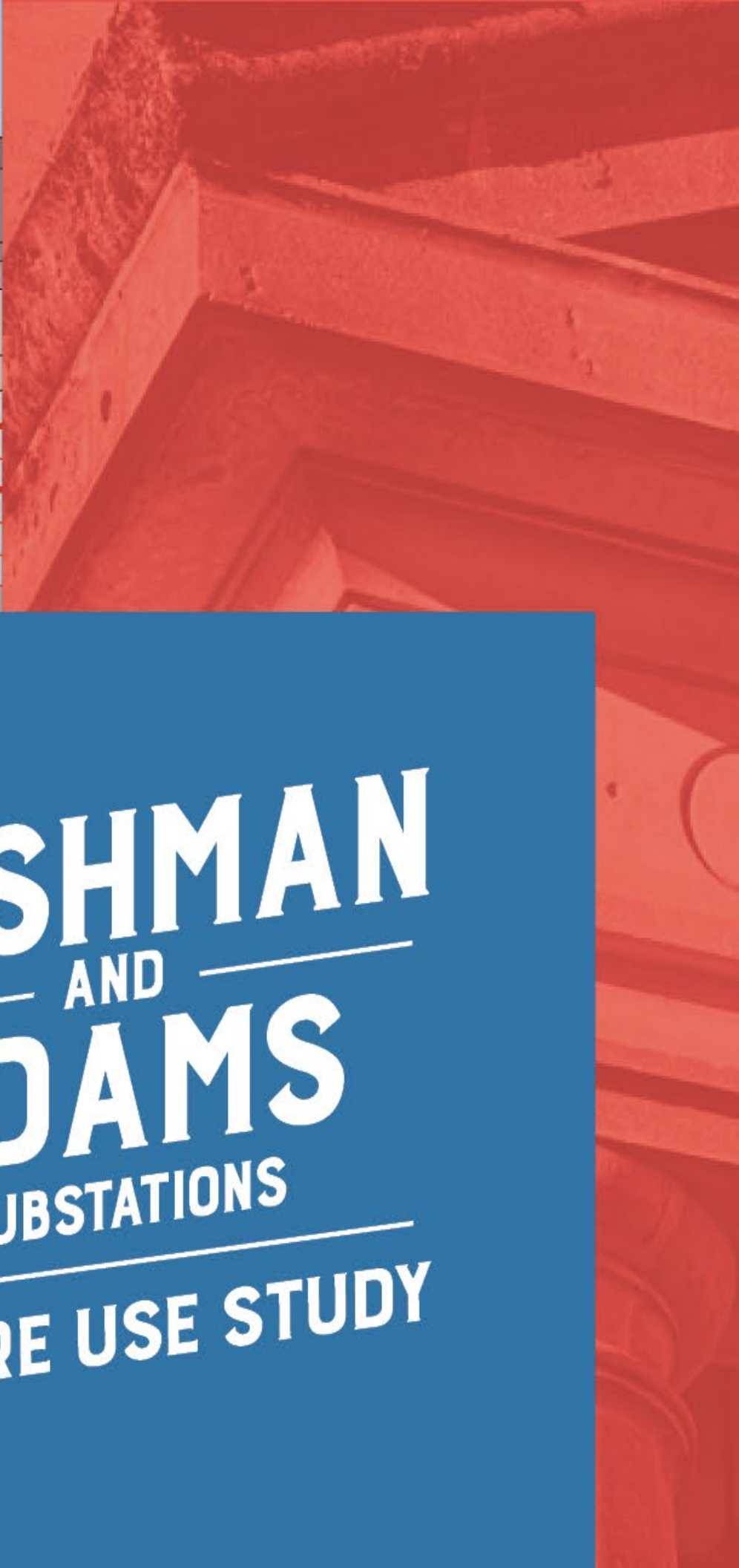
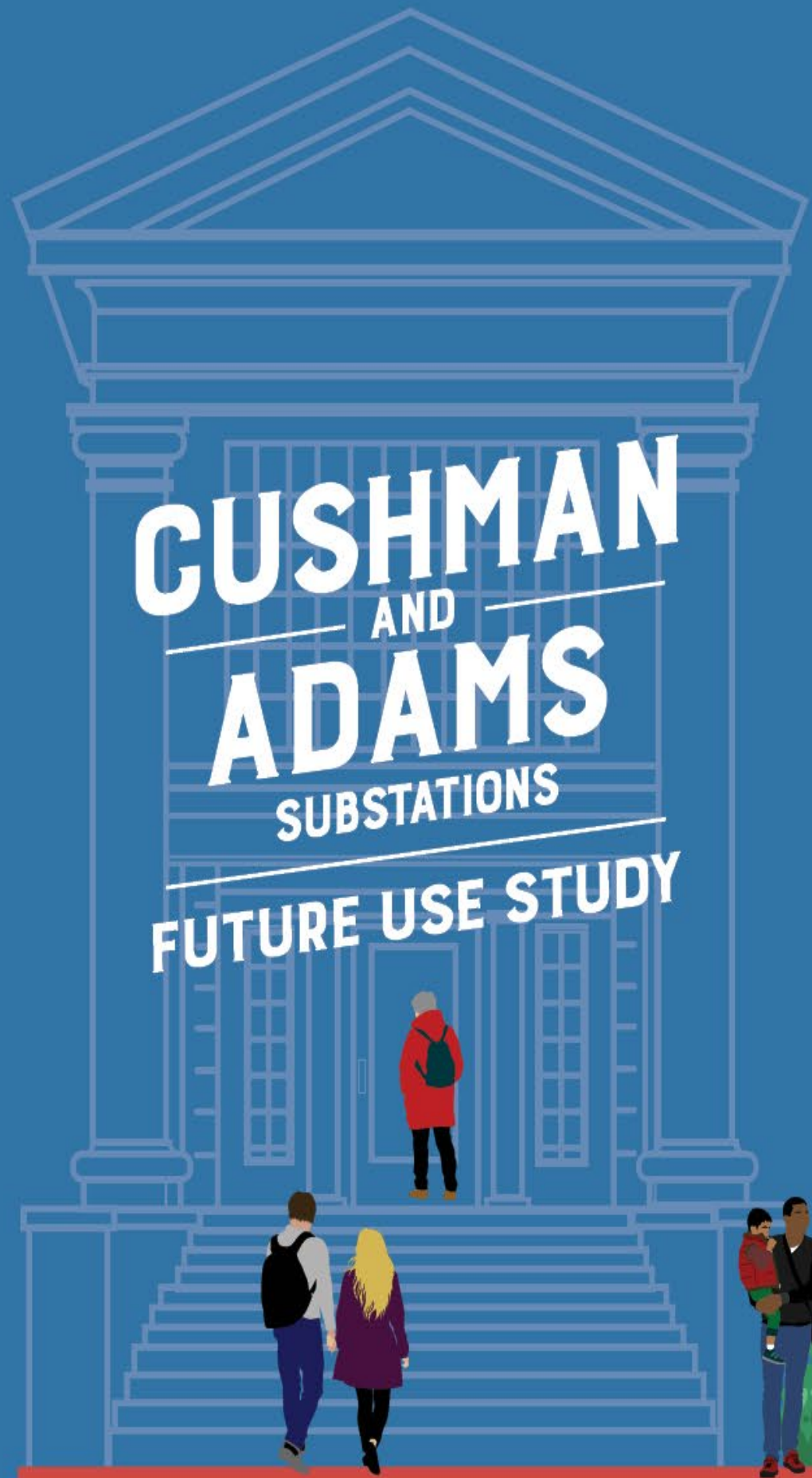


**CUSHMAN**  
AND  
**ADAMS**  
SUBSTATIONS  
**FUTURE USE STUDY**



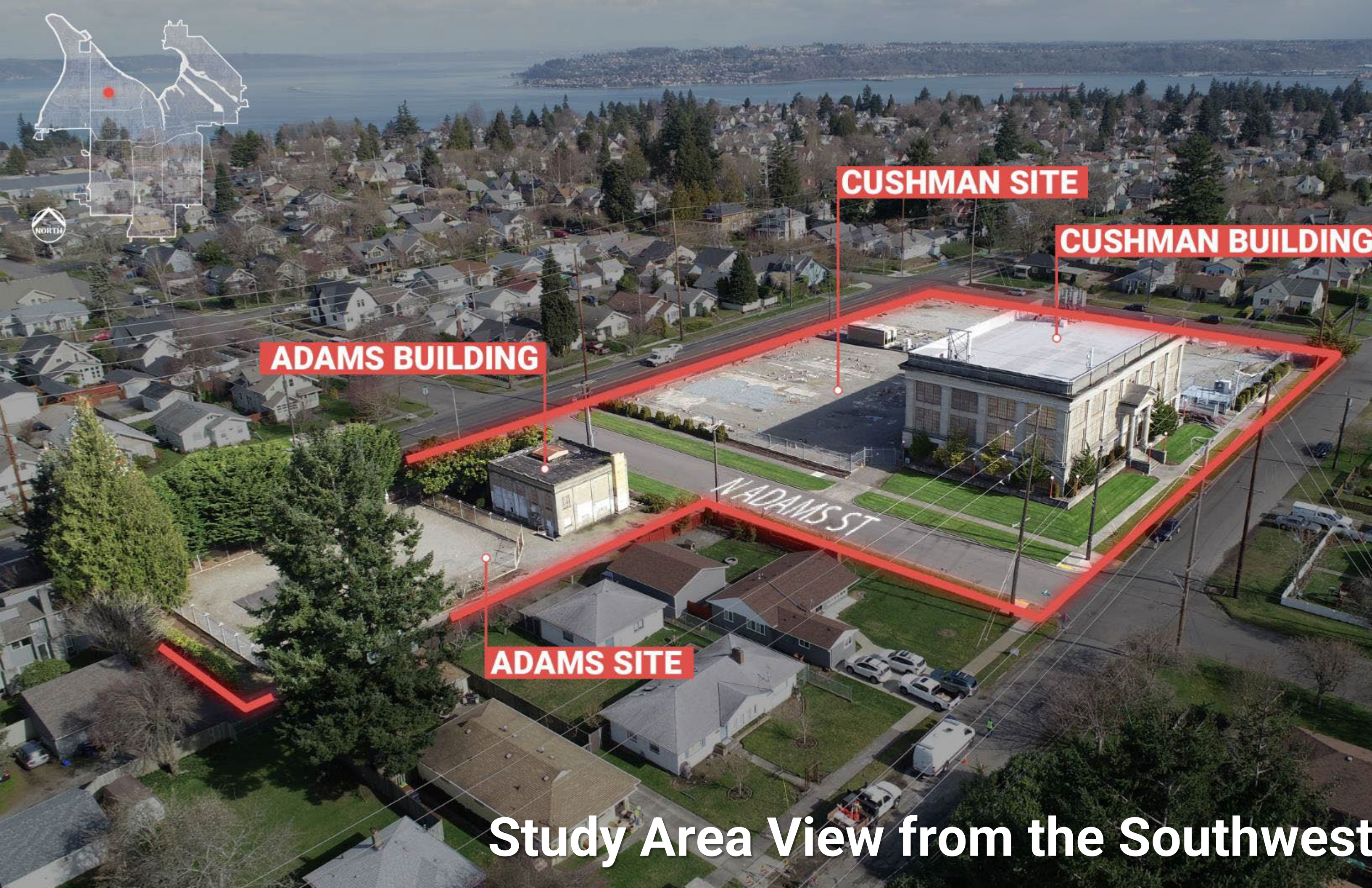




# Potential Scenarios for Analysis







**CUSHMAN SITE**

**CUSHMAN BUILDING**

**ADAMS BUILDING**

**ADAMS SITE**

**Study Area View from the Southwest**





**CUSHMAN BUILDING**

**ADAMS SITE**

**ADAMS BUILDING**

**CUSHMAN SITE**

N ADAMS ST

# Study Area View from the Northeast





# Scenarios Workshop Agenda

- 1. Orientation to the Site and Buildings and Conceptual Scenarios**
- 2. Fill Out Worksheets and Hold Table Discussions**
- 3. Full Group Discussion**
- 4. Workshop Close Out and Next Steps**

# Engagement to Date and Now

- **North End Neighborhood Council Feedback**
- **Visioning**
  - **Online Poll (600+ Responses)**
  - **Workshop Sessions (50+ Attendees)**
  - **Presence at Festivals, Events, Farmers Market**
- **Scenarios**
  - **Online Poll (See Card for QR Code)**
  - **Workshop Sessions**

# Scenarios: Possible Site Uses

-  **Public Use in Existing Building**
-  **Public Use + Leased Space**
-  **Residential + Mixed**
-  **Low-Scale Residential**
-  **Leased Space (Retail and/or Commercial)**
-  **Passive Open Space**
-  **Active Open Space**
-  **Shared Use Street**

# Scenario Pie Charts

## Scenario A



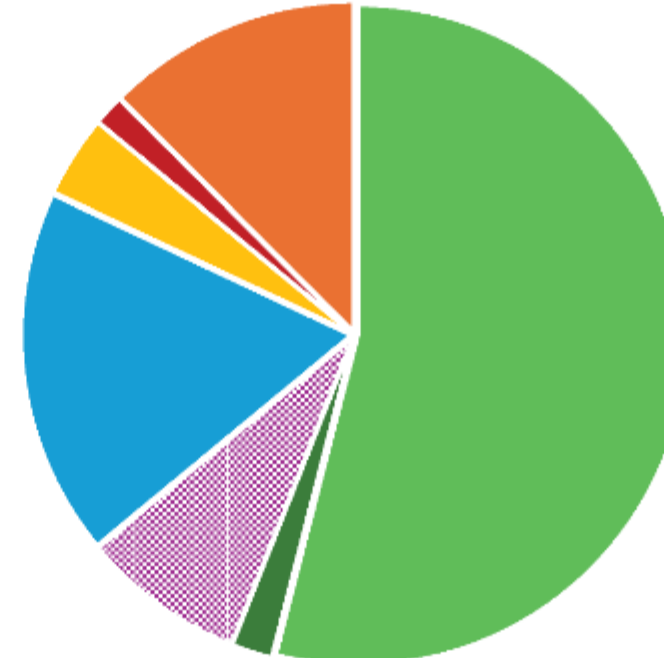
- Active Open Space
- Passive Open Space
- Public Use + Leased Space
- Public Use in Buildings
- Residential + Mixed Use

## Scenario B



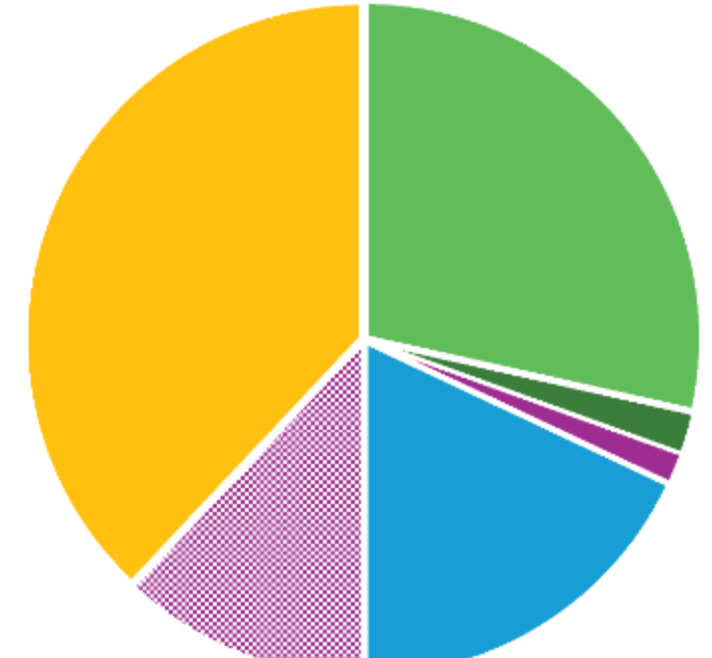
- Active Open Space
- Passive Open Space
- Public Use + Leased Space
- Public Use in Buildings
- Shared-Use Street
- Low-Scale Residential

## Scenario C



- Active Open Space
- Passive Open Space
- Public Use + Leased Space
- Shared-Use Street
- Residential in Existing Building (Low-Scale Res.)
- Leased Space
- Residential + Mixed Use

## Scenario D



- Active Open Space
- Passive Open Space
- Public Use in Buildings
- Shared-Use Street
- Public Use + Lease Space
- Low-Scale Residential



# Potential Scenarios for Analysis

Scenario A	Scenario B	Scenario C	Scenario D
<p>Mix of potential uses could include:</p> <ul style="list-style-type: none"> <li>• Public Use in the Cushman Building</li> <li>• Active Open Space on Cushman Site</li> <li>• Residential with Mixed-Use on Cushman Site</li> <li>• Ground Floor Leased Space on Cushman Site</li> <li>• Public Use + Leased Space in the Adams Building</li> <li>• Passive Open Space on Adams Site</li> <li>• Active Open Space on Adams Site</li> <li>• Adams Street vacated and used as active open space</li> </ul>	<p>Mix of potential uses could include:</p> <ul style="list-style-type: none"> <li>• Public Use in the Cushman Building</li> <li>• Public Use + Leased Space in the Cushman Building</li> <li>• Active Open Space on Cushman Site</li> <li>• Low-Scale Residential on the Cushman Site</li> <li>• Public Use + Leased Space in the Adams Building</li> <li>• Low-Scale Residential on the Adams Site</li> <li>• Passive Open Space on Adams Site</li> <li>• Shared-Use Street on Adams Street</li> </ul>	<p>Mix of potential uses could include:</p> <ul style="list-style-type: none"> <li>• Public Use + Leased Space in the Cushman Building</li> <li>• Low-Scale Residential inside the Cushman Building</li> <li>• Active Open Space on Cushman Site</li> <li>• Leased Space (Retail or Commercial) in the Adams Building</li> <li>• Residential with Mixed-Use on Cushman Site</li> <li>• Ground Floor Leased Space on Cushman Site</li> <li>• Passive Open Space on Adams Site</li> <li>• Shared-Use Street on Adams Street</li> </ul>	<p>Mix of potential uses could include:</p> <ul style="list-style-type: none"> <li>• Public Use + Leased Space in the Cushman Building</li> <li>• Active Open Space on Cushman Site</li> <li>• Low-Scale Residential on the Cushman Site</li> <li>• Public Use in the Adams Building</li> <li>• Passive Open Space on Adams Site</li> <li>• Active Open Space on Adams Site</li> <li>• Shared-Use Street on Adams Street</li> </ul>

**Active Open Space** possibly could include park and recreation uses, playgrounds/play areas, small performance/concert space, splash pads, and other types of uses.

**Passive Open Space** possibly could include trees and seating areas, paths, art/sculpture, gardens, and other uses.

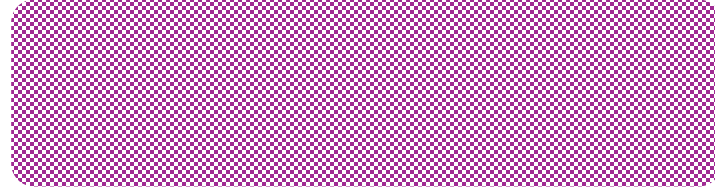
**Parking** could be addressed in a variety of ways: on-street, Adams Street converted to a parking area, surface parking areas on sites, and/or structured parking below/within new buildings, etc.



## Public Use in Existing Building



## Public Use + Leased Space



## Residential + Mixed Use



## Low-Scale Residential





# Leased Space



# Passive Open Space



# Active Open Space



# Shared Use Street





# Scenario A



N PROCTOR ST

N 21ST ST

N 21ST STREET ALLEY

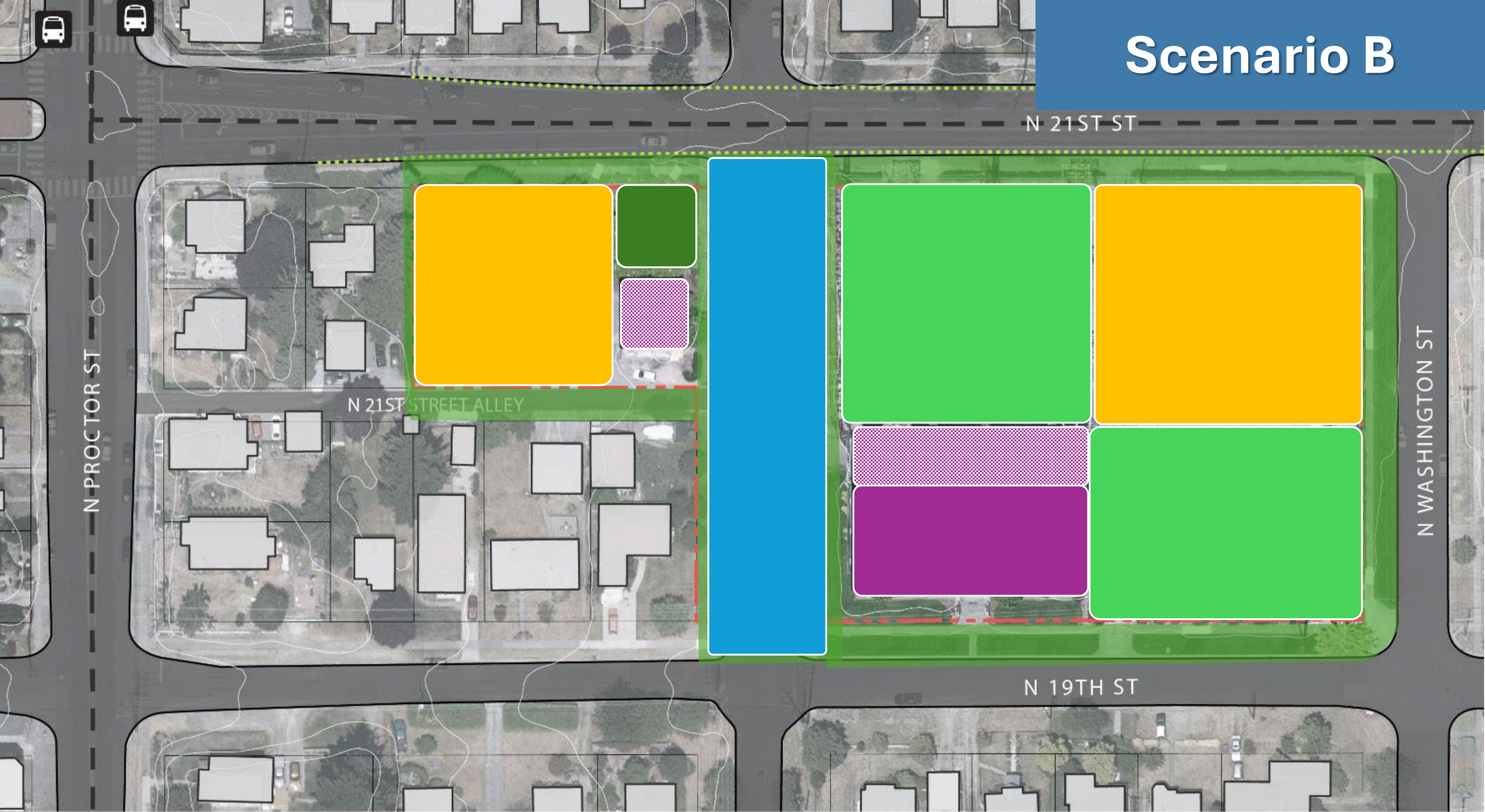
N WASHINGTON ST

N 19TH ST





# Scenario B





# Scenario C

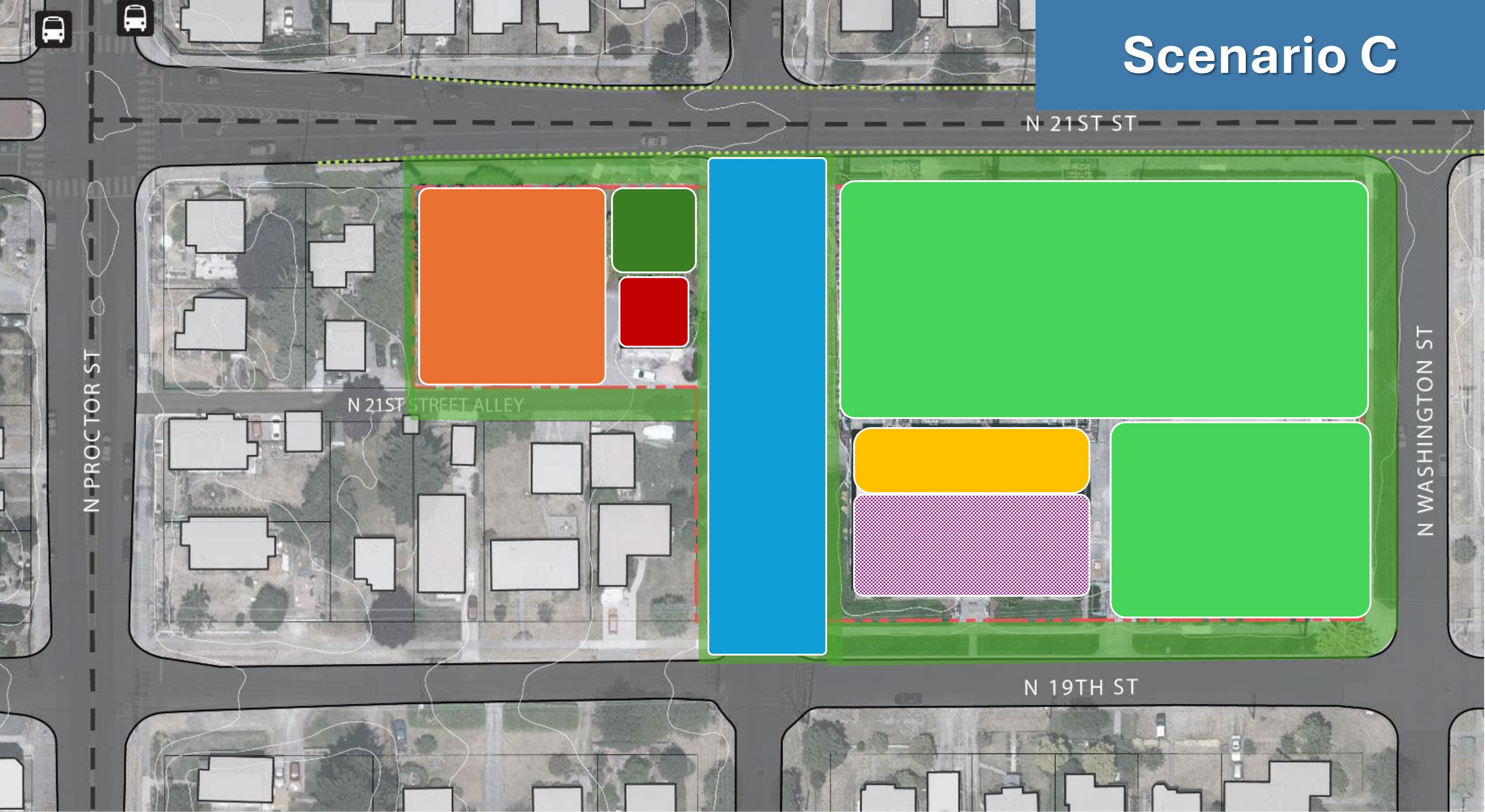
N PROCTOR ST

N 21ST ST

N 21ST STREET ALLEY

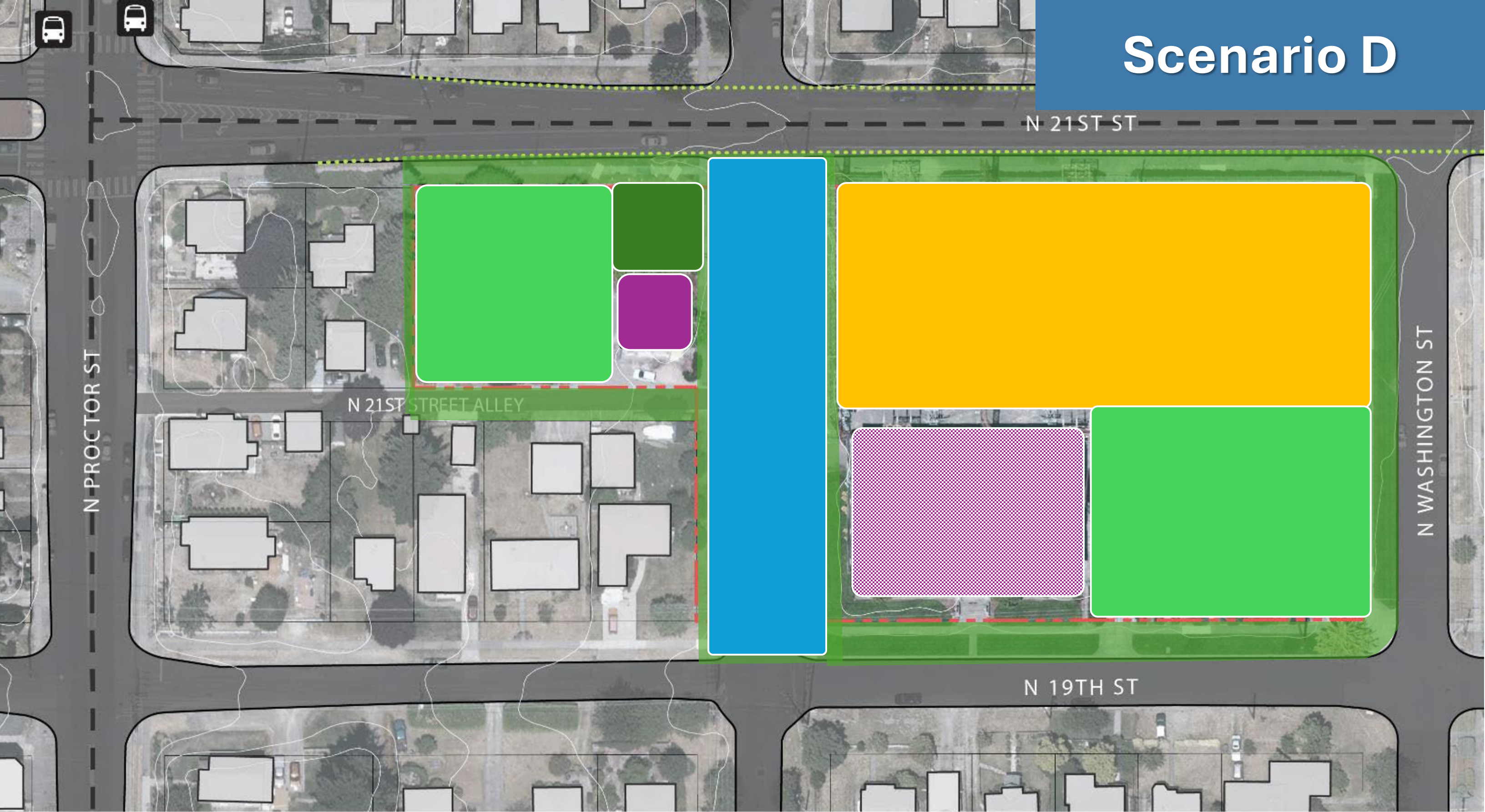
N WASHINGTON ST

N 19TH ST





# Scenario D





# Key Surplus Properties Policies

- **First right of refusal offered to Native American tribal interests (Puyallup Tribe).**
- **Affordable housing needs to be considered as a potential use.**

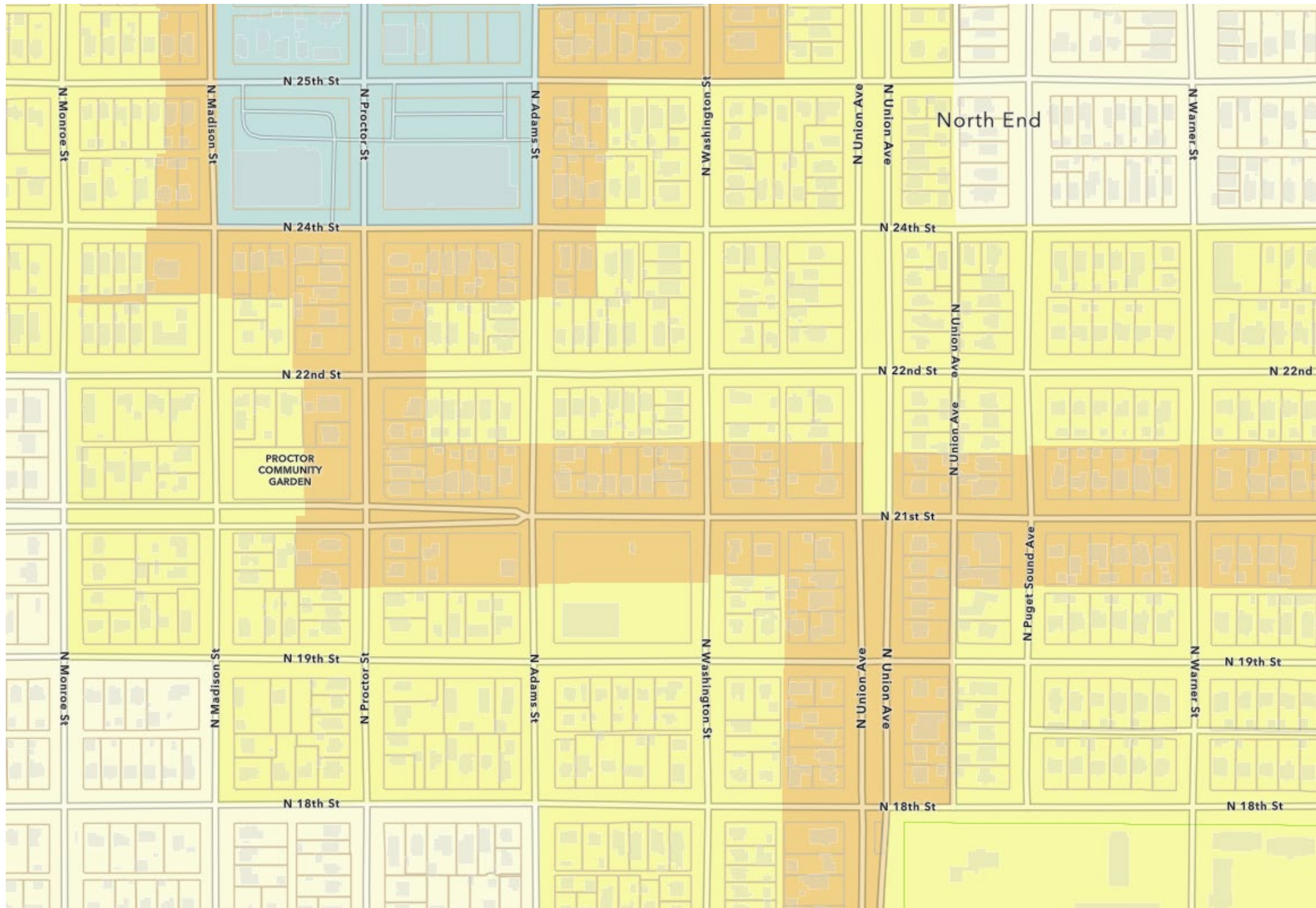
## Home in Tacoma Zoning

- **Urban Residential 2 (UR2) and Urban Residential 3 (UR3) Zoning Categories**

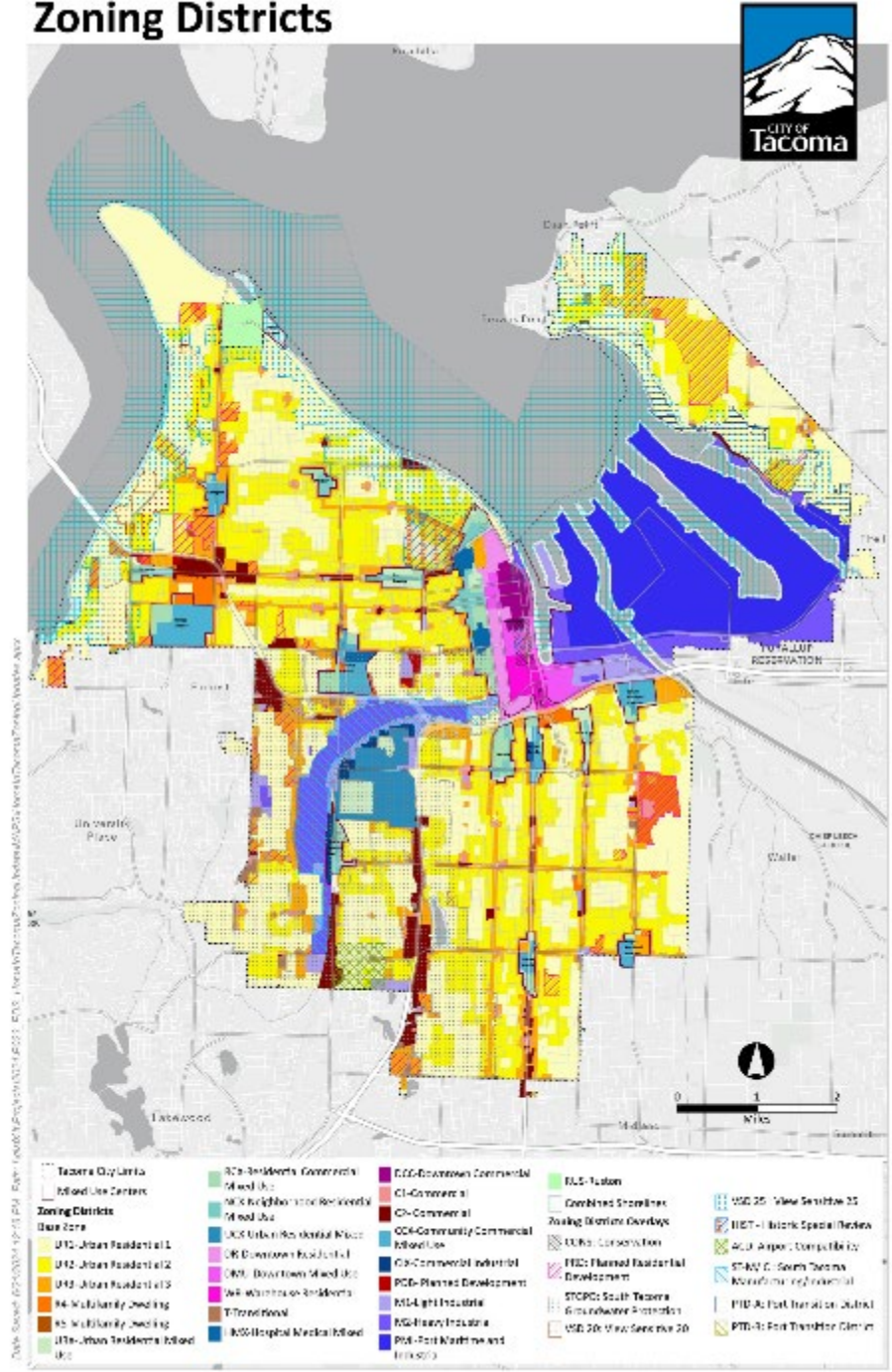


# Home in Tacoma Zoning

**CUSHMAN  
AND  
ADAMS**  
SUBSTATIONS  
FUTURE USE STUDY



## Zoning Districts





# Future Decision Making: Evaluation Criteria and Key Considerations

- **Public Input**
- **Feasibility**
- **Cost**
- **Sustainability (Environmental)**
- **Community Need**
- **Alignment with City Policies (Including Surplus Properties)**

*City Council and Public Utility Board will make the final determinations.*





# SCENARIOS WORKSHEET

## *Help Shape the Scenarios for Analysis!*

*Please fill out this worksheet either individually or in partnership with others, then talk as a group at your table to share your perspectives. In a few minutes, we'll go around to each table so each group can share their thoughts and input with other workshop participants.*

*The following types of potential uses are being considered in four conceptual scenarios:*

- Public Use (in Existing Buildings)
- Public Use + Leased Space (a Mix of Public Use and Leased Space, such as Community Nonprofit and or Retail Space)
- Residential + Mixed Use (with Ground Floor Leased Space and Housing above)
- Low-Scale Residential (such as Middle Housing types)
- Leased Space (Retail and/or Commercial)
- Passive Open Space
- Active Open Space
- Shared-Use Street/Festival Street with Parking

See the scenarios, images, and other graphics on the boards and on the table that illustrate the potential kinds of uses that could be considered for the project—organized in four different scenarios.

*Please note that this phase of the study is still at a conceptual level, and these scenarios do not represent final proposals or designs for the sites.*

1. *What uses do you like in Scenario A and why?*

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2. *What concerns you about Scenario A?*

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3. *What uses do you like in Scenario B and why?*

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4. *What concerns you about Scenario B?*

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