

Proctor Neighborhood Plan

The Proctor Neighborhood Plan (Plan) is a guiding document outlining community-identified projects, ideas, and actions to foster the vision for Proctor as a vibrant neighborhood destination and welcoming place. It was adopted in February 2024 by Tacoma's City Council.

The Plan outlines a vision for the future of Proctor, organized into five goals:

- **Pedestrian Safety and Comfort:** Supporting safe access to key neighborhood destinations for people walking, biking, and rolling.
- **Human-Scale Design:** Development that features pedestrian-oriented urban design and honors Proctor's historic character.
- **Outdoor Community Space:** Community space for gathering indoors and outdoors, including enhancing access to existing spaces and parks.
- **Sustainability and Climate Adaptation:** Reducing climate impacts through environmentally sustainable practices and development, and preserving the urban tree canopy.
- **Commercial and Residential Affordability:** Preserving and constructing housing that is attainable for diverse incomes and needs and affordable commercial space for small and diverse businesses.

The Plan also documents the co-creation process with the neighborhood throughout 2022-2023, and is informed by more than 1,800 "engagements:" responses from surveys, engagement with key stakeholders and community groups, and public meetings and events.

The City of Tacoma Neighborhood Planning Program is continuing to work with Proctor residents, businesses, and local organizations to support implementation in 2024 and beyond.

Appendix E: Cushman and Adams Substations Feedback Summary Report outlines feedback that the community shared during the Proctor Neighborhood Plan process related to the Cushman and Adams Substations sites and buildings; however, the Plan does not recommend any specific actions related to these sites.

A full copy of the Plan can be reviewed at: www.cityoftacoma.org/proctorNP



Appendix E: Cushman and Adams Substations Feedback Summary Report

Cushman and Adams Substations Background

Located within the Proctor Neighborhood at the intersection of N 21st St and N Adams St, the Cushman and Adams Substations were built in the mid-1920s to bring electricity from Cushman Dam to Tacoma, as a result of Tacoma Light and Power's construction of Cushman Dam and Power House No. 1 on the Olympic Peninsula—the eastern terminus of the massive Cushman Power Project. A second dam and powerhouse followed in 1930. For many years, these dams and substations served as active parts of the electric system, providing an abundant and reliable source of electrical power to Tacoma industries and residents; however, impacts to natural resources and local tribes weren't settled in court until 2009. Both stations are protected as listed properties on the Tacoma Register of Historic Places and are prominent features of the community.

As of August 27, 2018, the substation is no longer energized and is not a functioning part of the utility's power system. Tacoma Power uses the building for heavy equipment repair and storage of materials. City Council directed the City of Tacoma's General Government and Tacoma Public Utilities (TPU) to work collaboratively and engage the community on future redevelopment of the properties. Due to the COVID 19 pandemic, the engagement process was paused in 2020. The Cushman and Adams Substations Future Use Study is anticipated to re-start in mid-2024.

Relationship to Neighborhood Plan

Throughout the Proctor Neighborhood Plan (Plan) are mentions of the Cushman and Adams substation sites, but because the City and TPU have already committed to a separate city-wide planning process for the future use of the substations, the Plan does not recommend any actions specifically related to these sites. However, Neighborhood Planning staff heard community members' thoughts and ideas related to the substations throughout the planning process. In addition, Neighborhood Planning staff and Proctor Steering Group volunteers tabled at the North End Neighborhood Council's Historic Cushman Block Party in September 2023 to share information about the Draft Proctor Neighborhood Plan actions.

As discussion and community engagement begin to pick back up on what reuse and redevelopment of the two properties could entail, this report summarizes the many comments related to the future use of the two substations heard throughout the Proctor Neighborhood Plan process. The report is intended as a document that can support the Cushman and Adams Substations Future Use Study.

What We Heard

Throughout the Proctor Neighborhood Plan public input process, we heard many comments about the importance of restarting the Cushman and Adams Substation Future Use Study. During the planning process, City staff continued to work with Tacoma Public Utilities to identify a 2024 restart date; update the memorandum of understanding; and finalize the existing conditions report and develop an engagement plan.

Two major themes arose for future use of the Cushman and Adams Substation sites:

1. The majority of comments desired community, recreational, and green space use (most comments)
2. A few comments suggested mixed-use commercial and affordable housing (some comments)

Representative quotes are included below.

Future use as a community, recreational, and/or green space:

“Would like to see the Cushman building and grounds re-purposed into a community center and park.”

“Cushman Power Station is a square block that could provide green space [and] indoor space that could accommodate special events.”

“Cushman Station and Adams Substation should be priorities for a community center/gathering space, playground, and green space. It has ample room to accommodate these uses and provides both indoor and outdoor space for activities, events and programs.”

“Cushman. Do it. Community Center and park. Just do it. Stop delaying it. Just do it.”

“The former Cushman Power Station comes to mind as an available space for many of the activities described above [in the Community Space section of the Proctor Neighborhood Plan]. Seating, green space, accommodation of special events, etc. This could also be space for childcare and after school care.”

“Cushman must be developed as a community space and park.”

Future use as affordable housing:

“The Cushman Power Station needs to be retained for use by the community and should be turned into a community center with possible year-round farmers/crafts market. The rest of the property needs to be used to build affordable housing.”

“These uses should fit within a redeveloped Cushman substation, whose main reuse should be affordable housing.”

Future Use Study

The planned Future Use Study will involve city-wide engagement to generate and analyze different use scenarios for the sites. This process will take into account the community's desires as well as project feasibility and the City of Tacoma and TPU's Surplus Real Property Policies, which prioritize first right of refusal to local tribal governments. In addition, the surplus policy states:

Among the City's goals in property dispositions are: development of affordable housing, private development which meets the City's economic development objectives, historic preservation, and increasing density and improving walkability in support of the City's Comprehensive Plan objectives.

Additionally, recommendations from the Proctor Neighborhood Plan that could inform reuse ideas include:

- **Pedestrian Safety and Comfort**
 - Action 4: Use public right-of-way (streets and sidewalks) to create spaces for gathering and a livable public realm
 - Action 15: Enhance bicycle and pedestrian connectivity, access, and safety on N 21st St
- **Human-Scale Design**
 - Action 2: Support City efforts to encourage adaptive reuse of historic buildings

- Action 6: Create pedestrian connections and activation for neighborhood commercial nodes outside of Proctor's core
- **Community Space**
 - Action 3: Identify partnership opportunities to construct a woonerf (a multi-modal shared street)
 - Action 5: Identify locations for gathering and shared public outdoor seating, and enhance these locations
- **Commercial and Residential Affordability**
 - Action 1: Ensure new housing is attainable for diverse incomes and needs, including families, multi-generational, and seniors (e.g., mandatory affordability in new buildings; identify opportunity sites for affordable housing).

Refer to CityofTacoma.org/Cushman for additional information on the status of the Cushman and Adams Substations.