



Urban Land Institute Nashville

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EXCELLENCE IN DEVELOPMENT AWARDS

May 2, 2016

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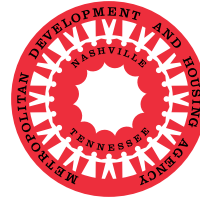
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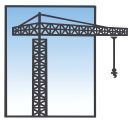
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ULI Nashville Excellence in Development Awards 2016

The ULI Nashville Excellence in Development Awards celebrate exemplary design, creativity and vision in land use, and financially successful real estate development. The Awards recognize and commend these 'best practices', as well as the entire development team that makes it happen.

The Urban Land Institute (ULI) provides leadership in the responsible use of land and in creating and sustaining thriving communities. It does so by facilitating collaboration and the open exchange of ideas, information, and experience among industry leaders, community partners and policy makers dedicated to creating better places.

This ULI mission is reflected in the goals of ULI Nashville Excellence in Development Awards:

- to Educate
- to Encourage
- to Celebrate

Applicant Projects 2016

Interviews with a representative of each of the 18 projects may be found here:

<http://nashville.uli.org/awards/2016-program/>

Projects submitted in 2016 represent some of our region's best development. Each entry was judged on criteria that support ULI's commitment to best practices in the use of land.

The judges used great deliberation in assessing each project according to the awards' evaluation criteria:

- innovation in land use and design;
- design excellence;
- contributions to the community;
- reflection of community character;
- public/private partnership;
- environmental sensitivity, and;
- financial viability.

"We were presented with a wide range of interesting and exemplary projects that reflect the diversity of your community: Each one clearly demonstrated excellence in many of the evaluation criteria... making our decisions very challenging!" – Judges



2926 KRAFT DRIVE

Developer/Owner	Green & Little LP
Architect	STG Design
Contractor (Exterior)	Crain Construction, Inc.
Contractor (Interior)	Thomas Constructors
Landscape Architect	Greenspace Design Landscape Architect
Civil Engineer	Civil Site Design Group, PLLC
Finance	Avenue Bank

Kudos for taking the risk of being the first to reimagine this area... and being rewarded by such strong market acceptance.



46TH AVENUE AND MURPHY ROAD ROUNDAABOUT AND STREETScape

Project Manager	Metropolitan Government of Nashville — Department of Public Works
Contractor	Roy T. Goodwin Contractors
Landscape Architect	Kimley-Horn and Associates, Inc.
Civil Engineer	RPM Transportation Consultants, LLC
Transportation Engineer	RPM Transportation Consultants, LLC
Other	Metro Parks and Recreation
Other	Metro Water Services

Excellent example of how infrastructure can modernize walkable retail. More neighborhoods should focus on this kind of infrastructure solution.



The development and design of this project respond and support in a superior way to the programming that takes place there. This project excels in all best practices in the use of land for an important societal demand.

ABE'S GARDEN ALZHEIMER'S CENTER OF EXCELLENCE

Developer/Owner	Abe's Garden
Architect	Manuel Zeitlin Architects
Contractor	Skanska USA Building Inc.
Landscape Architect	Hawkins Partners, Inc.
Civil Engineer	Barge Cauthen & Associates
Finance	SunTrust Bank
Structural Engineer	EMC Structural Engineers, P.C.
MEP Engineer	Genesis Engineering Group, LLC
Interior	Perkins Eastman
Traffic Consultant	RPM Transportation Consultants, LLC



Technology, community, education, art and resiliency all come together in this beautiful and successful investment of public tax dollars.

BELLEVUE LIBRARY

Developer	Nashville Public Library
Developer	Metropolitan Government of Nashville and Davidson County
Architect	Hastings Architecture Associates, LLC
Contractor	Messer Construction Co.
Landscape Architect	Hodgson Douglas, LLC
Civil Engineer	Barge Cauthen & Associates
Structural Engineer	EMC Structural Engineers, P.C.
MEP Engineer	Power Management Corporation
Sustainability Consultant	greenSTUDIO



Demonstrates a risky real estate deal involving complex features of architecture, environment, engineering, finance and brokerage to creatively re-imagine a building that catalyzed other reinvestment in the area.

THE BOOT FACTORY

Developer	Oceanside Investors
Developer	Chas. Hawkins Co., Inc./CORFAC International
Architect	Hawkins Development Company
Contractor	Harvest Construction Company
Landscape Architect	AI Wilkinson Landscape Architecture
Landscape Architect	Kimley-Horn and Associates, Inc.
Civil Engineer	Barge Cauthen & Associates
Finance	Renasant Bank
Transportation Engineer	RPM Transportation Consultants, LLC
Other	greenSTUDIO



Thoughtful architecture for an important institutional investment that, with continued growth in programming, will be a winner for the students, college and north Nashville community.

CAL TURNER CENTER FOR STUDENT EDUCATION AT MEHARRY MEDICAL COLLEGE

Owner Rep	Don Hardin Group, LLC
Owner	Meharry Medical College
Architect	Moody Nolan
Contractor	Messer Construction Co.
Landscape Architect	EDGE
Civil Engineer	Littlejohn, an S&ME Company
Geo Professionals	ECS Southeast, LLC
Structural Engineer	EMC Structural Engineers, P.C.
MEP Engineer	I.C. Thomasson Associates, Inc.
Food Services	Inman Foodservices Group
Acoustics	Merck & Hill Consultants, Inc.



Successfully demonstrates lessons for a new paradigm for suburban land use development. City Park shows we no longer need to settle for disconnected, single use office parks that leave money on the table.

CITY PARK

Project Developer	Boyle Investment Co.
Hotel Developer	Chartwell Hospitality
Land Planner/ Landscape Architect	Kiser + Vogrin Design
Architect (Retail)	H. Michael Hindman Architects, P.C.
Architect (Hotel)	Centric Architecture
Architect (Hotel)	Bounds & Gillespie Architects, PLLC
Civil Engineer	Renaissance Group
Contractor (Retail)	Crain Construction, Inc.
Contractor (Hotel)	McMurry Construction
Contractor (Site)	Civil Constructors
Transportation Engineer	RPM Transportaion Consultants, LLC



Higher education investment and development represents a fantastic opportunity to catalyze and connect a community and future development.

COLUMBIA STATE COMMUNITY COLLEGE WILLIAMSON COUNTY CAMPUS

Developer	Tennessee Board of Regents
Owner	Columbia State Community College
Architect	Bauer Askew Architecture
Contractor	Hoar Construction
Landscape Architect	Kiser + Vogrin Design
Civil Engineer	Littlejohn, an S&ME Company
Geo Professionals	TTL, Inc.
Other	Smith Seckman Reid Commissioning



CORSAIR DISTILLERY WEHO

Developer	Corsair Distillery
Architect	Barry Brechak Architecture + Design
Contractor	Bell & Associates Construction, LP
Landscape Architect	Barry Brechak Architecture + Design

A sensitive adaptive reuse, Corsair WeHo both reflects and supports its 'makerhood' home, becomes a viable member of that community AND helps inform nearby future development opportunities to come.



FIRST TENNESSEE PARK

Developer	Nashville Sounds Baseball Club
Owner	Metro General Services
Architect (Design)	Populous
Architect (of Record)	Hastings Architecture Associates, LLC
Contractor	Barton Malow Company
Contractor	Bell & Associates Construction, L.P.
Contractor	Harmony
Landscape Architect	Lose & Associates, Inc.
Civil Engineer	Barge Cauthen & Associates
Geo Professionals	Professional Service Industries, Inc.
Structural Engineer	Walter P. Moore
Structural Engineer	Logan Patri Engineering, Inc.
MEP Engineer	Smith Seckman Reid, Inc.
Electrical Engineer	DFH Services PLLC
Special Inspections	Professional Service Industries, Inc.
Project Manager	GHP Environmental + Architecture

This is a complicated development story of land swaps, P/PPs, industry-leading practices, and architecture and design that reflects local history and culture: Ultimately, this is a very successful investment and revitalization project in the best sense.



While led by modern and progressive development decisions, this was a bold market play that respected the site's history throughout its design and architecture.

GULCH CROSSING

Developer	MarketStreet Enterprises
Owner	Gulch Crossing, LLC
Architect	Earl Swensson & Associates
Contractor	JE Dunn Construction
Landscape Architect	Hodgson Douglas, LLC
Civil Engineer	Civil Site Design Group, PLLC
Finance (Construction)	Wells Fargo Bank
Finance (Perm)	MetLife Real Estate Investors
Transportation Engineer	RPM Transportation Consultants, LLC
Geo Professionals	TTL, Inc.
Environmental	TVG Environmental
MEP Engineer	I.C. Thomasson Associates, Inc.
Structural Engineer	Structural Design Group
Signage Consultant	4th Leaf Design Studio
LEED Commissioning	SSRCx



This project successfully responded to land, neighborhood and market challenges. It introduced green and community areas in an urban setting, provided parking for a neighborhood shortage, respected and reflected surrounding architecture and scale, and committed to a diversity of retail ownership opportunities.

HILL CENTER ACKLEN

Developer	H.G. Hill Realty, LLC
Architect	Manuel Zeitlin Architects
Contractor	Phipps Construction Company
Landscape Architect	Hawkins Partners, Inc.
Civil Engineer	Barge Cauthen & Associates
Structural Engineer	EMC Structural Engineers, P.C.
MEP Engineer	I.C. Thomasson Associates, Inc.



LANKFORD HARDWARE CONVERSION

Developer	Synergy Business Environments
Architect	Kenyon Calhoun Workshop
Contractor	DWC Construction Company, Inc.
Landscape Architect	Green Space
Civil Engineer	Civil Site Design Group
Finance	Avenue Bank
Other	Envision Advantage
Other	EMC Structural Engineers, P.C.

A perfect example of a smart business plan: A user who is able to get income to support part of the project as it proceeds through the rest. Its stunning contemporary architecture cleverly compliments and respects the site's legacy.



RICHLAND STATION

Developer	Core Development
Architect	Dryden Architecture And Design, LLC
Contractor	Parkside Builders
Landscape Architect	Hawkins Partners, Inc.
Civil Engineer	Dean Design Group
Lender	First Farmers

A smart project that demonstrates how the private sector can provide workforce housing in an extremely environmentally-sensitive and challenged site; which then evolves through new connections with an established adjacent neighborhood.



A successful public investment that yielded financial and community returns. It provides new park land, catalyzed millions in investment, and demonstrated resilience in the reclamation of undervalued environmentally damaged land.

RIVERFRONT PARK & ASCEND AMPHITHEATER

Owner Rep	Convention Center Authority
Owner Rep	Metro Parks & Recreation
Contractor/Construction Mgr	Skanska / SRS
Project Mgr/LA/Planning	Hawkins Partners, Inc.
Architect (Design)	Harmonica, Inc. dba Hodgetts + Fung
Architect (Acoustics)	Jaffe Holden
Architect (of Record)	Smith Gee Studio, LLC
Theater Planning and Audio/Visual Design	Schuler Shook
Civil Engineer	Civil Site Design Group, PLLC
Geotechnical	KS Ware, LLC
Structural Engineer	EMC Structural Engineers, P.C.
Lighting Designer	Domingo Gonzalez Associates
MEP Engineer	I.C.Thomasson Associates, Inc.
Wayfinding/Graphics	TollesonMcCoy, LLC



Sensitivity and excellence in (re) design of this community landmark, it embraced its neighboring fellow community treasures while yielding financial returns to the developer.

THE RYMAN AUDITORIUM / RENOVATION AND EXPANSION

Developer	Ryman Hospitality Properties, Inc.
Architect	Hastings Architecture Associates, LLC
Contractor	R.C. Mathews Contractor
Landscape Architect	Barge Waggoner Sumner and Cannon
Civil Engineer	Barge Waggoner Sumner and Cannon
Structural Engineer	EMC Structural Engineers, P.C.
MEP Engineer	Smith Seckman Reid, Inc.
Exhibit Designer	BRC Imagination Arts



An adaptive reuse not for the faint of heart. They designed a beacon of architecture to showcase and celebrate a 'new standard' for this evolving corridor.

THE SHEDS ON CHARLOTTE

Developer	Holladay Properties
Architect	Tuck Hinton Architects
Contractor	Holladay Construction Group
Landscape Architect	EDGE
Civil Engineer	Barge Cauthen & Associates, Inc.
Geo Professionals	Sandhu International Consultants
MEP Engineer	MP&E Engineering LLC
Structural Engineer	EMC Structural Engineers, P.C.



Embracing its past while reaching out to its neighbors, this project successfully redeveloped this historic site with respect, sensitivity and progressive vision for the economics, art, land use, architecture and community it offered.

TAYLOR PLACE, PHASE I

Owner/Developer	SWH Residential Partners
Architect	Smith Gee Studio, LLC
Contractor	RC Mathews Contractor
Landscape Architect	Hodgson & Douglas
Civil Engineer	Littlejohn, an S&ME Company
Finance	Wells Fargo Bank
Geo Professionals	Professional Service Industries, Inc.
Structural Engineer	Genesis Engineering Group
MEP Engineer	KTD Engineers
Interior Design (Flats)	Smith Gee Studio, LLC
Interior Design (Restaurant)	De JONG & Co.
Art	Cessna Decosimo
Interior Design	Interior Design Services, Inc.
Arch Lighting Design	CTG Lighting Design Studio
Green Building Consultant	Southern Energy Management
Environmental Graphics	TollesonMcCoy, LLC

Special Thanks

ULI Nashville and the ULI Nashville Excellence in Development Awards are indebted to the commitment and hard work of its member volunteers and supporters.

With Appreciation:

ULI Nashville Excellence in Development Awards Steering Committee:

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Rose Faeges-Easton, *ULI Nashville*

Chuck Gannaway, *Hastings Architecture Associates, LLC*

Treanor Granbery, *Southeast Venture, LLC*

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Hensley Loeb, *JLL*

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Leanne Lachman, *Lachman Associates LLC, President* — Award Judge

Brian Leary, *Crescent Communities, President, Commercial and Mixed Use* — Award Judge

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John Dwyer, *Jobs for Tennessee Graduates* — Master of Ceremonies

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Information about ULI Nashville

For more information about ULI Nashville please email ***Nashville@uli.org*** or call **615-497-2603**.

Be sure you receive valuable ULI Nashville e-information about programs, resources, and activities. Just 'whitelist' the sending domain 'uli.org', as well as 'e2ma.net' and the IP range 66.179.147.170 through 66.179.147.187.

You may find information about ULI Nashville at ***http://nashville.uli.org***, on Facebook at ***http://tinyurl.com/ULINashvilleFacebook*** or on ***Twitter — @ULI_Nashville***.

For information about becoming a member of ULI, please visit ***http://www.uli.org/JoinULI.aspx***.

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For a complete list of ULI Nashville Annual Sponsors, please visit *http://nashville.uli.org/Sponsorship*.

About ULI

The mission of ULI is to provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

Established in 1936, the Institute today has over 30,000 members worldwide, representing the entire spectrum of the land use and development disciplines. It is through member involvement and information resources that ULI has been able to set standards of excellence in development practice.

The Institute has long been recognized as one of the world's most respected and widely quoted sources of objective information on land planning, real estate development, place-making, and smart growth.

The Urban Land Institute (ULI) is a 501(c)(3) nonprofit research and education organization supported by its members worldwide. ULI neither lobbies nor acts as an advocate for any single industry.

