

ARTSPACE TANNERY LOFTS

030 & 1040 River Street, Santa Cruz, CA 95060

artspace.org/tannery



PROJECT DETAILS

Owner Artspace Projects, Inc.

Architect Devcon Construction, Inc.

Financing California Department of Community Redevelopment Housing; California Tax Credit Allocation Committee; City of Santa Cruz Housing Trust Fund; City of Santa Cruz Redevelopment Agency; County of Santa Cruz Housing Trust Fund; RBC-Apollo Equity Partners; J.P. Morgan Chase; Federal Home Loan Bank; Affordable Housing Program

Funders U.S. Bancorp Foundation; Washington Mutual Foundation; Wells Fargo Foundation

Total Development Cost \$35.4M

Total Area 180,000 sq. ft.

Number of Units 100

OVERVIEW

In the late 1990s, Santa Cruz was a highly desirable tourist destination with a strong arts and culture community. But as the housing costs increased, few young artists could afford to stay.

In 2001, the historic Salz Tannery closed its doors and Ceil Cirillo, Executive Director of the Santa Cruz Redevelopment Agency, saw an opportunity — a site that could be redeveloped as an arts complex to anchor Santa Cruz's cultural identity well into the future. She persuaded civic leaders to approve the plan and enlisted Artspace to help develop the project.

Commanding an 8.3-acre campus on the San Lorenzo River about a mile from downtown Santa Cruz, two phases of the Tannery Arts Center are complete. Phase 1, the Artspace Tannery Lofts, created 100 units of affordable live/work space in two new buildings for artists and their families, many of whom camped out overnight to apply for one of these highly sought-after spaces. Phase 2, the Digital Media and Creative Arts

Center, opened in 2012. Phase 3 will add a performing arts center to the Tannery Campus.



"I've lived in Santa Cruz for a long time and there have never been this many dynamic people living in one space ... It makes me feel like I'm doing something valuable, not only for myself but for the community as a whole."

— Sarah Bianco, Artist

artspace

AMERICA'S LEADER IN ARTIST-LED COMMUNITY TRANSFORMATION

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable places where artists can live and work. Artspace consistently develops these projects in ways that support stable, healthy communities, anchored in existing assets. Because Artspace owns each of the projects it develops, they are able to ensure that the spaces remain affordable and accessible to artists in perpetuity. With 50+ projects developed over the last three decades, Artspace has supported artist-led community transformation, representing a \$653 million investment in America's arts infrastructure. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that both artists living with financial hardship, and chronically underfunded arts organizations, can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, New York, Seattle, 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