



# Envision Napier Sudekum

## Choice Neighborhoods

Metropolitan Development and Housing Agency, Nashville, TN

# Town Hall Meeting

August 1, 2019



MOODY•NOLAN

LORD  
AECK  
SARGENT

Kimley»Horn

# AGENDA

Welcome & Introductions

Janet King

A Word from our Executive Director

James Harbison

Transformation Plan Review

Curtis Thomas

Implementation Next Steps

Planning Team

ConnectHome/Envision Partnership

Curtis Thomas

Community Safety Meeting

Pastor Williams

Upcoming Events

Janet King

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 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.

# EXISTING SITE



# SITE DEVELOPMENT

# Expanded Site



# POTENTIAL OPPORTUNITIES LAFAYETTE STREET



# POTENTIAL OPPORTUNITIES CANNON STREET



# IMPLEMENTATION NEXT STEPS

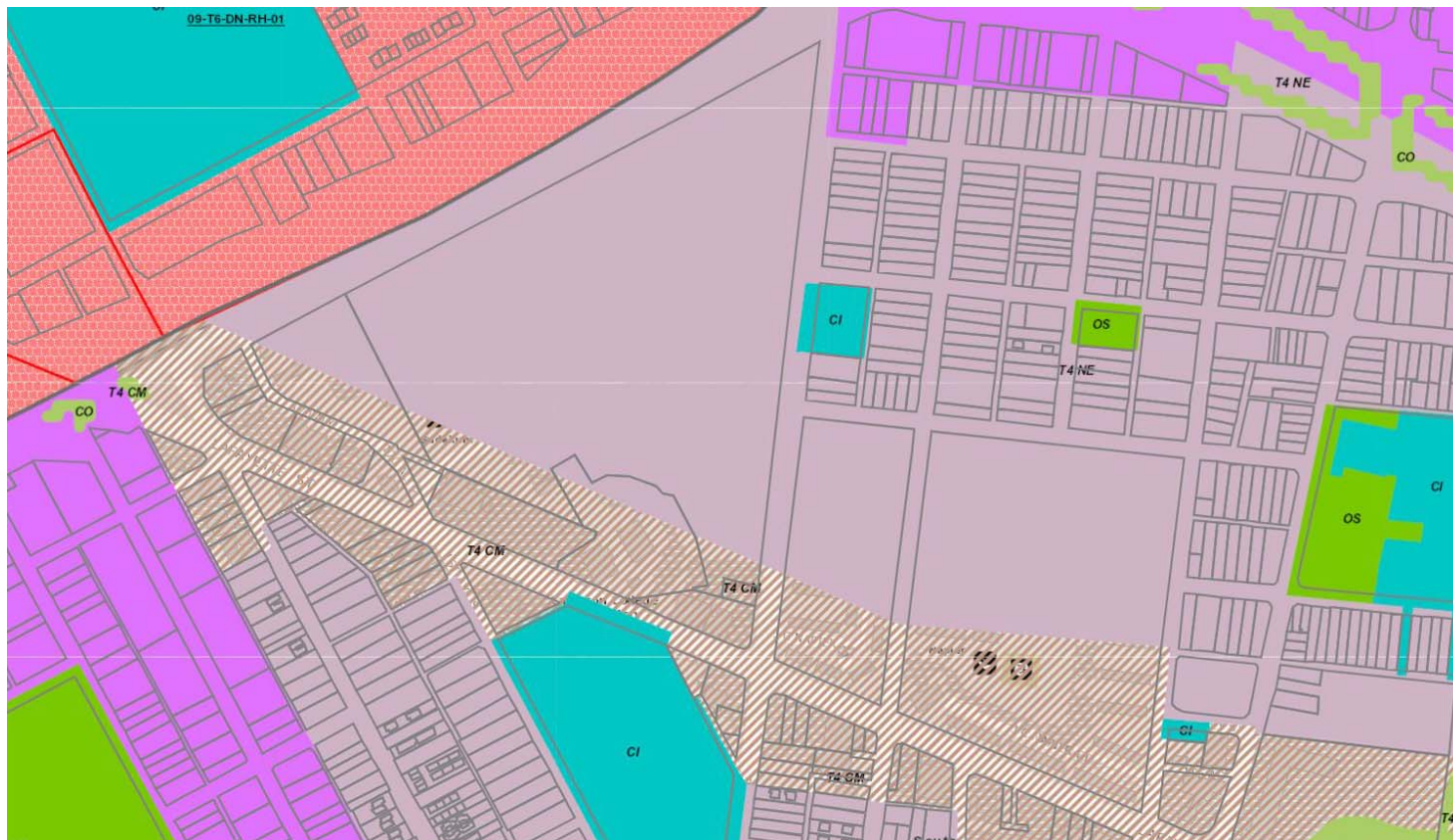
- **Community Plan Amendment**
  - Napier frontage along Lafayette to allow mixed-use development
  - Sudekum adjacent to frontage to allow mixed-use development
- **Specific Plan (SP) Rezoning**
  - Starting with MDHA-owned land
  - Currently zoned Residential PUD & RM 20
  - Rezone to SP
- **Design Guidelines**
  - Capture the Transformation Plan's vision in design standards
- **Behind the Scenes**
  - Topographic Survey
  - Designing Streets
  - Designing Utilities



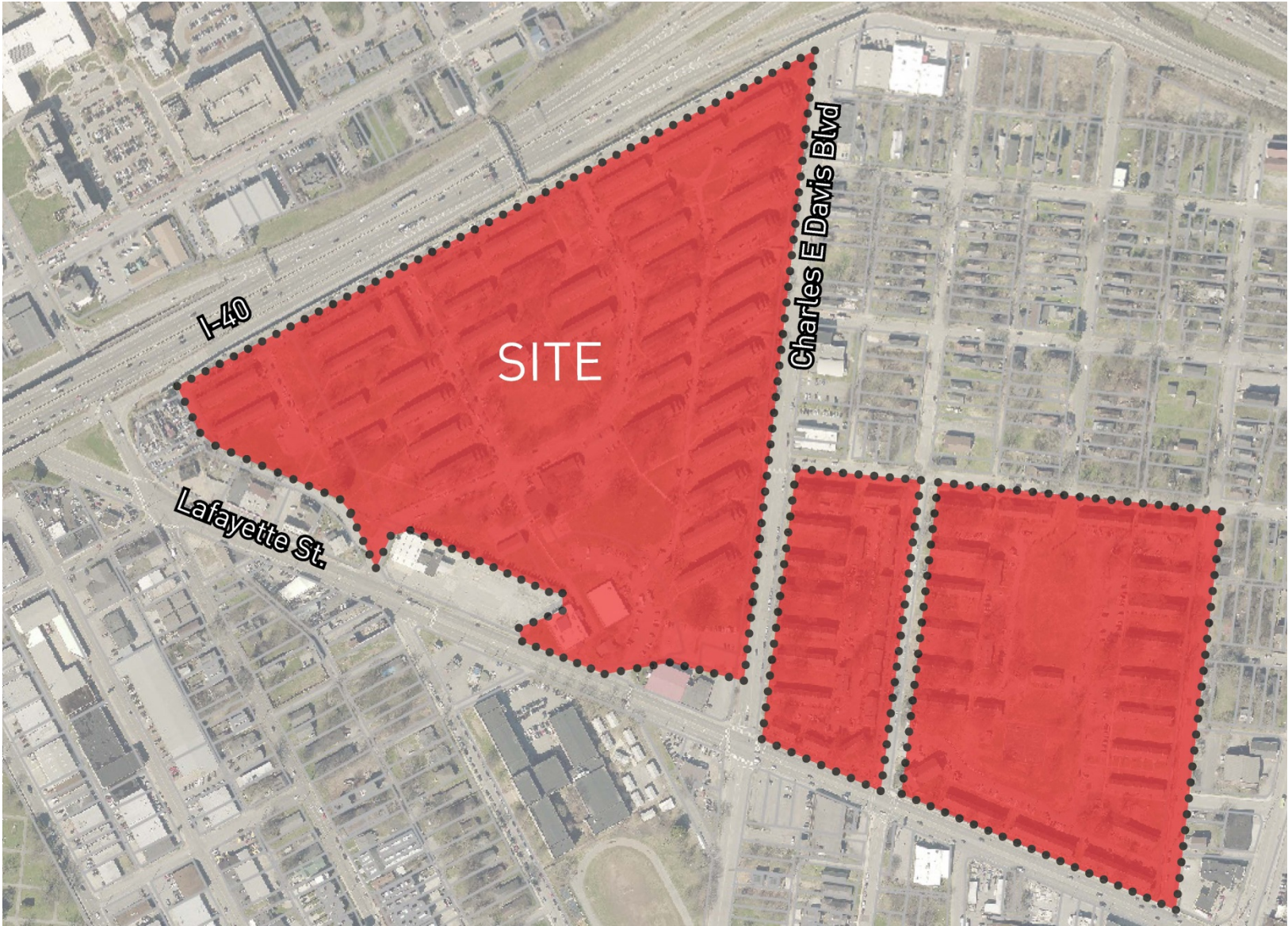
# NEXT STEPS | Community Plan Amendment

## Community Plan Amendment

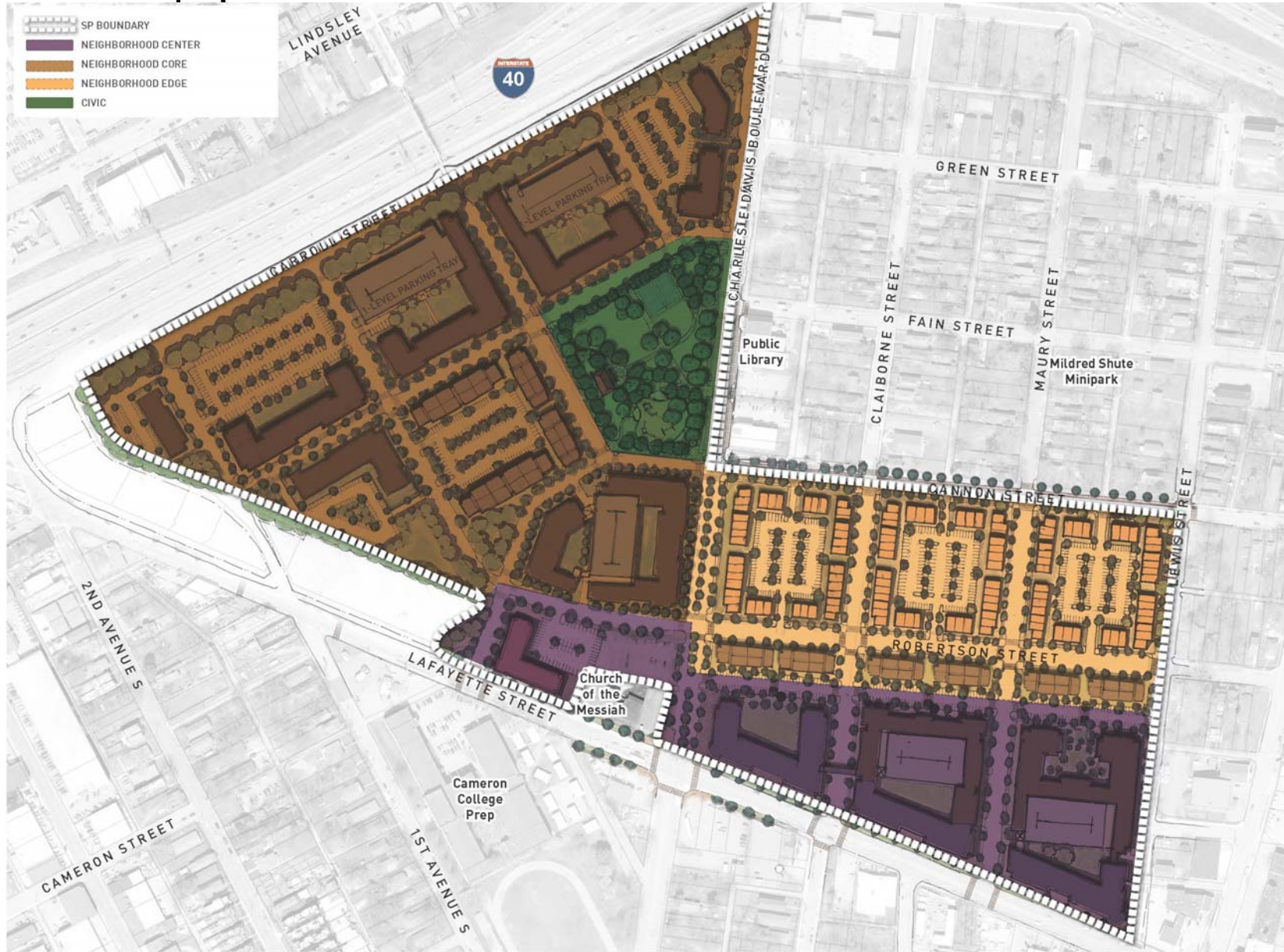
- T4 Neighborhood Evolving to T4 Mixed CM and Open Space
- Planning Department held public meeting on April 18, 2019
- **Approved at Planning Commission on May 23 and is completed!**



# NEXT STEPS | Specific Plan (SP) Rezoning



# NEXT STEPS | Specific Plan – Subdistricts



# NEXT STEPS | Specific Plan – Timeline

## Specific Plan (SP) Rezoning

- **STEP 1: PLANNING COMMISSION**
  - *Approved Unanimously (on consent) by Planning Commission (Case Number- 2019SP-036-001)*
- **STEP 2: METRO COUNCIL (Bill BL2019-1773)**
  - *First Reading: Passed July 2, 2019*
  - **Second Reading/COUNCIL PUBLIC HEARING: August 6, 2019**
  - *Third Reading: August 20, 2019\**
  - *SP becomes effective: September 3, 2019\**

*\* currently anticipated dates*



## NEXT STEPS | Specific Plan – Public Hearing

This meeting is your chance to show Metro Council your support for Envision Napier and Sudekum!

Ways you can show support:

- Be seen! Wear your green Envision T-Shirt
- Members of the public are allowed 3 minutes to address the Council

**Aug. 6, 2019**

**6:30 p.m.**

**Metro Courthouse**

**1 Public Sq**

**Nashville, TN 37201**



# NEXT STEPS | Specific Plan Subdistricts & Design Guidelines



## Design Guidelines Field Trips

4 Field Trips that focused on the elements of design guidelines and community amenities

## Design Guidelines Community Input Session

This March 5 session asked for community feedback on the translation of the community vision into zoning and design guidelines

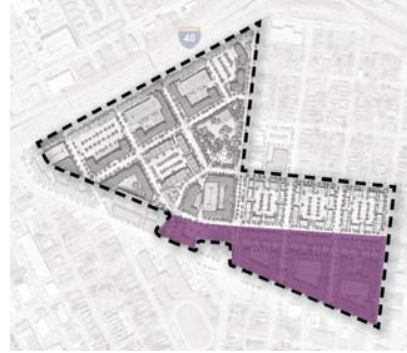


# NEXT STEPS | Subdistricts

 4-6 STORY MIXED-USE



**NEIGHBORHOOD CENTER**

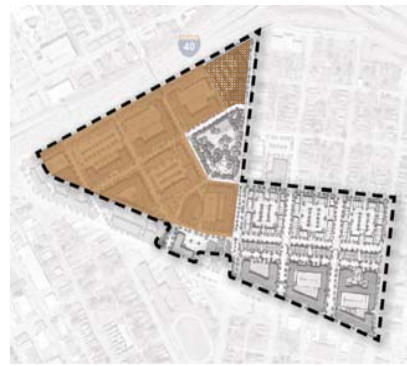


 3 STORY GARDEN APARTMENTS

 3-4 STORY APARTMENTS



**NEIGHBORHOOD CORE**



 2-3 STORY TOWNHOMES/FLATS



**NEIGHBORHOOD EDGE**



 OPEN SPACE / COMMUNITY AREAS



**CIVIC**



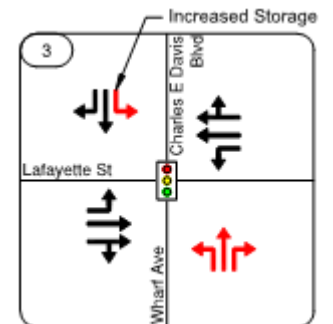
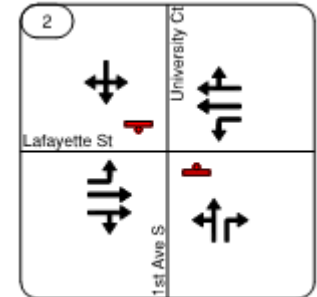
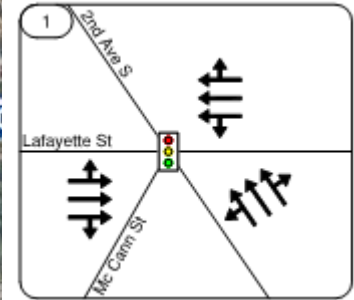
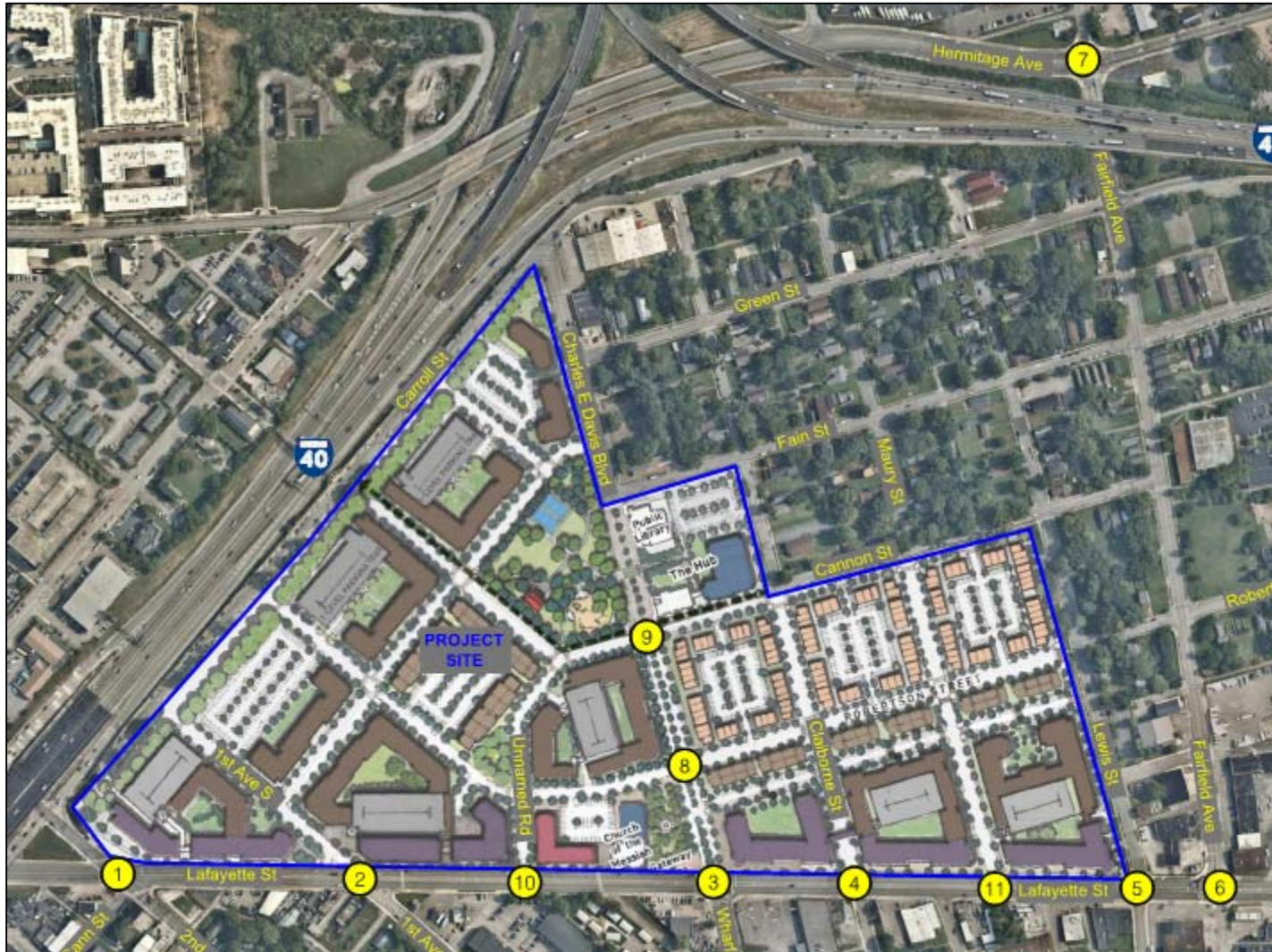
## NEXT STEPS | Boundary & Topographic Survey

- Completed in April 2019
- 76 acres of public and private property surveyed
- Includes ground topography, buildings and structures, utilities, property lines, rights-of-way, trees





# NEXT STEPS | Traffic Analysis



## NEXT STEPS | Utility Master Plan

- **Currently underway**
- **Conceptual engineering for utilities in the redevelopment area**
  - Water
  - Storm Sewer
  - Sanitary Sewer
  - Electrical and Franchise Utilities
- **Existing combined sanitary and storm sewer to be separated**
- **Aging infrastructure to be replaced**



# NEXT STEPS | Driftwood Combined Sewer System Basin



# Community Partnership & ConnectHome

## ConnectHome

- Close the digital divide for children living in Napier Place and Sudekum Apartments
  - Digital literacy training
  - High-speed home internet access
  - Computer at home
- Beginning this Fall in partnership with Napier Enhanced Option Elementary School

## Community Partnership

- Coordinates the People Plan



Lisa Booker

*Envision Community Partnership Manager*

# Monthly Neighborhood Community Safety Meeting

**Church of the Messiah**  
**88 Lafayette St**

**Every First Wednesday at 5pm**

**Next meeting is Wednesday, August 7**



Church of the   
**MESSIAH**

**SAVE  
THE  
DATE!**

**Come and enjoy a day of community as we seek to strengthen the neighborhood spirit and police-community partnership!**

**Plus, hear from local and national leaders regarding the opioid crisis and its impact in the Sudekum Apartments and Napier Place communities.**

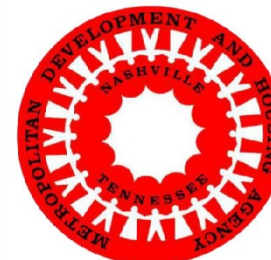
NASHVILLE | SKYLINE



**DAY OUT  
AGAINST  
CRIME 2019**



**Saturday  
Aug. 3  
12 to 3 p.m.**



# Envision Napier Sudekum Aerial View

