



## **SURBER BARBER CHOATE HERTLEIN REIMAGINES NORFOLK SOUTHERN**

**ADAPTIVE REUSE: SBCH TRANSFORMS AN ABANDONED HISTORICAL DOWNTOWN ATLANTA LANDMARK INTO A MIXED-USE AND CULTURAL SITE**

Originally constructed in 1912 and expanded in 1928, the Southern Railway Freight Depot and Office Building is the largest remaining element of Atlanta’s storied railroad past. During the heyday of the railroad era, the location was at the center of everything Atlanta had to offer. Atlanta’s Terminal Station was right next door on the site of the current Richard B. Russell Building. As the city evolved and rail transportation slowed, the location became mostly abandoned. After the planned adaptive reuse, these buildings will add momentum to downtown Atlanta’s evolving future. As a mixed-use campus that includes loft residences, office space, and curated retail establishments, the project will deliver a combination of historical significance and cultural relevance.

The goal is to foster relationships of all types in physical and cultural forms. A unique, subterranean retail experience resting below the urban residences will add a key element to South Downtown’s next chapter. From game-day drinks to weekday lunches and shopping, the retail and restaurant components will be a stage for Atlanta’s culture. This new feature, dubbed the Canyon, will offer 740 feet of continuous restaurants, bars, coffee shops, and other experiences on two levels. Reconnecting historic Castleberry Hills to Downtown’s revitalization, the Canyon will become the common ground for daily interactions and nighttime celebrations.





Rendering Norfolk Southern reimagined. Courtesy Surber Barber Choate Hertlein.

Above this new activity will be 246 unique loft residences that integrate all the historic shell has to offer. With stout concrete columns, tall ceilings, and oversized windows, these will be dynamic homes that take full advantage of city views and the emerging location. The unit layouts will include studios and one and two bedrooms with sizes ranging from 400 to 1200 square feet. The residential community will be able to take advantage of a wide range of amenities that include sky lounges and a sky deck at the historic bridge between the buildings, along with a large clubroom and fitness center located on the lower floors.

The project will provide dedicated residential and retail parking via the surface lot at the rear of the building. In addition, key drop off-points will be created along Ted Turner Drive with immediate access to both levels of the Canyon. The Nelson Street bridge is planned to be reworked and reopened for pedestrians and cyclists only, providing an additional opportunity for various activations such as walking tours, farmers markets, and other engagements.





All photography courtesy Surber Barber Choate Hertlein.

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