Welcome and Introductions
Land Acknowledgement

Puyallup Tribal Lushootseed Land Acknowledge...
Our people - the Puyallup people - have lived on our ancestral lands since the beginning of time. We are still...
youtu.be

https://www.youtube.com/watch?v=KGnac8x-S1M
Workshop Agenda

• Purpose of the Future Use Study
• Study Area/Context
• Study Team – Roles and Responsibilities; Guidance and Input Entities
• Study Timeline/Study Process
• Important Notes and Things to Remember
• A Few Examples/Precedents to Share
• WORKSHOP EXERCISES AND DISCUSSIONS
• Next Steps and Upcoming Events
The City of Tacoma is studying possibilities for future uses for the historic Cushman and Adams Substation sites and buildings, and today’s workshop will gather public input on potential ideas and concepts for the team to further study.
Study Purpose

• The Future Use Study will address potential options for how the buildings and sites could be used in the future.

• The study process will be informed by citywide public engagement, as well as technical analysis focused on assessing various potential uses.

• Study outcomes will inform decisions to be made by City Council and the Public Utility Board regarding future use of the Cushman and Adams Substations.
Study Area/Context
Study Team Roles and Responsibilities

Consultants:

- Otak, Inc.—Planning, Engagement, Analysis, Architecture, Urban Design, Landscape Architecture, Civil Engineering and Other Interdisciplinary Services We are the team lead/prime consultant.

- Leland Consulting Group—Market, Economics, and Real Estate Experts

- Richaven Architects—Brian Rich, Historic Architecture
Guidance and Input Entities

City of Tacoma:
City Staff Team (Tacoma Neighborhood Planning, TPU staff, planning staff) Collaborative support and guidance.
Partner Agencies: Tacoma Metro Parks, Tacoma Housing Authority, Others
Tribal: Puyallup Tribe

Tacoma Community:
Citywide and neighborhood residents, business reps, special interest groups, boards and commissions, and other diverse community interests
Providing input on community needs and interests related to potential future uses of the Cushman and Adams sites and buildings.
**PROJECT TIMELINE & NEXT STEPS**

**Mid 2024-2025**—Restart community engagement; generate and analyze different use scenarios of the site.

**2024-2025**—Decision-making about future use begins; permitting and construction of TPU’s off-site replacement maintenance facility.

**2027 & Beyond**—Tacoma Power vacates the Cushman Substation; implementation of recommended steps.
Study Process

1. VISIONING WORKSHOPS: Ideas and opportunities generated
2. SCENARIOS WORKSHOPS: Scenarios shaped from ideas
3. FILTERING: Market analysis and technical evaluation of scenarios
4. OUTPUTS: Short list of future use scenarios to inform decision-making and additional feasibility analysis
Important Notes

• Both substations were listed on the Tacoma Register of Historic Places in 2017.

• Tacoma Power is still actively using the site and plans to vacate by 2027.

• City Council and the Public Utility Board will make the final determinations about the future uses of the sites and buildings.

• The Future Use study will develop conceptual scenarios. The study will evaluate options to maximize public benefits and will identify recommended next steps for further analysis. Further technical analysis will be needed once a preferred direction is chosen.
Also Important to Note

During the reuse study, we will hear community feedback and study different opportunities and constraints for the site.

Additional considerations will include:

• Right of first refusal to tribes and other surplus property policies;
• The City requirement to consider affordable housing options;
• Environmental remediation requirements, which will vary depending on the potential future uses identified; and
• Future ownership and development responsibility.
A Few Examples and Ideas
Historic Building Adaptive Reuse

1. Day Care/Learning Centers
2. Lounge Space as Part of Winery/Tasting Room
3. Community Center, Office Space, and/or Shared Flexible Use Space
4. Crafting and Arts Studios
5. Art Gallery/Retail Space
6. Food Hall/Market Hall Spaces

These images show examples of the kinds of uses that could be considered for the Cushman and Adams Substations buildings and sites, but they do not reflect specific proposals or designs.
Case Studies

Redd on Salmon Street—Portland, OR
Case Studies

Downtown Riverfront Steam Plant—Eugene, OR

Georgetown Steam Plant—Seattle, WA

McMenamins Elks Temple Hotel—Tacoma, WA
Please Remember

These images shown are just some examples of the types of uses that could potentially be considered for the Cushman and Adams buildings and sites.

These are CONCEPTUAL and are not intended to represent actual specific designs or proposals.
Workshop Exercises and Discussions
Workshop Exercises and Discussion

• VISIONING Images Selection Exercise
  o Historic Building Adaptive Reuse
  o Affordable Housing, Residential, and Mixed Use
  o Community Uses and Public Spaces

• Discussion at Tables

• IMAGINING Spatial uses and Relationships Exercise at Tables (Site Mapping)

• Wrap Up/Next Steps
Historic Building Adaptive Reuse

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Discussion Guidelines

• Respect each other’s time and opinions.

• Share your ideas, then step back to actively listen—make sure everyone gets their space to share perspectives and ideas.

• Be present and engage.

• Stay positive and solution oriented.

• Know that your input and your time are valued by our team—THANK YOU!
Site Mapping Exercise

Historic Building Adaptive Reuse

Affordable Housing, Residential, and Mixed Use

Community Uses and Public Spaces

Adams Substation
0.47 acres

Cushman Substation
1.91 acres
Site Mapping Exercise

- Work as a small group or individually.
- Place the post-it notes, color-coded to different types of uses, on the buildings and sites in ways you think should be considered.
- LABEL your post-it notes/ideas with sharpie pens.
- Put a title for your site plan at the top; include your name or group’s name if you like.
- Your facilitator will take photos of your creations.
- REMEMBER: these are ideas to be further explored, not specific solutions.
Next Steps and Upcoming Events

CUSHMAN AND ADAMS SUBSTATIONS FUTURE USE STUDY
Next Steps and Upcoming Events

• Look for us this summer—we will be at various events!

• Join us for the Historic Cushman Street Fair on September 7, 2024 (11 am to 3 pm). We’ll have a summary of “what we’ve been hearing” there.

• Please go online to learn more about the study and take our survey if you haven’t done that yet!

• Attend an October 2024 SCENARIOS workshop session—another opportunity for hands on input!
Next Steps and Upcoming Events

• This study process will continue through early next year (first quarter 2025).

• Outcomes will help to inform decision making by the City Council and TPU Board about the preferred direction.

• Further planning, technical analysis, environmental work, and design will be needed!
Thank You!
Historic Building Adaptive Reuse

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Historic Building Adaptive Reuse

Cushman and Adams Substations
Future Use Study

7. Craft Production (e.g., Distillery or Commercial Kitchen)
8. Office Space with Indoor/Outdoor Flow Through
9. Leased Spaces for Cafes/Restaurants
10. Makers Spaces and Locally Made Goods Shops
11. Small, Local Retail Space
12. Indoor Play Spaces (Pickle Ball Anyone?)
13. Living Units/Loft Spaces

These images show examples of the kinds of uses that could be considered for the Cushman and Adams Substations buildings and sites, but they do not reflect specific proposals or designs.
Affordable Housing, Residential, and Mixed-Use

1. Mixed Income Residential over Active Use with Outdoor Public Spaces on Historic Site with Adaptive Reuse, Beacon Hill, Seattle

2. Brownstone Townhouses

3. Mixed Use with Residential over Active Uses

4. Mixed Income Residential

5. Live/Work with Offices and Studios at Ground Level; Apartments Above

6. Housing at Varying Scales; Stacked Flats and Multiplexes

These images show examples of the kinds of uses that could be considered for the Cushman and Adams Substations buildings and sites, but they do not reflect specific proposals or designs.
Affordable Housing, Residential, and Mixed-Use

- Residential Scale Affordable Housing with Green Space
- Four Story Apartment Building with Ground Floor Public Space
- Live/Work with Residential over Active Uses (Retail, Studio, Office Spaces)
- Cottage and Row Housing
- Mixed Income Apartments with Amenity Spaces for Tenants
- Affordable Townhomes/Multi-Plexes

These images show examples of the kinds of uses that could be considered for the Cushman and Adams Substations buildings and sites, but they do not reflect specific proposals or designs.
Community Uses and Public Spaces Examples

1. Festival Streets or Shared Streets
2. Bocce Courts/Outdoor Play
3. Multi-Purpose Rooftop Space and/or Ground Level Green Spaces
4. Food Trucks/Outdoor Gathering Spaces
5. Outdoor Dining and Connecting Spaces
6. Sculpture Gardens/Outdoor Gardens
7. Outdoor Art Gallery Spaces

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Community Uses and Public Spaces Examples

8. Community Gardens

9. Seasonal Temporary Art Installations

10. Outdoor Lessons/Learning/Performance Spaces

11. Small Scale Performance/Concert Space

12. Public Gathering Spaces/Play Areas

13. Outdoor Games

14. Large Scale Art Piece

15. Outdoor Theater/Movie Watching Space

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