

# EAST TENNESSEE COMMUNITY DESIGN CENTER

1300 N. Broadway

Knoxville, TN 37917

(865) 525-9945

January 2007

To my Board Members, volunteer professional advisors, supporters, members, and very dear friends of the East Tennessee Community Design Center.

You will find enclosed a copy of the Design Center's annual services report for calendar year 2006. It will provide you with information about the services rendered, the groups or agencies receiving services, and other programmatic information and statistics.

As you will see, the Design Center has been able to substantially expand program and service offerings over the years, enabling us to even better meet the needs of the East Tennessee region. We have other resources yet to be tapped, however, we are working diligently to raise awareness of those opportunities to potential recipients.

Keeping in mind our purpose for existing is "to make East Tennessee a better place to live and work by creating *better communities by design.*" The efforts of all those listed below are put forth for that sole purpose, and I am convinced the result of the Design Centers work, everyday, enriches lives and strengthens the communities of Knoxville and the surrounding area.

I am confident you will find this report educational, and I sincerely encourage you to take the 6 or 7 minutes needed to read through it. With very little effort it is readily evident to see how our volunteers donated in excess of \$86,000 of their professional time, through the Design Center to assist these worthy organizations.

We thank you for your support of our efforts, and for spending time with us during our 36<sup>th</sup> year of service.

Best regards,

David M. Watson  
Executive Director

## **East Tennessee Community Design Center Projects**

### Calendar Year 2006 Annual Projects Report

During the calendar year from January 1 thru December 31, 2006 the East Tennessee Community Design Center accepted new projects, and completed work on a few existing projects carried forward from 2005.

Projects types of the Design Center include best practices manuals, neighborhood consensus building on issues regarding traffic calming, programming and planning building renovations, historic structures restorations and preservations, parks and outdoor space plans, neighborhood and community planning projects, new building designs and interior renovations to fit current programming needs of the occupying organization. This year we proactively pursued three projects for enhancement of the downtown urban landscape, alleyways, media box enclosures, and pedestrian way-finding.

Design Center projects are located primarily in the 16 counties of the East Tennessee Development District. Geography however is not a condition for acceptance of a project. There are however, other qualifications that must be met for the Center to accept a project.

The East Tennessee Community Design Center is the only organization in our region that works every day for the sole purpose of assisting non-profit groups and agencies that serve the community. During the past twelve months the Design Center assisted 42 different organizations on 50 different requests for assistance.

Qualifications for receiving assistance are simple, but mandatory:

- The requesting entity must be an organized, non-profit group; association, or organization, 501(c)(3) status is not required.
- The requesting organization must serve the community at large, i.e., the organization does not exist for the sole benefit of its membership.
- The requesting organization must not have the resources to contract for the needed services with a for-profit business.
- The requesting organization must demonstrate there is a plan in place to raise the required funding to bring the project to reality.

Projects are reviewed on their individual need and merit, and accepted if funding and volunteer professionals are available to support the request. Funding in part is received from United Way of Greater Knoxville, the Tennessee Arts Commission, and friends of the Design Center including the Board of Directors, Knox County Community Grants, and the City of Knoxville Community Development Block Grant. A full list of our contributors is published in our newsletter, which is also posted on our web site.

The following is a list of projects and services provided by the volunteers and staff of the Design Center during 2006. Projects are located in Knox County unless otherwise indicated.

1. Central Business Improvement District (Client), #1500  
Request: Advisory committee participation for grant and development opportunity reviews and recommendations to the CBID Board of Directors.  
Committee participant: David Watson
2. COIN Website & Handbook Development, #1581  
Client: Council of Involved Neighborhoods (COIN)  
Request: Assist client in development of a website and organizational information handbook.  
Volunteer Professional Advisor:  
Ms. Kim Davis, PE, Assistant Director UT Waste Management Research & Education Institute
3. 5 Points Residential Housing Program, #1587  
Client: Five Points / Park City Community  
Request: Committee participation and technical input regarding housing development with-in the 5 Points community.  
Committee participation, David Watson
4. Mass Transit Authority, #1591 (Regional)  
Client: Nine Counties One Vision Mass Transit Task Force  
Request: Fiscal agent services, administrative support for continuation of the task force and its mission.  
Fiscal Agent, David Watson
5. East Tennessee Regional Grow-out Facility, #1592 (Regional)  
Client: East Tennessee Community Design Center  
Request: Facilitate development and house a plant grow-out facility for benefit of nonprofit organizations in the East Tennessee region.  
Volunteer Professional Advisors:  
Mr. David Vandergriff, UT Agriculture Extension Agent  
Mr. Sam Adams, Cortese Tree Specialist  
Ms. Sharon McKee, S&ME Inc.  
Ms. Elizabeth Gassel, ASLA  
Ms. Sara Hedstrom, ASLA, Carol R. Johnson Associates  
Ms. Anne Wallace, MPC Planner  
And a 19 member volunteer steering committee of local professionals
6. Knoxville Dog Owners Group, Client, #1596  
Request: Provide fiscal management services for this new organization.  
Fiscal Agent, David Watson
7. Manchester Arts Commission, Client, #1606, (Manchester, Coffee Co., TN)  
Request: Space programming and planning for a multi-use, nonprofit housing center.  
Volunteer Professional Advisor  
Mr. Frank Sparkman, AIA, Sparkman Associates Architects

8. Lonsdale Façade Design Book, #1609  
Client: City of Knoxville Department of Development  
Request: Create a book of appropriate façade design for seventy vacant lots in the Lonsdale community.  
Volunteer Professional Advisor  
Mr. Frank Sparkman, AIA, Sparkman Associates Architects
  
9. Newport Land Use Planning, #1612, (Cocke County)  
Client: Downtown Newport Association  
Request: Facilitate process for development and graphic illustration of a master plan for development of downtown Newport.  
Ms. Sharon McKee, S&ME Inc.  
Ms. Beth Phillips, ETDCDC Board Member and University of Tennessee Institute for Public Service  
Ms. Sara Hedstrom, ASLA, Carol R. Johnson Associates ASLA  
Ms. Madeleine Weil, Planner  
Ms. Annette Anderson, Planner  
Mr. Robert Wilson, Planner
  
10. James White's Fort, Client, #1614  
Request: Plan development for an outdoor multi-function pavilion  
Volunteer Professional Advisor, Mr. Blake Graham, AIA, Barber McMurry Inc.
  
11. Old North Knoxville, Client, #1616  
Request: Provide master plan assistance for development of a residential neighborhood park.  
Volunteer Professional Advisor, Mr. Trey Benefield, ASLA, Benefield Richters
  
12. Knox Area Rescue Ministries, Client, #1618  
Request: Space programming and renovation suggestions to increase efficiency and create rental space.  
Volunteer Professional Advisor, Mr. Ric Mixon, AIA, Wystwynd Designs
  
13. Sam Duff Park, #1619  
Client: City of Knoxville Parks Department  
Request: Through public and stakeholder meetings build consensus, document, and graphically illustrate community desires for possible park renovation.  
Volunteer Professional Advisor:  
Mr. Ken Moffett, AIA, Bullock Smith & Partners  
Public Meeting Facilitation: Ms. Madeline Rogero

14. Lonsdale Housing Initiative, Phase III, Knoxville Department of Development, #1623  
Request: Coordinate with the University of Tennessee College of Architecture & Design creative and alternatives methods for in-fill housing in the Lonsdale community.  
Volunteer Professional Advisor and ETDCDC Board Members;  
Mr. Rick Mixon, AIA, Wystwynd Designs  
Mr. Bruce McCarty, FAIA, McCarty Holsaple McCarty Architects  
Mr. Frank Sparkman, AIA, Sparkman Associates Architects  
Mr. Blake Graham, AIA, Barber McMurry Incorporated.
15. Lonsdale Study, #1624  
Client: City of Knoxville Department of Development  
Request: Coordinate with the University of Tennessee College of Architecture and Design a study of the proposed Commercial Center area of Lonsdale, and recommend mixed-use development and implementation strategies.  
Volunteer Professional Advisor  
Mr. Frank Sparkman, AIA, Sparkman Associates Architects
16. Airplane Filling Station, #1626  
Client: Historic Airplane Filling Station Association, Rock Bernard, contact, Kim Trent Knox Heritage, fiscal agent.  
Request: Create documents of the existing plane and site conditions, space program and plan for adaptive reuse of structure while being respectful of its history.  
Volunteer Professional Advisor, Mr. Ric Mixon, Wystwynd Designs
17. Bluebird Heights, Lenoir City, #1627  
Client: Habitat for Humanity  
Request: Evaluate a multi-acre site for layout of home sites, roads and sidewalks  
Volunteer Professional Advisor, Mr. Jim Hodge, Hodge Associates
18. St. Luke's Neighborhood Ministry Center (Client), #1629  
Request: Space programming and new construction planning to house an existing community feeding ministry serving the Park City East Knoxville area.  
Volunteer Professional Advisor  
Mr. Don Horton AIA, McCarty Holsaple McCarty Architects
19. Knox Heritage Incorporated, Client, #1632  
Request: Provide space programming and renovation drawings for new tenant and new KHI program  
Volunteer Professional Advisor  
Ms. Nell Campbell, AIA, Bullock Smith & Partners
20. The Fish House, Client, #1633  
Request: Provide alternatives for building façade enhancement

Volunteer Professional Advisor, Mr. Brian Ewers, Dollar & Ewers Architects

21. Building Healthier Communities, #1634

Steering committee of concerned professionals formed and lead by Mr. Grant Rosenberg, for the purpose of education and raising awareness regarding issues relative to creating healthier communities through design and construction methods.

Committee participation by David Watson & Jan Mosadegh

22. Chestnut & MLK entrance treatments, #1636

Client: City of Knoxville Department of Community Development

Request: Evaluate and propose entrance treatments for the Park City / Five Points community.

Volunteer Professional Advisors

Mr. Brian Ewers, Dollar & Ewers Architects

Ms. Abby Loeffler, community volunteer and graphic artist

Mr. Brad David, ASLA, Bullock Smith & partners

23. South Haven Logo, #1637

Client: South Haven Neighborhood Association

Request: Assist the neighborhood in developing a logo representative of the community for use on all official digital and printed material

Volunteer Professional Advisor, Ms. Stacie Keller, Keller Communications

24. Playground Expansion, #1638

Client: Church of the Savior

Request: Planning and illustrations for expansion of public playground with access to new greenway

Volunteer Professional Advisor

Mr. Curtis Catron, ASLA, Bullock Smith & Partners

25. Central Business District Alleyways, #1639

Client: Downtown Urban Studio

Request: Develop recommendations for enhancement of alleyways in the CBID

Method: In a collaborative effort between the University of Tennessee College of Architecture & Design, the East Tennessee Community Design Center, Design Innovations Architects, the First Tennessee Foundation, the Metropolitan Planning Commission and twenty stakeholders in downtown Knoxville, under direct supervision by Dean John McRae, UT student intern Chris Sayer, documented existing conditions of downtown Knoxville alleys, reviewed options for improvement using other cities of the world and the stakeholders as a guide for enhancement recommendations. Upon project completion a report will be

compiled and forwarded to the City of Knoxville for public review and modification as necessary with anticipation of adoption.

26. Knoxville City Golf Course Committee, #1640

Client: Knoxville City Council

Request: Participate on a committee to research and make recommendations for management and programming of services at City owned golf courses.

Committee participation, David Watson

27. Central Business District Media Boxes, #1642

Client: City of Knoxville Office of Strategic Initiatives

Request: Review existing conditions and make recommendations for location and housing of publications in the public spaces of the Central Business District

Volunteer Professional Advisors, ET CDC DesignWorks Committee

Mr. Ric Mixon, AIA, Wystwynd Designs

Mr. Doug McCarty, McCarty Holsaple McCarty Architects

Mr. Frank Sparkman, AIA, Sparkman Associates Architects

Mr. Blake Graham, AIA, Barber McMurry Inc.

Mr. Patrick Hardin, Esq.

Mr. Aaron Gibson, UT student intern and ET CDC staff employee

28. Create and illustrate façade enhancement recommendations for several businesses located within the Empowerment Zone.

Clients: Lusk Auto Body

Service Awning and Lonnie's Auto Trim

Select Equipment Service

Locke Plumbing

Rental Rental

Knoxville Neighborhood Housing and Commercial Services

Harold J's Barber Shop

29. Infill Housing Guidelines, #1648

Client: City of Knoxville Department of Development

Request: Create an application for infill housing applicants use, and, participate in committee review of applications for infill housing

Committee participation, David Watson

30. 1618 & 1620 Washington Ave., #1652 & 1653

Client: Knox Heritage Inc.

Request: Create graphic documents representing existing building condition of two George Barber houses in Park Ridge

Volunteer Professional Advisors

Mr. Randall DeFord, AIA, C. Randall DeFord Architecture

Mr. Frank Sparkman, AIA, Sparkman Associates Architects

31. Knoxville Neighborhood & Commercial Services, Client, #1655

Request: Create graphic documents representing existing building conditions and make recommendations for improvement to enhance services delivery  
Volunteer Professional Advisor, not yet selected

32. Pedestrian Way Finding, #1656

Client: City of Knoxville Office of Strategic Initiatives

Request: Review existing conditions and make recommendations for enhancement of pedestrian in the public spaces of the Central Business District

Volunteer Professional Advisors, ET CDC DesignWorks Committee

Mr. Ric Mixon, AIA, Wystwynd Designs

Mr. Doug McCarty, McCarty Holsaple McCarty Architects

Mr. Frank Sparkman, AIA, Sparkman Associates Architects

Mr. Blake Graham, AIA, Barber McMurry Inc.

Mr. Patrick Hardin, Esq.

Ms. Charlotte Moellendick, UT student intern and ET CDC staff employee

33. East Tennessee Regional Leadership Association (Client), (Regional)

Request: Provide fiscal agent services, and administrative support.

Staff services provided by Ms. Jan Mosadegh, Program Director

Ms. Jane Myers, Executive Director

34. East Tennessee Housing Development Corporation (Client)

Request: Provide fiscal agent services, and administrative support.

Staff services provided by Ms. Jan Mosadegh, Program Director

Reverend Walter Ghosten, Board Chair

35. Traffic Safety

In 2002 at the request of City Engineering the Community Design Center Board of Directors agreed to assist neighborhoods in consensus building around a traffic-calming plan that was acceptable by engineering standards. The City would implement the plan once consensus was reached. The Design Center performed services almost totally without compensation between 2002 and February 2006 when the City decided to provide us with a contract for our services that would reimburse the Center for time and expenses incurred.

As a result of the initial request we have been providing services to the following communities:

Old North Knoxville

Fourth & Gill

Deane Hill

Kingston Pike Sequoyah Hills

Forest Heights

Forest Hills  
Forest Glen – Tobler Lane  
Kingston Woods  
Oakwood / Lincoln Park  
Five Points / Park City  
Crystal Lake  
North Hills

Currently Old North Knoxville is the only neighborhood to have completed the process, and currently are poised to have the traffic calming measures implemented.

I hope to never undervalue, or fail to recognize all the volunteers that contribute their time and energy in support of the Community Design Center and its mission. I do from time to time fail to recognize all the efforts of the paid staff. Without a doubt, one reason for the success of the Design Center is the dedicated, unselfish, staff that so willingly work above and beyond the call of duty in support of our mission, and to make us all look good. Customer service, both inside and outside of the organization, will not be exceeded by any other employee group, bar none!

Thank you to my fulltime and able-bodied assistant Jan, and to our part time staff Perry, Pat, Abby, Michael, Joe, Charlotte, Chris, Aaron.

Respectfully submitted.

David M. Watson  
Executive Director