



# 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 14th Excellence in Development Awards, where we celebrate outstanding development projects and the real estate and land use professionals that create them.

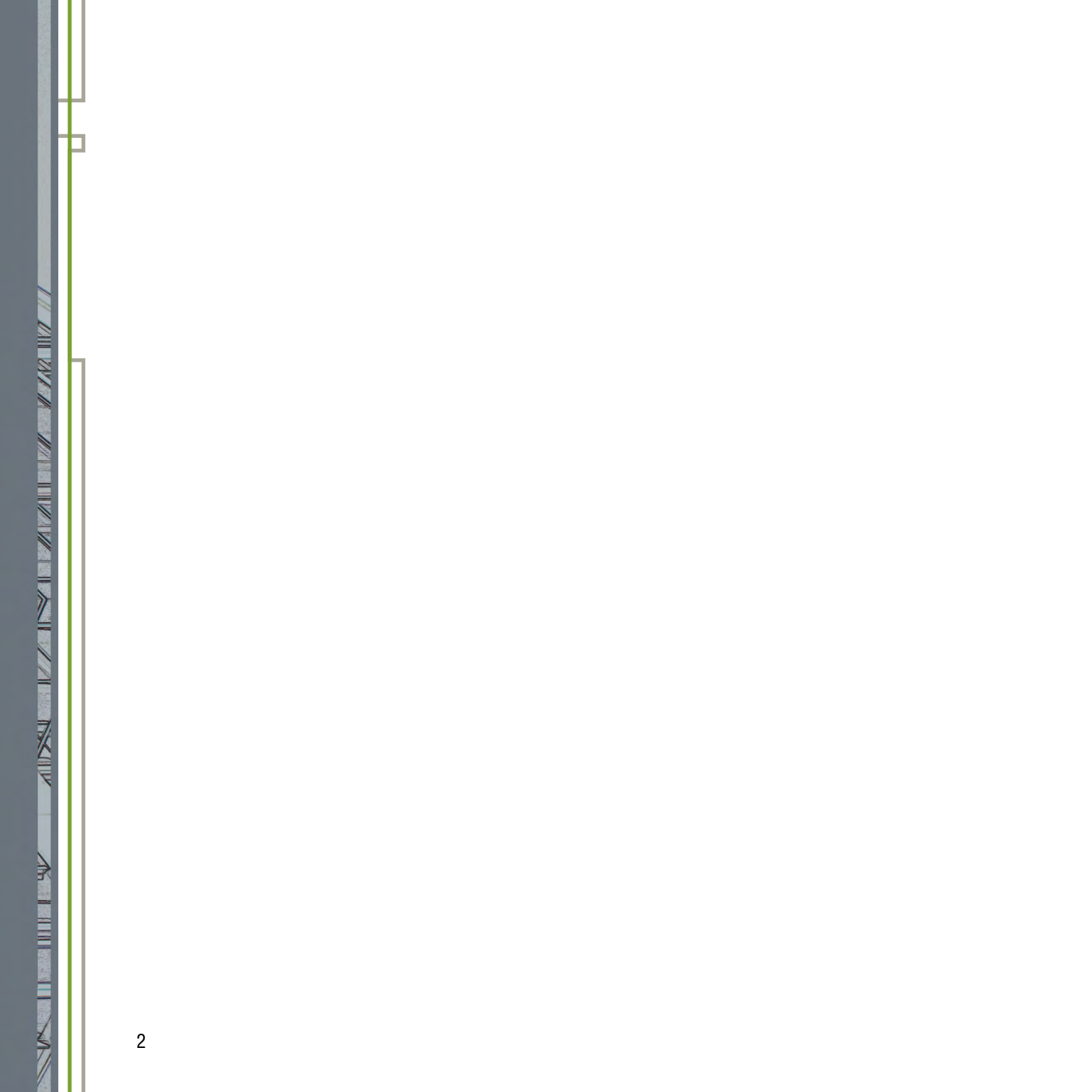
best practices

community

best practices

livability

education



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**Holland & Knight**

## EXCELLENCE IN DEVELOPMENT PREMIER SPONSORS

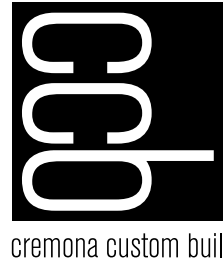
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 **ALBION** | in the gulch

Aprio<sup>®</sup> 

# EXCELLENCE IN DEVELOPMENT SUPPORTING SPONSORS

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## MISSION ANNUAL SPONSORS 2024

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GIARRATANA

## DIAMOND ANNUAL SPONSORS 2024

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HASTINGS



## PLATINUM ANNUAL SPONSORS 2024

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HDLA

 Highwoods®



THOMPSON | BURTON<sup>PLLC</sup>

**Turner**

# GOLD ANNUAL SPONSORS 2024

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# GOLD ANNUAL SPONSORS 2024

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# GOLD ANNUAL SPONSORS 2024

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**SKANSKA**



**SMITH GEE STUDIO**  
ARCHITECTURE URBAN DESIGN INTERIORS

**SOUTHERN LAND  
COMPANY**



**T.W. FRIERSON**  
CONTRACTOR, INC.



**WALKER &  
DUNLOP**

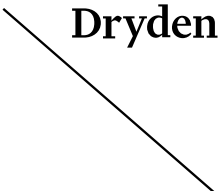
# SILVER ANNUAL SPONSORS 2024

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# SILVER ANNUAL SPONSORS 2024

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# FRIEND ANNUAL SPONSORS 2024

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## FRIEND ANNUAL SPONSORS 2024

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I. C. Thomasson Associates, Inc.

Kimley»Horn



NEWMARK

ROBINS & MORTON



The  
Mathews  
Company

***TTL***

WARE MALCOMB



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

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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 2024 Excellence in Development Awards have been considered for the Rose Faeges-Easton Community Impact Award.

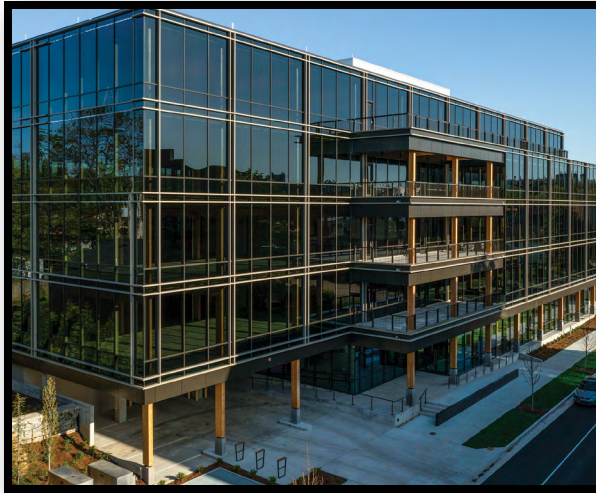
## ULI NASHVILLE EXCELLENCE IN DEVELOPMENT JUDGING CRITERIA

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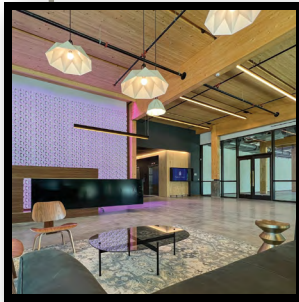
Twenty-one projects were nominated for Excellence in Development Awards in 2024, representing some of the region's best and most innovative development.

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.



## 1030 Music Row

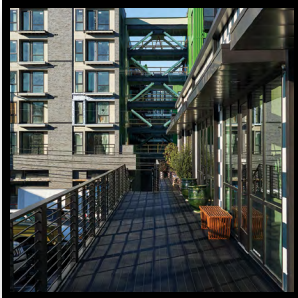


Developer  
Owner  
Architect  
Contractor  
Landscape Architect  
Civil Engineer  
Finance/Banking  
Transportation Engineer  
Geo Professionals  
Law Firm  
Signage/Wayfinder  
MEP Engineer  
Timber Structural Engineer  
Structural Engineer

**Hamilton Development, LLC**  
**Music Row 3, LLC**  
**Anecdote Architectural Experiences**  
**Turner Construction**  
**Hawkins Partners, Inc.**  
**Barge Civil Associates**  
**Pinnacle Financial Partners**  
**KCI Technologies, Inc.**  
**Professional Service Industries, Inc.**  
**Bradley Arant Boult Cummings, LLP**  
**Bennu Enterprises**  
**Power Management Corporation**  
**StructureCraft**  
**EMC Structural Engineers**



## 609 MERRITT



Developer/Owner  
Architect  
Contractor  
Civil Engineer  
Finance/Banking  
Law Firm

**Urban Grout Commercial Real Estate**  
**Pfeffer Torode Architecture**  
**Carter Group, LLC**  
**Fulmer Lucas**  
**First Farmers**  
**Holland & Knight**





## Albion in the Gulch

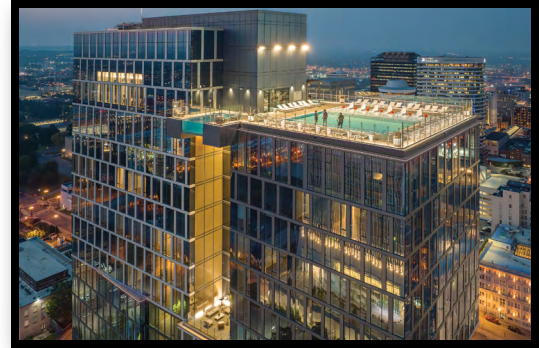


Developer/Owner  
 Architect  
 Contractor  
 Landscape Architect  
 Civil Engineer  
 Transportation Engineer  
 Law Firm  
 Signage/Wayfinder  
 MEP Engineer

**Albion Residential**  
**Hartshorne Plunkard Architecture**  
**Clark Construction Group, LLC**  
**HDLA Landscape Architects**  
**Barge Civil Associates**  
**KCI Technologies, Inc.**  
**Bradley Arant Boult Cummings, LLP**  
**Solty's Art (Artist: Mosaic Tile and Murals)**  
**I.C. Thomasson and Associates**

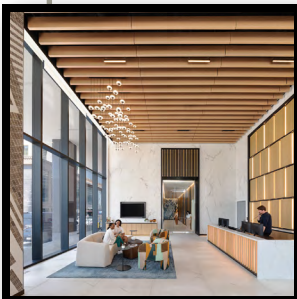


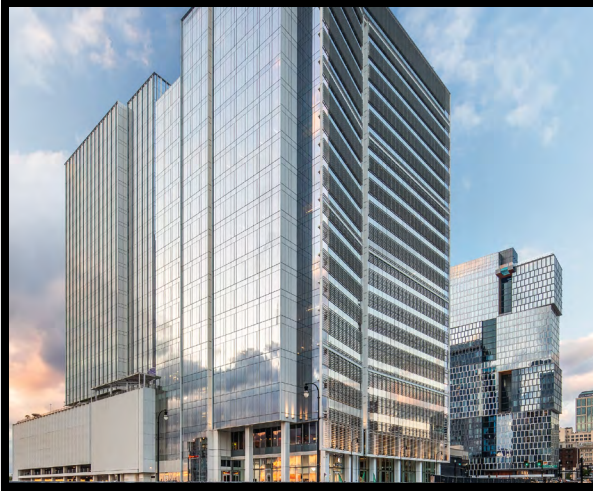
## Alcove



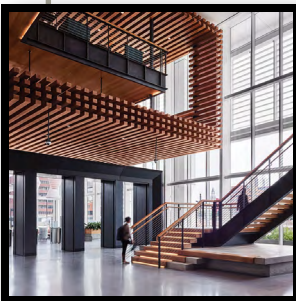
Developer/Owner  
Civil Engineer  
Finance/Banking  
Transportation Engineer  
Geo Professionals  
Law Firm  
Signage/Wayfinder  
Other Development  
Team Members

**Giarratana Development**  
**Barge Design Solutions**  
**Walker & Dunlop**  
**Barge Design Solutions**  
**Terranova**  
**Holland & Knight**  
**Jarvis Signs**  
**Giarratana**





## Amazon—Nashville Nashville Yards



Developer  
Development Management (T1)

Contractor  
Architect

Landscape Architect

Civil Engineer

Finance/Banking

Transportation Engineer

Geo Professionals

Law Firm

Signage/Wayfinder

Interior Design

Structural Engineer Tower 01

Structural Engineer Tower 02

MEP Engineer

**Southwest Value Partners**

**Seneca Group**

**Clark Construction, Inc. / Bell Construction**

**Gresham Smith**

**Hawkins Partners, Inc.**

**RaganSmith**

**U.S. Bank**

**KCI Technologies, Inc.**

**GEI Consultants, Inc.**

**Spencer Fane Bone McAllester**

**RSM Design**

**Gresham Smith**

**Walter P. Moore**

**Stanley D. Lindsey and Associates, Ltd.**

**Alvine Engineering**



**Antiques Building**

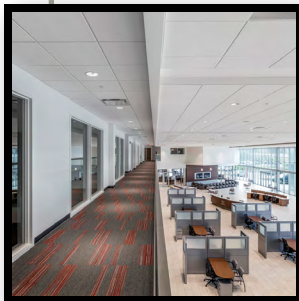
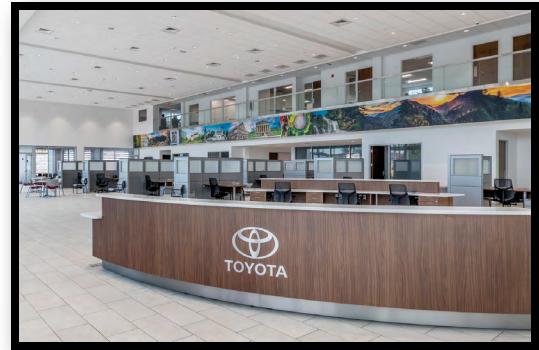


Developer  
Architect  
Contractor  
Contractor  
Landscape Architect  
Civil Engineer  
Geo Professionals  
Law Firm  
Other Development  
Team Members

**SomeraRoad**  
**Manuel Zeitlin Architects**  
**JE Dunn Construction**  
**DWC Construction**  
**Kimley-Horn**  
**Kimley-Horn**  
**Kimley-Horn**  
**Kaalberg Law**  
**SomeraRoad**



## Beaman Toyota

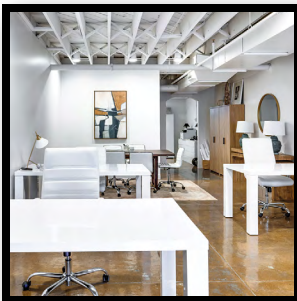
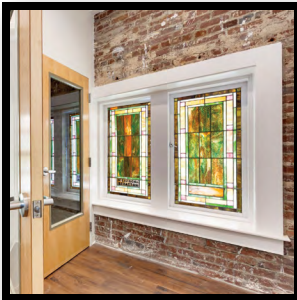


Developer/Owner  
 Architect  
 Contractor  
 Landscape Architect  
 Civil Engineer  
 Transportation Engineer  
 Geo Professionals  
 Signage/Wayfinder

**Hudson Automotive Group**  
**Reline Design Group**  
**Choate Construction**  
**Kimley-Horn**  
**Kimley-Horn**  
**Kimley-Horn**  
**ECS Southeast, LLC**  
**Pattison Sign**

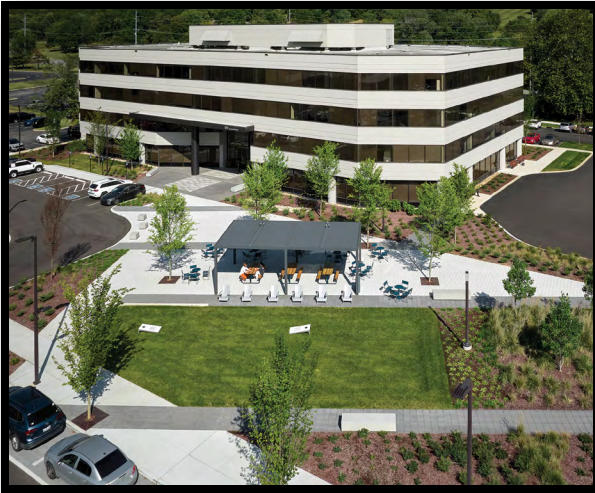


## Eastwood Village



Developer  
Developer  
Owner  
Owner  
Architect  
Contractor  
Design  
Finance/Banking  
Law Firm  
Mechanical &  
Plumbing Engineer  
Electrical Engineer

**Vintage South Development**  
**Legacy Partners**  
**Vintage South Development**  
**Legacy Partners**  
**Daniels Chandler**  
**Vintage South Development**  
**Dale & Associates**  
**Wilson Bank and Trust**  
**Leach & Associates**  
**Wilson & Girgenti**  
**K2 Engineering**



## Harpeth Commons



Developer  
Architect  
Contractor  
Landscape Architect  
Civil Engineer  
Transportation Engineer  
Signage/Wayfinder



MEP Engineer  
Structural Engineer  
Envelope Testing

## Highwoods

**HASTINGS Architecture**

**Brasfield & Gorrie**

**Hawkins Partners, Inc.**

**RaganSmith**

**KCI Technologies, Inc.**

**McCoy Design**

**505 Design**

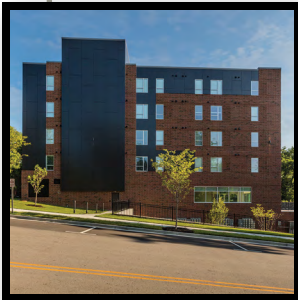
**Power Management Corporation**

**EMC Structural Engineers**

**ECS Southeast, LLC**



## Meharry Living Learning Center



Owner  
Architect  
Contractor  
Landscape Architect  
Civil Engineer  
Transportation Engineer  
Geo Professionals  
Construction Manager

**Meharry Medical College**  
**Moody Nolan**  
**Whiting-Turner**  
**EDGE**  
**Catalyst Design Group**  
**THA Consulting, Inc**  
**S&ME, Inc.**  
**Pillars Development, LLC**

## Nashville Women's Rescue Mission



Developer/Owner  
 Architect  
 Contractor  
 Landscape Architect  
 Civil Engineer  
 Finance/Banking  
 Geo Professionals  
 Signage/Wayfinder  
 Interior Design

**Nashville Rescue Mission**  
**Design Constructors, Inc.**  
**T.W. Frierson Contractor, Inc.**  
**HDLA**  
**Barge Civil Associates**  
**JHME Real Estate Advisors**  
**ECS Southeast, LLC**  
**Bennu Enterprises, Inc.**  
**Inner Design Studio**

## note Nashville



Developer/Owner  
Architect  
Contractor  
Finance/Banking  
Other Development  
Team Members

**Historic Restorations LLC**  
**Daniels Chandler**  
**Eshelman Construction**  
**Reliant Bank**  
**Historic Restorations LLC**





## Red Oak Flats & Red Oak Townhomes



Developer/Owner

**MDHA — Metropolitan Development and  
Housing Agency**

Architect

**EOA Architects**

Contractor

**RG Anderson**

Landscape Architect

**HDLA**

Civil Engineer

**Kimley-Horn**

Finance/Banking

**Pinnacle Bank**

Transportation Engineer

**Kimley-Horn**



## REI Distribution Center 4



Developer	<b>Al. Neyer</b>
Owner	<b>REI Co-op</b>
Architect	<b>A.N Architects</b>
Contractor	<b>Al. Neyer</b>
Landscape Architect	<b>Cumberland Landesign</b>
Civil Engineer	<b>Warren &amp; Associates</b>
Transportation Engineer	<b>R.G. Phillips Consulting, LLC</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>
Other Development Team Members	<b>Al. Neyer</b>



## Standard Assembly



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**

Transportation Engineer

**KCI Technologies, Inc.**

Geo Professionals

**Terracon**

Signage/Wayfinder

**McCoy Design**

Structural Engineer

**EMC Structural Engineers**

MEP Engineer

**Power Management Corporation**

AV and Security Consultant

**RealPage Inc.**

Property Manager

**Greystar**



## Tanger Nashville



Developer	<b>Century Farms</b>
Owner	<b>Tanger Outlet Centers</b>
Architect	<b>Dorsky + Yue International, LLC</b>
Contractor	<b>Choate Construction Company</b>
Landscape Architect	<b>Kimley-Horn</b>
Civil Engineer	<b>Kimley-Horn</b>
Transportation Engineer	<b>Kimley-Horn</b>
Geo Professionals	<b>ECS Southeast, LLC</b>
Signage/Wayfinder	<b>Tanger Outlet Centers</b>

## Ten21 at Five Points



Developer/Owner  
Architect  
Interior Designer  
Contractor  
Civil Engineer  
Interior Designer  
MEP Engineer  
Structural Engineer

**S&S Property Management**

**EOA Architects**

**EOA Architects**

**MCR Group**

**Barge Civil Associates**

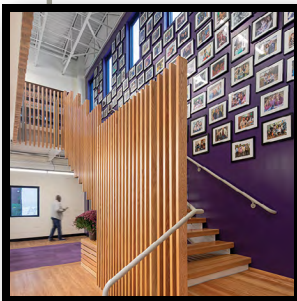
**Design Object**

**Power Management Corporation**

**EMC Structural Engineers**



## Tennessee Justice Center



Developer/Owner  
 Architect  
 Contractor  
 Landscape Architect  
 Civil Engineer  
 Geo Professionals  
 Signage/Wayfinder  
 Mechanical Engineer  
 Electrical Engineer  
 Plumbing and Fire  
 Protection Engineer  
 Structural Engineer

**The Tennessee Justice Center**  
**architect WORKSHOP**  
**PBG Builders**  
**Studio Topography**  
**Collected Civil Engineering**  
**GEOTEK Engineering**  
**architect WORKSHOP**  
**LEE Company**  
**Thompson Electric**  
**Dewberry I Edmonds**  
**EMC Structural Engineers**

## The 808 at Skyline Ridge



Developer/Owner

Architect

Contractor

Landscape Architect

Civil Engineer

Finance/Banking

Equity

Transportation Engineer

Law Firm

**LDG Development, LLC**

**Studio A**

**Xpert Design and Construction**

**Catalyst Design Group**

**Catalyst Design Group**

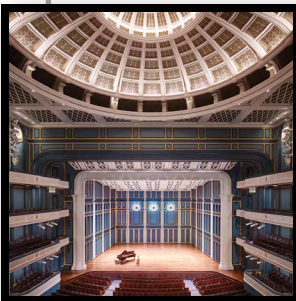
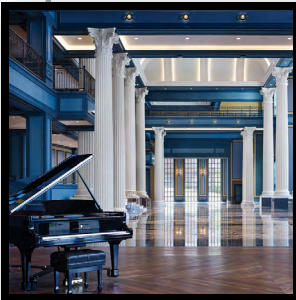
**First Horizon Bank**

**R4 Capital**

**KCI Technologies, Inc.**

**Reno Cavanaugh**

## The Fisher Center for the Performing Arts at Belmont University



Developer/Owner  
 Architect  
 Contractor  
 Landscape Architect  
 Civil Engineer  
 Transportation Engineer  
 Structural Engineer  
 Acoustician  
 Theatre Planner  
 Sustainability Consultant  
 MEP Engineer  
 Architectural Lighting

**Belmont University**  
**ESa**  
**R.C. Mathews Contractor**  
**HDLA**  
**Catalyst Design Group**  
**KCI Technologies, Inc.**  
**Ross Bryan Associates**  
**Akustiks**  
**Theatre Projects Consultants**  
**SSRCx**  
**I.C. Thomasson Associates**  
**Reed Burkett Lighting Design**

## Turnip Truck—Charlotte Avenue



Owner

Owner, CFO

Architect

Contractor

Landscape Architect

Civil Engineer

Supermarket & Grocery  
Design Specialists

MEP Engineer

**Turnip Truck**

**Turnip Truck**

**Manuel Zeitlin Architects**


**Crain Construction, Inc.**

**Hawkins Partners, Inc.**

**Barge Civil Associates**

**StoreMasters**

**DC Engineering**

A photograph of the Nashville skyline at dusk, featuring several prominent skyscrapers. The buildings are silhouetted against a soft, orange-hued sky. The text is overlaid on a dark blue gradient that covers the bottom half of the image.

Holland & Knight 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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### **Holland & Knight**

[www.hklaw.com](http://www.hklaw.com)

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DEVELOPMENT / ACQUISITION / ASSET MANAGEMENT



Albion Music Row



Albion in the Gulch



Albion Evanston



Albion Oak Park



## CONGRATULATIONS TO THE NOMINEES AND WINNERS OF THE 2024 ULI Nashville Excellence in Development Awards

We're excited to support the growing real estate and development community in Nashville. Our future-focused team of specialists can help measure every move and evaluate every risk with data-driven insights.

Partner with Aprio for audit, tax, and business advisory services.

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CINCINNATI   PITTSBURGH   NASHVILLE   RALEIGH



REI Distribution Center 4  
Lebanon, TN

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**EMC**  
STRUCTURAL ENGINEERS, P.C.



EMC Structural Engineers, P.C. is located in Nashville, Tennessee. We provide full-service structural engineering services for a variety of industries, which include healthcare, hospitality, educational, and commercial in 50 states, the District of Columbia, and Puerto Rico.



**Tanger**  
NASHVILLE

**CHOATE**  
— CONSTRUCTION —



## Special Thanks

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***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

Stacy Tilney, 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

Gannaway Design — Graphic Design and Excellence in Development Award Creation

Harbinger House — Videography

GEODIS Park — Judges' Interview Venue

Holland & Knight — Nominee Representative Interview Venue

The Mathews Company — Judges' Tour Lunch Venue

Southeast Venture — Judges' Tour Lunch Venue

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**2024 Excellence in Development Awards Judges:**

Andre Brumfield, Cities Sector Leader & Principal, *Gensler*

Patti Earnest, Chief Investment Officer, *Roadside Development LLC*

Stuart Proffitt, Founding Partner, *Proffitt Dixon Partners*

**ULI Nashville Programming & Awards Committee:**

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Connor Bailey, *DPR Construction*

Dennis Daniels, *WBA Architecture*

Sheila Dial-Barton, *EOA Architects*

Sheena Francis, *Kimley Horn*

Scott Lockyear, *Georgia Pacific*

Bart Mackey, *Sesco Lighting*

Kimberly Pouilly, *Elliott Davis*

Doug Sharp, *Sharp Urban Planning*

Pam Tarkington, *Genesis Engineering Group*

Alisha Wix, *Skanska*

***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 of best practices in all aspects of city-building. With nearly 950 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.

