



Carbondale Community Partnership Village

Carbondale, Colorado



Firm Role

Master Planner/Co-Developer

Project Profile

Mixed Use, Diverse Housing Types,
Transit Oriented, Walkable

Project Team

Urban and Site Planner:
Calthorpe Associates
Architect: OZ Architecture
Landscape Architect: MT Daly
Enterprises

Civil Engineer

Sopris Engineering

Total Project Size / Budget

15 acres

Completion

Planning
2010

Phase I

2012 (approx. 40 units)

The Community Partnership Village is the redevelopment of a former elementary school site into a 15 acre mixed-income, mixed-use, infill development located in the heart of Carbondale. The project is a model of regional cooperation to reutilize surplus school district property to provide affordable housing, and to catalyze neighborhood redevelopment through the location of facilities such as a new Carbondale Public Library and an arts and cultural center.

The Town of Carbondale has a population of approximately 6,000, and is located on the east side of Garfield County, 30 miles west of Aspen and 12 miles south of Glenwood Springs. Over the past decade, the area has both benefitted and suffered from growth of the ski industry and natural gas production on Colorado's western slope. This resort and energy development has brought jobs and economic opportunity, but has also increased real estate prices for housing and commercial space beyond the means of middle income workers and non-profit cultural organizations.

In 2008, Perry Rose, the Rocky Mountain affiliate of Jonathan Rose Companies, was selected by the Roaring Fork School District to act as Master Planner and Developer for the Community Partnership Village. A joint effort with the School District, the Town of Carbondale, Garfield County, and the Garfield County Library District, the Village addresses the need for affordable housing and non-profit cultural and commercial space. The Village will include 120 housing units, 96 of which will be affordable and will be sold to workforce families earning between 80%-150% of the county's Average Median Income. The project will also include a new 13,000 sq ft Carbondale Public Library and an Alternative High School focusing on vocational training and supportive services. Additionally, the Village will include the Third Street Center, a community facility, as well as office space and galleries for area non-profit arts and cultural organizations. The development includes over 2 acres of open space and neighborhood parks.