



Carbondale

Space to Create: Town Center Phase I

Affordable Living in the Heart of the Roaring Fork Valley

artspace.org/towncenter

In a competitive process led by the Town of Carbondale, **Artspace** was selected to develop the **Town Center**, an expansive, 1.4-acre parcel of land that will transform the face of downtown Carbondale.

Artspace's development process will include two phases, beginning with the new construction of **Carbondale Space to Create**: Two new, three-story buildings, connected by a sky bridge, on the west side of Town Center.

Carbondale Space to Create will be the third development in the state-led Space to Create Colorado initiative, a multi-agency, public-private partnership to drive economic development through the arts in rural and mountain communities.

Carbondale Space to Create will respond to the pressing demand for accessible workforce housing with 39 live/work housing units; and will provide a programmable gallery/flex space to serve as a dynamic hub for the creative community. Additionally, the project will provide commercial space for an arts nonprofit or creative business. Outside the building, amenities will include on-site parking with four EV-charging stations, solar on the roof,

and secure bike storage. A pedestrian promenade, stretching from Main Street to the Rio Grande Trail, will be rejuvenated into a funky, colorful, lit space for community to congregate in all seasons. Art installation opportunities will abound across the campus including along the promenade, on the skyway that connects the two buildings, within residents' deck/patio spaces, and more, visually proclaiming the building's role as an arts anchor for the state-certified Creative District.

Carbondale's Town Center project is something of a dream come true for a mountain town struggling to maintain the kind of affordability that allows for a wholesome community.

— The Sopris Sun

Phase II of the Town Center development will include the expansion of the Thunder River Theatre Company, the addition of more commercial spaces for nonprofits and small creative enterprises, additional housing (which could be rentals or homes for ownership), and the creation of a pocket park. When complete, the catalytic Carbondale Space to Create building and surrounding Town Center will help address the housing crises and retain local workers, infuse the town core with new arts and business hubs and green spaces, and increase the vibrancy of the Creative District, cementing Carbondale's status as a cultural cornerstone in Colorado.





Grand Lake

Space to Create

In predevelopment and coming in 2026

Project Details

- **Estimated Project Cost:** \$30M
- **Developer/Owner/Operator:** Artspace Projects, Inc.
- **Architectural Team:** j.v. DeSousa (Boulder) and bldg seed (Carbondale), with support from Land + Shelter (Carbondale), landscape architect Connect One Design (Basalt), & engineer Sopris Engineering (Carbondale)
- **General Contractor:** RA Nelson (Avon/Carbondale)
- **Partners:** Town of Carbondale, Carbondale Creative District, Thunder River Theatre Company, Colorado Creative Industries
- **Estimated Timeline:** Mid-2025 construction start; complete 2026. Community engagement conducted 2017–23, site control achieved, full Phase I site plan developed, architectural design advanced, anticipated Feb. 2024 LIHTC application submission
- **Development Type:** Phase I of Town Center redevelopment: New construction of Carbondale Space to Create, comprised of two (2) three-story buildings, and rejuvenation of the promenade
- **Units:** 39 workforce housing units at 30–150% AMI
- **Commercial Space:** ~2,000 square feet fronting the promenade, likely to feature arts-centered, community-based organizations
- **Amenities:**
 - Building will receive Enterprise Green Communities certification
 - 2,400 square feet of gathering/gallery/flex space
 - Art installation opportunities throughout campus
 - All units have outside access via patio or deck, and a dedicated storage closet for bikes, skis, etc.
 - On-site, secure bike storage
- **Funders:** Boettcher Foundation, Gates Family Foundation, and Town of Carbondale; applications pending with CHFA, DOLA Division of Housing, DOLA Division of Local Government, and additional philanthropic sources



Attainable Workforce Housing

There is an overwhelming need for housing solutions in Carbondale. A Market Feasibility report by a third party, Vogt Strategic Insights, described a scarcity of available housing in the region with significant, pent-up demand. Purchase options are limited and expensive, with the average single-family home costing anywhere from \$435k to \$2M. The median monthly mortgage is about \$6,500. Six incoming apartment complexes include a building dedicated to senior citizens and five market-rate options. Of existing affordable housing buildings, all are 100% occupied with anywhere from 50 to 200 on waitlists for the next available unit. Further, the population of Carbondale is growing with 154 new households projected to join the community every year for the next five years, adding market pressure. As such, town leadership has prioritized adding a mix of housing options. Artspace's Carbondale Space to Create building will add 39 units of attainable workforce housing to the heart of the community, with a focus on serving individuals who live and work in the Roaring Fork Valley and who want to be part of a creative community. Artspace's live/work units will offer a wide range of price points that are set to be affordable to those who earn anywhere from 30% to 150% of the Area Median Income (AMI), with 31 designated for the 30-60% AMI range and eight set at market rate. Units will include three studios, 13 one-bedroom units, 19 two-bedroom units, and four three-bedroom units, meeting the housing needs of individuals and families. Even the highest-priced workforce unit will be about \$3k less per month than the average mortgage payment in the area.

In a nationwide survey, the majority of Artspace residents reported positive impacts of living and working in Artspace buildings including increased stability, increased collaboration, increased recognition as artists, increased production, and increased financial earnings from their artistic work. Meeting the dire demand for housing in Carbondale will directly benefit 39 people and their families who find their homes within the new building and have the chance to grow their creative careers in proximity to other creative residents and an anchor arts commercial tenant. Further, ripple effects of retaining community members with stable housing will include the retention of staff for local businesses, driving the local economy and ensuring that the Creative District flourishes.



We are a rural community with rural resources trying to tackle expensive, complicated urban-and-resort community housing problems ... In Artspace, the Town has identified a partner that is mission-driven to provide perpetual affordable housing in rural areas where other affordable housing developers have shown no interest or capacity. The Town Center Space to Create project is a pivotal project by and for our community.

— Mayor Ben Bohmfalk on behalf of the Carbondale Board of Trustees

Community-Informed Process

Beginning in 2017, Artspace conducted Feasibility and Arts Market Studies in Carbondale. The process included tours, focus groups, public meetings, and a bilingual online survey in which 79% of 342 respondents indicated a need for creative space. In 2022, the Town of Carbondale released an RFQ for a developer and selected Artspace in a competitive process. In June 2022, the Town hosted a preliminary feedback event at the Town Center site, seeking input from the public and summarizing the Greater Roaring Fork Regional Housing Study. In July 2023, Artspace and the Town of Carbondale engaged a design team. Over the course of nine weeks in August and September, the team conducted six in-person events, five small-group interviews, an online survey, two community design work sessions, and two open houses. The survey had 280 respondents and in-person events reached over 200 people. 20 Carbondale-based organizations also participated in questionnaires and the interviews. Trustees approved Phase I Schematic Designs in early 2023, and engagement activities will be ongoing during Phase II.



LEGEND

- MIXED USE PHASE 2
- LIHTC HOUSING
- HOUSING OVERHEAD
- PROMENADE
- LIHTC BOUNDARY

SITE DATA

PARKING

48 TUCK-UNDER PROVIDED
 65 PARKING REQ'D PER UDC
 [17 CREDITS + 48 ON SITE STALLS]

COMMERCIAL AREA [1,643 SF]

NO ON SITE PARKING REQUIRED

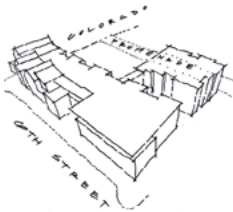
PROPOSED RESIDENTIAL UNIT TO PARKING

6 STUDIO = 7.5 STALLS
 10 ONE BED = 15 STALLS
 19 TWO BED = 33 STALLS
 4 THREE BED = 10 STALLS

= 65 TOTAL (-17) = 48 ON SITE STALLS
 [2 ADA STALLS PROVIDED] FOR 39 UNITS

BUILDING AREA DATA

GROSS [48,220 GSF]
COMMON [12,077 GSF]
NRSF [36,143 GSF]



Town Center Overall Site Plan



2024.01.31



jvD bldg seed joint venture connect one studio

Phase I — Carbondale Space to Create: Town Center

CARBONDALE TOWN CENTER

Questions?

Dana Mattice

Director, National Advancement, Artspace Projects, Inc.
 dana.mattice@artspace.org



Space to Create Colorado

Space to Create Colorado assists communities with the development of affordable live-work and commercial spaces. Non-residential spaces are available for creative enterprises and organizations that serve critical community needs. The program is the nation's first state-led initiative for affordable housing for creative sector workers in rural areas. Space to Create Colorado will support nine projects throughout Colorado's rural communities. In 2015, Trinidad was selected as the community for the first demonstration project. Communities selected for Space to Create Colorado include Trinidad, Ridgway, Grand Lake, and Salida. Each project is customized to meet local community needs and goals. After a community is accepted to Space to Create Colorado, artists and creatives can apply for residency in those projects. Space to Create Colorado utilizes Artspace as the lead consultant for feasibility and market studies. Space to Create Colorado projects are eligible for funding from the Boettcher Foundation.



America's Leading Nonprofit Real Estate Developer for the Arts

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable, appropriate places where artists can live and work. We consistently develop these projects in ways that also support more stable, healthy communities anchored in existing assets. Because Artspace owns each of the projects it develops, we are able to ensure that they remain affordable and accessible to artists. Over the last four decades, Artspace has led an accelerating national movement of artist-led community transformation. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that artists living with financial hardship and chronically underfunded arts organizations can leverage fundamental social change. With headquarters in Minneapolis and offices in New York, and Washington D.C., Artspace is America's leading developer of arts facilities and has served as a consultant to hundreds of communities and arts organizations nationwide. www.artspace.org