Cushman & Adams Substations
Updates
City Council & Utility Board Study Sessions
February 14, 2024
John Gaines, Community Relations Manager
Lauren Hoogkamer, Principal Planner, Planning and Development Services
• Cushman Substation Overview
• Council and Board Direction
  • Past, Present, Future
• Engagement Overview
• Next Steps
Cushman Substation: Overview
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 (goal: 2019)
• Operational replacement of storage/crane (goal: 2021)
• 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
2020-2024: City Staff, TPU Staff and OTAK

- 2020: The outreach efforts and the Cushman and Adams study were paused in 2020 due to impacts resulting from the pandemic.
- 2023: **General Government and TPU update the Memorandum of Understanding (MOU) and timeline.** Tacoma Power works with TCF Architecture to complete scoping and programming for the new facilities.
- 2024: In mid-2024, staff will restart the project and resume community engagement to collect input on possible redevelopment options.
Cushman Substation: What’s Next

- **2023**
  - Tacoma Power Storage Pre-Planning
  - Finalize MOU Update

- **2024**
  - Community Engagement

- **2025**
  - Tacoma Power Storage Procurement and Design

- **2026**
  - Tacoma Power Storage Permitting and Construction

- **2027**
  - Beyond: Tacoma Power vacates the Cushman Substation; implementation of recommended steps.
Objectives of Engagement

- Actively engage with the neighborhood
- Broad, inclusive city-wide engagement
- Education on surplus requirements and process

Engagement methods

- Visioning/Scenarios workshop series
- Language Access
- Online engagement platform
- Key stakeholder engagement
- Bill inserts, bill messages
- Social media
- Newsletter updates

Photo Courtesy: North End Neighborhood Council
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.

### Cushman-Adams Future Use Study Timeline and Milestones

#### Project Schedule

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<thead>
<tr>
<th>Project Phase</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
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<tbody>
<tr>
<td><strong>1. EXISTING CONDITIONS</strong></td>
<td>SEP Oct Nov Dec</td>
<td>JAN Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec JAN Feb</td>
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<tr>
<td>Understanding and Defining</td>
<td>CITY STAFF AND PARTNERS</td>
<td>DECISION MAKERS</td>
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<tr>
<td><strong>2. PUBLIC AND COMMUNITY ENGAGEMENT</strong></td>
<td>SEP Oct Nov Dec</td>
<td>JAN Feb</td>
<td>Engaging and Exploring</td>
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<tr>
<td>Guiding Goals</td>
<td>CITY STAFF AND PARTNERS</td>
<td>DECISION MAKERS</td>
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<td><strong>3. MASTER PLANNING AND TECHNICAL ANALYSIS OF REUSE SCENARIOS</strong></td>
<td>SEP Oct Nov Dec</td>
<td>JAN Feb</td>
<td>Planning, Technical Analysis, and Confirming Preferred Direction for Future Use</td>
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<tr>
<td>CITY STAFF AND PARTNERS</td>
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**Ongoing Transparent Public 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
Council & Board Guidance

Seeking input on
• Final MOU

Next steps
1. Finalize Existing conditions
2. Public engagement

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