Troy Gladwell has been involved in the construction and development industry for more than 30 years. His experience includes development of multi-family, single family sub-division, commercial and industrial properties. His focus is on providing private sector solutions for expanding the awareness of affordable housing’s potential to build communities and working with local and national non-profits to create healthy and sustainable communities.

Medici Communities was built upon the foundation of improving and reawakening neighborhoods by building projects that enhance the communities they serve. With an impeccable reputation for providing economical and artful affordable housing, Medici has cemented several key partnerships in both the public and private sectors that will continue to benefit neighborhoods, and neighbors, city, for decades to come.
INSTITUTE OUTCOMES

38th and Blake is in early project stages, undergoing financial feasibility studies. Thus, the workshop will be focused on several scenarios showing different massing solutions given different program requirements. Programming is still emerging as Medici seeks to focus on who the end-uses will be, how to finance the office/retail space and who could be potential tenants of these spaces. One key design challenge, the development must be flexible and forward-thinking as the neighborhood’s current industrial context evolves. The elevation of the final grade of Blake is an unknown and final design of the Blake and Downing intersection will define the availability of a new larger site that will ultimately enhance the overall development. Lastly, this development is part of the Blake Station Area Plan and will need to various types of green infrastructure to manage stormwater runoff.

PROJECT INFORMATION

DEVELOPMENT STRATEGY
- New Construction
- Rehabilitation/Preservation
- Adaptive Reuse
- Scattered Site Infill

HOUSING TYPOLOGY
- Multi-Family (Mid-High Rise)
- Multi-Family (Townhouse)
- Single Family
- Single-Room Occupancy/Supportive Housing
- Senior Housing
- Tribal/Native American
- Workforce Housing

PROJECT SUMMARY

The 38th and Blake site is a truly transformational location, at the gateway to one of the most vibrant emerging neighborhoods in Denver. Located directly across from the new commuter rail station, the infusion of transit into this location will complement the many investment opportunities that will evolve. The Rhino neighborhood is “gritty” with a vibrant mix of fringe business, and unique lifestyle residential development. The opportunity here is to create a truly catalytic complex of buildings that will define a new neighborhood. 38th and Blake is planned to be multi-age and multi-demographic, with affordable housing coupled with market rate housing, all designed in a high quality format. The project is currently planned as three buildings centered around plazas that create a “front door” with retail along the street facing the transit station and an “alley” passage through the site. This alley will be developed as a pedestrian mall, lined with town homes, and opening to a community recreation area in the center.

INSTITUTE OUTCOMES

Number of Units: 205
- Max 8 story mixed-income, mixed-use building
- 60 affordable, with 30 project-based vouchers
- Mix of 1, 2, 3 BR
- Parking: 305 required, 365 proposed

NON-RESIDENTIAL FEATURES
- Commercial/Retail Space: 2,500 sq. ft.
- Community Space
- Offices: 33,000 sq. ft.
- Service Space
- Open Space
- Recreation/Exercise Room
- Other

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Three different massing scenarios: yellow is residential, blue is office, red is retail and parking is grey.