



thinkEAST Urban Creative District

thinkEAST is a 24-acre exemplary urban PUD that is reviving and redeveloping the former east Austin 'Tank Farm' industrial properties. thinkEAST is located three miles east of the CBD, on Capital Metro's Green Line, and within the Imagine Austin Growth Concept Map's Springdale Station area.

Fusebox has been working with the property owners, neighborhood, and arts community for the past two years on developing a vision and master plan for thinkEAST that prioritizes: affordability, health, education, open space/parkland, arts and culture. This initial planning phase formally wrapped-up in January 2016, but significant portions of the project have already moved into implementation:

- Providing 6 acres for Austin's Housing Authority to construct 170+ single and family apartments, ALL at 60% AMFI at below.
- Agreed to provide 3 acres to the Cesar Chavez Foundation to construct 150+ single and family apartments with diverse income range from 30% AMFI to market rate.
- Engaged with Dell Children's Hospital, the University of Texas Design Institute for Health, and other healthcare professionals to imagine a deep new relationship between the arts, health, and community.
- Agreed to dedicate parkland and roadway right of way valued at over \$1M to the City.
- The designation of a "Springdale Cultural District" by the Texas Commission on the Arts is being led by Fusebox and Big Medium that would include existing schools, galleries, performance spaces, parks, restaurants, and other creative enterprises in a one-mile diameter area.
- Plans for 100+ units of artist housing to be subsidized by philanthropic/private sector partnerships
- Fusebox has a 6-month contract to purchase 4.5 acres well below market rate for arts, health, and creative industries

Fusebox's vision for the 4.5 acre tract at thinkEAST:

The primary vision for the 4.5 acre artistic campus at thinkEAST is to provide artists and arts organizations the types of artistic space they need while simultaneously offering permanent affordability. Here are some of the specifics being explored:

- Developing 200,000+ SF for artists, creative industries, and health/healthcare
- Site to include multiple performance and exhibition spaces, rehearsal spaces, artist studios, office spaces, and other creative retail and light industrial uses
- Tract is the only part of thinkEAST zoned CS-MU with outdoor entertainment as a conditional use
- A home for Fusebox to support year-round programming through presentations, an artist residency program, training opportunities, and community cafe.
- A dynamic mix of non-profit and for-profit partnerships from healthcare and creative industries
- Purchase the land by the end of 2016 through a combination of philanthropy + private investment.
- Tenants will be identified through an open RFP process
- Provide opportunities for tenants to lease space at well below market rate. Once investors have been paid back, these rents will drop to almost nothing for the lifetime of the lease--an attempt to get at ownership while also insuring permanent, long term affordability.