ELIGIBILITY REQUIREMENTS

Development projects must meet eligibility requirements to be considered for an award.

1. Awards submissions are open to ULI members and non-members.
2. Development projects must be located in Davidson County, a county contiguous to Davidson County, Knox County, Hamilton County, or a county abutting to Knox or Hamilton County. Projects in a county contiguous to Davidson may not receive a site visit but will be judged on their application. Projects in Knox, Hamilton, or an abutting county will not receive a site visit but will be judged on their application.
3. Projects must be complete, operational, and 85 – 100% sold / leased by the date of application submission to be considered for entry.. Projects still under construction should not submit. ***If the project is not completed, operational, and 85 – 100% sold / leased, the project will be at a competitive disadvantage. Therefore, please wait to submit your project when this criteria can be met.***
4. Previously submitted projects may re-apply one time.
5. All application information must be complete and accurate. Accuracy is the responsibility of the party submitting the application.

NEW IN 2027: Due to ULI Nashville hosting the 2026 ULI Spring Meeting, ULI Nashville did not host Excellence in Development Awards in 2026. We anticipate increased interest in the 2027 Awards Program and are introducing Finalists. Projects that meet all eligibility requirements and submit a complete application will be considered for finalist selection and notified in mid-February. All applicants that meet eligibility requirements will be recognized on the ULI Nashville Awards webpage and at the Awards ceremony.

AWARDS CRITERIA

ULI Nashville Excellence in Development Awards must achieve success in, broadly, three categories: excellence in design and execution; financial success; and impact on the community and/or leadership and innovation in the asset class/industry. The following criteria are used by the independent ULI judges to evaluate developments for the Awards.

1. The project achieves a high standard of excellence and is worthy of emulation in several, related areas including: land use, design, construction, financial success, sustainability / environmental sensitivity, and/or equity.
2. The project demonstrates unique value-added elements such as: public/private/non-profit partnerships, promotion of healthy lifestyles, consideration to affordability, response to a demonstrated community need, reflection of the character of the community, or a catalytic impact on other development or a community.
3. Unlike other awards that focus solely on the design or financial success of a project, the ULI Nashville Excellence in Development Awards look at all aspects of a successful project and its impact, whether that is innovation in the type of development and/or positive impact on the community.

APPLICATION PROCESS

APPLICATION SUBMISSION IS ONLINE ONLY

Steps to complete the application:

1. Complete application form pdf. *(Can be found as a downloadable attachment on ULI Nashville Excellence in Developments Awards landing webpage.)*
2. Collect materials as listed – application, required images, and optional pdfs of descriptive literature.
3. Name all materials per naming convention as described below in "Directions for the Application Form." Application materials that do not conform to the naming convention will be sent back to the applicant to be corrected.
4. Put all materials in a folder named "PROJECT NAME". Use your preferred platform for emailing Zip files and email link to download folder to Kasey Prater at Kasey.Prater@uli.org with directions on how to download the folder.
5. Pay appropriate application fee through QR code on application. See final page of application packet for fee structure and link to make payment.

SUBMISSION DEADLINE:
Entries must be must be received by midnight CST, Friday, January 22, 2026.'

DIRECTIONS FOR THE APPLICATION FORM

Project Name – The Project Name entered on the application is how the project will be referred to in all Awards' references and marketing/media.

Development Team Members and Firm Names – Provide complete contact information for each member of the Development Team by including the information in the Excel spreadsheet that is found on the ULI Nashville Excellence in Development Awards landing page (where you find the application). It is the responsibility of the applicant to submit all the information requested in the Development Team section of the application accurately and exactly as used by the Team Member's firm(s). Be sure to also include details such as LLC or Inc. if they apply. Please alert your project team that you have added them to the Awards application. All development team members and firms listed will be included in Awards marketing materials.

DIRECTIONS FOR THE APPLICATION FORM

Project Images – All applications may include no more than eight (8) project images. The types of project images and how to name them are:

a. An image of the project within the context of its surroundings, to be named, "PROJECT NAME_Context"

b. A variety of interior and exterior images: "PROJECT NAME_Interior 1", "PROJECT NAME_Exterior 2", Etc.

c. A single shot of BEST exterior image, labeled "PROJECT NAME_Banner Image" in the largest-sized format, hi-resolution available.

d. All photography should be submitted as hi-resolution, 300 dpi for print in the largest photo size available. We accept JPG and TIF formats in either CMYK or RGB color spaces.

e. We will not use any photo credits. Please provide photos that do not require photo credits.

Attachments – Descriptive literature (ex. press clippings, brochures) is not required for submission. However, if the applicant elects to submit them, include no more than two (2) attachments.

NEXT STEPS – AFTER YOU SUBMIT YOUR APPLICATION

- ULI Nashville staff will confirm that the application is complete and has met eligibility requirements.
- Independent ULI judges will determine which applications will be awarded "finalists" status. ULI Nashville staff will contact all projects' Primary Contacts (as listed in the application) to alert the Primary Contact if their project has been designated as a finalist or not.
- If a project is designated as a finalist, ULI Nashville staff will reach out to the project's Primary Contact to schedule a site tour. Projects in Knox and Hamilton Counties will not receive a tour; however, they will receive a virtual meeting with the judges. Projects in counties contiguous to Davidson County may receive a tour depending on distance to the project and timing.
- ULI Nashville staff will reach out to the Primary Contacts of finalist projects to schedule a videotaped interview about the project.
- The Project Submitter/Primary Contact and all project team members will be contacted about Awards sponsorship opportunities and event ticket sales.
- All eligible Awards applicants and finalists are announced ahead of the event. Awards winners are announced at the Excellence in Development Awards event on April 29, 2027.

Questions – Contact Madison Allen (madison.allen@uli.org)