



2120 Delaware Avenue
Santa Cruz, CA 95060
<http://www.delaware-addition.com>

Contact:
 Craig French, Redtree Properties, LP
 831.427.1900
info@delaware-addition.com

DELAWARE *addition*

santa cruz, california

A unique and vibrant mixed-use community providing:

- Economic opportunity for local businesses, entrepreneurs, and artists in fields such as high-tech, green-tech, research and development, and light industrial, in spaces ranging from 340 to 40,000 square feet
- Opportunities to create high-quality, sustainable jobs
- On-site housing and work/live opportunities for business owners and employees
- Adaptable workplaces designed to meet the challenges of a changing local and global economy
- Innovative project design based on smart growth and green building principles
- An initial phase of construction will support as many as 54 separate businesses, including work/live



The Delaware Addition
 has been selected as a
LEED
Neighborhood Pilot Project
 by the
 US Green Building Council
 (USGBC)



Delaware Avenue looking Northeast

renderings by Barney Davidge



80 ft Industrial Condominium on Avenue Tea



Interior View of 60 ft Industrial Work/Live



Work/Live Townhouses along Fast Lane

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Environmental Benefits

- First **LEED Neighborhood Pilot Project** in Santa Cruz
- Incorporates green building innovations in site and building design
- Incorporates low water consumption within a sustainable landscape
- Reduces automobile dependence through application of smart growth principles within a mixed use community
- Provides pedestrian oriented pathways, avenues and plazas close to transit and recreational areas

Economic & Community Benefits

- Provides flexible and affordable space for new and growing businesses
- Provides an environment that supports a diverse mix of businesses and residents
- Provides ownership opportunities that allow businesses to establish long-term roots in Santa Cruz
- Strengthens and stabilizes local tax base
- Offers an alternative to long commutes through live/work options
- Supports the City's affordable housing goals
- Contributes to traffic and safety improvements in the neighborhood
- Supports City initiative to promote Santa Cruz as a globally recognized design destination