



CUSHMAN AND ADAMS SUBSTATIONS

FUTURE USE STUDY

VISIONING WORKSHOP SESSIONS 1 AND 2

Site Mapping Concepts

The following conceptual site mapping ideas were created by workshop participants as possible ways that uses could occur on the sites and in the buildings. Common themes from these ideas will be further evaluated through the SCENARIOS planning and analysis process.

Access/Use for All.
Not Just a Developer to Make Money

Adams Substation
0.47 acres

Cushman Substation
1.91 acres

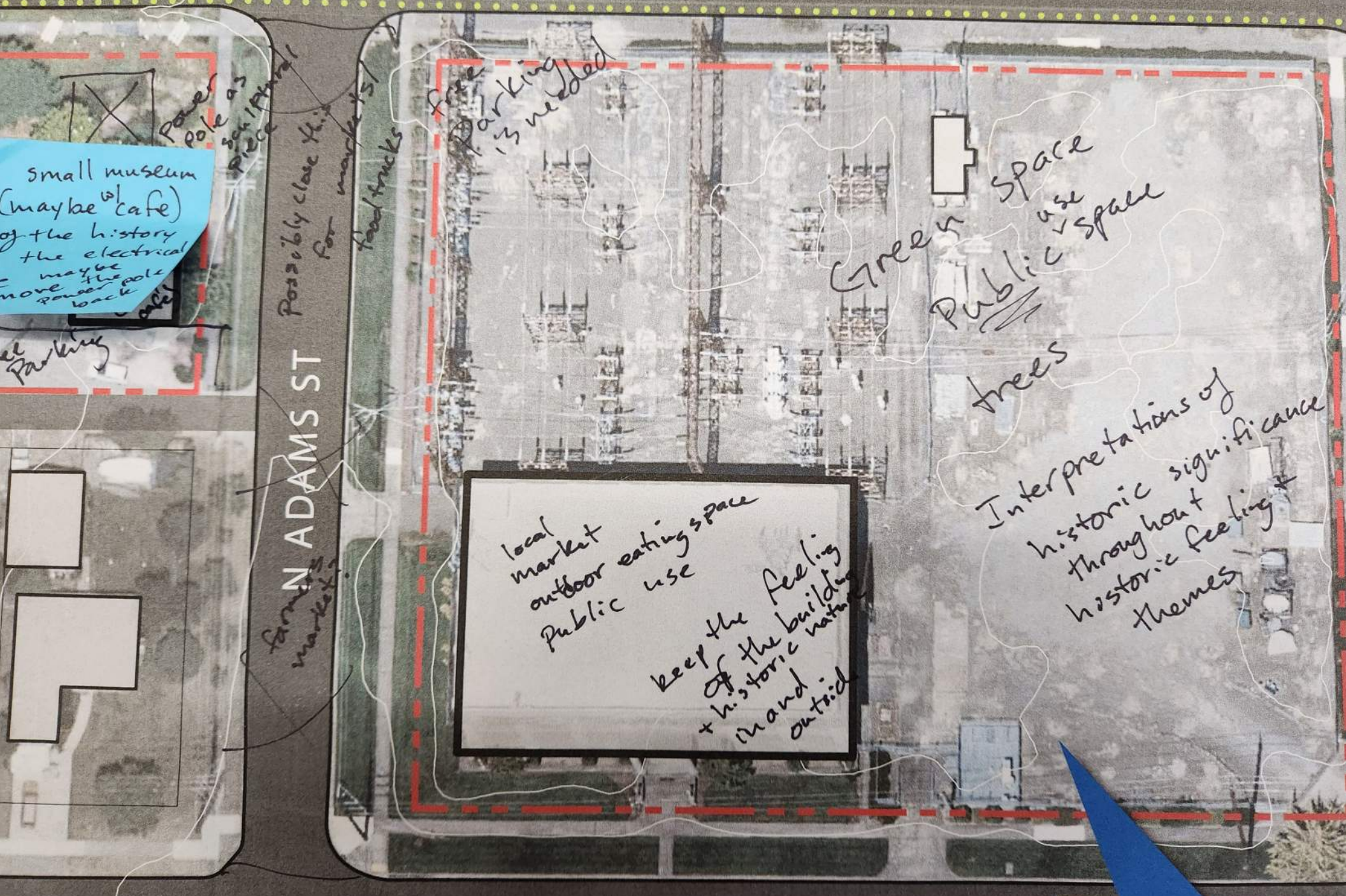


Parking Lot
Museum
Power/Tribal

PARK
~~SEMI~~
open space

COMMUNITY CENTER
CLASS ROOMS
SATURDAY MARKET
INSIDE 1ST FLOOR

Block of ADAMS ST



small museum (maybe w/ cafe) of the history of the electrical - maybe the pole move the pole back

Power pole as for 1st floor

Possibly close this for market 1st floor trucks

free parking is needed

Green space
use
Public space
trees

local market
outdoor eating space
public use
keep the feeling of the building + historic nature in and outside

Interpretations of historic significance throughout historic feeling + themes

free parking

N ADAMS ST
forming market

N 19TH ST

Adams Substation
0.47 acres

off leash dog park

Park space
beach

Cafe

close N 19th
use N 21st as
vehicle access
- handicap parking
- bike racks

N ADAMS ST

handicap parking - keep 31K - only on street

Roof top
- Metro Park program
- Keep lake hall
- commercial kitchen
- rose
- create food to send to desert island
- picnic table

sunken amphitheater
outdoor stage
Beach
Well way

Follow Europeans to create an outdoor living area
Dog walk party around perimeter
Park / Open Space
Gardens - Chess
Sculptures

N 19TH ST

N 21ST ST

N WASHINGTON ST

Cushman Substation

OUT-DOOR SPACE FOR MORE SCREENING + PERFORMANCE / ENTERTAINMENT

MIXED-USE HOUSING + RETAIL SPACES THAT HAS REFERENCE TO HISTORIC AT SITE.

Adams Substation

A PLACE FOR ALL OF TACOMA. NOT JUST PROCTOR'S weather residents.

A PLACE THAT OUR SENIORS CAN CONGREGATE WITH BENCHES + FOUNTAINS.

Park Use make for Lawn - Movies Concerts - Festivals & Festivals

Vehicle Access for vendors Food Trucks + Tables for vending

TAKE FULL USE OF THE SITE'S SURFACE AREA - MIXED-USE WITH WALKABLE + PARKS

Sculptures & Recreation Park Area for Activities

Green Space & Garden
Multi Use Sunroom

Cushman Substation 1.91 acres

0' 100' 200'

N PROCTOR ST

N 21ST STREET ALLEY

N ADAMS ST

N 19TH ST

N 21ST ST

N WASHINGTON ST

Cushman Substation
1.91 acres

N WASHINGTON ST

N 19TH ST

N ADAMS ST

N 21ST STREET ALLEY

Spray ground
Playground

Apartments

Bathroom Building
Picnic tables & Community Space

Seasonal Temporary Art Installations
Outdoor Games
Community Garden
Large scale Art piece
Bocce Court/Play

Concert/Music Performance Spaces

Museum

Adams Substation
0.47 acres

ADAMS SUBSTATIONS
FUTURE USE STUDY

N 21ST ST

N ADAMS ST

N 19TH ST

Store

day care

Post Office

food trucks.

Houses

Sand pit
Bathroom

Outdoor games

Pickle ball Court

Picnic tables

Outdoor Art gallery Spaces

Cushman Substation
1.91 acres

Adams Substation
0.47 acres

Small beer market!
Rotating vendors

Art studios and places for Food hub/Community Kitchen

green space for sculptures + Food for All Garden with small performance stage

Cushman Substation
1.91 acres



SUBSTATION FUTURE USE STUDY

Adams Substation
0.47 acres

Food truck and eating space w/ outdoor sports courts could be both

Wash State

Close the street pedestrian/cyclist only

Include Transit Plan into space as in down Adams only N Adams do middle development

like Culdesac develop in Arizona, but 1st level mixed use

Playground w/ Beer Garden to parents can hang w/ kids

Space to wander like @ Miamonamin's Bottom School

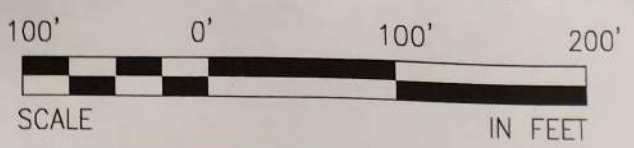
Restaurants, Apartments, Bakery, childcare, Roof top uses, Pharmacy

Slide to playground area, 3-4 story site

Do not turn space over to parking. In 20 years, we will have all the parking spaces

Less than 15 or 30 minute parking for pickup of food deliveries

Cushman Substation
1.91 acres



Adams Substation

0.47 acres

dog park or
pickleball court
or basketball
court or
spray park

Parking

trees +
garden

outdoor
~~shop~~
sculpture

demonstration
gardens

local artisans
bakery
coffee shop
wine tasting shop
brewery
rooftop use

outside
concerts

Cushman Substation

1.91 acres

ms tion res

PHASE 1
NOW!
GRASS & TREES

TRIBAL
MUSEUM
(FIRST RIGHT
OF REFUSAL)
PLUS OTHER
MUSEUMS
MUSEUMS
TPU

Possibly
close off
this part
of North
Adams for
parking.

ASAP:
The right-of-way
areas that surround
the Cushman building need
to have trees planted
Numerous planting
of trees

Raised garden Beds
A mid needed
green space/park

Native
Pollinator Garden

Free Little
Library

Community
Spaces:
• Coffee shops
• Bakery
• Book clubs
• Day care
• Senior center
• meeting spaces
Inclusive use
welcoming all
of Tacoma
• Art classes & musical performances

Small spray park
Tacoma Garden club
demonstration garden

Benches and
picnic tables

Cushman Substa

ns
tion
es

N 21ST ST

Park
grass
small concepts
start now
phase I

close off
parking
1-side

Large trees
on all edges
More shade

Patios
Pathways
Gardens

Mini-
Museum
History of site
Puyallup tribal

STREET ALLEY

N ADAMS

Adaptive
retail/office
small business
meeting rooms
commercial kitchen
to rent?

upper
floors
housing

close
off
possible
parking
1-side

N 19TH ST

Cushman
Substation

murals on Adams
Substation?
- Puyallup Tribe
- Tacoma history

Parking?
- underground?
- on street?
incentive to
walk?

Can we surplus the
land separate to the
building so that outdoor
community spaces can
get started sooner
than 2027?
public
restroom.

CUSHMAN
AND
ADAMS
SUBSTATIONS
FUTURE USE STUDY

Adams
Substation
0.47 acres

N 21ST ST

community
garden
- fenced for deer?
kids space
splash pad

Resource
Hub -
restroom?

N 21ST STREET ALLEY

closed to cars
N ADAMS ST closed to cars?

Drinks
(perm building)
Food
Trucks +
Seating
- maybe some type
of coverage

Open
Space
green area?
trees, kai pond,
quiet space, tables
open lawn areas
art / sculptures?
local plants.

Indoor stage / theater space
for rent / concert hall
bakery
coffee shop / restaurants
rooftop - coffee-food-sitting
area
2nd / 3rd floors ... ??

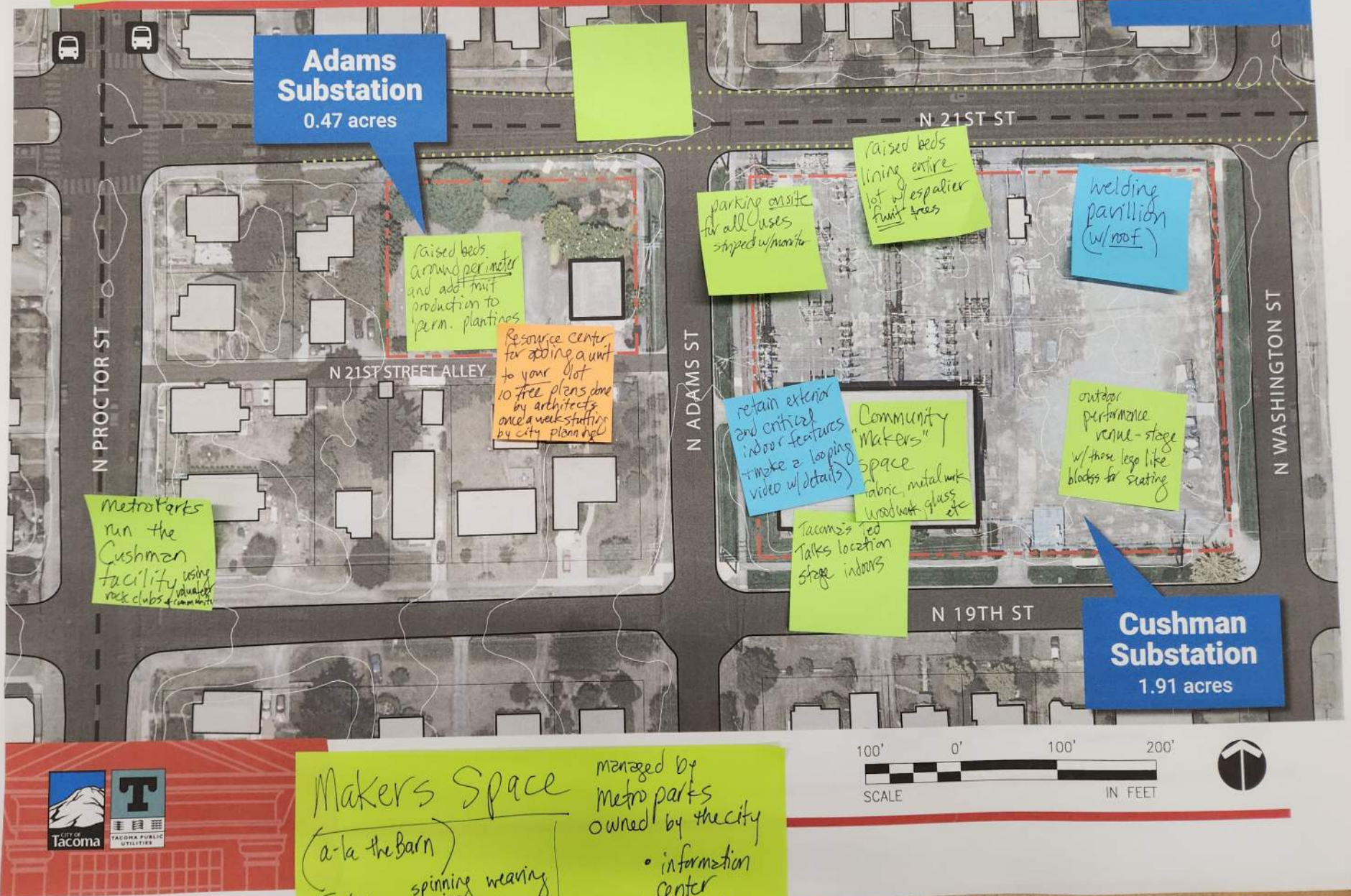
Amphitheater
- movies
- concerts
hang area
etc.

N WASHINGTON ST

N 19TH ST

Cushman

architectural competition for indoor spaces



Makers Space managed by metro parks owned by the city

(a-la the Barn)

Fabric	spinning	weaving
	sewing	
Metal	welding	
	jewelry	CNC
	turning	Furniture
	boats	
	canning	baking
	temp work	stained
	bead making	
	slump	

• information center for booking performance spaces

Makers Space managed by metro parks owned by the city

(a-la the Barn)

Fabric	spinning	weaving
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Metal	welding	
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	turning	Furniture
	boats	
	canning	baking
	temp work	stained
	bead making	
	slump	

• information center for booking performance spaces

include a 'video on a loop' to show history of the building with footage of the dem and the union workers who supply our electricity TPU

Adams Substation
47 acres

Keep H city/ community owned :)

open garden space

community Resource center, accessibility to the biz in Cushman, Jobs, local Resources history.

Parking? bathrooms? (garden/metro parks)?

outdoor event space, small-scale

Community shared space rooftop "bar" local Retail, Yoga Space

DOG FRIENDLY!
coffee art/maker retail bookstore

Fenced Dog Park
Dog Park

Quiet street + safe for dogs

Quiet street safe for dogs

Cushman Substation
1.91 acres



Substation

All public ownership!
City, Metro Parks, etc.

CUSHMAN AND ADAMS SUBSTATIONS FUTURE USE STUDY

Also pedestrian/ bike crossing with traffic light at Adams on Washington, across N. 21ST ST.

- Public restrooms!
- stripe on-street parking
- water (fill station)

Close N. Adams St. between sites for:
- parking
- tables/covered dining

Park: trees, plants, some grass, small pet-only area.

- Makers Market Space
- small business selling space - rotating

STREET ALLEY

N ADAMS ST

N 21ST ST

N WASHINGTON ST

Adams Substation
0.47 acres

N 21ST ST

Green
Open space

If street is
closed this
could be
used to
extend park
space create
festival venue

Green open
space
park for trees
outdoor cafe
picnic tables
public gathering

Community Space
- rooms for workshops
- classes
- meetings
- gathering's cafe (maybe student run)
- possible affect for local non-profits artists
- small museum to showcase important history of building

N 21ST STREET ALLEY

N 19TH ST

Cushman Substation
1.91 acres



Adams Substation
0.47 acres

N 21ST ST

If heating, it could grow next to Adams building

Community garden space outside co-ops shop in Adams

Green space for outdoor play area or outdoor classes

open main area for events + music

basketball court / pickleball court
picnic tables

Rentable community rooms for classes + meetings

Cafe with indoor / outdoor space for seating

area for indoor farmers market during winter months

retain historic components to tell the story of Cushman + why its important

N 21ST STREET ALLEY

N ADAMS ST

N 19TH ST

Cushman Substation
1.91 acres



Adams Substation
0.47 acres

N 21ST ST

If housing, it could go on next to Adams buildings

Community garden space outside, co-ops in Adams

Green space for outdoor play area or outdoor classes

open main or landing area for events + music

baseball court / pickleball court
picnic tables

Rentable community rooms for classes + meetings

Cafe with indoor / outdoor space for seating

area for indoor farmers market during winter months

retain historic components to tell the story of Cushman + why it's important

N 21ST STREET ALLEY

N ADAMS ST

N WASHINGTON ST

N 19TH ST

Cushman Substation
1.91 acres



'Art Park'
Jane Wendel

Adams Substation
0.47 acres

N 21ST ST

Preserve the architecture and building history and keep the old growth trees

Outdoor eating space w/ open seating, tables, picnic area that can be covered in winter; keep the trees

Mixed use space w/ bakery/cafe and retail space that supports Cushman artists in selling local art

Greenspace w/ rotating installation art pieces from local artists, walking paths, some covered spaces (either w/ installation "umbrella" art or walkway or pergolas like the Belaire park), bike paths

Greenspace, tree coverage and walking paths that are accessible

Public park w/ covered and uncovered space or fields and dog friendly zone

N 21ST STREET ALLEY

Option to use Adams St. in between as greenspace to connect both building or for "block party" events for community

Artist studios w/ small and large workspaces available either for rent (if privately owned) or as open community makers spaces (if publicly owned) - similar to Equinox in Georgetown

Green space, tree coverage and walking paths that are accessible

* Keep as much of the building history and bones in the space as decor or elements

N 19TH ST

Cushman Substation
1.91 acres



Adams Substation
0.47 acres

Community Garden

Outdoor education Area

Mini Lake, Cushman Pond with Forest

Power Herbology Education & Community Centre

Outdoor Event Space

Cushman Substation
1.91 acres

We Need more housing!
(and room for local businesses!)

Adams Substation
0.47 acres

Ground floor local biz

Affordable housing

We need more housing!!

Ground floor local biz restaurants etc

Affordable housing

Cushman Substation
1.91 acres

Adams Substation
0.47 acres

N 21ST ST

dog park?
garden?
meditative trail?

resource center?
daycare?

close the street

community gathering
food truck Friday?

concerts?
pickle ball?

dog park?

trees?
walking trail?
pickleball courts?

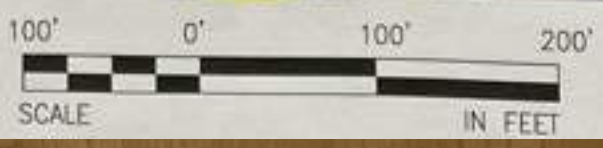
small performance space?

some art activation, like concerts
community space
open/community space
rooftop use!

What about a server farm in the basement as a steady income source?

all-day use would be a plus for the buildings

Cushman Substation
1.91 acres



Adams Substation
0.47 acres

N 21ST ST

N 21ST STREET ALLEY

Green space? community garden? community meeting space? building for community entrance/exit

Adapted Access Community/entrance

Close access to Ped/Bikes Activity

Pedestrian Entry

Work/Live - light manufacturing making of custom parts

work/live

Mixed-Use Residential - light manufacturing commercial - ground floor

Underground parking space for residents + visitors

Pedestrian Entry to ground floor bank/life, groceries + public space

street trees across all perimeters

Interior Green Space - courtyard w/ green space, community garden, commercial garden

Pedestrian Entry

Work/Live Development Hub (green building) - Skills Center - Adaptive + common resources + community space

Affordable Townhomes - or work/live - or mixed use w/ Res. Activity uses

Pedestrian Entry

Cushman Substation
1.91 acres



*This Visioning + Future Plans for the need to have all of Tacoma residents/communities to not just the North End communities!

Ped + Bike Infrastructure Traffic Calming

CUSHMAN AND ADAMS SUBSTATIONS FUTURE USE STUDY

N WASH

ams
tation
acres

N 21ST ST

N WASHINGTON ST

N 19TH ST

Cushman
Substation

Parking
PARKING

Museum

Road closed for
Food trucks
Ped crossing

Festival
Street

Trees
Picnic
AREA
Covered
Picnic
TABLES

main floor - year
round farmers
market

2nd + 3rd floor
SOC CLASS ROOMS
community
gathering -
art class -

Trees
Play ground

Trees
Trees
Trees
Splash
pad
Trees

Flower
gardens
fire tower
feature
walking
paths

21ST STREET ALLEY