

DR. KENNEDY HOMES

PROGRAM

Affordable Housing [132 units], Play Spaces, Public Art, Gym, Community Center, Wayfinding Signage, Courtyards, Walking Paths and Green Spaces

LOCATION

1004 W Broward Boulevard, Fort Lauderdale, FL 33312

SIZE

368,162 GSF

BUDGET

\$18,000,000

COMPLETED

2013

PROJECT TEAM

Carlisle Development Group and Housing Authority of the City of Fort Lauderdale | Client/Owner

GLAVOVIC STUDIO | Architect

Stresau Smith & Stresau | Landscape Architect

HSQ Group | Civil Engineer

Bryntesen Structural Engineers | Structural Engineer

Franyie Engineers | MEP Engineer

Abney and Abney | LEED Consultant

BJ&K | General Contractors

AWARDS

AIA Fort Lauderdale Award of Excellence

USGBC GalaVerde LEED Award for Mid-Rise Residential

Fort Lauderdale Community Appearance Award

Cited in NYC Design Commission Affordable Housing Precedent Database

"Set between a historic neighborhood of mostly single-family houses on one side and a busy thoroughfare on the other, The Dr. Kennedy Homes - a low-income housing project for both seniors and families - negotiates the differences between competing conditions and interests. Walking around the 8.5 acre site in Fort Lauderdale, you notice what ties the complex together rather than what might pull it apart: the balconies and outdoor walkways that offer residents views of their surroundings, the breezeways and shaded courtyards that connect indoors and out, the rolling landscape that features more than 440 native trees... 'My first charge to Margi,' says Scott Strawbridge, the director of development and facilities for the housing authority, 'was to build us a park and then fit housing in it.' One advantage of erecting just 132 units was the amount of green space that it left. According to Strawbridge, 54 percent of the site is open space, and 90 mature canopy trees were preserved, though a few had to be moved. 'We located the buildings to accommodate the trees, which shade the apartments and create attractive places to walk,' explains Nothard."

"A Sunshine State of Mind"

by Clifford A. Pearson in Architectural Record

