



ULI Nashville
EXCELLENCE
IN DEVELOPMENT
10th Anniversary

A SPECIAL EVENING OF CELEBRATION OF 10 YEARS OF
ULI NASHVILLE AND ITS EXCELLENCE IN DEVELOPMENT AWARDS.
THIS ANNIVERSARY EVENT WILL SHOWCASE ULI NASHVILLE'S COMMITMENT
TO COMMUNITY AND LIVABILITY, VALUED PARTNERS AND MEMBERS, AND
EXCELLENCE IN DEVELOPMENT, DESIGN AND PLACEMAKING.

May 8, 2018

Welcome

Mark Deutschmann, President & CEO, Village Real Estate and Core Development
ULI Nashville Chairperson

Master of Ceremonies

John Dwyer, President & CEO, Jobs for Tennessee Graduates

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community
best practices
livability
education

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SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING • ECONOMIC DEVELOPMENT



ULI Nashville Excellence in Development Awards 2018

The 10th Anniversary ULI Nashville Excellence in Development Awards provides an evening to celebrate 10 years of ULI Nashville and its Excellence in Development Awards.

Like ULI Nashville, the ULI Nashville Excellence in Development Awards showcases a commitment to community and livability, valued partners and members, and excellence in real estate development, design and placemaking and supports the mission that excellence should be recognized and best practices shared.

The mission of the Urban Land Institute (ULI) is to provide 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.

For 10 years, that ULI mission has been reflected in the purpose of the ULI Nashville Excellence in Development Awards.

Judging / Criteria 2018

Interviews with representatives from all of the 17 projects will be posted for viewing on the ULI Nashville website. Please be sure to watch those informative project interviews.

Projects submitted in 2018 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:

- FINANCIAL VIABILITY
- EXCELLENCE and INNOVATION DEMONSTRATED in several areas such as land use, design, construction techniques, etc.
- EXCELLS IN ADDED-VALUE FEATURE(S) such as public/private/non-profit partnerships, promoting healthy lifestyles, workforce/affordability component, relevance and/or leadership to the current and future needs, issues and character of the community in which it is located, sustainability/ environmental sensitivity, catalytic impact, etc.
- WORTHY OF EMULATION and is a market leader and demonstrates a high standard of industry excellence.

"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



1201 DEMONBREUN

Once a site with dilapidated warehouses and an auto repair shop, 1201 Demonbreun is now a new gateway to the downtown that successfully activated the street level. Its nearly 300,000 sq. ft. of Class A office includes LEED Platinum and WELL tenant finish out. Innovatively wrapping the parking with leasable space enhanced the presence from the street and brought bonus light and height into the tenant space. Using the architectural philosophy of "elegant clarity vs. industrial gulch," 1201 Demonbreun was deliberately and sensitively designed to consider its next door neighbor, Twelve / Twelve.



Developer

Eakin Partners, LLC

Architect

Hastings Architecture Associates, LLC

Contractor

Brasfield & Gorrie, LLC

Landscape Architect

Hawkins Partners, Inc.

Civil Engineer

Civil Site Design Group

Transportation Engineer

KCI Technologies Inc.

Geotechnical Engineer

Intertek PSI

Structural Engineer

EMC Structural Engineers, PC





BARRETT MANOR

With potential to change the definition of "neighborhood" in Nashville, Barrett Manor is the first development of the Envision concept in Nashville. Barrett Manor was creatively and consciously built using a one-to-one replacement of units, so not to displace current tenants. Using innovative RAD financing, the Envision concept will guide the comprehensive building of community through public-private partners that offers mixed-income housing, library, charter school, park and gardens. Barrett Manor is the successful first project of what is slated to be a new way forward for Nashville livability.



Developer

Architect

Contractor

Landscape Architect

Civil Engineer

Geotechnical Engineer

Structural Engineer

Mechanical Engineer

Electrical Engineer

Fire Protection Engineering

Metropolitan Development and Housing Agency

Cauthen & Associates, LLC

R.G. Anderson Company, Inc.

Hodgson Douglas, LLC

Barge Cauthen & Associates, Inc.

Intertek PSI

Logan Patri Engineering, Inc.

Power Management Corporation

Power Management Corporation

Randall F. Barnes, Inc.



BATTERY SQUARE

A long-neglected site along a busy arterial, Battery Square re-envisioned this parcel into a unified concept with a sense of place. Introducing a cohesive, yet distinct architectural vocabulary, Battery Square offers a variety of housing surrounding a communal courtyard. It successfully balanced community and privacy, as it cleverly increased density while incorporating green building practices.



Developer

Focus Builders, LLC

Architect

P. Shea Design

Contractor

Focus Builders, LLC

Landscape Architect

Daigh Rick Landscape Architects, LLC

Civil Engineer

Fulmer Engineering, LLC

Finance

Legends Bank

Interior/Exterior Design

The Mix Interiors





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BRIDGESTONE TOWER

Bringing a major corporate headquarters with 1700 jobs back to downtown, Bridgestone Tower brought benefits to employees, the tax base, and surrounding uses. Construction happened on a constrained CBD brownfield lot, but in an attempt to minimize impact to tourists and neighbors, used a collaborative inspection process that allowed for phased occupancy. This LEED Gold Class A 500,000 sq. ft. building is a vertical campus that embraced its product and corporate history, built for a healthy workforce, and optimized its collaborative work environment. Architecturally, Bridgestone added a new icon to the skyline.



- Developer
- Architect
- Contractor
- Landscape Architect
- Civil Engineer
- Geotechnical Engineer
- Development Consultant
- MEP Engineer
- Structural Engineer

© James Steinkamp Photography

Highwoods Properties, Inc.

Perkins+Will

Brasfield & Gorrie

Perkins+Will

Barge Design Solutions, Inc.

Intertek PSI

Giarratana Development LLC

Integral Group, PLLC

Uzun+Case, LLC



FORT NASHBOROUGH INTERPRETIVE CENTER

The Fort Nashborough Interpretive Center represents an important "origin story" to enrich our city's explosive downtown development. This first phase of Fort Nashborough was done with deliberate care and attention to historically accurate building techniques as documented in original source materials and by using local artisans and authentic materials. Future plans to continue to enhance opportunities to educate, celebrate and experience the historic lessons that Fort Nashborough offers residents and visitors will continue to add to the value of this new important "old" narrative of Nashville's past.



Owner

Metro Parks, Metropolitan Government of Nashville and Davidson County

Architect

Moody Nolan, Inc.

Contractor

Rock City Construction

Landscape Architect

Ashworth Environmental Design, LLC

Civil Engineer

S&ME, Inc.

Interpretive Designer

Encore Interpretive Design, LLC

Structural Engineer

Logan Patri Engineering, Inc.

Mechanical Engineer

MP&E Engineering, LLC

Electrical Engineer

MP&E Engineering, LLC



GERMANTOWN MARKET

Uncovering vintage design details from a historic theater, Germantown Market took a dilapidated parcel in the vibrant Germantown corner and brought it back to life. Showcasing its relationship to the street and welcoming in neighbors and visitors, Germantown Market made architectural and construction upgrades that were sensitive to over 100 years of previous changes. By introducing three new food venues and creative office space above, this lovely adaptive reuse has become a welcome destination.



Owner's Representative

Developer

Architect

Contractor

Landscape Architect

Civil Engineer

Finance

MEP Engineer

Structural Engineer

Heritage Construction & Development, LLC

Fresh Capital

GHP Environmental + Architecture

Biscan Construction

Hodgson and Douglas

Barge Cauthen & Associates

**Columbus Bank & Trust,
a Division of Synovus Bank**

Envision Advantage

PWP Structural Engineering





HILL CENTER BRENTWOOD

Introducing a new paradigm of dense, mixed-use suburban development, Hill Center Brentwood institutionalized changes to the Brentwood zoning and building regulation. Its attention to placemaking and connectivity was well received and has resulted in a several hundred percent increase in property tax revenues for the city. It turned an under-utilized parcel into a vibrant walkable, pedestrian-friendly environment by creatively using ULI parking standards, plazas and pathways, detailed attention to design, materials, aesthetics and a carefully curated tenant mix.



Developer	H.G. Hill Realty Company, LLC
Architect	TMPartners, PLLC
Contractor	Turner Construction Company
Landscape Architect	Hawkins Partners, Inc.
Civil Engineer	Barge Cauthen & Associates
Finance/Banking	SunTrust
Transportation Engineer	KCI Technologies Inc.
Geotechnical Engineer	Intertek PSI
Associate Architect	Cooper Carry
Structural Engineer	EMC Structural Engineers, P.C.
MEP Engineer	I.C. Thomasson Associates, Inc.
Leasing	Gorney Realty Co.
Leasing	Southeast Venture, LLC
Attorneys	Waller Lansden Dortch & Davis, LLP



JACKSON CENTER FOR MUSIC AND WORSHIP ARTS

Standing on the site of an old trucking warehouse, Jackson Center adaptively reused the structure, signage and materials as a homage to its past while building a state-of-the-art facility for the university, its students and broader community. This architectural showpiece creates a new gateway to the campus. Cost-effective, sustainable design and construction were combined with new environmentally sensitive outdoor spaces for performing and convening. With a discriminating approach to design, this investment has yielded returns in increased enrollment, student use, programming and hosted events.



Owner

Trevecca Nazarene University

Architect

Earl Swensson Associates, Inc.

Contractor

American Constructors, Inc.

Landscape Architect

S&ME, Inc.

Civil Engineer

S&ME, Inc.

Geotechnical Engineer

Intertek PSI





LIFEWAY CHRISTIAN RESOURCES CORPORATE HEADQUARTERS

A reimagining of a legacy Nashville company, the new LifeWay headquarters carefully balances the company's priorities with its site's character and its environs; while considering its place as part of the new Capitol View Master Plan. The second-largest real estate deal in Nashville history and largest unimproved land transaction, creative construction management resulted in an expedited delivery. Its modest architectural expression incorporates the company's historical products and gestures to the company's rich past and current values while embracing modern sustainable and healthy building and design techniques.



Developer
 Owner
 Architect
 Contractor
 Landscape Architect
 Civil Engineer
 Geotechnical Engineer
 Structural Engineer
 MEP Engineer
 Security Consultant
 Lighting Consultant
 Acoustical Consultant
 Parking Consultant
 Waterproofing Consultant

Boyle Investment Company
LifeWay Christian Resources
Gresham, Smith and Partners
Skanska
Hawkins Partners, Inc.
Barge Design Solutions, Inc.
TTL, Inc.
Uzun+Case, LLC
I.C. Thomasson Associates, Inc.
HMA Consulting
Quentin Thomas Associates, Inc.
Steven Durr Design
Walker Consultants
Smith Seckman Reid, Inc.



RIVERSIDE STATION

Riverside Station revived a beautiful but neglected 1930s neighborhood church while bringing new creative office space to an East Nashville corner. In line with needs of its employees, most can now easily bike or walk to work. This user/developer was able to increase staff, add tenant space and brought property taxes back to this formerly exempt parcel. Character materials were carefully incorporated in the rehab including exposing the beautiful ceiling bow-trusses, adding natural light into the clearstory, creatively reusing the rich woods, stained glass and even the baptismal in its respectful and creative restoration.



Owner/Developer
Architect
Contractor
Landscape Architect
Civil Engineer
Finance

SnapShot Development, LLC

Gilbert | McLaughlin | Casella Architects PLC

DWC Construction Company, Inc.

Landscape Services, Inc.

Barge Cauthen & Associates, Inc.

Pinnacle Financial Partners





STATION 40—SYLVAN HEIGHTS

With a nod to its industrial past, Station 40—Sylvan Heights developed patiently through land acquisition and engaging with its neighbors. The result was a thoughtful mixed-use development that was embraced at Metro Council and its adjacent community. This 7.39-acre project portrays the best in site planning that promotes community, walkability, affordability, sustainability, sensitive adjacencies and multi-modal options. Helping to catalyze development along Charlotte Ave., Station 40 demonstrates that smart development translates to financial success, including substantial tax revenues.



Developer	H.G. Hill Realty Company, LLC
Architect	Southeast Venture
Contractor	Brasfield & Gorrie
Landscape Architect	Hawkins Partners, Inc.
Civil Engineer	Barge Cauthen & Associates
Finance	SunTrust
Finance	US Bank
Transportation Engineer	KCI Technologies Inc.
Geotechnical Engineer	TTL, Inc.
Legal	Waller
Interiors	Southeast Venture
Structural Engineer	Wise Engineers
MEP Engineer	Genesis Engineering Group
Retail Leasing Broker	Southeast Venture



THE CHELSEA

Designed to appeal to a college market who may be priced out of other area MF, The Chelsea has modern design at a smaller scale. Branded as a "boutique" product, it showcases easily accessible amenities that specifically speak to the "tenant audience." One of the showpieces is The Chelsea functional and aesthetic mural art installation by local artist Bryce McCloud. Designed to reduce impact to adjacent single-family homes and add panache to the project. Maximizing density, The Chelsea embraced the natural elevations of the lot with creative and efficient construction while maximizing light in the residential units.



Developer
Architect
Contractor
Landscape Architect
Civil Engineer
Finance
Transportation Engineer
Geotechnical Engineer

The Mainland Companies, LLC

Manual Zeitlin Architects

Crain Construction, Inc.

Hawkins Partners, Inc.

Barge Cauthen & Associates

Pinnacle Financial Partners

KCI Technologies Inc.

Terra Nova Engineering, PLLC



THE JAMES ON DIVISION

With 31 residential units, plus additions to the popular Gulch retail scene, James on Division represents the first major mixed-use construction to extend down Division from The Gulch. An innovative land deal secured the project's viability, including establishing a partnership that created a retail condo to allow a long-sitting lot to maximize its redevelopment. Now in a leasing partnership, the residential units in this property are extraordinarily popular. Only through innovative development, business, architecture and construction solutions was this valuable but challenging lot made buildable.



Developer
Development Partner

The Mainland Companies, LLC

Armistead Arnold Pollard Real Estate Services, LLC

Owner

1000 Division Street, LLC

Architect

Dryden Architecture and Design, LLC

Contractor

Southland Constructors, Inc.

Civil Engineer

Barge Cauthen & Associates

Finance

First Farmers & Merchants National Bank

Geotechnical Engineer

Terra Nova Engineering, PLLC





THE PHOENIX ON 51ST

The first new building on 51st Street since the 60s, this smart mixed-use project packs a lot on to a small site. Successfully leased 7 micro units each with a rooftop deck, Phoenix was the first applicant to Metro's HIPP program to provide housing for renters of moderate means. This previously vacant lot now provides commercial spaces that serve the tenants and community, and through materials and design, Phoenix pays homage to the neighborhood's industrial past. The commercial tenants were curated from local candidates to represent the "message" and the mission of the project.



Developer
Owner
Architect
Contractor
Landscape Architect
Civil Engineer
Finance
Finance
Geotechnical Engineer
Property Manager

MiKen Development

HR Properties of Tennessee

Aesh Design LLC

Carter Group, LLC

Dale & Associates

Dale & Associates

Franklin Synergy Bank

First Citizens National Bank

Terra Nova Engineering, PLLC

Barton Residential



THE WAVERLY

A mixed-use, 13,600 sf project on a .6 acre urban lot, The Waverly is an infill project full of "lessons learned" of how to do it right. It successfully dealt with challenging planning and approvals for use, parking, lighting, signage and more. Not only do its commercial spaces, which were pre-leased and popular all through construction, remain so; its design and architecture speaks to its place in this popular neighborhood. Taking cues from its "next door neighbor," a WPA deco-inspired elementary school with dominate period styling, The Waverly is a thoughtful expression of attractive and successful urban neighborhood infill.



Developer

Towery Development

Owner

JEM

Owner

Pfeffer Torode Architecture

Owner

McDevitt Co.

Architect

Pfeffer Torode Architecture

Contractor

Steelhead Building Group

Landscape Architect

Gresham, Smith and Partners

Civil Engineer

Gresham, Smith and Partners

Finance

Pinnacle Bank

Geotechnical Engineer

Stone Howorth Engineering

Leasing

McDevitt Co.



TWO FRANKLIN PARK

Two Franklin Park continues on the successes of One Franklin Park to fulfill the 71-acre master plan, redefining traditional suburban office park development. Two Franklin Tower is more than just a Class A office building. Its amenity-filled building realizes the highest rental rates in the suburbs. But with higher density tenant space, the result remains a reasonable cost per employee. At Two Franklin Park, its "lifestyle environment" is bolstered by weaving the best of work environment with features including walking and jogging trails, an outdoor amphitheater, outdoor seating, food truck service and more.



Developer

Owner

Architect

Contractor

Landscape Architect

Civil Engineer

Geotechnical Engineer

MEP Engineer

Hall Emery

Franklin Park Acquisition Co.

Duda Paine Architects

JE Dunn Construction

HGOR

Ragan & Smith Associates

Intertek PSI

Barret Woodyard & Associates





VANDERBILT DIALYSIS

Continuing the renaissance of the Sidco Drive neighborhood, the Vanderbilt Dialysis project rescued an abandoned bowling alley and converted it into a state-of-the-art dialysis center. Offering life-saving medical care for middle TN patients, Vanderbilt Dialysis incorporated user-input in the design of this retrofitted facility. Meeting a previously overlooked and under-served market demand, this specialized medical facility is the largest of its kind in the region.



Developer

Oman Gibson Associates

Architect

Southeast Venture

Contractor

Olympian Construction Company, LLC

Landscape Architect

Heibert + Ball Land Design

Civil Engineer

Fulmer Engineering, LLC

Finance

Renasant Bank

Geotechnical Engineer

ECS Central, PLLC

User / Client

Vanderbilt University Medical Center

Operator

Fresenius Medical Care

Structural Engineer

Structural Detailing, LLC

MEP Engineer

Krell Engineering, 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:

Eric Deems, View | Dynamic Glass

Nancy DeKalb, DeKalb Communications

Sheila Dial-Barton, EOA Architects PLLC

Nick Dryden, D/AAD

Rose Faeges-Easton, ULI Nashville

Chuck Gannaway, Hastings Architecture Associates, LLC

Terry Hughes, Patterson Real Estate Advisory Group

Josh King, City of Franklin

Jeff Kuhnhen, Gresham Smith & Partners

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Mark Deutschmann, Village Real Estate / Core Development — ULI Nashville Chairperson

John Dwyer, Jobs for Tennessee Graduates — Master of Ceremonies

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Carter Group, LLC

CBRE

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Danielian Associates Architecture + Planning

DeKalb Communications

DZL Management

First Farmers

FH Design

Franklin Synergy Bank

Fulmer Engineering, LLC

Hardaway Construction Corp.

JLL

Kiser + Vogrin Design

LBMC

LDG Development

Lifestyle Communities

Lose & Associates, Inc.

Oman Gibson Associates

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Patterson Real Estate Advisory Group, LLC

Regions

S&ME, Inc.

Smith Seckman Reid Inc.

Stantec

Street Dixon Rick Orcutt Winslow, PLLC

SunTrust

The Architect Workshop

The Mathews Company

TTL, Inc.

T.W. Frierson Contractor, Inc.

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. Please email nashville@uli.org.

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

For information about becoming a member of ULI, please visit <https://www.uli.org>.

ULI Nashville Annual Sponsors

ULI Nashville values its Annual Sponsors, without whose support ULI Nashville's year-long educational, professional development, and community outreach programming would not be possible.

For a complete list of ULI Nashville Annual Sponsors, please visit
<https://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 almost 40,000 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, placemaking, 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.

