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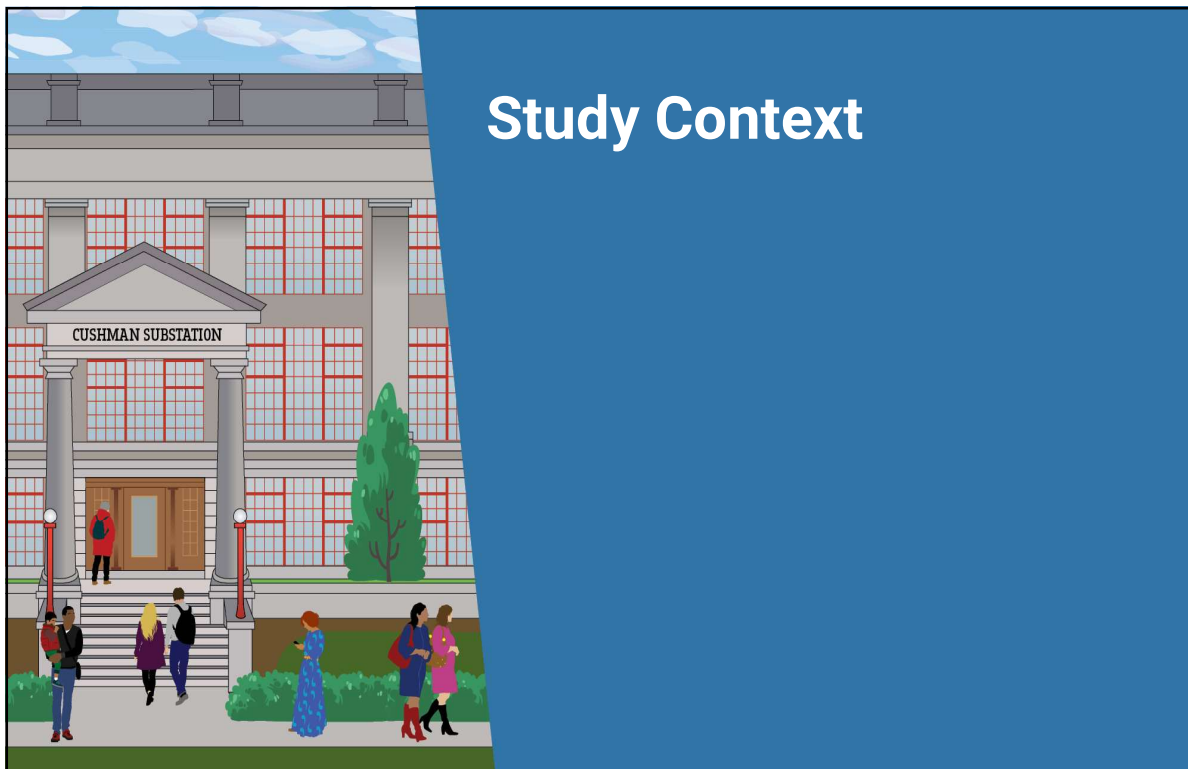
Today's Topics

- Study Context
- Overview of Cushman and Adams History and Background
- Study Process and Considerations
- Community Engagement Activities and Outcomes
- Scenarios Under Analysis
- Discussion Points/Questions



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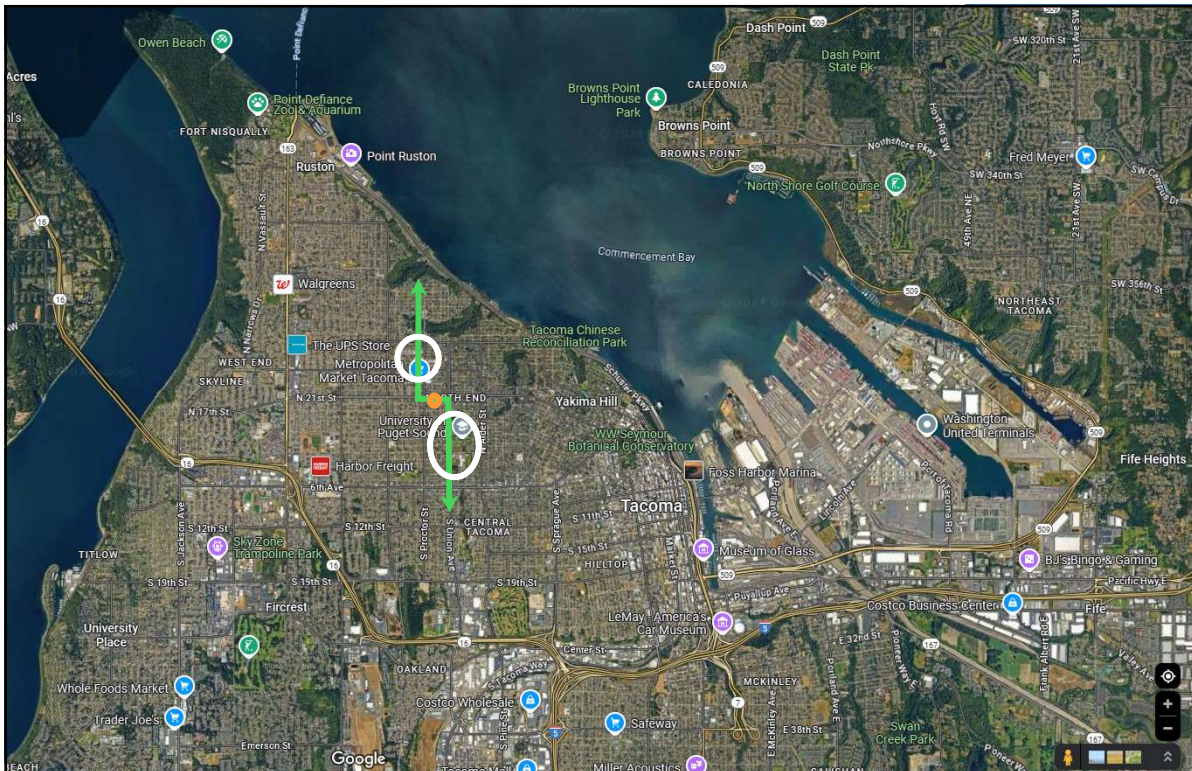
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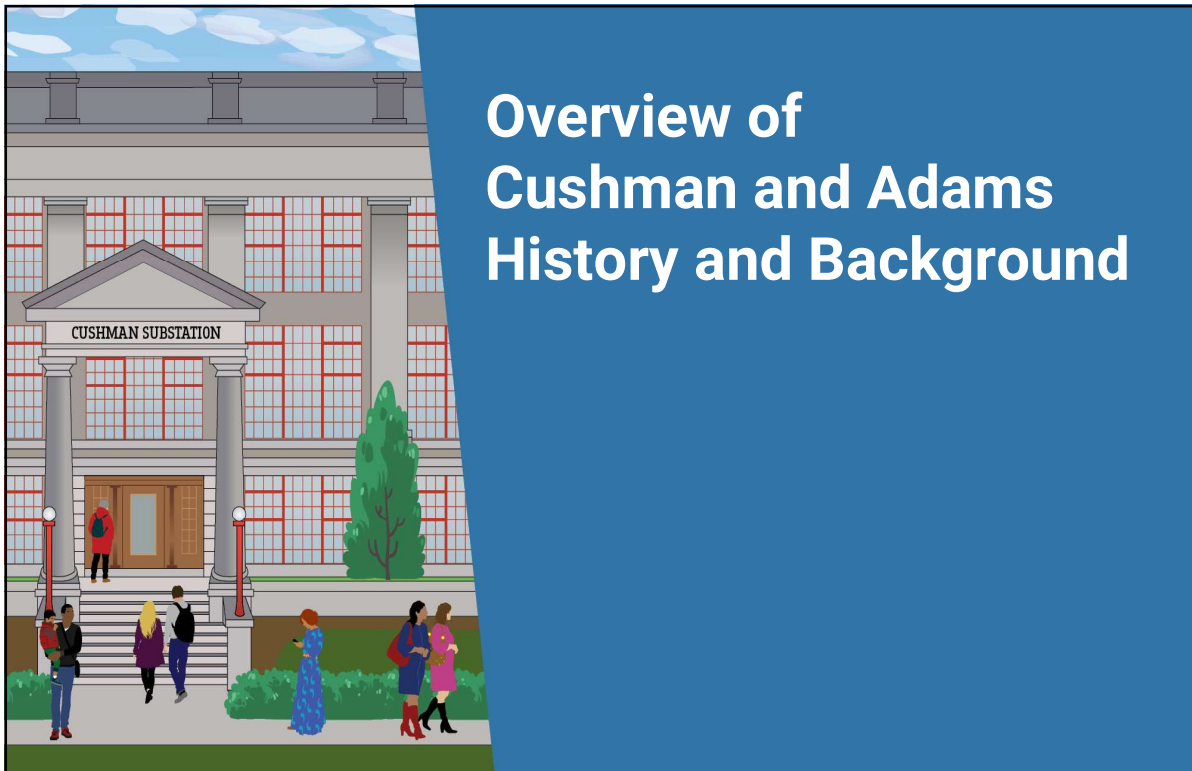
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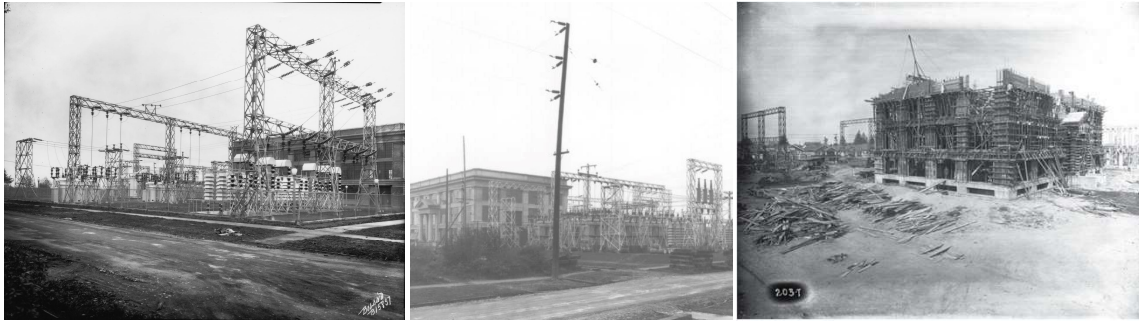


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Cushman and Adams History/Background

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- The substations were built in the mid-1920s to bring electricity from Cushman Dam to Tacoma.
- Cushman placed on the National Register of Historic Places in 2014; Adams in 2019.
- Tacoma City Council placed the substations on the Tacoma Register of Historic Places in 2017.



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Cushman and Adams History/Background

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- Tacoma Public Utilities is still actively using and maintaining the buildings; they have plans to vacate and surplus by 2027, following construction of an off-site replacement facility.
- Designation includes exteriors of both buildings and surrounding sites.
- Environmental remediation and restorative work to both buildings would be needed as part of any future reuse efforts.



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Cushman and Adams History/Background

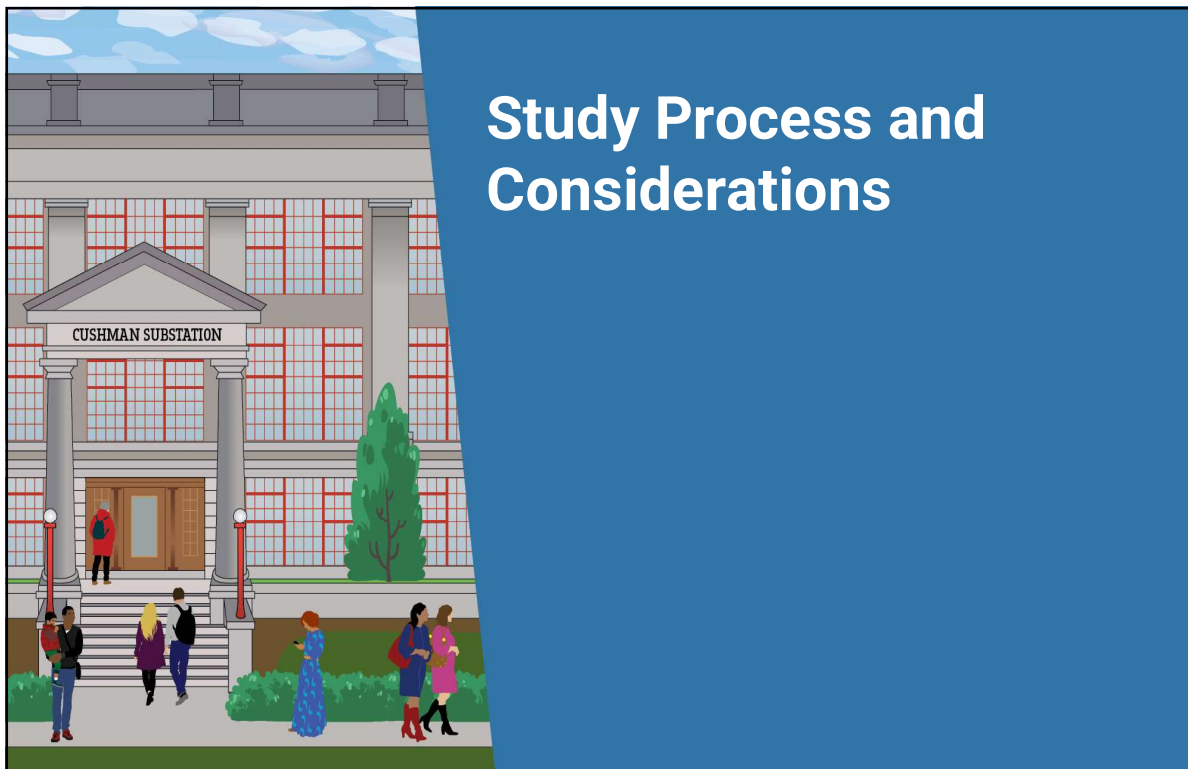
A Preliminary Evaluation of Existing Building Conditions has been completed, and the overall the buildings are in fair condition.

More work will be needed:

- Complete Building Conditions Assessment with access provided to all exterior wall surfaces and spaces.
- Additional building and site analysis to more specifically confirm remediation requirements, steps, and related costs.
- Further planning as well as architectural and engineering design.
- Further analysis of potential operational models; confirming and structuring future permitting and approval pathways.

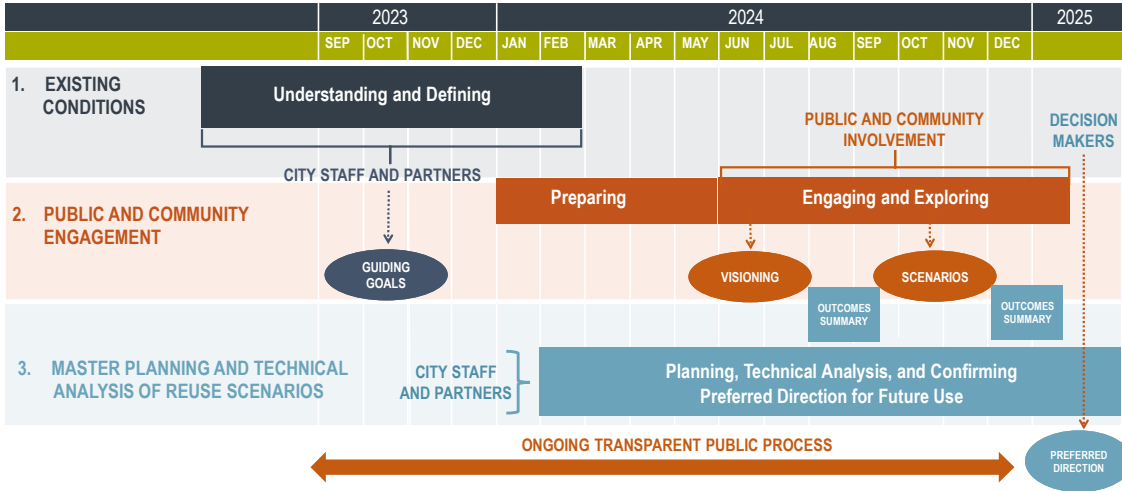
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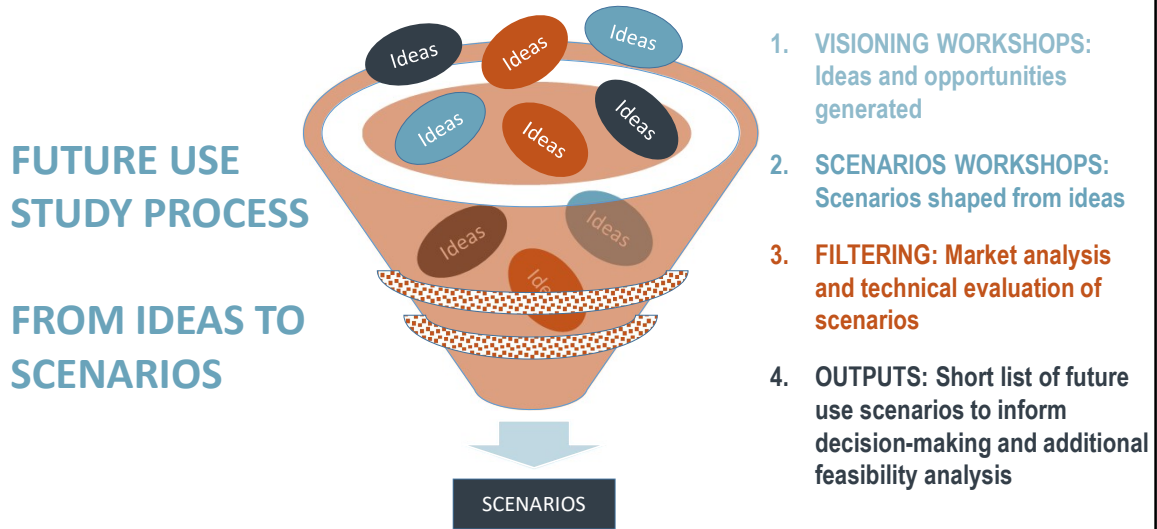
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Study Process: Timeline, and Key Milestones



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Study Process: From VISIONING to SCENARIOS



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Key Surplus Properties Policies



- First right of refusal offered to Native American tribal interests.
- Affordable housing shall be considered as a potential use.

Current Zoning

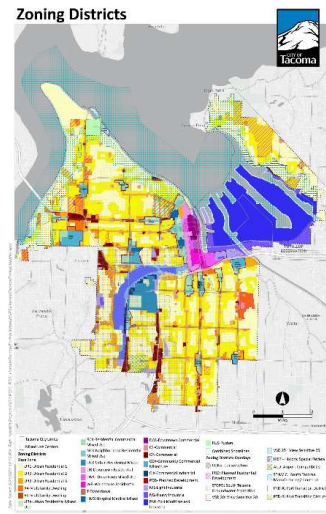
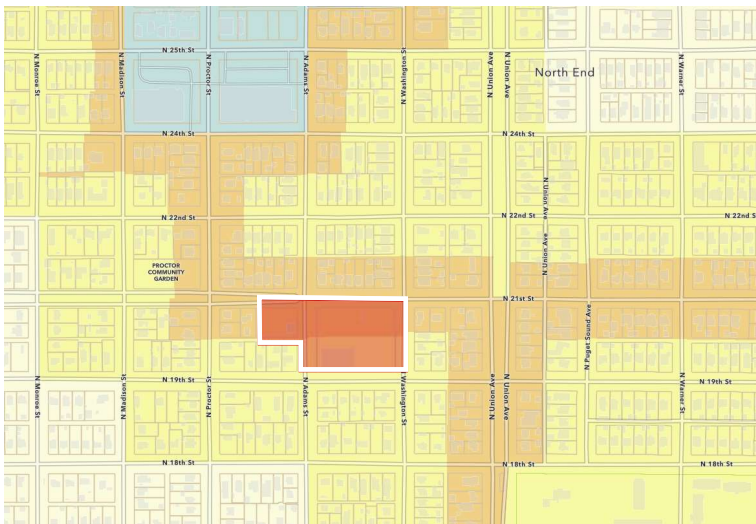
- Urban Residential 2 (UR-2) and Urban Residential 3 (UR-3) Zoning Categories
- Development Regulation Agreement (DRA) and Conditional Use Permit (CUP) are potential permitting pathways for other uses.

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Current Zoning



| | | | | |
|-------------------------|--|--|--|--|
| Tacoma City Limits | RCX-Residential Commercial Mixed Use | DCC-Downtown Commercial Mixed Use | RUS-Rustic | VSD 25 - View Sensitive 25 |
| Mixed Use Centers | NCR-Neighborhood Residential Mixed Use | C1-Commercial | Combined Shorelines | HST - Historic Special Review |
| Zoning Districts | UCX-Urban Residential Mixed Use | C2-Commercial | Zoning Districts Overlay | ACB- Airport Compatibility |
| Base Zone | DR-Downtown Residential Mixed Use | CCX-Community Commercial Mixed Use | STAGC- South Tacoma Manufacturing/Industrial | STAGI- South Tacoma Manufacturing/Industrial |
| UR1-Urban Residential 1 | DMU-Downtown Mixed Use | CIK-Commercial Industrial Mixed Use | CONS- Conservation Development | PTD A- Port Transition District |
| UR2-Urban Residential 2 | WR-Warehouse Residential | PDB- Planned Development | PRD- Planned Residential Development | PTD B- Port Transition District |
| UR3-Urban Residential 3 | T-Transitional | STGPD- South Tacoma Groundwater Protection | STGPD- South Tacoma Groundwater Protection | |
| R4-Multifamily Dwelling | HMX-Hospital Medical Mixed Use | M1-Light Industrial | VSD 20- View Sensitive 20 | |
| R5-Multifamily Dwelling | | M3-Heavy Industrial | | |



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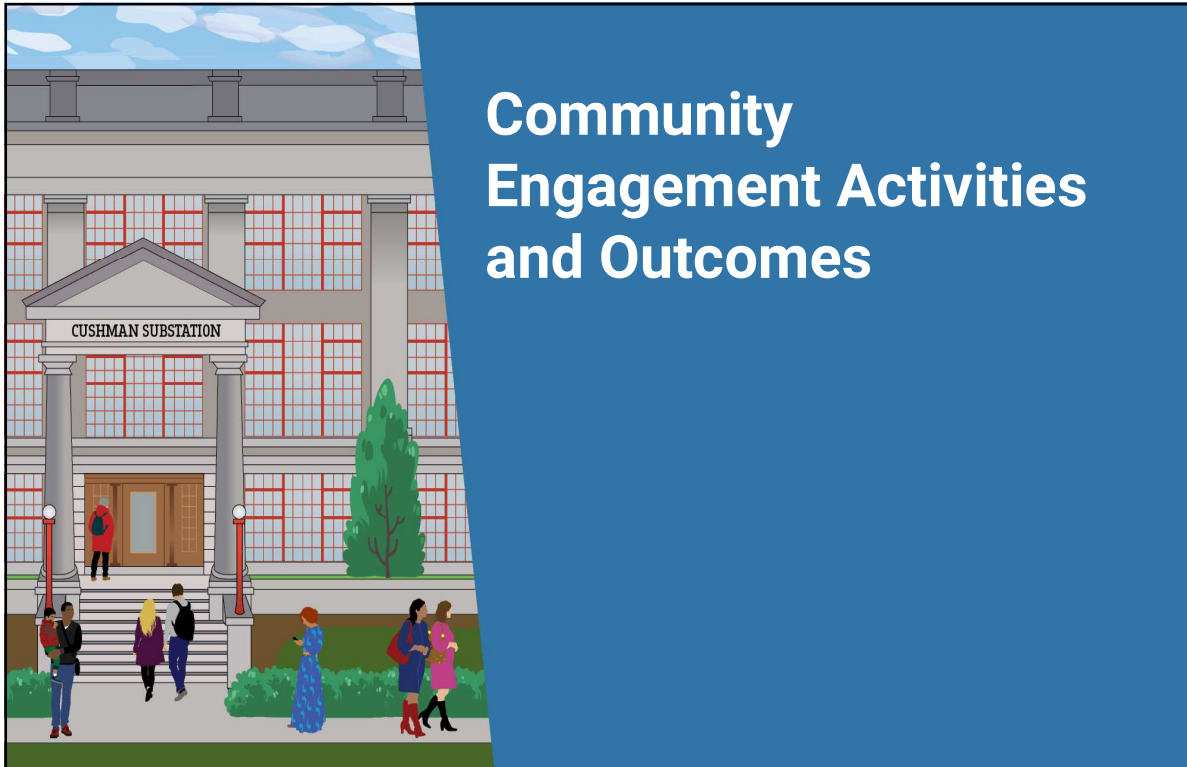
Timeline Moving Forward

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- **Early 2025: Completion of Future Use Study**
- **February 11, 2025: Joint Meeting with the City Council and TPU Board, first review**
- **Spring 2025 (date TBD): Joint Meeting with the City Council and TPU Board, final review**
- **2025-2026: Decision Making about Future Use, Permitting, and Constructing TPU Off-Site Maintenance Replacement Facility**
- **2027-Beyond: Tacoma Power plans to Vacate the Cushman Substation; Implementation of Recommended Steps**

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

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Community Engagement Activities

- Input gathered by the North End Neighborhood Council (2018 to Present)

VISIONING Phase:

- **Survey/Online Open House** (May to September 2024; 613 Respondents)
- **Workshop Sessions** (June 2024; Approx. 50 Participants)
- **Presence at Various Events and Farmers Markets throughout Tacoma** (Summer 2024; 100s of Attendees)
- **Discover Cushman Historic Cushman Street Fair** (September 2024; 100s of Attendees)



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Community Engagement Activities

SCENARIOS Phase:

- **Survey/Online Open House** (October to November 2024; 394 Responses)
- **Workshop Sessions** (October 2024; Approx. 50 Attendees)
 - Two Sessions at UW Tacoma Campus
 - Two Sessions at Wheelock Library Branch



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Summary of Feedback: SCENARIOS Survey Findings

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- **Respondents' demographics:**
 - Almost 90% of respondent from North End/West End
 - Not a citywide representative sample
 - More than 80% stated they were homeowners
- **There was a strong preference among respondents for public open space and public building uses.**
- **More than one third of respondents indicated support for a variety of housing options, depending on scenario.**
 - **Support was higher for affordable housing and ground floor active uses/retail/commercial spaces.**
- **There also was support (about 48% to 60%, depending on scenario) for leased spaces in existing buildings.**

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Summary of Feedback: October SCENARIOS Workshops

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- **Several participants commented that more "passive" open space should be reflected in the scenarios; the scenarios have since been simplified to show "Open Space Active or Passive Uses; Multi-Use."**
- **Most participants acknowledged the need for housing options in Tacoma and supported exploring housing solutions in the scenarios.**
- **A range of housing types were discussed, from Middle Housing options such as multiplexes and townhomes, to mixed use with residential floors over active uses in the ground floor level of buildings.**

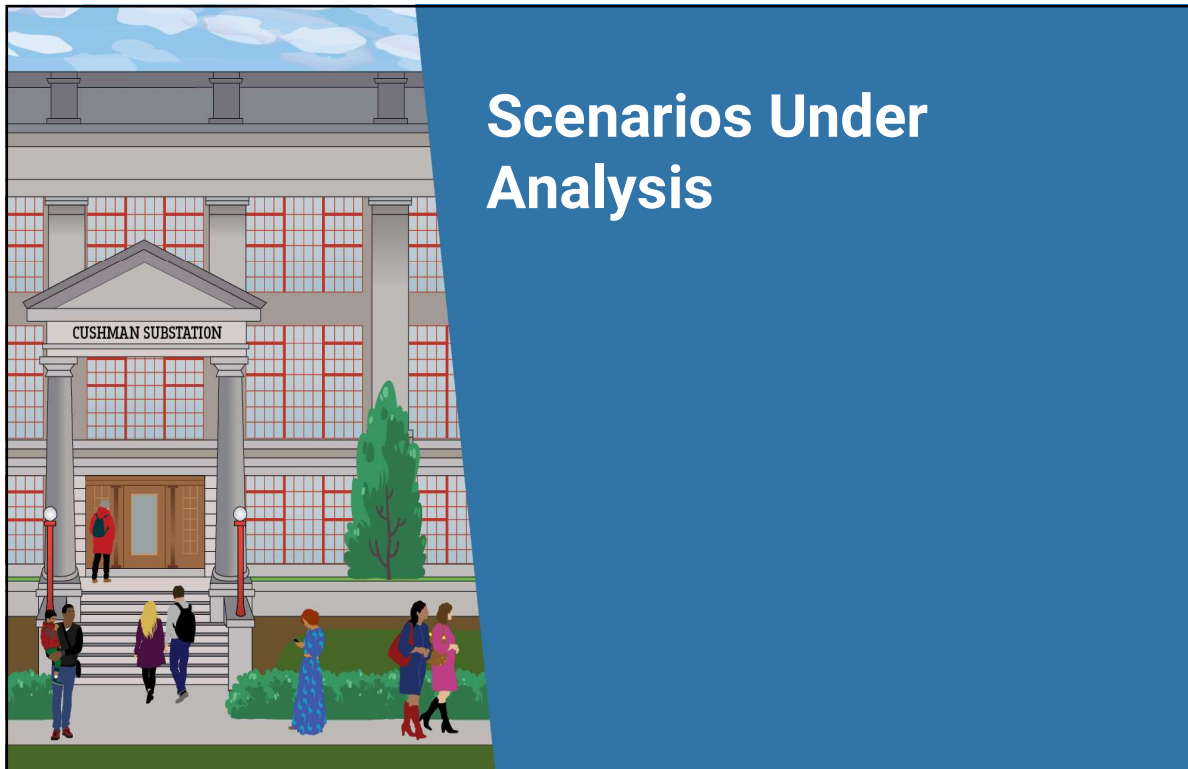
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Summary of Feedback: October SCENARIOS Workshops

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- **Some participants wanted only public uses (community center) of the Cushman building and only public/park uses on the sites (no housing or private/leased/commercial spaces).**
- **Several stated the need to make sure open space is well connected across the two sites/Adams Street with public corridors, courtyards, etc.**
- **Many participants were concerned about making sure sidewalk connectivity, street crossings, parking quantities, and traffic control are sufficiently addressed with redevelopment of the sites.**

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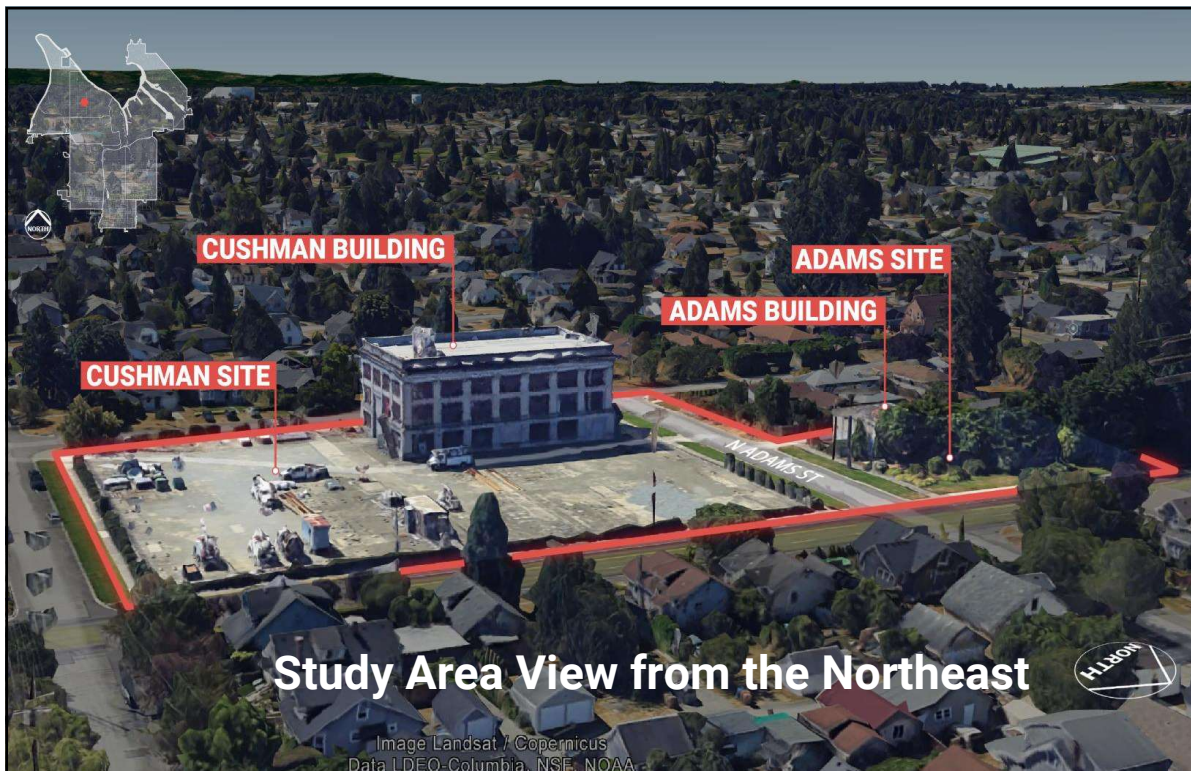
Decision Making: Evaluation Criteria and Key Considerations

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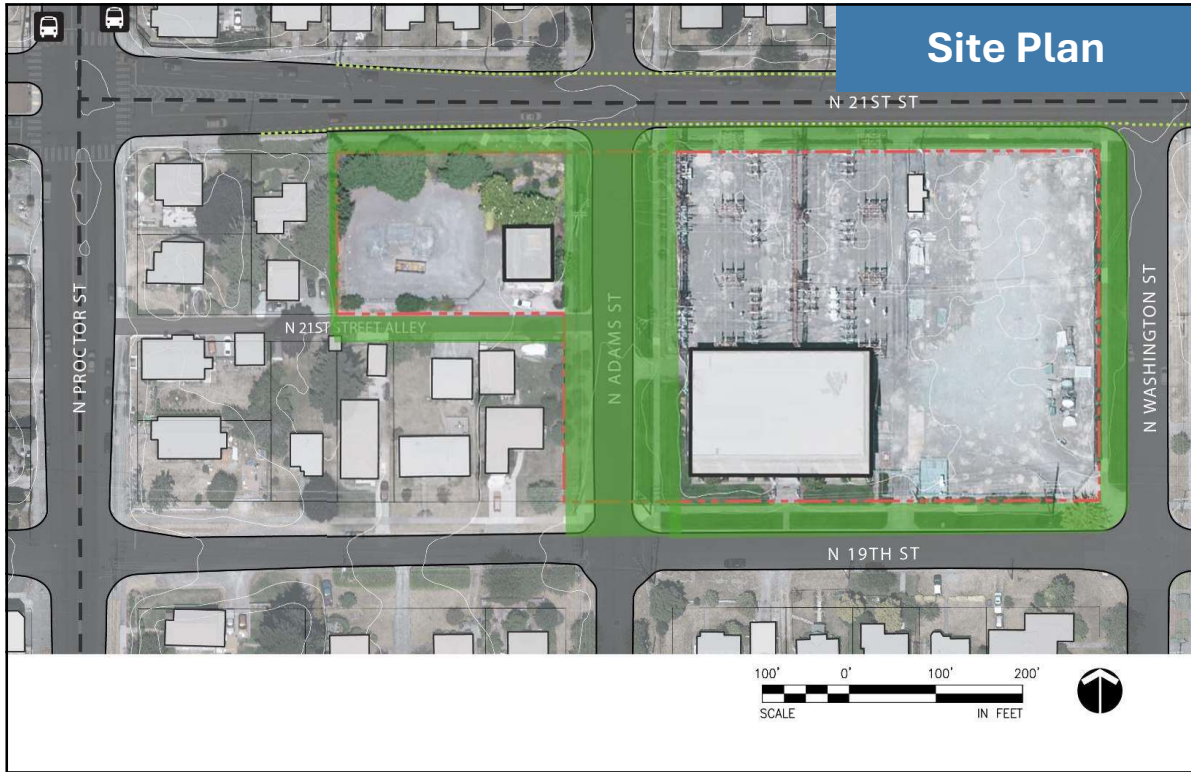
- **Public Input**
- **Feasibility**
- **Cost**
- **Sustainability (Environmental and Operational)**
- **Community Need**
- **Alignment with City Policies (Including Surplus Properties)**
- **Alignment with City Zoning Provisions**

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

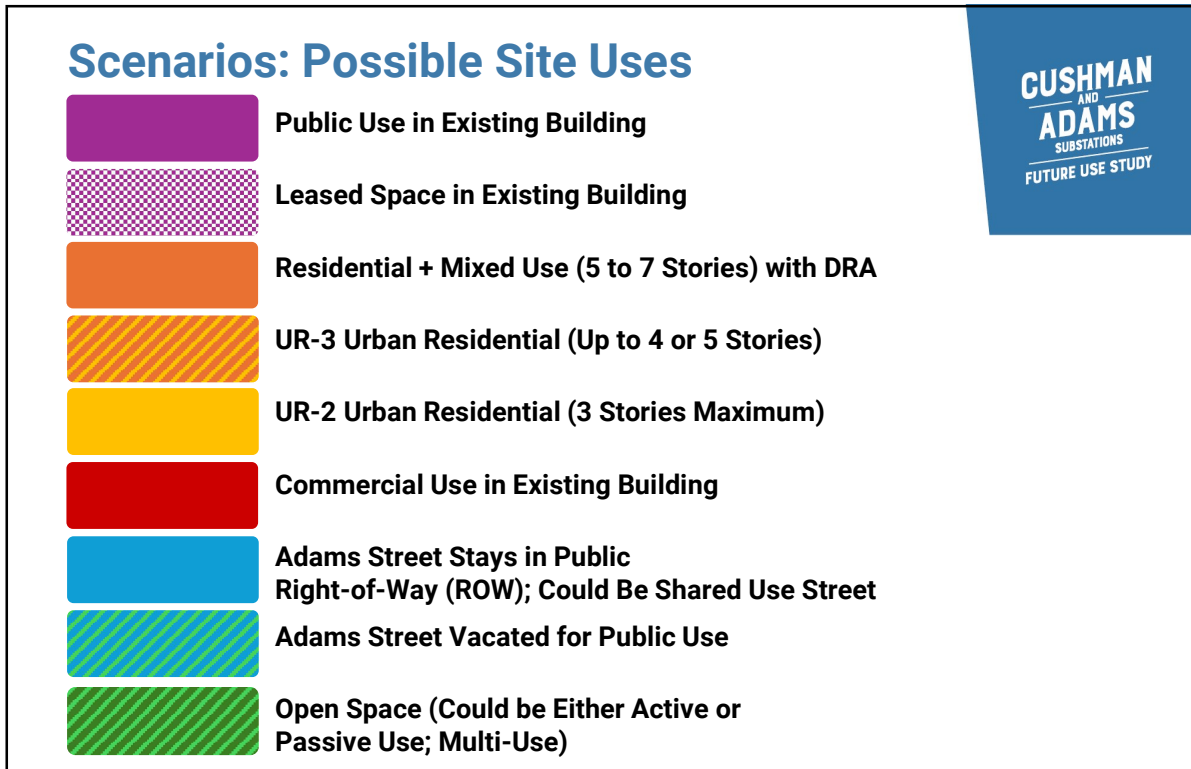
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| Public Use in Existing Building | Leased Space In Existing Building |
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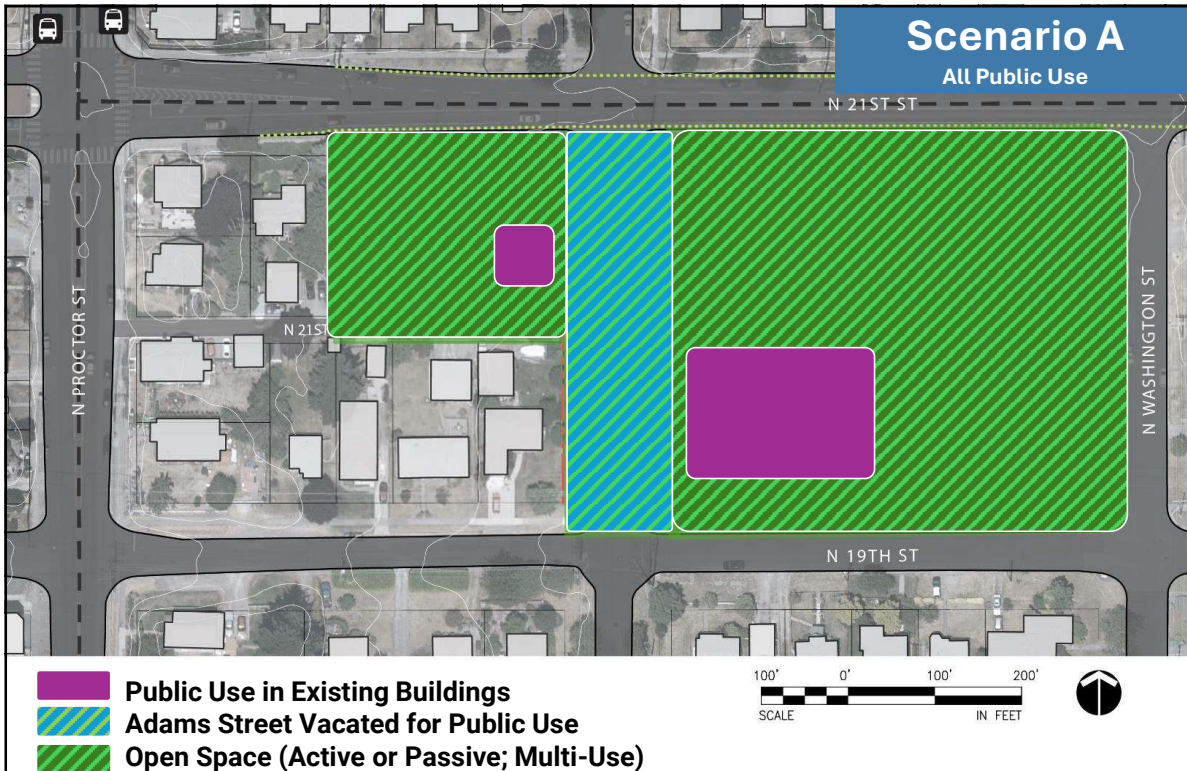
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| Residential + Mixed Use (5 to 7 Stories with DRA) | UR-3 Urban Residential (4 to 5 Stories) | UR-2 Urban Residential (Up to 3 Stories) |
|---|---|---|
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| Commercial Use in Existing Bldg. | Open Space: Could be Passive or Active Uses (Multi-Use) | Adams Street ROW (Shared Use) |
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| | | Adams Street Vacated for Public Use |

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Scenario A Considerations



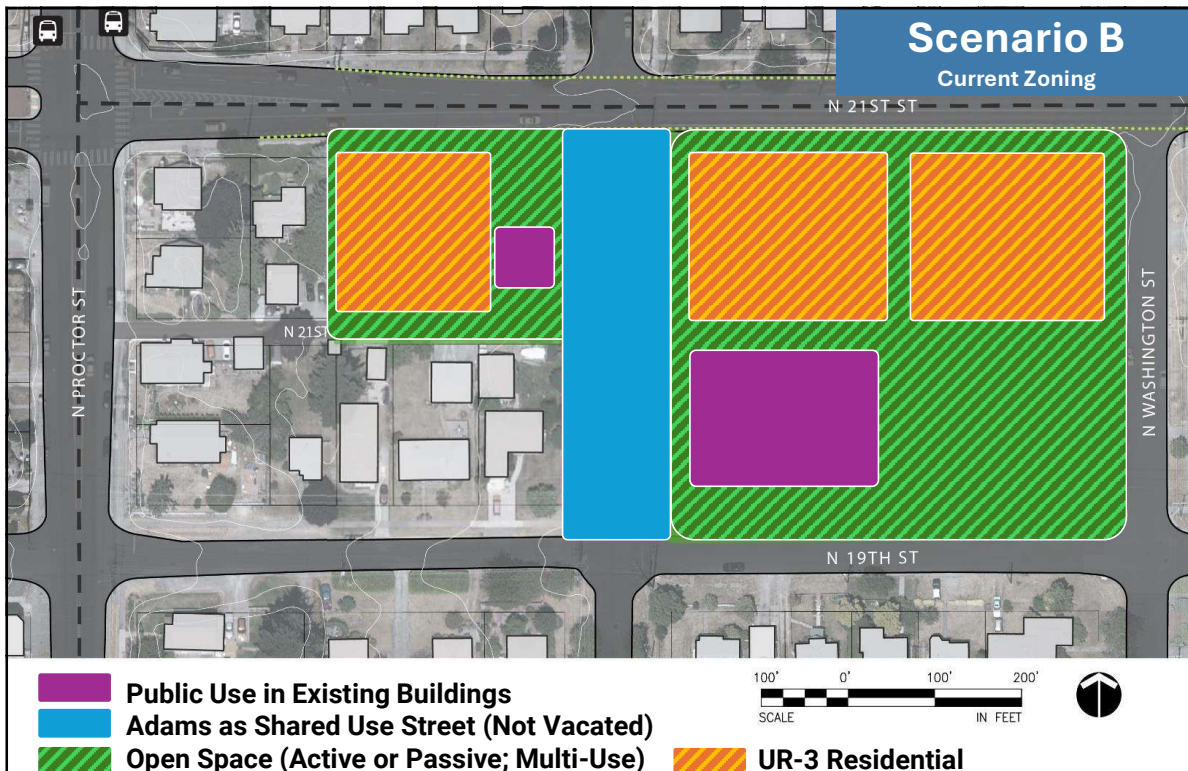
Historic Preservation Considerations:

- Least level of change to historic site.
- Maintains open views from all directions (unless site structures are installed as part of open space improvements).

Other Considerations:

- Scenario aligns with interests in maximizing open and public space, as expressed in community engagement activities.
- Does not address housing needs/surplus policy requirements.
- Could be challenging to implement, manage, maintain, and operate given limitations on public funds; funds would be needed for historic preservation work.

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Scenario B Considerations



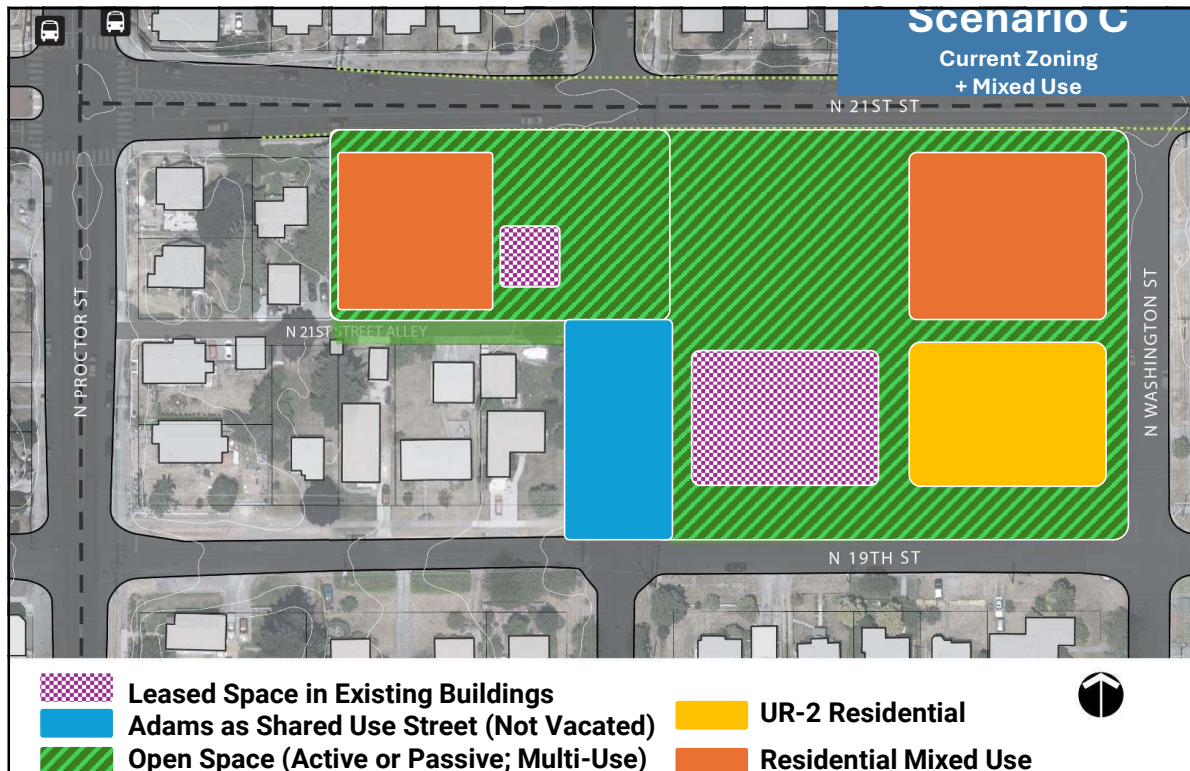
Historic Preservation Considerations:

- Prominent views of the front of the Cushman building would be maintained, with views from North 19th Street and from the west and east heading northbound (views from North 21st Street would be more limited).

Other Considerations:

- Addresses potential for housing and surplus policy requirements, but proposes low scale, lower density housing, which is less aligned with survey input to provide higher density housing.
- Buildings maintained in entirely public use could be challenging to implement, manage, maintain, and operate given limitations on public funds; funds would be needed for historic preservation work.

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Scenario C Considerations



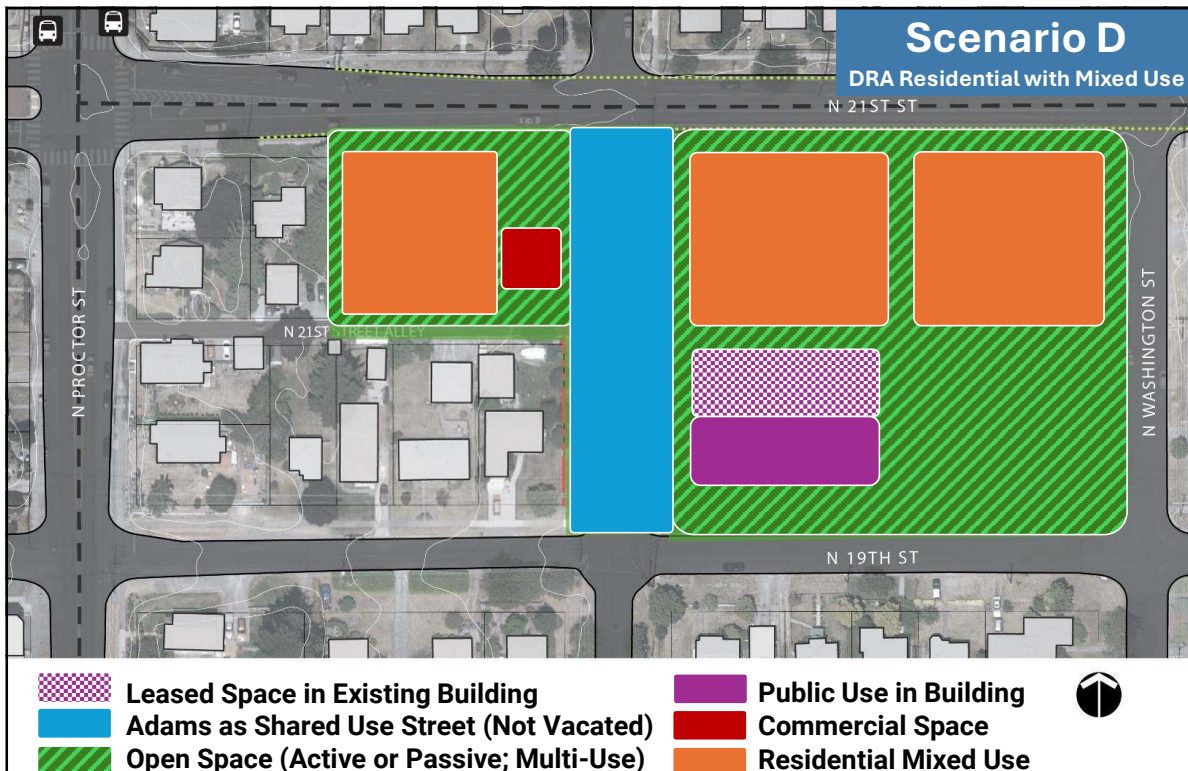
Historic Preservation Considerations:

- Prominent views of Cushman building would be maintained from North 21st Street and from North 19th Street (front view of building); views from Washington would be more limited.

Other Considerations:

- Addresses potential for housing and surplus policy requirements, with a mix of potential housing types; more aligned with survey input to provide higher density housing.
- Buildings in leased space could include public entities, non-profit, and private leases; could help to generate revenue for maintenance and operations. Funds would be needed for historic preservation work.
- Vacating north half of Adams Street expands public open space/public use opportunities.

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Scenario D Considerations



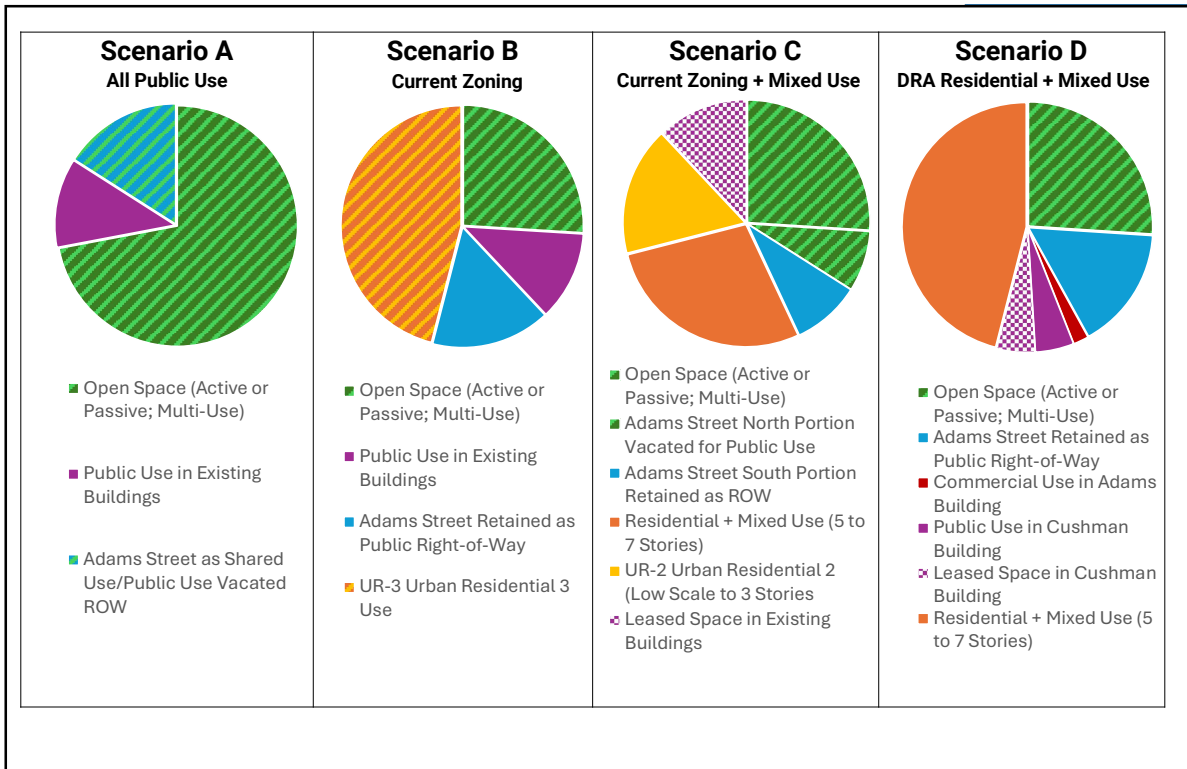
Historic Preservation Considerations:

- Retains a prominent view of the front of the Cushman building from North 19th Street (front view of building); building also would be visible from west and east northbound; views from North 21st Street would be more limited.

Other Considerations:

- Addresses potential for housing and surplus policy requirements, with higher density housing; most aligned with survey input to provide higher density housing.
- Buildings in a mix of public use, commercial, and leased space could help to generate revenue for maintenance and operations. Funds would be needed for historic preservation work.

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Case Study

The Roberto Maestas Plaza and El Centro de la Raza mixed use project on Beacon Hill in Seattle is a precedent project that was considered in development of the scenarios.

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Case Study

The Woodinville Schoolhouse project was another precedent/reference project.

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Discussion Points/Questions

- **Any input related to the scenarios and historic preservation considerations?**
- **What recommendations do you have related to preserving views of the buildings?**
- **What recommendations do you have for future planning and design efforts for the buildings and sites?**

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