



# CUSHMAN AND ADAMS SUBSTATIONS FUTURE USE STUDY

## Event Summary: June 22, 2024 Visioning Workshop Sessions Tacoma Cushman and Adams Future Use Study

### Introduction

Following is a brief summary of the June 22, 2024 workshop sessions hosted for the Cushman and Adams Future Use Study. A more detailed report on the outcomes from engagement activities will be prepared later in the study process. *Please note, this report provides an overview of some of the high level “themes” from the two workshop sessions and is not a comprehensive or quantitative summary of the feedback that community members provided during this event.*

### Event Description

On June 22, 2024, the City of Tacoma and consultant team held two interactive workshop sessions (one from 10:30 am to noon and the other from 3:00 pm to 4:30 pm) at the Wheelock Library to share information about the purpose of the Cushman and Adams Future Use Study and to engage participants in a visioning exercise and gather ideas about potential future uses for the sites and buildings.



### About the Tacoma Cushman and Adams Future Use Study

The City of Tacoma is studying potential future uses for the historic Cushman and Adams substation sites and buildings. In 2018, a City Council resolution directed the City of Tacoma’s General Government and Tacoma Public Utilities (TPU) to work collaboratively and engage the community on the future redevelopment of these historic properties. These efforts were paused in 2020 due to the COVID-19 pandemic. In 2024, the City restarted the project and will be conducting community engagement activities through the summer and fall. Tacoma Power is still actively using and maintaining the Cushman building and plans to vacate and surplus it by 2027, following construction of an off-site replacement facility.

### Participation and Partners

There were about 50 attendees across the two workshop sessions. In addition to members of the community, there were representatives from the following organizations:

- Tacoma City Council
- Tacoma Public Utility Board
- Metro Parks Board

- North End Neighborhood Council
- Friends of Tacoma’s Cushman Substation

### Language Access

Fact sheets about the Cushman and Adams Future Use Study translated in Vietnamese, Spanish, Ukrainian, and Russian were available at the event.

### Next Steps

The intent of these VISIONING workshop sessions was to gather community input regarding the vision and potential future uses that should be explored for the Cushman and Adams substation sites and buildings. This event provided the community an opportunity to get involved and provide input based on their interests and ideas. Because the current phase of the project is focused at the conceptual level, community feedback gathered at the event is informing the team’s ongoing work on the study and development of potential future use scenarios. A “SCENARIOS” focused workshop will be held in October. Community input, as well as technical feasibility, will be used to develop and analyze those different scenarios.

## WORKSHOP EXERCISES

At the Tacoma Cushman and Adams Future Use Study workshop sessions, roughly 50 attendees took the opportunity to provide input for preferences on future uses by placing green dots on example images on display boards (see photos) and participating in a conceptual site planning exercise. During the site planning exercise, participants placed post it notes on a map of the Cushman and Adams sites and buildings to convey preferences for the types of future uses they prefer, as well as where these various types of uses could potentially be located.

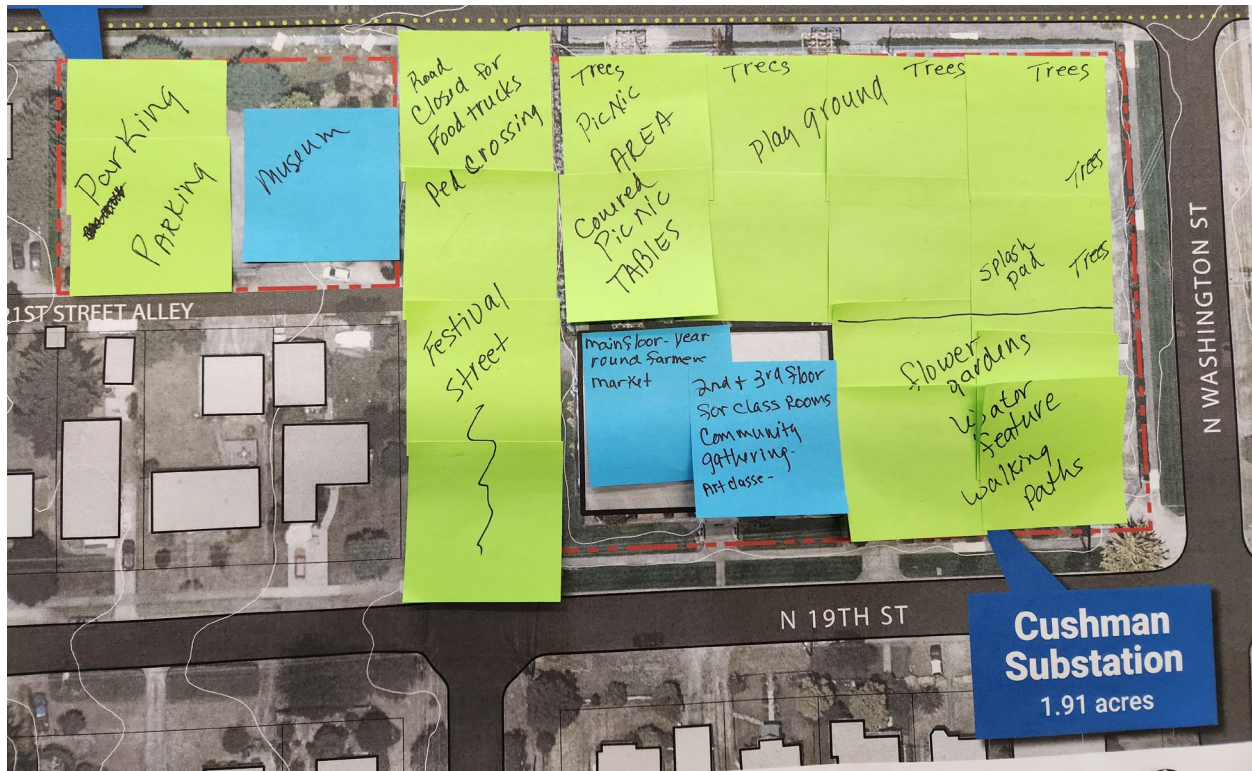
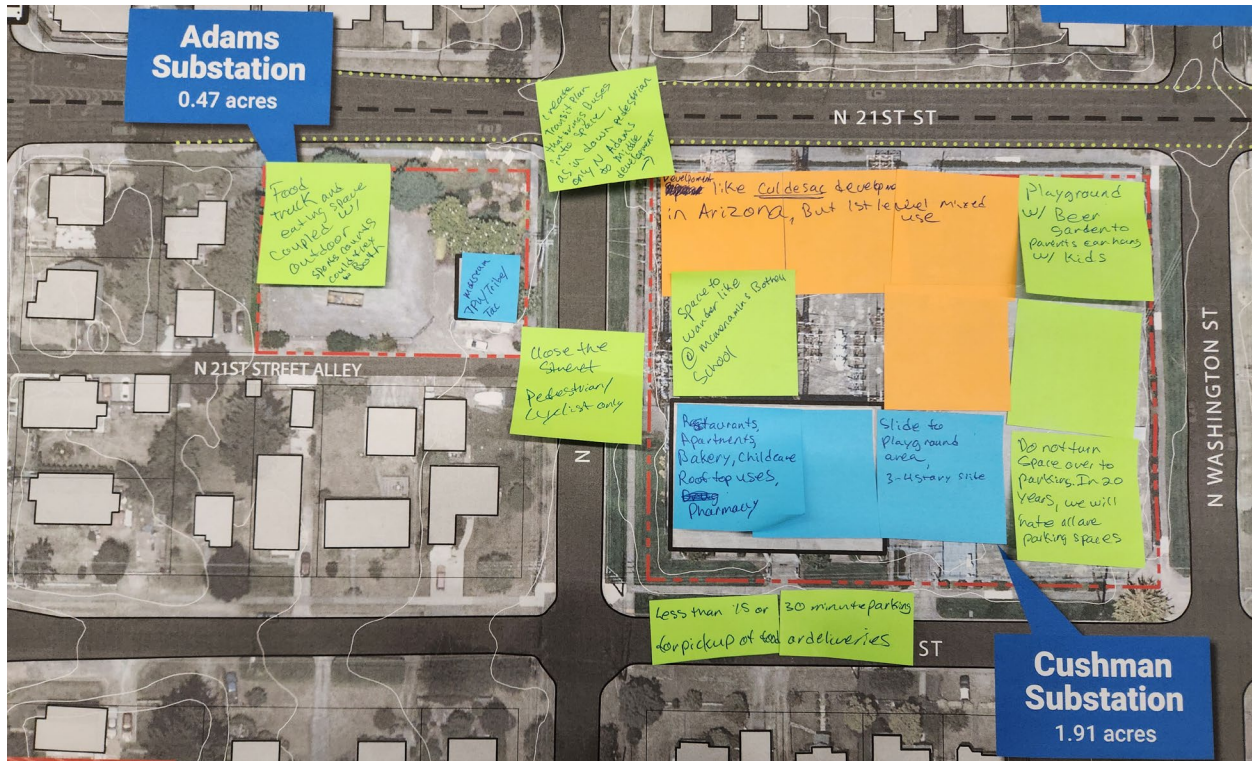


### VISIONING: What We Heard

We asked participants to place dots on various future use examples across several vision boards, organized into three categories. These categories were developed based on past community feedback and City of Tacoma surplus policies: Historic Building Adaptive Reuse; Community Uses/Public Spaces; and Affordable Housing, Residential, and Mixed Uses. Participants placed dots on a wide variety of images across all three categories; in both workshops, there was a strong interest in uses that allow for public access to the sites, uses including parks and recreation uses of the sites. Refer to the attached boards showing the dots placed next to images by participants of each of the two workshop sessions.

We also asked participants to work with their tables to develop conceptual uses across the sites and buildings. These site plans are helping to inform potential uses for the sites at the conceptual stage and will be summarized in more detail later in the study process, once more input is gathered from the VISIONING process, including the online survey. Participants clipped and pasted green post-its to represent park and open space areas; orange post-its to represent housing and mixed use areas; and blue

post-its to represent adaptive reuses of the historic building areas. Here are a couple of examples of the conceptual site planning ideas that participants generated—these are just two of many submissions.



## Common Themes

The table below summarizes some of the common themes and key areas of input gathered during the workshop.

Topics	Interest
<b>HISTORIC BUILDING ADAPTIVE REUSE</b>	<ul style="list-style-type: none"> <li>• Makers’ spaces</li> <li>• Art studios</li> <li>• Classrooms/community learning spaces</li> <li>• Gathering spaces</li> <li>• Museum/local history information</li> <li>• Cafes/coffee shops/local food options</li> <li>• Market spaces</li> <li>• Roof access – green roof/roof activities/solar panels</li> <li>• Office spaces for community and public services</li> </ul>
<b>COMMUNITY USES / PUBLIC SPACES</b>	<ul style="list-style-type: none"> <li>• Playgrounds and kid-friendly amenities</li> <li>• Family friendly</li> <li>• Picnic tables/benches</li> <li>• Sculptures/sculpture gardens and art installations</li> <li>• Small scale performance/concert space</li> <li>• Dog park/smaller scale would be okay</li> <li>• Open space/trees, green spaces</li> <li>• Walking paths around and within the sites</li> <li>• Park uses</li> <li>• Community garden, native plants, and pollinator supporting plantings</li> <li>• Sports courts</li> <li>• Covered open spaces, shade, courtyards</li> <li>• Spaces that are more active, as well as some spaces that are more quiet</li> <li>• Festival Street/shared street (focused on Adams)</li> <li>• Public restrooms</li> </ul>
<b>AFFORDABLE HOUSING, RESIDENTIAL, AND MIXED USES</b>	<ul style="list-style-type: none"> <li>• Neighborhood scale housing options</li> <li>• Senior housing</li> <li>• Affordable housing options in scale with the surrounding neighborhood and historic buildings</li> <li>• Places to gather and play as part of housing uses; trees and open space/green space as part of site development</li> <li>• Mixed use with retail and active uses at the ground floor level</li> </ul>

### **Other Key Notes about Desired Qualities**

- Multi-generational
- Events throughout the year, day/evening
- Accessible to everyone/for everyone
- The Cushman and Adams sites help to connect people and the neighborhood
- Relationship between art studio and installations in the park or in café
- Highlight the local history / original use of the space
- Partner with Metro Parks to develop gardens/canopy along site perimeters
- Continuation of sidewalks surrounding the Cushman and Adams sites
- Consider makers spaces, such as Equinox Studio (Georgetown, Seattle)
- Accessible walking and outdoor recreation space, such as at the University of Puget Sound