



Old Brewhouse Acquisition

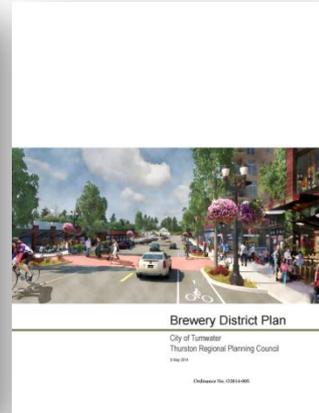
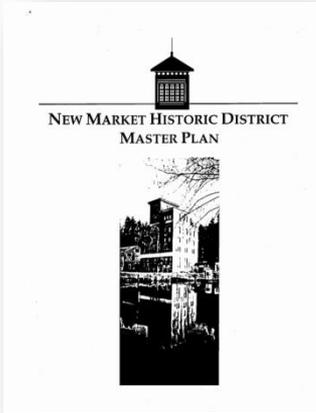
Tumwater City Council

Public Hearing – April 5, 2016

PSA Imaging

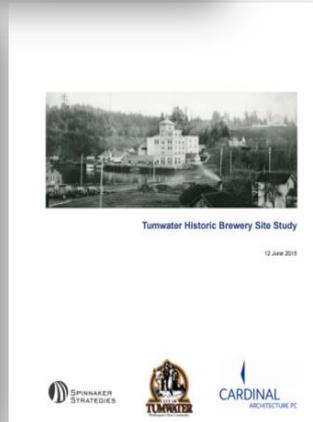


Studies



Brewery Area Plans and Reports

1. Market Analysis for the Old Brehouse Site (2014) 📄 (8 MB)
2. Brewery District Plan (2014) 📄 (26 MB)
3. Appendices for Brewery District Plan (2014) 📄 (20 MB)
4. Brewery Visioning Project Final Report (2011) 📄 (6.5 MB)
5. Brewery Action Plan (2011) 📄 (0.5 MB)
6. Brewery Report - Cultural Resources Survey (2006) 📄 (20 MB)
7. Old Brehouse Infrastructure Analysis (2005) 📄 (15 MB)
8. Old Brehouse Estimated Market Value (1997) 📄 (4 MB)
9. Old Brehouse Environmental Assessment Phase 1 (1997) 📄 (4 MB)
10. Old Brehouse Environmental Assessment Phase 2 (1997) 📄 (8 MB)
11. Old Brehouse Long Range Plan (1996) 📄 (0.5 MB)
12. New Market Historic District Master Plan (1993) 📄 (3 MB)
13. Railroad Right of Way Preservation Plan (1992) 📄 (5 MB)



Brewery Visioning Project (2011)



September 13, 2011

Pete Kmet, Mayor
City of Tumwater
555 Israel Rd. S.W.
Tumwater, WA 98501

Re: Final Report for the Community Visioning Project - Former Olympia Brewery

Dear Mayor Kmet:

On behalf of all members of our consultant Team, Loric Associates is pleased to submit this final report and recommendations on our work related to developing a community vision for the site of the former Olympia Brewery.

In the following pages, you will find a summary of the project approach and conclusions of our work. We also offer a limited number of recommendations that, in our view, will help to make the community vision a reality.

It was a great honor for our Team to work on this Project. As you know, our Team lives and works in the Tumwater Community, so for them, the Project is not just a project; it is a community vision and a commitment to no cost to the project, this ambitious undertaking would not have been possible without their dedication to the Community and willingness to have this and their great work.

We hope you find our work on this project helpful in defining a strategic community vision and expectations that emerged from the community visioning process.

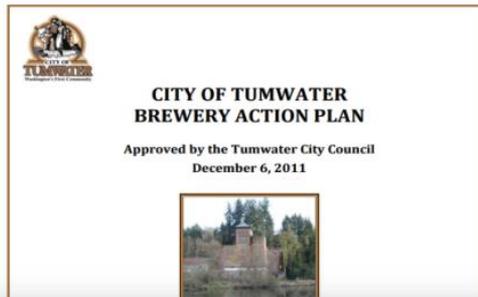
Again, we thank you for the opportunity to have worked on this project and further discussions with you about our report.

Sincerely,

Tom Fitzsimmons
Chief Operating Officer

Cc: Mr. Jared Burbidge, Project Manager
Thurston Regional Planning Council

Loric Associates, L.L.C.
Market Place Tower 3020 First Avenue, Suite 420 • Seattle, WA
206.726.7660 • Fax: 206.726.7847 • www.loric.com



B. Historic Brewhouse (Old Brewhouse LLC, owner)				
	Action	Involvement	Lead	Steps
B.1	Research Grant Opportunities, including Brownfields Grants (Assessments and Cleanup)	City/Owner/TRPC/Ecology/Commerce	City/TRPC/BPM	*Discuss with TRPC *Research with Ecology and Commerce
B.2	Tumwater Historic Preservation Commission Review	City/Owner/TRPC	City/Owner	*Present all modifications to existing buildings and plans for new buildings to the Commission for approval *Stabilize/preserve key features
B.3	Articulate the Vision	City/Owner	City – BPM	*Commission a vision brochure
B.4	Remove Restrictive Covenant	Owner/Ecology/City	Owner - BPM	*Conduct cleanup activities and work with Ecology to remove covenant that limits use to industrial
B.5	Review Shoreline Master Program Update	City/Ecology	City	*Meet with Ecology to address access, use and preservation options
B.6	Pursue a Planned Action Project under the SEPA	City	City – Community Development	*Prepare an EIS and adopt a Planned Action Ordinance
B.7	Research Bridge Concept (connect Old Brewhouse to Historical Park)	City/Owner/Historic Commission/Agencies	City	*Meet with owner on bridge issue
B.8	Assist with Keeping Project Moving	City/Owner	City – BPM	*Hire Manager (see A.1)
B.9	Review Development relative to all Critical Areas Regulations	City/Owner/Resource Agencies	City – Community Development	*Review site plan with owner
B.10	Research Infrastructure Assistance Opportunities	City	City – Public Works	*Review Parametrix infrastructure report to determine how City can assist with infrastructure

Public investment will be required

“9. Many of the challenges to private development of the site should be able to be overcome through the types of private / public partnerships and community advocacy that have achieved similar visions for other large and valued properties in other communities.”

“Perhaps it is this last point that is most important and deserves further explanation. As the project unfolded, it became clear that the economics of the area and the cost of redevelopment for the site posed a significant impediment to achieving the aspirations of the community. “

****As a result, public funding options were explored by the stakeholder group in the Brewery Visioning Project.**

Strategic Priority since 2010

City of Tumwater Strategic Priorities 2015-2020

The City Council has committed the organization to being mission-driven and beliefs-based, using the Vision, Mission and Beliefs adopted by the Council early in 2010. The City strives to have the Vision, Mission and Beliefs guide decision-making and planning throughout the organization. Following the adoption of a new Vision, Mission and Beliefs, the City Council adopted Strategic Priorities which are intended to guide the expenditure of discretionary resources (money, staff, equipment, facilities) over the next five years. At the June 2014 Retreat, the City Council adopted revised Strategic Priorities on September 15, 2014. The revised Strategic Priorities reflect budget recommendations and projects and program options to the City Council. Strategic Priorities reflect no priority ranking.

Aggressively Pursue Targeted Community Development Opportunities

- Redevelop the brewery
- Preserve Historic Old Brewhouse
- Rejuvenate the Brewery Neighborhood
- Review implementation of the Tumwater Town Center Plan
- Implement the transformation of Capitol Boulevard
- Invite people working in Tumwater into the Community (to live, shop, eat, play, etc.)
- Continue efforts to market Tumwater city-wide as opportunities arise
- Make targeted land acquisitions in order to facilitate future transportation, park, open space, utility, preservation, and facility options
- Regularly review the progress on major plan initiatives and focus resources on implementation

Strategic Priorities

Brewery Action Plan

New Market Historic District Plan

Economic Development Plan

Parks & Open Space Plan

Integrated Planning Grant

Thurston EDC Project Management

Project Updates



A Great Place to Be...

History

Henderson House

Crosby House

Old Brewhouse

Schmidt House

Tumwater History Videos

Welcome Packet

Recreation & Fun

City Map

Getting Around

City Services

City Government

Tumwater Municipal Code

Updating the Comp Plan

About Tumwater » History

OLD BREWHOUSE

Font Size: [Share & Bookmark](#) [Feedback](#) Print

Background

In 1895, a German brewmaster named Leopold Schmidt chose a site at the foot of the Tumwater Falls as the location for his new brewery. It had everything that he needed: access to saltwater shipping, electrical power produced by the falls, and most importantly, artesian springs of pure water that was perfect for brewing beer. In 1906 the Olympia Brewing Company, owned by Leopold Schmidt, constructed what is now called the "Old Brewhouse". It is six stories tall and constructed of red brick, elegant arches, and a copper roof with Tenino sandstone trim.

The Old Brewhouse served as the proud centerpiece of the Schmidt family brewing operation until Prohibition. The Old Brewhouse has long been associated with the Olympia Brewery which was the Capital community's largest private employer for a significant part of the past century. The importance of the structure was recognized in 1978 when the property was placed on the National Register of Historic Places.

It is seen by tens of thousands of people every day from Interstate 5 and is one of the community's most iconic structures. The Old Brewhouse influenced the design of dozens of new buildings in the region including Tumwater's City Hall, Fire Station, and the Timberland Regional Library in Tumwater.

In its prime, the Olympia Brewery was a tourist destination. Some accounts provide that the company gave tours to 100,000 visitors each year. Nearly 250,000 toured the brewery in 1982 during the World's Fair. The tasting room was most certainly a primary attraction. Children were offered root beer. The Brewery was also a key employer in the community. Many citizens have their own stories to tell about working for the brewery or about their family members' experience.



The Historic Brewhouse today

Over the years the Old Brewhouse fell into disrepair. In 1995 it was named to the the Washington Trust for Historic Preservation's "Ten Most Endangered Properties List." In 2003 it was moved to the Trust's "Endangered Properties List." Since 2004 to the present, the Old Brewhouse has been on its "Watch List."

The City of Tumwater has taken a number of actions designed to protect the Old Brewhouse. These have included adopting Comprehensive Plan goals and policies to "protect designated ... national landmarks" and "encourage the development of the Tumwater Historic Commercial Zoning District." In the mid-1990's the City adopted special zoning and shoreline designation for the Old Brewhouse to encourage its preservation and redevelopment.

Today the Old Brewhouse stands as Tumwater's most important architectural landmark. It is a symbol of the crucial role the Olympia Brewing Company played in the history of our community, and the last reminder of the flourishing riverside industries that once formed the heart of this town.

Revitalizing this community asset is a City and community priority.

See [Brewery Properties](#) and [Brewery Visioning Project](#) for more information.



What are people saying?

City of Tumwater, WA - Government
Published by Jeremy Payne · 1 · March 3 at 10:47am · 🌐

The Old Brewery was constructed in 1905 from Chehalis brick, sandstone from a Tenino quarry, lumber brought to the site by horses from the Ward Lake area, and gravel from Mud Bay. #TBT



12,901 people reached [Boost Post](#)

👍 Like 💬 Comment ➦ Share

Chris Chenault, Randy Nicholson and 359 others [Top Comments](#)

91 shares

[Write a comment...](#)

Robb M Byatt When I was a kid (mid-70's), I used to fish from the banks of the old brew house.
Many good memories exploring the area.... See More
Unlike · Reply · Message · 👍 1 · March 3 at 11:07pm

Rocky Carlson My parents owned the brewmasters house right across the

Rocky Carlson My parents owned the brewmasters house right across the river, eventually donating their equity and house to the city of Tumwater. I loved that area
Unlike · Reply · Message · 👍 1 · March 6 at 10:09am

Shirlee Lower I always drove by and thought to myself this has to be a real project back then love where it sets
Unlike · Reply · Message · 👍 1 · March 5 at 6:28am

Noah Gum They should fix it up to a small micro brewery that has shops and restaurants in it
Unlike · Reply · Message · 👍 8 · March 3 at 6:58pm

Patricia Geppert My thoughts exactly.
Unlike · Reply · Message · 👍 2 · March 3 at 7:31pm

Kay Atkisson My Grandfather Charles Norris worked at the Brewery while it was under construction.
Unlike · Reply · Message · 👍 1 · March 3 at 7:05pm

Judy Ruddy Brown And if something isn't done soon with this, we won't have this beautiful view any longer
Like · Reply · Message · 👍 1 · March 3 at 12:34pm

Lu Hickman Amazing I toured it when they still made product, impressive
Like · Reply · Message · March 4 at 5:55am

Pamela J Ince Martin I love that building I wish they could turn it into something awesome
Like · Reply · Message · March 5 at 8:15am

Julie Owen I can still smell it from my memory when my grandma just lived up

Jennifer Ducummon I agree save it! It's beautiful and could be a great venue
Like · Reply · Message · March 3 at 2:21pm

David P Harris Awesome place in the 60's, I remember it as a kid!
Like · Reply · Message · 13 hrs

Stan McCurdy Wasn't this a Hamms brewery in the mid to late 70's
Like · Reply · Message · March 4 at 10:27am

Sallie Richards Save it!
Like · Reply · Message · 👍 1 · March 3 at 1:17pm

Gracie Ng Beautiful
Like · Reply · Message · 17 hrs

Jim Pavlicek And then?
Like · Reply · Message · March 3 at 11:25am

Rj Sparks Love this!
Like · Reply · Message · March 4 at 11:15am

Kirsten Peterson Beard Tony Beard
Like · Reply · Message · 👍 1 · March 3 at 8:33pm

LaTonnia Chambers Reetz Donald W. Reetz
Like · Reply · Message · March 3 at 11:02pm

[Write a comment...](#)

Most common question:

"What's happening at the brewery?"

Preservation actions

- 1978 - Property placed on the National Register of Historic Places.
- Mid-1990s - Tumwater Historic Commercial Zoning District." with special zoning and shoreline designation for the Old Brewhouse to encourage its preservation and redevelopment.
- 1995 - Washington Trust for Historic Preservation's "Ten Most Endangered Properties List." (2004 "Endangered Watch List")
- 1997 - City proposed to purchase historic property
- 2005 - Analysis for public facilities district funding
- 2015 - Tumwater Historic Site Study to explore public funding

Significant activities

- Private ownership
- Covenant prohibiting production of alcohol removed
- Brewery District Plan, 2014
- Regional trail plan
- Craft Brewing & Distilling Center Study, 2015
- Tumwater Historic Site Study, 2015
- Environmental Impact Statement, 2015
- Planned Action, pending 2016

Current conditions



Tumwater Historic Brewery Site Study

12 June 2015



SPINNAKER
STRATEGIES



City of Tumwater
Tumwater City Hall
555 Israel Road SW
Tumwater WA 98501



CARDINAL
ARCHITECTURE PC

1326 5th Avenue #440
Seattle WA 98101
206 624-2365



Letter of Agreement

- Ongoing strategy to preserve the historic structure and revitalize the old brewery
- Agreement outlines conditions by which Falls Development, LLC (George Heidgerken) would donate the Old Brewhouse tower and trail easements to the City of Tumwater
- The agreement commits the City to sharing in some infrastructure costs for access, parking, and trail construction
- It includes an **incentive** to share infrastructure costs up to \$1 million if the warehouse is put into use by January 1, 2021
- The City would acquire **trail easements** to provide public access to the site and build regional connections into the trail system

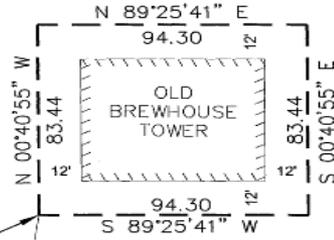
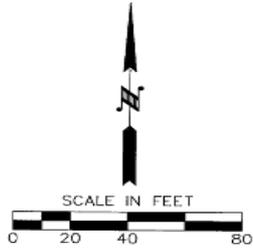
Changes to agreement

3. On or before April 30, 2016, Falls Development *will deliver easement documents* to the City to provide necessary easements for a Public Trail, including but not limited to construction and maintenance of the trails and boardwalk through the Property. A legal description is attached as Exhibit C and Exhibit D that describes the trail. Said easement is 25.0 feet in width. If requested by the City, Falls Development shall provide within 30 days of request, a pedestrian easement connecting the *Old Brewhouse with the public trail and boardwalk and Custer Way to the Old Brewhouse*.

PSA Imaging



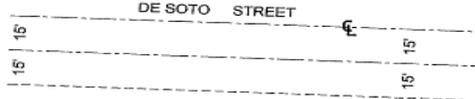
EXHIBIT B



TRUE POINT OF BEGINNING

N 07°50'25" E
671.54'

POINT OF COMMENCEMENT



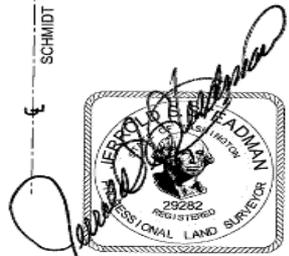
BLOCK 7
EAST TUMWATER
VOL. 2, PLATS, PG. 18

S 01°10'42" W

30'

SCHMIDT PLACE

30'



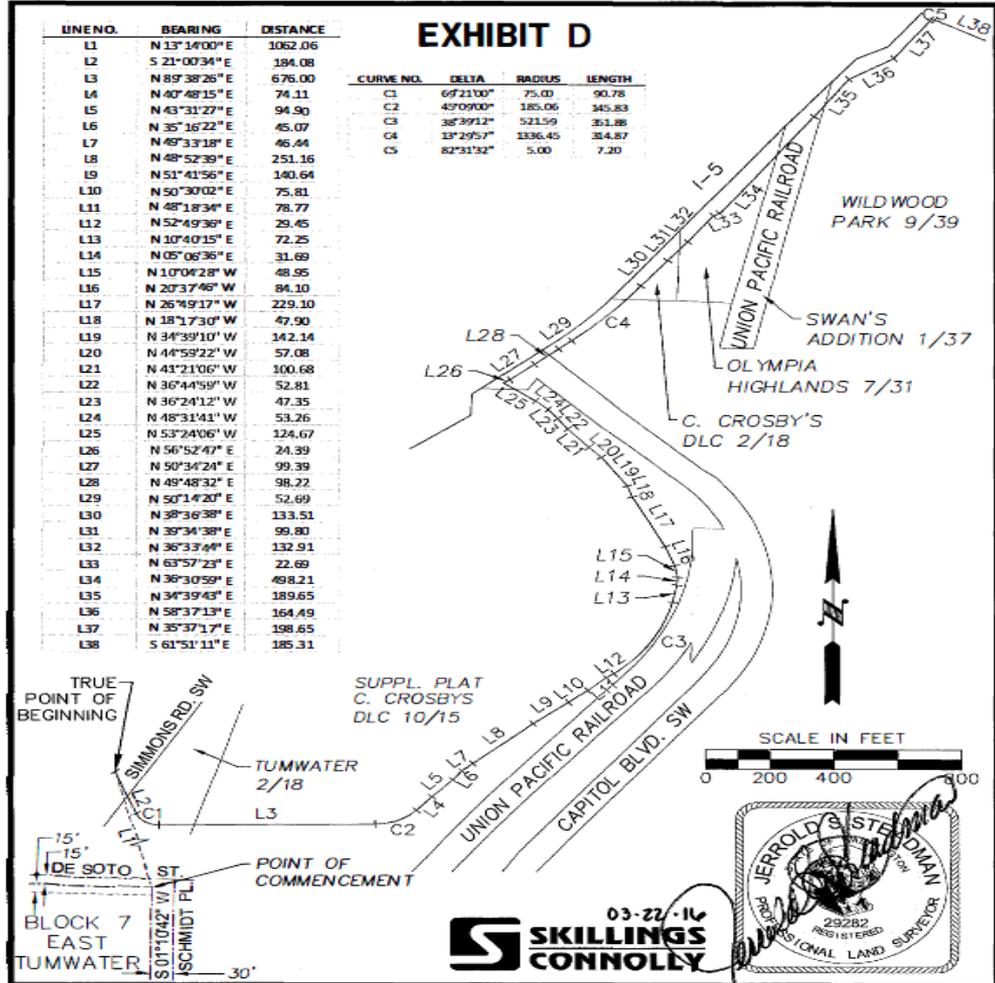
03/29/16



EXHIBIT D

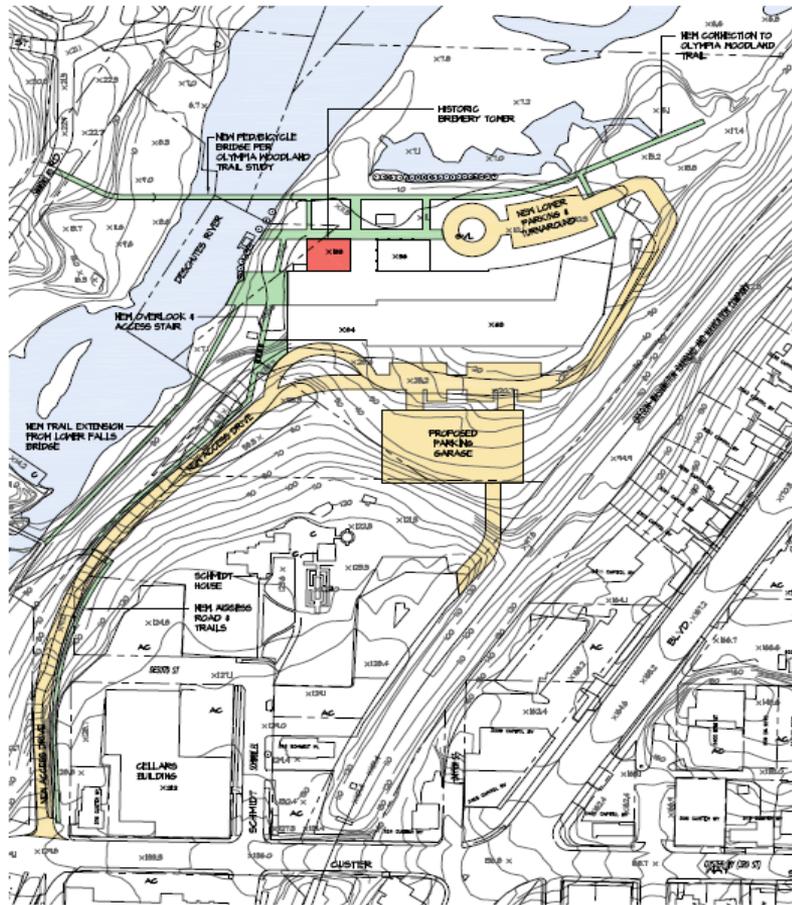
LINENO.	BEARING	DISTANCE
L1	N 13°14'00" E	1062.06
L2	S 21°00'34" E	184.08
L3	N 89°38'26" E	676.00
L4	N 40°48'15" E	74.11
L5	N 43°31'27" E	94.90
L6	N 35°16'22" E	45.07
L7	N 49°33'18" E	46.44
L8	N 48°52'39" E	251.16
L9	N 51°41'56" E	140.64
L10	N 50°30'02" E	75.81
L11	N 48°18'34" E	78.77
L12	N 52°49'36" E	29.45
L13	N 10°40'15" E	72.25
L14	N 05°06'36" E	31.69
L15	N 10°04'28" W	48.95
L16	N 20°37'46" W	84.10
L17	N 26°49'17" W	229.10
L18	N 18°17'30" W	47.90
L19	N 34°39'10" W	142.14
L20	N 44°59'22" W	57.08
L21	N 43°21'06" W	100.68
L22	N 36°44'59" W	52.81
L23	N 36°24'12" W	47.35
L24	N 48°31'41" W	53.26
L25	N 53°24'06" W	124.67
L26	N 56°52'47" E	24.39
L27	N 50°34'24" E	99.39
L28	N 49°48'32" E	98.22
L29	N 50°14'20" E	52.69
L30	N 38°36'38" E	133.51
L31	N 39°34'38" E	99.80
L32	N 36°33'44" E	132.91
L33	N 63°57'23" E	22.69
L34	N 36°30'59" E	498.21
L35	N 34°39'43" E	189.65
L36	N 58°37'13" E	164.49
L37	N 35°37'17" E	198.65
L38	S 61°51'11" E	185.31

CURVE NO.	DELTA	RADIUS	LENGTH
C1	69°21'00"	75.00	90.78
C2	49°09'00"	185.06	143.83
C3	38°39'12"	521.59	311.88
C4	13°29'57"	1336.45	344.87
C5	82°31'32"	5.00	7.20



03-22-16
SKILLINGS CONNOLLY





Preservation strategy

- Temporary protections
- Develop phasing plan, partners, funding
- Old Brewhouse funding campaign
- Trail design, funding, construction
- Determine highest and best use
- Ultimately, the structure could be a museum, brew pub, offices, overlook, etc.

***Use will depend on the adjacent activities in the warehouse.*

Funding approach

- Historic Rehabilitation Tax Credits
- Washington State
 - Heritage Capital Project Grants
 - Community Project Grants
- Foundation grants
- Transportation funding for trails
- Capital campaign
- In kind donations
- Foundation partnerships

Maintenance Cost

- City staff project coordination
- Grant writing
- Insurance
- Security

What are people saying?

City of Tumwater, WA - Government
Yesterday at 1:19pm

Should the City take on renovation of the Old Brewhouse? What do you think?



Developer to donate old Tumwater brewhouse to city
A developer will donate the iconic 111-year-old brick Tumwater brewhouse to the city.
KINGS.COM | BY TEGNA

Like Comment Share

44 Top Comments

2 shares

Write a comment...

Press Enter to post.

Larry Dibble I want to say up front that I do not live in the City of Tumwater but I grew up on Tumwater Hill so I do have some ties to the City. In a perfect world it would be great to take on the Old Brewery and create a beautiful historic site. However, we don't... See More
Like · Reply · 4 · Yesterday at 4:00pm · Edited

Tammy Adams I think it should stay privately owned but Tumwater can give grants or tax kick backs so the developer gets a break and wants to take on the project. Can't see the city doing anything any time soon or spending

Tammy Adams I think it should stay privately owned but Tumwater can give grants or tax kick backs so the developer gets a break and wants to take on the project. Can't see the city doing anything any time soon or spending money wisely Would be a great opportunity to employ numerous people
Like · Reply · 5 · 20 hrs
1 Reply

Georgann Martin Kumm This would be such a benefit for Tumwater, make it a destination for visitors and locals alike. This is such an iconic location and building, I'd be there in a heart beat.
Like · Reply · Yesterday at 3:51pm

Jeff Jernigan Essential City Services should come first. The Developer is unloading this building for a reason. I'm fearful the money spent will have a negative impact to the taxpayers in the short-term and likely never realize any significant gains in the future.
Like · Reply · 6 · Yesterday at 2:08pm

Chris Richardson City should stick to government business. Nostalgia doesn't pay well.
Like · Reply · 3 · 19 hrs

Jameson Henry Yes and My partner and I will do all the commercial inspection for you with a hometown discount. If you are interested, give me a private message. Look up SGA Inspection Services out of Olympia. We also teach home and commercial inspections. We can save the city thousands that they can use to further this project.
Like · Reply · 1 · Yesterday at 2:28pm

Shelly Haynie Would love to see this property renovated and opened, but I

Shelly Haynie Would love to see this property renovated and opened, but I don't think our city can responsibly take on a project like this. Even receiving the property as a donation may end up being a large liability
Like · Reply · 1 · 10 hrs

Nathaniel Householder I can see preserving it for historical reasons, but how much is too much? Maybe it may be best demolish it. Either way, something needs to be done with it.
Like · Reply · Yesterday at 2:45pm

Juli Morgenstern Absolutely!!! This is a win for Tumwater! A piece of history that needs and deserves to be saved.
Like · Reply · Yesterday at 2:27pm · Edited

Brian D Archibeque how about fix tumwater roads
Like · Reply · 1 · Yesterday at 3:31pm

Joseph Alexander Kennedy Yes!!
Like · Reply · Yesterday at 2:04pm

Tony Abbott Yes
Like · Reply · 12 hrs

Sue Carmody Yes
Like · Reply · 19 hrs

Justin Grindol Yes
Like · Reply · 2 hrs

Write a comment...

Should the City take on renovation of the Old Brewhouse?

The iconic Old Brewhouse



Questions and Public Hearing

Heidi Behrends Cerniwey

Assistant City Administrator/Brewery Project Manager

