



ACE MENTOR PROGRAM

ARCHITECTURE • CONSTRUCTION • ENGINEERING

SOUTHEAST TENNESSEE & NORTH GEORGIA

Request For Proposal

Hawk Hill Redevelopment Chattanooga, Tennessee





2025 Aerial of Existing site and surrounding area

Executive Summary

The redevelopment of Hawk Hill presents a unique opportunity to transform, uplift, and reposition downtown Chattanooga's Riverfront District for generations to come. Rarely do sites of this magnitude become available within the core of a thriving downtown. The goal for the redevelopment of Hawk Hill is to establish a new downtown neighborhood comprised of housing, retail, hospitality, green space, and parking for residents and visitors, ultimately transforming it into a place where everyone will want to live, work, and play.

This and supporting documents provide a comprehensive overview of the Hawk Hill redevelopment project, including outlining key components, development opportunities, zoning and design requirements, and submission guidelines for interested developers.

Site Development Opportunities:

The total developable site is approximately 14 acres:

Riverfront Blocks, 3.21 acres total

- Parcel 3A, 160 Riverfront Parkway, 1.0 acre
- Parcel 3B, 190 Riverfront Parkway, 2.21 acres

Hilltop Blocks (AT&T Field), 7.084 acres

- 201 Power Alley, 6.35 acres
- 203 Power Alley, 0.65 acres
- 205 Power Alley, 0.084 acres

Pine & 3rd Street Block

- Creative Discovery Museum (CDM) parking lot, 301 Power Alley, 1.36 acres

Submission Requirements

Purpose

ACE Mentor Program of Southeast Tennessee and North Georgia is supporting the Hawk Hill redevelopment. This redevelopment includes numerous buildings of various zoning types and spread over several parcels. Therefore, for the purpose of this project, we request the project teams focus on the specific deliverables listed below.

Presentation

The teams shall prepare a presentation to include all elements required in this RFP and the program. Each presentation shall be no longer than 8 minutes in length and include the participation of all students that are on the team. Teams shall submit design and construction plans listed below. Identify each member on your team and state his/her responsibilities (Architecture, Engineering, Construction). Extensive interaction among disciplines is a key factor to a successful project.

The presentation should address each discipline and include descriptions of how the team arrived at the final design and process. The presentation should address, but not limited to the following:

- Team
- Historical context
- Process
- Program
- Design
- Disciplines (ACE)
- Solution
- Budget

Deliverables

- I. Overview the development as a whole but only complete detailed designs specific to Hilltop Block (reference supporting information)
 - a. Three-story mixed-use building with ground-level retail and multi-family residential. The building is integrated into the hillside slope, adjoining a grand exterior staircase.
- II. Present the program and design of the facility. Discuss the process of how you arrived at the final design and demonstrate how it addresses the requirements.
- III. Statement of Qualifications for each student
 - a. Curriculum Vitae for all students
 - b. Completed ACE Scholarship application required for seniors
- IV. Architectural
 - a. Plan(s), scaled and labeled:
 - i. Site Plan
 - ii. Structured Parking, if included
 - iii. Ground Floor
 - iv. Upper Floor(s)

- v. Roof
 - b. 3D model the exterior, physical or virtual
 - c. Materials, both exterior and key interior
 - d. Highlight key design and sustainable features
- V. Structural
 - a. Describe the structural design and system(s)
 - b. Load calculations and seismic design
- VI. Mechanical, Electrical, Plumbing, Fire Protection
 - a. One-line diagrams for a typical floor(s)
 - b. Type and description of HVAC, lighting, and plumbing system
 - c. Description of any special and/or sustainable features
- VII. Construction
 - a. Site layout including crane, offices, materials management, etc.
 - b. Site logistics
 - c. Delivery route(s)
 - d. Staging and lay down area(s)
- VIII. Project Schedule
 - a. Design
 - b. Construction
- IX. Cost Estimating
 - a. Design, soft costs
 - b. Permitting
 - c. Construction, hard costs
 - d. Describe the budget process and challenges