



Envision Napier Sudekum

Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN

Master Plan Update

December 14, 2017



MOODY•NOLAN

LORD
AECK
SARGENT

Kimley»Horn

AGENDA

- Welcome and Introductions
- Executive Remarks
- Transformation Plan Update
 - Process Summary and Updates
 - People and Education Goals
 - Conceptual Design Updates
- Upcoming Dates
- Q&A



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-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 50 community meetings, 6 community design charrette workshops, and three 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. Goals and strategies are being finalized in November 2017 work groups, with the final People and Education Plans to be presented for board update in December 2017. The Neighborhood plan is also being finalized, with intent to provide update in December.

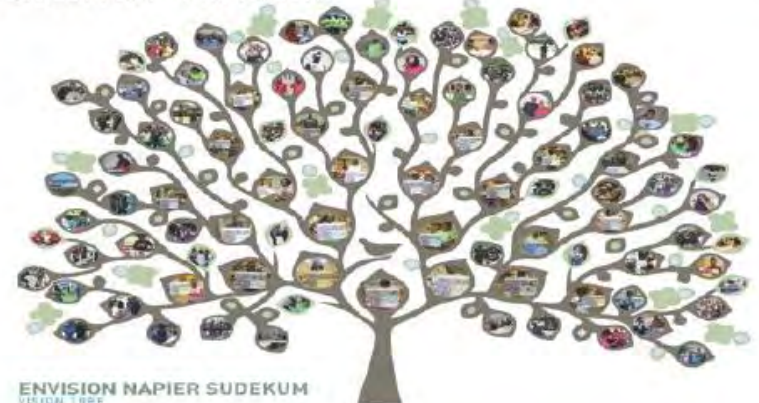


COMMUNITY ENGAGEMENT UPDATE

- **Bridging the Gap Resource Fair**
 - Event held in November 2017
 - Over 100 households served
 - 15 targeted providers present
 - <http://www.newschannel5.com/news/east-nashville-residents-receive-holiday-meals>
- **South Nashville Street Fest: Coming Together Day**
 - [Event held in May 2017](#)
 - [Over 1000 attendees](#)
 - [Combination of street fair, service providers and community design charrette](#)
- **South Nashville Night Out Against Crime**
 - [Event held in August 2017](#)
 - [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



PEOPLE AND EDUCATION PLANS

Economic Self-Sufficiency

- Establish a one-stop shop to facilitate a pathway to success for training, development and employment
 - Established centralized location for services
 - Established database of employers willing to work with second-chance employees
 - Partner with local employment-related service providers to establish a comprehensive, consistent job training curriculum
 - Establish a comprehensive mentor program to assist with job readiness and placement
 - Establish a centralized career mapping tool
- Establish a Community Coalition for supportive services to provide outreach and awareness for currently established providers in the community
 - Develop and distribute a survey to all community agencies/providers to catalog available services
 - Develop a comprehensive communication strategy
 - Establish a centralized hub to serve as the destination location for information on available services
 - Create and fund a staffing plan dedicated to the administration of the coalition and to serve as the community point of contact



PEOPLE AND EDUCATION PLANS

Crime and Community Safety

- Establish a Comprehensive Community Safety Initiative
 - Establish a Neighborhood Watch Program
 - Establish intention community policing opportunities
 - Incorporate Defensible Design Principles within community design guidelines
 - Establish an area Merchants Association
 - Partner with neighborhood and resident associations to establish and/or enhance elements of advocacy and enforcement within lease agreements and association by-laws

Community Health and Wellness

- Seek public-private partnerships and development opportunities to address community health and wellness
 - Partner with existing healthcare providers to expand capacity and incorporate new specialty services
 - Establish comprehensive pharmacy services within the community
 - Establish a community-based urban garden/farmer's market
 - Establish a full-service grocery store within the community
 - Establish a comprehensive health and recreation facility within the community
 - Establish a healthy living educational campaign targeting youth and adults
 - Incorporate design elements within the development plan that will promote healthy living and safety



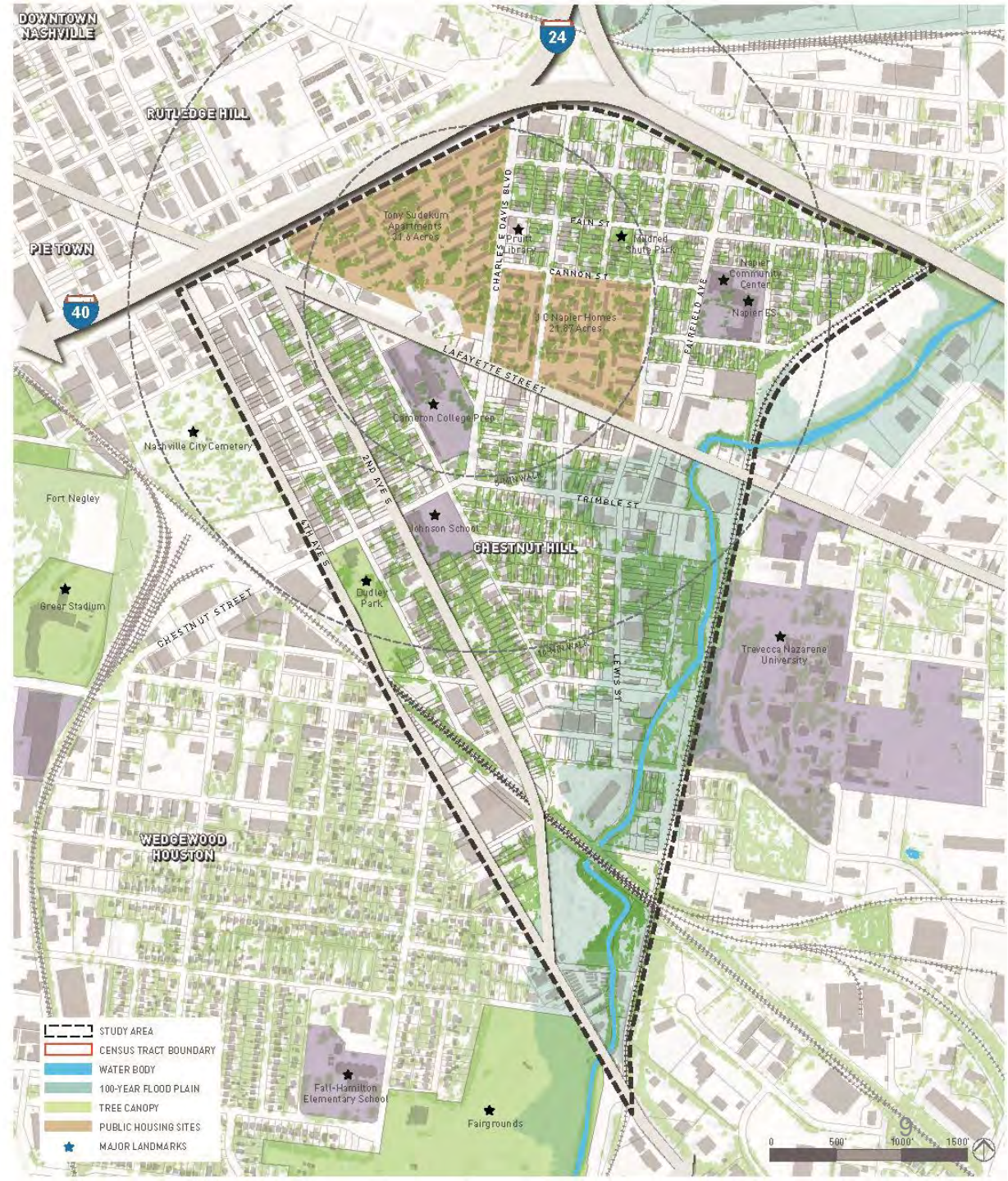
PEOPLE AND EDUCATION PLANS

Education Development and Training

- Increase quality and access of early education programming
 - Utilize annual survey to gauge current and projected capacity of existing childcare providers
 - Partner with local institutions to incorporate early education within their programming at existing facilities
 - Establish an in-home childcare training program
 - Build a new, comprehensive Early Learning Center
- Expand after-school and summer programming
 - Partner with MTA, MNPS and local service providers to establish new transportation services to enhance access to resources located outside of the community
 - Partner with local institutions and existing youth development providers to incorporate and/or expand after-school and summer programming within their programming services at existing facilities
 - Attract new youth development providers to the community
- Increase parent and community engagement
 - Establish partnerships with MTA and MNPS to expand transportation services
 - Establish a comprehensive community strategy
 - Establish satellite meeting locations and information hubs
- Promote technology access and digital literacy training for all ages
 - Incorporate digital literacy training within youth development and job training curriculum
 - Partner within internet service providers to expand access to affordable internet access




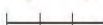


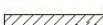

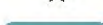














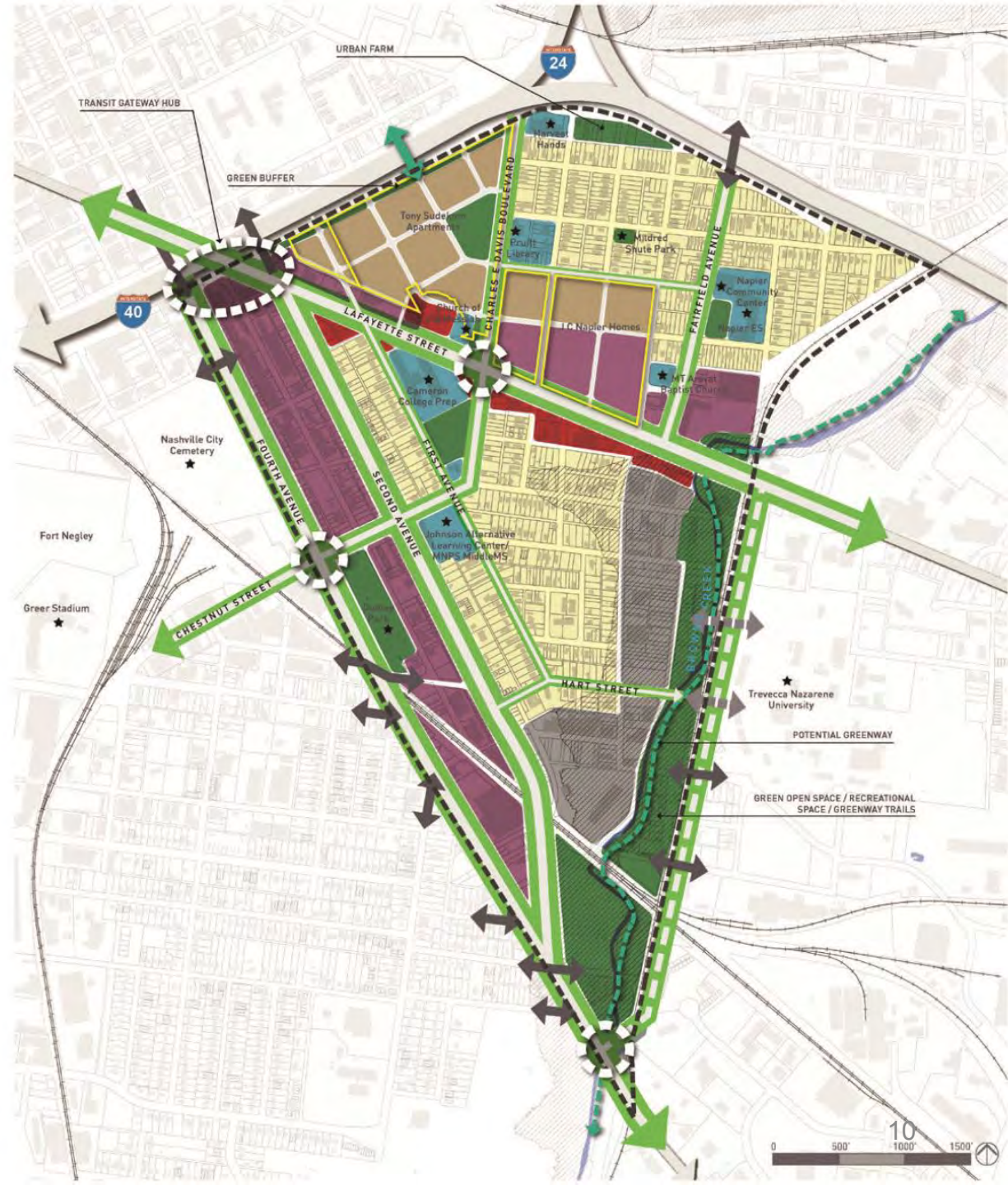
NEIGHBORHOOD CONTEXT



Envision Napier Sudekum Choice Neighborhoods
Metropolitan Development and Housing Agency, Nashville, TN

NEIGHBORHOOD FRAMEWORK

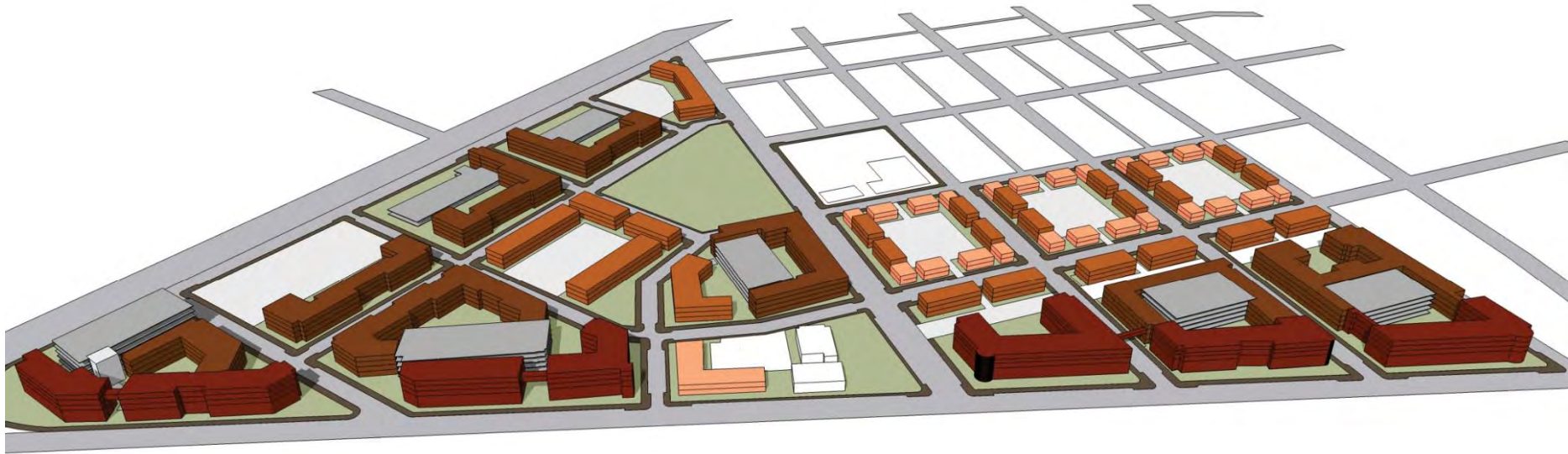
-  STUDY AREA
-  TARGET HOUSING SITES
-  MAJOR ROADS
-  RAILROAD
-  PLANNED ARTERIAL BOULEVARD
-  WATER BODY
-  100-YEAR FLOOD PLAIN
-  MAJOR LANDMARKS
-  EXISTING INSTITUTIONAL
-  COMMERCIAL REDEVELOPMENT AREAS
-  MIXED USE REDEVELOPMENT AREAS
-  NEIGHBORHOOD RESIDENTIAL INFILL AREAS
-  NEW RESIDENTIAL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



SITE DEVELOPMENT

Expanded Site

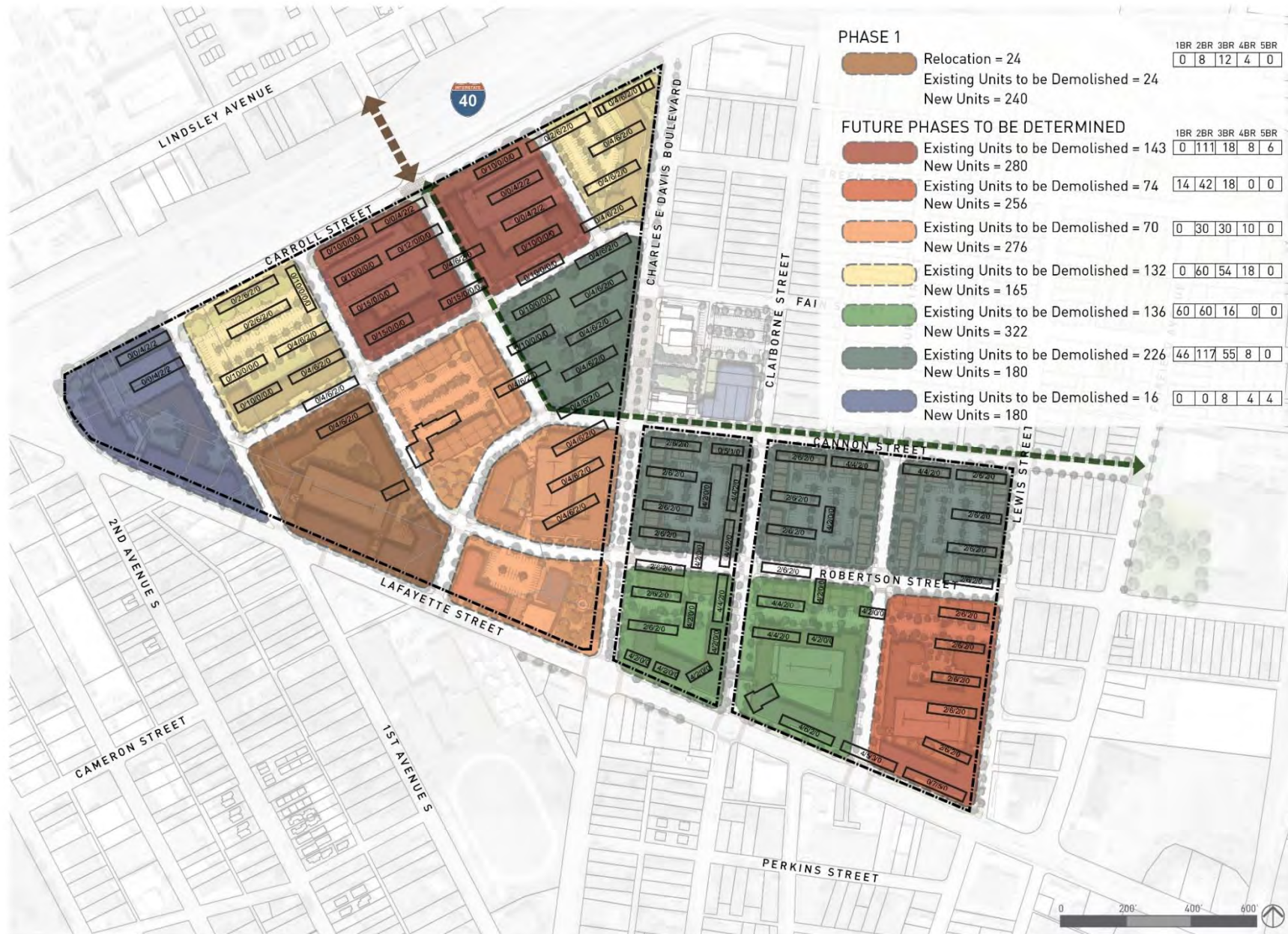




PHASING



PHASING



SITE CONTEXT



LAFAYETTE STREET

STREET IMPROVEMENTS

Lafayette Street



POTENTIAL OPPORTUNITIES

LAFAYETTE STREET



POTENTIAL OPPORTUNITIES

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



POTENTIAL OPPORTUNITIES

CANNON STREET



POTENTIAL OPPORTUNITIES

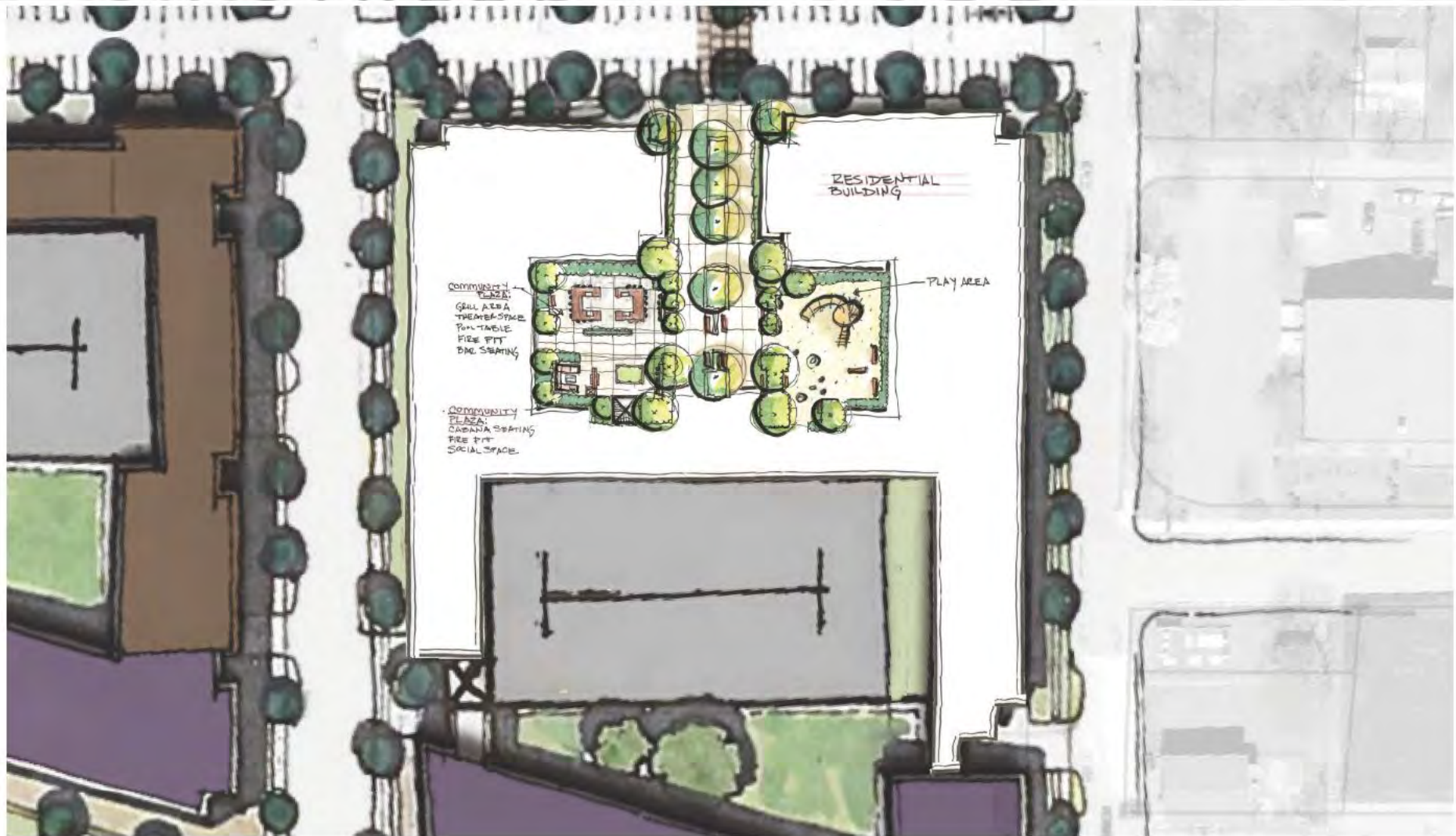
CANNON STREET



LEGEND

- 1 BASKETBALL COURTS
- 2 OPEN SPACE
- 3 WALKING PATHS
- 4 CENTRAL PAVILION PLAZA
- 5 COMMUNITY PLAYGROUND
- 6 CENTRAL PEDESTRIAN CORRIDOR
- 7 TREE BOSQUE / PLAZA
- 8 SPRAYGROUND
- 9 COURTYARD





APARTMENT AMENITIES

Apartment Interior

- Washer / dryer hook-ups
- Energy efficient units
- Dishwasher
- Central heat & air
- More adequate storage
- Open Floor Plan

Apartment Exterior & Neighborhood

- Balcony / Patio
- Public outdoor space
- Exercise room
- Ample parking nearby
- Pool
- Cafe / mixed-use building



FITNESS CENTER



COVERED PORCH



COMMUNITY PATIO



OPEN PLAN



Housing Typology Example



2-3 STORY TOWNHOMES & FLATS

The townhome is a multilevel residence having access to each unit through an exterior private entrance. Typically, the living spaces are on the first level, with bedrooms on the upper levels. The flat is a private residence that is contained to a single, private floor. In the proposed plan, 3-bedroom townhomes are two stories and the 5-bedroom model is a full three stories. Some of the 3 story buildings contain a flat at the bottom and a townhome above. Parking is behind the buildings, accessed by an alley. Each unit has either a ground level patio or second floor balcony. Shared amenities, such as a community room, gym, and fitness center will be provided in the nearby HUB.



Housing Typology Example



3 STORY GARDEN APARTMENTS

The garden style apartment is three levels with apartments contained to a single, private floor. Access to each apartment is through an interior or exterior common stair that bisects the building. In the proposed plan, a parking lot is located between the buildings and accessed from the street. Shared amenities, such as a community room, gym, and fitness center will be provided in the nearby HUB.

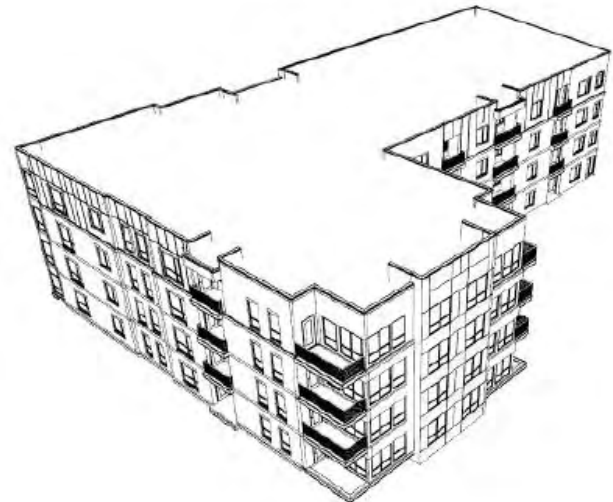


Housing Typology Example



3-4 STORY APARTMENTS

The four story apartment building has multiple levels. Access to each apartment is through a corridor connected to a central location containing a lobby, elevator, and stairs. Each apartment is a single, private floor. In the proposed plan, parking is in either a surface parking lot or parking garage behind each building. These apartment buildings are planned for 5,000 SF of shared amenity space.



Housing Typology Example



4-5 STORY MIXED-USE

The mixed-use apartment building is multiple levels. The first level is a double-height retail space, and there are three levels of apartments above. Each apartment is a single, private floor. In the proposed plan, access to the apartments in the building is through a central location, with an elevator and stairs, adjacent to 5 levels of parking. These apartment buildings are planned for 5,000 SF of shared amenity space.



Upcoming dates and next steps

December 2017:

- Transformation Plan Draft due to HUD – December 28

• January – July 2018:

- January 2018
 - Continued people and education goals/strategies refinement
 - Launch of resident capacity building workshops
- February 2018
 - CAG - Thursday, February 15, Napier Place
 - Resident ONLY – Thursday, February 15, Napier Place
 - Public Town Hall – Thursday, February 15, Church of the Messiah
- March 2018
 - Resident Capacity Building Workshops
- April 2018
 - Resident Capacity Building Workshops
- May 2018
 - CAG - Thursday, May 11, Napier Place
 - Resident ONLY – Thursday, May 11, Napier Place
 - Public Town Hall – Thursday, May 11, Church of the Messiah



QUESTIONS OR COMMENTS?

Email

ChoiceNeighborsENS@Nashville-MDHA.org

Hotline

615-780-7067

Website

www.nashville-mdha.org/choice-neighborhoods



Envision Napier Sudekum Aerial View

