# ULI Nashville

# 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, Middle Tennessee, and East Tennessee.

We welcome you to ULI Nashville's 15th Excellence in Development Awards, where we celebrate outstanding development projects and the real estate and land use professionals that create them.

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## THE ROSE FAEGES-EASTON COMMUNITY IMPACT AWARD

An award was established in 2023 in honor of founding ULI Nashville Director, Rose Faeges-Easton, who retired from ULI Nashville in February 2022.

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 2025 Excellence in Development Awards have been considered for the Rose Faeges-Easton Community Impact Award.

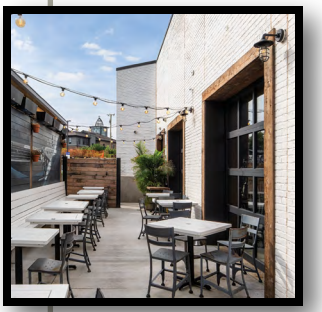
## ULI NASHVILLE EXCELLENCE IN DEVELOPMENT JUDGING CRITERIA

Fifteen projects were nominated for Excellence in Development Awards in 2025, representing some of Middle Tennessee and East Tennessee'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:

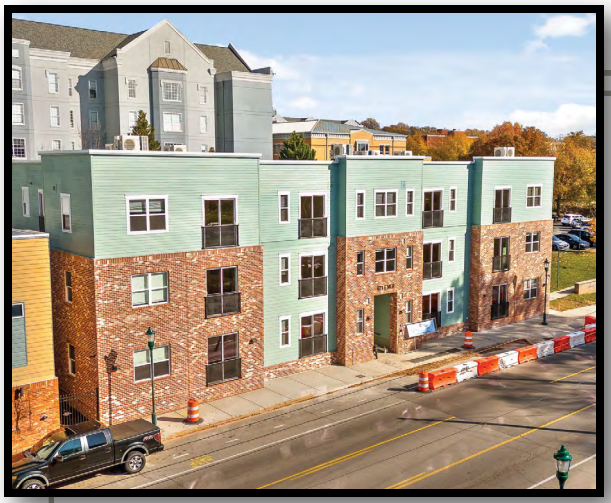
- Market acceptance, financial viability, and operational stability.
- Excellence and innovation in several, related areas including land use, design, construction, economics, sustainability/environmental sensitivity, and equity.
- Noteworthy use of value-added elements such as:
  - public/private/non-profit 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.

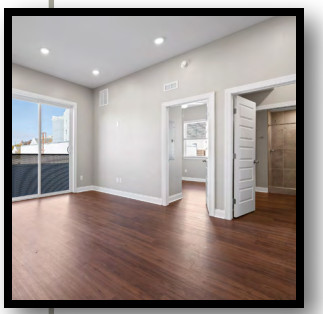
## 10th and Woodland

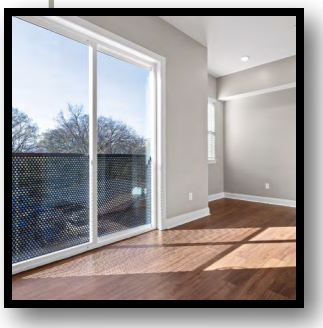


| | |
|---|---|
| Location | **Nashville, Tennessee** |
| Developer/Owner | **Magnolia Investment Partners** |
| Architect | **STG Design** |
| Contractor | **Dowdle Construction Group, LLC** |
| Landscape Architect | **Thomas & Hutton** |
| Civil Engineer | **Thomas & Hutton** |
| Geo Professionals | **UES (formerly known as GEOServices, LLC)** |
| Structural Engineer | **Structural Design Group** |
| MEP Engineer | **Power Management Corporation** |
| Project Management | **Commercial & Investment Properties** |

## 621 MLK







| | |
|---|---|
| Location | **Chattanooga, Tennessee** |
| Developer/Owner | **CNE** |
| Architect | **Ewing Architecture** |
| Contractor | **RLP Construction** |
| Landscape Architect | **NE Group** |
| Civil Engineer | **NE Group** |
| Finance/Banking | **Builtwell Bank** |
| Geo Professionals | **S&ME, Inc.** |
| Environmental Engineers | **S&ME, Inc.** |

## Church and Henley

| | |
|---|---|
| Location | **Knoxville, Tennessee** |
| Developer/Owner | **Bristol Development Group** |
| Architect | **JDAVIS Architects** |
| Contractor | **Hardaway Construction** |
| Finance/Banking | **First Horizon Bank** |

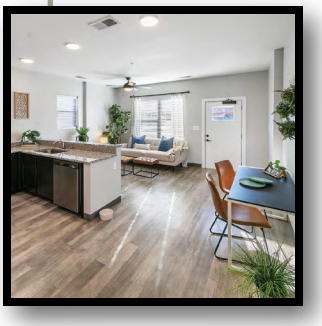
## Dogan-Gaither Flats

**AWARD WINNER**

| | |
|---|---|
| Location | **Knoxville, Tennessee** |
| Developer/Owner | **4th Purpose Realty, LLC** |
| Architect | **Sanders Pace Architecture** |
| Contractor | **Elite Diversified Construction, Inc.** |
| Landscape Architect | **Hedstrom Landscape Architecture** |
| Civil Engineer | **Will Robinson & Associates** |
| Signage/Way-finder | **Robin Easter Design** |
| Other Development Team Members | **Tullock Consulting** |

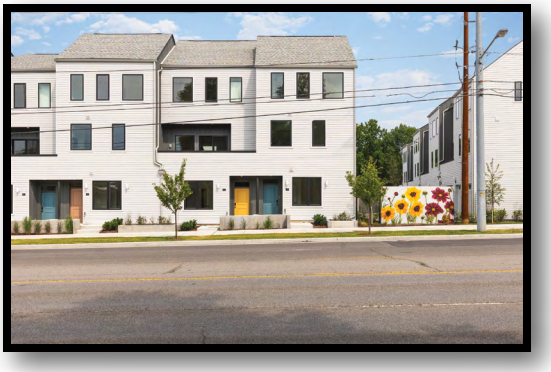
## First Creek at Austin Phase 1

**AWARD WINNER and Rose Faeges-Easton Community Impact Award**



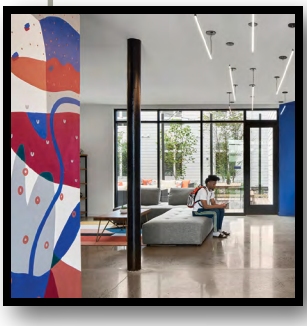
| | |
|---|---|
| Location | **Knoxville, Tennessee** |
| Developer/Owner | **Knoxville's Community Development Corporation** |
| Architect | **Johnson Architecture, Inc.** |
| Contractor | **J.A. Fielden** |
| Landscape Architect | **Arcadis** |
| Civil Engineer | **Civil & Environmental Consultants, Inc.** |
| Finance/Banking | **Pinnacle Financial Partners** |
| Geo Professionals | **UES (formerly known as GEOServices, LLC)** |
| Law Firm | **Bass, Berry & Sims PLC** |
| Signage/Way-finder | **41 South Creative** |
| Designer | **Nashville Office Interiors** |
| Owner Representative | **Partners Development** |

## Gardenia



| | |
|---|---|
| Location | **Nashville, Tennessee** |
| Developer | **Openworks, LLC \| Public Square** |
| Owner | **Home Work East** |
| Designer | **Openworks, LLC** |
| Contractor | **Central Builders, LLC** |
| Landscape Architect | **FIRMA \| Landscape Architecture & Planning** |
| Civil Engineer | **W&A Engineering \| Prosper Engineering** |
| Finance/Banking | **Wilson Bank & Trust** |
| Law Firm | **Kaalberg Giesecke** |
| Sales Team | **Domus Nashville** |

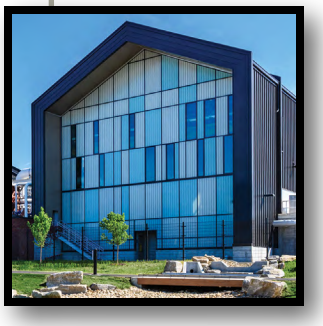
## Martin Flats



| | |
|---|---|
| Location | **Nashville, Tennessee** |
| Developer | **Eagle Rock Ventures LLC** |
| Co-Developer | **The Mathews Company** |
| Architect | **HASTINGS Architecture** |
| Contractor | **R.C. Mathews Contractor** |
| Landscape Architect | **HDLA** |
| Civil Engineer | **Dewey Engineering** |
| MEPF Engineer | **Power Management Corporation** |
| Structural Engineer | **Balata Structural Engineering** |

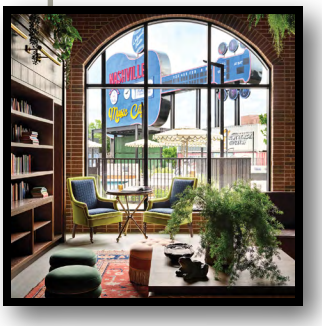
## Metro Water Services' Central Water Reclamation Facility

**AWARD WINNER**



| | |
|---|---|
| Location | **Nashville, Tennessee** |
| Owner | **Metro Water Services** |
| Architect | **Centric Architecture** |
| Contractor | **Brasfield & Gorrie** |
| Landscape Architect | **Hawkins Partners, Inc.** |
| Civil Engineer | **Civil Infrastructure Associates** |
| Prime Consultant – Engineer | **Hazen and Sawyer** |
| MP&E Engineers | **Smith Seckman Reid, Inc.** |
| Grit Handling | **Inflo Design Group (IDG)** |
| Stormwater | **James + Associates** |
| Odor Control | **Water Management Services (WMS)** |
| Geotechnical Evaluation | **Athena** |

## NASHVILLE WAREHOUSE CO.



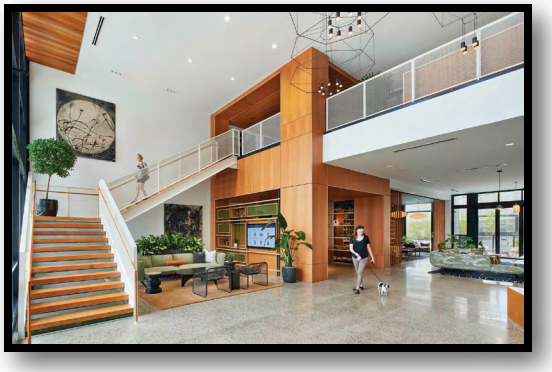
| | |
|---|---|
| Location | **Nashville, Tennessee** |
| Developer/Owner | **AJ Capital Partners** |
| Architect | **Hartshorne Plunkard Architecture** |
| Contractor (Office) | **DPR Construction** |
| Contractor (Residential) | **Hardaway Construction** |
| Landscape Architect | **HDLA** |
| Civil Engineer | **Barge Civil Associates, LLC** |
| Transportation Engineer | **KCI Technologies Inc.** |
| Project Manager | **Cumming Group** |

## Shelby House and Samaritan Recovery Community

| | |
|---|---|
| Location | **Nashville, Tennessee** |
| Developer | **Holladay Ventures \| Evergreen Real Estate** |
| Owner | **Holladay Ventures \| Evergreen Real Estate \| Samaritan Recovery Center** |
| Architect | **Studio A \| Manuel Zeitlin Architects** |
| Contractor | **Highland Building Group** |
| Landscape Architect | **Hawkins Partners, Inc. \| EDGE** |
| Civil Engineer | **Barge Civil Associates, LLC** |
| Finance/Banking | **PNC Banking** |
| Transportation Engineer | **KCI Technologies Inc.** |
| Geo Professionals | **Geo-Technology Associates, Inc.** |
| Law Firm | **Reno & Cavanaugh PLLC** |
| Signage/Way-finder | **Jarvis Award, Sign and Flag Co.** |
| Structural/MEP Engineer | **Genesis Engineering Group, LLC** |

## Standard Assembly

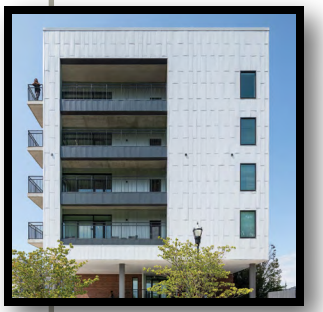
**AWARD WINNER**



| | |
|---|---|
| Location | **Nashville, Tennessee** |
| Developer | **Atlas Real Estate Partners \| HY Ventures \| Wedgewood Avenue** |
| Project Manager | **JLL** |
| Architect of Record | **EOA Architects** |
| Architect | **Manuel Zeitlin Architects** |
| Contractor | **Hardaway Construction** |
| Landscape Architect | **Hawkins Partners, Inc.** |
| Civil Engineer | **Fulmer Lucas Engineering** |
| Transportation Engineer | **KCI Technologies Inc.** |
| Geo Professionals | **Terracon** |
| Signage/Way-finder | **McCoy Design** |
| Structural Engineer | **EMC Structural Engineers, P.C.** |
| MEP Engineer | **Power Management Corporation** |
| AV and Security Consultant | **RealPage Inc.** |
| Property Manager | **Greystar** |

## Strobel House

**AWARD WINNER**



| | |
|---|---|
| Location | **Nashville, Tennessee** |
| Developer/Owner | **Metropolitan Government of Nashville** |
| Owner Agency | **Metropolitan Government of Nashville, Office of Homeless Services** |
| Owner's Representative | **Capital Project Solutions** |
| Program Management Company | **Depaul USA** |
| Architect | **Moody Nolan** |
| Contractor | **BELL Construction** |
| Landscape Architect | **EDGE** |
| Civil Engineer | **Catalyst Design Group** |
| Geo Professionals | **K.S. Ware & Associates** |
| MEP Engineer | **I.C. Thomasson Associates, Inc.** |
| Structural Engineer | **EMC Structural Engineers, P.C.** |

## The Factory at Franklin

**AWARD WINNER**

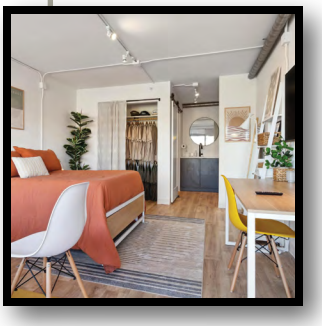
| | |
|---|---|
| Location | **Franklin, Tennessee** |
| Developer | **Holladay Properties** |
| Architect | **Centric Architecture** |
| Contractor | **Solomon Builders \| Flow Construction Company, Inc.** |
| Landscape Architect | **Gamble Design Collaborative** |
| Civil Engineer | **Kimley-Horn** |
| Structural Engineer | **KPFF Consulting Engineers** |
| Finance/Banking | **Everwise Credit Union** |
| Branding/Marketing | **Isle of Printing** |
| Geo Professionals | **TTL** |
| Law Firm | **Bradley** |
| Signage/Way-finder | **McCoy Design \| Fortify Fabrication** |

## The Station, Gallatin

| | |
|---|---|
| Location | **Gallatin, Tennessee** |
| Developer/Owner | **Public Square** |
| Owners Representative | **NoBox Development, LLC** |
| | **DLR Group** |
| Contractor | **Public Square Construction** |
| Construction Manager | **J & J Construction** |
| Architect | **Building Design Ideas** |
| MEP Engineer | **Montgomery Engineering** |
| Civil Engineer | **GreenLID Design** |
| Structural Engineer | **Skyhook Structural Engineering** |
| Law Firm | **Kaalberg Giesecke** |

## The Wilder

### AWARD WINNER



| | |
|---|---|
| Location | **Nashville, Tennessee** |
| Developer | **SR Manager, LLC \| Openworks, LLC** |
| Owner | **Brick Church Property, LLC** |
| Architect | **Adkisson & Associates Architects, Inc.** |
| Contractor | **Dowdle Construction Group, LLC** |
| Landscape Architect | **H+B Land Design** |
| Civil Engineer | **Dale & Associates, Inc.** |
| Finance/Banking | **Truxton Trust \| BlueHub Capital** |
| Geo Professionals | **Perry & Associates, LLC** |
| Law Firm – Structuring | **Sherrard Roe Voigt & Harbison, PLC** |
| Law Firm – Mixed Income PILOT | **Kaalberg Giesecke** |
| Graphic Designer | **Lilian M Taylor** |
| Mixed-Income PILOT Team | **Metro Nashville Planning Department \| Metro Nashville Housing Division** |
| District Council Member | **Kyonzté Toombs** |

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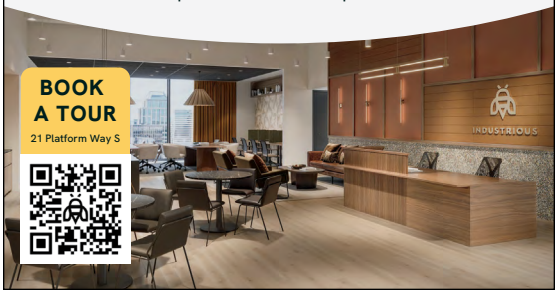

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Congratulations to the 2025 nominees!

## Special Thanks

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

Sheila Dial-Barton, *EOA Architects* — ULI Nashville Chair

Chip Howorth, *Adapt Development* — ULI Nashville Chair of Mission Advancement

Nicole Robben, *Petros PACE* — ULI Nashville Treasurer

Edward Henley, *Pillars Development* — Chair of Governance Committee

John Dwyer, *JAG Tennessee* — Emcee

Kaylen Harrison, *Southeast Venture* — ULI Nashville Marketing Committee Co-chair

Katie Wainman, *Hardaway Construction* — ULI Nashville Marketing Committee Co-chair

Aerial Innovations Southeast, Inc. — Event Photography

ARC Document Solutions — Nominated Project and Sponsor Banners

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

Gannaway Design — Graphic Design and Excellence in Development Award Creation

Harbinger House — Videography

Albion in the Gulch — Judges' Interview Venue

Sherrard Roe Voigt & Harbison, PLC — Nominee Representative Interview Venue

Barge Design Solutions, Inc. — Judges' Tour Lunch Venue

PARKS | COMPASS — Judges' Interviews with East Tennessee Nominees Venue

**2025 Excellence in Development Awards Judges:**

Gabrielle Bullock, Principal, Chief Diversiy Officer, Los Angeles — *Perkins&Will*

Anne Cummins, Chief Operating Officer — *Gattuso Development Partners*

Kim Morque, President & Principal — *Spinnaker Real Estate Partners*

**ULI Nashville Programming & Awards Committee:**

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Bailie Klages, Co-Chair, *Commerce Bank*

Matt Anderson, *Merus*

Hector Bello, *Ware Malcomb*

John Cannon, *Pinnacle Financial Partners*

Sheila Dial-Barton, *EOA Architects*

Andrea Dorlester, *Metro Nashville Planning Department*

Christopher Green, *Terracon*

Bart Mackey, *SESCO Lighting*

Maria Mustapha, *Ascend PM Solutions*

Caren Nichol, *Evans Petree PC Property Tax Group*

Prem Patel, *SHAANT*

Kimberly Pouilly, *Elliott Davis*

Rich Ranft, *Trinity Consultants*

Aubree Ringler Garrison, *R.W. Childrey Construction*

Doug Sharp, *Sharp Urban Planning*

Brad Siegal, *Buchalter*

Pam Tarkington, *Genesis Engineering Group, LLC*

Aron Thompson, *Urban League of Middle Tennessee*

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

## ULI Nashville

ULI Nashville is a trusted convener, collaborator, and communicator of best practices in all aspects of city-building. With over 1000 members in Middle Tennessee and East 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 or email nashville@uli.org.

ULI Nashville's work is driven by its members. For information on becoming a ULI member, visit 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

- Instagram: @ulinashville
- LinkedIn: ULI Nashville

## About ULI

Established in 1936, the Urban Land Institute has nearly 50,000 members globally. 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.