



Envision Napier Sudekum

Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN

Master Plan Update

May 17, 2018



MOODY•NOLAN

LORD
AECK
SARGENT

Kimley»Horn

PROCESS SUMMARY

Master planning process funded by \$500,000.00 Department of Housing and Urban Development Choice Neighborhoods Planning Grant. In an effort to facilitate a holistic neighborhood revitalization, the planning process centers on the one for one replacement of the existing 821 units at Napier Place and Sudekum Apartments, as well as the addition of both workforce and market rate rental units in order to result in a mixed-income, mixed-use community. The Plan is led by the work of a 60-person Community Advisory Group, and is broken down into four distinct work groups:

- **People:** Facilitated creation of needs assessment, and focus on employment, healthcare, crime and social services.
- **Education:** Focused on development of cradle to grave educational plan, with emphasis on access and quality of programming.
- **Housing:** Focused on physical footprint of both Napier and Sudekum, along with A&E team and Market Study, determined best approach for replacement housing strategy and mixed-income unit potential
- **Neighborhood:** Focused on commercial/retail need and potential, transportation plan, recreation and green space

Planning launched in November 2016, and to date has included over 60 community meetings, 6 community design charrette workshops, and four community engagement events.

In May 2017, the comprehensive needs assessment of 383 households from Napier and Sudekum was completed, driving the goals and strategies produced within the People Work Group. The Transformation Plan Draft was submitted to the Development Committee in November 2017, and to HUD in December 2017. The Transformation Plan was submitted to the Development Committee and MDHA Board in May 2018. The final Transformation Plan is due to HUD on June 28, 2018.

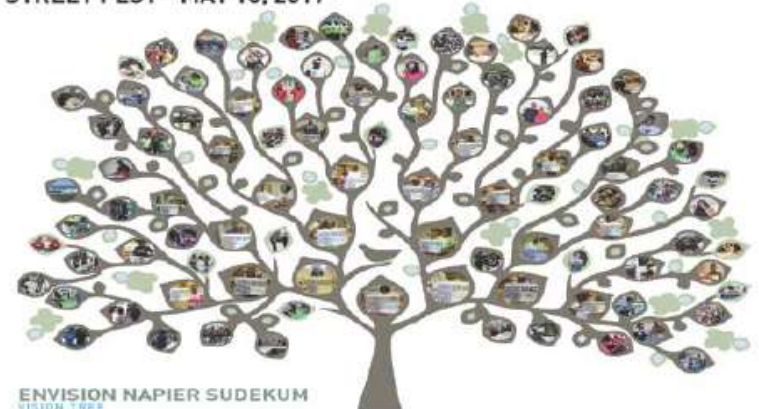


COMMUNITY ENGAGEMENT UPDATE

- **Bridging the Gap Resource Fair**
 - Held annually in November
 - Over 1000 households served
 - 15 targeted providers present
 - <http://www.newschannel5.com/news/east-nashville-residents-receive-holiday-meals>
- **South Nashville Street Fest: Coming Together Day**
 - Held annually in May
 - Over 1000 attendees
 - Combination of street fair, service providers and community building
- **South Nashville Night Out Against Crime**
 - Held annually in August
 - Over 1000 attendees
 - Focus on community safety, service providers and community policing



STREET FEST - MAY 13, 2017



DESIGN PROCESS UPDATE

- CAG Meetings
- Housing & Neighborhood Work Groups – Visioning Dot Exercises
[April 25 and 27, 2017](#)
- Community Charrette #1 / Street Fest– Focus on Visioning
[May 13, 2017](#)
- Housing & Neighborhood Work Groups & Resident Group– Neighborhood Block Exercise
[June 14 & 15, 2017](#)
- Community Charrette #2 – Focus on Neighborhood Framework
[June 26, 2017](#)
- Housing and Neighborhood Work Groups – Housing Typologies
[August 8, 2017](#)
- Metro Agencies
[August 8, 2017](#)
- Community Charrette #3 – Focus on Housing
[September 14, 2017](#)
- Meeting with Planning
[October 18, 2017](#)
- Conceptual Site Plan review with HUD
[January 30, 2018](#)



Map of Chestnut Hill, Nashville, Tennessee

Legend:

- STUDY AREA (dashed black line)
- CENSUS TRACT BOUNDARY (solid black line)
- WATER BODY (blue line)
- 100-YEAR FLOOD PLAIN (light blue area)
- TREE CANOPY (green area)
- PUBLIC HOUSING SITES (orange area)
- MAJOR LANDMARKS (star icon)

Neighborhoods and Landmarks:

- Rutledge Hill:** Located to the north of the study area.
- Pie Town:** Located to the west of the study area.
- Wedgewood Houston:** Located to the south of the study area.
- Chestnut Hill:** The central focus of the map.
- Major Roads:** I-40, I-24, and various local streets like Lafayette Street, Chestnut Street, and Wedgewood Street.
- Landmarks:** Nashville City Cemetery, Nashville City Hall, Nashville City Hall Annex, Nashville City Hall East, Nashville City Hall West, Nashville City Hall South, Nashville City Hall North, Nashville City Hall East Annex, Nashville City Hall West Annex, Nashville City Hall South Annex, Nashville City Hall North Annex, Nashville City Hall East Annex Annex, Nashville City Hall West Annex Annex, Nashville City Hall South Annex Annex, Nashville City Hall North Annex Annex.

Scale and Orientation:

- Scale: 0 to 1000 feet.
- North Arrow: Points towards the top of the map.



NEIGHBORHOOD FRAMEWORK

-  STUDY AREA
-  TARGET HOUSING SITES
-  MAJOR ROADS
-  RAILROAD
-  PLANNED ARTERIAL BOULEVARD
-  WATER BODY
-  100-YEAR FLOOD PLAIN
-  MAJOR LANDMARKS
-  EXISTING INSTITUTIONAL
-  COMMERCIAL REDEVELOPMENT AREAS
-  MIXED USE REDEVELOPMENT AREAS
-  NEIGHBORHOOD RESIDENTIAL INFILL AREAS
-  NEW RESIDENTIAL DEVELOPMENT
-  LIGHT INDUSTRIAL AREAS
-  OPEN SPACE/RECREATIONAL AREAS
-  STREETScape IMPROVEMENTS
-  MAJOR INTERSECTIONS/GATEWAYS
-  NEIGHBORHOOD ACCESS POINTS
-  PEDESTRIAN BRIDGE
-  POTENTIAL GREENWAY
-  POTENTIAL ACCESS POINTS



EXISTING SITE



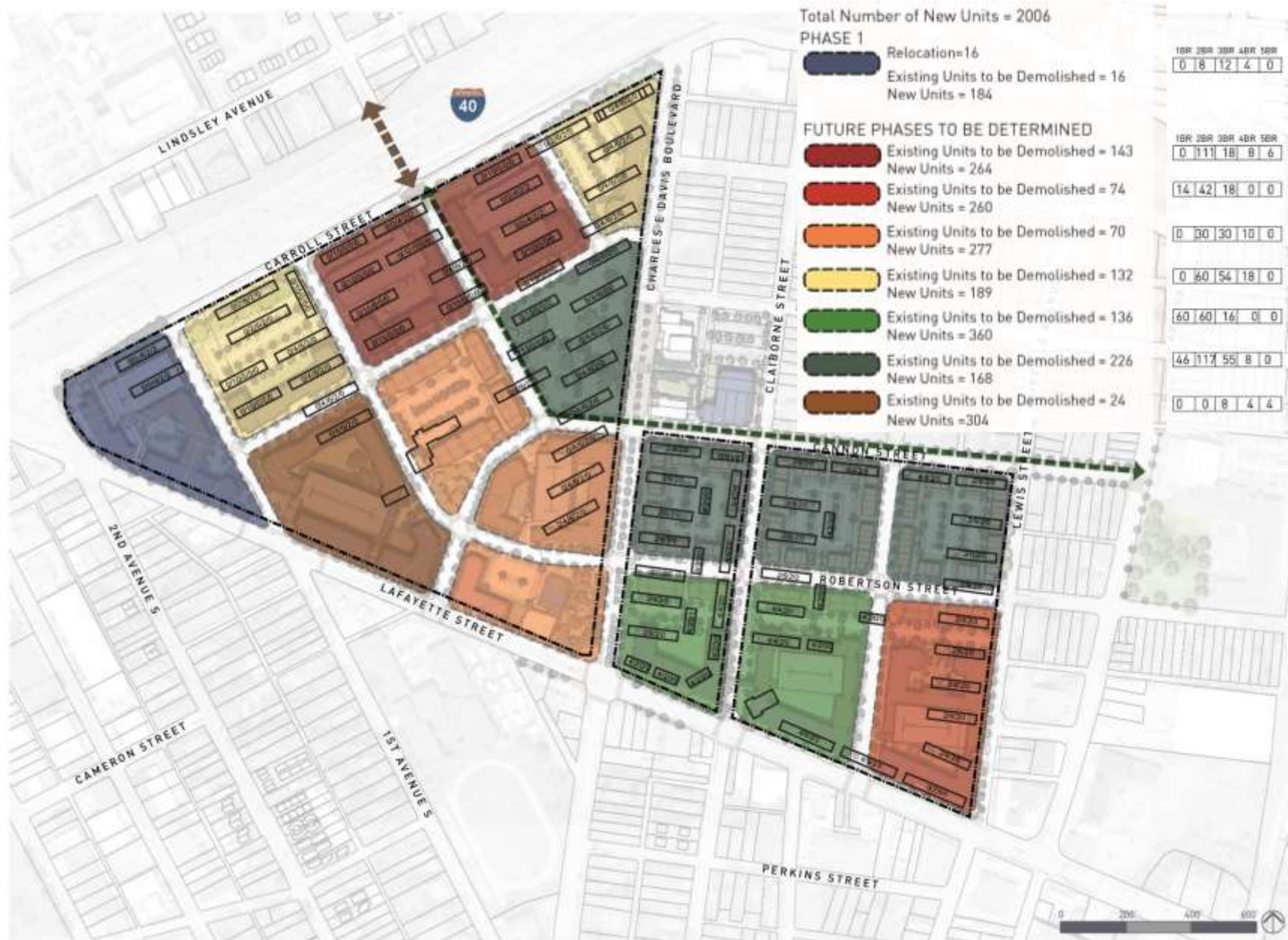
SITE DEVELOPMENT

Expanded Site





PHASING



SITE CONTEXT



LAFAYETTE STREET

STREET IMPROVEMENTS

Lafayette Street



POTENTIAL OPPORTUNITIES

LAFAYETTE STREET



POTENTIAL OPPORTUNITIES

LAFAYETTE STREET



LAFAYETTE STREET



SITE CONTEXT



CHARLES E. DAVIS BOULEVARD

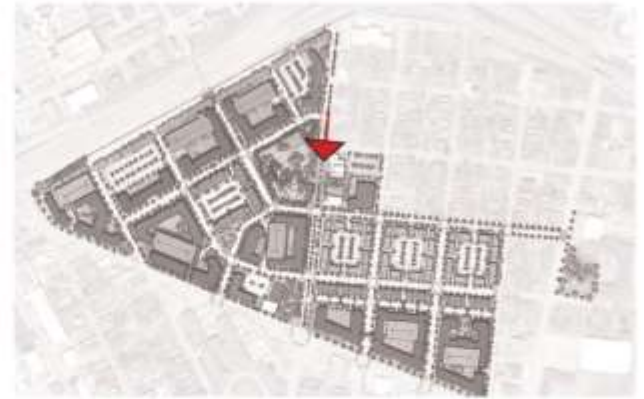
STREET IMPROVEMENTS

Charles E. Davis Boulevard



POTENTIAL OPPORTUNITIES

CHARLES E. DAVIS STREET



POTENTIAL OPPORTUNITIES

CHARLES E. DAVIS STREET



CHARLES E DAVIS BOULEVARD



POTENTIAL OPPORTUNITIES

CANNON STREET



POTENTIAL OPPORTUNITIES

CANNON STREET



CANNON STREET





POTENTIAL INFRASTRUCTURE IMPLICATIONS

WATER

- Recommended that all existing 6" water lines be replaced with new 8" water lines to serve current fire demand for new construction
- Most water lines likely nearing end of service life and should be replaced concurrently with major rehabilitation or reconstruction

SANITARY SEWER

- Large majority of study area lies within the Driftwood Combined Sewer System
- Recommended that as each phase of redevelopment occurs, the combined sewers are separated into stormwater and sanitary sewer pipe systems

STORMWATER QUANTITY

- Within the CSS basin, detention will be required in order to attenuate the flows into sanitary sewer systems and no increase flows into the river. Detention systems will either take up large amount of land or will need to be installed underground. Detention is avoided by separated sewer systems or installed 100-year stormwater conveyance pipe.

STORMWATER QUALITY

- For master planning purposes, approximately 1,100 square feet per acre of impervious area should be reserved for bio-retention areas. This can be reduced if permeable pavement is used in parking lot areas.

NOTE: A comprehensive infrastructure master plan would be required in order to provide accurate estimates on projected infrastructure costs for this development. However, due to the combined sewer system, we can project similar costs as experienced with Envision Cayce. Existing piping runs through our development towards the river.



PEOPLE PLAN | Economic-Self Sufficiency

- Establish a one-stop shop to facilitate a pathway to success for training, development and employment

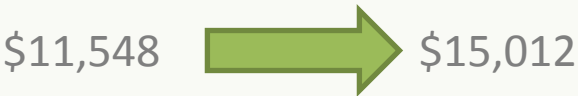


Pre-employment	Voc Rehab TDOC (HICEP) Project Return TPALM
Employment	American Job Center (16yo+) Opportunity NOW (14yo+) MOBC Chapter 2 (17-24yo) TDOC “second chance” (18yo+) Express Employment (24yo+) NCOA (60+)
Post/Advance Employment	UpSkill

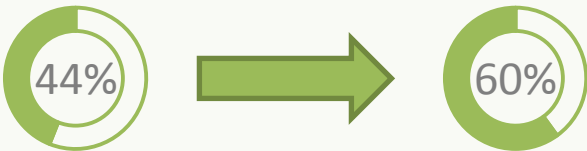
- Establish a Community Coalition for supportive services to provide outreach and awareness for currently established providers in the community

5 Year Metrics

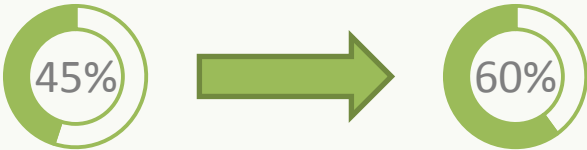
Average household income within the target area



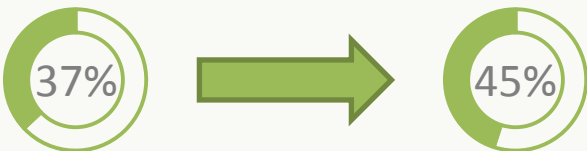
MDHA residents taking advantage of job training opportunities



Residents in target area employed



Residents in target area utilizing supportive services



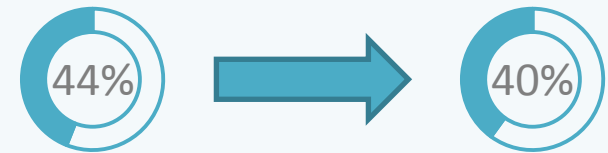
PEOPLE PLAN | Crime and Community Safety

- **Establish a Neighborhood Watch**
- **Establish Intentional Community Policing Opportunities**
 - MOU between MDHA and MNPd to provide for up to 20 hours per week of community policing. Since December 2017, provided over 1500 community contacts
 - Applied for the 2018 DoJ CBCR Grant
- **Incorporate Defensible Design**
- **Establish area Merchants Association**
 - Lead by Beverly Hall. Currently completing meetings with Dickerson Pike Merchants Association and Jefferson Street Merchants Association to establish best practices
- **Evaluate supportive staffing and partner with RA's to enhance advocacy and enforcement**
 - Held initial meeting with consultant on February 24th to discuss best practices to use in transitioning to mixed income and the notion of a neighborhood association
 - Next Step: scheduled neighborhood association capacity building training set for June 9th

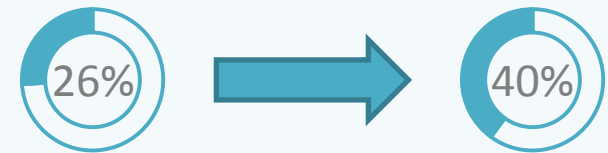


5 Year Metrics

10% decrease in 3-year average UCR Part I Violent Crimes Rate



Percent of residents who report positive relationships with police outside of emergency situations



PEOPLE PLAN | Community Health and Wellness

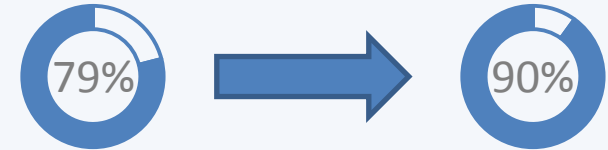
- **Partner with existing healthcare providers to expand capacity and incorporate additional services**
 - Neighborhood Health is expanding dental services
 - Neighborhood Health is expanding female health/family planning services
 - Neighborhood Health is exploring opportunities to offer pediatric services
- **Establish comprehensive pharmacy services within the target area**
 - Pruitt Pharmacy opened inside Neighborhood Health on April 18th
- **Establish a community-based urban garden/farmer's market**
 - An on-going goal of Harvest Hands CDC
- **Establish a full-service grocery within the community**
 - A long-term objective
 - In addition, Neighborhood Health is working with metro and Second Harvest to provide “prescriptions” of fresh fruit and vegetables to those in need in an effort to address health concerns
- **Establish a comprehensive health and recreation facility within the community**
 - Working within Metro Parks Plan to Play, establish a Regional Community Center within the Napier community
- **Establish a healthy living educational campaign targeting youth and adults**
- **Incorporate design elements within the development plan that will promote healthy and safe living**



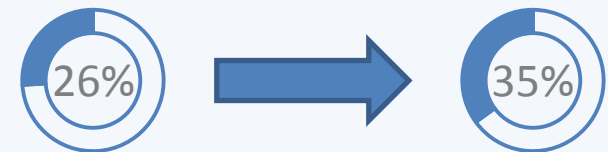
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5 Year Metrics

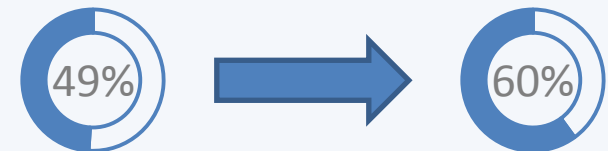
Residents who describe their health as “good or very good”



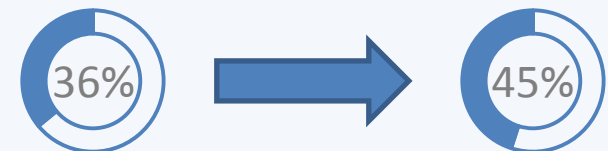
Residents describing neighborhood healthcare as “very good”



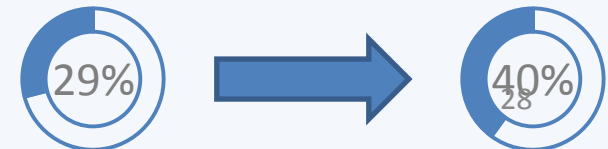
Residents with a primary care Dr.



Quality & variety of fresh fruits & vegetables in the community rated as “good or very good”



Neighborhood park & recreation facilities rated “good or very good”

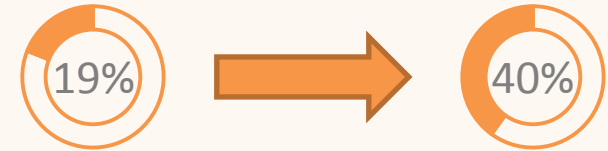


PEOPLE PLAN | Education Training and Development

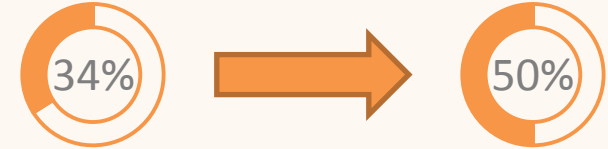
- **Increase quality and access of early education programming**
 - Evaluate and expand capacity of current providers
 - Establish and expand in-home daycare certification program
 - Build a comprehensive Early Learning Center
- **Expand after school and summer programming**
 - Evaluate and expand transportation options with MTA to access programming outside of target area
 - Evaluate and expand capacity of current providers
 - Recruit and establish new providers within the target area
- **Increase parent and community engagement**
 - Extend transportation voucher through MTA and MNPS to parents
 - Implement a comprehensive, community driven communication strategy
 - Expand the presence of community-based parents clubs
 - Establish information hubs within current community anchors
- **Promote technology access and digital literacy for all ages**
 - Incorporate digital literacy programming within all youth development and job training curriculum
 - Partner with internet service providers to expand outreach of affordable internet access

5 Year Metrics

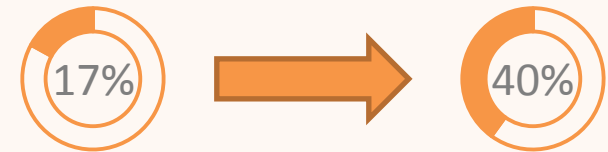
Rating of adequate childcare



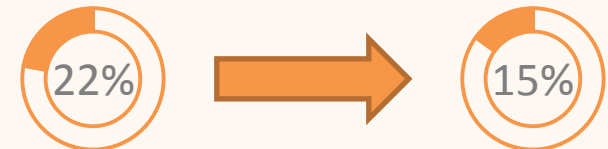
Quality of childcare good or very good



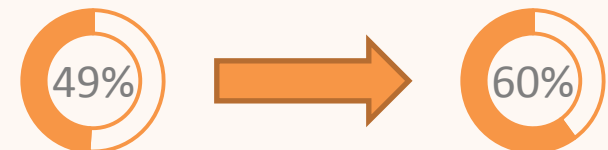
Adequate after school programming



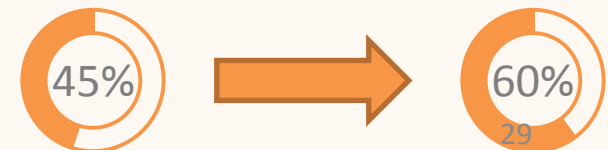
Zoned high school drop out rate



Parents engaged with child's school



Internet connected computing device other than a cell phone



UPDATES SINCE FEBRUARY



STRATEGIC RECOMMENDATIONS

- Seek community plan amendment and SP
- Pursue Redevelopment District
- Secure site control via acquisition or partnerships for the Lafayette frontage.



NEXT STEPS

- Design Guidelines
- Property Survey
 - Topographic and Boundary
- Utilities Study
 - Stormwater
 - Sanitary Sewer
 - Water
 - Electrical and Franchise Utility
- Traffic Impact Analysis
- Rezoning
 - Specific Plan and Community Plan Amendment

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Envision Napier Sudekum Aerial View

