

# ***ENVISION CAYCE*** **REDEVELOPMENT PLAN**

EJP Consulting Group , LLC and Project Team

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Community Meetings

March 14, 2013

# Agenda

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

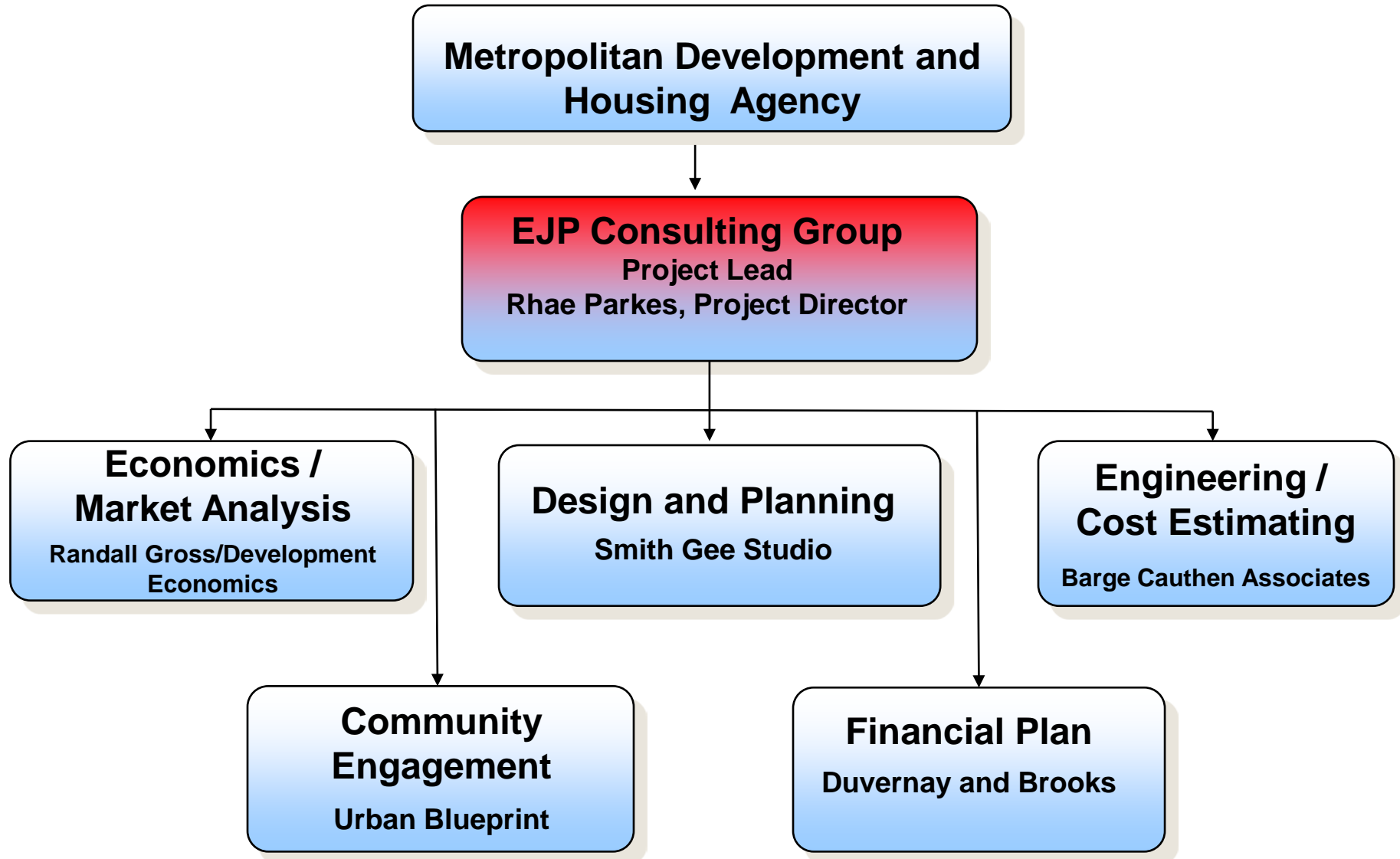
# Vision and Goals

- One-for-One Replacement of Cayce Place Units
- Maintain Economic and Cultural Diversity of East Nashville
- Create a Mixed Income Community
- Green, Sustainable, and Financially Feasible Development
- Connect with/Leverage Other Local Initiatives
- Resident and Community-Supported Planning Process

# Connecting the Dots...

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

# Team Organization



# Community Engagement

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



# Community Advisory Group

- Stakeholders and Thought Leaders
  - Residents, land owners, city staff, businesses, foundations, CBOs
- Four Meetings
  - Planning Process and Expectations
  - Existing Conditions, Resident Survey, and Needs Assessment Findings; Design Charette
  - Preliminary Revitalization Options
  - Final Revitalization Plan
- Two-way Information Sharing



# Our Work – To Listen and To Learn

## Phase 1: Assess Current Conditions

- Needs Assessment
- Inventory of Neighborhood Resources
- Inventory of Existing Buildings and Infrastructure
- Market and Economic Analysis

## Phase 2: Explore Options/Alternatives

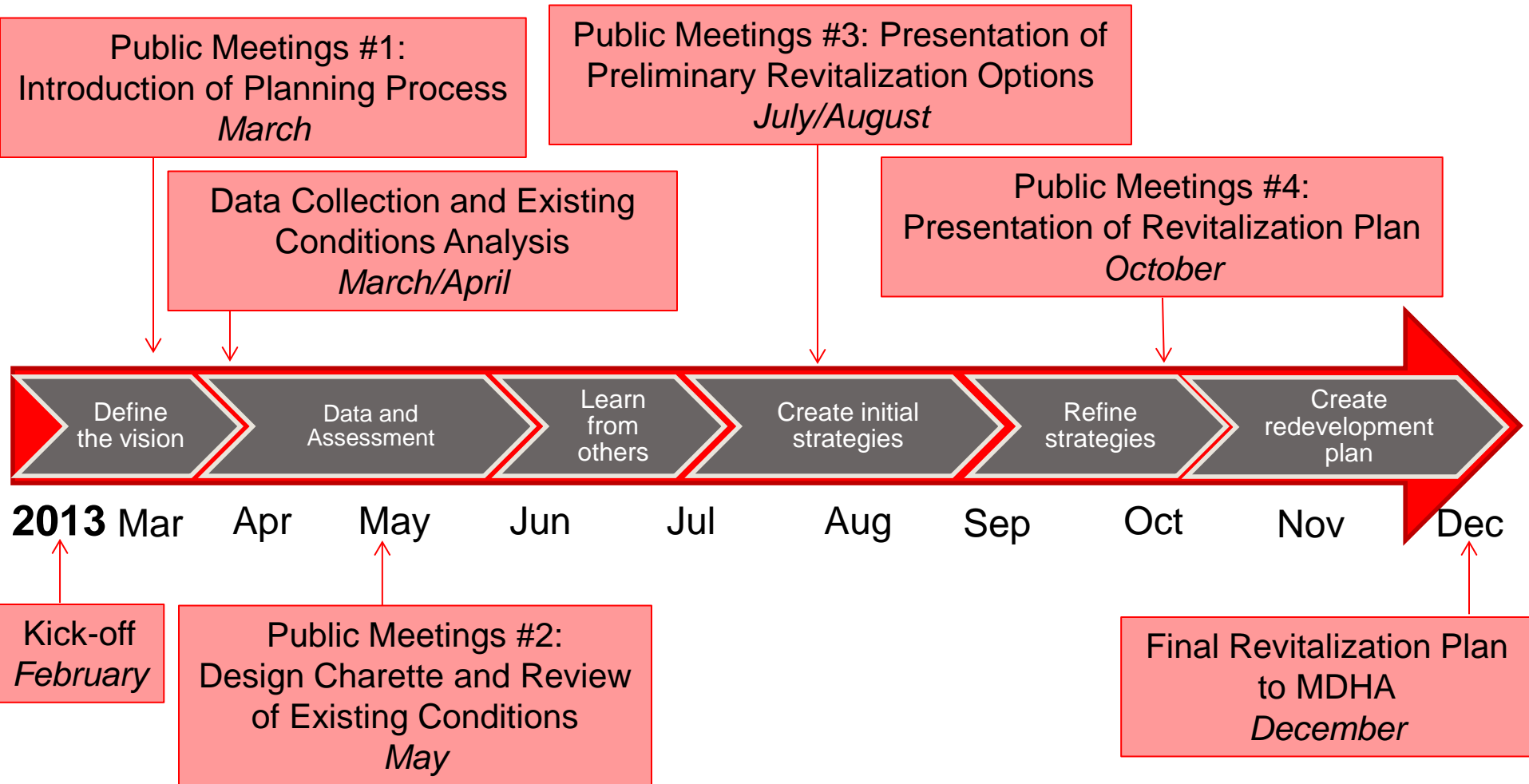
- 1-for-1 Replacement
- Relocation/Rehousing
- Demolition
- Off Site Replacement Opportunities
- Site Designs, Structure Types, and Accessibility
- Housing Mix
- Development Phasing

## Phase 3: Preferred Plan

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



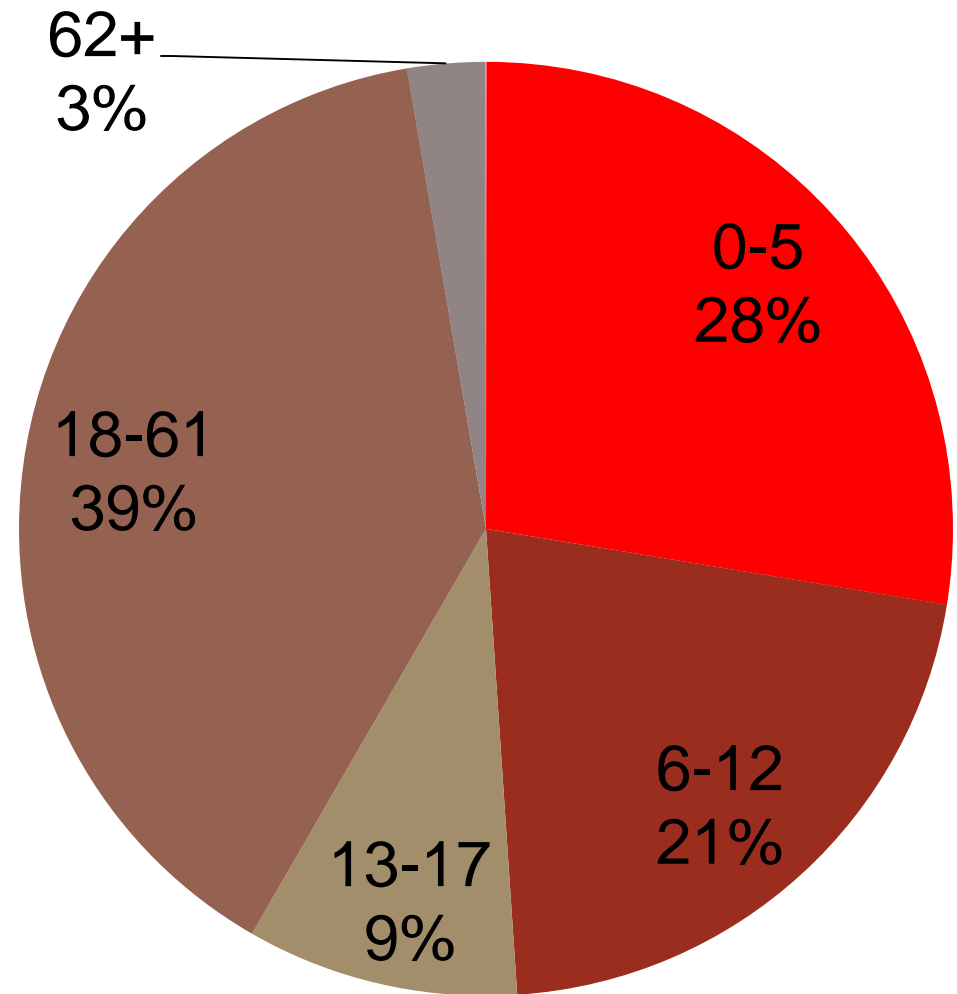
# Schedule



# Resident Profile

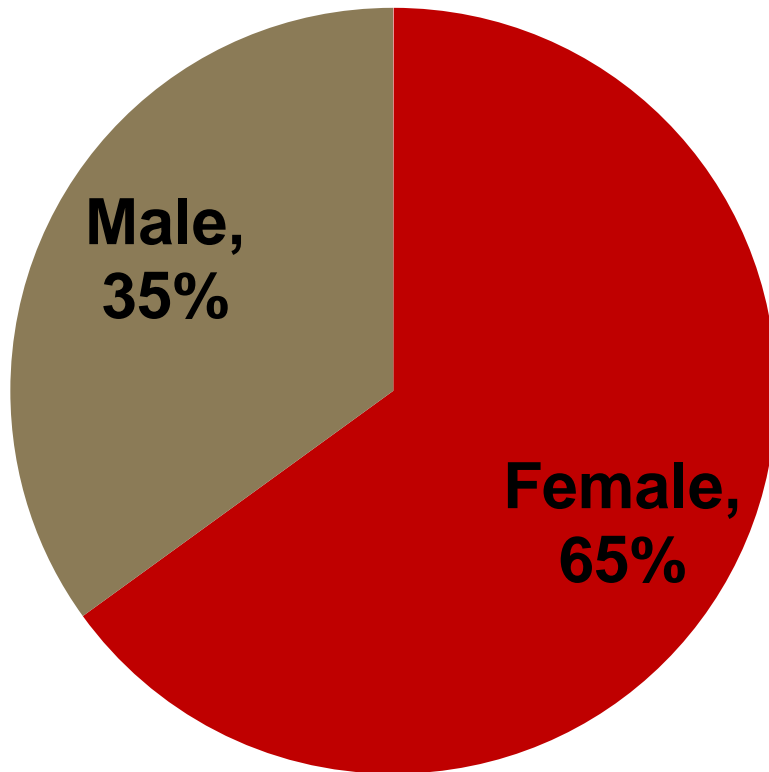
- 709 households
- 1,992 people
- Avg HH size: 2.8

## Age Distribution

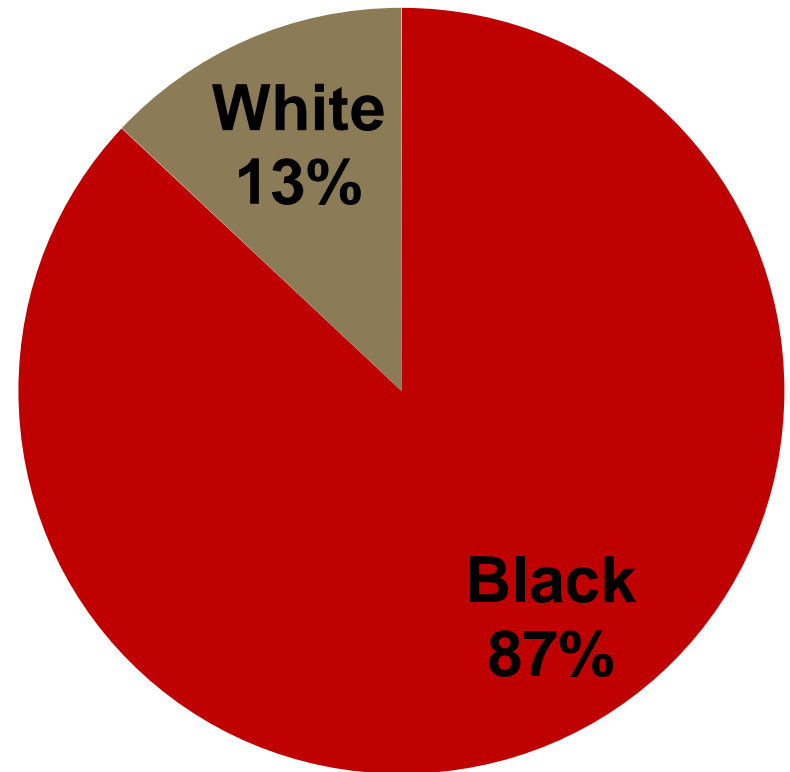


# Resident Profile

## Gender



## Race

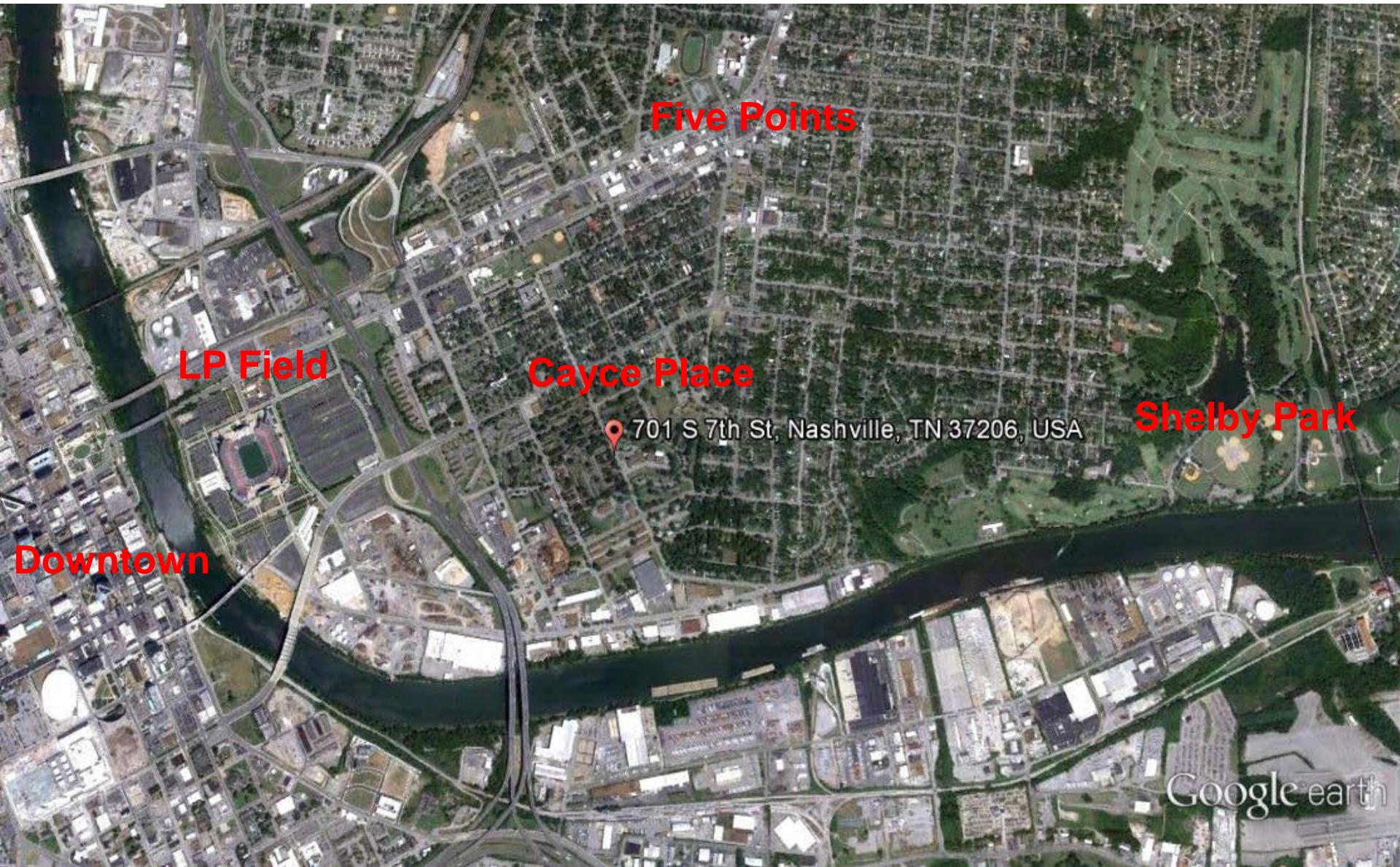


# Background and Context

- MDHA-owned properties:
  - Cayce Place (716 units)
  - Edgefield Manor (220 elderly units)
  - Lenore Gardens (76 units)
- Neighboring multifamily developments:
  - CWA Apartments
  - Roberts Park Apartments
  - Fatherland Flats
- Location! Location! Close to LP field, downtown Nashville, New Cumberland Park, Shelby Avenue, and vibrant Five Points area
- Neighborhood Assets: health clinic, elementary school, and a range of local service partners



# East Nashville



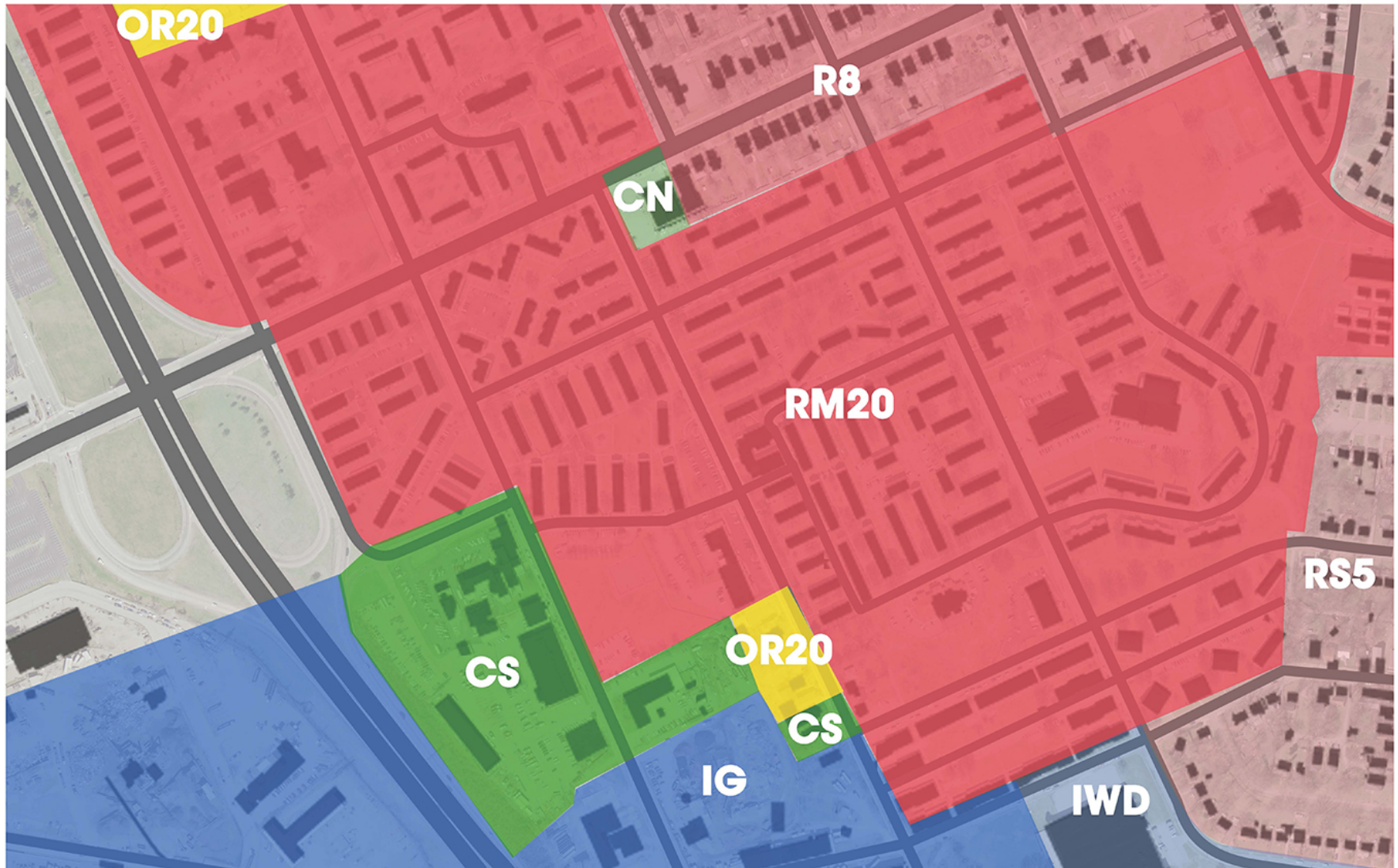


# Context





# Zoning



# Cayce Place Profile

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





# Market Potentials & Affordable Housing Needs

## Key questions:

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

# Master Plan Process

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



# DISCUSSION

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1. Opportunities and Challenges
2. Community Vision and Options

# HAVE QUESTIONS OR COMMENTS?

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