

ENVISION CAYCE

REDEVELOPMENT PLAN

EJP Consulting Group , LLC

Smith Gee Studio

Urban Blueprint

Barge Cauthen

Randall Gross – Development Economics

Duvernay + Brooks

Community & Advisory Meeting #2

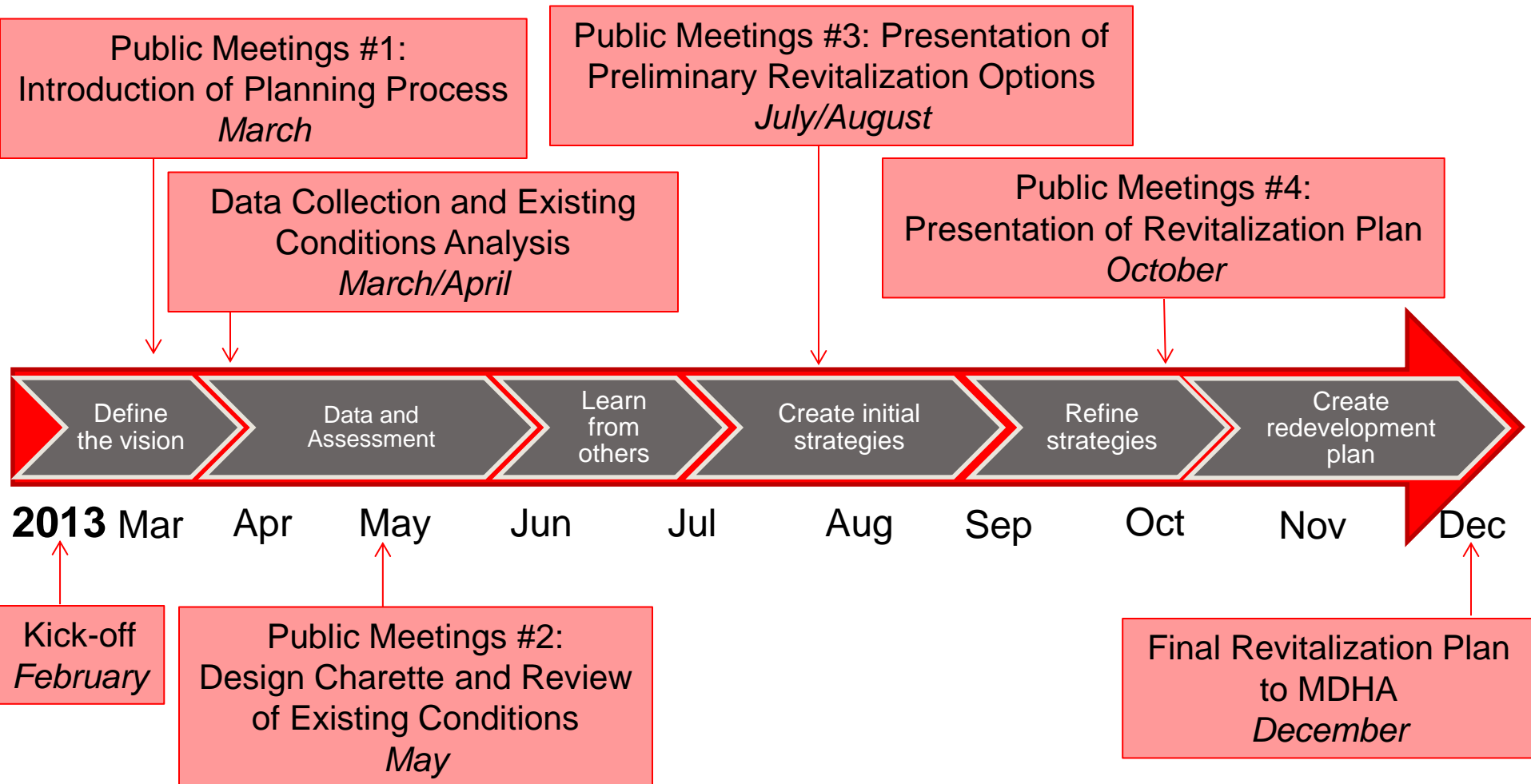
Workshop

May 6, 2013

Agenda

1. Introductions and Update
 2. Example Developments/Case Studies
 3. Your assignment
 4. Get to work!!!!
 5. Group Presentations
 6. Next Steps and Adjournment (7:30)
- Residents please sign up for Resident Survey
 - Be sure to share your ideas on video!

Schedule



Vision and Goals

- One-for-One Replacement of Public Housing (716 units)
- Maintain Economic and Cultural Diversity of East Nashville
- Create a Mixed Income Community
- Green, Sustainable, and Financially Feasible Development
- Connect with/Leverage Other Local Initiatives
- Resident and Community-Supported Planning Process

What we heard.....

- Expand Community Advisory Group (CAG)
- Develop plan that does not displace Cayce residents
- Maintain support services and minimize disruption during redevelopment
- Develop eligibility criteria to build a culture of respect, safety & community
- Improve neighborhood amenities
- Address need for access to healthy foods
- Think comprehensively/ Leverage nearby opportunities/
Integrate Cayce Place into East Nashville

What we have been doing....

- Adding Residents to the Community Advisory Group
- Publicizing CAG Meetings
- Organizing Cayce Residents to assist with Survey
- Understanding Existing Conditions
- Stakeholder Interviews

What's Next?

- Today's Workshop
- Incorporate ideas into 3 different options
- Present preliminary plans to Cayce Resident Focus Group and CAG for feedback (June)
- Refine and present 3 concept plans to community (August) for feedback

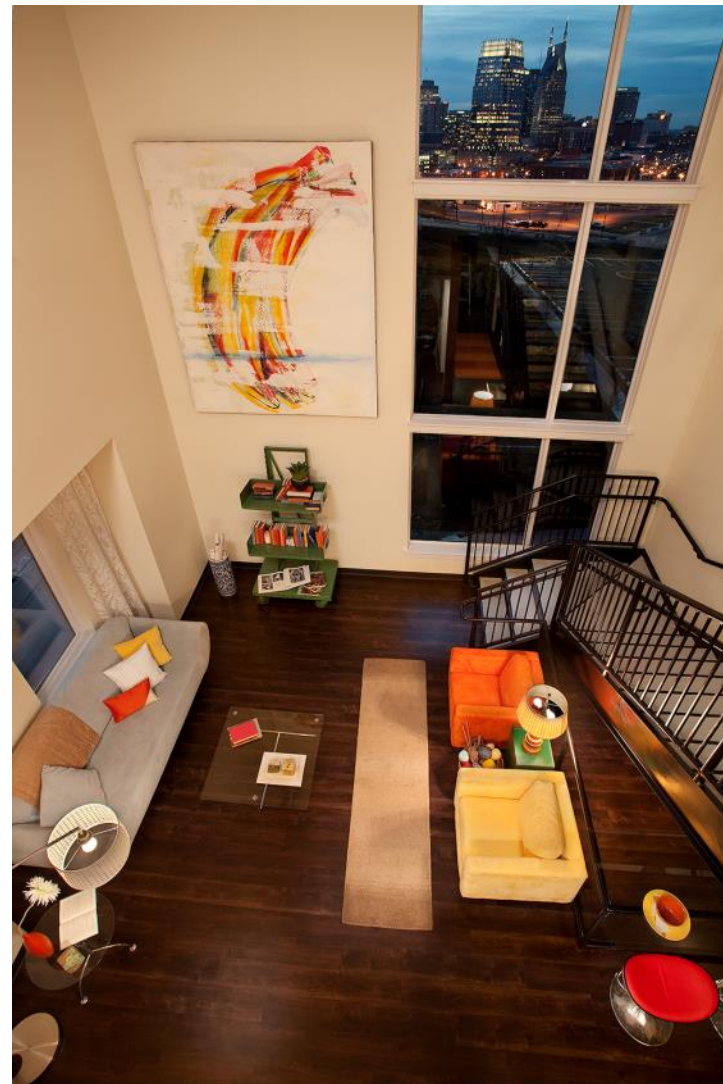
Example Developments/Case Studies

- Nashville Public Housing
- Public & Affordable Housing
- Market Rate Housing
- Mixed Income Housing

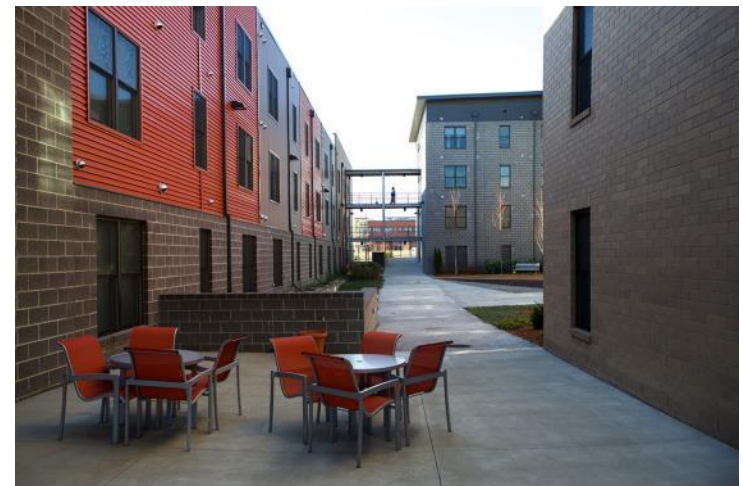
Uptown Flats Workforce Housing— Nashville



Ryman Lofts – Affordable Artist Housing – Nashville



Nance Place Workforce Housing – Nashville



Columbia Parc – New Orleans



Washington Beech – Boston, MA



Legends South/Savoy Square - Chicago



Jordan Downs - Los Angeles



Shops & Lofts – Chicago, IL



The Carruth – Dorchester, MA



Via Verde – South Bronx, NY



Your work assignment.....

.....Envision Cayce Place.

Your Work Assignment

- Each group identify a Note Taker
- Everyone Participate
- Prepare a Plan that represents the group's vision for Cayce
- Get all ideas on paper
- Address the 3 questions that are in your handout
- Identify 2 participants to share your groups Plan - 3 Big Ideas (2-3 minute summary)



Ground rules for table exercise

- Be courteous to others and avoid talking while others are speaking. We want everyone's voice to be heard!
- Be respectful of others opinions even though it is not the same as yours.
- Stay on topic and please respect agreements about time.
- Have fun!

East Nashville: Existing Conditions

- Cayce Place
 - Convenient to Downtown, Interstate highway system
 - Excellent views of Downtown skyline
 - Tree-shaded neighborhood streets
 - Adjacent to Riverfront Industrial
 - Concentration of affordable housing
 - Surprising rejuvenation of adjacent private market-rate housing
 - Lack of adjacent retail/commercial amenities & identity node
- E Nashville
 - 12-16 distinct, diverse neighborhoods
 - Historic character
 - Walk-able, bike-able, & potential BRT transit
 - Diverse population base
 - Arts & culture, parks, restaurants, and retail amenities
 - Growing neighborhood commercial base, revitalization of Gallatin Ave

Changing Demographics 2000-2013

- More Households (+2%)
 - But smaller in size- fewer families with children (-9%)
- Key Age Groups
 - Young Professionals: age 25 to 34 (+13%)
 - Empty Nesters: age 55 to 64 (+44%)
- Education Levels Up
 - College degree or more (+50%)
 - *Masters: +61% / Professional: +74% / PhD: +81%*
 - Less than high school diploma (-22%)
- Household Incomes Down
 - Fell to \$30,100 (recession) (-3%)
 - More living in poverty (+19%)

East Nashville Housing Market Conditions

- 65% increase in housing sales since 2010
- 14% increase in sale prices since 2010
- New Construction
 - 300+ units built 2003-2008
 - Condominiums-Townhouses & Flats, Lofts, Rentals
 - 625 units planned since 2008
 - 200 units recently planned or under construction
 - (Mostly rentals)
 - Individual infill homes

Retail Commercial Nodes & Opportunities

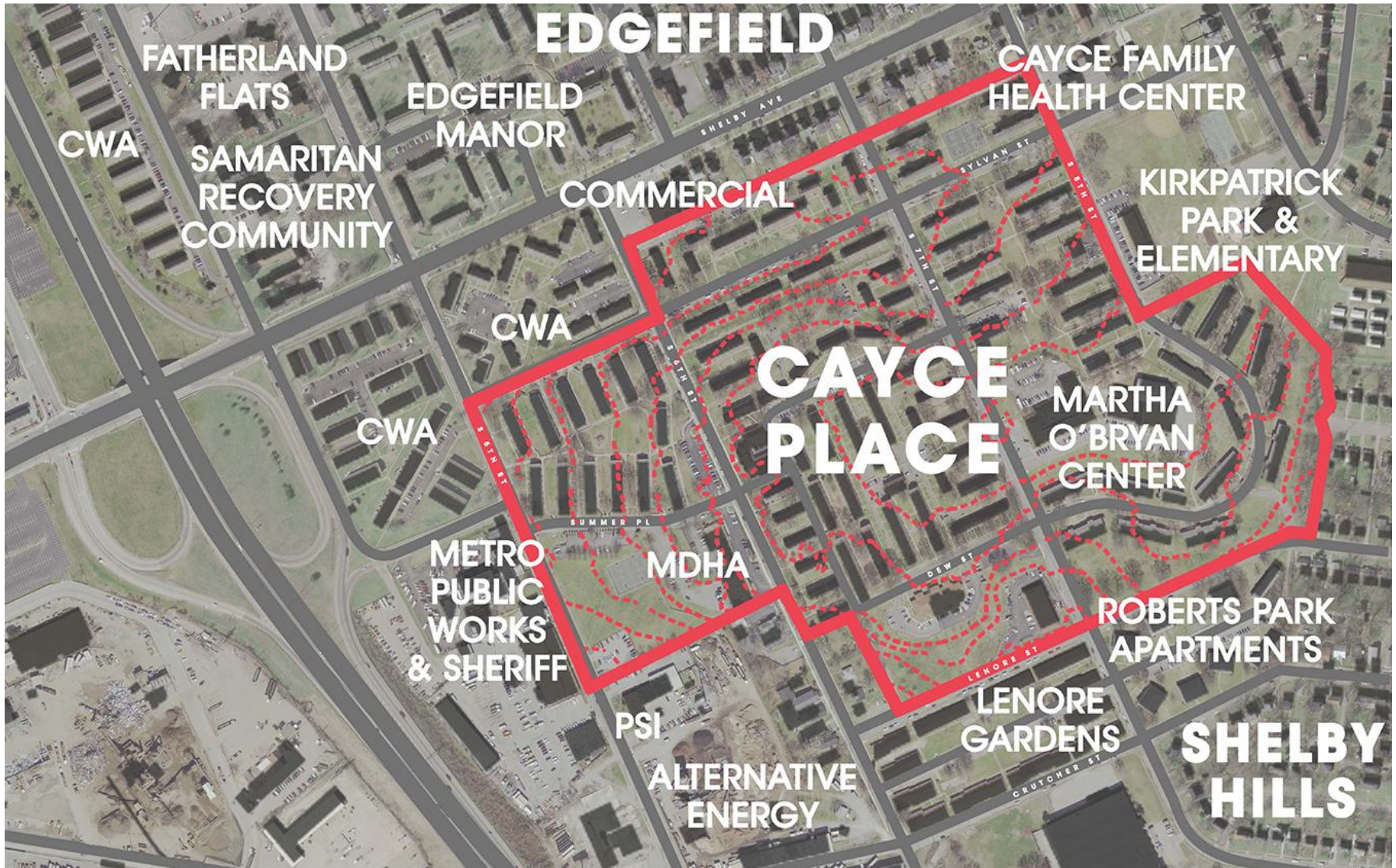
- Distinct Identity Districts Emerging
 - 5 Points, Riverside Village, etc
 - Gallatin Avenue
- Income & Leakage
 - \$1.1 Billion = Total E Nashville Income
 - \$420 Million = Retail Expenditures
 - 1.7 Million SF = Current Retail Opportunity
 - 350,000 SF = Estimated Supply
 - **1.35 Million SF** = “Leakage” from East Nashville

Background and Context

- MDHA-owned properties:
 - Cayce Place (58 acres/716 units)
 - Martha O'Bryan Center (4 acres)
 - Edgefield Manor (13.8 acres/220 elderly units)
 - Lenore Gardens (5.5 acres/76 units)

- Neighboring multifamily developments:
 - CWA Apartments (17.5 acres/254 units)
 - Roberts Park Apartments (3.9 acres/74 units)
 - Shelby Courts (1.2 acres/20 units)
 - Fatherland Flats (3.4 acres/47 units)

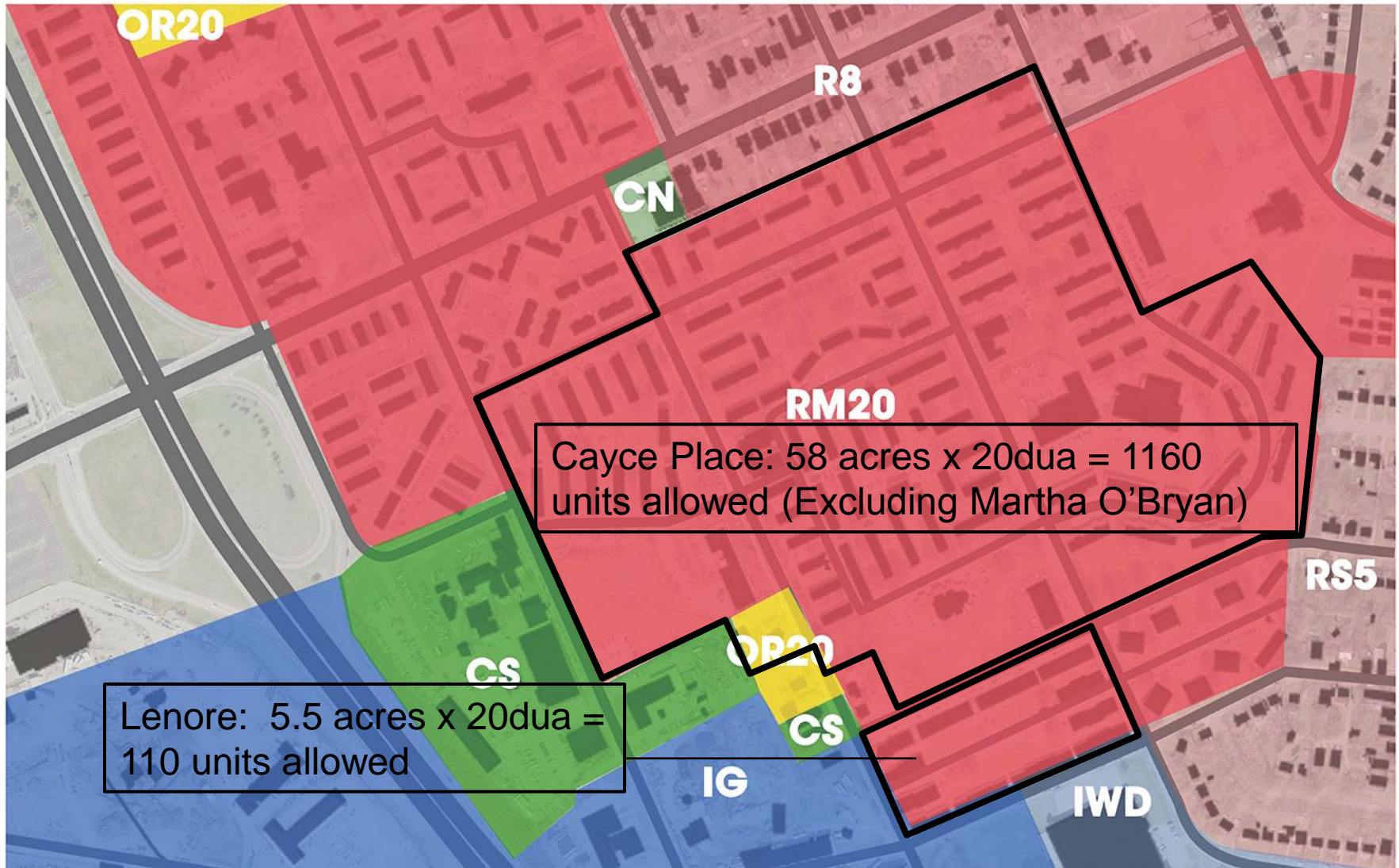
Context

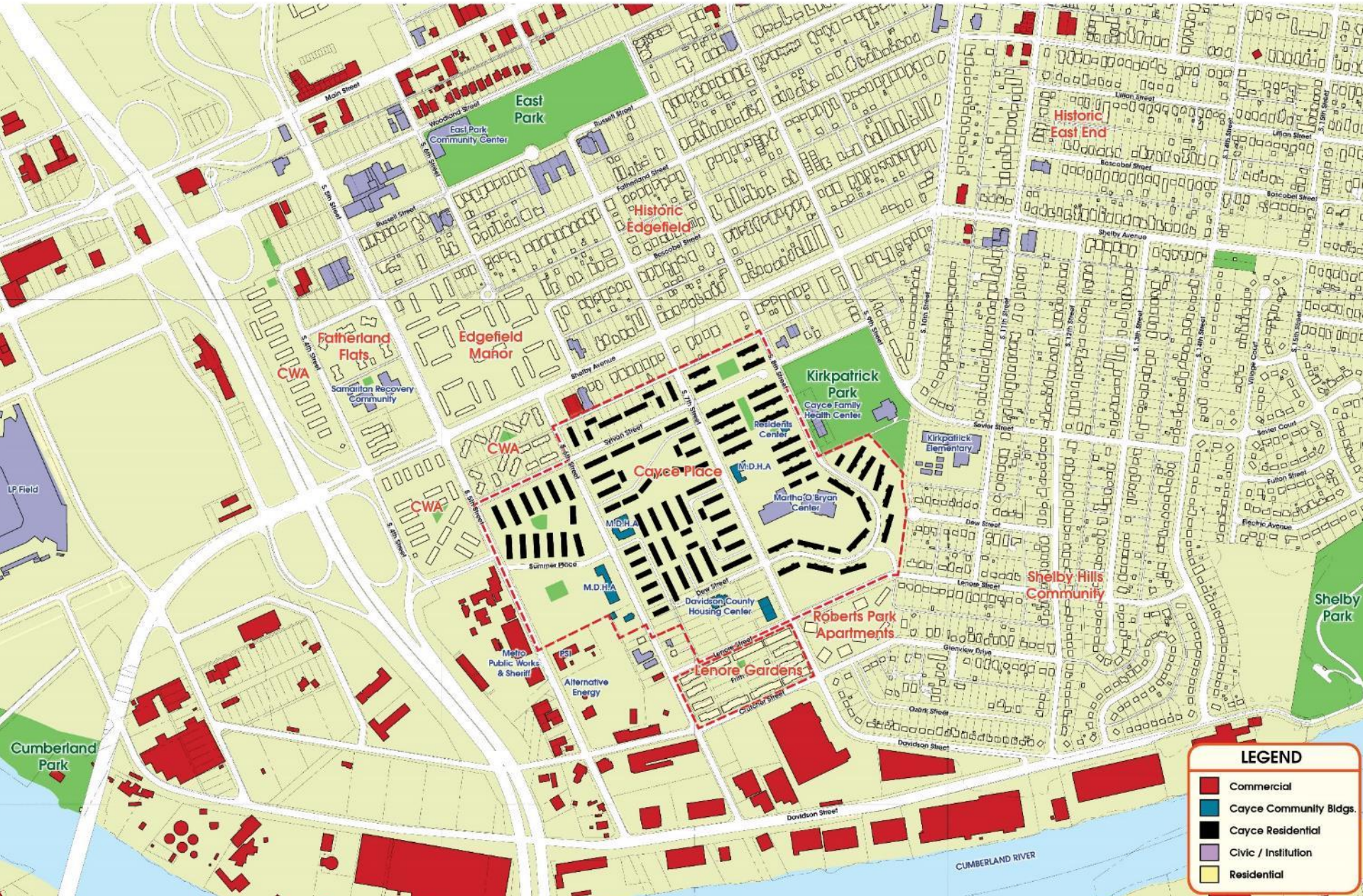


What uses should be included?

- What uses are missing? Where should they go?
- What uses are currently here but should be relocated? Where?
- What uses must stay where they are?
- What types of housing should be included?

Existing Zoning



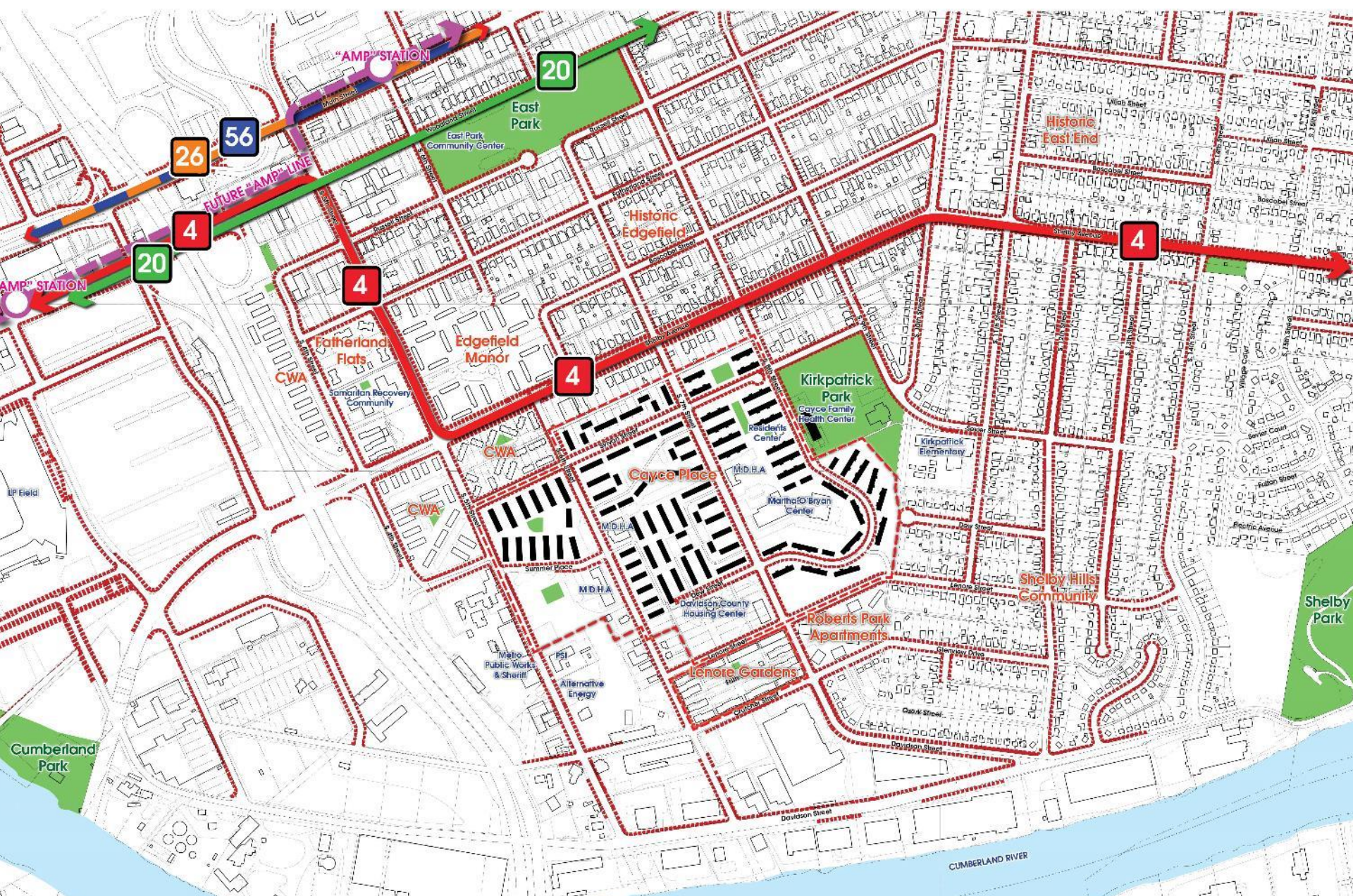


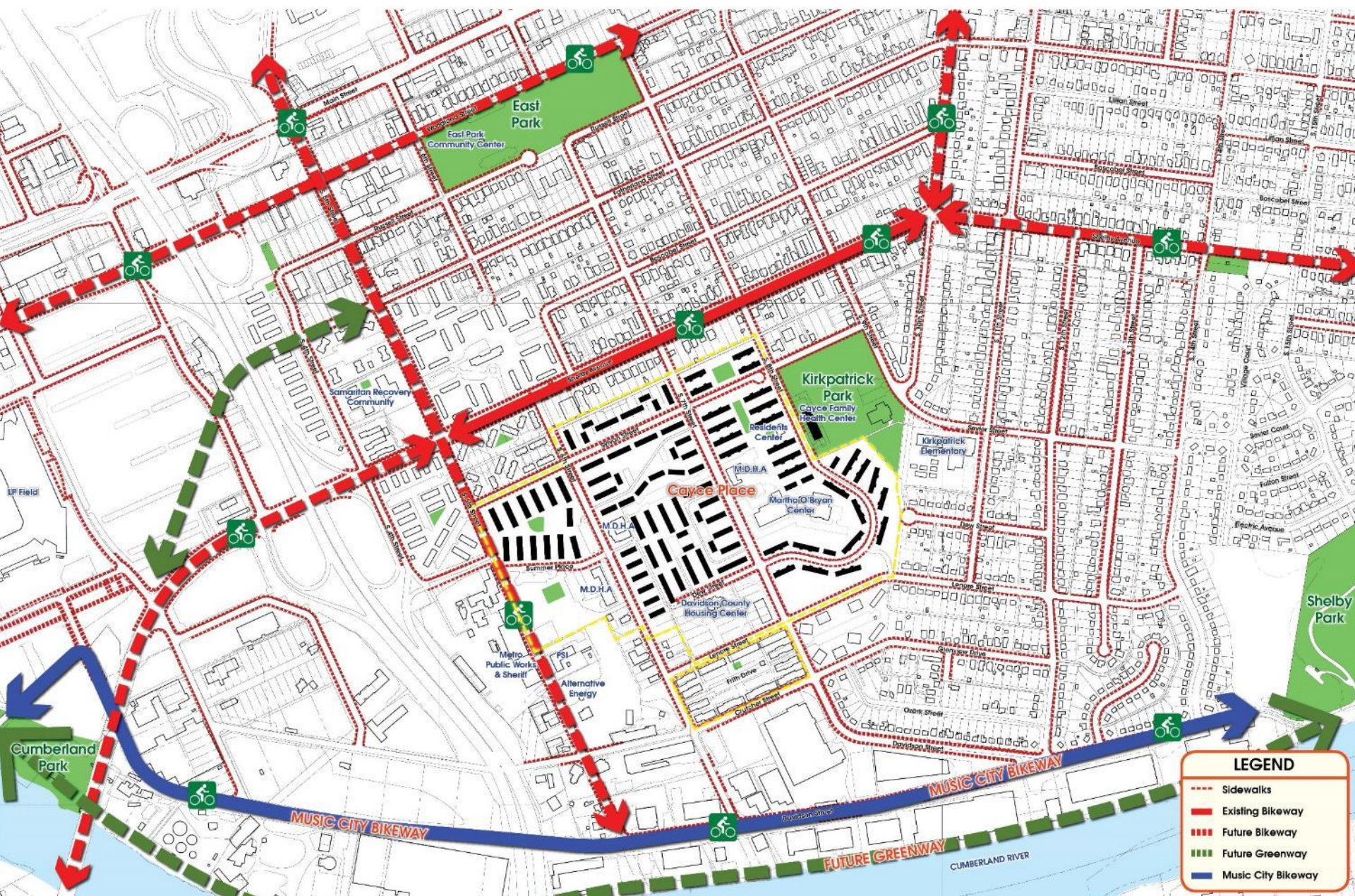
How can we improve access, transportation, connectivity?

- New street connections? Where?
- New sidewalks/greenways? Where?
- How can bus stops/connections/routes/access be improved?
- How can the Bicycle Network be improved?







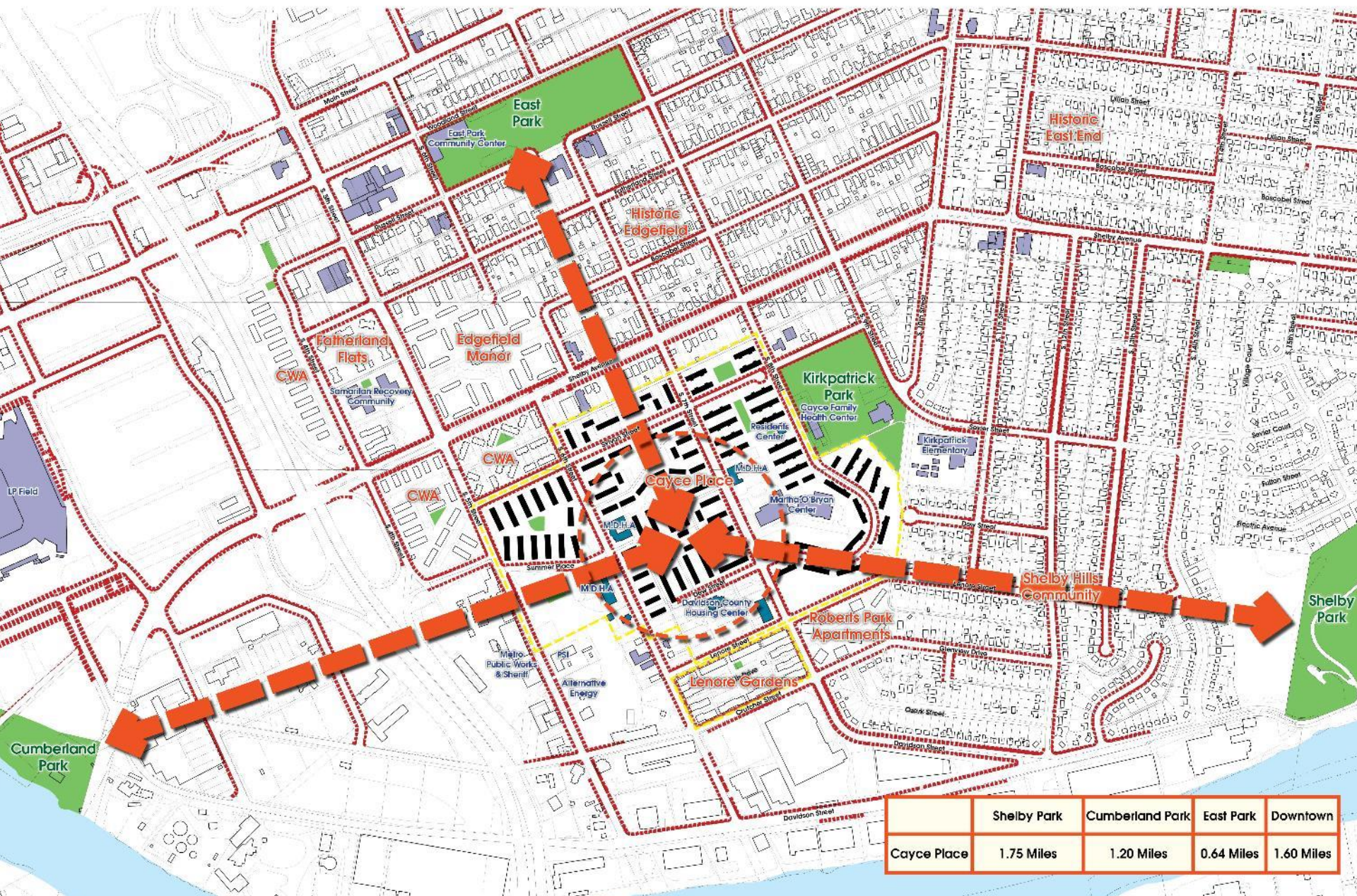


LEGEND

- Sidewalks
- Existing Bikeway
- Future Bikeway
- Future Greenway
- Music City Bikeway

What amenities/services/community facilities should be provided or improved?

- Parks/Greenways?
- Recreational Uses?
- Services?
- Schools?
- Trees?





Envision Cayce Contact Info

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