

THE
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ALLIANCE
CONFERENCE
NASHVILLE, TN
NOVEMBER 12-13, 2025



Andi Dorlester

Land Development Manager

Andrea (Andi) Dorlester, AICP, CPM has over 25 years of experience as a public sector urban planner in Massachusetts, Virginia, Maryland, and Tennessee, where she currently serves as the Land Development Division Manager for the Metro Nashville Planning Department.

Andi's planning career has spanned a wide range of planning functions, including long range comprehensive planning, public facilities planning, park planning, development plan review, urban design review, policy planning, and community engagement.

For more than a decade, Andi was an integral member of the planning team working on the suburban to urban transformation of Tysons, Virginia, located along a new transit rail line in the Metropolitan Washington, DC region. This work involved TOD planning, creation of an urban parks framework and plan, and collaboration with rezoning applicant teams to foster development of livable communities around four new Silver Line stations.

Throughout her career, Andi has been passionate about engaging with community members, elected and appointed officials, the development community, and other stakeholders to collaboratively envision and shape the future of communities, fostering sustainable and thoughtful development of places where people want to be.

Andi earned her master's degree in urban and regional planning from the University of Massachusetts and is a member of the American Institute of Certified Planners. She also holds a Certificate of Public Management obtained through a joint program of The George Washington University Center for Excellence in Public Leadership and the Metropolitan Washington Council of Governments (MWCOC), Institute for Regional Excellence.

After living most of her life in automobile-oriented suburbs, Andi now enjoys living in a walkable urban neighborhood of Nashville, TN.

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Edward Henley III

Founding Principal

Edward Henley III is the Founding Principal and Project Executive of Pillars Development (Pillars), a real estate firm based in Nashville, specializing in land use planning, financing, development, project management.

Edward has over thirteen (13) years of experience in the municipal finance and real estate industry; primarily in public sector and institutional development, but also in affordable housing and neighborhood scale mixed use. Ten (10) of which have been at the helm of his firm Pillars, which he founded in 2013. He excels within large capital projects, where he coordinates numerous government agencies, project personnel, and architectural, engineering and construction firms. Edward is also experienced with, and passionate about, planning and community engagement. He lends his unique perspective to assist with market assessments, concept development and people centered use policies. As a result of his passion for community engagement, he lends his experience and advocacy for education and comprehensive planning to assist with facilitating and presenting in community and stakeholder engagement efforts; as well as developing implementation strategies.

Edward is a Nashville-native, born and raised in the city he calls home. He attended University of Tennessee – Knoxville, where he earned a degree in Finance and Enterprise Management. Edward returned to Nashville in 2011 and founded Pillars Development in 2013.

Locally, Edward serves as a Planning Commissioner and sits on the city's Board of Parks and Recreation. He is the former Chair of Mission Advancement and Chair of the Urban Land Institute (ULI) Nashville district council, and now leads its governance committee. Appointed as a Co-Chair for the mayor's Affordable Housing Task Force, and serving in several board and leadership roles for other land use and economic development organizations, he gives amply to the betterment of his city and its communities.

Nationally, he is a member of the ULI National Council for Public Development and Infrastructure, a new board member of the ULI Randall Lewis Center of Sustainability, represents the Americas as a Global Governing Trustee, and supports the ULI Advisory Services Program and other institutions devoted to positively impacting the real estate industry across the globe.

His personal motivation is to further thoughtful development that creates innovative and equitable benefits for the individuals and organizations of communities in various stages: seemingly stagnant, transitioning, and those dealing with or contemplating rapid growth.

His areas of focus, currently, are in furthering civic and cultural projects, increasing accessibility and equity in real estate development by creating resources for information, networking, and capital for new and nontraditional investors and developers. His passion for affordable housing and economic development are on full display as his firm assists in the management of a social impact fund for the preservation and creation of housing accessible to all income levels and has multiple affordable housing and commercial projects underway.

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Deborah Miller

**Executive Director, Strategic Growth +
Relationship Development**

Deborah is the Executive Director of Relationships and Growth and the ultimate connector of people and ideas. As a champion of our seller-doer culture, she nurtures the growth of our office leaders and Business Development team, working alongside them to support the sustained growth of our offices. Deborah is masterful at linking the firm's expertise with new opportunity and leveraging her 30+ years of industry knowledge and experience to position LandDesign in emerging markets and identify strategic hires and collaborators. While her strategic strengths keep her focused on the big picture vision, Deborah never hesitates to put her boots on the ground to provide strategic insight on project pursuits and mentorship to the next generation of leaders.

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Beth Poovey
Principal

Beth is a Principal specializing in greenways, parks, and open space, and is an advocate for public and private investment in attainable green infrastructure. She believes the open space experience should begin the moment you step outside with a network of multi-modal streetscapes, neighborhood parks, and recreational amenities all within walking, biking, or e-scooter distance. Combining her background in sociology and landscape architecture, Beth strives to capture the spirit of a community to influence the vision for an authentic open space experience that aligns with the local goals and values. Public open space is her thing—parks, trails, streetscapes, pedestrians, bikes, and even trikes.

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Angelo Waters

**Business Unit Director,
Integrated Engineering Services**

Angelo Waters is the Business Unit Director for Integrated Engineering Services at Urban Engineers, bringing over 25 years of experience in environmental engineering, infrastructure planning, and multimodal transportation projects. He holds a BS in Environmental Engineering and an MS in Engineering Management, both from Drexel University. Based in Philadelphia, Angelo leads multi-disciplined teams across environmental, civil, structural, and MEP engineering to deliver complex infrastructure projects from planning through implementation. He has played a key role in the planning and environmental clearance of the award-winning Philadelphia Rail Park, guiding the project through the NEPA process and addressing the unique challenges of transforming former rail corridors into accessible, vibrant public space. His work reflects a commitment to sustainable, connected infrastructure that supports long-term urban resilience and mobility.