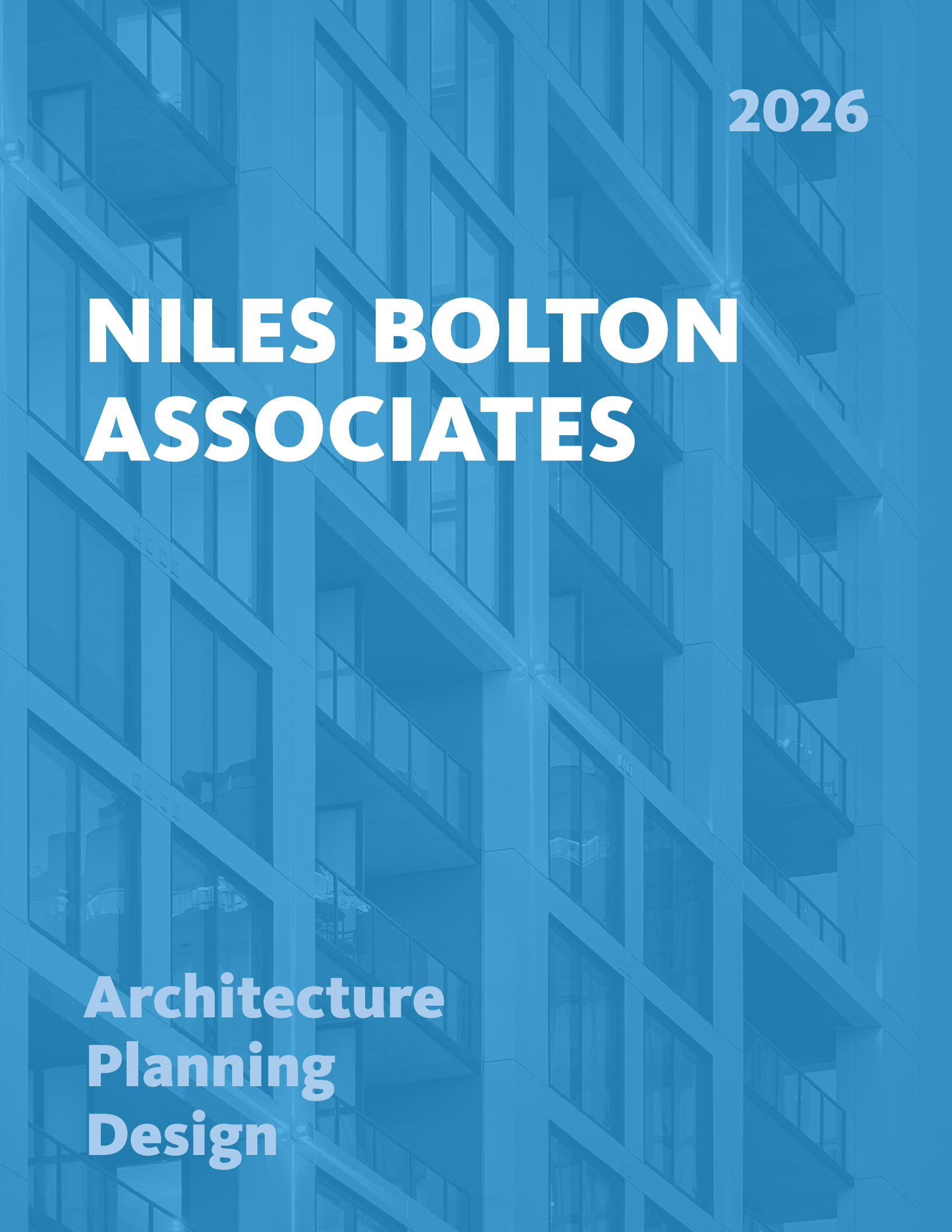


A photograph of a modern building facade with a blue overlay. The building features a grid of windows and balconies. The text is overlaid on the image.

2026

NILES BOLTON ASSOCIATES

**Architecture
Planning
Design**



Camden Buckhead | Atlanta, GA



FIRM OVERVIEW

Niles Bolton Associates



1975
FOUNDED

140+
STAFF

OFFICES
ATLANTA, GA
WASHINGTON, DC

30
ACTIVE STATES

#1
STUDENT HOUSING
RANKED BY BD+C

#7
MULTIFAMILY
RANKED BY BD+C

FIRM OVERVIEW

Niles Bolton Associates (NBA) is a 140-person firm providing architecture, interior design, landscape architecture, and urban planning services. Founded in 1975, NBA has designed projects in all 50 states and 16 countries. With offices in Atlanta, Georgia and Washington, DC, NBA was named a Top 66 design firm in the U.S. by Building Design & Construction in 2025. Our major markets include multifamily residential, higher education, retail, corporate, and hospitality.

Our skill to understand our clients' needs and design to those requirements garners trust that keeps clients coming back. For Niles Bolton Associates, success is measured not only with design awards, but by our ability to design an appropriate response to program and budget requirements, by acceptance in the market served, and by the ongoing financial reward for our clients. Throughout our 50+ year history we have developed a strong sense of regionalism in our design methodology.

SELECT DEVELOPER CLIENTS

Ambling Property	Cortland Partners	LV Collective
American Campus Communities	Dinerstein Companies	Middleburg Communities
Atlantica Properties	Fairfield Residential	Noble Investment Group
AvalonBay Communities	Finger Companies	Novare Group
Balfour Beatty Communities	Forestar Group	Oldham Goodwin Group
Bozzuto	Gables Residential	O'Neill Properties
Brand Properties	Grayco Partners	RISE Development
BRP Development Corp.	Highpoint Residential	Roseland Property
CA Ventures	Hines	The Benoit Group
Camden Development	Jefferson Apartment Group	The Feldman Companies
Capital City Real Estate	JLB Partners	The Goldenberg Group
Capstone Communities	Kaplan Residential	Third & Urban
Clark Realty Capital	Kassinger Development Group	Trammell Crow Residential
Core Spaces	Landmark Properties	Vista Residential Partners
Crescent Communities	LIV Development	Willow Bridge Property Co.

MAJOR MARKETS



RESIDENTIAL



HIGHER EDUCATION



HOSPITALITY



CORPORATE



RETAIL



TRANSPORTATION + AVIATION



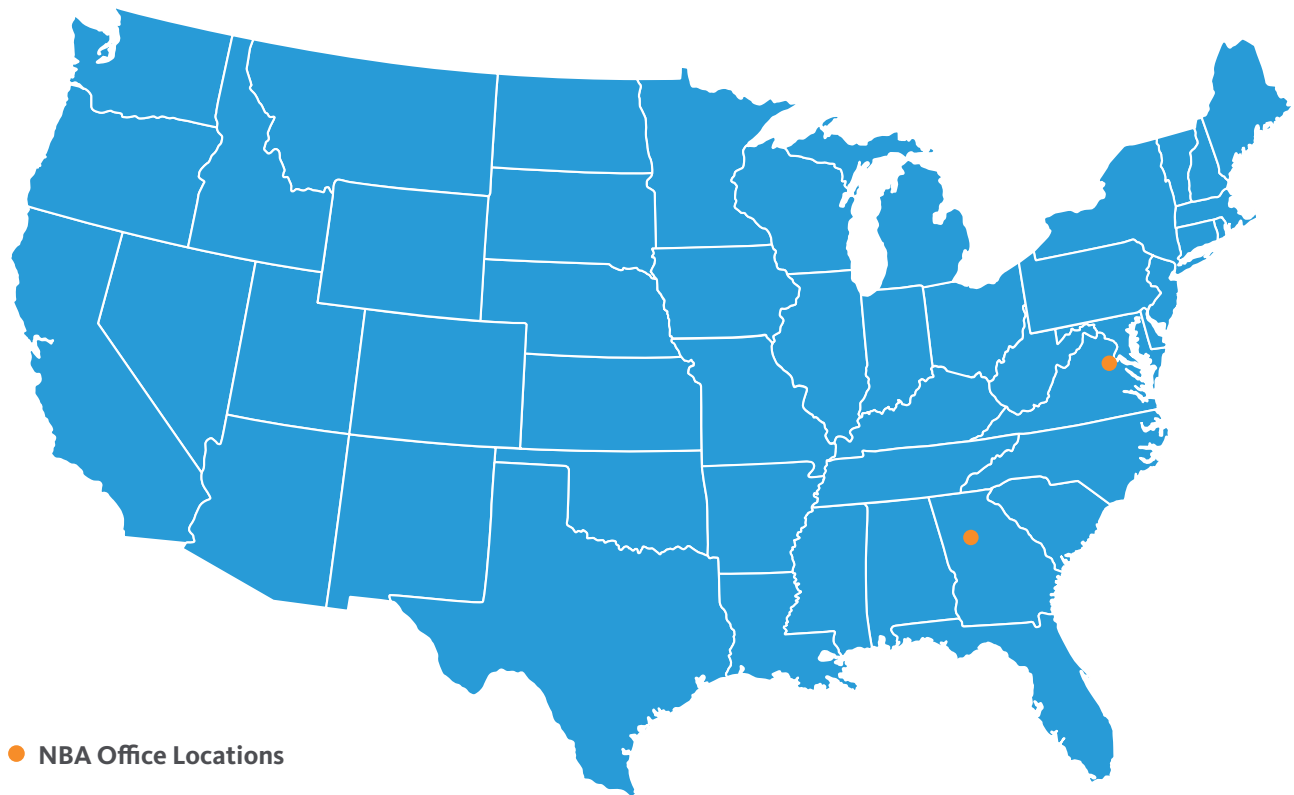
INSTITUTIONAL



RECREATION



NATIONWIDE EXPERIENCE



NOTABLE FACTS

- Ranked as the #1 student housing design firm by Building Design + Construction magazine every year since 2022
- Based on multifamily design fees, the firm ranks 7th among U.S. firms according to Building Design + Construction magazine in 2025
- Designed more than 750,000 dwelling units during our 50+ year history
- NBA has designed 11 million sustainable square feet of multifamily space (LEED, Earthcraft, SPiRiT, EnergyStar)
- Designed the nation's first LEED multi-family apartment community, Blair Towns, in 2003
- 16 Neiman Marcus specialty stores across the country including, San Francisco, Las Vegas, Honolulu, Miami, Palm Beach, Tampa, Orlando, Plano, Scottsdale and Oakland, California
- Designed approximately 120 golf clubhouses across the world, including 15 PGA Tour venues and renovations at Augusta National
- Designed approximately 80,000+ university student beds on 75 college and university campuses
- Designed transit and aviation facilities in cities across the U.S., including Los Angeles, Atlanta, Albany, Honolulu, Houston, Nashville, Raleigh/Durham and Miami



Trellis House | Washington, DC



MEET THE TEAM

Atlanta + Washington, DC



JEFF SMITH, AIA, LEED AP
PRESIDENT

- 40 years of experience, joined NBA in 1986
- Registered architect in 17 states
- American Institute of Architects (AIA)
- Society of College and University Planning (SCUP)
- Design-Build Institute of America (DBIA)
- B.Arch: University of Notre Dame



CANNON REYNOLDS, AIA, LEED AP
MANAGING DIRECTOR

- 30 years of experience, joined NBA in 2000
- Registered architect in 18 states
- American Institute of Architects (AIA)
- Urban Land Institute (ULI)
- Young Presidents Organization (YPO)
- Georgia Tech College of Design Advisory Board
- M.Arch & BS Architecture: Georgia Institute of Tech.



MELISSA BORRMANN, NCIDQ
PRINCIPAL, DIRECTOR OF INTERIOR DESIGN

- 30 years of experience, joined NBA in 2012
- National Council for Interior Design Qualification (NCIDQ)
- International Interior Design Association (IIDA)
- American Society of Interior Designers (ASID)
- Commercial Real Estate Women (CREW)
- BS Interior Design: Florida State University



CHRIS FORTNER, PLA
PRINCIPAL, DIRECTOR OF LANDSCAPE ARCH.

- 29 years of experience, joined NBA in 2000
 - Registered landscape architect in 22 states
 - American Society of Landscape Architects (ASLA)
 - Green Roofs for Healthy Cities
 - Council of Landscape Architecture Registration Boards
 - BA Landscape Architecture, University of Georgia
-

140+ TEAM MEMBERS:

WE'RE ALWAYS ON THE LOOKOUT FOR EXCEPTIONALLY TALENTED PEOPLE.

Qualified and interested candidates should apply at
www.nilesbolton.com/careers

BENEFITS INCLUDE:

- Student loan contributions and 401k matching from NBA
- 3 weeks paid time off (PTO), plus holidays
- Hybrid work options and flex-time schedules
- Access to a financial wellness program
- Generous benefits package including medical, dental, vision, disability, and life insurance

YOUNG PROFESSIONALS' FORUM

- Opportunity for group learning, site visits, and social events
- Frequent ARE + AXP roundtables with recently licensed employees
- ARE, LARE, and NCIDQ study materials provided
- Reimburse 100% of passed exam fees and provide paid time off

NILES BOLTON UNIVERSITY

- In-house continuing education program with Revit training and 100+ AIA accredited classes offered annually
- Roundtable discussions
- Risk management seminars

APPLY HERE:





**WE WELCOME THE CURIOUS,
THE IMAGINATIVE AND
THE TALENTED.**



Whistler | Atlanta, GA



PROJECT EXPERIENCE

Niles Bolton Associates



MULTIFAMILY + MIXED-USE

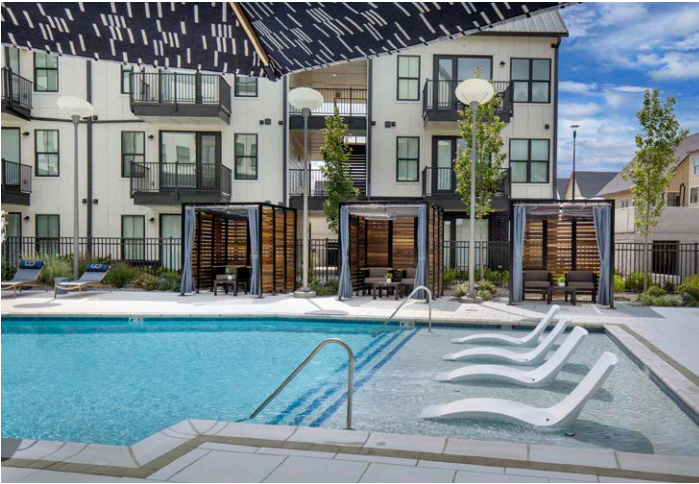
With extensive experience encompassing everything from single family homes to luxury high rise developments, Niles Bolton Associates brings to our clients a remarkable understanding of the planning, design, market and construction issues specific to residential design. As one of the nation's leading multi-family housing design firms, we have designed more than 750,000 dwelling units in a variety of housing types. Our multifamily housing projects throughout the United States and abroad give us an international design perspective and enable us to respond in the appropriate regional architectural vernacular. NBA enjoys national, regional, and local recognition with design awards in areas such as best attached home, best apartment community, distinguished design, outstanding development, and best landscape design. Our multidisciplinary practice provides us with the ability to develop design solutions that address the total project from initial concept to final finishes.



ASPIRE GULCH
NASHVILLE, TENNESSEE



THE MAVEN
SUWANEE, GEORGIA



UPTON OXMOOR
LOUISVILLE, KENTUCKY



THE ASHLEY GABLES BUCKHEAD
ATLANTA, GEORGIA



THE WHIT
NEW HAVEN, CONNECTICUT



340 EAST PACES FERRY
ATLANTA, GEORGIA



OLMSTED
CHAMBLEE, GEORGIA



THE PORTER
RICHMOND, VIRGINIA



AUDEN APARTMENTS
ATLANTA, GEORGIA



RESIDENCES AT THE FINERY
NASHVILLE, TENNESSEE



NOVEL BLANDTOWN
ATLANTA, GEORGIA



THE DEMPSEY
MADISON, ALABAMA



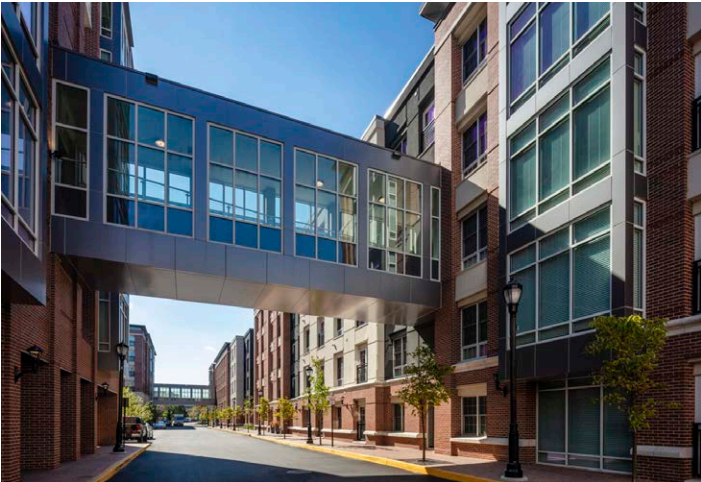
NIIDO NASHVILLE (OLMSTED)
NASHVILLE, TENNESSEE



THE BIRCH AT 51 WASHINGTON
CONSHOHOCKEN, PENNSYLVANIA



TRACE MIDTOWN
ATLANTA, GEORGIA



THE HARPER AT HARMON MEADOW
SECAUCUS, NEW JERSEY



MAINSTEAD AT CENTURY FARMS
NASHVILLE, TENNESSEE



THE SOUND AT PENNINGTON BEND
NASHVILLE, TENNESSEE



LORIA ANSLEY

ATLANTA, GEORGIA



SERVICES

Planning, Architecture, Interior Design

CLIENT

Capital City Real Estate

SCOPE / COMPONENTS

28 stories; 350 apartment units; 463 parking spaces

1.74 acres, 204.02 du/ac

578,652 gsf; 318,023 residential sf

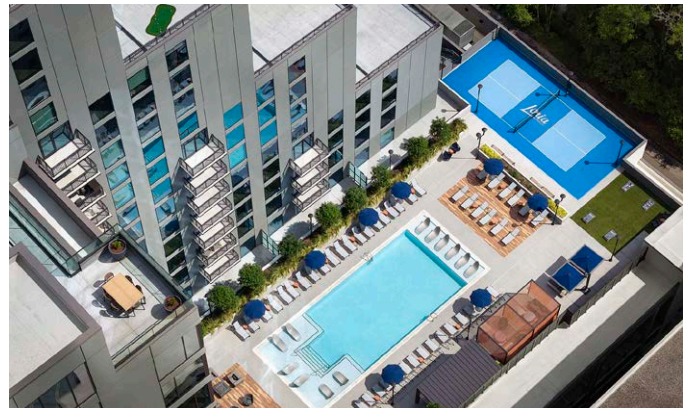
3,022 sf street-level restaurant

13,761 sf of indoor amenities

15,700 sf outdoor amenity deck on 5th level

Type IA construction

Two Green Globes certified



AWARDS

AIA Atlanta Award for Architectural Distinction,
Multifamily/Mixed-Use over 50 Units, Merit Award

TRELLIS HOUSE

WASHINGTON, DC



SERVICES

Architecture, Interior Design,
Landscape Architecture

CLIENT

RISE Real Estate Company

SCOPE / COMPONENTS

Mixed-use community adjacent to Howard
University

1.1 acre

319 units; 371 beds

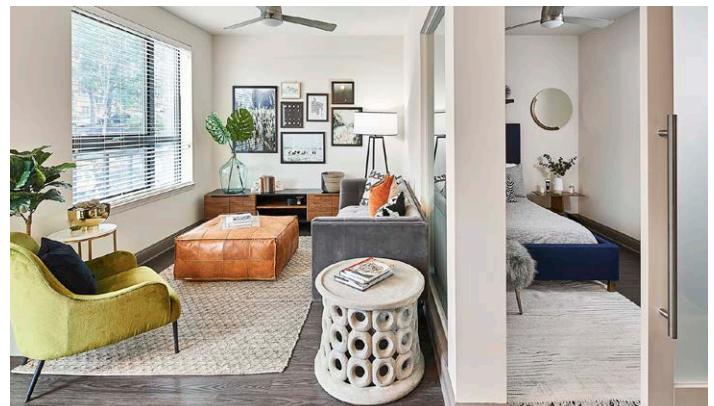
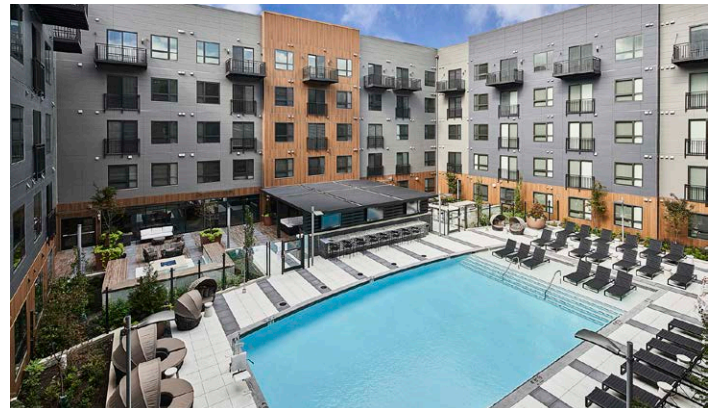
Two level podium parking with 143 parking spaces

7,600 sf retail space; 1,000 sf office space

Sky terrace on 6th Level

SUSTAINABILITY

LEED Platinum





TRELLIS HOUSE

2323

Sherman St
2300



THE LEAF

NEW ROCHELLE, NEW YORK



SERVICES

Architecture, Interior Design,
Landscape Architecture

CLIENT

BRP Development Corp.

SCOPE / COMPONENTS

477 residential units | 26-story tower

619,000 sf gross building area

20,000 sf religious space

2,000 sf of retail and civic office space

429 structured parking spaces served by valet system

Amenities include expansive fitness center, clubroom with terraced courtyards, coworking space, level 26 skylounge with harbor views, rooftop swimming pool and dog run, and full height exterior mural

Fitwel Certified



NOVEL MIDTOWN

ATLANTA, GEORGIA



SERVICES

Architecture

CLIENT

Crescent Communities

SCOPE / COMPONENTS

Mixed-Use development with adjacent office tower (by others) over shared parking podium with 814 spaces

340 units; 412,000 building gsf

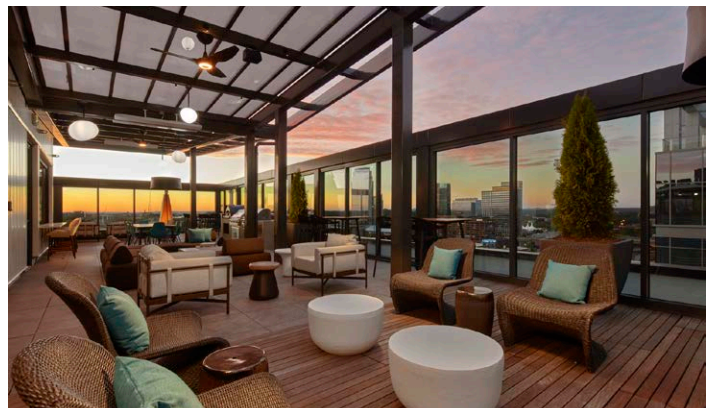
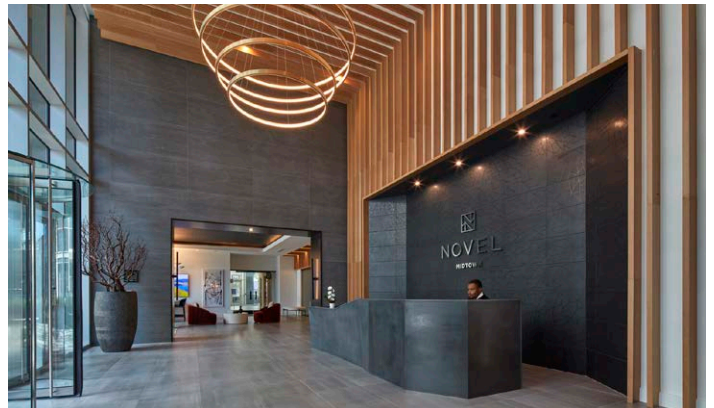
14 stories (12 over 2 + 5 level parking podium below grade)

Amenities: co-working, fitness center with yoga room, resort spa, infinity-edge pool, and indoor/outdoor skylounge

5,000 sf retail: Land of a Thousand Hills coffee shop and restaurant space

SUSTAINABILITY / WELLNESS

Fitwel Certified





NOVELA

MIDTOWN

14TH SPRING





CAMDEN BUCKHEAD

ATLANTA, GEORGIA



SERVICES

Architecture, Masterplanning

CLIENT

Camden Development, Inc.

SCOPE / COMPONENTS

366 units; 769,923 gsf

Bldg 400 - 9 residential levels over 2 levels of parking

Bldg 500 - 8 residential levels over 3 levels of parking

Townhome and loft style units w/ double height living spaces and private roof terraces

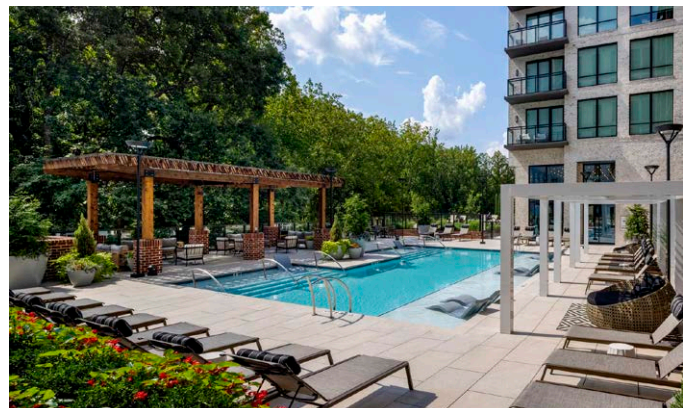
Amenities include: dog spa, 2 clubrooms, 2 fitness centers, conference room, 2 swimming pools

National Green Building Standard, Certified Bronze

AWARDS

NAHB Best in American Living Award

AIA Atlanta Residential Design Honor Award



THE CORE STATION YARDS

RONKONKOMA, NEW YORK



SERVICES

Architecture, Masterplanning, Interior Design,
Landscape Architecture

CLIENT

TRITEC Real Estate Company / Town of Brookhaven

SCOPE / COMPONENTS

947,601 gsf

388 units in four residential buildings

Four and five-story buildings over a retail podium
with two one-level stand alone retail buildings

318,362 net leasable sf

73,096 sf retail

1,242 additional parking spaces in 2 parking garages,
underground and surface parking

11.9 acres







THE GOAT FARM

ATLANTA, GEORGIA



SERVICES

Architecture

CLIENT

TriBridge Residential

SCOPE / COMPONENTS

262,029 building gsf in 3 four-story buildings

209 market-rate apartments and 45 ground floor artist studios

Amenities include: leasing office with open work/gallery spaces for artists and residents, rooftop pool, skylounge, fitness center and artist kitchen lounges
382 parking spaces

AWARDS

AIA Atlanta Honor Award, Multifamily/Mixed-Use
Over 50 Units

NAHB Best in American Living Award, Gold,
Best Low-Rise Apartment Community for Rent



OLIVE & WOOSTER

NEW HAVEN, CONNECTICUT



SERVICES

Architecture, Interior Design, Landscape Architecture

CLIENT

Epimoni + Adam America Real Estate

SCOPE / COMPONENTS

299 units; 557 beds; 408,000 gsf; 6 stories; 2.59 acres

One-level structured parking at grade (201 spaces)

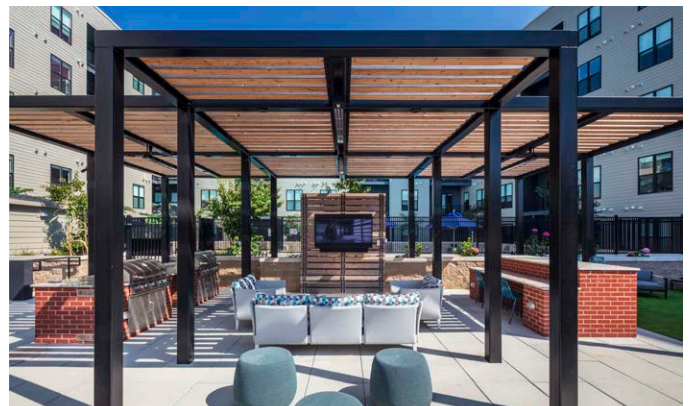
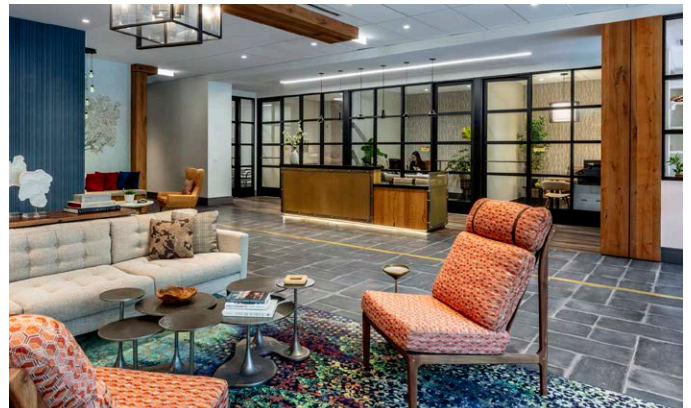
Mix of studio, 1, 2, 3 and 4 bedrooms

4, 3-bedroom townhome units with street access along Fair Street and Union Street

Amenities include: 7,655 sf of retail, three lobbies, clubroom with bar and lounge area, two courtyards, swimming pool and coworking space with a bar

AWARDS

ASID Georgia Design Excellence Awards,
Contract - Multifamily, Silver







WATERWORKS VILLAGE

ATLANTA, GEORGIA



SERVICES

Architecture, Interior Design, Landscape Architecture

CLIENT

Atlantica Properties

SCOPE / COMPONENTS

100% affordable housing

Modular units in two, three-story buildings

100 units; approx. 216 square feet each

36,762 building gross sf

Supporting services, staff offices, communal dining, computer stations, laundry facilities, green space

Type VB construction

Accelerated 10 month construction schedule

AWARDS

2026 Best in Atlanta Real Estate Award,
Atlanta Business Chronicle





SENIOR HOUSING

With knowledge of various types of senior housing design, NBA offers innovative solutions across a broad spectrum of care environments to our clients. The firms' expertise spans active adult communities, independent living, assisted living, skilled nursing, and memory care facilities across the Southeast and Mid-Atlantic regions. With a deep understanding of the unique needs of aging populations, NBA has successfully designed spaces that promote comfort, safety, and well-being, while integrating functional, aesthetic, and sustainable design elements. Our commitment to enhancing the quality of life for seniors is evident in our completed projects which promote thoughtful, resident-centered designs that prioritize both accessibility and a sense of community.



RISE GLEN KERNAN PARK
JACKSONVILLE, FLORIDA



RENAISSANCE AT GARDEN WALK
RIVERDALE, GEORGIA



CAROLINA PRESERVE AT AMBERLY
CARY, NORTH CAROLINA



BRANDYWINE SENIOR LIVING
POTOMAC, MARYLAND



THE RESERVE AT FAIRHOPE
FAIRHOPE, ALABAMA



RISE VIERA
VIERA, FLORIDA



BRANDYWINE SENIOR LIVING

ALEXANDRIA, VIRGINIA



SERVICES

Architecture, Landscape Architecture
Interior Architecture

CLIENT

Brandywine Senior Living

SCOPE / COMPONENTS

116 unit Assisted Living Facility

118,879 sf; 44,667 sf of podium parking

12,000 sf retail space

Amenities include therapy pool, fitness & rehab center, beauty salon, music room & parlor, pub, main dining room with full service kitchen, library, wellness center, bistro, theater, escapades, & dining rooms

Type IA construction

SUSTAINABILITY

LEED Silver



LONGLEAF AT LIBERTY PARK

VESTAVIA HILLS, ALABAMA



SERVICES

Architecture, Landscape Architecture

CLIENT

Braemar Partners

SCOPE / COMPONENTS

95 units, 102 beds total
studio, one & two-bedroom configurations

27 memory care units

68 assisted living units

Amenities include: formal and private dining, cafe,
theater, library, lounge, activity/art room, fitness/
wellness room

3 outdoor courtyards

AWARDS

Senior Housing News Architecture & Design Award,
Assisted Living





FUTURE
RESIDENT
PARKING

CHURCH ST



OFF-CAMPUS STUDENT HOUSING

For more than 45 years, NBA has been crafting the environment for college students to live and learn across the country and is currently **ranked #1 in student housing by Building Design + Construction**. We have designed over 60,000 student housing beds near college and university campuses - all with different goals, visions and budgets. Through our experience in student housing design, we know that housing facilities must be inviting and livable as well as architecturally appropriate. Our experience in commercial, housing and hospitality design gives us insight into many of the same issues that impact student housing development including unit/room configuration, food service, parking, access and security, curb appeal, and building maintenance.



THE SUITES AT THIRD
CHAMPAIGN, ILLINOIS



THE FLATS ON UNIVERSITY
FAIRFAX, VIRGINIA



UH MIDTOWN
ATLANTA, GEORGIA



THE STANDARD AT ATLANTA
ATLANTA, GEORGIA



RISE AT WEST CAMPUS
AUSTIN, TEXAS



RAMBLER ATHENS
ATHENS, GEORGIA



HERE TUSCALOOSA
TUSCALOOSA, ALABAMA



191 COLLEGE
AUBURN, ALABAMA



THE MARK AT ATHENS
ATHENS, GEORGIA



HERE RENO
RENO, NEVADA



RAMBLER BLACKSBURG
BLACKSBURG, VIRGINIA



WILDWOOD BATON ROUGE
BATON ROUGE, LOUISIANA



CASA AT FIU
SWEETWATER, FLORIDA



THE MAIN ON UNIVERSITY
FAIRFAX, VIRGINIA



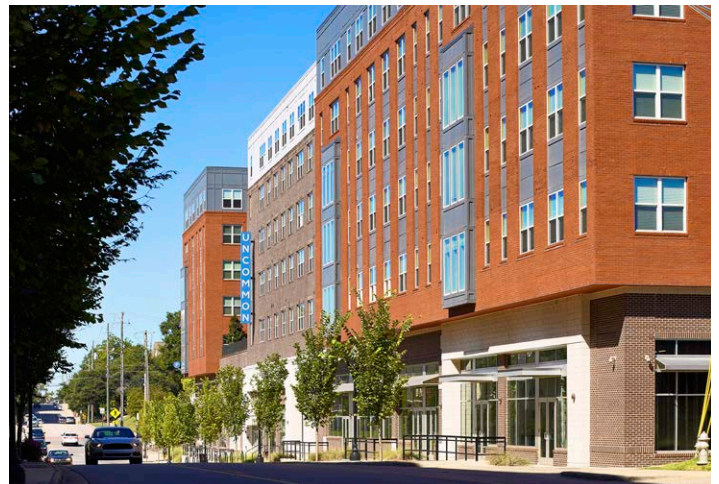
SKYVUE
PITTSBURGH, PENNSYLVANIA



THE PLAZA ON UNIVERSITY
ORLANDO, FLORIDA



PALLADIUM
ORLANDO, FLORIDA



UNCOMMON AUBURN
AUBURN, ALABAMA



WHISTLER

ATLANTA, GEORGIA



SERVICES

Architecture

CLIENT

LV Collective

SCOPE / COMPONENTS

25-story off-campus student housing in Midtown

284,839 gsf; 1,720 sf retail

168 units, 565 beds in studio, 1-, 2-, 3-, 4-, and 5-bedroom configurations

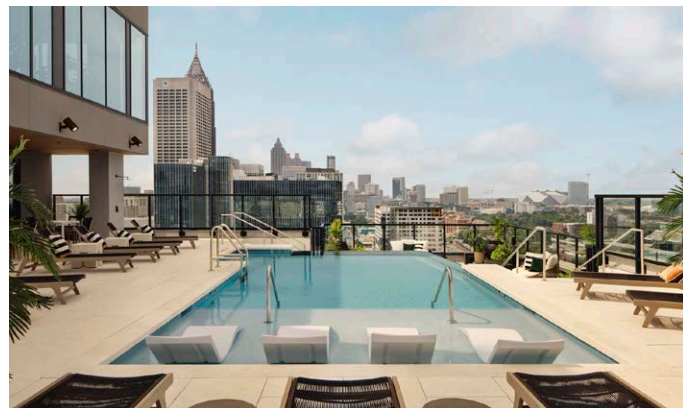
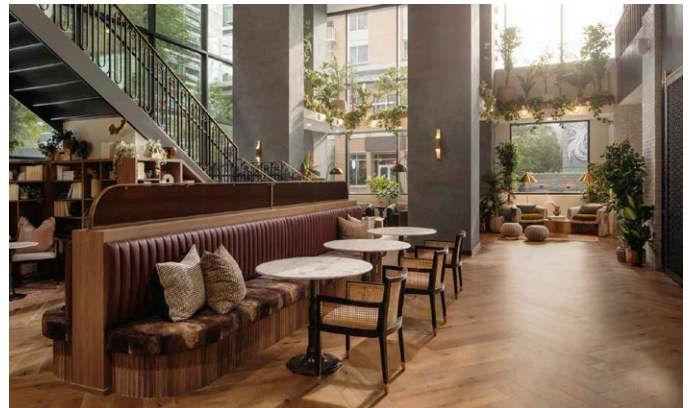
25 parking spaces

Expansive amenities including a roof top pool with panoramic views

AWARDS

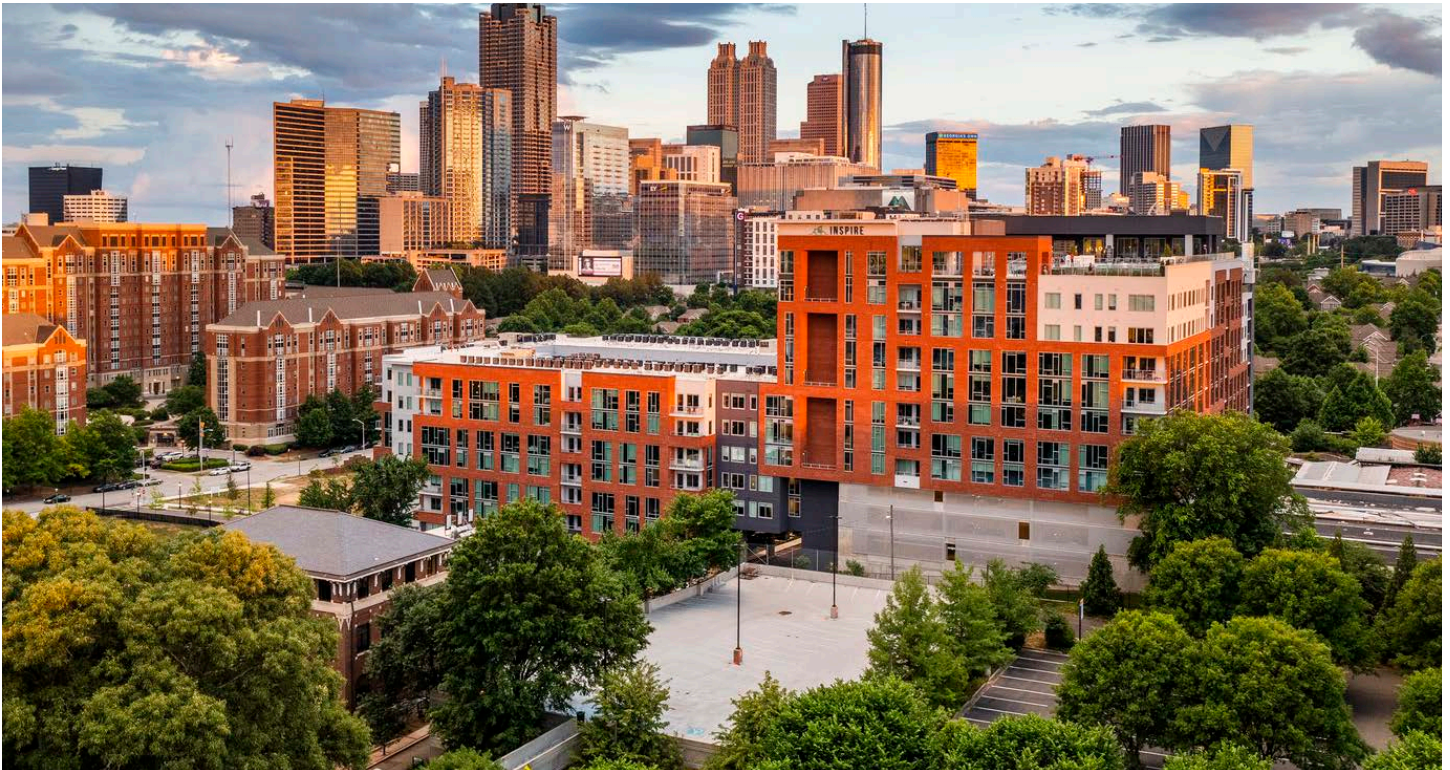
SHB Innovator Awards, Best Architecture and Best New Development > 400 Beds

NAHB Best in American Living Awards, Platinum & Best in South Atlantic Region



INSPIRE

ATLANTA, GEORGIA



SERVICES

Architecture, Interior Design

CLIENT

Capstone Collegiate Communities

SCOPE / COMPONENTS

530,000 gsf

239 units, 750 beds

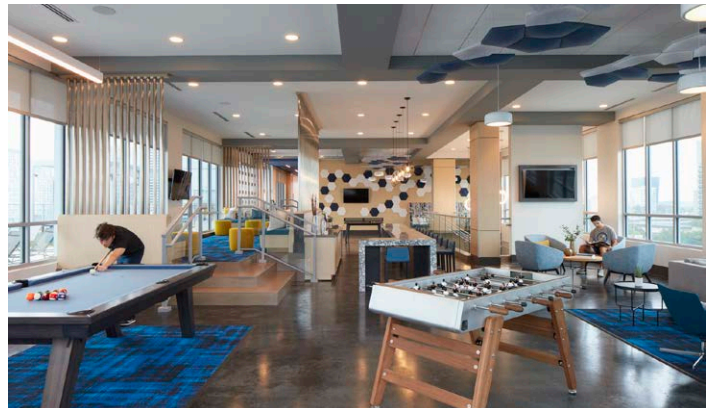
3.5 acre site

Amenities include: Resident amenity lounge, study pods, clubhouse, fitness room, sky lounge and rooftop pool

280 podium parking spaces

AWARDS

MFE Grand Winner Award, Student Category
NAHB Best in American Living Gold Award, Student







VANTAGE

PHILADELPHIA, PENNSYLVANIA



SERVICES

Architecture, Landscape Architecture,
Space Planning, Masterplanning

CLIENT

The Goldenberg Group

SCOPE / COMPONENTS

368 units; 984 beds

Studio, 1, 2, 3, 4-bedroom configurations

471,000 building gsf

32,331 sf retail; 5,000 sf study lounge

12,622 sf wellness center and outdoor fitness area

AWARDS

NAHB Best in American Living Gold Award,
Multifamily, Large Scale Student Housing

AIA Atlanta Residential Design Merit Award

Multifamily Executive Grand Award Winner, Student



RAMBLER ATLANTA

ATLANTA, GEORGIA



SERVICES

Architecture

CLIENT

LV Collective

SCOPE / COMPONENTS

Off-campus student housing on 0.96 acres in Midtown Atlanta

19 stories; 467,000 gsf

215 units, 798 beds in studio, 1-, 2-, 4-, 5-, and 6-bedroom configurations

3-level podium parking deck

Ground level retail

Residential amenities include leasing office, study rooms and bike lockers on the lower levels and clubhouse, pool deck, fitness center and outdoor terrace on upper levels.







IDENTITY

BERKELEY, CALIFORNIA



SERVICES

Architecture

CLIENT

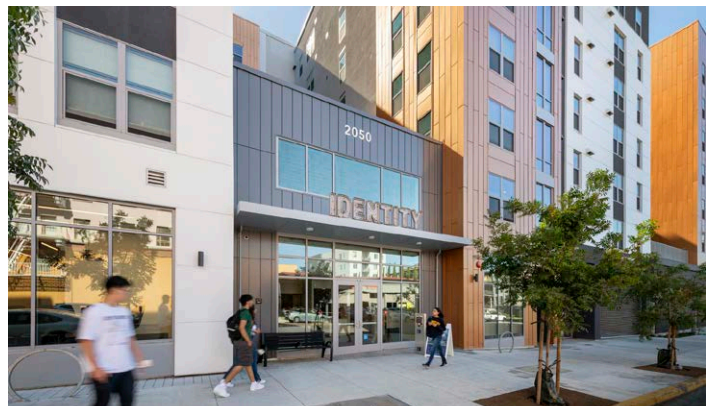
CA Ventures

SCOPE / COMPONENTS

Off-campus student housing for UC Berkeley located near the Downtown Berkeley BART station
5 levels of Type IIIA construction over 3 levels of Type IA; 274,155 building gsf

Phase I (Fall 2022 delivery) - 474 beds, 135 units
Amenities include: 8,322 sf of lobby, fitness, lounge and study rooms and 10,665 sf of outdoor amenities including a rooftop terrace with bay views

Phase II (Fall 2023 delivery) - 246 beds, 69 units
Amenities include: 2,538 sf of lobby and lounge, 4,554 sf of outdoor amenities



TERRAZUL MIAMI

SWEETWATER, FLORIDA



SERVICES

Architecture, Interior Design, Landscape Architecture

CLIENT

Adam America Real Estate

SCOPE / COMPONENTS

Mixed-use student housing adjacent to Florida International University

Project will be built in 2 phases:

22-story residential tower with 836,755 gsf

652 spaces in 6 levels of structured parking

932 units, 1,201 beds

15,500 sf retail

21,555 sf amenities which include: leasing office, dog wash, fitness center, clubroom, pool deck, 40K courtyard, outdoor kitchen area, roof top dog run, study spaces, and rooftop terrace







THE HENRY

TAMPA, FLORIDA



SERVICES

Architecture, Interior Design, Landscape Architecture

CLIENT

DEVEN (Development Ventures Group)
Intown Group

SCOPE / COMPONENTS

Off-campus student housing for the Univ. of Tampa

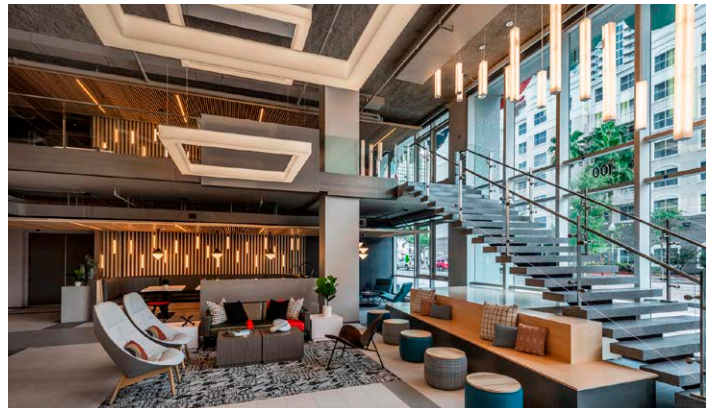
188 units; 537 beds

23 levels, 7 levels of parking (422 spaces) with 16
residential levels above

Amenities include: lobby/lounge/leasing area on
ground level; lounge mezzanine space on 2nd floor;
large pool deck on 8th floor with clubroom/fitness
center adjacent; study rooms on each level

AWARDS

ASID Georgia, Design Excellence Award, Multifamily



320 WEST MAG

AUBURN, ALABAMA



SERVICES

Architecture, Landscape Architecture,
Interior Design

CLIENT

Holder Properties

SCOPE / COMPONENTS

201 units; 719 beds; 745,000 gsf

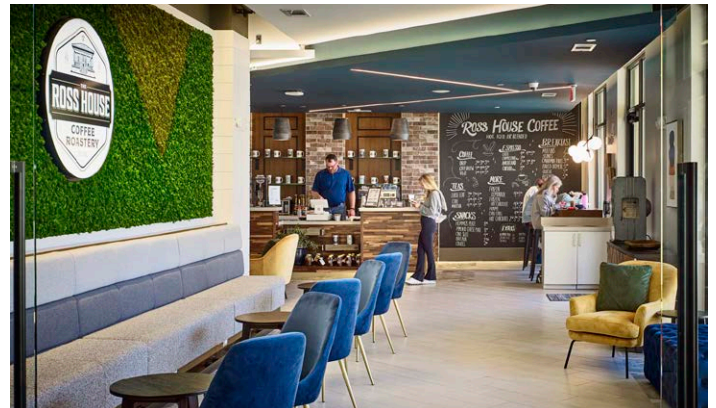
5,600 sf of retail; Drive-Thru Chick-fil-A incorporated
into 7-level parking deck with 878 spaces

Interior amenities include: clubroom, fitness center
with upper level cardio and spin space, activity room,
private and group study and conference room

Pool courtyard and two additional courtyards with
grilling and fire pits

AWARDS

Student Housing Business Innovator Award, Best
Implementation of Mixed-Use in New Development





EXIT





HIGHER EDUCATION

As the nation's leader in student housing design, NBA has a proven track record in planning and design for a wide range of educational and institutional clients. We have designed over 80,000+ student housing beds on more than 75 colleges and school campuses. Solving issues of specialized use, maintenance, security, and building efficiency for student housing communities is part of our daily practice. We understand project schedules, budget constraints, and the important function that housing plays on a campus environment. We also have the sensitivity to design educational environments that are specifically tuned to the unique needs of the institution.



MICHIGAN TECH, EAST HALL
HOUGHTON, MICHIGAN



AUBURN UNIVERSITY, NEW RESIDENCE HALL
AUBURN, ALABAMA



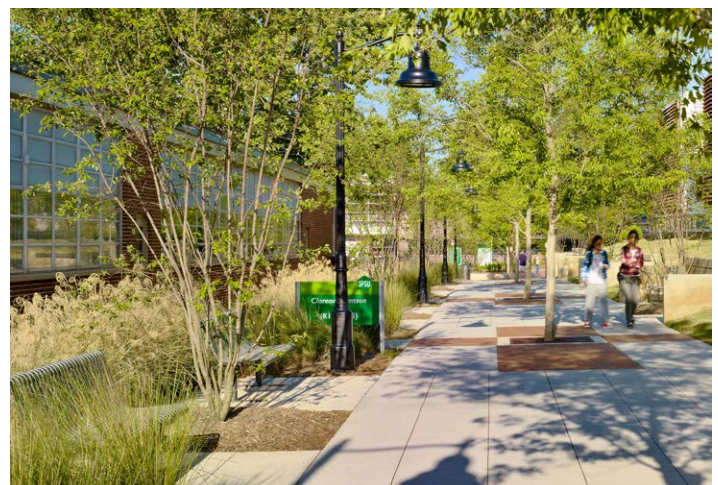
NEW JERSEY INSTITUTE OF TECH, OAK HALL
NEWARK, NEW JERSEY



RUTGERS UNIVERSITY, B.E.S.T. HALL
PISCATAWAY, NEW JERSEY



NORTH AVE. APARTMENTS
ATLANTA, GEORGIA



KSU (SPSU), HORNET VILLAGE
MARIETTA, GEORGIA



CALIFORNIA POLYTECHNIC STATE UNIV.
SAN LUIS OBISPO, CALIFORNIA



JAMES MADISON UNIV. - POTOMAC HALL
HARRISONBURG, VIRGINIA



NOVA SOUTHEASTERN UNIV. - MAKO HALL
DAVIE, FLORIDA



LOUISIANA STATE UNIV. - SOUTH QUAD
BATON ROUGE, LOUISIANA



UNIVERSITY OF LOUISIANA LAFAYETTE
LAFAYETTE, LOUISIANA



CENTRAL WASHINGTON UNIV. - BARTO HALL
ELLENSBURG, WASHINGTON



UT CHATTANOOGA WEST CAMPUS HOUSING
CHATTANOOGA, TENNESSEE



SAN JOSE STATE UNIVERSITY
SAN JOSE, CALIFORNIA



JACKSONVILLE STATE UNIV. - NORTH VILLAGE
JACKSONVILLE, ALABAMA



JACKSONVILLE STATE UNIV. - WEST VILLAGE
JACKSONVILLE, ALABAMA



VALDOSTA STATE UNIVERSITY
VALDOSTA, GEORGIA



UNITED STATES MILITARY ACADEMY
WEST POINT, NEW YORK



UNIVERSITY OF TENNESSEE

KNOXVILLE, TENNESSEE



SERVICES

Planning, Architecture, Landscape Architecture,
Interior Design

CLIENT

RISE Real Estate Company

SCOPE / COMPONENTS

Four, 7-story residence halls; 675,854 total gsf
2,982 total beds, 848 total units

Andy Holt Community (2025)

788 beds, 229 units, 167,898 gsf

Caledonia Community (2025)

1,166 beds, 324 units, 265,476 gsf

Lake Loudoun Community (2026)

1,028 beds, 295 units, 242,480 gsf

Type IB Construction



NJIT MAPLE HALL

NEWARK, NEW JERSEY



SERVICES

Architecture, Interior Design, Landscape Architecture

CLIENT

RISE Real Estate Company

SCOPE / COMPONENTS

8-level on-campus residence hall on the New Jersey Institute of Technology campus

246,273 gsf

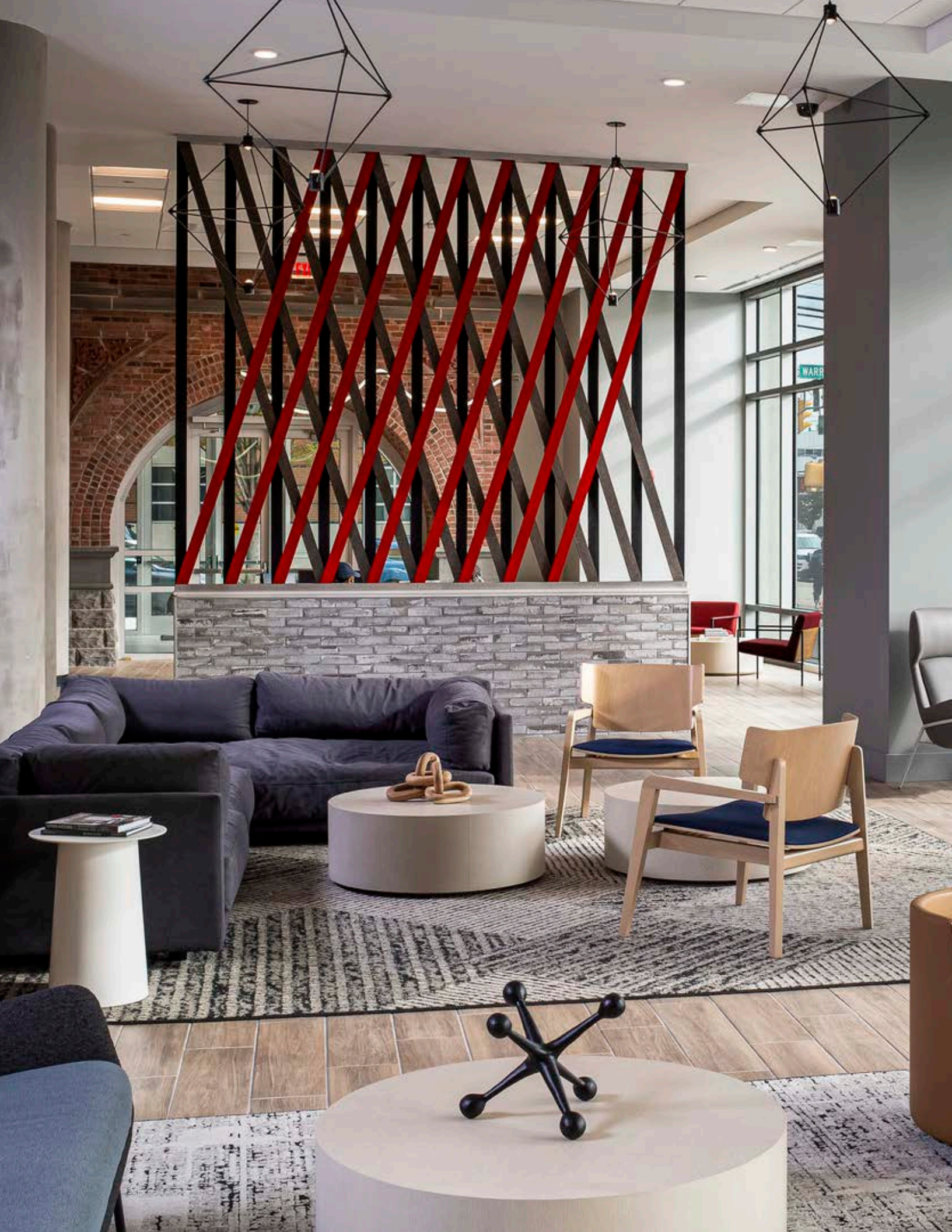
176 units, 548 beds

2,100 sf retail

Amenities include leasing, community room with kitchen, study rooms and nooks, creative collaboration studio, digital gaming room, and outdoor courtyard with firepits and shade structure

One level of structured parking with 76 spaces







APPALACHIAN STATE UNIVERSITY

BOONE, NORTH CAROLINA



SERVICES

Architecture, Interior Design, Landscape Architecture

CLIENT

RISE Real Estate Company

SCOPE / COMPONENTS

On-campus 14-acre student housing community

Four residential buildings, 597,003 gsf

662 units / 2,299 beds

Parking Deck (478 spaces) - opened August 2019

Phase I: 912 beds, opened August 2020

Phase 2: 640 beds, opened August 2021

Phase 3: 747 beds, opened August 2022

AWARDS

Student Housing Business Innovator Award,
Best Public/Private Partnership



LOUISIANA STATE UNIVERSITY

BATON ROUGE, LOUISIANA



SERVICES

Planning, Architecture, Landscape Architecture,
Interior Design

CLIENT

RISE Real Estate Company

SCOPE / COMPONENTS

Phase I: Nicholson Gateway (2018)

26-acre site with 7 buildings; 1,525 beds
847,902 gsf; 48,164 sf retail

Phase II: Cedar Hall (2019)

First-year residence hall; 118,904 gsf; 406 beds

Phase III: Azalea & Camellia Halls (2021)

Two residence halls; 247,460 gsf; 881 beds

Phase IV: South Quad (2027)

Two pod-style residence halls; 281,734 gsf; 1,266 beds







DISNEY FLAMINGO CROSSINGS VILLAGE

ORLANDO, FLORIDA



SERVICES

Architecture, Interior Design, Landscape Architecture

CLIENT

American Campus Communities

SCOPE / COMPONENTS

Largest workforce housing in the country for students and trainees in Walt Disney World Resorts' internships programs

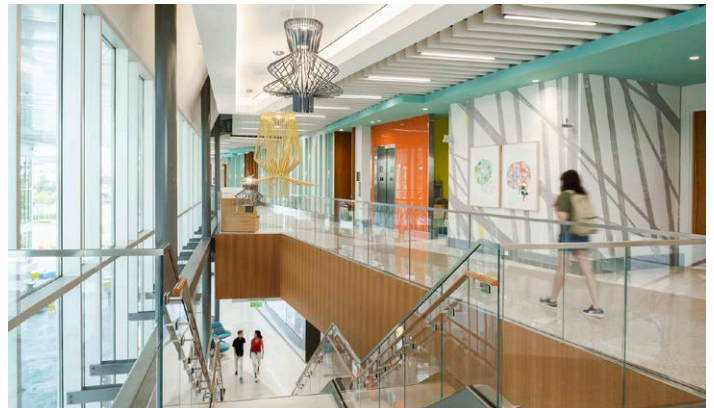
2,614 units / 10,440 beds

Surface parking for approx. 5,322 cars

Resort-style amenities include: multiple pools, basketball courts, sand volleyball, activity lawn, stage, indoor/outdoor gaming, study/media lounges and fitness centers.

East Campus - 51,596 sf community/education center

West Campus - 25,810 sf community center





HOSPITALITY

Niles Bolton Associates has a proven track record in the hospitality market with capital budgeting, planning and design, development consulting, flag and branding compliance, and standards development. We understand the operational requirements of food and beverage service, banquets, housekeeping, facilities management, concierge activities, registration, and retail. Our staff has developed extensive resources of suppliers and consultants who share detailed knowledge of two-star to five-star projects. For any hospitality project to be designed successfully, the project must blend aesthetics and ambiance with functionality and resilience to daily use. NBA's careful planning minimizes maintenance needs to maximize long-term viability while within budget and on schedule.



SPRINGHILL SUITES STOCKYARDS HOTEL
FORT WORTH, TEXAS



RESIDENCE INN, CENTENNIAL OLYMPIC PARK
ATLANTA, GEORGIA



SPRINGHILL SUITES RIVER VILLAGE
NEW BRAUNFELS, TEXAS



SONDER - THE SCORE
NASHVILLE, TENNESSEE



RITZ CARLTON BEACH CLUB
SARASOTA, FLORIDA



THE DOGWOOD AT WESTSIDE PAPER
ATLANTA, GEORGIA

ELEMENT VANDERBILT WEST END

NASHVILLE, TENNESSEE



SERVICES

Architecture, Interior Design, Landscape Architecture

CLIENT

Noble Investment Group

SCOPE / COMPONENTS

175 keys

135,190 total sf; 10,111 sf ground floor retail

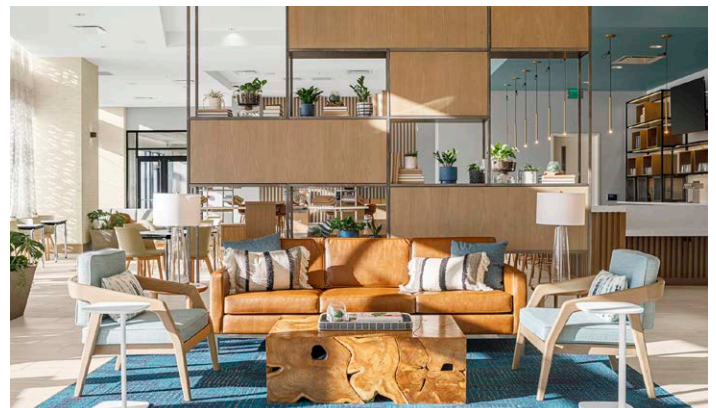
Amenities include pool deck, fitness room, 24 hr convenience store in lobby and rentable bikes

Parking is provided off-site; valet services provided for hotel operation

LEED Certified

AWARDS

ASID GA Design Excellence Award,
Hospitality - Hotels & Resorts, Bronze







TEMPO
by Hilton

TEMPO by Hilton

TEMPO
by Hilton

EXIT

VALET PARKING

TEMPO BY HILTON SAVANNAH HISTORIC DISTRICT

SAVANNAH, GEORGIA



SERVICES

Architecture, Interior Design

CLIENT

Noble Investment Group

SCOPE / COMPONENTS

7-level hotel in Savannah's historic downtown district with 148 keys

1,149 sf retail space

Ground level lobby with Bluestone Cafe, lounge, kitchen, and flexible meeting spaces

Rooftop bar and outdoor terrace

Seventh level fitness center with views of the Savannah River





CORPORATE

Niles Bolton Associates brings a depth of experience to corporate and workplace design that reflects a clear understanding of how organizations function, grow, and evolve. Our work encompasses corporate headquarters, regional offices, coworking spaces, and mixed-use workplace environments for a wide range of clients. NBA approaches each project with a focus on aligning architecture and interiors with brand identity, corporate culture, and operational goals, creating spaces that support productivity, collaboration, and employee well-being. Through thoughtful planning, flexibility, and integration of technology, we design workplaces that adapt to changing business needs while maintaining a strong sense of place. Our multidisciplinary practice allows us to seamlessly coordinate architecture, interiors, and site considerations to deliver efficient, engaging, and future-ready corporate environments.



AARON'S INC. CORPORATE HQ
COBB COUNTY, GEORGIA



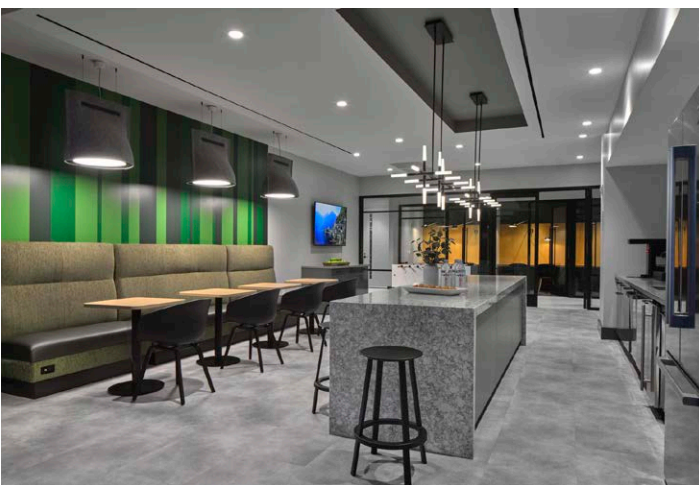
GEORGIA CENTER FOR NONPROFITS
ATLANTA, GEORGIA



BYERS ENGINEERING COMPANY
ATLANTA, GEORGIA



ECOVEST CAPITAL
ATLANTA, GEORGIA



TECHNICOLOR CONNECTED HOME
ATLANTA, GEORGIA



ZWICKROELL NORTH AMERICAN HQ
KENNESAW, GEORGIA

HOME DEPOT LITTLE APRON ACADEMY

SMYRNA, GEORGIA



SERVICES

Planning, Architecture, Interior Design,
Landscape Architecture

CLIENT

The Home Depot, Inc.

SCOPE / COMPONENTS

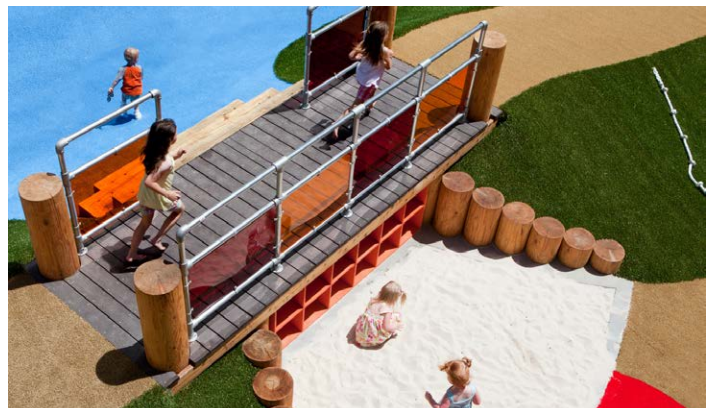
37,000 gsf Early Learning Center for 326 children

22 Classrooms, two interior playrooms, workshop,
four offices, and support spaces

Five separate exterior playgrounds totaling 12,000
sf: Infant, Toddler, 2 - 3 year olds, Preschool-age
terrace and water spray area

AWARDS

IIDA Georgia Best of the Best Award,
Education & Research Forum







Linear light fixture

Linear light fixture

Linear light fixture

Linear light fixture

Event Passes

OTIS
PACCO
MARK
DAN
BEN

ROBT
JOE
BETTY

UPPER / ROL

THOMAS
JOHN
TOMAS
TOMAS

Guests

BECK
MARC
LARA
JOHN
JOHN
JOHN

JOHN
ANTHONY
SARAH
MELISSA
KAREN

PROOF OF THE PUDDING

ATLANTA, GEORGIA



SERVICES

Interior Design, Architecture, Space Planning

CLIENT

Proof of the Pudding

SCOPE / COMPONENTS

Renovation, adaptive reuse and tenant fit-up of 31,500 sf of existing warehouse into office space, showroom, commercial kitchen and warehouse at The Complex West Midtown for Proof of the Pudding, a catering, event planning and food service company.

AWARDS

ASID Georgia Design Excellence Award,
Product Design



SKYGARDEN AT THE PINNACLE

ATLANTA, GEORGIA



SERVICES

Interior Design, Landscape Architecture

CLIENT

The Brookdale Group

SCOPE / COMPONENTS

19th floor Skygarden with 270-degree views of Buckhead; 10,000 total sf

Louvered canopy with adjustable shade

Catering station and bar

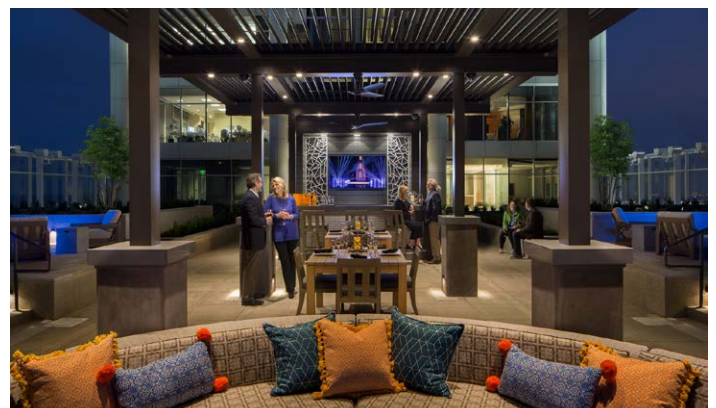
Furnishings to provide multiple lounging and dining seating options

Lighted tables with RGB LED technology

New landscape plan

CLIENT

ASID GA Design Excellence Award, Singular Space







RETAIL

With a distinguished track record in retail design, NBA's experience extends from restaurants and free-standing buildings to large mixed-use developments where retail is seamlessly integrated into the ground level. The firm has designed 16 Neiman Marcus specialty stores across the country with locations in San Francisco, Las Vegas, Honolulu, Miami, Palm Beach, Tampa, Orlando, Plano, Scottsdale, and Oakland. Pulling from experience in mixed-use, multifamily, campus planning, and hospitality design, NBA excels in creating integrated, pedestrian-oriented developments that foster vibrant, walkable communities. By prioritizing accessibility, flow, and engaging storefronts, the firm ensures that the retail spaces we are designing not only attract customers but also enhance the overall urban experience, offering both functional and visually appealing environments.



VANTAGE MIXED-USE
PHILADELPHIA, PENNSYLVANIA



TERRACE GREEN TOWN CENTER
RAPIDAN, VIRGINIA



NEIMAN MARCUS ALA MOANA CENTER
HONOLULU, HAWAII



THE GOODWYNN AT TOWN BROOKHAVEN
ATLANTA, GEORGIA



STATION YARDS RETAIL PLAZA
RONKONKOMA, NEW YORK



OVME RETAIL PROTOTYPE
MULTIPLE LOCATIONS NATIONALLY

NEIMAN MARCUS - BROADWAY PLAZA

WALNUT CREEK, CALIFORNIA



SERVICES

Architecture, Landscape Architecture

CLIENT

Neiman Marcus Group

SCOPE / COMPONENTS

Two-story retail shell building with partial basement

87,605 total sf

Height: 35 feet with glass light towers up to 49 feet

Three-story insulated window wall with layers of tinted and textured glass back-lit with LED lights

Two-story, Ned Kahn Custom Art installation: perforated aluminum fins moved by air currents

Exterior façade: stone veneer, insulated glass light towers, aluminum storefronts, show windows







CONFAB KITCHEN + BAR

BROOKHAVEN, GEORGIA



SERVICES

Interior Design

CLIENT

Confab Kitchen + Bar

SCOPE / COMPONENTS

3,500 sf new restaurant build-out

Variety of seating options

Commercial kitchen

Custom wall mural from local artist

Indoor / outdoor bar

1,000 sf patio with outdoor seating



GLOVER PARK BREWERY

MARIETTA, GEORGIA



SERVICES

Architecture

CLIENT

Marietta Brewing Company, LLC

SCOPE / COMPONENTS

Renovation of an existing two-story structure, originally built in the 1930's

6,000 sf basement level to include brewery facility, tap room and back of house space

40-seat bar and seating for 100+ people

Outdoor Beer Garden

4,500 sf street level with leasable space for private events, catering up to 300 guests, restrooms and storage

Located at 65 Atlanta Street, just south of the Marietta Square







AVIATION

For over 50 years, the DYE | NBA aviation team has been designing award-winning facilities across the Continental United States, Hawaii, and into the Caribbean, Middle East and Asia. We have become a valued resource for transit authorities, municipalities, airports and general aviation operators who are addressing critical infrastructure needs through a range of transportation project types including FBO executive terminals, corporate flight departments, and hangars. Our extensive experience in planning, permitting, operations, mixed-use development, and hospitality gives us a true understanding of how general aviation facilities can be critical drivers for the business community, economic development, and even in disaster response.



ATLANTIC AVIATION PDK HANGARS L, K & Q
CHAMBLEE, GEORGIA



CORPORATE FLIGHT DEPARTMENT
ATLANTA, GEORGIA



BIG ISLAND JET CENTER
NORTH KONA, HAWAII



ATLANTIC AVIATION BCT
BOCA RATON, FLORIDA



SKY HARBOUR NATIONAL PROTOTYPE
MULTIPLE LOCATIONS NATIONALLY



FTY CORPORATE HANGAR
ATLANTA, GEORGIA

ATLANTIC AVIATION BNA

NASHVILLE, TENNESSEE



SERVICES

Architecture, Interior Design, Landscape Architecture

CLIENT

Atlantic Aviation

SCOPE / COMPONENTS

11.42 acres of new site development

13,454 sf FBO building with spacious lobby, offices, conference space, pilot lounge, cafe, VIP lounge, men's and women's locker rooms, kitchen / back of house service area, and training room

25,330 sf hangar

Parking lot with 210 spaces

SUSTAINABILITY

LEED Certified

AWARDS

AIA Atlanta Merit Award for Architectural Distinction







MILLION AIR ELP

EL PASO, TEXAS



SERVICES

Planning, Architecture

CLIENT

Franklin Mountain Management, LLC

SCOPE / COMPONENTS

New 9,800 sf FBO Executive Terminal operated by Million Air at El Paso International Airport (ELP)

10,000 sf arrival canopy

New 23,300 sf aircraft hangar

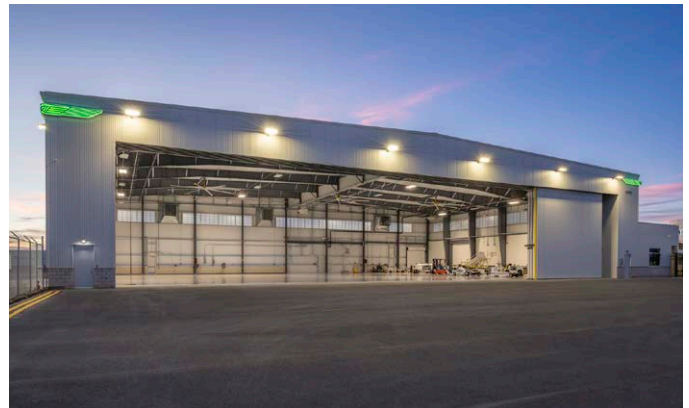
24 covered and 68 surface parking spaces

Coordinated with airport on new ramp project

Planning for future, second phase hangar

AWARDS

ABC Excellence in Construction Award,
Commercial: \$10 - \$25 Million Category





TRANSPORTATION

NBA has been designing transit facilities in cities across the U.S., including Los Angeles, Atlanta, Honolulu, Houston, Raleigh/Durham and Miami. We have become a valued resource for transit authorities and municipalities who are addressing critical urban issues through transit development.

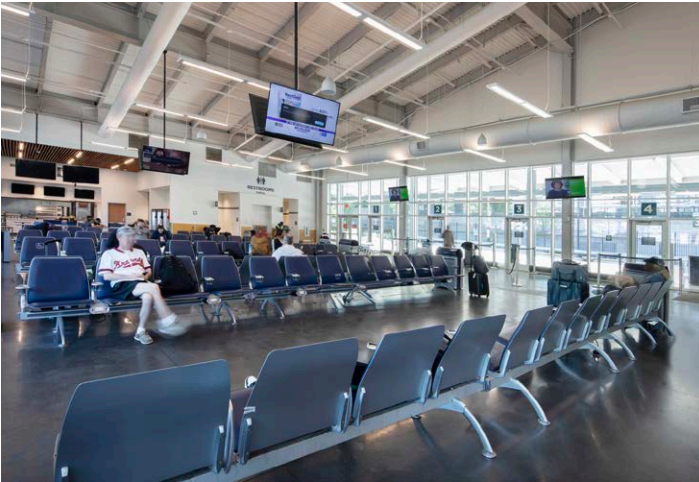
One of primary reasons we are selected for transit projects is that we approach transportation design as a community-building opportunity. Our extensive experience in urban planning and mixed-use development gives us a true understanding of how transit design meets the needs of communities and how private developments can be transit-supportive to increase ridership and support smart growth.



STONE MOUNTAIN AERIAL TRAM STATION
STONE MOUNTAIN, GEORGIA



ALBANY TRANSPORTATION CENTER
ALBANY, GEORGIA



GREYHOUND DOWNTOWN TERMINAL
ATLANTA, GEORGIA



ATHENS MULTIMODAL TRANSIT CENTER
ATHENS, GEORGIA



BECKLEY INTERMODAL GATEWAY
BECKLEY, WEST VIRGINIA



VERMONT / SUNSET STATION
LOS ANGELES, CALIFORNIA



NEWPORT NEWS MULTIMODAL STATION

NEWPORT NEWS, VIRGINIA



SERVICES

Programming, Visioning, Master Planning
Transit Oriented Development, Architecture

CLIENT

City of Newport News, Virginia

SCOPE / COMPONENTS

8,000 sf Amtrak Station and platform
Adjacent to PHF International Airport
Bus accommodations for Amtrak Thruway buses,
Hampton Roads Transit, intercity bus, and airport
shuttles
Connection to future Light Rail Station
Service Facility including Crew Base, Mechanical,
service platform and layover yard



BIRMINGHAM INTERMODAL FACILITY

BIRMINGHAM, ALABAMA



SERVICES

Space Programming, FTA Consultation, Architect of Record - Bus Transfer Station, Transportation Planning

CLIENT

City of Birmingham

SCOPE / COMPONENTS

52,232 sf Amtrak/Greyhound terminal

39,630 sf bus transfer center

Accommodates Amtrak trains and buses, Greyhound, Megabus, airport shuttles, taxis, bicyclists, and pedestrians

Street-level retail, community meeting rooms, police sub-station, and administrative offices

AWARDS

Urban Land Institute (ULI) Atlanta, Development of Excellence Finalist

