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

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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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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
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
Metropolitan Development and Housing Agency

Architect
Cauthen & Associates, LLC

Contractor
R.G. Anderson Company, Inc.

Landscape Architect
Hodgson Douglas, LLC

Civil Engineer
Barge Cauthen & Associates, Inc.

Geotechnical Engineer
Intertek PSI

Structural Engineer
Logan Patri Engineering, Inc.

Mechanical Engineer
Power Management Corporation

Electrical Engineer
Power Management Corporation

Fire Protection Engineering
Randall F. Barnes, Inc.
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
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
Highwoods Properties, Inc.

Architect
Perkins+Will

Contractor
Brasfield & Gorrie

Landscape Architect
Perkins+Will

Civil Engineer
Perkins+Will

Geotechnical Engineer
Barge Design Solutions, Inc.

Development Consultant
Intertek PSI

MEP Engineer
Giarratana Development LLC

Structural Engineer
Integral Group, PLLC

Uzun+Case, LLC
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
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
Heritage Construction & Development, LLC

Developer
Fresh Capital

Architect
GHP Environmental + Architecture

Contractor
Biscan Construction

Landscape Architect
Hodgson and Douglas

Civil Engineer
Barge Cauthen & Associates

Finance
Columbus Bank & Trust, a Division of Synovus Bank

MEP Engineer
Envision Advantage

Structural Engineer
PWP Structural Engineering
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.

H.G. Hill Realty Company, LLC
TMPartners, PLLC
Turner Construction Company
Hawkins Partners, Inc.
Barge Cauthen & Associates
SunTrust
KCI Technologies Inc.
Intertek PSI
Cooper Carry
EMC Structural Engineers, P.C.
I.C. Thomasson Associates, Inc.
Gorney Realty Co.
Southeast Venture, LLC
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
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
Boyle Investment Company

Owner
LifeWay Christian Resources

Architect
Gresham, Smith and Partners

Contractor
Skanska

Landscape Architect
Hawkins Partners, Inc.

Civil Engineer
Barge Design Solutions, Inc.

Geotechnical Engineer
TTL, Inc.

Structural Engineer
Uzun+Case, LLC

MEP Engineer
I.C. Thomasson Associates, Inc.

Security Consultant
HMA Consulting

Lighting Consultant
Quentin Thomas Associates, Inc.

Acoustical Consultant
Steven Durr Design

Parking Consultant
Walker Consultants

Waterproofing Consultant
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
SnapShot Development, LLC

Architect
Gilbert | McLaughlin | Casella Architects PLC

Contractor
DWC Construction Company, Inc.

Landscape Architect
Landscape Services, Inc.

Civil Engineer
Barge Cauthen & Associates, Inc.

Finance
Pinnacle Financial Partners
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.

H.G. Hill Realty Company, LLC
Southeast Venture
Brasfield & Gorrie
Hawkins Partners, Inc.
Barge Cauthen & Associates
SunTrust
US Bank
KCI Technologies Inc.
TTL, Inc.
Waller
Southeast Venture
Wise Engineers
Genesis Engineering Group
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
The Mainland Companies, LLC

Architect
Manual Zeitlin Architects

Contractor
Crain Construction, Inc.

Landscape Architect
Hawkins Partners, Inc.

Civil Engineer
Barge Cauthen & Associates

Finance
Pinnacle Financial Partners

Transportation Engineer
KCI Technologies Inc.

Geotechnical Engineer
Terra Nova Engineering, PLLC
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.

The Mainland Companies, LLC
Armistead Arnold Pollard Real Estate Services, LLC
1000 Division Street, LLC
Dryden Architecture and Design, LLC
Southland Constructors, Inc.
Barge Cauthen & Associates
First Farmers & Merchants National Bank
Terra Nova Engineering, PLLC
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
MiKen Development

Owner
HR Properties of Tennessee

Architect
Aesh Design LLC

Contractor
Carter Group, LLC

Landscape Architect
Dale & Associates

Civil Engineer
Dale & Associates

Finance
Franklin Synergy Bank

Finance
First Citizens National Bank

Geotechnical Engineer
Terra Nova Engineering, PLLC

Property Manager
Barton Residential
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.

**THE WAVERLY**

**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 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
Hall Emery
Franklin Park Acquisition Co.

Owner
Franklin Park Acquisition Co.

Architect
Duda Paine Architects

Contractor
JE Dunn Construction

Landscape Architect
HGOR

Civil Engineer
Ragan & Smith Associates

Geotechnical Engineer
Intertek PSI

MEP Engineer
Barret Woodyard & Associates
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 underserved market demand, this specialized medical facility is the largest of its kind in the region.

VANDERBILT DIALYSIS

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 Kuhnhenn, Gresham Smith & Partners
- Bart Mackey, GBI
- Michael Murdock, EOA Architects PLLC
- Patrick Poole, Ortale Kelley Law Firm
- Julia Sutherland, Mainland Companies
- Dana Terebessy, ULI Nashville

With Thanks and Acknowledgement:

- Drew Mengwasser, TBG Partners, Managing Principal — Award Judge (Houston)
- Rameez Munawar, Columbia Property Trust, Associate, Eastern Region — Award Judge (Washington, DC)
- Laurie Payne, Diamond Corp., VP Development — Award Judge (Toronto)

- Mark Deutschmann, Village Real Estate / Core Development — ULI Nashville Chairperson
- John Dwyer, Jobs for Tennessee Graduates — Master of Ceremonies

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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.