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## Longfellow Redevelopment: Kansas City, Missouri

Amy Fountain

Robert Frye

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# Longfellow Redevelopment

Kansas City, Missouri

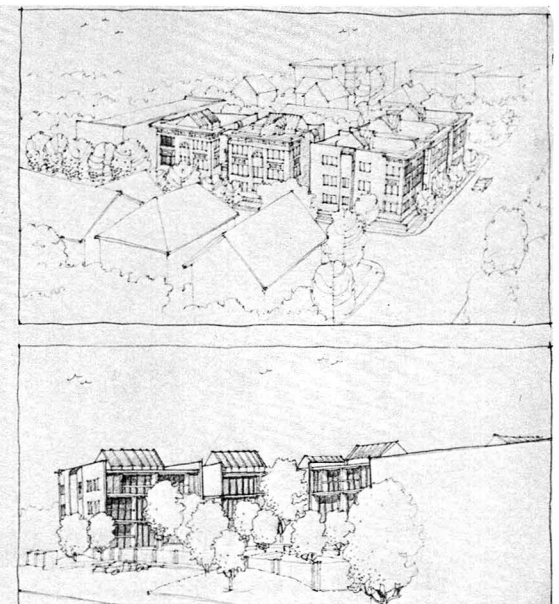
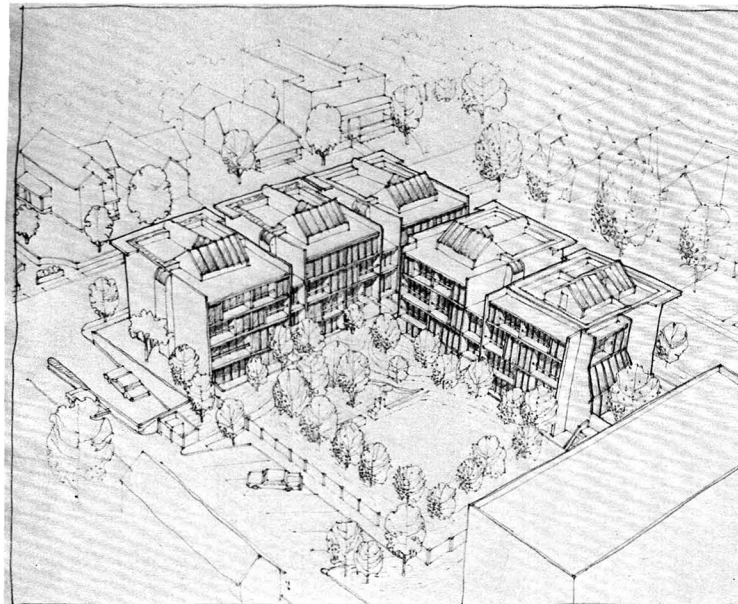
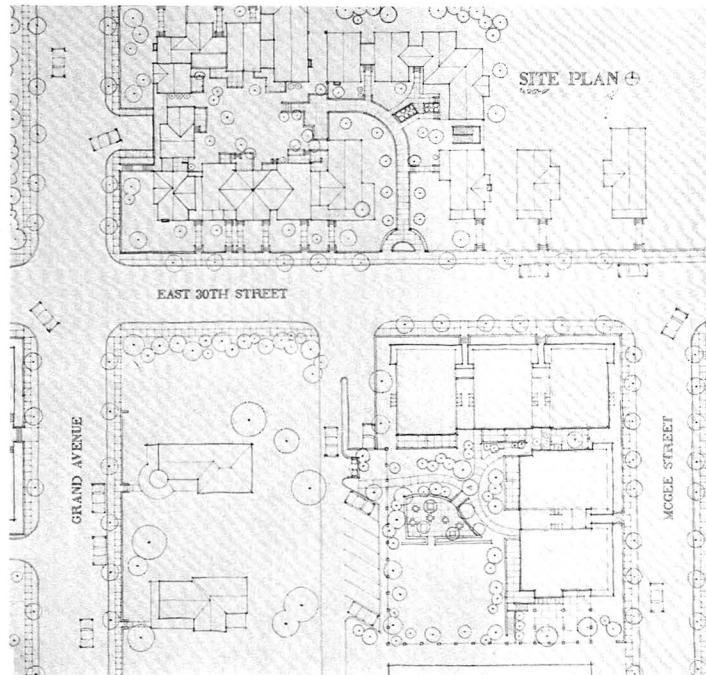
Amy Fountain  
Robert Frye

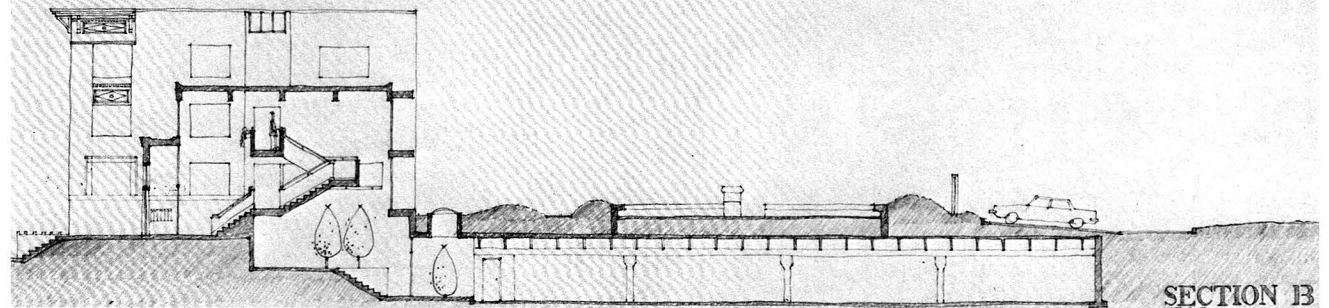
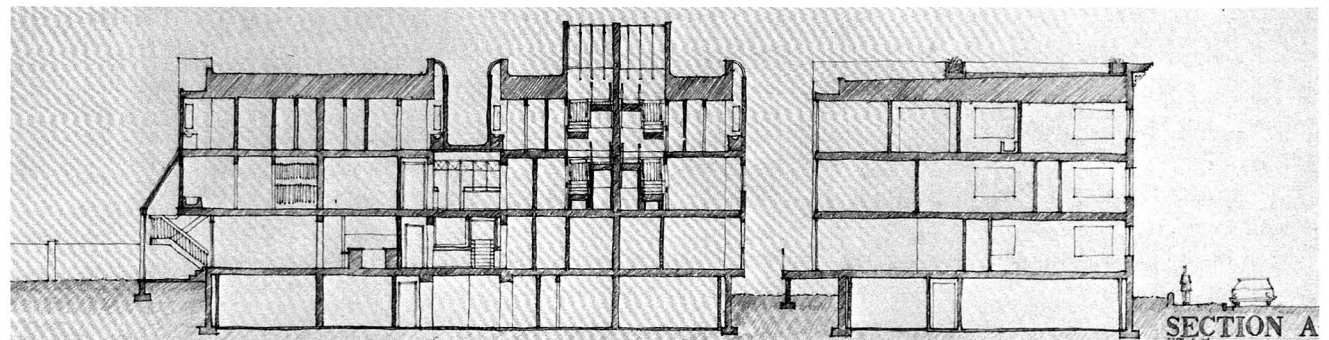
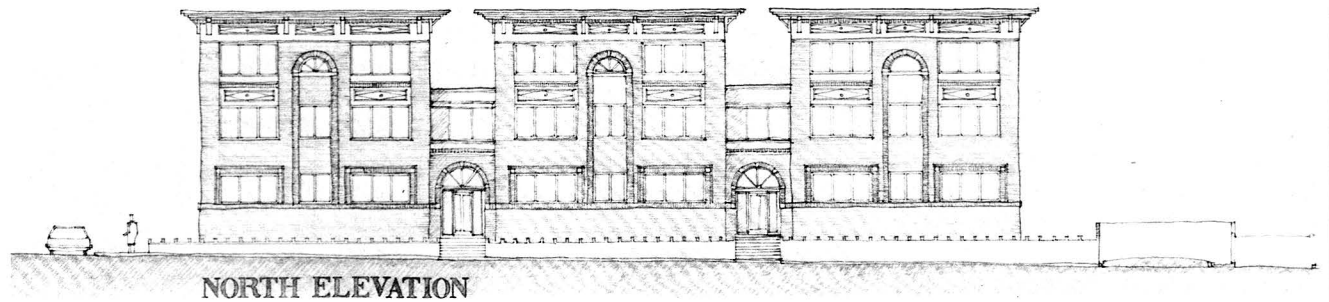
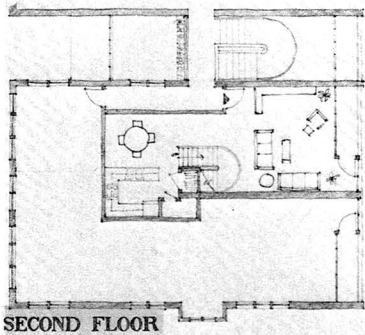
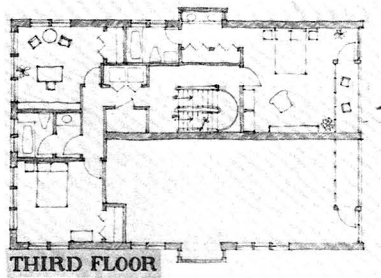
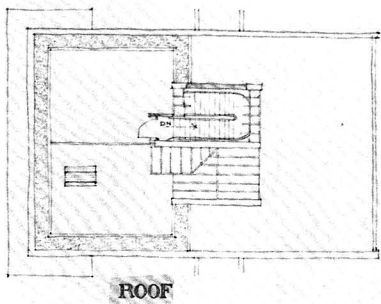
Critics: F. G. Ernst  
Bruce Bassler  
R. B. Weisenberger

Throughout the past fifty years, the steady exodus of middle income home owners from urban areas has caused a growing void in the inner city. However, during the last decade this migratory trend has shown signs of reversing. Due in part to the energy crisis, unprecedented inflation, and a greater desire for affordable quality housing, now many are choosing to remain in the city.

While urban homesteading is well established in cities such as San Francisco and Boston, Kansas City's movement has established its credibility only recently. The overwhelming success of the Hyde Park neighborhood renewal has provided a solid base on which bordering neighborhood renewal can build. One such neighborhood is Longfellow. The revitalization movement has become established in this area resulting in an improved neighborhood spirit and the restoration of many homes.

As an aid to this neighborhood rehabilitation, there are many apartment buildings and empty lots which provide valuable opportunities to incorporate multi-family housing. Attached housing has emerged in recent years as a practical alternative to the single family detached home, and today's financial realities necessitate the introduction of smaller, more efficient and flexible housing.





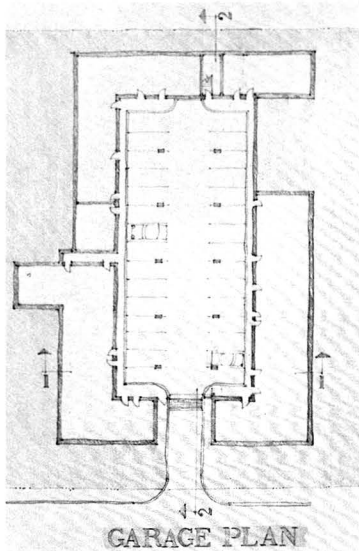
nity for multi-family housing in the Longfellow neighborhood. The goal was to provide quality housing for a reasonable price as well as to improve the neighborhood by designing an infill condominium complex and rehabilitating five apartment buildings built in 1917. The sites were located

on adjacent properties which permitted the combining of some of the program requirements. A constant effort was made to balance the issues of aesthetics and economics. Through extensive research of existing marketing and neighborhood studies examined during the programming stage, a

design was developed that would be compatible with the existing neighborhood character and still incorporate the needs of a contemporary society.

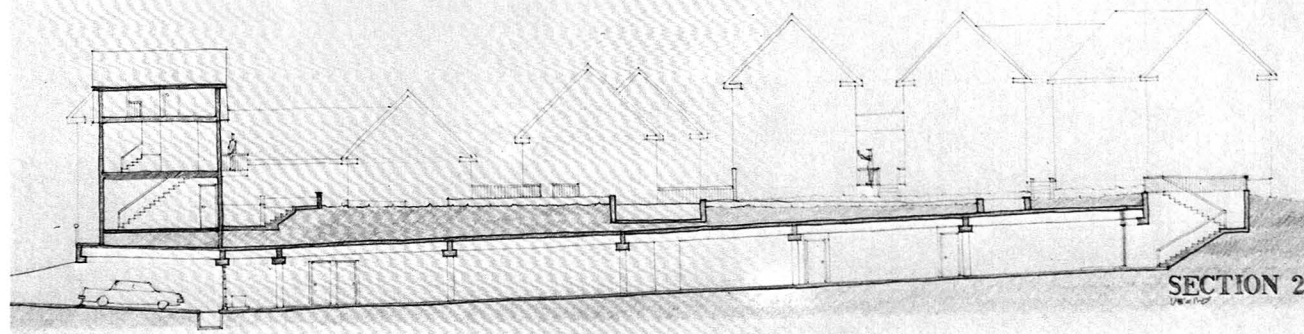
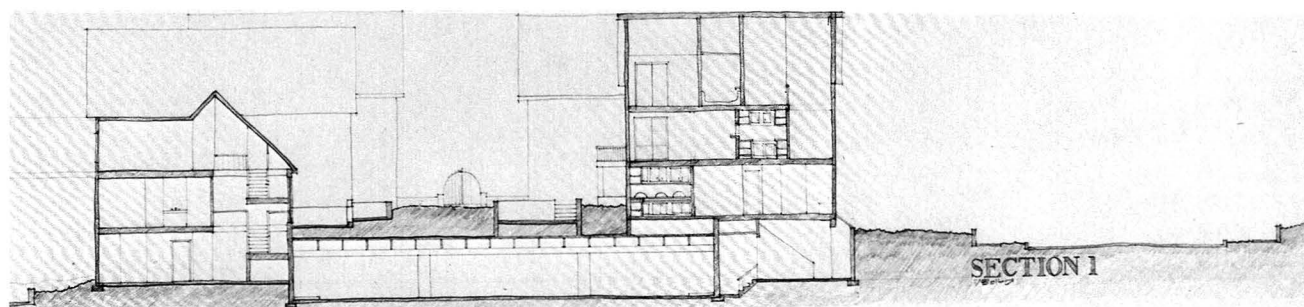
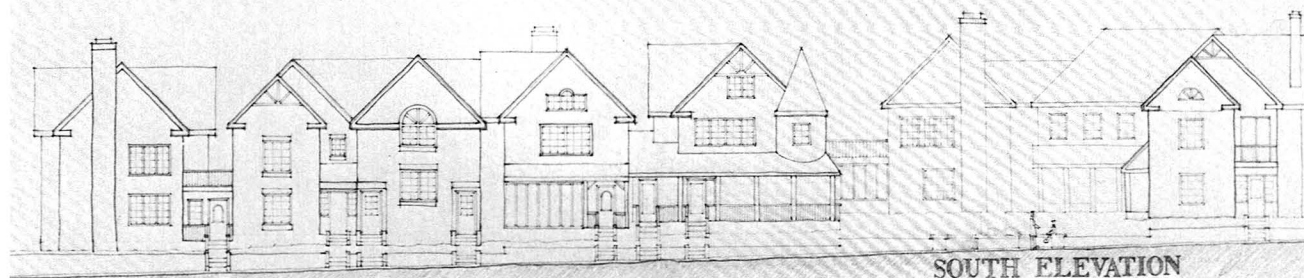
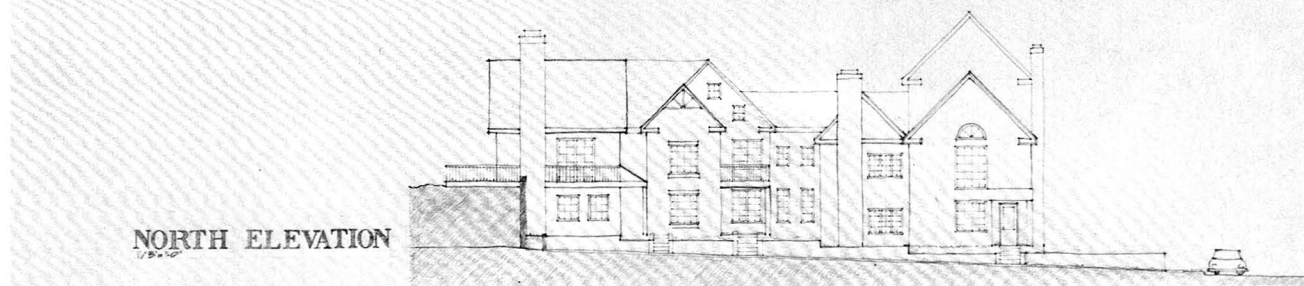
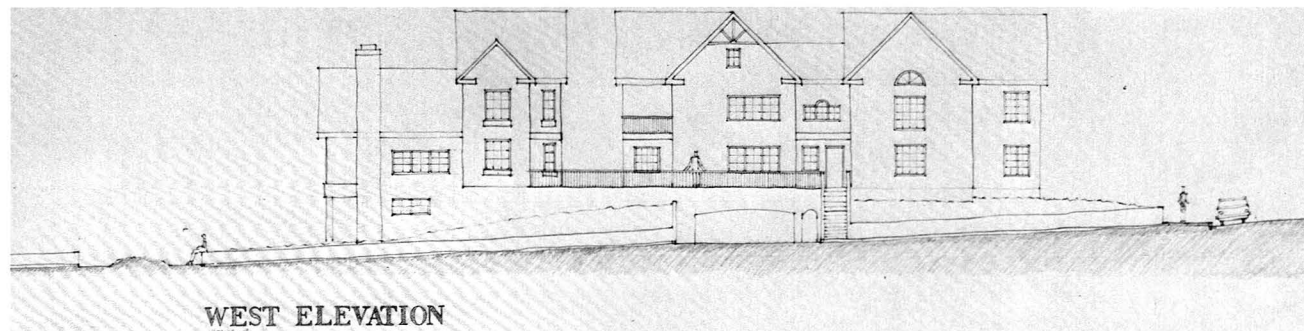
The renovation project utilized five existing six-plex apartments. The

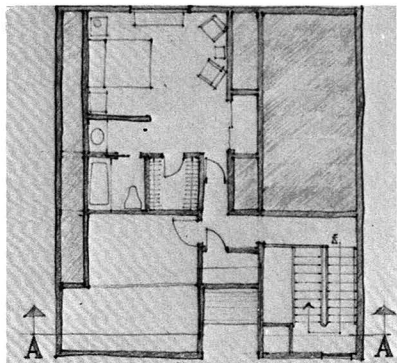
buildings were connected with a circulation space which provided increased security, enlarged the floor area, and allowed greater flexibility in unit planning. A below grade parking garage provided a means of securing the cars without eliminating green space above. The upper level units



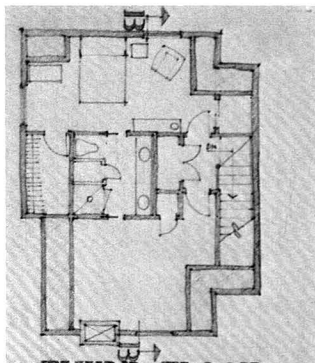
were designed with a rooftop deck providing an outstanding view of the Kansas City skyline.

The infill project utilized a corner lot directly across from the existing apartments. By incorporating underground parking which provided direct unit access, a total of twenty units was achieved. These units were a mixture of one and two bedroom condominiums strategically spaced so that each unit has both green space and a view of the city. The facades and general character were derived from the existing neighborhood; the units facing the street incorporate the same setback and repetitive character of the existing houses to achieve continuity. The use of turrets, unusual window shapes, and details derived from the past, incorporated with efficient space planning and contemporary amenities, resulted in housing that partakes of the best of both worlds.

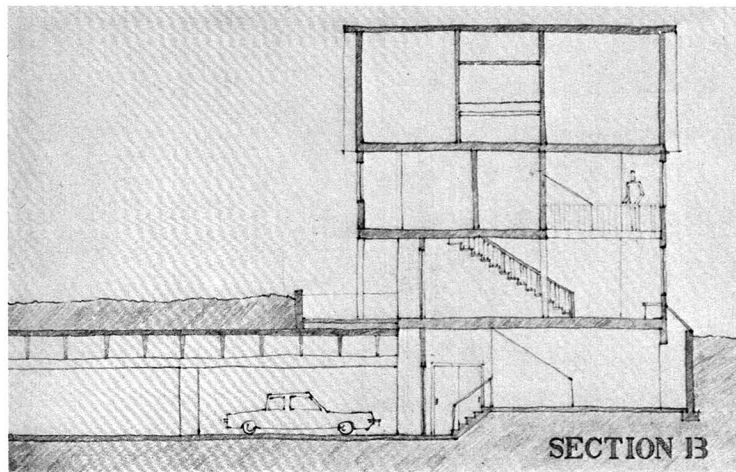




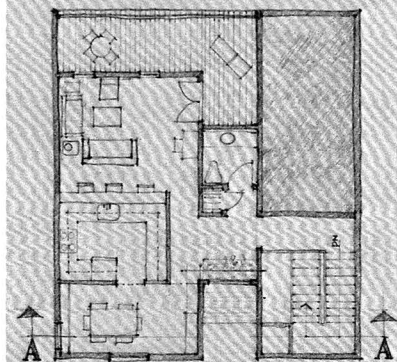
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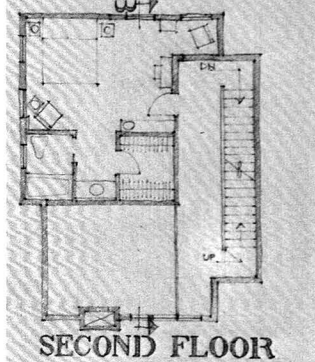
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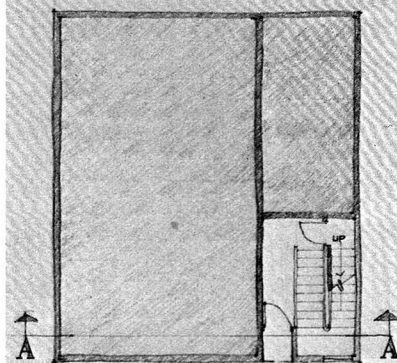
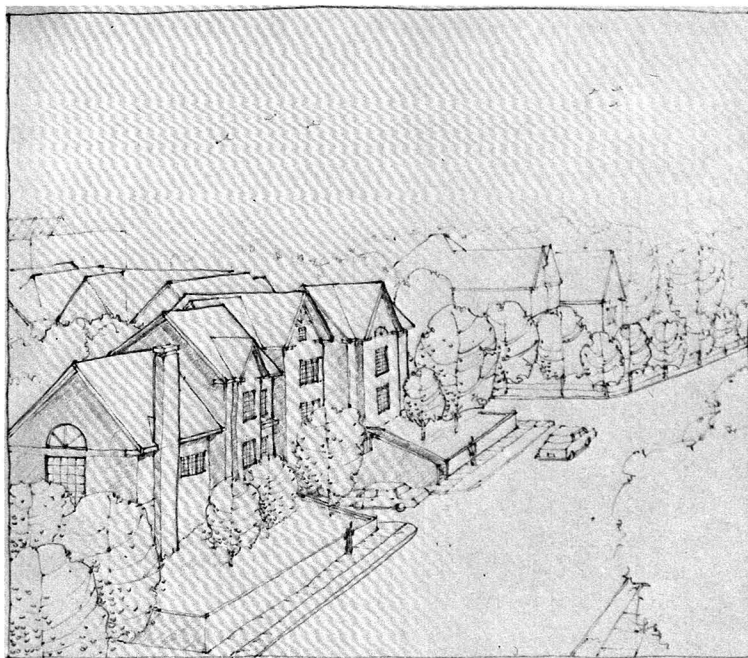
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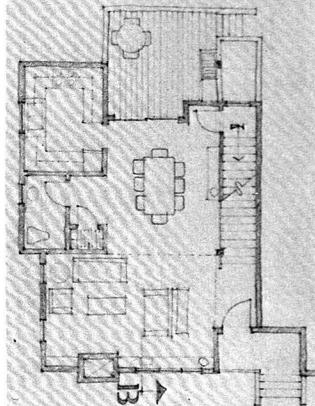
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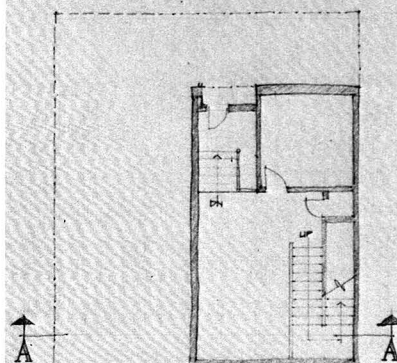
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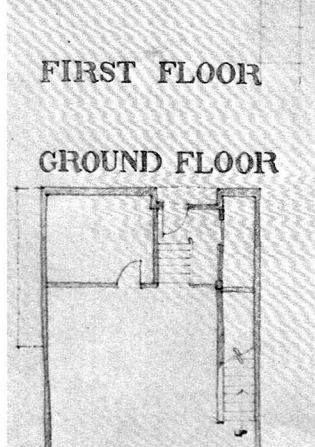
FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

