

ACE Mentor Program 2023 Project Site

Broad Street Parcel

613 Broad Street
Chattanooga, TN 37402



The project site is at the northern end of the 600 block of Broad Street. The site currently has a multi-level parking lot and a small park/green space on the northwest corner. Neighbors include PlayCore, Liberty Tower, Regions Bank, Fletcher Bright, Yacoubian Tailors, and others. Some basic info about the site:

- Rectangular shaped, ~210 linear feet of Broad and Chestnut Street frontage by ~240 linear feet of 6th Street frontage, approximately 1.16 acres total
- Tax parcels 135NC C 001, 135NC C 002, and 135NC C 004
- Located in the City Center District bound by Chestnut Street (west), 6th Street (north), Broad Street (east), and the Broad Street Parking Garage (south)
- Zoned D-CX-12, Commercial Mixed-Use, up to 12 stories

Challenge

Your team's challenge is to consider the site, zoning, context of the surrounding properties, the future Broad Street changes, and develop an appropriate mixed-use program project that responds to contributing factors and needs for Chattanooga. Students should develop a program, budget, floor plan(s), exterior elevations, and other drawings and models to clearly define their proposed development and intent. Key considerations are:

- Historical context
- Urban context and active public realm street frontage
- Transportation and transit (public, private, deliveries, pedestrian, bike, etc.)
- Connectivity
- Needs and desires for the District
- Green and sustainable practices
- Parking needs and/or requirements
- Water quality and storm water considerations

Budget

There is no set budget or limitations, but students must develop and present a budget for redevelopment. Students should clearly outline the basis of their development costs; including but not limited to land acquisition, design, engineering and other soft costs, and construction.

Resources

- [Downtown Chattanooga Form-Based Code](#)
- [Hamilton County Geographic Information Systems](#) (GIS)
- [Reimagining Broad Street](#), Dover, Kohl & Partners
- [Broad Street Survey](#) – Aquarium Way to MLK
- [Strategic Market Analysis for Downtown Chattanooga](#), RCLCO Real Estate Consulting
- [Downtown Chattanooga Parking Study](#), Stantec, Nelson/Nygaard
- [CARTA Recommended Transit Network](#), Jarett Walker + Associates
- [TVA Market Request for Proposal](#), CBRE

Requirements

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. 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.
- II. Statement of Qualifications for each student
 - a. Curriculum Vitae for all students
 - b. Completed ACE Scholarship application required for seniors
- III. 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
- IV. Structural
 - a. Describe the structural design and system(s)
 - b. Load calculations and seismic design
- V. Mechanical, Electrical, Plumbing
 - 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
- VI. Construction
 - a. Site layout including crane, offices, materials management, etc.
 - b. Site logistics
 - c. Delivery route(s)
 - d. Staging and lay down area(s)
- VII. Project Schedule
 - a. Design
 - b. Construction
- VIII. Cost Estimating
 - a. Design, soft costs
 - b. Permitting
 - c. Construction, hard costs
 - d. Describe the budget process and challenges