



# ULI Nashville

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## EXCELLENCE IN DEVELOPMENT

The Excellence in Development Awards celebrate development that is exceptional in building/site design and financial success, *and* that demonstrates transformational impact — development that sets the bar for its peers, and positively impacts Nashville and Middle Tennessee.

We welcome you to ULI Nashville's 13th Excellence in Development Awards, where we celebrate outstanding development projects and the real estate and land use professionals that create them.

community  
best practices  
best practices  
best practices  
education



**EXCELLENCE IN DEVELOPMENT PREMIER SPONSORS**

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The Amazon logo consists of the word "amazon" in a dark blue, lowercase, sans-serif font. Below the text is a curved orange arrow that starts under the letter 'a' and points to the right, ending under the letter 'n'.

**core**

**GIARRATANA**

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ADAPT

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BUILDING GROUP

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 Architecture  
Engineering  
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Land Surveying  
Companies

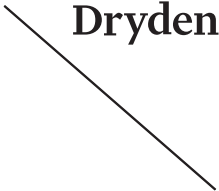
**BRIX**  
BUILDING REVIEW & INSPECTION XPERTS



 **CA SOUTH**

# SILVER ANNUAL SPONSORS 2023

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# SILVER ANNUAL SPONSORS 2023

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## WARE MALCOMB

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

# FRIEND ANNUAL SPONSORS 2023

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# FRIEND ANNUAL SPONSORS 2023

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## **THE ROSE FAEGES-EASTON COMMUNITY IMPACT AWARD**

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A new award has been established in honor of founding ULI Nashville Director, Rose Faeges-Easton, who retired from ULI Nashville in February 2022 and remains an active member of ULI Nashville.

Rose developed the criteria for ULI Nashville's Excellence in Development Awards. Rose had special affinity for projects that addressed community needs through design and development, as well as projects that engaged community members and featured public/private partnerships.

Projects that show special intentionality and engagement with the community reflect Rose's belief in the power of thoughtful design and development, and her love of Nashville and its many neighborhoods.

All nominees for the 2023 Excellence in Development Awards have been considered for the inaugural Rose Faeges-Easton Community Impact Award.



## **ULI NASHVILLE EXCELLENCE IN DEVELOPMENT JUDGING CRITERIA**

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Eighteen projects were nominated for Excellence in Development Awards in 2023, representing some of the region's best and most innovative development.

Each nominee was judged on criteria that support ULI's mission, "Shape the future of the built environment for transformative impact in communities worldwide." The judges deliberated the merits of each project per the Awards evaluation criteria:

- Market acceptance, financial viability, and operational stability.
- Excellence and innovation in several, related areas including land use, design, construction, economics, sustainability/environmental sensitivity, and equity.
- Noteworthy use of value-added elements such as:
  - public/private/non-profit partnerships,
  - consideration of affordability,
  - promotion of healthy lifestyles,
  - response to a demonstrated community need,
  - reflection of the character of the community, or
  - catalytic impact on other development or a community.
- Worthy of emulation — creates a high standard of industry excellence, sets a new bar, or stands out among others.

## ALTA RIVERWALK



Developer

Owner

Architect

Contractor

Landscape Architect

Civil Engineer

Finance/Banking

Transportation Engineer

Geo Professionals

Interior Design

**Wood Partners**

**CRP/WP Alta Metro Center**

**Brock Hudgins Architects LLC**

**Wood Partners**

**Kimley-Horn**

**Kimley-Horn**

**ServisFirst Bank**

**Kimley-Horn**

**GeoServices, LLC**

**HASTINGS Architecture**

## ASURION GULCH HUB



Developer  
Architect  
Contractor  
Landscape Architect  
Civil Engineer  
Traffic Consultant  
Core + Shell Lighting  
Graphics, Branding & Signage  
Structural Engineer  
MEP Engineer  
Acoustics  
Food Service  
Interior Lighting  
Interactive Installation Designer  
Furniture

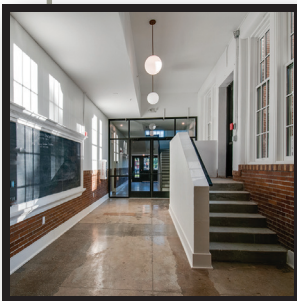
**Highwoods Properties**  
**HASTINGS Architecture**  
**Brasfield & Gorrie, L.L.C.**  
**Hawkins Partners, Inc.**  
**Barge Civil Associates**  
**KCI Technologies, Inc.**  
**Lam Lighting & Design**  
**Studio Matthews**  
**EMC Structural Engineers, P.C.**  
**I.C. Thomasson Associates, Inc.**  
**Charles M. Salter & Associates**  
**Ricca Design Studios**  
**Horton Lees Brogden Lighting Design**  
**Belle & Wissell Co.**  
**Alfred Williams & Company**

## DISMAS HOUSE



Developer	<b>Dismas House</b>
Architect	<b>EOA Architects, PLLC</b>
Contractor	<b>RC Mathews Contractor</b>
Landscape Architect	<b>HDLA</b>
Civil Engineer	<b>CSDG</b>
Finance/Banking	<b>First Horizon Bank</b>
Realtor	<b>Village Commercial</b>
Site Photography	<b>Nathan Pedigo Photography</b>

## ELLIOTT GERMANTOWN



Developer

**The Mainland Companies/  
Mainland Germantown, LLC**

Owner

**Elliott Germantown, LLC**

Architect

**Manuel Zeitlin Architects**

Contractor

**Wellspring Builders**

Landscape Architect

**Hawkins Partners, Inc.**

Civil Engineer

**Barge Civil Associates**

Finance/Banking

**Wilson Bank & Trust**

Geo Professionals

**Beaver Engineering**

## KENECT NASHVILLE



Developer

**Akara Partners**

Owner

**Akara Partners**

Architect

**Perkins + Will**

Contractor

**James McHugh Construction**

Landscape Architect

**Hawkins Partners, Inc.**

Civil Engineer

**Barge Civil Associates**

Finance/Banking

**Deutsche Bank**

Transportation Engineer

**KCI Technologies, Inc.**

Geo Professionals

**ECS**

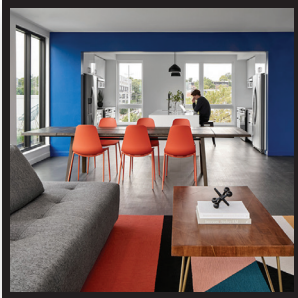
Architect of Record and  
Interior Design

**Smith Gee Studio, LLC**

Interior Design Concept

**dash design**

## MARTIN FLATS



Developer	<b>Eagle Rock Ventures, LLC</b>
Co-Developer	<b>The Mathews Company</b>
Architect	<b>HASTINGS Architecture</b>
Contractor	<b>RC Mathews Contractor</b>
Landscape Architect	<b>HDLA</b>
Civil Engineer	<b>Dewey Engineering</b>
MEPF Engineer	<b>Power Management Corporation</b>
Structural Engineer	<b>Balata Structural Engineering</b>

METRO WATER SERVICES  
3RD AVENUE PARK

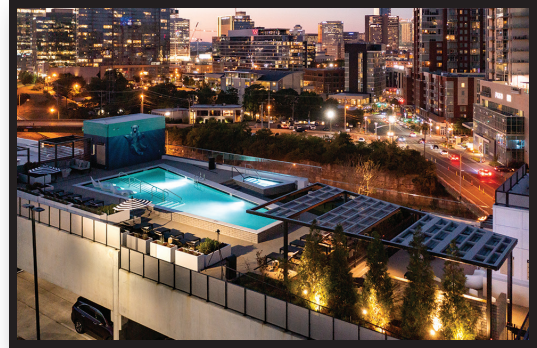


Owner  
Contractor  
Landscape Architect  
Engineer  
Civil Engineer  
Sustainability Consultant

**Clean Water Nashville**  
**Brasfield & Gorrie, LLC**  
**HDLA**  
**Brown and Caldwell**  
**LDA Engineering**  
**Wilmot Inc.**



## NOVEL EDGEHILL



Developer	<b>Crescent Communities / Pearl Street Partners</b>
Owner	<b>Starwood Capital Group</b>
Architect	<b>KTGY</b>
Contractor	<b>Doster Construction</b>
Landscape Architect	<b>Hawkins Partners, Inc.</b>
Civil Engineer	<b>Kimley-Horn</b>
Finance/Banking	<b>Citizens Bank</b>
Transportation Engineer	<b>Kimley-Horn</b>
Geo Professionals	<b>GTA</b>
Interiors & Interior FF&E	<b>CID Design Group</b>

## PARK AT MYATT



Developer  
Architect  
Finance/Banking

**CA South**

**Arco Murray**

**Western Alliance Bank / Pennybacker Capital**

## RED OAK FLATS AND RED OAK TOWNHOMES



Developer

**MDHA – Metropolitan Development and Housing Agency**

Owner

**MDHA – Metropolitan Development and Housing Agency**

Architect

**EOA Architects, PLLC**

Contractor

**RG Anderson**

Landscape Architect

**HDLA**

Civil Engineer

**Kimley-Horn**

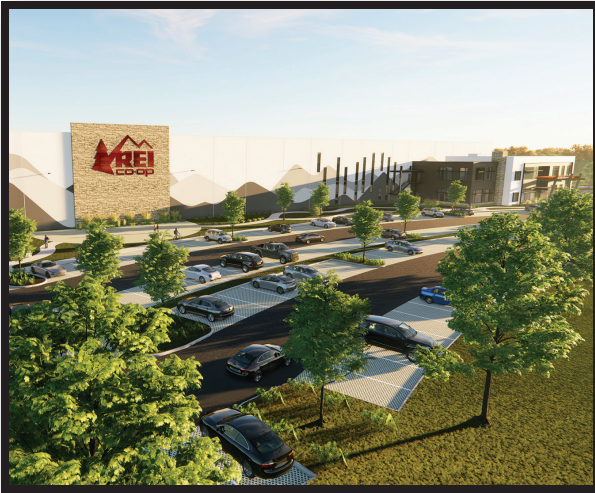
Finance/Banking

**Pinnacle Financial Partners**

Transportation Engineer

**Kimley-Horn**

## REI DISTRIBUTION CENTER 4



Developer	<b>Al. Neyer</b>
Owner	<b>Recreational Equipment, Inc.</b>
Architect	<b>A.N. Architects</b>
Contractor	<b>Al. Neyer</b>
Landscape Architect	<b>Cumberland Landesign Inc.</b>
Civil Engineer	<b>Warren &amp; Associates</b>
Transportation Engineer	<b>RG Phillips</b>
Geo Professionals	<b>TTL, Inc.</b>
MEP Engineer	<b>I.C. Thomasson Associates, Inc.</b>
LEED Consultant	<b>HASTINGS Architecture</b>
Interior Designer	<b>ASD   SKY</b>

## SILO BEND



- Developer **Southeast Venture**
- Owner **R. Manuel-Centennial**
- Architect **Southeast Venture**
- Landscape Architect **HDLA**
- Civil Engineer **Barge Civil Associates**
- Finance/Banking **Pinnacle Financial Partners**
- Transportation Engineer **KCI Technologies, Inc.**
- Geo Professionals **TTL, Inc.**
- Partner **Evergreen Real Estate**
- Partner **Flyway**

## THE FAIRGROUNDS NASHVILLE CAMPUS / GEODIS PARK



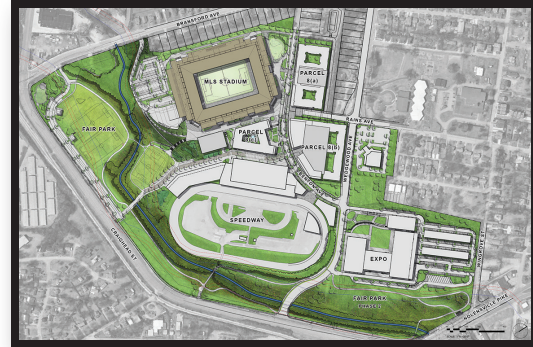
### Fair Park Phase 1 Development Team

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Developer  
Owner  
Owners Rep  
Owners Rep  
Architect  
Contractor  
Landscape Architect  
Civil Engineer

**The Fairgrounds Nashville**  
**The Fairgrounds Nashville**  
**GHP, Inc.**  
**Pillars Development**  
**Adkisson & Associates, Architects, Inc.**  
**Skanska**  
**Hawkins Partners, Inc.**  
**Barge Civil Associates**

## THE FAIRGROUNDS NASHVILLE CAMPUS / GEODIS PARK



### Exposition Buildings Development Team

Developer  
 Owner  
 Owners Rep  
 Owners Rep  
 Architect  
 Contractor  
 Landscape Architect  
 Civil Engineer  
 Structural Engineer  
 MEP Engineer  
 Transportation Engineer  
 Geo Professionals

**The Fairgrounds Nashville**  
**The Fairgrounds Nashville**  
**GHP, Inc.**  
**Pillars Development**  
**Adkisson & Associates, Architects, Inc.**  
**Skanska**  
**Hawkins Partners, Inc.**  
**Barge Civil Associates**  
**EMC Structural Engineers, P.C.**  
**DFH Services, PLLC**  
**Kimley-Horn**  
**Terracon Consultants, Inc.**

**THE FAIRGROUNDS NASHVILLE  
CAMPUS / GEODIS PARK**



**GEODIS Park  
Development Team**

Developer & Tenant  
Owner

Owner's Representative

Owner's Representative

Owner's Representative

Architect (Design)

Architect of Record & Design

Contractor

Landscape Architect

Civil Engineer

Structural Engineer

Structural Engineer

MEPT Engineer

MEPT Engineer

Transportation Engineer

Geo Professionals

FF&E

**Walsh Management LLC**

**Metropolitan Nashville Sports Authority**

**GHP, Inc.**

**CAA ICON**

**CPS**

**HASTINGS Architecture**

**Populous**

**Mortenson | Messer**

**Hawkins Partners, Inc.**

**Barge Civil Associates**

**Walter P Moore**

**Logan Patri Engineering, Inc.**

**DFH Services**

**ME Engineers**

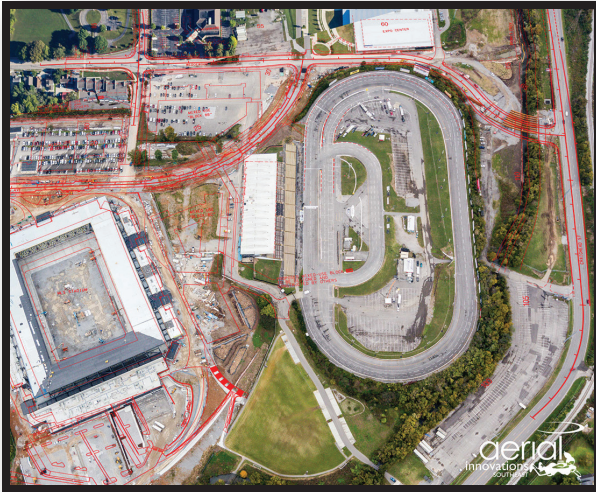
**Kimley-Horn**

**Terracon Consultants, Inc.**

**Casella Interiors**



## THE FAIRGROUNDS NASHVILLE CAMPUS / GEODIS PARK



### Infrastructure Part 1 Development Team

Developer  
Owner  
Owner's Representative  
Owner's Representative  
Architect  
Contractor  
Landscape Architect  
Civil Engineer  
Transportation Engineer  
Geo Professionals

The Fairgrounds Nashville  
The Fairgrounds Nashville  
**GHP, Inc.**  
**CPS**  
**Adkisson & Associates, Architects, Inc.**  
**Bell & Associates Construction, LLC**  
**Hawkins Partners, Inc.**  
**Barge Civil Associates**  
**Kimley-Horn**  
**Terracon Consultants, Inc.**

## THE LUDLOW



Developer  
Architect  
Contractor  
Landscape Architect  
Civil Engineer  
Finance/Banking  
Geo Professionals

**Place Development Corp.**  
**SV Design, LLC**  
**R.G. Anderson Company, Inc.**  
**CSDG**  
**CSDG**  
**Franklin Synergy Bank**  
**PSI**

## THE VILLAGE AT GLENCLIFF



Developer	<b>The Village at Glenclyff / Ingrid McIntyre</b>
Owner	<b>The Village at Glenclyff</b>
Architect	<b>Centric Architecture</b>
Contractor	<b>Morgan Group, LLC</b>
Landscape Architect	<b>Morgan Group, LLC</b>
Civil Engineer	<b>Wamble &amp; Associates</b>
Finance/Banking	<b>Studio Bank</b>
Garden Design	<b>Cecelie Eiler, Lipscomb University</b> <b>Will Compton, Vanderbilt Divinity School</b> <b>Marie Campbell, Nashville Foodscapes</b>
Garden Installation	<b>Nashville Foodscapes</b>

## THE WASH



Developer

**1101 McKennie, LLC**

Owner

**1101 McKennie, LLC**

Architect

**Pfeffer Torode Architecture**

Contractor

**Eshelman Construction**

Civil Engineer

**Fulmer Lucas**

Finance/Banking

**Wilson Bank & Trust**

## THREE THIRTY THREE



Developer  
Architect  
Contractor  
Landscape Architect  
Civil Engineer  
Finance/Banking  
Transportation Engineer  
Geo Professionals  
Structural Engineer  
MEP Engineer

**MarketStreet Enterprises**  
**ESa**  
**Turner Construction Company**  
**firma**  
**CSDG**  
**Pinnacle Financial Partners**  
**KCI Technologies**  
**Stantec**  
**BALATA Structural Engineering**  
**I.C. Thomasson Associates, Inc.**

## WRENSTONE AT THE HIGHLANDS



Developer  
Architect  
Contractor  
Landscape Architect  
Civil Engineer  
Interior Designer

**Ram Realty Advisors / Corner Realty Partners**  
**Dynamik Design**  
**CEI General Contractors**  
**HDLA**  
**Kimley-Horn**  
**Casella Interiors**

# OUR MISSION



## WIN

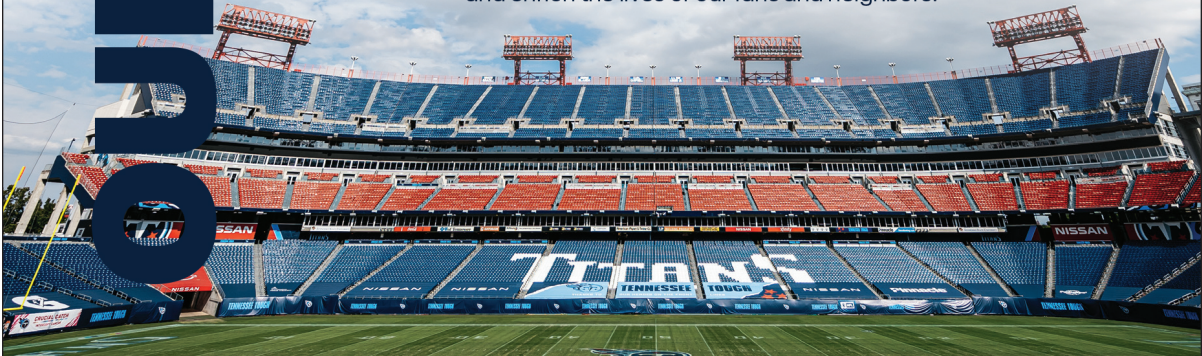
First and foremost, we're a football team and we exist to win games and championships. We also win off the field when we live out our ELITE values in every aspect of our work.

## SERVE

Service is core to our culture. We serve each other.  
We serve our fans and customers.  
We serve our neighbors and community.

## ENTERTAIN

We create moments and memories.  
Every experience our organization creates - whether at the stadium, in the community, or through digital channels - presents an opportunity to entertain and enrich the lives of our fans and neighbors.





Holland & Knight, which combined with Waller  
on March 1, 2023, is proud to sponsor the

# ULI Nashville Excellence in Development Awards

We support the Urban Land Institute's mission to shape the future  
of the built environment and congratulate all of this year's nominees  
for their positive transformational impact on Middle Tennessee.

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waller IS NOW A PART OF

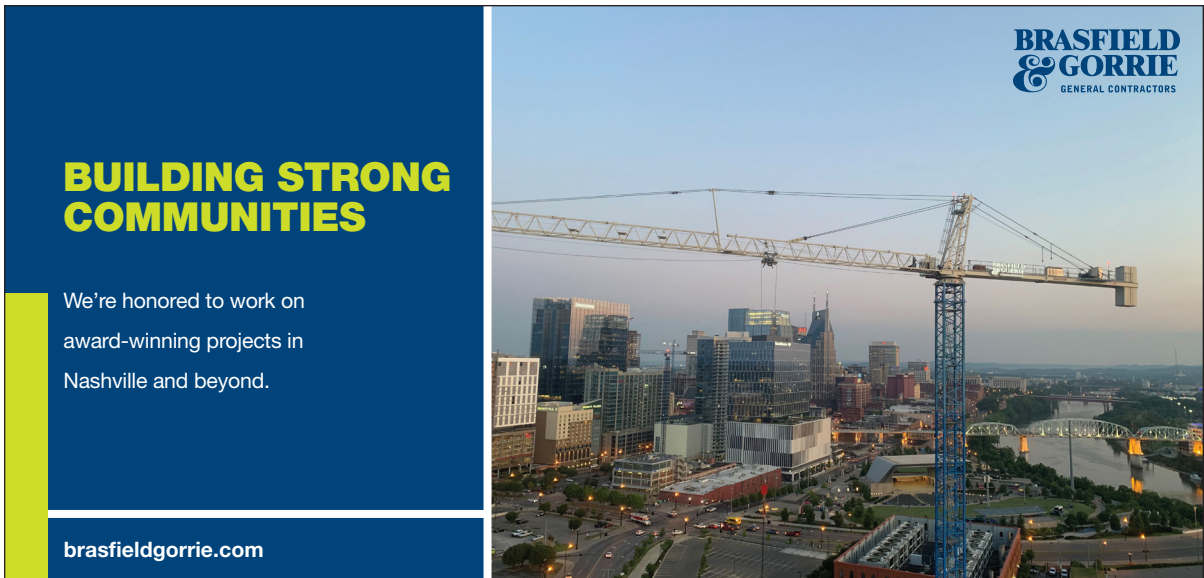
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## Special Thanks

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***ULI Nashville thanks the following volunteers, supporters and partners for their time, energy and expertise.***

Edward Henley, *Pillars Development*, ULI Nashville Chair

Sheila Dial-Barton, *EOA Architects*, ULI Nashville Chair of Mission Advancement

John Dwyer, *JAG Tennessee*, Emcee

Patrick Gilbert, *EOA Architects*

Kaylen Harrison, *Southeast Venture*, ULI Nashville Marketing Committee Chair

Clay Haynes, *Public Square*, ULI Nashville Marketing Committee

Aerial Innovations Southeast, Inc. — Event Photography

ARC Document Solutions — Nominated Project and Sponsor Banners

Cremona Custom Built — Rose Faeges-Easton Community Impact Award Creation

Dryden Architecture + Design — Excellence in Development Award Creation

Gannaway Design — Graphic Design

Harbinger House — Videography

Hotel Fraye and Fallyn Apartments — Nominee Representative Interview Venue

Schermerhorn Symphony Center — Judges' Interview Venue

Smith Gee Studio — Judges' Tour Lunch Venue

Southeast Venture — Judges' Tour Lunch Venue

***With special appreciation to Rose Faeges-Easton for creating twelve years of successful Excellence in Development Programs and answering innumerable questions for the thirteenth year!***

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**2023 Excellence in Development Awards Judges:**

Nancy Blankfard, Principal, *HGA*

Rameez Munawar, Vice President of Asset Management, *Jamestown*

Marilee Utter, President, *Citiventure Associates, LLC*

**ULI Nashville Programming & Awards Committee:**

Brittany Earlie, Co-Chair, *Busy Branding Co.*

Bailie Klages, Co-Chair, *Commerce Bank*

Sheila Dial Barton, *EOA Architects*

Sheena Francis, *Kimley-Horn*

Chuck Gannaway, *HASTINGS Architecture*

Scott Lockyear, *Georgia Pacific*

Bart Mackey, *Sesco Lighting*

Doug Sharp, *Sharp Urban Planning*

Pam Tarkington, *Genesis Engineering Group*

***Thank you to Robert Looper, III, of City Now Next, for special media coverage of the Excellence in Development Awards.***

## ULI Nashville

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ULI Nashville is a trusted convener, collaborator, and communicator/educator of best practices in all aspects of city-building. With nearly 900 members in Middle Tennessee representing the spectrum of land use and development occupations, ULI Nashville engages its members in networking, sharing best practices and thought leadership.

For more information about ULI Nashville — member benefits, events, and how to engage — visit [www.Nashville.uli.org](http://www.Nashville.uli.org) or email [nashville@uli.org](mailto:nashville@uli.org).

ULI Nashville’s work is driven by its members. For information on becoming a ULI member, visit [www.uli.org](http://www.uli.org) and click on “Join ULI.”

ULI Nashville values its Annual Sponsors, who support our year-long educational, professional development, member networking and community outreach programming. For a complete list of ULI Nashville Annual Sponsors, visit <https://nashville.uli.org/sponsorship/>.

ULI Nashville is on social media —



## About ULI

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Established in 1936, the Urban Land Institute has nearly 50,000 members. Through member involvement and information resources, ULI has set the standard of excellence in development practice. ULI has long been recognized as one of the world’s most respected and widely-cited sources of objective information on land planning, real estate development, placemaking, and smart growth.

### ULI’s Mission Priorities

- Educating the Next Generation of Diverse Real Estate Leaders
- Decarbonizing the Real Estate Sector and Accelerating Progress to Net Zero
- Increasing Housing Attainability in Communities around the World

ULI is a 501(c)(3) nonprofit research and education organization supported by its members worldwide.