

NEUHOFF:

The Transformation of a Slaughter House to a New Neighborhood

Session:

Date: Friday, November 19, 2021

Time: 12:30 PM – 5:00 PM CDT

Location: Music City Center, Field Session
Departure Area 3

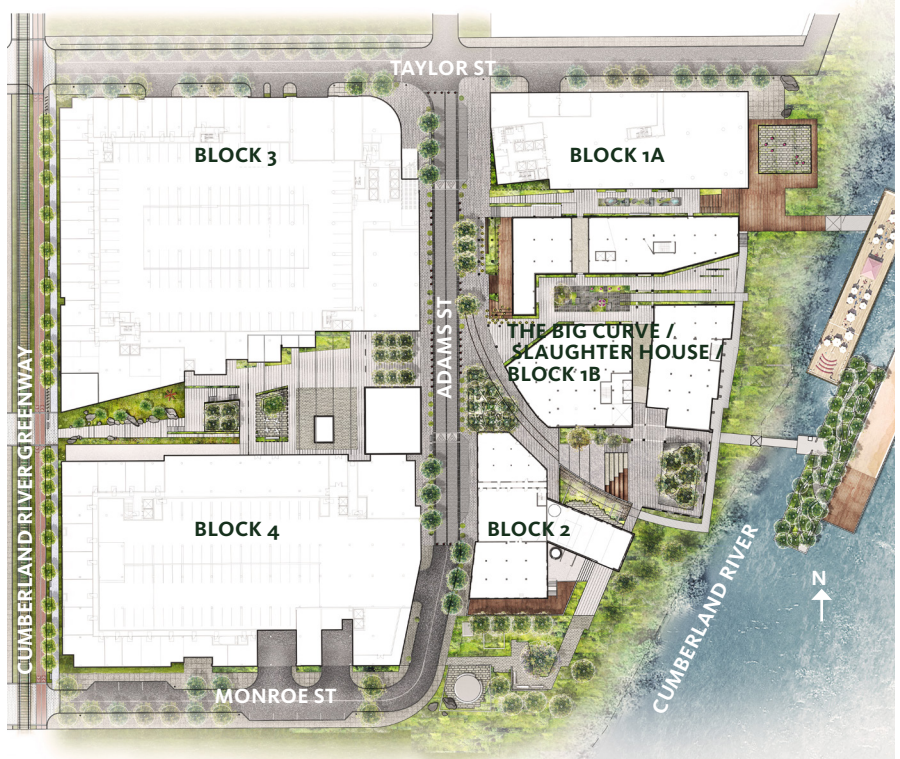
Credits: 2.50 PDH, LA CES/HSW, AIA/non-
HSW, AICP, FL, NY/HSW

A dive into the transformation of the 14-acre Neuhooff site located in Nashville's Germantown neighborhood. The story of the site captured through an exploration of the adaptive reuse of buildings and salvaged materials authentic to Neuhooff's industrial past, with new design elements and programming anchoring a contemporary urban center.



Learning Objectives:

1. Challenges and opportunities of Adaptive Reuse of historic sites and architecture
2. The process from design to construction of salvaging and re-purposing materials
3. How to adapt design and build strategies based on site variables
4. Understanding the importance of design communication within a diverse consultant team and the opportunity to set community wide precedent



Speakers



NADINE SOUBOTIN (FIELD LEADER)

With Future Green Studio, Nadine brings over fifteen years of experience to her profession. Her passion for placemaking, designing meaningful spaces, and incorporating sustainable solutions are central to her work. Nadine has professional experience in all phases of design for both large- and small-scaled projects ranging from private residences to cultural institutions and public realm parks and streetscapes. Her professional experience has equipped her with the ability to think critically and perform as both a team leader and a strong collaborator. She brings practical experience working with private clients, city agencies, stakeholders, and communities.



SHANNON SKINNER, PLA (FIELD LEADER)

With Kimley-Horn Shannon has 24 years of landscape architecture and land planning experience in major markets throughout the Eastern U.S., including extensive urban infill experience, a strong portfolio in streetscape design and implementation, detailed courtyard and plaza design, and greenroof design and implementation. With a variety of mixed-use, residential, and healthcare-related urban projects under her belt, she is skilled at guiding multidisciplinary teams from the planning phase through the entitlement process, design, and construction administration. Through all of her designs, Shannon maintains a sharp focus on sustainable design.



HUNTER GEE, FAIA

With Smith Gee Studio Hunter has committed his career to building great communities that add value to people's lives. In 2016, Hunter was elevated to the College of Fellows of the American Institute of Architects for his achievements in urban design and master planning mixed-use projects, Traditional Neighborhood Developments, urban revitalization and mixed-income communities. Hunter's expertise has proven successful in a vast range of contexts and geographic and economic markets. From high-density, urban, mixed-use redevelopments in thriving cities to conservation developments in slow-growth rural America, Hunter has led complex development and revitalization projects across the country.



MATT VINEYARD

Matt Vineyard has been in the construction business since 1997. He has held key positions with the company in three states, currently as Vice President and serving as an integral part of JE Dunn's Nashville key leadership team. Nashville is one of 21 offices of JE Dunn which has annual revenues of over \$4 billion. During his twenty-year career, Matt has delivered a number of significant projects ranging from Healthcare, Hospitality, Higher Ed, Sports, and Performing Arts. Matt has served on board positions with The Salvation Army, The United Way, Association of General Contractors, and Pikes Peak Community College.

Speakers



JIM IRWIN

Jim is the President of New City, LLC and directs the company's real estate development and consulting operations, as well as new business pursuits. Over the course of his career, Jim has been responsible for over \$1 billion of new investment around the United States. Prior to founding New City, Jim served as a Senior Vice President at Jamestown Properties, leading the development of Ponce City Market, a 2.1 million square foot former Sears, Roebuck & Co. distribution facility that was originally constructed in the 1920's.



MORGAN BARNICOAT

With Future Green Studio, Morgan was originally drawn to Landscape Architecture from interests stemming from sustainable agriculture, Morgan continues to enjoy the multitude of ways sustainability factors into landscape design and the potential for forward thinking design solutions to contribute positively to the constructed environment. Detail oriented and a generalist by nature, Morgan employs a broad skill set to work with clients and colleagues to realize the best possible outcomes for all projects regardless of what constraints may arise.



OMAR BAKEER, AIA, NCARB, LEED AP BD+C,

With Smith Gee Studio

Since joining Smith Gee Studio in 2012, Omar has worked on a variety of project types and scales ranging from single and multifamily residential to commercial and civic architecture. His experience highlights both new construction and renovation projects where he has led design teams from conceptual design through construction completion on complex projects. Whether working on fast-track or long-term projects, he values creating lasting relationships with clients, consultants, and communities. Omar's relentless attention to details and steadfast management was a perfect match for leading the design team for the "Big Curve" slaughterhouse at Neuhoff.



BRENDAN BOLES, PE With Kimley-Horn

Brendan Boles is a seasoned practice builder with more than 18 years of civil engineering, permitting, and design experience on a wide range of project types throughout the Southeast. He has completed civil design work at numerous multifamily and mixed-use developments in Nashville and Middle Tennessee for a variety of developers and stakeholders, including the prominent Neuhoff development in Nashville, Tennessee. Brendan applies his experience with complex and challenging projects to appropriately balance competing project priorities, leading to a successful project execution. A born and raised Nashvillian he has a passion for developing innovative projects in the downtown core that not only add value and drive innovation, but also pay homage to the unique and historical significance of the Nashville's story.

Adaptive Reuse of an Industrial Site

- Creative ideation tools and methods
- The found condition of the site, and archeology during construction of the site informing the design
- The curated distribution of salvaged materials and artifacts elevated as special landscape moments



Adaptive Reuse of the Slaughter House

- The process of discovery and archeology of the building to informing its revitalization
- Creative ideation tools and methods



New construction at a historic Industrial Site and Partnership approaches, programming, and financial strategies

- The challenges of bringing old to new
- The process of extracting artifacts for reuse
- Health, safety, and welfare
- Building consensus and making decisions with interdisciplinary and collaborative teams
- How to take a project from CD through CA that redefines itself during the process



NOTES:

