

CAYCE TRANSFORMATION



JAN. 26, 2023

AGENDA

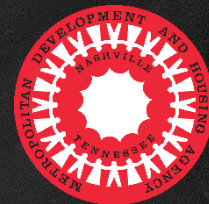
✓ Introduction – MDHA Director of Construction Michael Wegerson

✓ Cayce Transformation Projects:

- Amenities Center
- Cherry Oak Apartments
- Up Next
- Cayce Utility Phase 1b
- 5th & Summer
- Cayce Greenspace

✓ Martha O'Bryan Center Construction Updates

✓ Community Engagement Updates



MISSION STATEMENT

To create quality affordable housing opportunities, support neighborhoods, strengthen communities and help build a greater Nashville.



CAYCE REDEVELOPMENT



Nissan Stadium

MDHA Main Office

Kirkpatrick Park Apartments

Explore! School

Barrett Manor

620 Summer Place

740 S. Seventh St.

Martha O'Bryan Center

Red Oak Townhomes

Cherry Oak Apartments

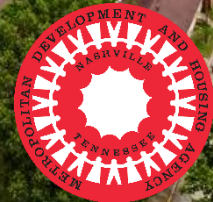
Dew Street Amenities Center

5th & Summer

Mosley on 6th

Red Oak Flats

Manning Place



Amenities Center

620 Dew St. (Adjacent to Manning Place)

Expected Completion: First Quarter 2023



**OPENING
SOON!**



PROJECT OVERVIEW

- Large meeting room
- Food prep and service area
- Fitness room
- Business center with computers and internet access
- 3,000 square feet



Cherry Oak Apartments

705 S. Sixth St.

Expected Completion: Fall 2023

2.20
ACRES



PROJECT OVERVIEW

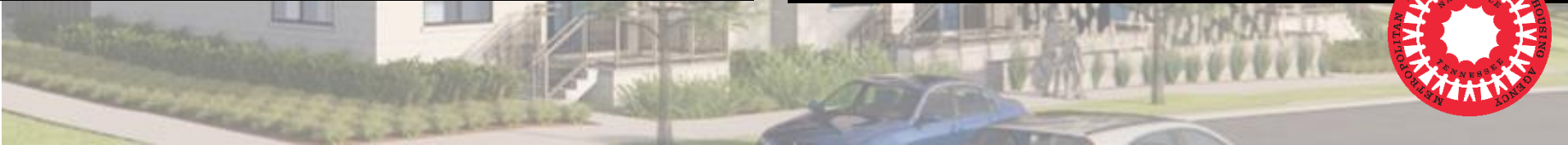
- 96 mixed-income apartments
 - 45 affordable
 - 14 workforce
 - 37 market-rate
- One-, two- and three-bedroom apartments
 - 45 one-bedroom units
 - 37 two-bedroom units
 - 14 three-bedroom units
- Courtyard
- Playground
- Lounge with computers and internet access
- Stainless steel appliances
- LED lighting
- Surface and elevated parking

CURRENT STATUS

- Under construction



CHERRY OAK APARTMENTS



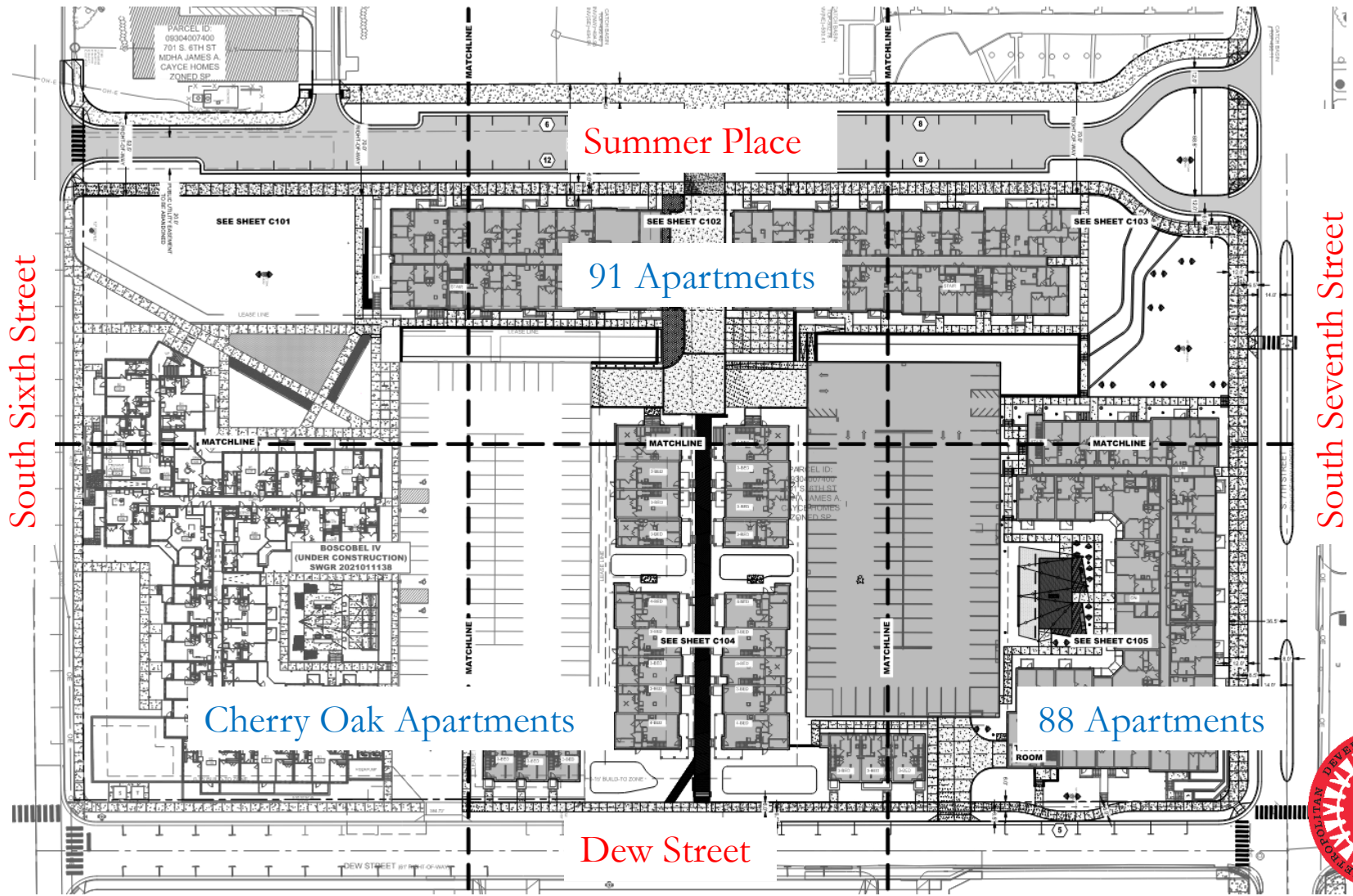
CHERRY OAK APARTMENTS



Jan. 20, 2023



UP NEXT



South Sixth Street

South Seventh Street

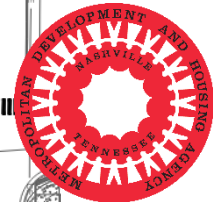
Summer Place

91 Apartments

Cherry Oak Apartments

88 Apartments

Dew Street



Up Next

620 Summer Place

Expected Start: Summer 2023

Expected Completion: Summer 2025



1 NORTH ELEVATION RENDERING
1/8" = 1'-0"

91
Units

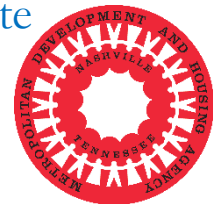


PROJECT OVERVIEW

- 91 mixed-income apartments
- One-, two-, three-, four- and five-bedroom apartments
 - 32 one-bedroom units
 - 49 two-bedroom units
 - 8 three-bedroom units
 - 1 four-bedroom unit
 - 1 five-bedroom unit
- Community room
- Fitness room
- Leasing office
- Mail and package room
- Covered pass-through for pedestrians and cars
- Surface and elevated parking

CURRENT STATUS

- Design 85% complete



Up Next

740 S. Seventh St.

Expected Start: Summer 2023

Expected Completion: Summer 2025



1 7TH ST. ELEVATION RENDERED

1/16" = 1'-0"



3 NORTH ELEVATION RENDERED

1/16" = 1'-0"

PROJECT OVERVIEW

- 88 mixed-income apartments
- One-, two- and three-bedroom apartments
 - 38 one-bedroom
 - 37 two-bedroom
 - 13 three-bedroom
- Lounge
- Mailroom
- Courtyard
- Surface and elevated parking

CURRENT STATUS

- Design 85% complete



Up Next

Expected Start: Summer 2023

Expected Completion: Summer 2025



PROJECT OVERVIEW

- 24 mixed-income apartments
- Three- and four-bedroom apartments
 - 18 three-bedroom units
 - 6 four-bedroom units
- Townhome style
- Connector walkway
- Surface and elevated parking

CURRENT STATUS

- Design 85% complete



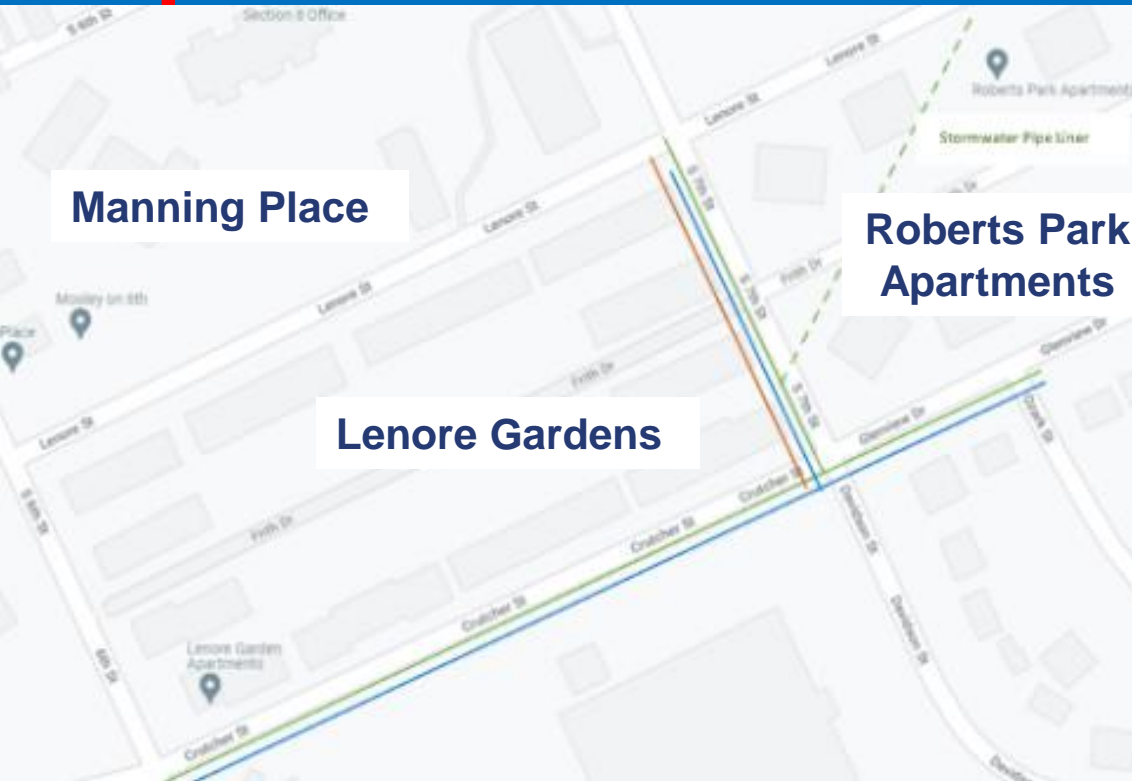
Cayce Utilities

Phase 1b

Crutcher Street and South Seventh Street

Expected Start: March 2023

Expected Completion: January 2024



PROJECT OVERVIEW

- NES overhead improvements
- Water, sanitary, storm improvements
- Roadway and sidewalk improvements
- Crutcher Street between South Sixth Street and Ozark Street
- South Seventh Street between Crutcher Street and Lenore Street



5th & Summer

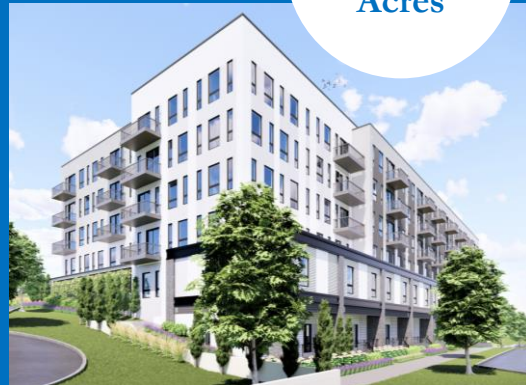
725 S. Fifth St.

Expected Start: Spring 2023

Expected Completion: Summer 2025



1.75
Acres



PROJECT OVERVIEW

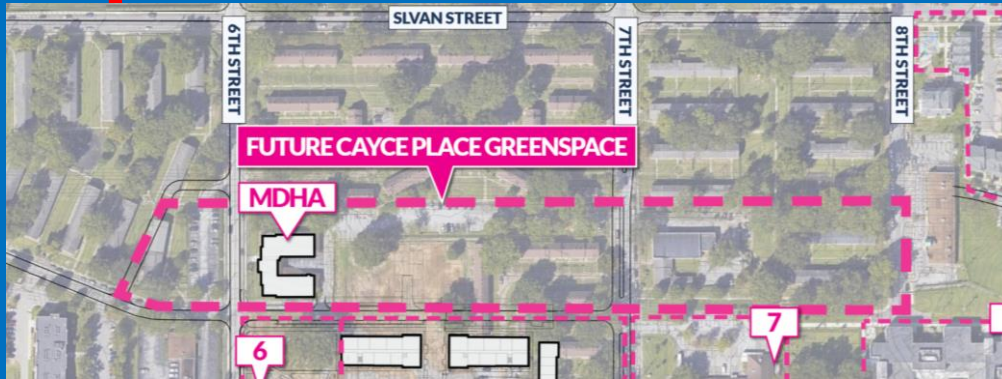
- 107 mixed-income apartments
 - 50 affordable
 - 16 workforce
 - 41 market-rate
- One-, two- and three-bedroom apartments
 - 65 one-bedroom units
 - 38 two-bedroom units
 - 4 three-bedroom units
- Lobby with lounge
- Computer room
- Fitness room
- Stainless steel appliances
- LED lighting
- One level of parking

CURRENT STATUS

- Permits under review
- Bidding for contractor



Cayce Greenspace



PROJECT OVERVIEW

- Create a central greenspace at the center of the Cayce Transformation
- Concept Design is underway with a team of consultants that includes Smith Gee Studios, HDLA and Pillars Development
- Community Engagement so far includes:
 - Four focus groups
 - Three interactive input sessions

COMING UP

Designing Together

11 a.m. and 5:30 p.m. Feb. 16
MDHA Collaboration Center
701 S. Sixth St.



Martha O'Bryan Center Construction Updates





COMMUNITY ENGAGEMENT

RECENT ACTIVITIES INCLUDE:

- COVID-19 vaccinations
- Fresh and frozen foods
- Diaper giveaways
- Criminal record expunction
- Driver's license reinstatement
- Construction jobs connections/training
- Community input on Cayce Transformation

LOOK FOR DETAILS ON UPCOMING
EVENTS SOON!





Questions



Thank you!

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Director of Construction



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