



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4126

Brewery Focus Group

Thursday, November 3, 2011 – 5:30 p.m.
Tumwater City Hall – Council Chambers
555 Israel Road SW

AGENDA

- 5:30 p.m. Welcome
- 5:35 p.m. Purpose and Goals for Meeting
- 5:45 p.m. Staff Presentation and Focus Group Discussion of Action Plan
- 7:15 p.m. Next Steps
- 7:20 p.m. Closing Comments
- 7:30 p.m. Adjourn

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November 3, 2011

TO: Brewery Focus Group

FROM: Tim Smith, Planning Manager
tsmith@ci.tumwater.wa.us

RE: Brewery Action Plan

1) References (Only list those attached.)

- A. Draft Action Plan
- B. Resolution No. R2011-018

2) Action Requested / Staff Recommendation:

Staff requests Focus Group input regarding the development of the Action Plan

3) History and Facts Brief:

Resolution No. R2011-018 represents the City Council's formal acceptance of the Final Report for the Brewery Visioning Project. Council's action concluded a six-month planning and public engagement process to develop a vision for the former brewery and address challenges to its redevelopment.

Resolution R2011-018 directs staff to prepare an Action Plan to implement the recommendations of the Final Report. City Council met to review a first draft of the Action Plan in October and requested staff to meet with the Brewery Focus Group to get additional input.

The Action Plan addresses the overall brewery complex as well as other areas in close proximity to the brewery including the Old Brewhouse, Belle Torre site along Capitol Boulevard, and the larger Brewery Neighborhood which extends generally from The Valley Athletic Club/M Street north to the Tumwater Square/Safeway area.

The Brewery Visioning Project Final Report is available online at www.gotumwater.com. A summary of the key observations and conclusions of the report are listed below.

- A. The Former Olympia Brewery property is viewed by the citizens of Tumwater as a very special property. Many hold very emotional connections to the site and believe that whatever happens to it, future redevelopment must retain the cultural and historical significance that the site has contributed to the community over the years.
- B. Tumwater citizens are highly interested in having the former Brewery property develop into an active and special place that serves as an asset and focus for the community both on an economic and cultural level.
- C. Citizens have many preferences and views about their vision of the specific elements of what this future special place should include. There is strong agreement that it should involve a mixture of uses including residential and retail as well as public and recreational spaces particularly along the Deschutes River corridor.
- D. Citizens expressed a strong desire to have community leaders work hard to achieve their vision to see the property become a special place and believe that what does happen to the site should be rooted in community values that serve as an ongoing guide for future development.
- E. There is strong support for the City of Tumwater to take urgent and assertive steps to make it happen, including adopting or creating new development tools and roles for the City as it embarks on achieving the vision.
- F. In general, most of the buildings and structures included on the property can be physically adapted to many future uses, including most of those embodied in the community vision for the site.
- G. The site and buildings have significant assets for future redevelopment including location, property size, adaptability and river connection.
- H. Lack of market demand, availability of alternative locations, rent rates, the extensive flood plain involved with the site and construction costs related to rehabilitation and reuse of the buildings pose significant financial impediments to future private development of the site.
- I. 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.

4) Discussions and Alternatives:

Discussion only

5) Fiscal Notes: None

City of Tumwater

Brewery Action Plan

DRAFT

(Actions listed in order of priority)

A. Overall Brewery Complex				
	Action	Involvement	Lead	Steps
A.1	Key Staff Person for Entire Project – <i>“Brewery Project Manager”</i>	City	City	*Job description or consultant contract
A.2	Interim Zoning	City	City – Community Development/Council	*Consider short-term, prior to A.9
A.3	Advisory Committee	City	City	*Develop purpose and by-laws for committee *Appoint reps from stakeholders
A.4	Transportation Plan	City Property Owners Thurston Regional Planning Council (TRPC)	City – Public Works	*City fund it (amend Capital Facilities Plan) *Agreement with owners to partially fund *Hire consultant *Coordinate with Brewery Neighborhood Plan (see E.1)
A.5	‘Chunk’ out the Project	City Owners	City	*Define “chunks” for planning and marketing (Historic Brewhouse, RS&T Cellars building, Schmidt Mansion, Knoll, Bluff, Valley Warehouses, Valley –south, River corridor)
A.6	Lift/Modify Alcohol Covenant	Owners City	City	*Meet with Attorney and owners
A.7	Marketing Plan	City Owners	City – Brewery Project Manager	*Hire Manager (see A.1)
A.8	Regional Partnerships	City Many others	City – Brewery Project Manager	*Outreach JBLM, UW, State and others (public/public; public/private partnerships)

A. Overall Brewery Complex continued				
	Action	Involvement	Lead	Steps
A.9	Comprehensive Plan and Zoning Changes	City	City – Community Development/Council	*Need to resolve long-term use schedule and standards *Engage other communities *Planning Commission *Council adoption
A.10	Total Maximum Daily Load (TMDL) Study for Deschutes River and Capitol Lake	City Many others	City (Ecology has ultimate lead)	*Continue to participate in stakeholder meetings
A.11	Conceptual Utility Service Plans	City	City – Public Works/Brewery Project Manager	*Reference Parametrix study
A.12	LOTT Credit Question	City LOTT	City	Review LOTT/Miller Agreement Discuss with LOTT staff
A.13	Transportation Impact Fee Credit Question	City	City – Public Works	*City to research
A.14	Water Rights Development	Three Cities	Shared	*Participate as a partner
A.15	Artist Housing	City Housing Group	City/Partner	*Research artist housing option
A.16	Trails—Establish Conceptual Layout and Permitting Requirements	City; TRPC Affected land owners	City	*Meet with affected landowners to discuss options
A.17	Transportation Center	Tumwater, Olympia, Port, LOTT, Railroad, Intercity Transit	City	*Research feasibility of transportation center for trolley, light rail, transit *Partner with railroad
A.18	Acquire Land around/under Capitol Lake	City County	City	*Research and apply for County Conservation Futures funding
A.19	Shared Bank Investment Pool	City	City – Brewery Project Manager	*Meet with banks
A.20	Public Development Authority	City, Owner	City	*Evaluate need
A.21	Wayfinding Signage	City	City- Community Development	*Articulated in Wayfinding Signage Master Plan

B. Historic Brewhouse (Old Brewhouse LLC, owner)				
	Action	Involvement	Lead	Steps
B.1	Research Grant Opportunities	City TRPC	City/TRPC	*Discuss with TRPC
B.2	Articulate the Vision	City Owner	City – Brewery Project Manager	*Work with owner to commission a vision brochure
B.3	Review Shoreline Master Program Update	City Ecology	City	*Meet with Ecology to ensure update addresses access, use and preservation options
B.4	Pursue a Planned Action Project under the State Environmental Policy Act	City	City – Community Development	*Prepare an Environmental Impact Statement and adopt a Planned Action Ordinance
B.5	Research Bridge Concept (to connect Old Brewhouse to Historical Park)	City Owner	City	*Meet with owner on bridge issue
B.6	Assist Property Owner with Keeping Project Moving	City	City – Brewery Project Manager	*Hire Manager (see A.1)
B.7	Review Development relative to all Critical Areas Regulations	City Owner Resource agencies	City – Community Development	*Review site plan with owner
B.8	Research Infrastructure Assistance Opportunities	City	City – Public Works	*Review Parametrix infrastructure report to determine how City can assist with infrastructure
B.9	Assist Owner with Financing	City Owner	Owner	*Waiting for current report back from owner *Research EB5 Financing
B.10	Trail Connection across Deschutes River	City Owner City of Olympia	City of Olympia	*Work with Olympia staff on alternatives analysis

C. Brewery Complex – Knoll and Valley (Capital Salvage, owner)				
	Action	Involvement	Lead	Steps
C.1	LOTT Acquisition for Reclaimed Water Facility	LOTT City	LOTT	*Joint meeting with LOTT
C.2	Grant for Cleanup or Brownfields	City Owner	City	*Research with Ecology
C.3	Resolve Access across the Railroad	City; Owner; Port; Railroad; UTC;LOTT	City/Owner	*Determine legal standing of crossing *Pursue crossing authorization
C.4	Study Ways to Reduce Flooding Impact	City Owner	City	*Determine if property owners want to participate
C.5	Port Use of Valley Buildings	Port City	City/Port	*Discuss with Port
C.6	Develop an “Approved” List of Land Uses	City	City	*First handled in comp. plan (A.9)
C.7	Investor List	City Owners	City	*Develop after zoning is final (A.9)
C.8	Pursue a Planned Action project under the State Environmental Policy Act	City	City – Community Development	*Prepare an Environmental Impact Statement and adopt a Planned Action Ordinance
C.9	Conceptual Design to Visualize and Market	City Owners	City – Brewery Project Manager	*Following zoning changes, need to develop marketing material
C.10	Develop Fish Hatchery in Existing Brewery Buildings	Tribes State City	Squaxin Tribe State	*Meet with Tribe and State Fisheries to determine interest
C.11	Public Land along River/River Access/Restoration	LOTT City Trust for Public Lands	City/LOTT	*Review with LOTT *Discuss with Natural Resource Agencies
C.12	Acquire Land along River by Golf Course	City Owner County	City	*City review viability and use of property *Research and apply for County Conservation Futures funding

D. Belle Torre (South Sound Bank, owner)				
	Action	Involvement	Lead	Steps
D.1	Acquire Lower Property for Stormwater Treatment, Wetlands, and Trail	City (drafting Purchase/Sale Agreement) Owner Ecology Grant	City – Public Works	*Coordinate with City Parks *Brief Council on project
D.2	Develop Upper Land for Hotel	Owner City	Owner	*Partner with bank to do recruiting
D.3	Research Use Limits on Property	City	City – Community Development	*Partner with bank to review use limits
D.4	Lodge Developed as Private School	Serendipity School City - permitting	School	*No City Action
D.5	Transportation Plan	See A.3	City – Public Works	*See A.4
D.6	Trail Connection	City Owner	City – Public Works	*Extend trail design from Golf Course to E Street

E. Brewery Neighborhood				
	Action	Involvement	Lead	Steps
E.1	Develop Neighborhood Plan Major Issues: Transportation, Design, Land Use, Housing, Economics	City TRPC Businesses Property Owners Residents	City – Community Development	*Wait for Federal grant application results *Hire consultant *Develop work plan *Develop Neighborhood Plan and implementation strategies such as new zoning regulations
E.2	Engage Community	See E.1 above	City/TRPC	*Incorporate into neighborhood work plan
E.3	Transportation Plan	See A.3	City – Public Works	*See A.4

RESOLUTION NO. R2011-018

A RESOLUTION of the City Council of the City of Tumwater, Washington, accepting the Final Report for the Community Visioning Project for the former Olympia Brewery.

WHEREAS, the former Olympia Brewery ceased operations in 2003, bringing a century of brewing history to a close and resulting in a loss of 400 local jobs and a vacant industrial site in the heart of Tumwater; and

WHEREAS, the City of Tumwater Economic Development Plan recognizes that the former Olympia Brewery site is a key economic development asset, important to both Tumwater and the broader region. The site features specific challenges that need to be addressed collaboratively by community stakeholders; and

WHEREAS, Thurston Regional Planning Council (TRPC) secured a federal energy grant to conduct a community visioning process for the former brewery site. Key aspects of this visioning project are reuse of an existing industrial site, rejuvenating a former urban activity center, integrating the site into the surrounding area, and maximizing its potential to contribute to trip reduction by adding live, work, shop and play opportunities where possible; and

WHEREAS, TRPC partnered with the City of Tumwater to hire Lorig Associates, LLC through a competitive process to work with community stakeholders to develop a vision for the former brewery site and address challenges to its re-development. The project scope of work calls for community outreach; analysis of building, site, infrastructure and regulatory conditions; assessment of the potential for realistic development including public/private partnership scenarios; and the provision of "next steps" recommendations to TRPC and the City of Tumwater; and

WHEREAS, public engagement goals of the Brewery Visioning Project include ensuring broad and specific participation; developing a community vision that incorporates the realities of a market, site and structural analysis; and building momentum and excitement for possible future development; and

WHEREAS, multiple opportunities for public comment were provided throughout the visioning project, with over 700 comments through mail surveys, public comment cards, website responses and public meetings; and

WHEREAS, the City formed a Brewery Focus Group of citizens and property owners which anchored the public engagement process and was charged with discussing and responding to consultant information, bringing community perspective to the discussion of viable alternatives and scenarios, and helping engage others in the process; and

WHEREAS, Lorig Associates, LLC completed the Brewery Visioning Project by submitting a final report to the City of Tumwater that contains detailed findings, conclusions and recommendations for future activities that will guide efforts to rejuvenate this former industrial site.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUMWATER AS FOLLOWS:

Section 1. Acceptance. The Final Report for the Community Visioning Project for the Former Olympia Brewery, dated September 13, 2011 and attached hereto as Exhibit "A", is hereby accepted.

Section 2. Implementation. The City staff are directed to develop an action plan to implement the Community Vision for the Brewery.

Section 3. Ratification. Any act consistent with the authority and prior to the effective date of this Resolution is hereby ratified and affirmed.

Section 4. Severability. The provisions of this Resolution are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Resolution or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the Resolution, or the validity of its application to other persons or circumstances.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption and signature as provided by law.

RESOLVED this 4th day of October, 2011.

CITY OF TUMWATER



Pete Kmet, Mayor

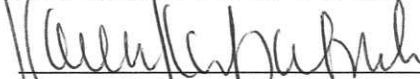
ATTEST:



Melody Valiant, City Clerk

JAMES HENDRICKSON, DEPUTY

APPROVED AS TO FORM:



Karen Kirkpatrick, City Attorney