



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

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# 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-SIM>

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# 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
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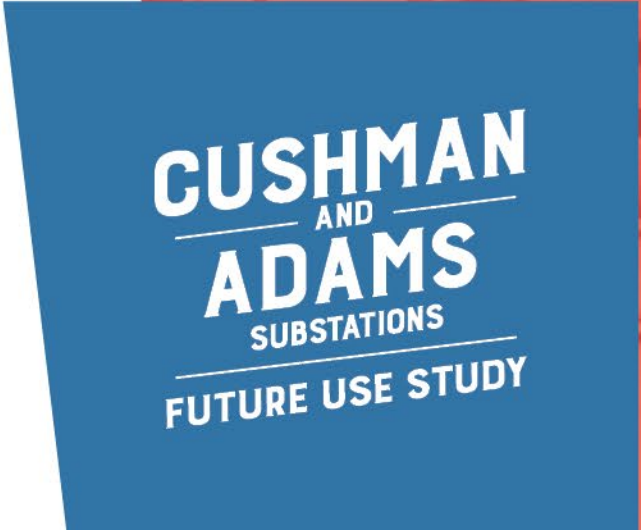


# Purpose of the Future Use Study

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.**



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# Study Area/Context

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# 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

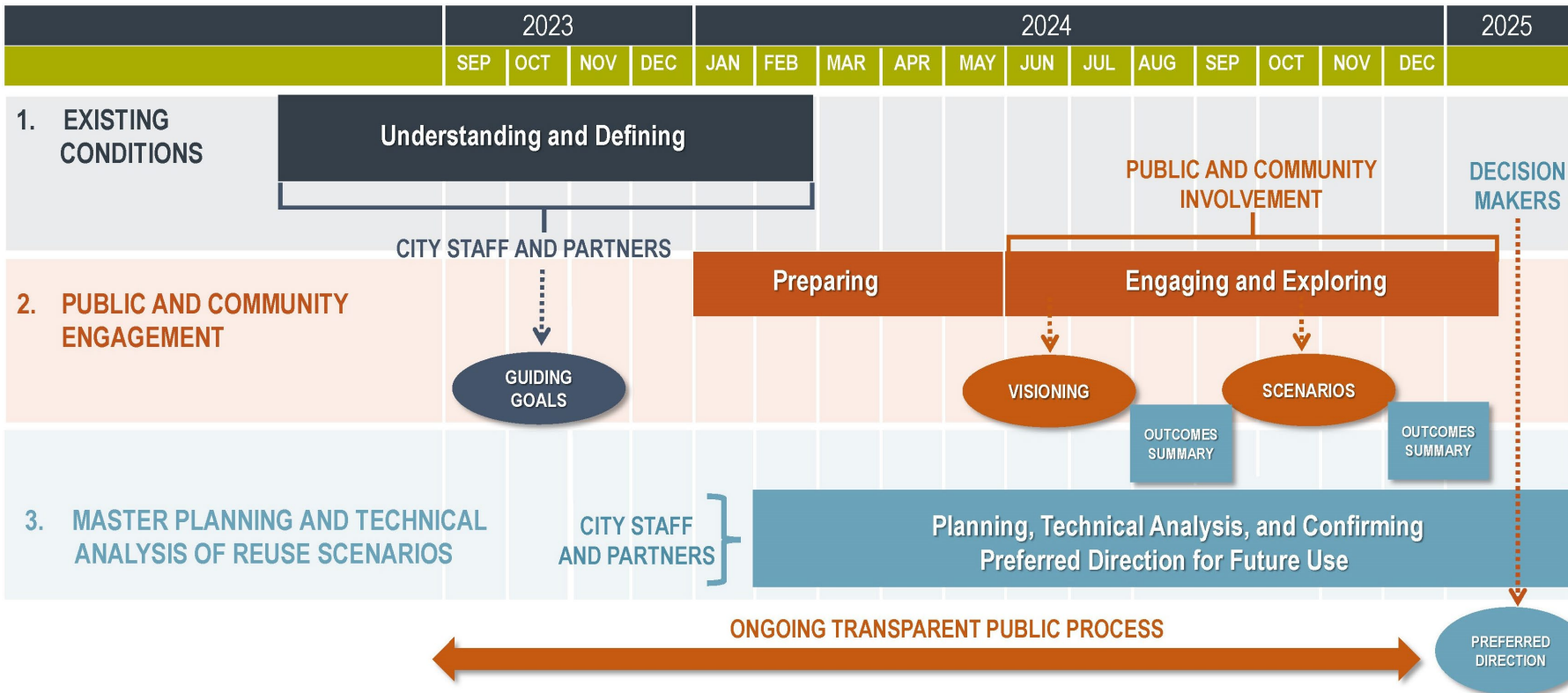
**Tribal:** Puyallup Tribe

## 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.*

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# Study Timeline



## PROJECT TIMELINE & NEXT STEPS

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

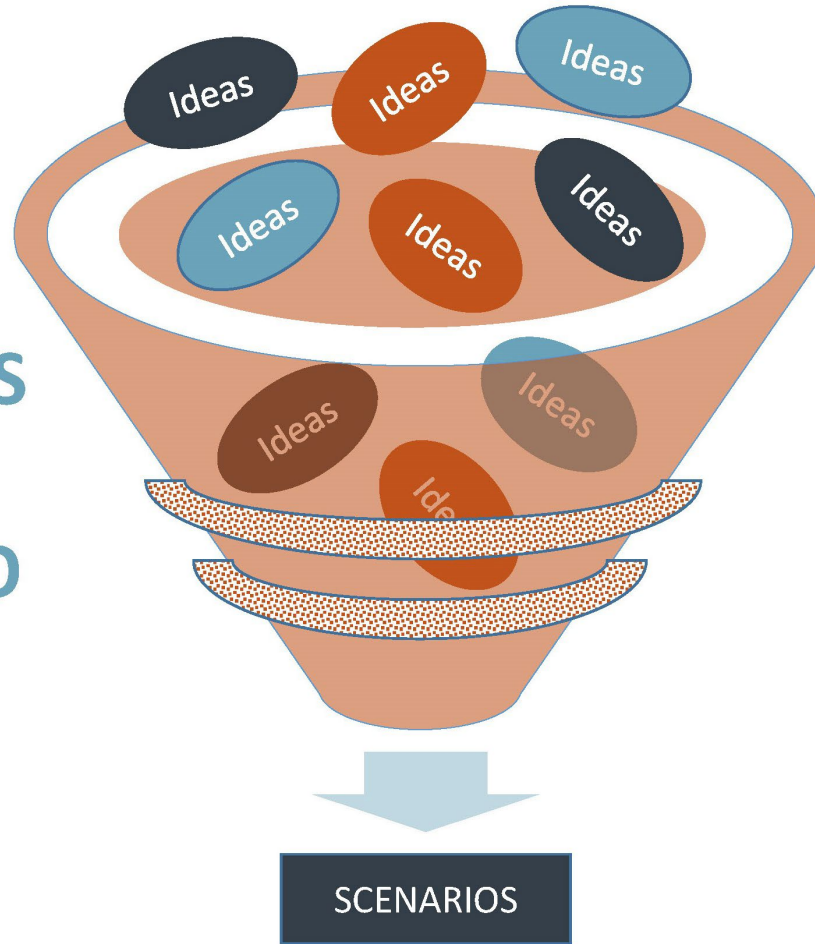
**2024-2025**—Decision-making about future use begins; permitting and construction of TPU’s off-site replacement maintenance facility.

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

# Study Process

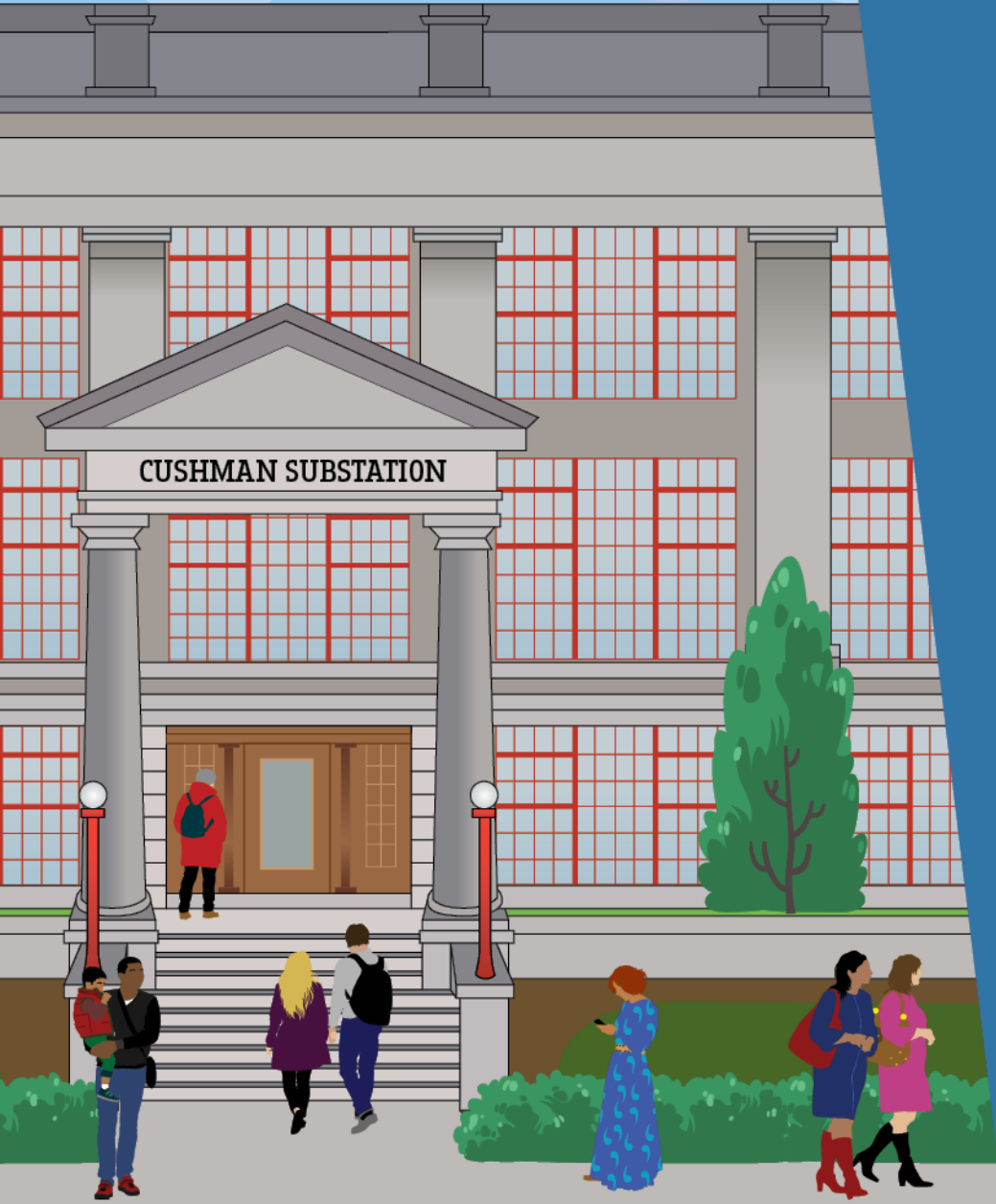
FUTURE USE  
STUDY PROCESS

FROM IDEAS TO  
SCENARIOS



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



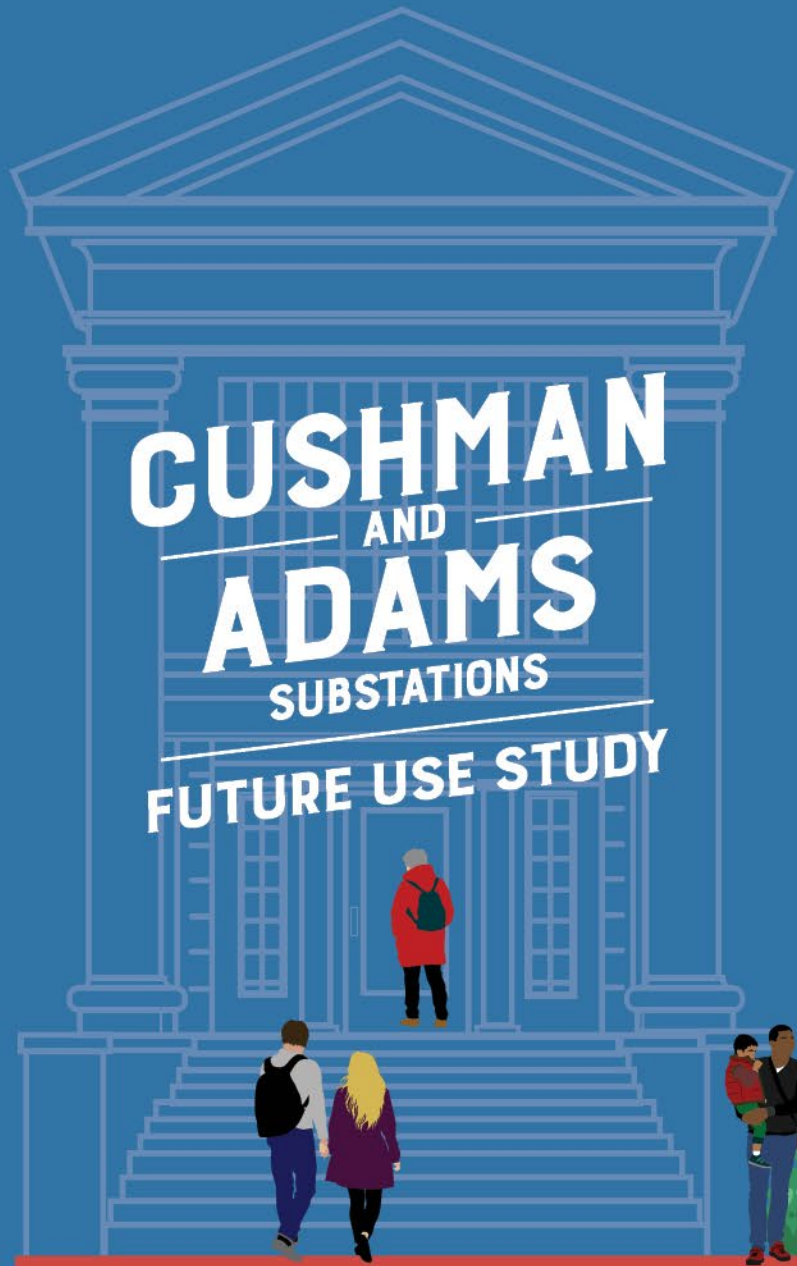
- Both substations were listed on the Tacoma Register of Historic Places in 2017.
- Tacoma Power is still actively using the site and plans to vacate by 2027.
- City Council and the Public Utility Board will make the final determinations about the future uses of the sites and buildings.
- The Future 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

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**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



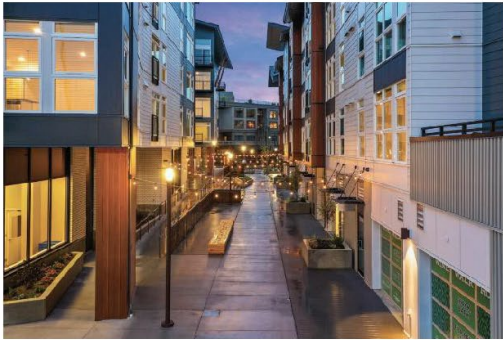
**6**  
Food Hall/Market Hall Spaces



*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

*Old Woodinville School/Schoolhouse District—Woodinville, WA*



*Pybus Public Market—Wenatchee, WA*





# 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*

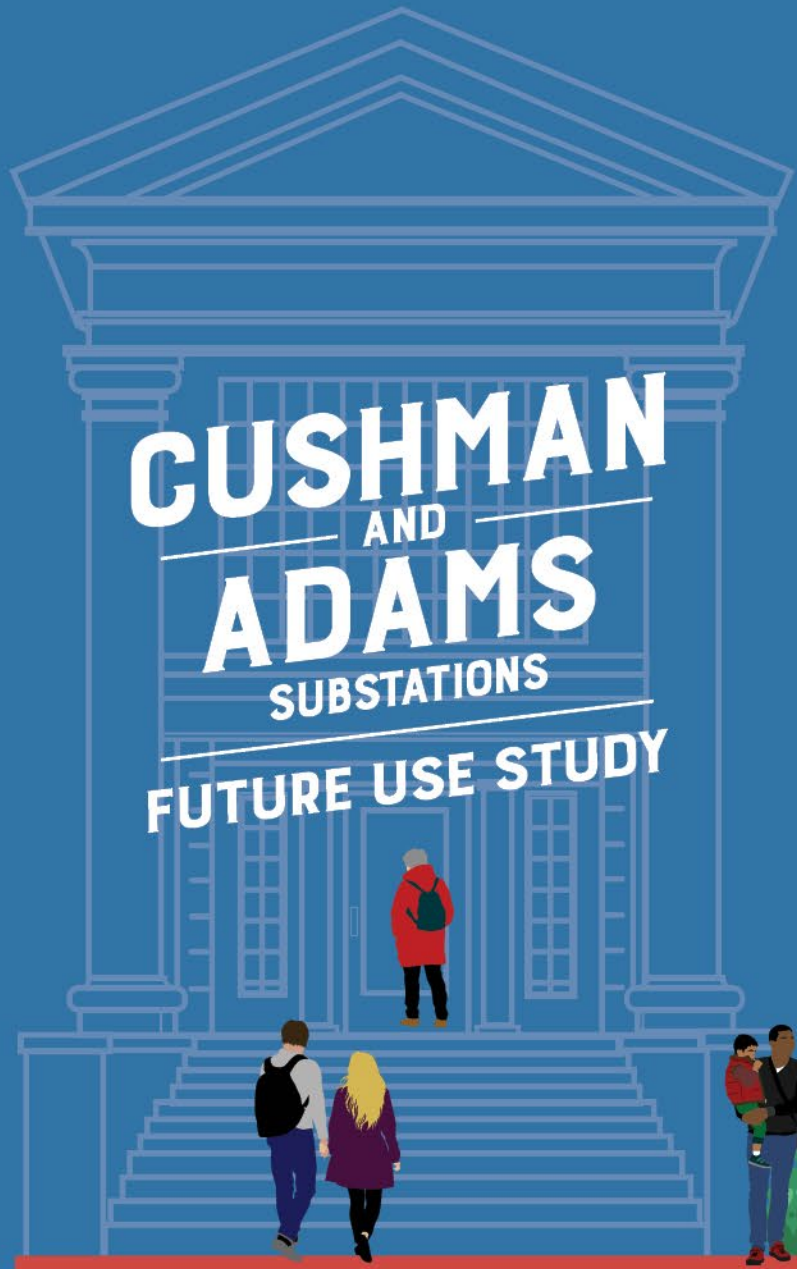




# Please Remember

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**
    - Historic Building Adaptive Reuse
    - Affordable Housing, Residential, and Mixed Use
    - 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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1 Day Care/Learning Centers



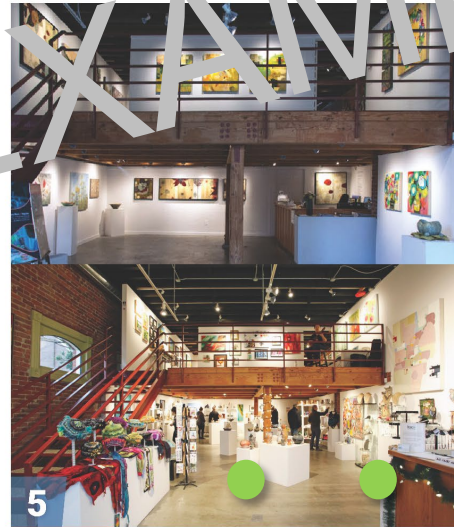
2 Lounge Space as Part of Winery/Tasting Room



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






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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

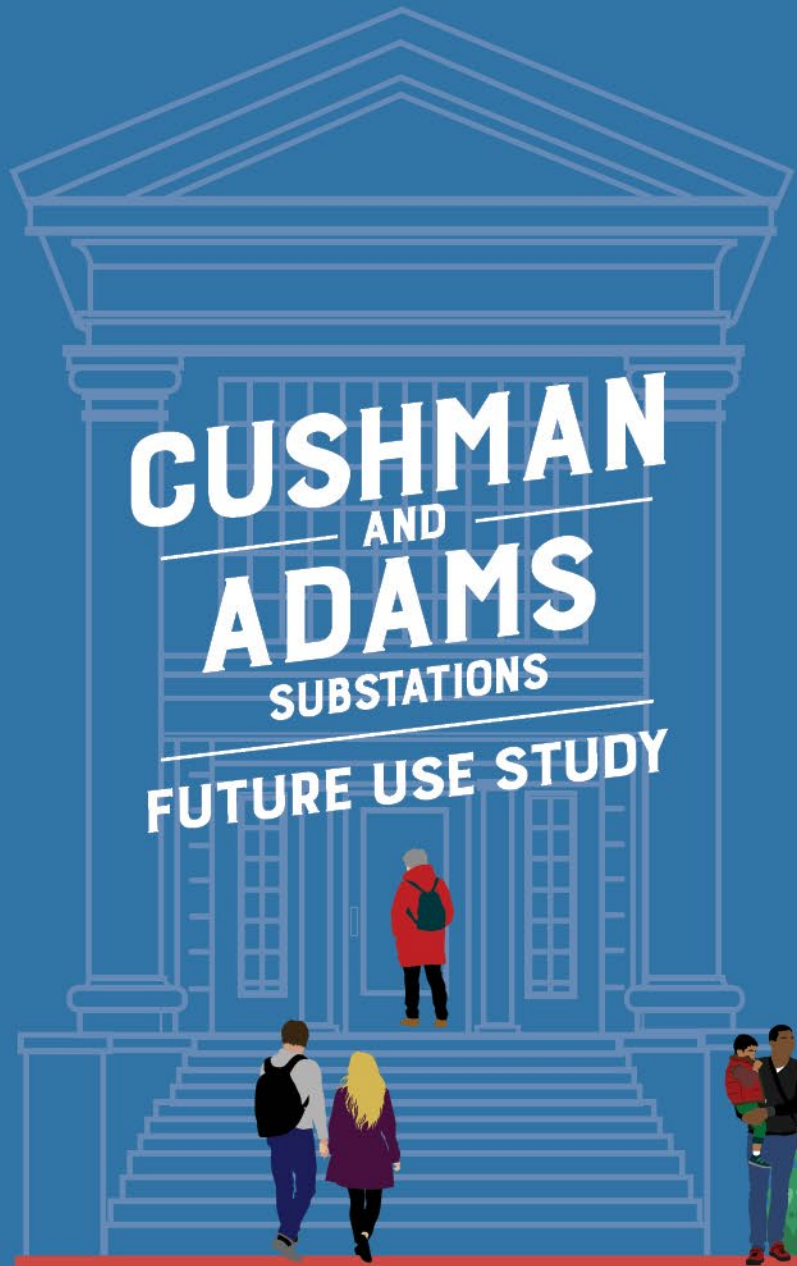
-  Historic Building Adaptive Reuse
-  Affordable Housing, Residential, and Mixed Use
-  Community Uses and Public Spaces





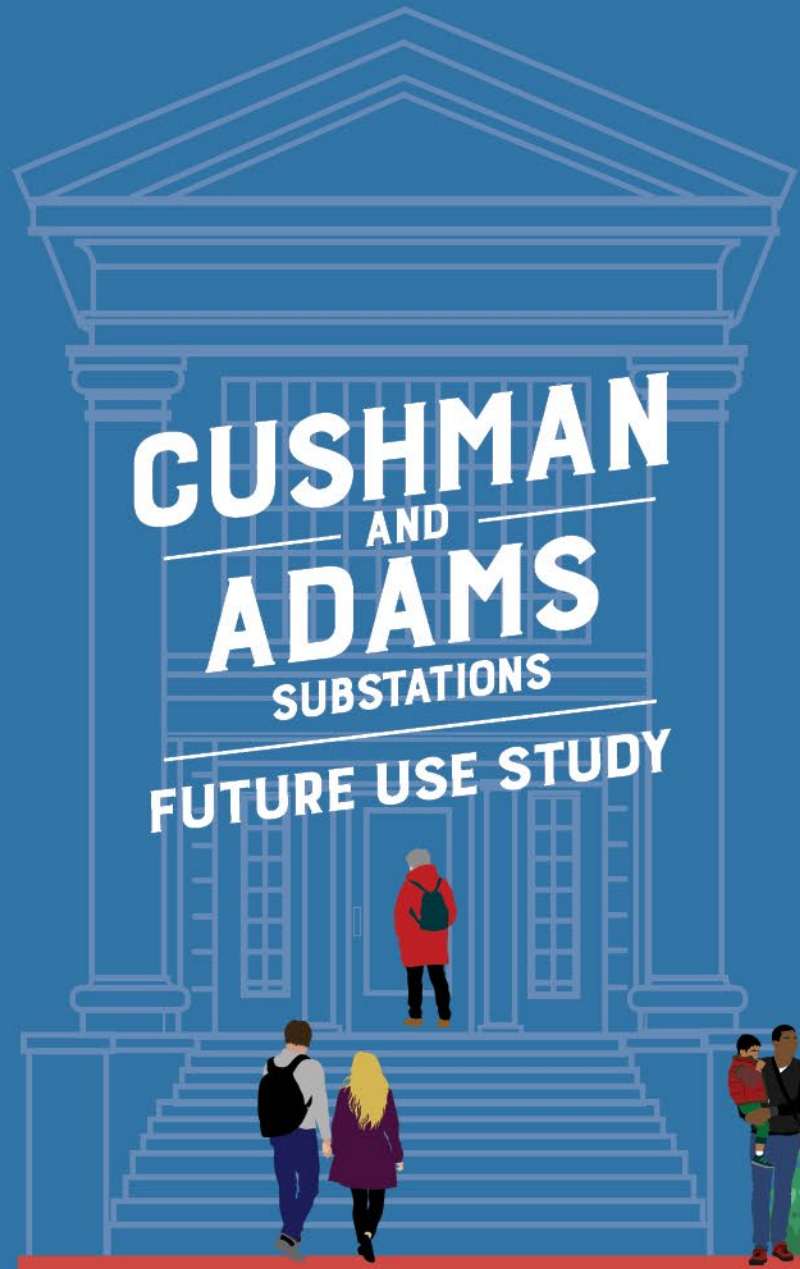
# Site Mapping Exercise

- **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.**
-



# Table Report Outs





# Next Steps and Upcoming Events



# 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!
-

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**Thank You!**



# Historic Building Adaptive Reuse

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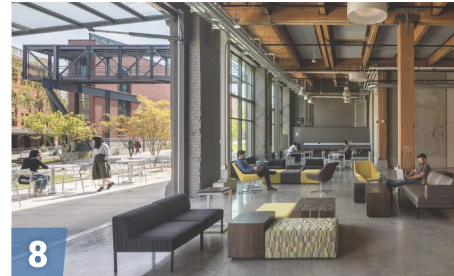


## Historic Building Adaptive Reuse

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**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



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# CUSHMAN AND ADAMS SUBSTATIONS FUTURE USE STUDY



## Affordable Housing, Residential, and Mixed-Use

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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



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# CUSHMAN AND ADAMS SUBSTATIONS FUTURE USE STUDY



## Affordable Housing, Residential, and Mixed-Use



7 Residential Scale Affordable Housing with Green Space



9 Four Story Apartment Building with Ground Floor Public Space



9 Mixed Income Apartments with Amenity Spaces for Tenants



10 Live/Work with Residential over Active Uses (Retail, Studio, Office Spaces)



11 Cottage and Row Housing



12 Affordable Townhomes/Multi-Plexes



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# CUSHMAN AND ADAMS SUBSTATIONS FUTURE USE STUDY



## Community Uses and Public Spaces Examples



1 Festival Streets or Shared Streets



2 Bocce Courts/Outdoor Play



4 Food Trucks/Outdoor Gathering Spaces



5 Outdoor Dining and Connecting Spaces



3 Multi-Purpose Rooftop Space and/or Ground Level Green Spaces



6 Sculpture Gardens/ Outdoor Gardens



7 Outdoor Art Gallery Spaces

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# CUSHMAN AND ADAMS SUBSTATIONS FUTURE USE STUDY

## Community Uses and Public Spaces Examples



8

Community Gardens



9

Seasonal Temporary Art Installations



12

Public Gathering Spaces/Play Areas



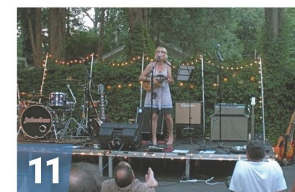
14

Large Scale Art Piece



10

Outdoor Lessons/Learning/Performance Spaces



11

Small Scale Performance/  
Concert Space



13

Outdoor Games



15

Outdoor Theater/Movie Watching Space

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FUTURE USE STUDY



Adams  
Substation  
0.47 acres

Cushman  
Substation  
1.91 acres

