

SOUTH DOWNTOWN ATLANTA, GA

Dover, Kohl & Partners led a team of 5 architecture firms (Morris Adjmi, BLDGS, Perkins+Will, S9, and Stevens & Wilkinson), 2 transportation planning firms (CityFi and Kimley-Horn), 1 parking specialist (Tim Haas), and 3 landscape architecture firms (Future Green Studio, Matthews Nielsen, and Topotek 1) in creating a master development plan for a 5-by-4 block area of South Downtown Atlanta between the Five Points and Garnett MARTA stations. Having acquired 48 buildings and six parking assets within the project area in 2016, NEWPORT tasked the consultant team with establishing initial street design concepts and network improvements, identifying opportunities for adaptive reuse and building retrofits, and elaborating ideas for infill development and new public open spaces.

Dover, Kohl & Partners was the lead consultant for the project and was responsible for coordinating work between all the firms during and after the design charrette, creating the overall street network plan and several street design visualizations, building and revising the development program and unit counts throughout the design process as necessary, ensuring that all design proposals worked together to create a vibrant and unique neighborhood, and producing the final planning retreat booklet for the client. This highly collaborative planning and design effort resulted in an exciting blueprint for the future redevelopment and revitalization efforts in South Downtown. Since 2017, NEWPORT has completed work on Hotel Row (211-213 Mitchell Street), which included the redevelopment of the existing buildings to accommodate 32,200 square feet of office and 13,800 square feet of retail. They are also actively working on the adaptive reuse of the 222 Mitchell Street Building to accommodate 217,500 square feet of office and 60,000 square feet of retail (projected completion in 2022).

Below: Project Vision Looking North



90 ACRES
Project Area (20 blocks)

9 MONTHS
Timeline

Below Proposed Design: Corner of Mitchell and Peachtree



Below Proposed Design: MLK Drive & Broad Street



Below Proposed Design: Peachtree Street



Below Proposed Design: Hotel Row

