



CHATTANOOGA
DESIGN STUDIO



A N N U A L
R E P O R T

2022





Image credit: Vityl Media Group

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ERIC MYERS, EXECUTIVE DIRECTOR

DIRECTOR'S LETTER

I remember visiting Ross's Landing for the first time in 1994. Children played in the plaza, splashing in a river-like water feature that meandered through the space toward the Tennessee River. Parents of diverse backgrounds happily watched their children enjoy a space that had been planned and designed for just this kind of community engagement.

Ross's Landing and its plaza, known to many as Aquarium Plaza, is a decades-old reminder of what we need now more than ever in Chattanooga — public places that feed our senses and souls, delight us, and connect us. In September 2022, the Chattanooga Design Studio marked the seventh anniversary of its designation as a nonprofit organization. The vision and mission continue to drive our focus toward improving the quality of life for all Chattanoogans through attention to high quality urban design.

In the past year we devoted the bulk of our time and energy to establishing and extending partnerships and collaborations that strengthen Chattanooga's most historic neighborhoods and beloved public places. Whether someone lives in the Westside or in the heart of the City Center, that resident seeks safety, comfort, belonging, and joy in shared public spaces.

Our greatest rewards are seeing a shared vision come to life and then having it embraced by diverse groups who, like us, value a beautiful, connected city. We can only improve places and quality of life because of the contributions from staff, board, partners, collaborators, and financial supporters. I am incredibly fortunate to work with such an incredible team!

Eric Myers

A handwritten signature in black ink, appearing to read "Eric Myers".

he/him/his

OUR VALUES

Our Mission

Chattanooga Design Studio will elevate the quality of life for all citizens by educating, facilitating, and advocating for livable, walkable, accessible, and humane urban design.

Our Vision

Inspire people-centered urban design that creates livable communities for all Chattanoogaans.





HEALTHY CONNECTED NEIGHBORHOODS

Westside Evolves

James A. Henry & Sheila Jennings Park

“We believe that urban design, well done, has the power to excite and unite a community, elevate the quality of life for all its citizens, and transform its self-perception.”

» *2015 Chattanooga Design Studio Belief Statement*

WESTSIDE EVOLVES

In 2022 Chattanooga Design Studio continued to partner with local groups to implement the long-range Westside Community Evolves transformation plan to counteract the isolation of the city's once-vibrant Westside community resulting from zoning changes begun in the 1950s. In August the Chattanooga-Hamilton County Regional Planning Commission

approved a mandatory referral for the City of Chattanooga's 12th Street property, which has been identified in the build-first strategy for an initial phase of new housing. In September 2022, the same body voted to recommend approval of the transformation plan by the City Council. The City Council voted to adopt the transformation plan on November 1, 2022.



August 23, 2022. Representative Charles J. "Chuck" Fleischmann; Betsy McCright, Executive Director of the Chattanooga Housing Authority; and County Commissioner Warren Mackey celebrate the announcement of James A. Henry restoration funding. Image Credit: Olivia Ross, Staff Photographer at Chattanooga Times Free Press.



Andrew Travis and Lindsey Willke, Chattanooga Design Studio Urban Design Coordinator, consult with a resident of College Hill Courts. Image Credit: Ben Banks

WESTSIDE EVOLVES

In August the Studio partnered with the City of Chattanooga's Office of City Planning to submit a Reconnecting Communities Grant aimed at planning and design funding for communities impacted by Federal facilities such as US-27. If awarded, this grant will provide feasibility and design funding for all of the transportation network connections identified as "Stitching Streets

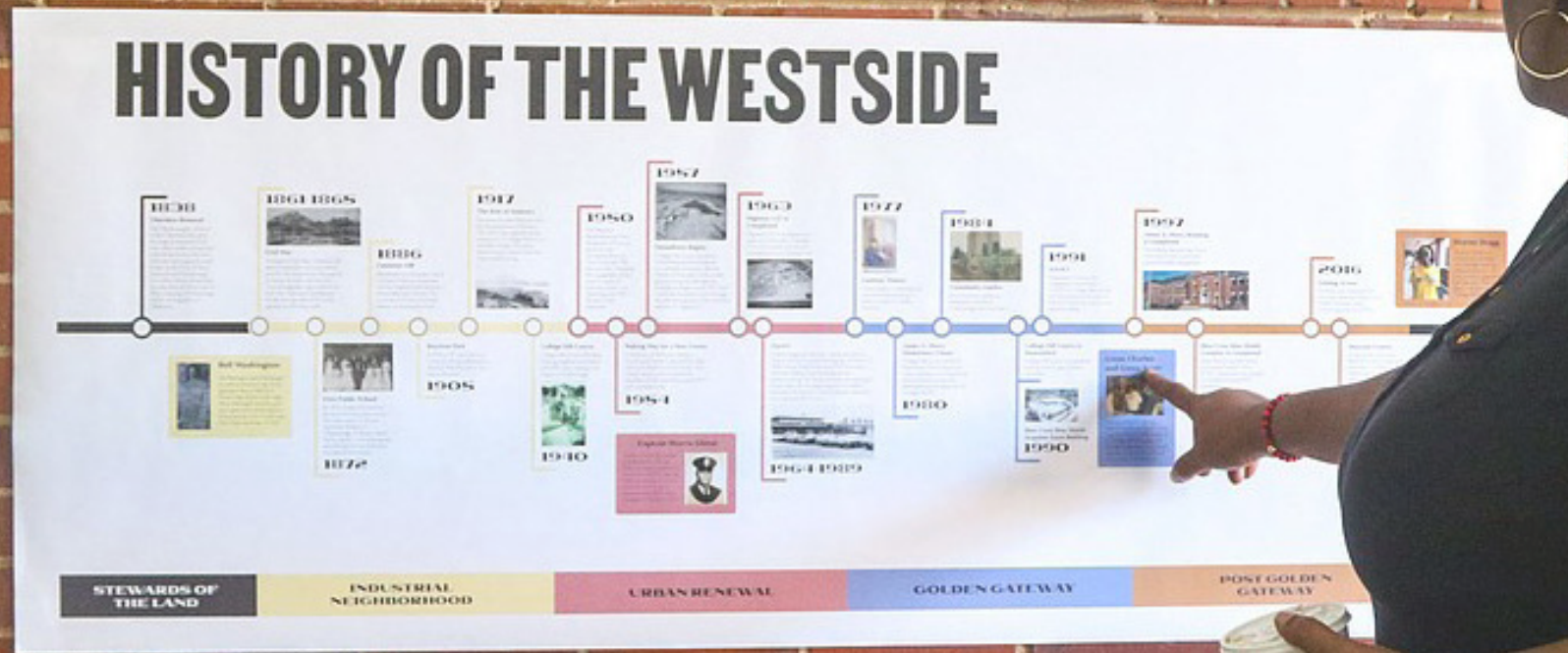
Together" within the transformation plan. The planning grant would then make Chattanooga and the Westside eligible for capital improvement funding in the future. The grant was submitted in October 2022. The federal DOT should announce awarded grants in early 2023.



May 2022. Jerry Short and Sharon Dragg, College Hill Courts residents, with Eric Myers (center), Chattanooga Design Studio's Executive Director, deliver flyers to announce community meetings. Image Credit: Andrew Travis



August 23, 2022. County Commissioner Warren Mackey and College Hill Courts resident Jerry Short (with back to camera) celebrate the announcement of James A. Henry restoration funding. Image Credit: Olivia Ross, Staff Photographer, The Chattanooga Times Free Press



WESTSIDE EVOLVES

In 2022 the Westside transformation plan received a Merit Award in the Emerging Project category of Congress of New Urbanism’s 2022 Charter Awards.

The plan was also recognized by the Tennessee Chapter of the American Planning Association (TAPA), as the 2022 Outstanding Plan for a Large Jurisdiction.

Partners

The Chattanooga Housing Authority
 City of Chattanooga
 EJP Consulting, Inc.

Sponsors

The City of Chattanooga
 The Chattanooga Housing Authority
 Lyndhurst Foundation
 The Benwood Foundation

JAMES A. HENRY & SHEILA JENNINGS PARK

Throughout 2022 the Chattanooga Housing Authority (CHA), the City of Chattanooga, and Chattanooga Design Studio worked together to implement the Westside Evolves Transformation Plan. In August the Chattanooga Housing Authority announced critical funding resources for Phase One of Sheila Jennings Park and the James A. Henry “community hub.”

Funding from three sources will total \$9 million and allow the CHA to begin work on the initial phase. The sources include a congressional appropriation from the U.S. Representative Chuck Fleischmann (TN-3) and from American Rescue funds from county and city governments. The completed center will house 100 Head Start seats for three- to five-year-olds living in the area, along with classrooms for training, and a much-requested health clinic. The Studio will continue to remain active in the design as well as the public engagement process for this critical renovation.

As CHA Executive Director Betsy McCright said, “The plan lays out an ambitious long-term road map for the equitable, sustainable, and holistic revitalization of the community with extensive input from the families who live there.”

Partners

The Chattanooga Housing Authority
City of Chattanooga
SRR Architects

Sponsors

The Chattanooga Housing Authority
City of Chattanooga
Hamilton County Government
US House Appropriation Committee





STREETS AS PLACES FOR PEOPLE

**The Porch Pilot
Broad Street**

*“We believe that a great downtown
has a rich public realm.”*

» *2025 Downtown Plan*

THE PORCH PILOT

The Porch Pilot Project, a collaborative effort completed in 2020, created a comfortable, safe, and welcoming outdoor gathering space at Patten Towers at Georgia Avenue and Market Street. This project addressed how we might transform the area into a true neighborhood meeting ground with space to rest, relax, and socialize.



THE PORCH

A Public Space Pilot Project Evaluation is now available to the public as a resource to learn where the project stands two years later. Gehl – New York, an international urban design resource, partnered on the compilation and data analysis alongside local landscape architecture practice W.M. Whitaker & Associates to help shape design direction for this and future public realm improvements.

The study includes a public space / public life survey measured against the initial 2018 benchmark data. The findings indicate a six-fold increase in people spending time outdoors; a third of those individuals are elderly, a 140 percent increase over the 2018 survey. In response the Studio painted and refreshed the street mural, requiring relocation of the furniture. We will continue to work with the Public Works Department to advance more permanent designs for the blocks connecting the Miller Park District and City Center.

Partners

City of Chattanooga Transportation Department
Public Art Chattanooga
WMWA Landscape Architects

Sponsors

The City of Chattanooga
The Community Foundation of Greater Chattanooga
Lyndhurst Foundation
The Benwood Foundation



REIMAGINING BROAD STREET

Broad Street is the premier urban corridor in the City of Chattanooga and links two of the City's greatest assets — Downtown and the Riverfront.

During the ONE Riverfront planning process, the community voiced a strong desire to develop a comprehensive and visionary plan for Broad Street. Reimagining Broad Street will be a detailed, block-by-block urban design analysis that addresses public realm improvements, multi-modal transportation enhancements, technology integration, green infrastructure, parking, and economic development opportunities, all while supporting existing businesses and urban residents.

Join us — the City of Chattanooga, River City Company and the Chattanooga Design Studio — in Reimagining Broad Street to improve the linkage of key areas in downtown, enhance cultural assets and re-focus the street to be a pedestrian-oriented, public space that will support the revival and future strength of our downtown.

Partners

RiverCity Company

City of Chattanooga Public Works

City of Chattanooga Transportation Department

Dover, Kohl, & Partners Town Planning

Sponsors

The City of Chattanooga

Lyndhurst Foundation

The Benwood Foundation

OPTION A Promenade

- Much of the walking space is in the center of the street with a shaded path of trees.
- Both sides of the street will have wider sidewalks, but most activity would take place in the center.
- The travel lanes would be right-sized, with the ability to still accommodate deliveries, fire trucks, and larger vehicles.
- The street is curbsless. Bollards and trees would help to define the space, but allow for flexibility to repurpose the street for events.



BROAD STREET: OPTION B **Broad(er) Sidewalks**

- Right-sizing the number of vehicle travel lanes and parking spaces to provide opportunity to recapture space for pedestrians.
- The sidewalks are wider on both sides, providing room for activity and shared public spaces.
- The center median is slightly wider to create a signature linear green of trees and urban landscaping.
- Bike lanes are moved to above the curb, integrated with the sidewalk instead of below the curb along the street.



BROAD STREET: OPTION C **Park Street**

- All cars are shifted to one side of the street, allowing for the super-sizing of the sidewalk on one side of the street. The opposite sidewalk will also be wider.
- Existing trees are preserved, along with additional rows of trees added.
- Bike lanes are located alongside the street trees, providing a natural delineation for walking, biking, and running.
- The reconfiguration creates countless opportunities to incorporate events, meeting spaces, and cafes. Broad Street will feel like a street within a park.





CHATTANOOGA DESIGN STUDIO PROGRAMS

CIVIQ

Park(ing) Day

Internship Program

University studios

Public Life: Neighborhood Edition

CIVIQ

CIVIQ program is a free quarterly lecture event that reinforces how urban design can improve the quality of life for all Chattanoogaans.



ELLEN DUNHAM-JONES

Chattanooga Design Studio offered a full slate of CIVIQ speakers in 2022, continuing a commitment to introducing visionary practitioners in urban design, beginning with Ellen Dunham-Jones, a professor in the School of Architecture at Georgia Tech. She is a leading urbanist, and authority on sustainable suburban redevelopment, who shared highlights from her recent book, *Case Studies in Retrofitting Suburbia: Urban Design Strategies for Urgent Challenges*.



SEKOU COOKE

In May the CIVIC speaker was architect, urban designer, researcher, and curator Sekou Cooke from Charlotte, N.C. His talk, hosted at Stove Works, featured projects and theories expanding upon his recent publication, Hip-Hop Architecture. Sekou's practice and theory embraces architecture as a tool for shaping, reflecting, and understanding culture.



BRUZENSKEY BOIS

CIVIQ presented Bruzenskey Bois from People Places, LLC in October. Bruzenskey, a first-generation Haitian American raised in Miami and now living in the Tampa Bay area, is a leader in the Congressional Black Caucus for New Urbanism. His talk, titled Hip-Hop is New Urbanism, centered on how music and culture influence community.



MITCHELL SILVER

The Studio completed its CIVIQ offerings in November with Mitchell Silver, former Commissioner of the New York City Department of Parks and Recreation. His presentation complemented CIVIQ's focus on humanizing national and international movements in urban design. Addressing a full house, he told the audience that just as relationships with loved ones must be based on care, not "maintenance," so it must be with public spaces. Chattanooga Mayor Tim Kelly and Chattanooga Parks and Outdoors Director Scott Martin shared the stage with Silver for a panel discussion moderated by WUTC's Ray Bassett the evening before.

PARK(ING) DAY

Chattanooga Design Studio organized a Park(ing) Day event on September 16, 2022.

Park(ing) Day is an international event that encourages people to think about what our streets would look like with fewer cars and more people engaging in community-building activities. With that purpose, Chattanooga joined cities around the world to transform metered parking spaces on Broad Street into temporary parklets of diverse nature, supporting an innovative use of downtown as spaces for people.

We invited participants to consider their role in conceiving, building, and improving their local urban environment, and we themed the 2022 event “Inside Out!”

During the past two years of the COVID-19 pandemic we brought the world into our homes. Our living rooms evolved into a combination of home, office, gym, theater, studio, playground or restaurant.

On Park(ing) Day 2022, we invited people to show us what their at-home, mixed-use space looked like. They recreated their home spaces on Broad Street, bringing the inside out(side).



Image Credit: CDS Staff

PARK(ING) DAY



Image Credit: CDS Staff



Image Credit: CDS Staff

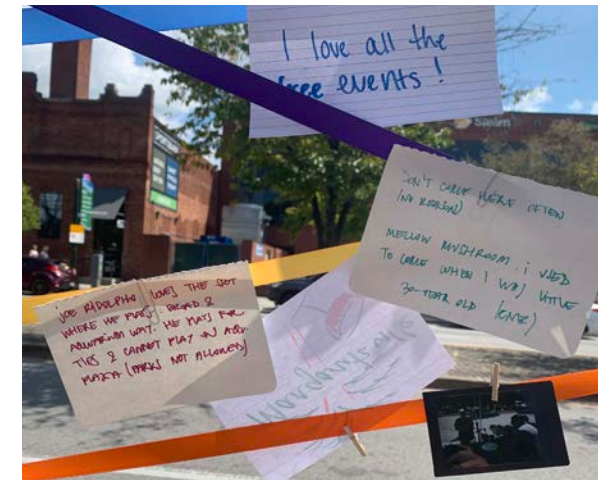


Image Credit: CDS Staff

PARK(ING) DAY



Partners

The City of Chattanooga

River City Company

Chattanooga Parking Authority



KARLY MATHIS

Chattanooga Design Studio continued year-round internships with young professionals who are interested in the built environment and design related fields. In its seventh year of the internship program, the Studio hosted design fellowships and internships with Karly Mathis, Effie Rustand, and Gabrielle McClellan.

Karly joined the internship program in spring 2022. She was born and raised in Mt Juliet, Tennessee, and in 2022 was completing the Interior Design program at UT Chattanooga. She wanted to explore design and was drawn to the Studio because of the organization's commitment to community engagement and projects that help protect the health, safety, and welfare of those in the city. Karly's lead design role involved helping a local restaurant, Lil Mama's, envision an outdoor dining space on Patten Square.



EFFIE RUSTAND

Effie joined the program through a Summer 2022 Design Fellowship. This Chattanooga native received a BFA degree from SCAD in 2021. She joined the design fellowship with the Studio because of our commitment to people-oriented design and community engagement. During her fellowship, Effie helped create design analysis and guides for waterfront spaces, and a future Veterans' memorial plaza. In addition, she helped lead improvements to the Studio's offices.



GABRIELLE MCCLELLAN

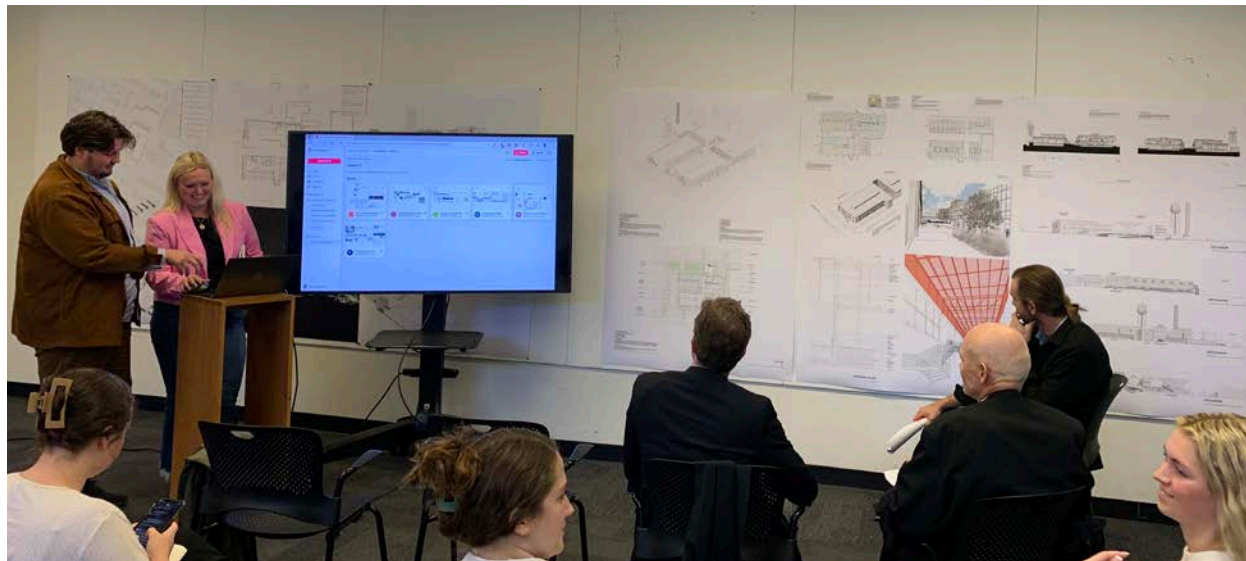
Gabrielle joined the internship program in fall 2022. She is from Fremont, Nebraska. In 2022 she received a BA in English from Union University. Upon graduation, she joined the Chattanooga Fellows Program, and during her internship has been gaining experience with outreach and communications initiatives. Gabrielle joined the program to practice civic responsibility, and was interested in the Studio due to its intentional and unifying work.

UNIVERSITY STUDIOS

Chattanooga Design Studio continued its tradition of partnering with regional universities that offer architecture and urban design programs. In its fifth year of collaborating with UT Knoxville's architecture program, the Studio brought students enrolled in Professor Kevin Stevens' fourth-year studio together with Chattanooga community members and professionals.

During their fall semester, students helped with an effort to reimagine the use of an historic structure and the surrounding blocks, the Dixie Mercerizing Block.

Hannah Gracy and Matthew Luck's project placed first in the AIA (American Institute of Architects) Middle Tennessee Student Design Awards competition.



*Hannah Gracy and Matthew Luck presenting their work
Image Credit: CDS Staff*



Image Credit: CDS Staff 36

PUBLIC LIFE: NEIGHBORHOOD EDITION

In June 2022, the Chattanooga Design Studio partnered with the Community Design Program at the University of Kentucky and its community design summer internship program. Members of the UK design department traveled to Chattanooga, along with interns who had backgrounds in Landscape Architecture, Community Leadership Development, and Historic Preservation.

The team of seven interns worked from May 31 to June 10, 2022, in a collaborative workspace at Parkridge Medical Center, one of three partner agencies, in the creation of the Public Realm Action Plan. The Chattanooga Design Studio, and the Orchard Knob Collaborative are the other two.

The interns gained an understanding of the neighborhood through direct observation that included walking each of the neighborhood streets. That proximity, along with utilization of the Orchard Knob Playbook created by Little Things Lab, and the Studio's engagement of community stakeholders, property owners, residents, and local leaders resulted in the Public Realm Action Plan.

Because of the success of this study and the energy surrounding the Orchard Knob Collaborative, the Studio was awarded a grant from the Lyndhurst Foundation to implement tactical improvements in 2023. We thank Ryan Sandwick, Cameron Correll, and the intern team for their fantastic work in Orchard Knob!

PUBLIC LIFE: NEIGHBORHOOD EDITION



Image Credit: CDS Staff



Image Credit: CDS Staff



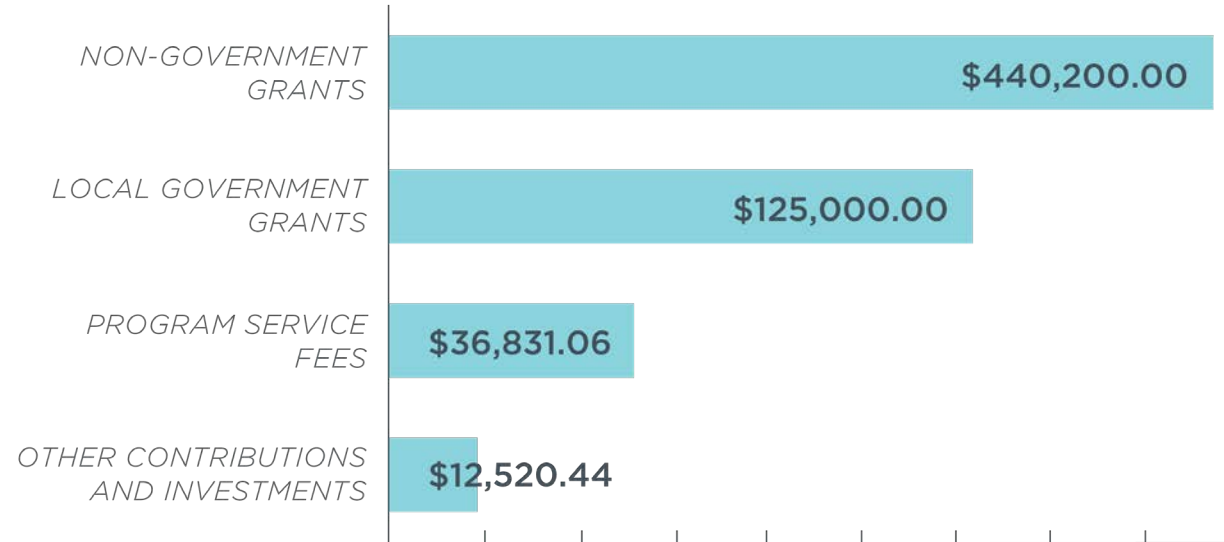
Image Credit: CDS Staff



Image Credit: Maxim Mospanyuk

FINANCIAL HIGHLIGHTS

REVENUE



PRIMARY FINANCIAL HIGHLIGHTS OF 2022:

We ended the year with almost \$615K in cash dedicated to the 2022 work plan.

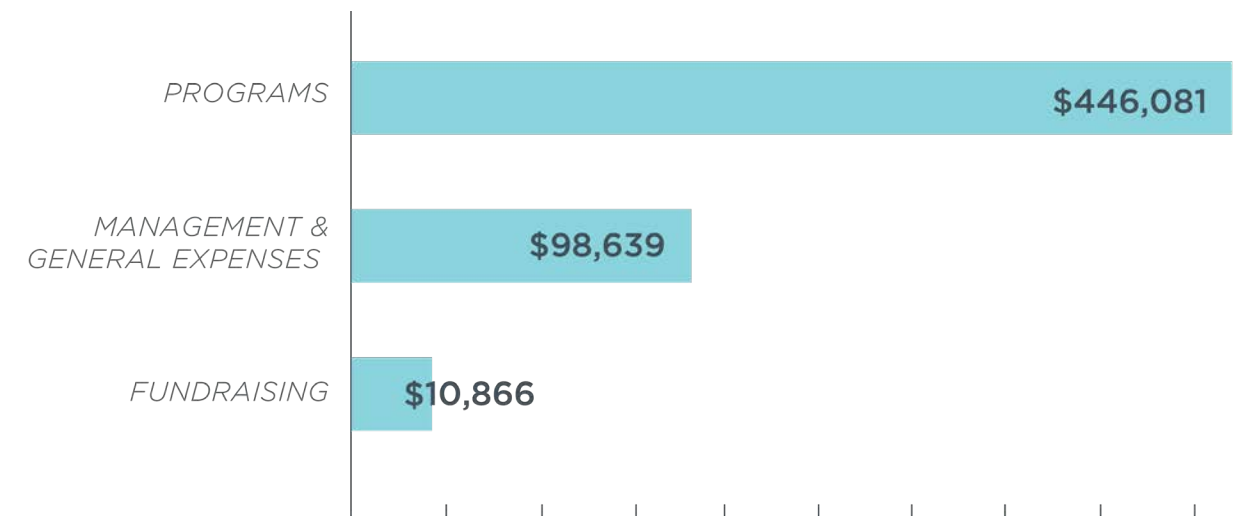
Both the general administrative costs and payroll came at nearly \$61K under budget for the year. Cash position remained good. The organization had unrestricted cash available for the start

of 2022 operations at \$346K. During the second quarter, the organization received a favorable and “clean” 2021 audit from CPA firm Mauldin & Jenkins.

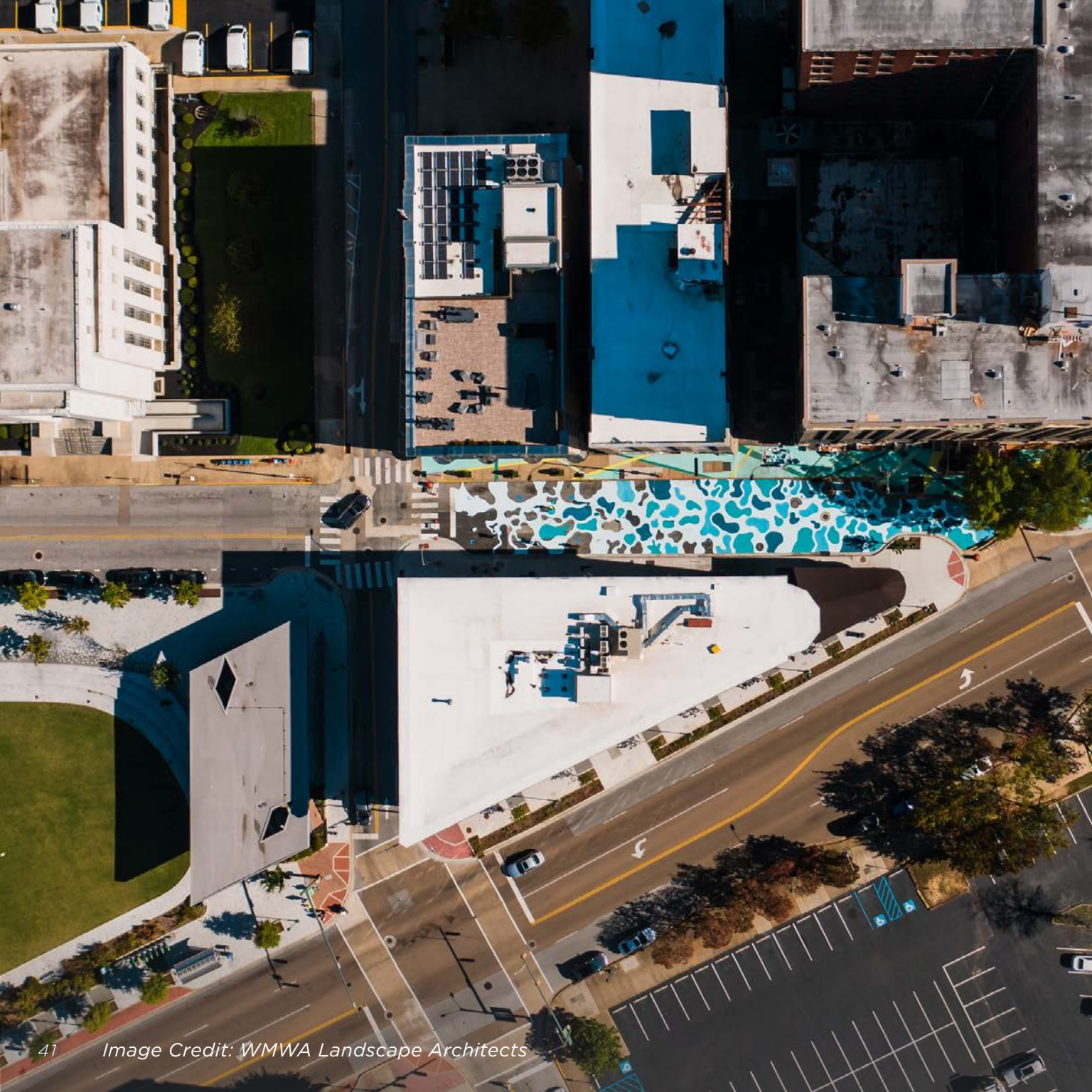
Additional financial information is available upon request.

FINANCIAL HIGHLIGHTS

EXPENSES



2022 BUDGET REVENUES:	\$558,804
2022 ACTUAL REVENUES:	\$614,552
2022 BUDGET EXPENDITURES:	\$542,836
2022 ACTUAL EXPENDITURES:	\$555,629
CASH ON HAND AT YEAR END:	\$615,590
RESTRICTED NET ASSETS (12/31/2022):	\$268,852



2022 BOARD OF DIRECTORS

- Andrea Hardaway**
- Heidi Hefferlin**
- Johanna Heywood**
- Cihan Johnson**
- Mark McKnight**
- Eric Myers**
- Jeff Pfitzer**
- Dr. Mina Sartipi**
- Rob Taylor**
- Macon Toledano**
- Rick Wood**

EXECUTIVE COMMITTEE

- Johanna Heywood** *CHAIR*
- Rick Wood** *PAST CHAIR*
- Heidi Hefferlin** *VICE CHAIR*
- Mark McKnight** *SECRETARY*
- Jamie Barbeauld** *CFO*

ADVISORY BOARD

- Jeff Pfitzer**
- Lisa Pinckney**
- Macon Toledano**

SPECIAL THANKS TO



BEVERLY BELL

In 2022, after several years of working as an urban designer with Chattanooga Design Studio, Beverly endeavored to take the skills learned from working closely with communities on highly creative urbanism projects back into the private sector with TSW in Atlanta Georgia. CDS is grateful for all of her efforts, and thoughtful approach to design, particularly as lead project manager on ASLA national honor award-winning project “The Porch”.

“I am grateful for your support during my time at CDS and appreciative of the experiences and opportunities I’ve received over the past few years.”

SPECIAL THANKS TO



LINDSEY WILLKE

In 2022, after four years as the Chattanooga Design Studio’s urban design coordinator with, she decided to take the experience she gained from the wide-ranging projects she led at the studio back into private practice with HKS in Atlanta Georgia. CDS is grateful for all of her efforts through the early years, particularly as lead project manager on Congress for New Urbanism Merit Charter Award for “Westside Evolves”.

“I am incredibly grateful for my time learning and growing with CDS and our community. I look forward to remaining a strong local advocate of the Studio’s work ahead.”



CHATTANOOGA
DESIGN STUDIO