

Finalist

Excellence in Adaptive Reuse/Repositioning



Larkin on Memorial



Larkin on Memorial is a 63,000 SF adaptive-reuse neighborhood retail center built on the site of a former refrigerator coil factory (called Larkin Coil) on the industrial corridor of Memorial Drive in Grant Park. The original 1920s-era brick warehouse is the central feature of this center, with retail space on the ground-floor and creative office space featuring original period details on the second floor.

The four-acre site sits in the SPI-22 zoning district, a Special Public Interest district established in 2006 to promote walkable, mixed-use developments along the Memorial Drive and MLK Jr. Drive corridors. The southern half of the site is located within the Grant Park Local Historic District, which requires design oversight by members of the Grant Park Neighborhood Association and the Atlanta Urban Design Commission.

Faced with environmental challenges, the project demonstrates a successful remediation of a polluted industrial site that carried potential danger to the surrounding community.

Located a short walk from the MLK MARTA Station, the development is convenient to bus service and bike share offering visitors several transportation options. Adding to the transformation of the Memorial Drive corridor, the Larkin provides a pedestrian friendly setting with a neighborhood focus serving the day-to-day needs of residents in the Grant Park, Cabbagetown, Reynoldstown, and East Atlanta neighborhoods.



Project Team:

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