



City of Tacoma

Infrastructure, Planning and Sustainability Committee Minutes

733 Market Street Tacoma, WA 98402

Conference Room 16

April 17, 2017

4:30 PM

Chair Ryan Mello, Vice Chair Anders Ibsen,
Conor McCarthy, Robert Thoms, Keith Blocker (alternate)

SPECIAL MEETING

Call To Order

Chair Mello called the special meeting to order at 4:34 p.m.

Present: 4 - Mello, Ibsen, McCarthy and Thoms

Briefing Items

1. [17-0391](#) Cushman Substation [Reuben McKnight, Historic Preservation Office, Planning and Development Services]

At approximately 4:34 p.m., Reuben McKnight, Planning and Development Services, provided opening remarks regarding the Landmarks Preservation Commission (LPC) recommendation on placing the Adams Street Substation and Cushman Substation on the Tacoma Register of Historic Places. Mr. McKnight provided an overview of the properties, including the Adams Street Substation, Cushman Substation, Lattice Tower, and Switchyard. He provided background information on the application submitted and the hearing held, including comments provided, future use of the sites, and comments provided by Tacoma Public Utilities and staff recommendations. James Steel and Kevin Bartoy, LPC, provided information on support of the staff recommendations, interpretation of the Municipal Code, inclusion of the Condenser Room in the Cushman Substation, defining interior spaces and elements, and future uses.

Discussion ensued regarding general consensus of recommendations.

Martha Lantz, City Attorney's Office, reviewed definitions relative to interior in Chapter 13.07 of the Municipal Code.

Discussion ensued regarding interior rooms, common places, facility tours, and potential future uses of the property.

Bob Mack, Tacoma Public Utilities, provided information on the current and future uses of the property, tours of the facility, and original industrial use of the Condenser Room.

Discussion ensued regarding surplus and disposition of City-owned properties, historical relevance of the property, impacts on the future uses of the property, preservation of select pieces of the property, future design of North 21st Street, use of the Lattice Tower, new construction within buildings on the Register of Historic Places, current zoning of the property, the appraisal process, potential rezoning of the property, current property ownership, environmental clean-up, and LPC review of interior and exterior changes to items on the Register of Historic Places.

Chair Mello requested information on current ownership of the properties.

Public Comment began at 5:18 p.m.

1. Jeff Ryan, 3017 North 13th Street.
2. Denis Callaghan, 3801 North 21st Street.
3. Jill Jensen, 3002 North 13th Street.
4. Joe Tieger, 3412 North 30th Street.
5. Bea Christophersen, 3322 North Gove Street.
6. Susan Ryan, 3017 North 13th Street.
7. Michael Lafreniere, 815 North Proctor.
8. Felicity Devlin, 2417 North Washington.
9. Doug Crane, 4109 North 33rd Street.
10. Marshall McClintock, 701 North J Street.

Public Comment ended at 5:50 p.m.

The Committee provided comments on which items on the property should be included in the recommendation to the full City Council.

Discussion ensued regarding conditional use permits, additional reviews conducted by the LPC when an item is placed on the Register of Historic Places, and best uses for the community. Discussion continued regarding inclusion of interior spaces, the design review process of the LPC, limitations set forth by the definitions in the Municipal Code, public comment, the feedback process, conditions that can be set on the conditional use permit, and future interests in purchasing and maintaining the property.

MOTION: Council Member Ibsen moved to forward to the full City Council the LPC recommendations excluding the interior of the Cushman Substation.

SECONDED BY: Council Member McCarthy.

Voice vote was not taken on the original motion. Discussion ensued regarding which properties should be included in the recommendation forwarded to the full City Council for consideration and if the City Council can change which items are a part of the final legislation for approval.

MOTION: Council Member Ibsen moved to change his previous motion to include Council Member McCarthy's friendly amendment of including the entire LPC recommendation, including the interior of the Cushman Substation.

SECONDED BY: Council Member McCarthy.

ACTION: Voice vote was taken and carried. The motion was declared adopted.

Ayes: 3 - Mello, Ibsen and McCarthy

Absent: 1 - Thoms

Topics for Upcoming Meetings

2. [17-0392](#) April 26, 2017- Environmental Action Plan Update, Greenhouse Gas Inventory

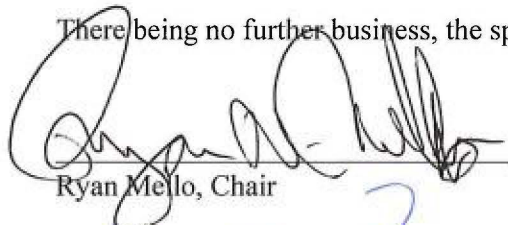
This item was not discussed.

Public Comment

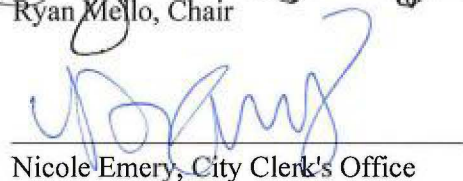
Public Comment was taken earlier in the meeting.

Adjournment

There being no further business, the special meeting adjourned at 6:24 p.m.



Ryan Mello, Chair



Nicole Emery, City Clerk's Office