

CARBONDALE COMMUNITY **Nonprofit** CENTER (C3)

600 SOUTH THIRD STREET

Project Overview

The Carbondale Community Nonprofit Center (C3) is a joint effort to renovate the old Carbondale Elementary School into a green facility that maintains affordable space for community and regional nonprofit organizations. The redevelopment is a partnership between the Town of Carbondale and two nonprofit organizations: the Sustainability Center of the Rockies (SCoR) and the Roaring Fork Community Development Corporation (RFCDC).



Image by Yoshimura, CES Feasibility Study

Building Information

Built 40-years ago; latest addition completed in the 1990s.
43,000 sq. ft./ 33,000 sq. ft. available for lease.

Center Vision & Mission

The vision for the Carbondale Community Nonprofit Center is a vibrant mix of non-profit organizations, artists, community gathering and recreation, and start-up businesses in a rejuvenated affordable green building space. The mission of the Center is to strengthen the Carbondale nonprofit sector, which is a critical part of the town's economy and quality of life.

Ownership

The building and land will be owned by the Town through a land swap with the School District. The SCoR/CDC team is creating C3 as a separate 501(c)3 nonprofit, which will hold a long term master lease on the building from the Town. C3 will operate and manage the facility and sublease space to nonprofit organizations and some for-profit organizations (up to 15% per IRS guidelines). The initial C3 board current consists of members of the SCoR and RFCDC boards, an Alpine Bank branch President, and commercial realtor, a contractor and a Town of Carbondale Trustees. The board structure will evolve to include some tenants as the facility leases up, but it will always include a Town Trustee.



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Tenant Criteria /Qualifications

Nonprofit organizations based in Carbondale with a local or regional mission will be eligible to lease space with the facility. The development team recommends allowing the following percentages for the building occupancy:

- Unlimited Section 501(c)3 or 501(c)4 community or regional organizations and possibly related state and local government services, with priority given to local non-profits;
- 85% or more of the space will be leased to non-profits; subleases may be allowed to other non-profits only upon C3 approval and subject to any applicable limitations due to the terms of project financing and/or IRS regulations;

- Subject to compliance with IRS regulations, up to 15% of the space may be utilized as a small business incubator (for profit businesses on some type of limited leases). It is anticipated that these leases would have relatively short terms in order to ensure regular turnover. Priority will be given to local business start-ups.

Tenant Interest

There are a number of tenants that have expressed significant interest in space in CES (which requires a \$500 refundable deposit) including:

Organization Name	Type of Organization	Optimized SF	Total SF
Aspen Valley Community Foundation	For Profit	450	900
Carbondale Council Arts & Humanities	Non Profit	3,000	12,000
Carbondale Soccer Club	Non Profit	400	400
SCOR	Non Profit	300	300
Healthy Mountain Communities	Non Profit	150	150
KDNK Community Access Radio	Non Profit	2,500	3,500
Lift-Up (Carbondale)	Non Profit	900	900
Mountain Valley Developmental Services	Non Profit	900	1,200
Commuinty Office for Resource Efficiency (CORE)	Non Profit	900	900
Solar Energy International	Non Profit	1,200	4,000
Waldorf School of The Roaring Fork (pre-school)	Non Profit	900	900
Youth Zone	Non Profit	200	200
Carbondale Community Food Coop	Community	4,000	4,000
Grassroots TV	Non Profit	3,500	4,500
Aspen Affiliate of Susan G. Komen for the Cure	Non Profit	450	900
Carbondale Community Kitchen	For Profit	1,273	1,273
Sandy Kaplan Photography	For Profit	900	900
Senior Matters...Because Seniors Matter	Non Profit	1,800	4,500
Gravity Works - dba Thunder River Gymnastics	For Profit	3,000	3,000
Institute for Civic Achievement, Inc	Non Profit	450	900
Kahhak Fine Arts & School	Artist	450	900
Feisty Females	For Profit	450	900
Frederick Pulver Enterprises	For Profit	400	900
Crystal River Ballet	For Profit	2,000	2,000
A Spiritual Center	Non Profit	900	900
Kids First	Non Profit	400	600
Access Roaring Fork (local TV)	Non Profit	400	900
Artist Spaces	Artist	1,800	3,600
New Century Transportation Foundation	Non Profit	150	150
Governor's Energy Office (GEO)	Non Profit	150	150
Wilderness Workshop	Non Profit	500	500
Totals		34,773	56,823

SCoR/CDC Development Team

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For more information visit www.roaringforkcdc.org/ces.htm