



# Cushman and Adams Substation Future Use Study Update

City of Tacoma  
Planning and Development Services/Tacoma Public Utilities

Study Session  
October 26, 2022



# Agenda



- Overview
- Council and Board Direction
- Our Team
- Policy Framework
- Future Use Study
- Engagement/Outreach
- Review of Timeline and Milestones
- Questions



# Cushman/Adams Study Area





# Council and Board Direction

## 2017: City Council adopts Res. 39741

- Adds substation building exteriors and sites to Tacoma Historic Register
- Calls for an MOU to plan for and encourage timely redevelopment

## 2018: City Manager/TPU Director sign MOU

- Complete an environmental assessment
- Operational replacement of storage/crane
- Tacoma Power to maintain structures/comply with Henderson Bay MOA
- Work to allocate clean-up responsibility & determine fair market value
- General Government as lead for public outreach

## 2020: Project on hold due to Covid

## 2022: Project resumes with public engagement planned for spring 2023



# Our Team



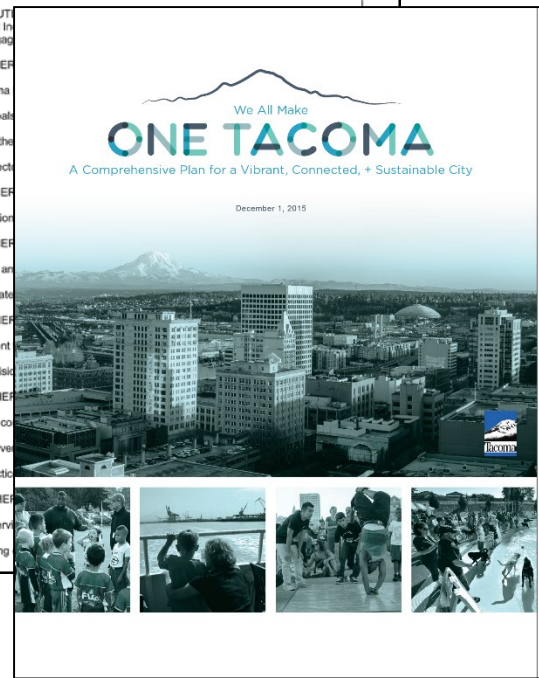
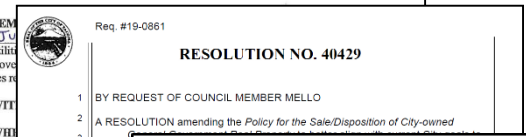
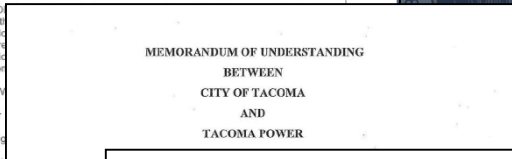
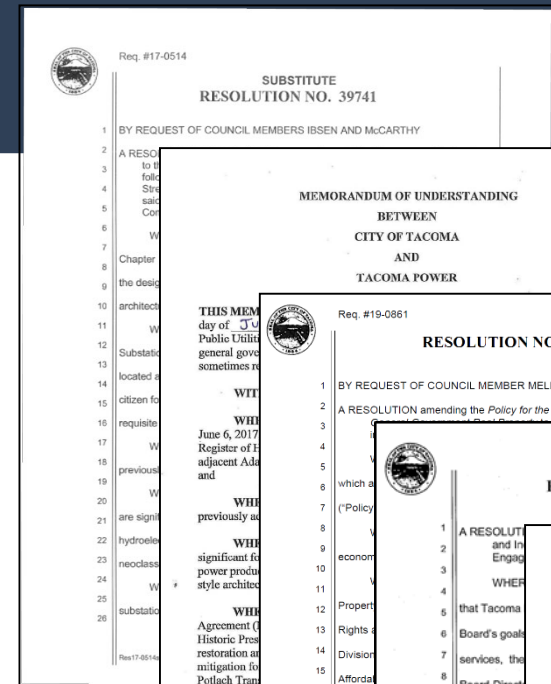
*Cushman & Adams Substations  
– April, 1937*

- Project Direction: PDS (in collaboration with TPU)
- Project Stakeholders: Neighborhood and broader community, City Commissions, departments and agencies, interest groups
- Project Management/Consultant Lead: Otak

# Policy Framework

**Objective: Support a future Council & Board decision regarding reuse**

- Transparent, open public process
- Timely and feasible reuse
- Equity and access to opportunity
- Historic significance
- Neighborhood enhancement
- Public space/amenities
- Affordable housing

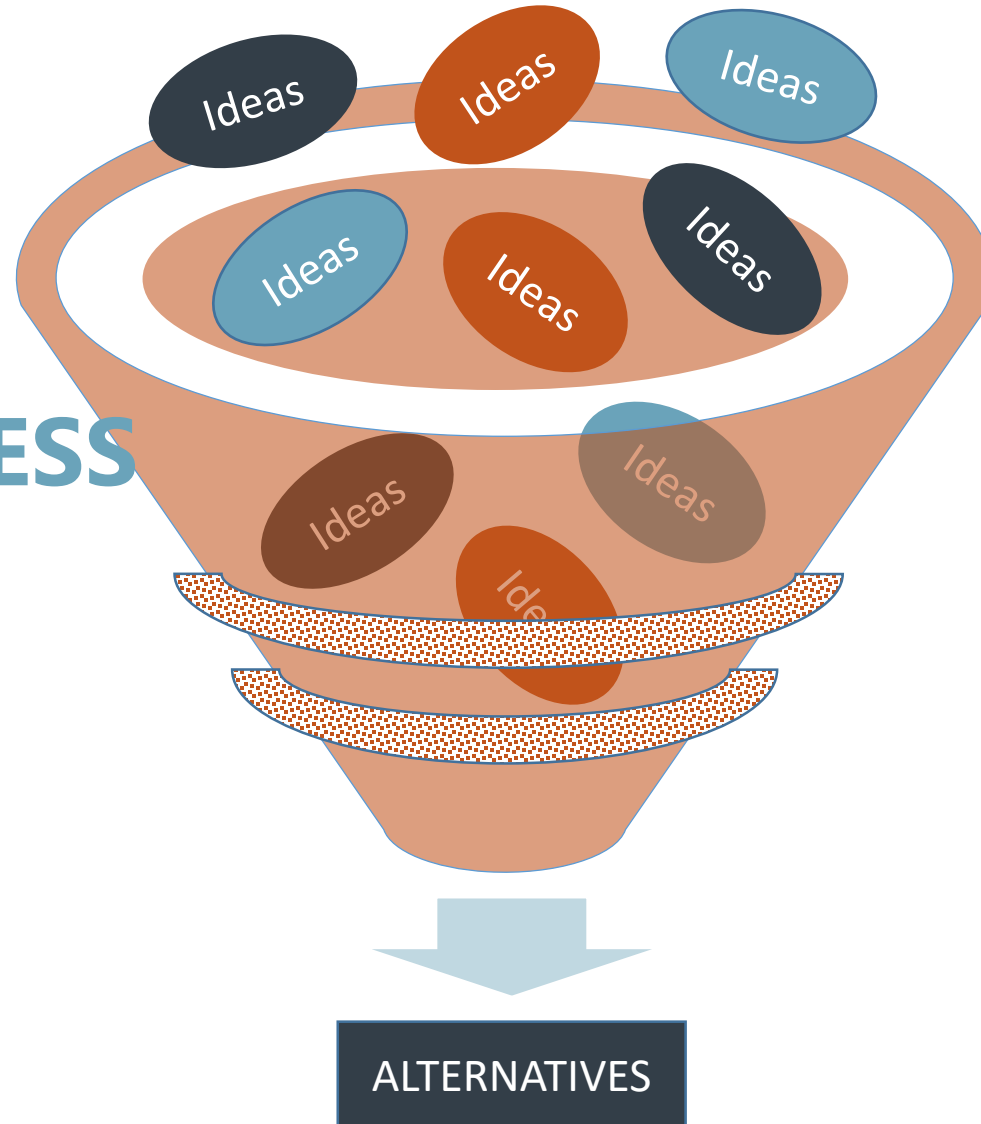




# From Ideas to Scenarios



## FUTURE USE STUDY PROCESS



1. **VISIONING WORKSHOPS:** Ideas and opportunities are generated
2. **SCENARIOS WORKSHOPS:** Scenarios are shaped from ideas
3. **FILTERING:** Market analysis and technical evaluation of scenarios
4. **OUTPUTS:** Alternatives for decision-making and additional feasibility analysis 7



# Existing Conditions Analysis

- **Site and Buildings**
- **Site Context/Surroundings**
- **Feasibility**
- **Precedents/Case Study Examples**





# ●●● Engagement Approach



## Spring 2023 Restart!

### Objectives of Engagement

- Actively engage with the neighborhood
- Broad, inclusive, city-wide engagement



*Photo Courtesy: North End Neighborhood Council*

**Fun, Meaningful, and Memorable Activities...Involving the Neighborhood, the Next Generation, and Everyone!**

# ● ● ● Engagement Methods



- **Getting the Word Out**

- Mail, email, web, social and multimedia
- Collaborate with NENC/TPU/MCO

- **City-Wide Equitable Engagement**

- Social Pinpoint: Online open house
- Virtual and In-Person events
- Focus groups
- Cultural Competency



# VISIONING WORKSHOPS



## Overview

- Inviting creative ideas from the community
- Meet people when/where they are
- Multilingual/Accessibility
- Deploying robust virtual and in-person engagement tools
- Offering alternate input methods for people without computers





*Proctor Neighborhood Plan kicked off in Sept.*

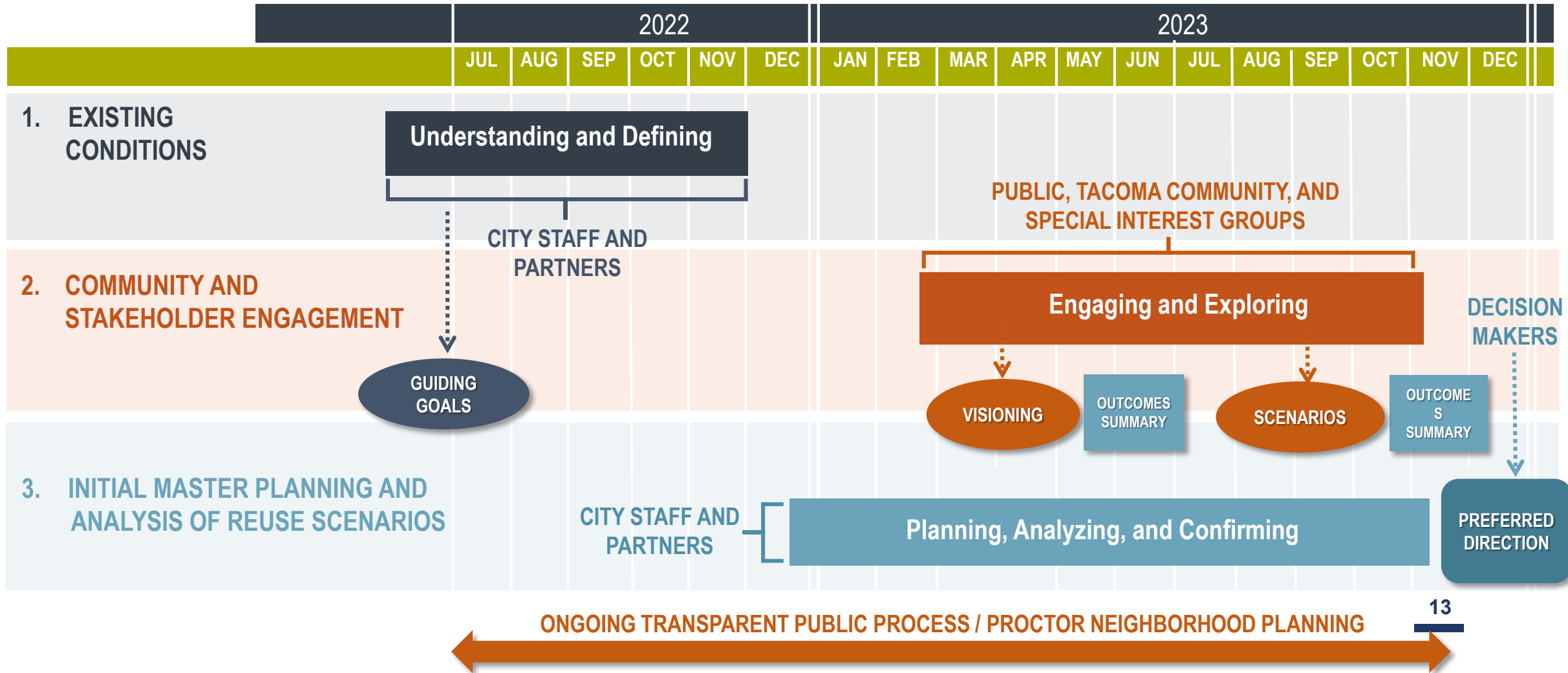
## The Proctor Plan will include:

- **Managing change** and growth
- **Traffic safety and parking**
- Creating a **healthy and sustainable** neighborhood
- Community engagement for the adaptive reuse of the **Cushman & Adams Substations**

# Timeline and Milestones



## Project Schedule



# ●●● Timeline and Milestones



**2022:** Existing Conditions Report

**Spring 2023:** Visioning Workshops

**Summer/Fall 2023:** Scenarios Workshops

**2023/2024:** Future Use Study results presented to Policymakers

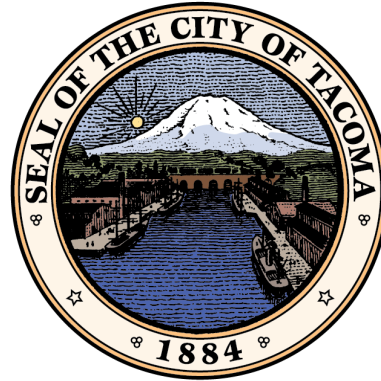
[www.cityoftacoma.org/cushman](http://www.cityoftacoma.org/cushman)

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