

ULI Nashville 2010 Excellence and Development Event Summary

2010 Winning Projects



ULI Nashville honored 11 area development projects with Excellence in Development Awards on May 20th at the Noah Liff Opera Center. Award entries represented projects from the private and public sector and from commercial and residential areas.

The winning projects were recognized for innovation in land use and design, design excellence, contribution to the community, reflection of the regional or neighborhood character, public/private partnership, environmental sensitivity and financial viability.

Following are the winners, and corresponding comments from the nationally recognized, out-of-town judges:

- **Downtown YMCA:** A winning display of reinvestment by a nonprofit; the original and new buildings blend seamlessly; a valuable resource for the community; and the redesign is sensitive to its context/neighbors.
- **Franke Corporate Headquarters and Distribution Center:** Tremendous economic impact (tax base and employment) to its middle Tennessee location (Rutherford County); extraordinary design aesthetic; prime 'best practices' example of the benefits of a public/private development.
- **Hutton Hotel:** Creative redevelopment into an under-served use; creates a strong gateway presence; thoughtful attention to construction and design details; retrofitted a non-descript mid-century use with sustainable features at every turn.
- **J. Henry Hale Apartments:** Demonstrates 'best practices' in affordable housing, which should be a model; made an unlivable barracks style into an attractive place to live; now this is a neighborhood; the influence on the broader neighborhood's stability is vital.
- **Martin Corner:** The impact on the metro tax rolls from this redevelopment is extraordinary; a great variety of new construction, adaptive reuse, renovation that are compatible with, and that enhance, the fabric of the adjacent neighborhood; the difference between before and after is remarkable; is a smooth bridge between one district of reinvestment and another.
- **Nissan Americas Corporate Facility:** Shows sensitive, thoughtful development can be done well in a suburban campus; priority given to comprehensive sustainable practices; demonstrates that exceptional design can benefit the building owner, workers and community.

- **Pinnacle at Symphony Place:** A landmark on the horizon for a new level of development downtown; clearly a modern icon for the city's skyline; a powerful demonstration of private investment in Nashville's core; doesn't neglect sustainability in its exemplary design.
- **The Midtown Millworks:** One of the best examples of conversion for a nonprofit office condo I've ever seen of its kind; noteworthy community-use tenants; impressive reinvestment in fragile corridor; sustainable considerations are substantial; interior spaces are attractive and reflect users.
- **Vanderbilt Health/One Hundred Oaks:** It's all about the educational value of what can be done in adaptive reuse; a strong demonstration on the influence that good development can have on the broader community; shows best practices lessons for adaptive reuse for a profitable development with a public good.
- **Vanderbilt University Commons Center:** Its lessons on green development show how it can be done, should be done from start to finish; demonstrates best practices on community building for students and the broader university, and with the broader neighborhood and community; architecturally compatible with the historic elements of the adjacent historic Peabody College campus of Vanderbilt University.
- **West End Station:** This is how workforce, mixed-income housing should be done; architectural details and green space add value to the project; the influence of reinvestment in the neighborhood is evident; the right product at the right price; kudos to rectifying a former environmentally blighted lot.



ULI Nashville's May 20th evening to celebrate excellence in land use and development will also feature keynote speaker, Margaret McCauley, speaking on Downtown Development and Place-Making.

Margaret McCauley, founder of Downtown Works, has over 25 years experience as a specialist in retail consulting. She has garnered recognition among leading retailers, major cities, and professional organizations for her comprehensive retail consulting talents.

An expert on the repositioning, leasing, and merchandising of retail centers and districts to help transform downtowns into dynamic environments that serve the needs of residents, professionals, and visitors, McCauley is the Chair of the American Institute of Architecture's Retail and Entertainment Knowledge Community, was part of a team of experts selected to develop The Urban Land Institute's "Ten Principles for Rebuilding Neighborhood Retail", and serves in leadership positions of many boards and commissions.

2010 Applicants



The mission of ULI Nashville’s Excellence in Development Awards is to celebrate, educate, and reinforce examples of excellence in land use, development, and design in our communities.

One of ULI’s guiding principles is that the achievement of excellence in land use should be recognized and best practices should be shared. With recognition at the ULI Nashville Excellence in Development Awards, the benefits of superior planning, design, and development is reinforced and celebrated.

In only its second year and under an extraordinarily challenging economic climate, the ULI Nashville’s Excellence in Development Awards 2010 received 26 applications which demonstrated a wide variety of project size, scope, and land use. Please join ULI Nashville in acknowledging all of these truly noteworthy projects:

<p>Ameriplex at Elm Hill Anode Building Charlotte 2300 Professional Center City of Franklin Police Headquarters Downtown YMCA E. Bronson Ingram Studio Arts Center Franke Corporate. Headquarters and Distribution Ctr. Gernert Studio Apartments Hill Center – Belle Meade Hutton Hotel J. Henry Hale Apartments Martin Corner Meridian Cool Springs</p>	<p>MTSU Multimodal Transportation & Streetscapes Music City Central Nissan Americas Corporate Facility Parkway Terrace Apartments Renovation Pinnacle at Symphony Place Terrazzo The Freeman-Webb Building The Midtown Millworks Vanderbilt University Commons Center Velocity in the Gulch West End Station 100 Oaks Vanderbilt Heath 660 Centre</p>
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