



## **Cushman & Adams Substations Future Use Study N 21<sup>st</sup> St. Street Tree Updates**

City Council & Utility Board Study Session  
October 22, 2019



### Agenda

- **Update on N. 21<sup>st</sup> St. street tree planting**
- **Initial guidance on Future Use Study**
  - Background
  - Guiding policies
  - Approach and timeline
  - Project team



## ●●● N. 21<sup>st</sup> Street Tree Planting Plan

- Last phase of TPU Power's Pearl-Cushman Upgrade Project
- Planting and maintenance plans reflect Urban Forestry Best Practices
- Includes 197 new trees of eleven varieties
- Tacoma Power expects to complete planting in 2019
- TPU to maintain trees for three years, Public Works from then on



*Planting in all medians from N. Highland to N. Proctor Streets*

3

## ●●● N. 21<sup>st</sup> Street Tree Planting Plan



4

## Cushman/Adams Study Area



## Council and Board Direction



### 2017: City Council adopts Res. 39741

- Adds substation building exteriors and sites to Tacoma Historic Register
- Calls for an MOU to plan for and encourage timely redevelopment

### 2018: City Manager/TPU Director sign MOU

- Complete an environmental assessment (goal: 2019)
- Operational replacement of storage/crane (goal: 2021)
- Tacoma Power to maintain structures/comply with Henderson Bay MOA
- Work to allocate clean-up responsibility & determine fair market value
- General Government as lead for public outreach

6

## Policy Framework

### Objective: Support a future Council/Board decision regarding reuse

- Transparent, open public process
- Timely and feasible reuse
- Historic significance
- Equity and access to opportunity
- Neighborhood enhancement
- Public space/amenities
- Affordable housing



## Future Use Study

- Collaborative planning effort
- Informed by City policies
- Broad, inclusive engagement
- Outcomes-based analysis
- Project phases
  - 1: Existing Conditions Analysis
  - 2: Community Engagement
  - 3: Reuse Scenarios + initial master planning



**Cushman & Adams Substations  
– April, 1937**



## Our Team



- Project Direction: **PDS** (in collaboration with TPU)
- Project Stakeholders: **Neighborhood and broader community, City Commissions, departments and agencies, interest groups**
- Project Management/Consultant Lead: **Otak**
  - Community & Stakeholder Engagement: **Otak**
  - Historic Architecture, Designation and Reuse: **Richaven Architecture & Preservation**
  - Site Planning, Urban Design, Neighborhood Integration: **Otak**
  - Real Estate Market/Financial/Development Feasibility: **Leland Consulting Group (LCG)**
  - Implementation and Funding Strategies: **LCG and Otak**
  - Civil Engineering/Infrastructure: **Otak**

9

## Engagement Approach



### Objectives of Engagement

- Actively engage with the neighborhood
- Broad, inclusive engagement beyond neighborhood; community-wide

### Engagement methods

- Visioning workshop series
- Scenarios workshop series
- Web-based outreach
- Other activities to be determined



*Photo Courtesy: North End Neighborhood Council*

**Fun, Meaningful, and Memorable Activities...Involving the Neighborhood, the Next Generation, and Everyone!**

10

## ●●● Engagement Approach



**Helping the Community Envision Possibilities... Walking Tours, Site Displays, Precedent Studies, Web Engagement**

11

## ●●● Technical/Market Analysis



- Historic considerations
- Building reuse considerations
- Site assessment
- Market considerations
- Precedents – examples of what could happen here from review of other retrofit/reuse projects
- Feasibility and implementation

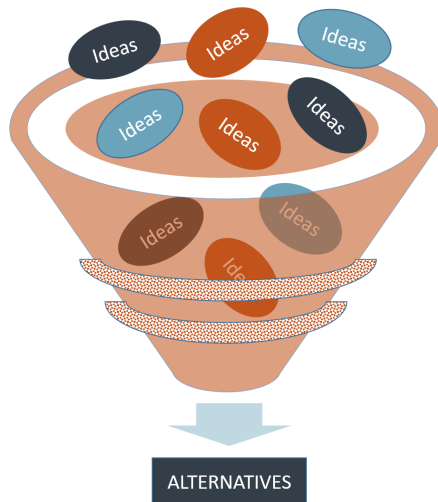


12

## From Ideas to Scenarios



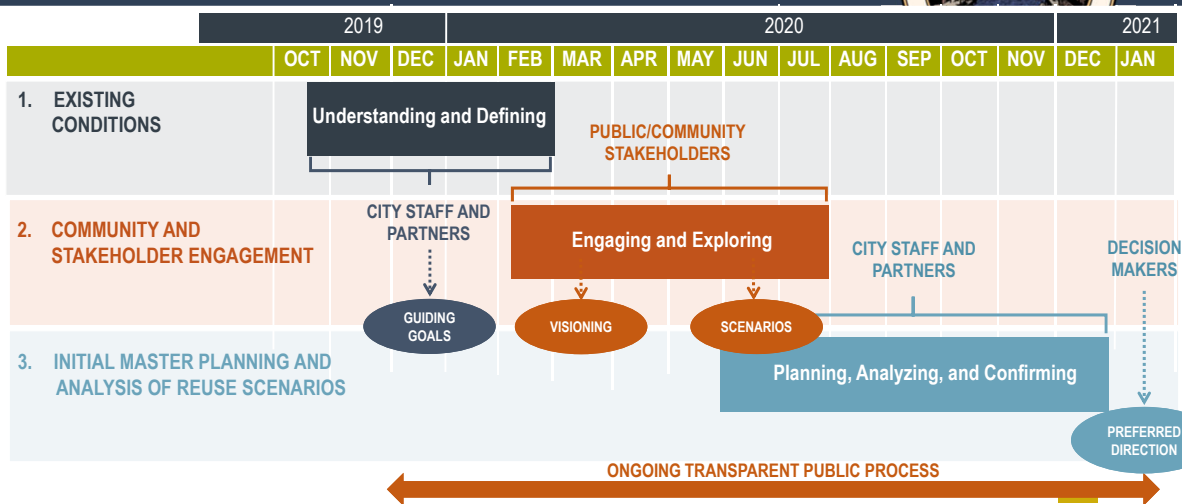
### FUTURE USE STUDY PROCESS



1. **VISIONING WORKSHOPS:** Ideas and opportunities are generated
2. **SCENARIOS WORKSHOPS:** Scenarios are shaped from ideas
3. **FILTERING:** Market analysis and technical evaluation of scenarios
4. **OUTPUTS:** Alternatives for decision-making and additional feasibility analysis

13

## Timeline and Milestones



## Council & Board Guidance



### Seeking concurrence on

- Policy framework
- Engagement approach
- Technical analysis

Other topics that need our focus?

### Next steps

1. Existing conditions
2. Public engagement



[www.cityoftacoma.org/cushman](http://www.cityoftacoma.org/cushman)

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15