

# Town Hall Meeting Minutes

Thursday, August 16, 2018, 6:00pm

Location: Church of the Messiah

Total of twenty (20) attendees

**Meeting facilitated by:** Janet King, James Harbison and Jeff Hall

## **Meeting Business**

- Welcome and introductions (Janet King)
  - The Town Hall was kicked off with welcome and introductions of all in attendance.
- Introductory Remarks (James Harbison)
  - Harbison offered appreciation to Church of the Messiah for providing the venue for the Town Hall. Remarks included a recap of the planning process to date, emphasizing that the plan had been approved by HUD and that implementation would be marathon. Harbison outlined that similar to the path taken with Envision Cayce, the first phase of Envision Napier and Sudekum would most likely be a smaller phase built within current opens spaces that could assist with onsite relocation for a larger second phase. He emphasized that a specific timeline has not been set yet, since the plan was just approved, but that he expected a ground breaking sometime in 2019.
- Transformation Plan Update (Jeff Hall)
  - Hall presented the final transformation plan that included a review of meetings, design charrette workshops and community engagement events. In addition, Hall outlined the goals and strategies developed in the People and Education Work Groups, emphasizing community safety, community health and wellness, economic self-sufficiency, and cradle to grave education. Finally, Hall reviewed the conceptual site plan – outlining the vision to redevelop Napier and Sudekum from the current 821 subsidized units to up to approximately 2100 mixed-income units that include subsidized, workforce and market rate at a 40-20-40 income mix. The conceptual design plan also reviewed proposed pedestrian and infrastructure improvements as well as new and updated community amenities – like a new park, expanded community center and direct access to the pedestrian bridge connecting the community to downtown. Hall also reviewed three strategic recommendations stemming from the community’s vision that would be necessary for the successful implementation of the plan, which included the initiation rezoning efforts, the creation of a redevelopment district, and the site control of the land along the Lafayette Street frontage.
- Early Action Highlights (Jeff Hall)
  - Hall provided updates on actions already being made to progress towards goals set within the People Plan. First, through a partnership with Neighborhood

Health Clinic-Napier and Pruitt Pharmacy, a full service pharmacy is now located inside the Napier clinic starting on April 18, 2018. Furthermore, Neighborhood Health Clinic announced that pediatric services have been included within the clinic starting July 2018. Second, in partnership between MDHA and MNPD-Hermitage Precinct, a community policing initiative has been established whereas four officers are stationed at Napier and Sudekum for twenty-hours per week for the expressed intent of community building. Since launching in December 2017, the community policing initiative has resulted in over 2600 community contacts to date. Finally, Hall announced that initial steps have been taken to bring employment and employment readiness providers to the community, with the American Job Center and Vocational Rehab initiating onsite office hours twice per month at both the Napier and Sudekum management offices.

- Next Steps: (Jeff Hall)
  - Hall discussed that with the transformation plan finalized, the next steps required before groundbreaking are being initiated. To be completed by Moody Nolan and Kimley Horn, a traffic study, infrastructure study, site surveying, property rezoning and design guidelines would be completed over the next several months. An initial traffic study was completed in May 2018, with boundary and topographic surveying initiated in June, with an expected completed date of late September. Once surveying is complete, water, sewer and electrical master planning will begin. Hall also reviewed the rezoning that must occur for the plan to be implemented, which includes a Community Plan amendment to allow mixed-use along the Napier portion Lafayette, as well as for the entire site to seek a Special Purpose (SP) designation. Starting in August, the community will be engaged by Moody Nolan to develop specific design guidelines for the plan that will serve as a guidebook for implementation. Fieldtrips have been scheduled for August 29 and September 5 for residents and stakeholders to see various types of apartments, parking garages and open spaces.
- Q&A facilitation (Jeff Hall and James Harbison)
  - Question 1: Is the name set in stone? Many identify with J.C. Napier, with his historical significance in the community, but no Sudekum.
    - (Hall): No, naming is something that we intend to engage with the community through open dialogue in order to capture history while establish a new reputation/image.
    - (Harbison): We will most likely mimic the process we used in Envision Cayce. We engaged Metro Historic Commission to identify potential names that had historical ties to the community, and then as new construction comes on line, we changed the name. As an example, the new building at Cayce is George Barrett Manor at Boscobel Heights. We will take a more objective look at naming here as we start construction sometime in 2020.

- Question 2: What is the expected timeline for the community to get rezoned?
  - (Hall): We anticipate submitting the SP to planning in early 2019, but there will be several public meetings held first to develop that submission and ensure community consensus.
- Question 3: If you signed up on the sign in sheet, will you get future notices?
  - (Hall): Yes, we will begin sending you email notifications of meetings once we have you captured on a sign-in sheet.
  - (King): You can also go to our website to find all previous town hall presentations, with minutes, as well as previous newsletters.
- Question 4: What is the estimated timeline for groundbreaking?
  - (Harbison): We project groundbreaking for summer of 2019 at the earliest.
- Question 5: Where will you start?
  - (Harbison): We are sure yet. We will most definitely need to build in the open spaces in order to minimize disruption to current residents.
- Question 6: Jobs are what the community needs. How are new jobs being included within the development?
  - (Harbison): We will continue to work with JobsPlus Nashville and the Martha O'Bryan Center to provide job training within this community.
  - (Hall): We have also established a consortium of employment readiness providers, as well as created a Section 3 Work Readiness Coordinator, to ensure residents are prepared to take advantage of jobs as they are created through the development, though it is too soon to know what specific companies will locate within the commercial spaces outlined in the plan.
- Question 7: Will the new community be gated?
  - (Harbison): No, the community will be focused on defensible design, with detailed security measures within each phase – like cameras, controlled access, secure parking, etc.
- Question 8: (Open Comment): A community's environment is important. New housing will help a lot of these social/crime problems.