------------|-----------------|---------------|-------------------------------|----------------------------|
| Lobby | 1 | 200 | 200 | | |
| Reception/Circulation Desk | 1 | 150 | 150 | | |
| Offices | | | | | |
| Librarian | 1 | 120 | 120 | | |
| Office Manager | 1 | 100 | 100 | | |
| IT Manager | 1 | 100 | 100 | | |
| Digital Quick Reference | 0 | 0 | 0 | | |
| General Reference | 0 | 0 | 0 | | |
| Index/Tables/Maps | 0 | 0 | 0 | | |
| Work Area copier, fax,paper supplies | 1 | 120 | 120 | | |
| Copy Area for Public Use | 1 | 50 | 50 | | 2 copiers |
| Laptop Dispenser | 2 | 36 | 72 | | 12-18 laptops per 36 SF |
| Kiosk for Audio Books | 1 | 50 | 50 | | Part of Vestibule? |
| DVD Vending | 1 | 50 | 50 | | Part of Vestibule? |
| 2 Person Tutoring Room | 4 | 80 | 320 | * | Shared Space |
| Stacks | 1 | 1500 | 1500 | | |
| Children's Area | 1 | 1500 | 1500 | | Enclosed |
| Teen Area (Maker Space) | 1 | 1500 | 1500 | | |
| Periodicals | 0 | 0 | 0 | | Online only |
| Reading Café | 1 | 500 | 500 | * | Hot/Cold and Snack Vending |
| Head End Room (IT room) | 1 | 200 | 200 | | |
| Desktop Computers | 10 | 36 | 360 | | |
| Staff Break Room refrigerator microwave | 1 | 170 | 170 | | |

Cayce
Library Annex
Space Program
4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Potential Shared Space</u> | <u>Comments/Remarks</u> |
|--------------------------------------|--------------|-----------------|---------------|-------------------------------|---|
| couch | | | | | |
| table w/ 4 chairs | | | | | |
| TV/ VCR/DVD | | | | | |
| dishwasher | | | | | |
| Coat Closet | | | | | |
| Staff Toilet - Male and Female | 1 | 65 | 65 | | |
| Public Toilets - Male and Female | 2 | 200 | 400 | | Hard ceiling if less than 16'-0" ceiling height |
| Janitors Closet | 1 | 60 | 60 | | |
| Mechanical | 1 | 400 | 400 | | |
| Electrical/ Telecom Closet | 1 | 200 | 200 | | |
| Department Net Square Feet | | 0 | | 8187 | |
| Dept. Circulation @ 30% | | 0 | | 2456 | |
| Dept. Walls @ 10% | | 0 | | 819 | |
| TOTAL DEPARTMENTAL GROSS AREA | | | | 11462 | |

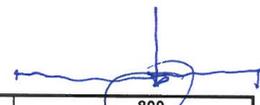
Other Considerations

- Parking is a challenge
- Shared parking lot is okay
- Need bus route
- Prefers stand alone single story
- Combo 110/USB outlets
- Avoid nooks and crannies
- Sliding barn doors/overhead garage doors for flexibility



Metro Schools 2015 Program

MNPS ELEMENTARY SCHOOL CAPACITIES



| Space | 400 | | | | 500 | | | | 600 | | | | 700 | | | | 800 | | | |
|---------------------------|-----------|-----|--------------|---------------|-----------|-----|--------------|---------------|-----------|-----|--------------|---------------|-----------|-----|--------------|---------------|-----------|-----|--------------|---------------|
| | # | Cap | Total Cap | Sq.Ft. | # | Cap | Total Cap | Sq.Ft. | # | Cap | Total Cap | Sq.Ft. | # | Cap | Total Cap | Sq.Ft. | # | Cap | Total Cap | Sq.Ft. |
| Administration | | | | | | | | | | | | | | | | | | | | |
| Waiting | 1 | | 200 | | 1 | | 225 | | 1 | | 250 | | 1 | | 275 | | 1 | | 300 | |
| Secretary/Bookkeeper | 1 | | 225 | | 1 | | 225 | | 1 | | 225 | | 1 | | 250 | | 1 | | 250 | |
| Workroom | 1 | | 150 | | 1 | | 150 | | 1 | | 150 | | 1 | | 150 | | 1 | | 150 | |
| Clerk | 2 | | 200 | | 2 | | 200 | | 2 | | 200 | | 2 | | 200 | | 2 | | 200 | |
| Clinic | 1 | | 200 | | 1 | | 200 | | 1 | | 200 | | 1 | | 200 | | 1 | | 200 | |
| Records | 1 | | 100 | | 1 | | 100 | | 1 | | 100 | | 1 | | 120 | | 1 | | 120 | |
| Principal | 1 | | 180 | | 1 | | 180 | | 1 | | 180 | | 1 | | 180 | | 1 | | 180 | |
| Toilet | 1 | | 60 | | 1 | | 60 | | 1 | | 60 | | 1 | | 60 | | 1 | | 60 | |
| Asst Principal | 0 | | 0 | | 1 | | 150 | | 1 | | 150 | | 1 | | 150 | | 1 | | 150 | |
| Staff Toilet | 1 | | 60 | | 1 | | 60 | | 1 | | 60 | | 1 | | 60 | | 1 | | 60 | |
| Conference | 1 | 10 | 10 | 300 | 1 | 10 | 10 | 300 | 1 | 10 | 10 | 300 | 1 | 10 | 10 | 300 | 1 | 10 | 10 | 300 |
| Guidance | 1 | 1 | 1 | 120 | 1 | 1 | 1 | 120 | 3 | 1 | 3 | 300 | 3 | 1 | 3 | 300 | 4 | 1 | 4 | 400 |
| Itinerant | 1 | 2 | 2 | 150 | 1 | 2 | 2 | 150 | 1 | 3 | 3 | 225 | 1 | 4 | 4 | 300 | 1 | 4 | 4 | 300 |
| Student Store | 1 | | 50 | | | | 50 | | | | 50 | | | | 50 | | | | 50 | |
| | | | 1,995 | | | | 2,170 | | | | 2,450 | | | | 2,595 | | | | 2,720 | |
| Support Services | | | | | | | | | | | | | | | | | | | | |
| Teacher Workroom | 1 | | 400 | | 1 | | 500 | | 1 | | 600 | | 2 | | 700 | | 2 | | 800 | |
| Teacher Lounge | 1 | | 200 | | 1 | | 200 | | 1 | | 200 | | 1 | | 300 | | 1 | | 300 | |
| Staff Toilet | 1 | | 60 | | 1 | | 60 | | 1 | | 120 | | 1 | | 120 | | 1 | | 120 | |
| Comm. Rm w/toilet | 1 | 30 | 1,000 | | 1 | 30 | 1,000 | | 1 | 30 | 1,000 | | 1 | 30 | 1,000 | | 1 | 30 | 1,000 | |
| Book Storage | 1 | | 300 | | 1 | | 325 | | 1 | | 350 | | 1 | | 375 | | 1 | | 400 | |
| Central Receiving | 1 | | 300 | | 1 | | 300 | | 1 | | 300 | | 1 | | 300 | | 1 | | 300 | |
| Outside Equipment | 1 | | 200 | | 1 | | 200 | | 1 | | 200 | | 1 | | 200 | | 1 | | 200 | |
| | 1 | | 2,460 | | 1 | | 2,585 | | 1 | | 2,770 | | 1 | | 2,995 | | 1 | | 3,120 | |
| Classrooms | | | | | | | | | | | | | | | | | | | | |
| Pre-K w/toilet | 2 | 15 | 30 | 2,000 | 2 | 15 | 30 | 2,000 | 3 | 15 | 45 | 3,000 | 3 | 15 | 45 | 3,000 | 4 | 15 | 60 | 4,000 |
| K w/toilet | 4 | 20 | 80 | 4,000 | 5 | 20 | 100 | 5,000 | 6 | 20 | 120 | 6,000 | 7 | 20 | 140 | 7,000 | 8 | 20 | 160 | 8,000 |
| First Grade w/toilet | 4 | 20 | 80 | 3,600 | 5 | 20 | 100 | 4,500 | 6 | 20 | 120 | 5,400 | 7 | 20 | 140 | 6,300 | 8 | 20 | 160 | 7,200 |
| Second Grade | 4 | 20 | 80 | 3,200 | 5 | 20 | 100 | 4,000 | 6 | 20 | 120 | 4,800 | 7 | 20 | 140 | 5,600 | 8 | 20 | 160 | 6,400 |
| Third Grade | 4 | 20 | 80 | 3,200 | 5 | 20 | 100 | 4,000 | 6 | 20 | 120 | 4,800 | 7 | 20 | 140 | 5,600 | 8 | 20 | 160 | 6,400 |
| Fourth Grade | 4 | 25 | 100 | 3,200 | 4 | 25 | 100 | 3,200 | 5 | 25 | 125 | 4,000 | 6 | 25 | 150 | 4,800 | 7 | 25 | 175 | 5,600 |
| | 22 | | 450 | 19,200 | 26 | | 530 | 22,700 | 32 | | 650 | 28,000 | 37 | | 755 | 32,300 | 43 | | 875 | 37,600 |
| Special Education | | | | | | | | | | | | | | | | | | | | |
| Resource | 2 | 20 | | 1,600 | 2 | 20 | | 1,600 | 3 | 20 | | 2,400 | 3 | 20 | | 2,400 | 4 | 20 | | 3,200 |
| Speech | 1 | 3 | | 200 | 1 | | | 200 | 1 | | | 200 | 1 | | | 200 | 1 | | | 200 |
| Instructional Coach | 1 | 20 | | 800 | 1 | 20 | | 800 | 1 | 20 | | 800 | 1 | 20 | | 800 | 1 | 20 | | 800 |
| | 3 | | | 2,600 | 3 | | | 2,600 | 4 | | | 3,400 | 4 | | | 3,400 | 5 | | | 4,200 |
| Music | | | | | | | | | | | | | | | | | | | | |
| Classroom | 1 | 50 | | 900 | 1 | 50 | | 900 | 2 | 50 | | 1,800 | 2 | 50 | | 1,800 | 2 | 50 | | 1,800 |
| Storage | 1 | | | 300 | 1 | | | 300 | 2 | | | 600 | 2 | | | 600 | 2 | | | 600 |
| | 1 | | | 1,200 | 1 | | | 1,200 | 2 | | | 2,400 | 2 | | | 2,400 | 2 | | | 2,400 |
| Art | | | | | | | | | | | | | | | | | | | | |
| Classroom | 1 | 28 | | 900 | 1 | 28 | | 900 | 2 | 28 | | 1,800 | 2 | 28 | | 1,800 | 2 | 28 | | 1,800 |
| Storage | 1 | | | 350 | 1 | | | 350 | 2 | | | 700 | 2 | | | 700 | 2 | | | 700 |
| Kiln | 1 | | | 100 | 1 | | | 100 | 2 | | | 200 | 2 | | | 200 | 2 | | | 200 |
| | 1 | | | 1,350 | 1 | | | 1,350 | 2 | | | 2,700 | 2 | | | 2,700 | 2 | | | 2,700 |
| Physical Education | | | | | | | | | | | | | | | | | | | | |
| Playroom | | | | 4,200 | | | | 4,200 | | | | 4,200 | | | | 4,200 | | | | 4,200 |
| Office/Storage | | | | 420 | | | | 420 | | | | 420 | | | | 420 | | | | 420 |
| Platform | | | | 800 | | | | 800 | | | | 800 | | | | 800 | | | | 800 |
| Chair Storage | | | | 200 | | | | 200 | | | | 200 | | | | 200 | | | | 200 |
| | | | | 5,620 |
| Food Service | | | | | | | | | | | | | | | | | | | | |
| Food Prep | | | | 900 | | | | 900 | | | | 900 | | | | 1,000 | | | | 1,100 |
| Dry Storage | | | | 270 | | | | 300 | | | | 300 | | | | 350 | | | | 400 |
| Walk-in Cooler | | | | 100 | | | | 150 | | | | 150 | | | | 150 | | | | 150 |
| Walk-in Freezer | | | | 150 | | | | 200 | | | | 200 | | | | 200 | | | | 200 |
| Non-food Stor. | | | | 50 | | | | 50 | | | | 50 | | | | 50 | | | | 50 |
| Dishwashing | | | | 300 | | | | 300 | | | | 300 | | | | 350 | | | | 350 |
| Janitorial | | | | 40 | | | | 40 | | | | 40 | | | | 40 | | | | 40 |
| Manager | | | | 100 | | | | 100 | | | | 100 | | | | 100 | | | | 100 |
| Restroom/Lockers | | | | 70 | | | | 70 | | | | 70 | | | | 100 | | | | 100 |
| Can Wash | | | | 50 | | | | 50 | | | | 50 | | | | 50 | | | | 50 |
| Serving | | | | 500 | | | | 500 | | | | 750 | | | | 750 | | | | 750 |
| Dining | 1 | 150 | | 1,600 | 1 | 175 | | 2,000 | 1 | 200 | | 2,400 | 1 | 240 | | 2,800 | 1 | 270 | | 3,200 |
| | | | | 4,130 | | | | 4,660 | | | | 5,310 | | | | 5,940 | | | | 6,490 |
| Media Center | | | | | | | | | | | | | | | | | | | | |
| Reading/Stacks | 1 | 60 | | 2,000 | 1 | | | 2,100 | 1 | | | 2,200 | 1 | | | 2,300 | 1 | | | 2,400 |
| Office/Work | 1 | | | 200 | 1 | | | 250 | 1 | | | 250 | 1 | | | 250 | 1 | | | 250 |
| Conference | 1 | 8 | | 240 | 1 | | | 240 | 1 | | | 240 | 1 | | | 240 | 1 | | | 240 |
| Storage | 1 | | | 400 | 1 | | | 400 | 1 | | | 400 | 1 | | | 400 | 1 | | | 400 |
| Classroom | 1 | 30 | 30 | 800 | 1 | 30 | 30 | 800 | 1 | 30 | 30 | 800 | 1 | 30 | 30 | 800 | 1 | 30 | 30 | 800 |
| Head-End Room | 1 | | | 100 | 1 | | | 100 | 1 | | | 100 | 1 | | | 100 | 1 | | | 100 |
| | 1 | | | 3,740 | 1 | | | 3,890 | 1 | | | 3,990 | 1 | | | 4,090 | 1 | | | 4,190 |
| | | | | 42,295 | | | | 46,775 | | | | 56,640 | | | | 62,040 | | | | 69,040 |
| # of Classrooms | 29 | | | | 33 | | | | 42 | | | | 47 | | | | 54 | | | |
| Previous Model | 25 | | | | 29 | | | | 36 | | | | 41 | | | | 47 | | | |
| Unscheduled | 0 | | | 16,918 | 0 | | | 18,710 | 0 | | | 22,656 | 0 | | | 24,816 | 0 | | | 27,616 |
| TOTAL | | | | 59,213 | | | | 65,485 | | | | 79,296 | | | | 86,856 | | | | 96,656 |
| Previous Sq. Ft. | | | | 54,040 | | | | 59,612 | | | | 68,572 | | | | 76,524 | | | | 83,314 |



Police Annex Space Program

Cayce
Police Annex
Space Program
4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Comments/Remarks</u> |
|---|--------------|-----------------|---------------|--|
| Work Area copier, fax, paper supplies | 1 | 50 | 50 | |
| Cubicles/Desks | 10 | 36 | 360 | Assumed 10 desk areas total for 2-3 probation officers (they need their own desks), 5 flex team, 6 MDHA task force |
| Locking File Storage | 1 | 50 | 50 | |
| Meeting Area | 1 | 225 | 225 | Include a large work table |
| Bicycle Repair/Secure Storage | 1 | 200 | 200 | |
| Break Room refrigerator microwave couch table w/ 4 chairs TV/ VCR/DVD dishwasher Coat Closet | 1 | 170 | 170 | |
| Staff Toilet - Male and Female | 2 | 65 | 130 | |
| Janitors Closet | 1 | 25 | 25 | |
| Mechanical Closet | 1 | 35 | 35 | |
| Electrical/ Telecom Closet | 1 | 25 | 25 | |
| Department Net Square Feet | | 0 | 1270 | |
| Dept. Circulation @ 30% | | 0 | 381 | |
| Dept. Walls @ 10% | | 0 | 127 | |
| TOTAL DEPARTMENTAL GROSS AREA | | | 1778 | |

Additional Considerations

Designated Secure Parking



School Space Program

Cayce
Charter School
Space Program
 4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Potential Shared Space</u> | <u>Comments/Remarks</u> |
|--|--------------|-----------------|---------------|-------------------------------|--|
| Administration | | | | | |
| Waiting | 1 | 300 | 300 | | |
| Reception/Secretary | 1 | 250 | 250 | | |
| Atrium Entry | 1 | 1000 | 1000 | | |
| Workroom | 1 | 150 | 150 | | |
| Clinic/Nurse | 1 | 300 | 300 | | Could there be partnership with United Health? |
| Records | 1 | 120 | 120 | | Scanner station |
| Principal | 1 | 180 | 180 | | |
| Director of Curriculum and Instruction | 1 | 150 | 150 | | |
| Staff Toilet | 1 | 65 | 65 | | |
| Conference | 1 | 300 | 300 | | |
| Small Conference | 2 | 170 | 340 | | |
| Support Staff | 2 | 120 | 240 | | |
| Social Workers | 2 | 150 | 300 | | Secure file storage required |
| Guidance | 0 | 120 | 0 | | |
| Itinerant | 0 | 75 | 0 | | |
| Student Store/Bookstore | 0 | 250 | 0 | | |
| Community Room w/Toilet | 1 | 1200 | 1200 | * | Requires exterior entrance for use by outside groups. Potential for Martha O'Bryan to use this community room to increase space for the Martha O'Bryan Pre-K program |
| Family Space w/Toilet | 1 | 400 | 400 | | Required for some charter schools |
| Support Services | | | | | |
| Teacher Workroom | 5 | 300 | 1500 | | May locate 1 between 2 grade levels |
| Teacher Lounge | 1 | 800 | 800 | | May be two smaller rooms spaced out for ease of access for teachers or one larger room for collaboration |
| Staff Toilet | 2 | 65 | 130 | | |
| Central Receiving | 1 | 300 | 300 | | |
| Outside Equipment Storage | 1 | 200 | 200 | | |
| Social and Emotional Reflection Room | 1 | 170 | 170 | | 4-5 kids and 1 social worker at a time |
| Classroom Areas (25 students per classroom) | | | | | |
| K w/toilet | 4 | 1000 | 4000 | | Cubbies in hallways not classrooms Does not change classrooms/ground floor only per regulations |
| Gathering Space - Grade Level" Pod" | 1 | 800 | 800 | | 20'-0" wide hallway at pod |
| Locker Area | 1 | 700 | 700 | | (100) 16" wide x 18" deep single tier lockers |
| First Grade w/toilet | 4 | 900 | 3600 | | Does not change classrooms/ground floor only per regulations |
| Gathering Space - Grade Level" Pod" | 1 | 800 | 800 | | 20'-0" wide hallway at pod |
| Locker Area | 1 | 700 | 700 | | (100) 16" wide x 18" deep single tier lockers |
| Second Grade | 4 | 800 | 3200 | | Does not change classrooms |

Cayce
Charter School

Space Program
4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Potential</u> | <u>Comments/Remarks</u> |
|--|--------------|-----------------|---------------|------------------|--|
| | | | | | <u>Shared</u> <u>Space</u> |
| Gathering Space - Grade Level" Pod" | 1 | 800 | 800 | | 20'-0" wide hallway at pod |
| Locker Area | 1 | 700 | 700 | | (100) 16" wide x 18" deep single tier lockers |
| Third Grade | 4 | 800 | 3200 | | Does not change classrooms |
| Gathering Space - Grade Level" Pod" | 1 | 800 | 800 | | 20'-0" wide hallway at pod |
| Locker Area | 1 | 700 | 700 | | (100) 16" wide x 18" deep single tier lockers |
| Fourth Grade | 4 | 800 | 3200 | | Does not change classrooms |
| Gathering Space - Grade Level" Pod" | 1 | 800 | 800 | | 20'-0" wide hallway at pod |
| Locker Area | 1 | 700 | 700 | | (100) 16" wide x 18" deep single tier lockers |
| Fifth Grade | 4 | 800 | 3200 | | Does not change classrooms |
| Gathering Space - Grade Level" Pod" | 1 | 800 | 800 | | 20'-0" wide hallway at pod |
| Locker Area | 1 | 700 | 700 | | (100) 16" wide x 18" deep single tier lockers |
| K-5 Science Lab/Classroom | 3 | 1200 | 3600 | | |
| K-5 Language Classroom | 2 | 800 | 1600 | | |
| <u>Special Education/Other Spaces</u> | | | | | |
| Resource Room | 1 | 1000 | 1000 | | for K-5 |
| Life Skills Room | 1 | 1200 | 1200 | | for K-5 |
| Speech | 0 | 200 | 0 | | |
| Instructional Coach | 0 | 800 | 0 | | |
| Maker Space | 1 | 1200 | 1200 | | |
| <u>Music</u> | | | | | |
| Classroom | 2 | 900 | 1800 | | |
| Storage | 2 | 300 | 600 | | |
| <u>Art</u> | | | | | |
| Classroom | 2 | 900 | 1800 | | |
| Storage | 2 | 350 | 700 | | |
| Kiln | 2 | 100 | 200 | | |
| Black Box Theater | 1 | 2000 | 2000 | | For 100 person events/art exhibitions/dance/yoga/theater |
| Pre-Function | 1 | | 0 | | |
| Tech Control Booth | 1 | 100 | 100 | | |
| Dance Storage | 1 | 100 | 100 | | |
| Drama Storage | 1 | 100 | 100 | | |
| Chair Storage | 1 | 100 | 100 | | |
| <u>Physical Education</u> | | | | | |
| Playroom/Gym | 0 | 4200 | 0 | | Would prefer to share a gym space |
| Office | 0 | 120 | 0 | | |
| Storage | 0 | 300 | 0 | | |
| Platform | 0 | 800 | 0 | | |
| Chair Storage | 0 | 200 | 0 | | |

Cayce
Charter School
Space Program
 4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Potential Shared Space</u> | <u>Comments/Remarks</u> |
|------------------------------|--------------|-----------------|---------------|-------------------------------|--|
| Food Service | | | | | |
| Food Prep | 1 | 1100 | 1100 | | Serve breakfast to all students |
| Dry Storage | 1 | 400 | 400 | | |
| Walk-in Cooler | 1 | 150 | 150 | | |
| Walk-in Freezer | 1 | 200 | 200 | | |
| Non-Food Storage | 1 | 50 | 50 | | |
| Dishwashing | 1 | 350 | 350 | | |
| Janitorial | 1 | 40 | 40 | | |
| Manager | 1 | 100 | 100 | | |
| Restroom/Locker | 1 | 70 | 70 | | |
| Can Wash | 1 | 50 | 50 | | |
| Serving | 1 | 750 | 750 | | |
| Dining | 1 | 3200 | 3200 | | Can be multi-purpose room/How many seatings will the school have? |
| Media Center | | | | | |
| Reading/Stacks | 0 | 2400 | 0 | | Would like to share library component with public library, needs to be walking distance for children. If had library within school, would like it to also be a student center/multi-purpose room |
| Office/Work | 0 | 250 | 0 | | |
| Conference | 0 | 240 | 0 | | |
| Storage | 0 | 400 | 0 | | |
| Classroom | 0 | 800 | 0 | | |
| Head-End Room | 0 | 100 | 0 | | |
| Student Toilets | | | | | |
| Male Toilet Group | 5 | 700 | 3500 | | 5 fixtures per male group, includes 2 drinking fountains per toilet area |
| Female Toilet Group | 5 | 700 | 3500 | | 5 fixtures per female group, includes 2 drinking fountains per toilet area |
| Family (Companion) Toilet | 1 | 80 | 80 | | |
| Janitor Closet | 5 | 40 | 200 | | 1 per 2 grade levels |
| Plant Ops Office and Storage | 1 | 500 | 500 | | |
| Mechanical Room | 1 | 1000 | 1000 | | Depends where equipment is located - RTU? |
| Electrical/ Telecom Closet | 4 | 150 | 600 | | Need 1 main room and smaller rooms throughout depending on runs |

Cayce
Charter School

Space Program
4/19/2016

| <u>Space/Room Name</u> | <u>Units</u> | <u>NSF/Unit</u> | <u>ST NSF</u> | <u>Potential Shared Space</u> | <u>Comments/Remarks</u> |
|-------------------------------|--------------|-----------------|---------------|-------------------------------|-------------------------|
| Department Net Square Feet | | | 0 | 69735 | |
| Dept. Circulation @ 40% | | | 0 | 20921 | |
| Dept. Walls @ 10% | | | 0 | 6974 | |
| TOTAL DEPARTMENTAL GROSS AREA | | | | 97629 | |

Additional Conderations

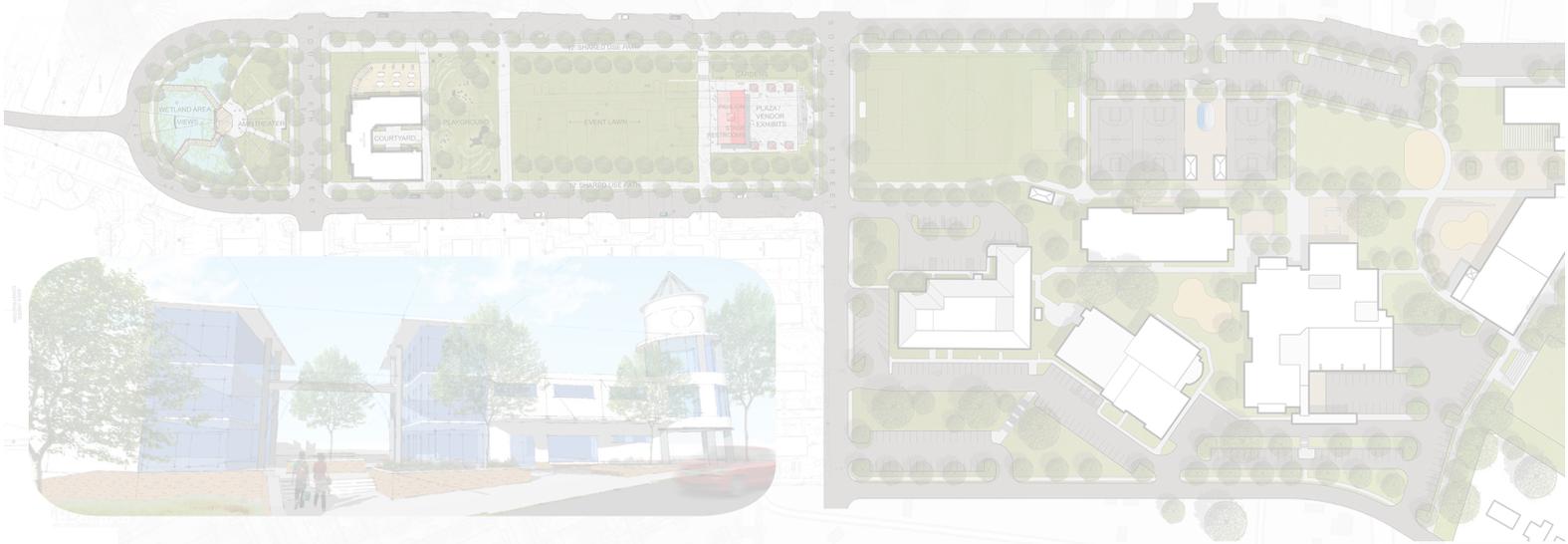
- Open to a joint teacher space if practical
- Need at least 1 big space for entire school or community to meet in, can be separate from their building
- Could share kitchen, community room and gym
- Would like to share a library if walking distance
- Need spaces to display student artwork throughout school including hallway niches
- Wide hallways/lots of natural light/clear sight lines
- Prefer separate K-5 and 6-8 entries
- Secure bicycle storage
- Loves garage door style openings to create flexible space
- No computer labs

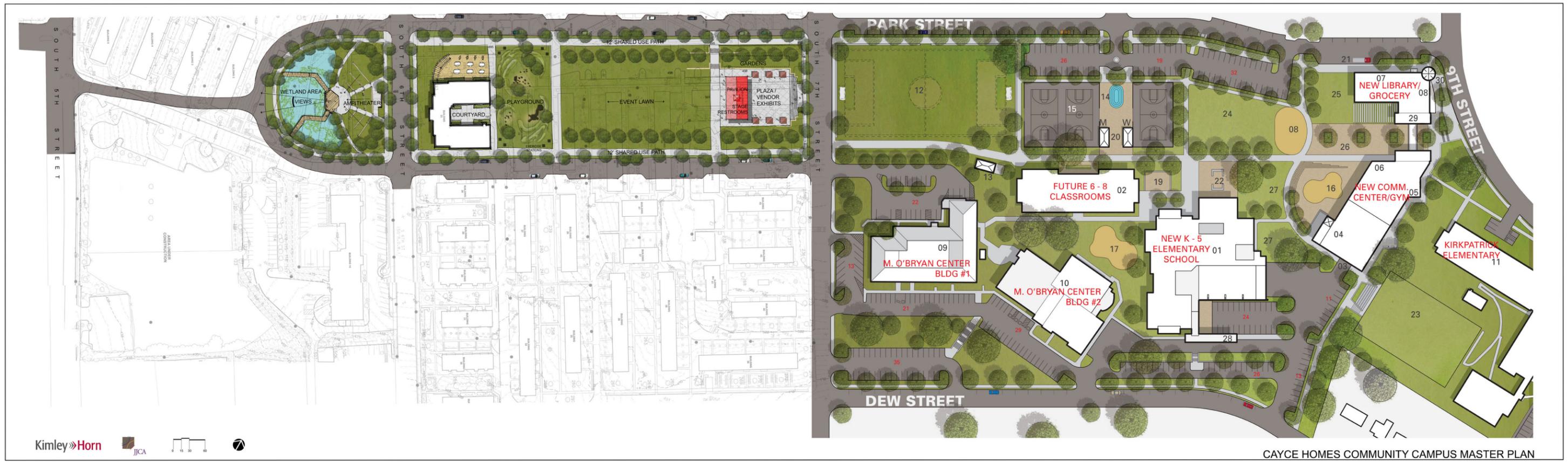
Additional Middle School Components

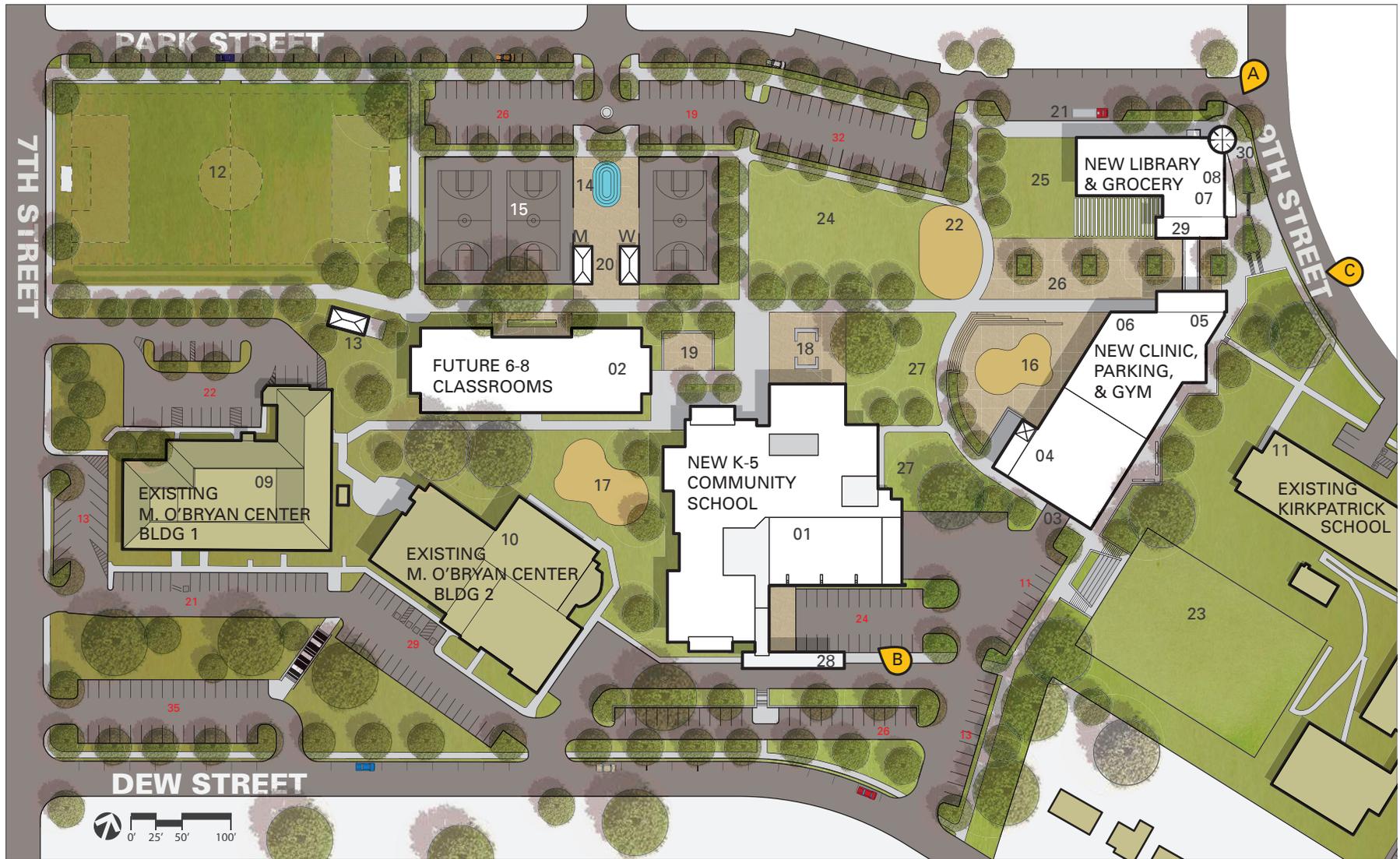
| | | | | | | |
|-------------------------------------|--|--|---|------|-------|---|
| Sixth Grade | | | 4 | 800 | 3200 | |
| Gathering Space - Grade Level" Pod" | | | 1 | 800 | 800 | 20'-0" wide hallway at pod |
| Locker Area | | | 1 | 700 | 700 | (100) 16" wide x 18" deep single tier lockers |
| Seventh Grade | | | 4 | 800 | 3200 | |
| Gathering Space - Grade Level" Pod" | | | 1 | 800 | 800 | 20'-0" wide hallway at pod |
| Locker Area | | | 1 | 700 | 700 | (100) 16" wide x 18" deep single tier lockers |
| Eighth Grade | | | 4 | 800 | 3200 | |
| Gathering Space - Grade Level" Pod" | | | 1 | 800 | 800 | 20'-0" wide hallway at pod |
| Locker Area | | | 1 | 700 | 700 | (100) 16" wide x 18" deep single tier lockers |
| 6-8 Science Lab/Classroom | | | 3 | 1200 | 3600 | |
| 6-8 Language Classroom | | | 1 | 800 | 800 | |
| Director of Middle School | | | 1 | 150 | 150 | |
| Department Net Square Feet | | | | | 18650 | |
| Dept. Circulation @ 40% | | | | | 5595 | |
| Dept. Walls @ 10% | | | | | 1865 | |



Appendix B
concept plans







- | | | |
|------------------------------|--------------------------------------|----------------------------------|
| 01 NEW K-5 ELEMENTARY SCHOOL | 11 KIRKPATRICK ELEMENTARY | 21 FOODTRUCK PARKING/LOADING |
| 02 FUTURE 6-8 CLASSROOMS | 12 SOCCER PRACTICE FIELD 300' X 160' | 22 OUTDOOR YOGA / FITNESS AREA |
| 03 PUBLIC PARKING GARAGE | 13 FIELD HOUSE | 23 SHARED PLAY FIELD 200' X 130' |
| 04 COMMUNITY CENTER/GYM | 14 SPLASH PAD | 24 MULTIPURPOSE LAWN |
| 05 POLICE ANNEX | 15 BASKETBALL COURTS | 25 PICNIC PARK |
| 06 HEALTH CLINIC | 16 TRADITIONAL PLAYGROUND | 26 MARKET SQUARE |
| 07 COMMISSARY | 17 SCULPTURE PLAYGROUND | 27 BIORETENTION / ECOLOGY |
| 08 PUBLIC LIBRARY | 18 ARTS PLAZA | 28 BUS / PARENT DROPOFF |
| 09 M. O'BRYAN CENTER 1 | 19 OUTDOOR CLASSROOM | 29 PEDESTRIAN BRIDGE |
| 10 M. O'BRYAN CENTER 2 | 20 CHANGING/RESTROOMS | 30 ENTRY PLAZA & CLOCK TOWER |

CAYCE COMMUNITY CAMPUS MASTER PLAN

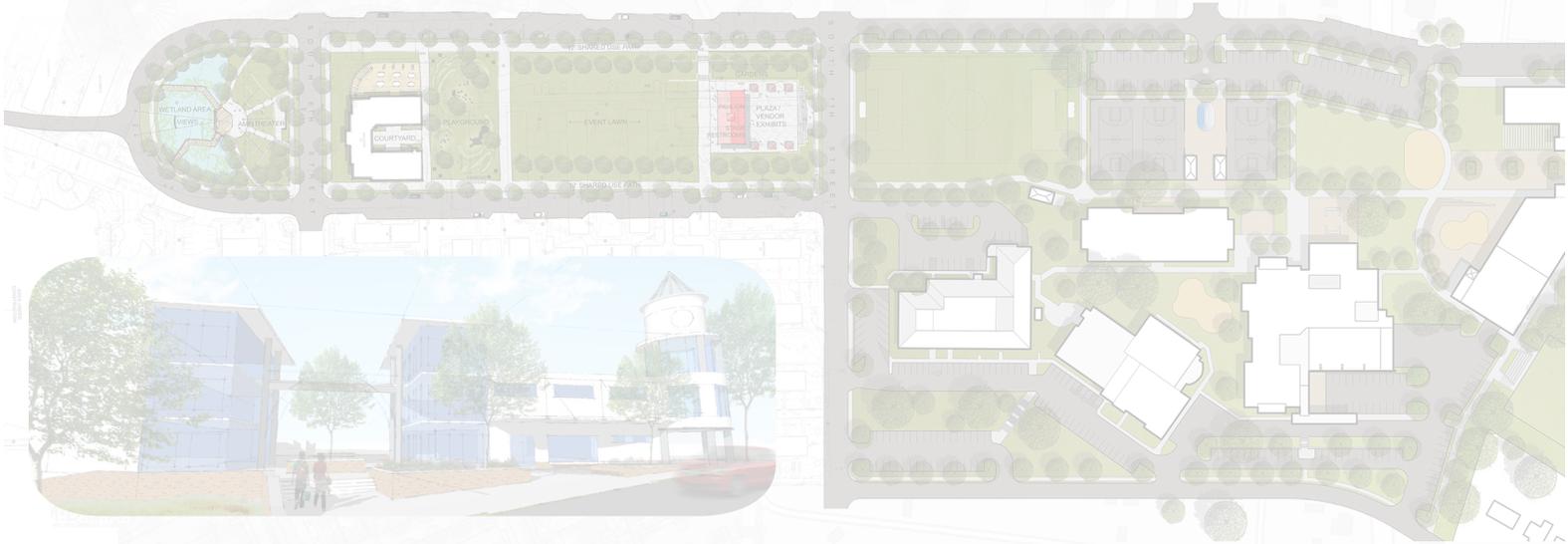
TOTAL PARKING COUNT: 366 SPACES



CAYCE HOMES COMMUNITY CAMPUS MASTER PLAN
 LINEAR PARK CONCEPT PLAN



Appendix C
perspective drawings





A
VIEW OF THE PLAZA ENTRY TO THE PARK AT 9TH STREET, SHOWING THE CLOSE RELATIONSHIP OF THE NEW COMMUNITY CENTER AND LIBRARY BUILDINGS.



B
VIEW OF THE ENTRANCE TO THE COMMUNITY ELEMENTARY SCHOOL WITH COVERED BUS DROP-OFF, SMALL COURTYARD, AND VISITOR PARKING.

C
VIEW OF PUBLIC LIBRARY AND COMMISSARY BUILDING AT THE CORNER OF 9TH AND THE PLANNED PARK STREET, SHOWING THE LANDMARK CLOCKTOWER AND RETAIL ENTRANCE.

CAYCE COMMUNITY CAMPUS PERSPECTIVES



View of plaza entry



View of entrance to community elementary school



View of public library and commissary building