

***ENVISION***  
***NAPIER/SUDEKUM***  
**CHOICE NEIGHBORHOODS**  
**PLANNING GRANT**

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Public Meeting #1

11/17/2016

# Agenda

1. Welcome and Introductions
2. Project Overview
3. Context and Background
4. Discussion/Open Mic
5. Next Steps and Adjournment

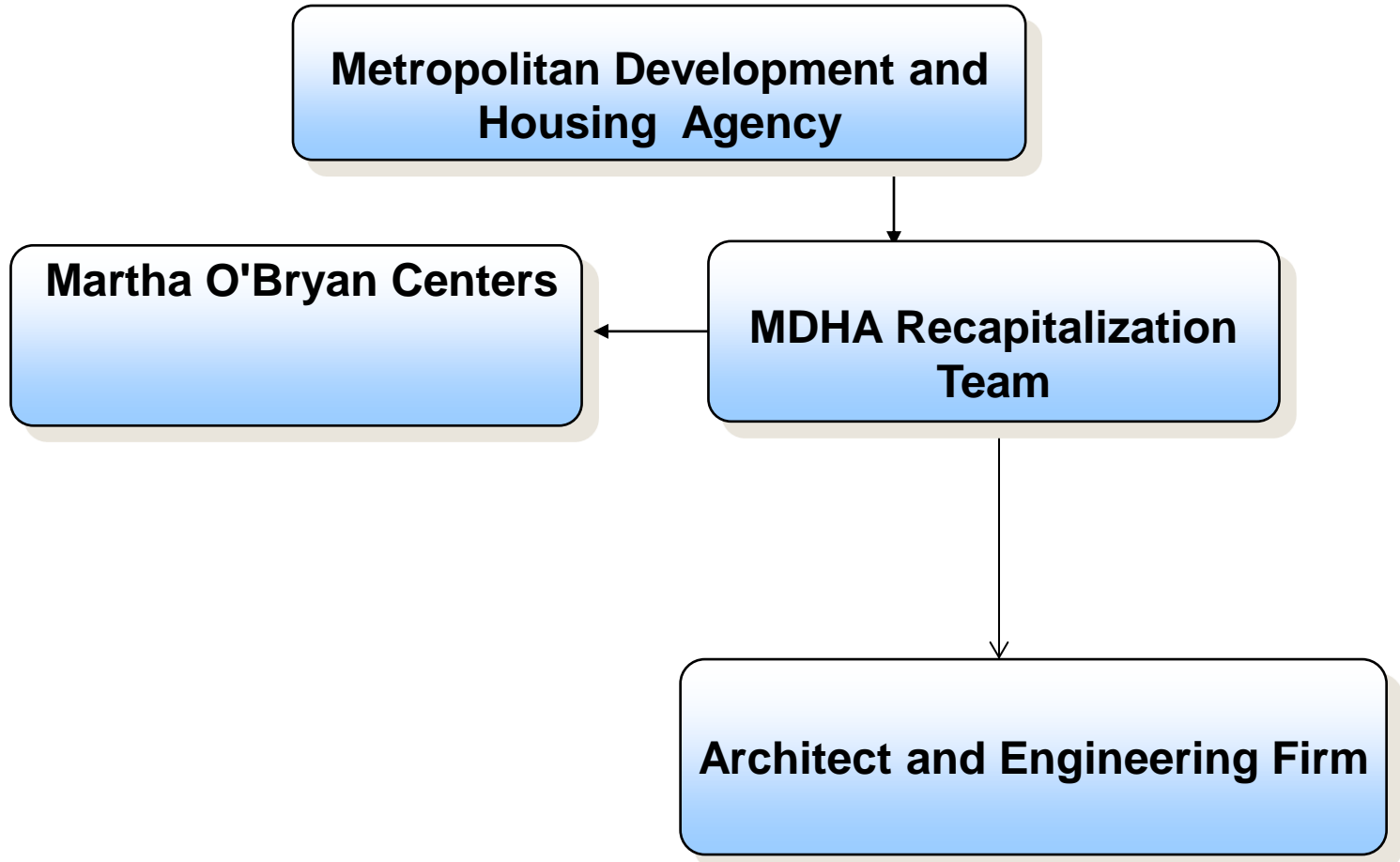
# Vision and Goals

- One-for-One Replacement of Napier/Sudekum Units
- Enhance and Improve Economic and Cultural Diversity of South Nashville
- Create a Mixed Income Community
- Green, Sustainable, and Financially Feasible Development
- Connect with & Leverage Other Local Initiatives
- Resident and Community-Supported Planning Process

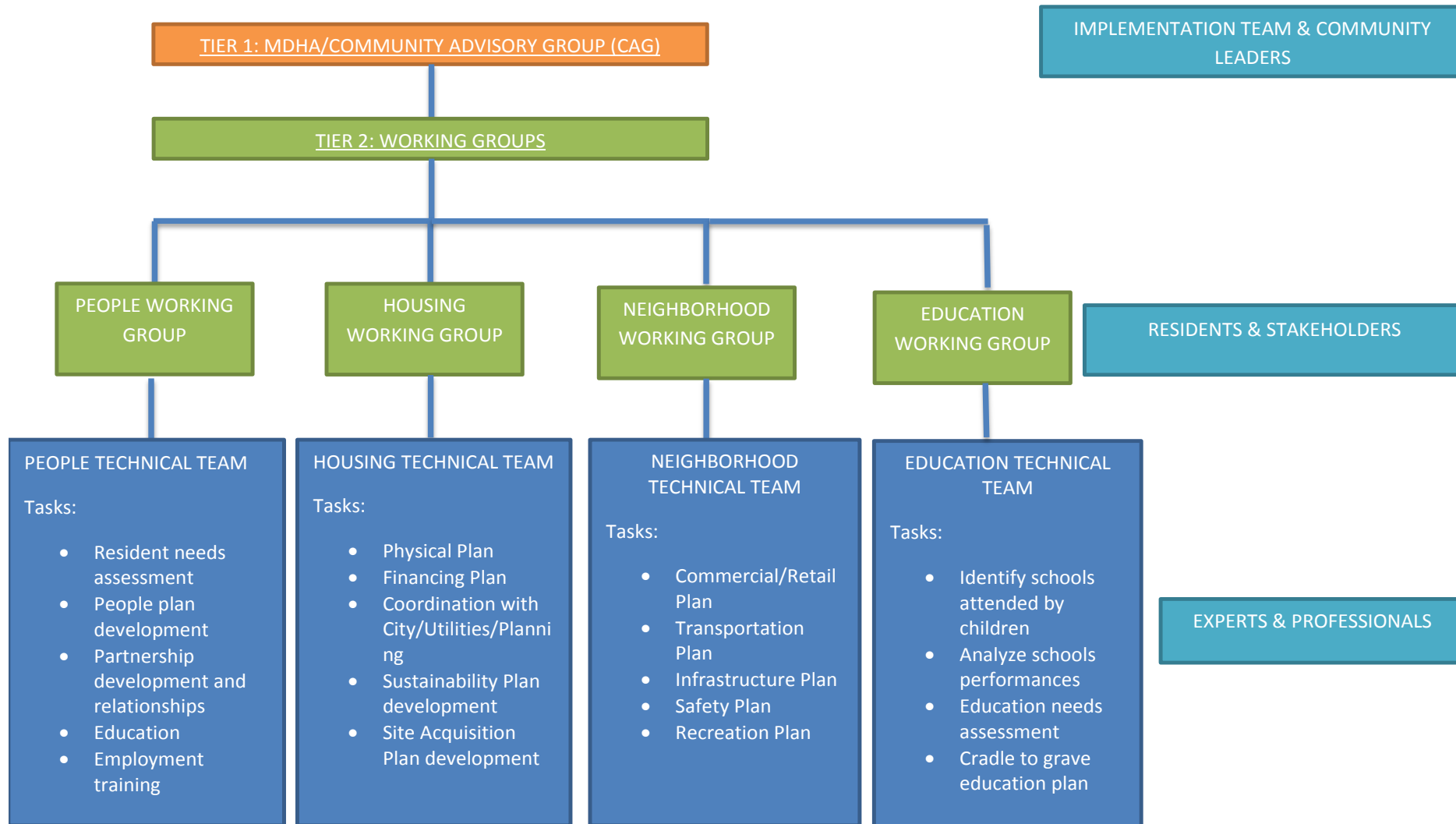
# Connecting the Dots...

- Jobs-Plus Grant
- Wedgewood-Houston Redevelopment and Growth
- Connect Home Initiative
- Nashville Promise Zone

# Team Organization



# Governance Structure



# Community Engagement

- Door Knocking
- Accessible Community Meetings
- Collect Contact Information
- MDHA/Project Website
- Multiple ways to provide input:
  - Resident survey
  - Interactive website
  - Small group meetings
  - Community information fairs
  - Meetings and focus groups



# Choice Neighborhoods Planning Process

- Three focus areas of the grant:  
People, Neighborhood, and Housing
- People Planning: Martha O'Bryan
- Neighborhood/Housing: MDHA
- Identify and form “Working Groups”





# Our Work – To Listen and To Learn

## Phase 1: Assess Current Conditions

- Needs Assessment
- Inventory of Neighborhood Resources
- Inventory of Existing Buildings and Infrastructure
- Market and Economic Analysis

## Phase 2: Explore Options/Alternatives

- 1-for-1 Replacement
- Relocation/Rehousing
- Demolition
- Off Site Replacement Opportunities
- Site Designs, Structure Types, and Accessibility
- Housing Mix
- Development Phasing

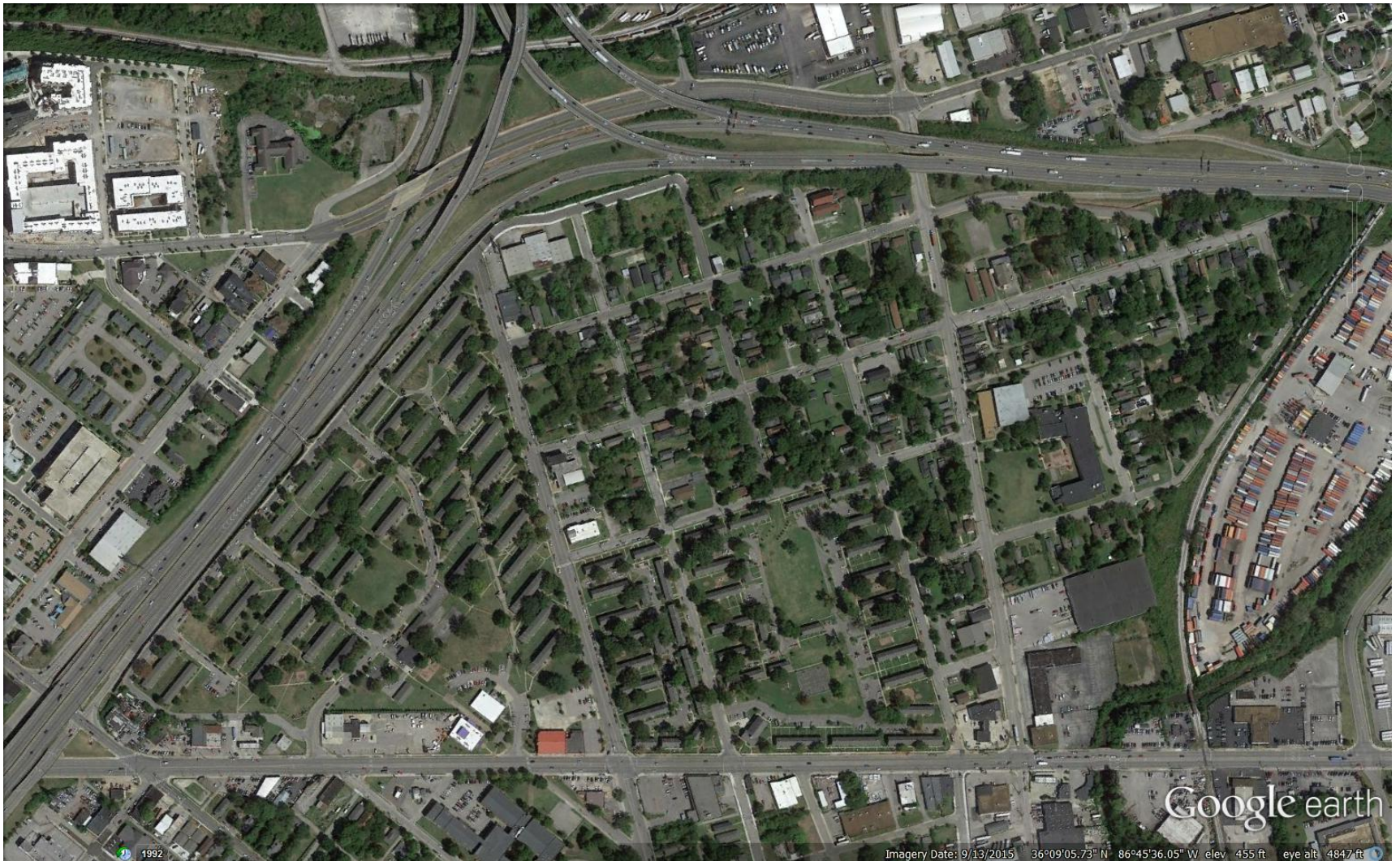
## Phase 3: Preferred Plan

- Replacement Housing Plan
- Building/Improving on Neighborhood Assets
- Land Use, Density, Open Space, Connectivity, Zoning
- Infrastructure
- Feasible Financing Plan
- Partners & Implementation

# Background and Context

- MDHA-owned properties:
  - Napier Place Apartments (378 units)
  - Sudekum Apartments (443 units)
- Neighboring multifamily developments:
  - None
- Location! Location! Close to downtown Nashville, Convention Center, Greyhound Bus Station, and Wedgewood/Houston neighborhood
- Neighborhood Assets: health clinic, elementary/middle school, library, recreational center, work-force development programs, churches

# Target Neighborhood





# Target Neighborhood



Commercial Use Residential



# Target Neighborhood



# Choice Neighborhoods Planning Grant (CNPG) Big Picture

## **CN Grant Goals:**

- Transform the target neighborhood into mixed-income, mixed-use community
- Minimize disruption to resident's lives
- Create new commercial and institutional space
- New repositioned green space and parks
- New educational opportunities
- Increasing safety by using defensible designs
- Increase employment opportunities
- Address poor health issues

# Choice Neighborhoods Planning Grant (CNPG) Big Picture

## **CN Planning Grant motivations:**

- Target neighborhood is landlocked from Nashville's fast growing economy
- Target neighborhood is currently designated as a low-access food desert
- Lack of retail opportunities
- Existing elementary school is among the city's lowest performers
- High crime

# DISCUSSION

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1. Opportunities and Challenges
2. Community Vision and Options



# HAVE QUESTIONS OR COMMENTS?

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