



Envision Napier Sudekum

Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN

Master Plan Update

August 16, 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 centered 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 included over 60 community meetings, 6 community design charrette workshops, and six 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 was submitted to HUD on June 27, 2018.

HUD officially accepted the Transformation Plan for Envision Napier and Sudekum on August 13, 2018.

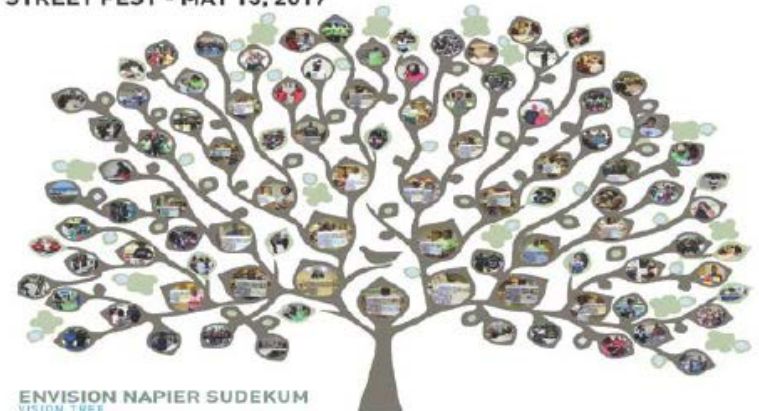


COMMUNITY ENGAGEMENT UPDATE

- **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 in annually in August
 - Over 1000 attendees
 - Focus on community safety, back-to-school, service providers and community policing



STREET FEST - MAY 13, 2017



ENVISION NAPIER SUDEKUM
VISION TREE



EXISTING SITE



SITE DEVELOPMENT

Expanded Site



POTENTIAL OPPORTUNITIES

LAFAYETTE STREET



POTENTIAL OPPORTUNITIES CANNON STREET



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

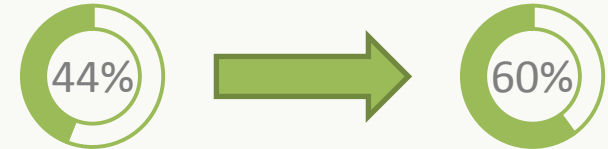
- Establish a Community Coalition for supportive services to provide outreach and awareness for currently established providers in the community

5 Year Metrics

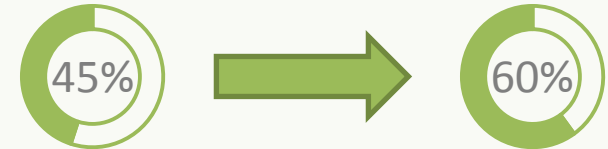
Average household income within the target area



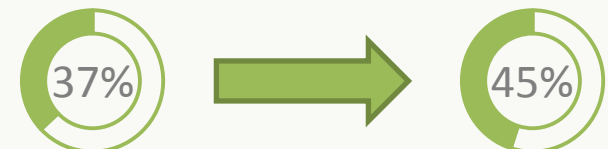
MDHA residents taking advantage of job training opportunities



Residents in target area employed



Residents in target area utilizing supportive services



EARLY ACTION ACTIVITIES: Economic Self-Sufficiency

Starting in late August, a rotation of employment readiness providers will set up in each management office to provide direct, on-site services on a bi-weekly basis.



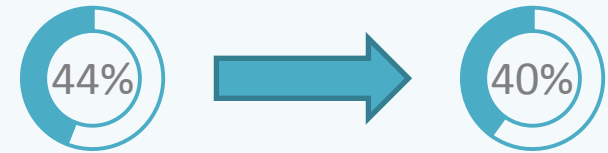
PEOPLE PLAN | Crime and Community Safety

- **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

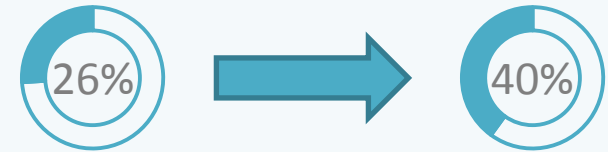


5 Year Metrics

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



EARLY ACTION ACTIVITIES: Community Safety

- MDHA-MNPD Community Policing Initiative
 - Over 2300 community contacts to date
- Monthly Neighborhood Community Safety Meeting (St. Luke's)
- Lafayette Avenue Merchants Association (1st meeting held August 2, 2018)

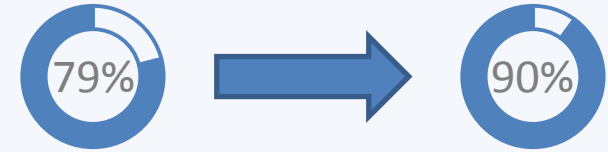


PEOPLE PLAN | Community Health and Wellness

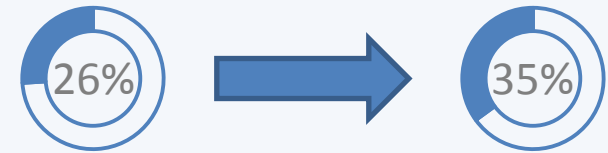
- **Partner with existing healthcare providers to expand capacity and incorporate additional services**
 - Neighborhood Health is expanding dental services
 - Neighborhood Health is expanding female health/family planning services
 - Neighborhood Health is exploring opportunities to offer pediatric services
- **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**

5 Year Metrics

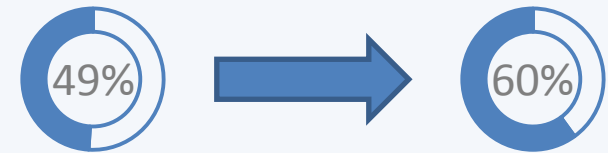
Residents who describe their health as “good or very good”



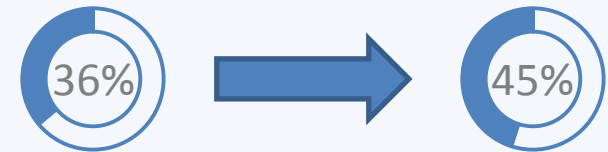
Residents describing neighborhood healthcare as “very good”



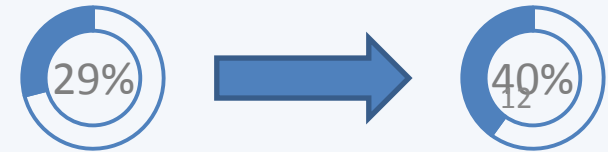
Residents with a primary care Dr.



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



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



EARLY ACTION ACTIVITIES: Community Health and Wellness

- Ribbon Cutting for Pruitt's Discount Pharmacy at Napier Clinic
- Pediatric Services offered at Napier Clinic (starting in July)
- Fresh fruit and vegetables available weekly at Napier Clinic
- Trevecca Nazarene University working on a community garden grant initiative

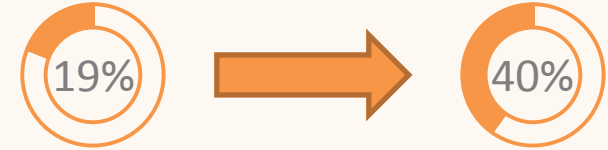


PEOPLE PLAN | Education Training and Development

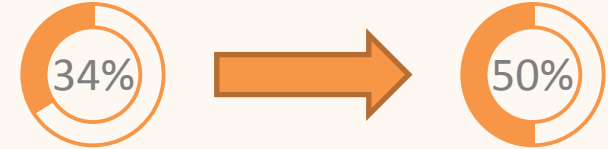
- **Increase quality and access of early education programming**
 - Evaluate and expand capacity of current providers
 - Establish and expand in-home daycare certification program
 - Build a comprehensive Early Learning Center
- **Expand after school and summer programming**
 - Evaluate and expand transportation 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

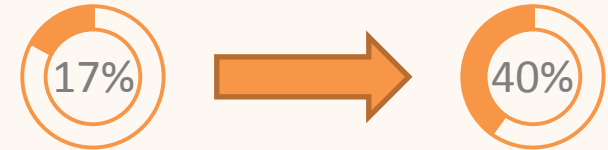
Rating of adequate childcare



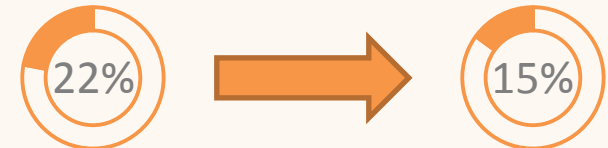
Quality of childcare good or very good



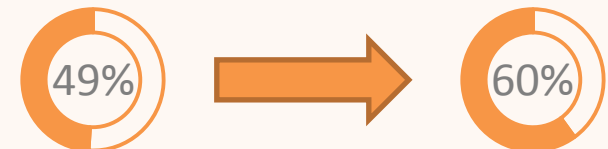
Adequate after school programming



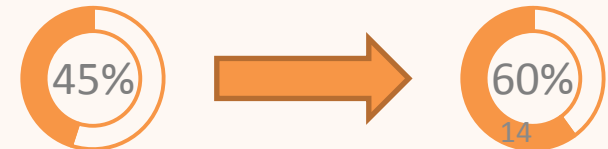
Zoned high school drop out rate



Parents engaged with child's school



Internet connected computing device other than a cell phone



NEXT STEPS – Infrastructure Study

- **Property Survey**
 - Topographic and Boundary Survey – underway now
 - Field Topo and Drone survey
- **Traffic Impact Analysis – underway now**
 - Traffic Counts and analysis
- **Utilities Study – Will follow survey**
 - Stormwater
 - Sanitary Sewer
 - Water
 - Electrical and Franchise Utility
- **Rezoning**
 - Community Plan Amendment
 - T4 Neighborhood Evolving to T4 Mixed CM and Open Space
 - Specific Plan (SP) Rezoning
 - Residential PUD with RM 20 to SP



NEXT STEPS – Design Guidelines Field Trips



Uptown Flats



Nance Place



Envision Napier Sudekum Aerial View

