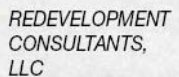
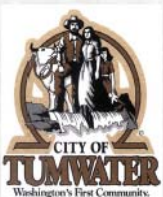
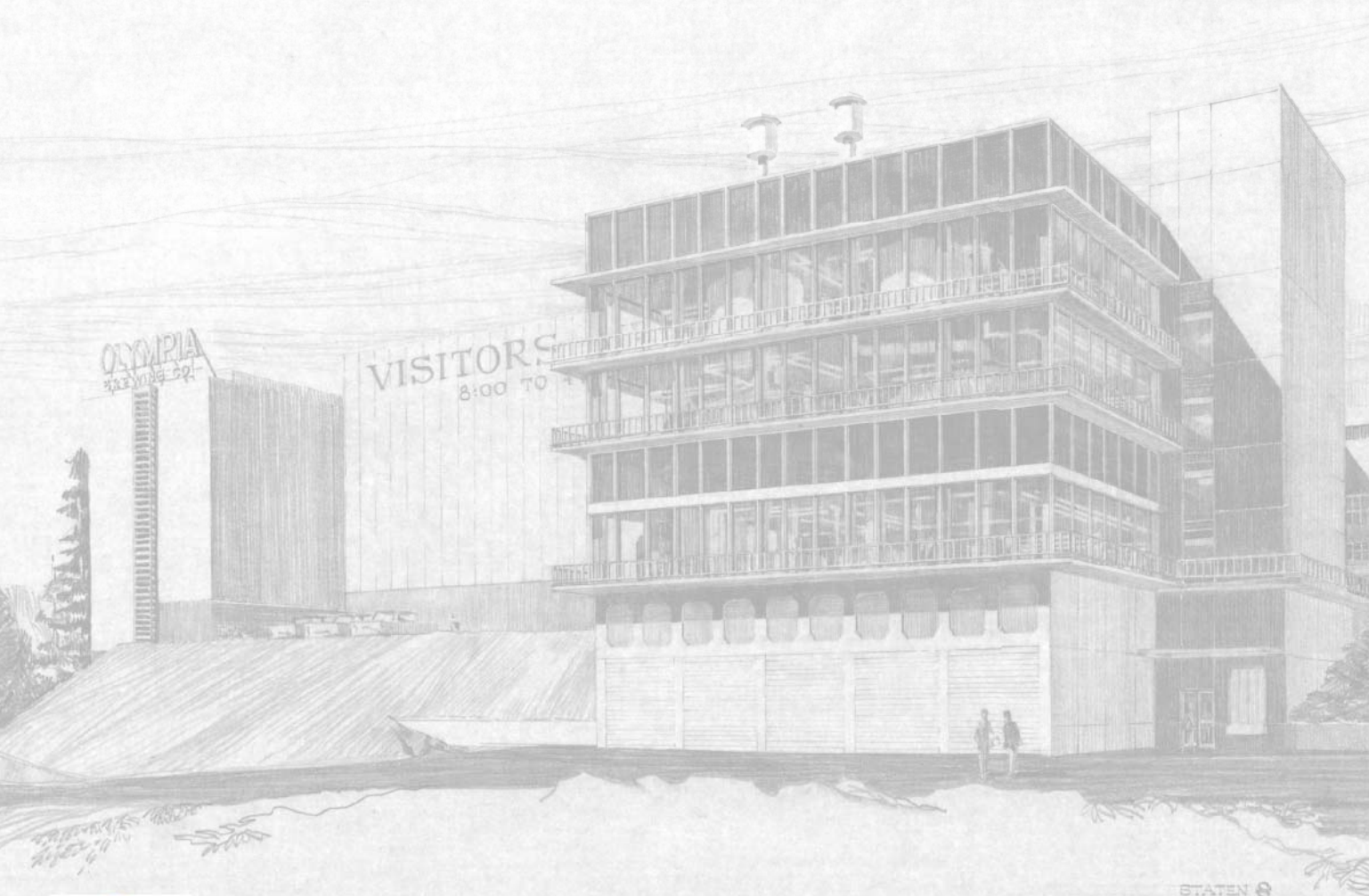


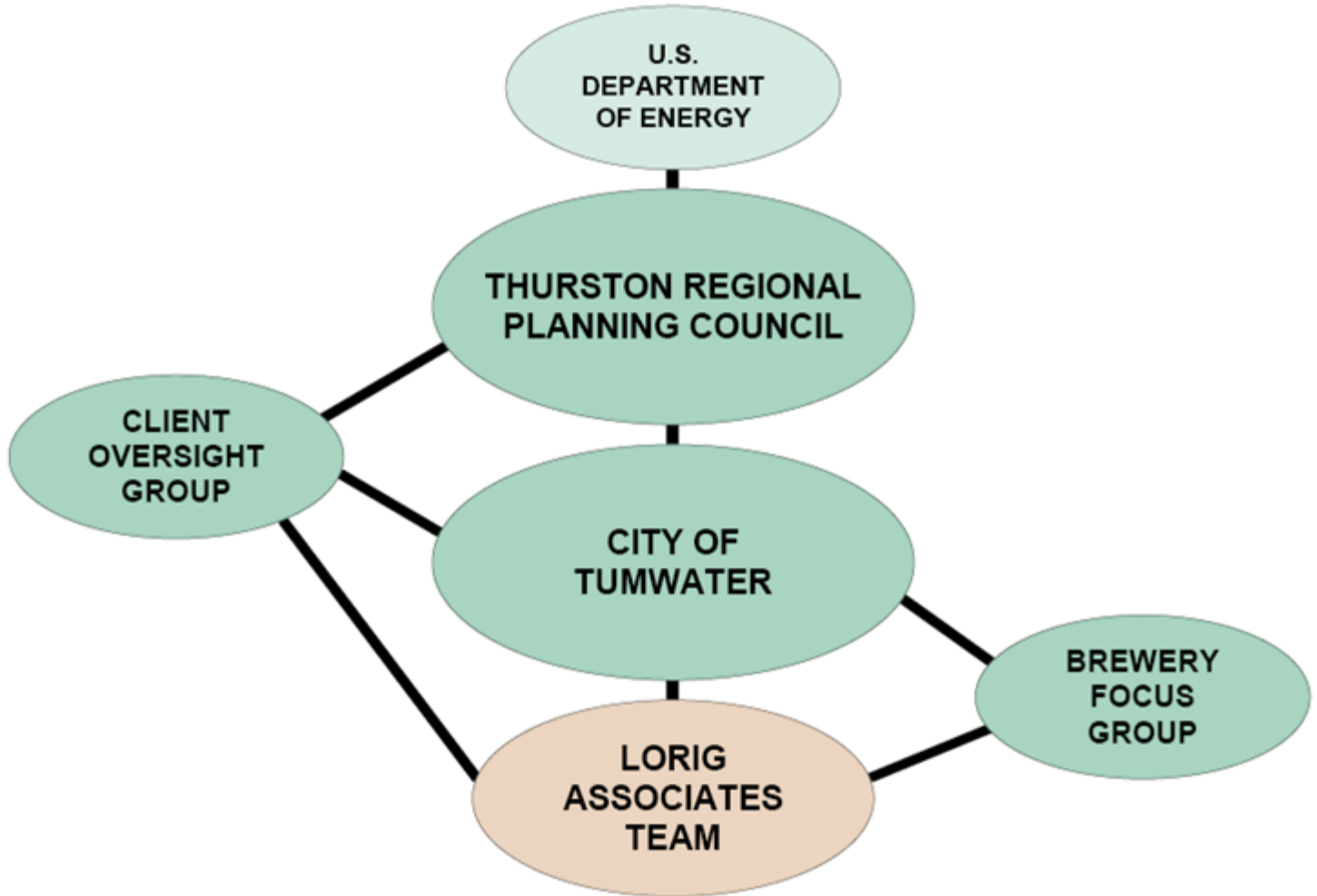
# Brewery Visioning Project

## Approach to Property Assessment and Visioning

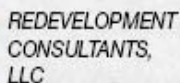
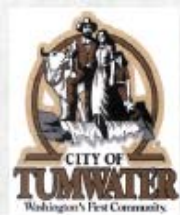
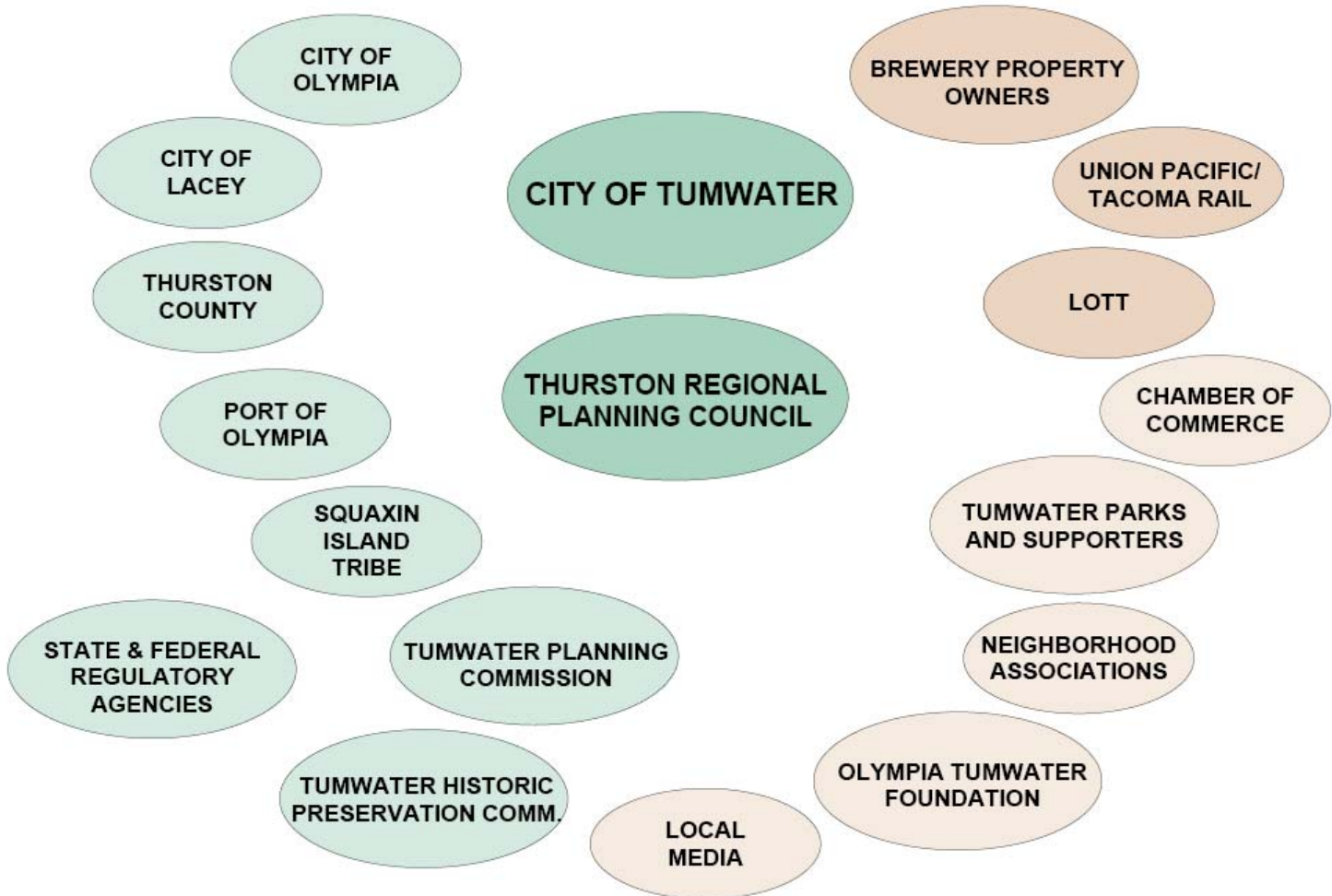
Presented to Client Oversight Committee  
and  
Brewery Focus Group  
3-31-2011



# OLYMPIA BREWERY PROPERTY: PROJECT ORGANIZATION



# OLYMPIA BREWERY PROPERTY: COMMUNITIES OF INTEREST



**Public Engagement**



**Lorig Team Approach**

*Grounded in Context, Aspirations and Feasibility*

Past Plans and Studies

Building & Site  
Regulatory Analysis

Stakeholder &  
Community  
Engagement

Market & Economic  
Development  
Analysis

Site & Building  
Opportunities & Constraints

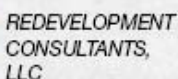
Development  
Options & Scenarios  
Potential Future Uses

Community Interests  
Values, Visions & Aspirations  
Learning

Integrated Vision / Plan Framework  
Considerations for Comprehensive Plan & Development Regulations  
**NEXT STEPS**

**Client  
Oversight  
Committee**

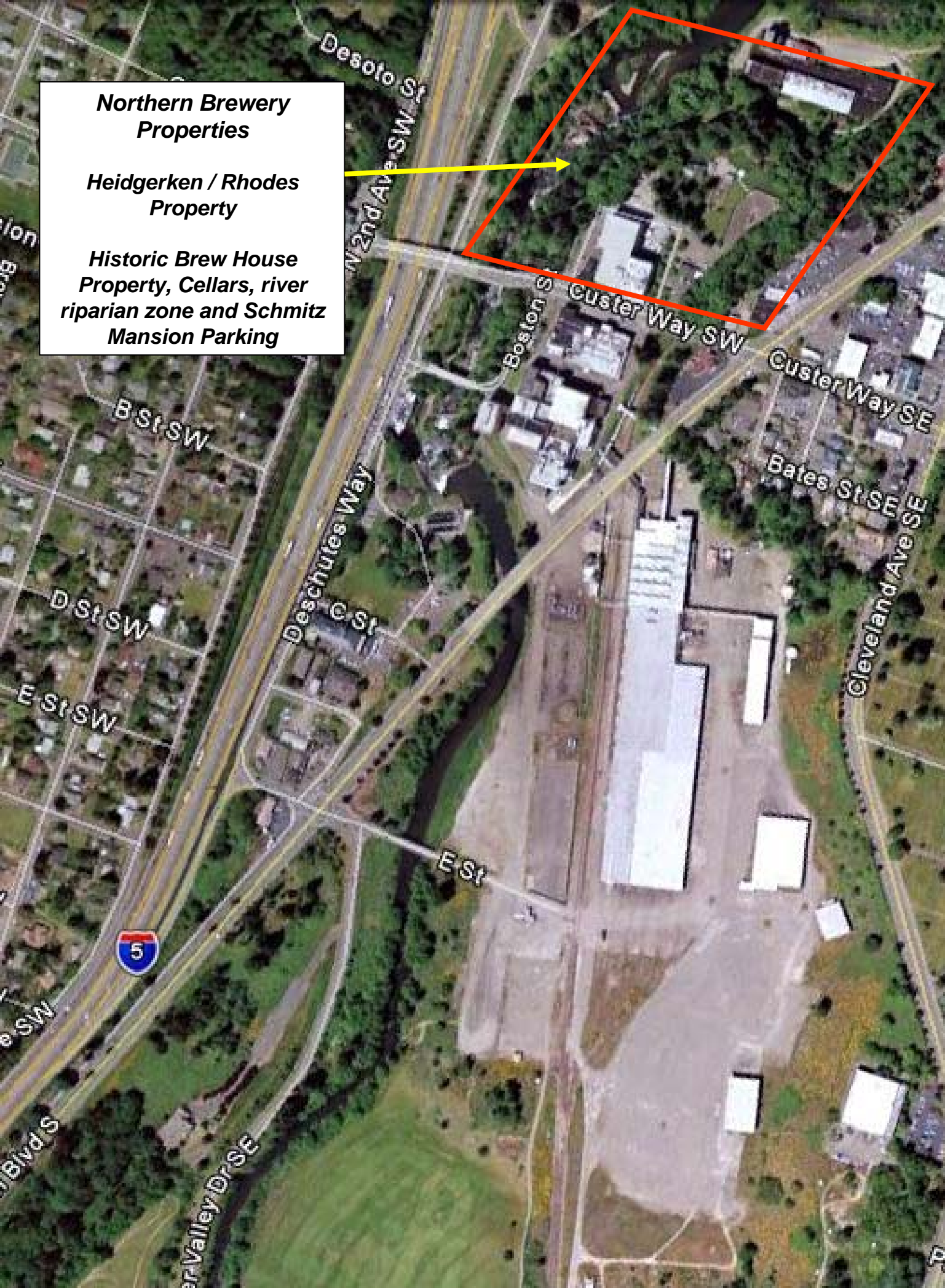
**Brewery  
Focus  
Group**



**Northern Brewery  
Properties**

**Heidgerken / Rhodes  
Property**

**Historic Brew House  
Property, Cellars, river  
riparian zone and Schmitz  
Mansion Parking**









**South Sound Bank  
(Bellatorre) Property**



# CONCEPTUAL DESIGN

BELLATORRE



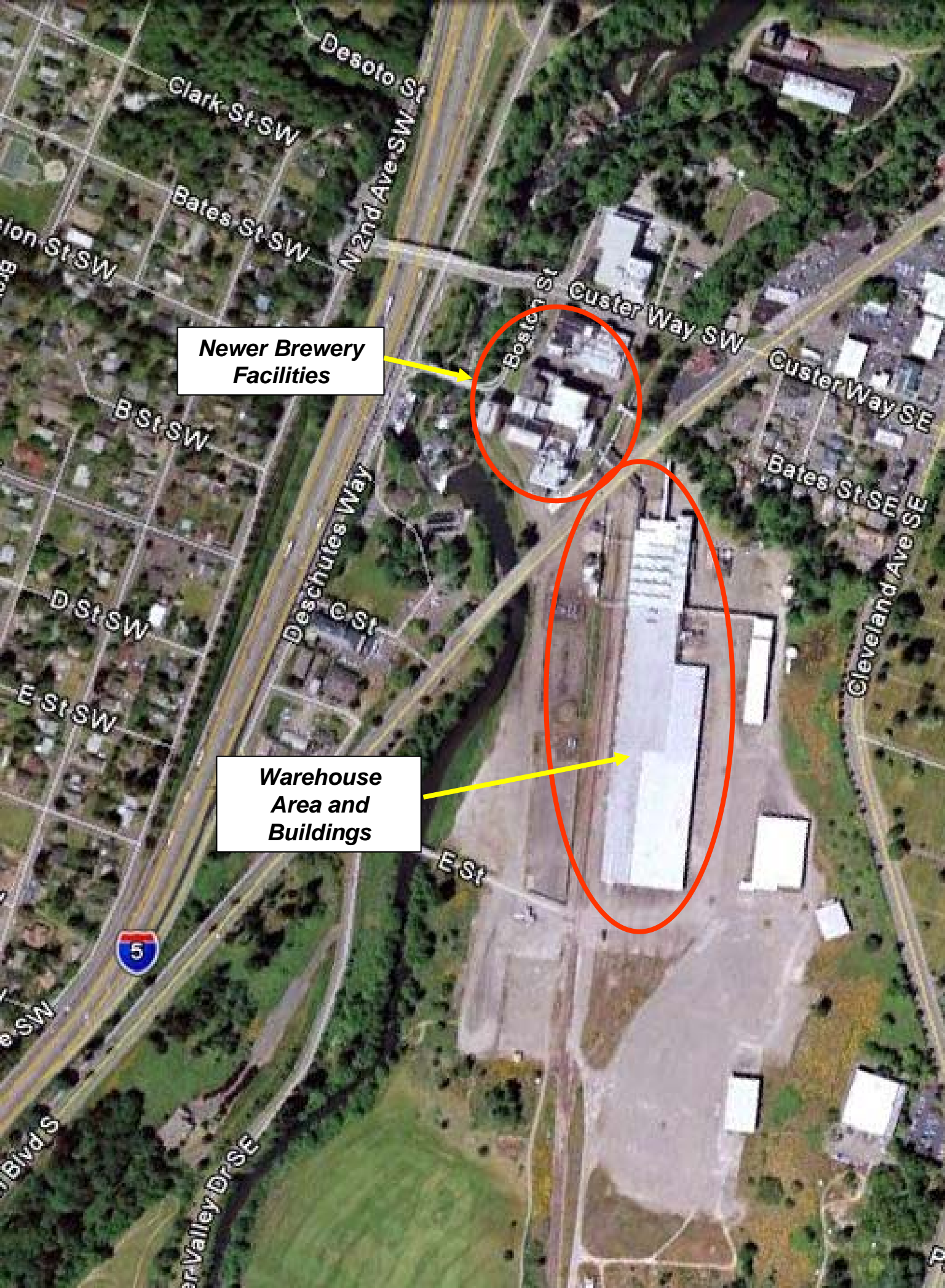


**Olympia, Lacey  
and Tumwater  
Well Fields**

**City of Tumwater**

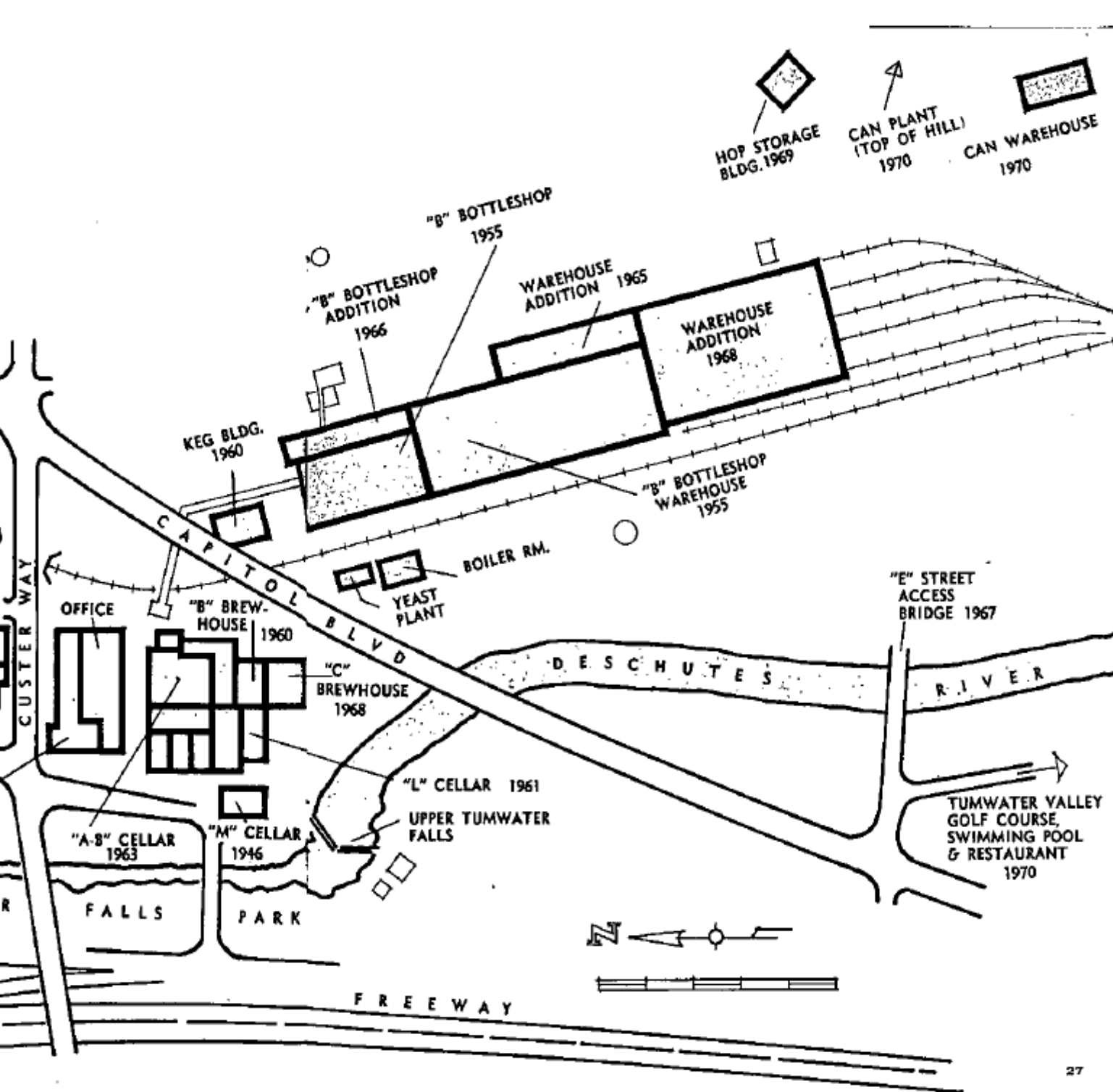


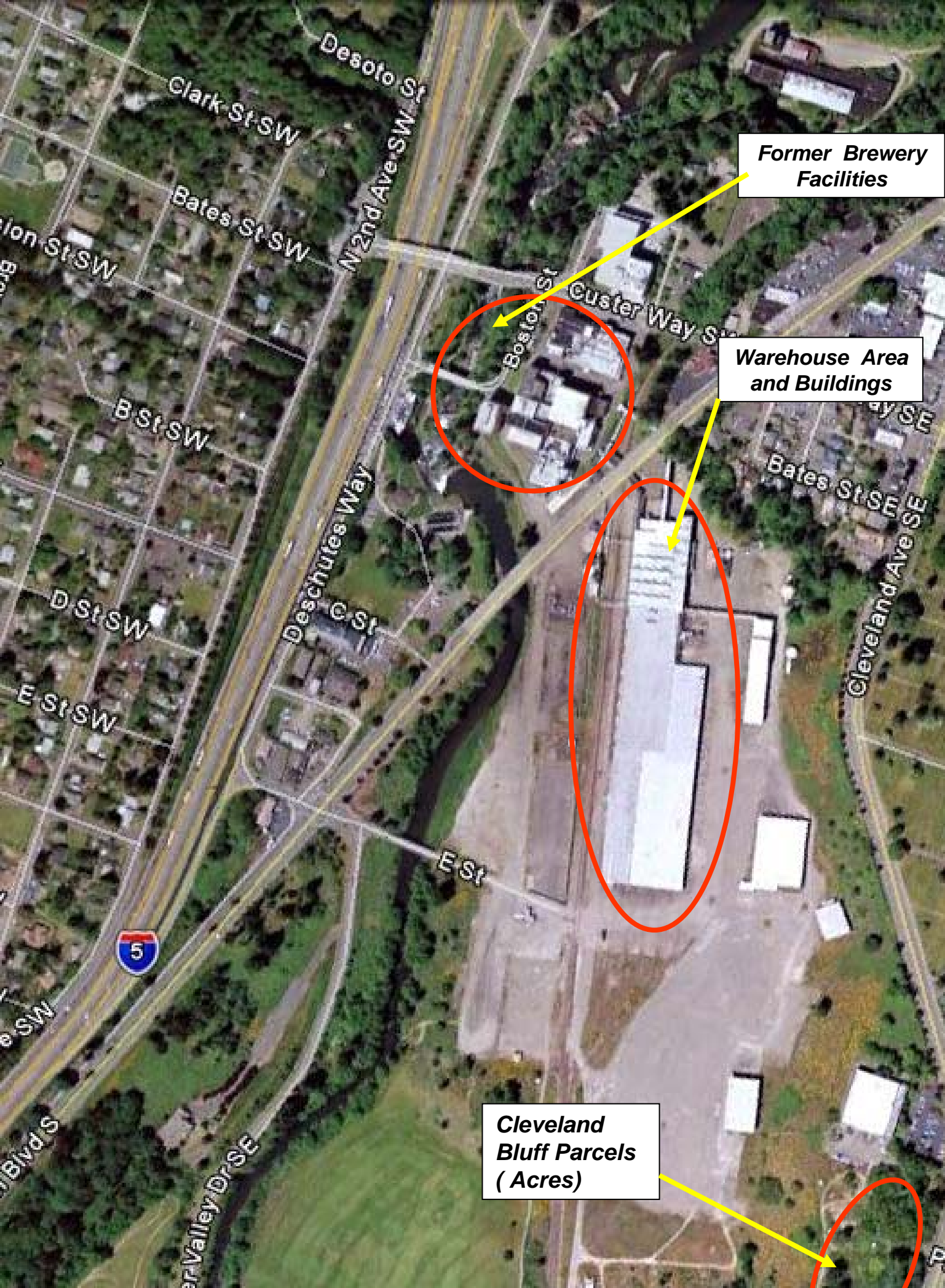
**LOTT Future Grey-water  
Facility Site**



**Newer Brewery  
Facilities**

**Warehouse  
Area and  
Buildings**

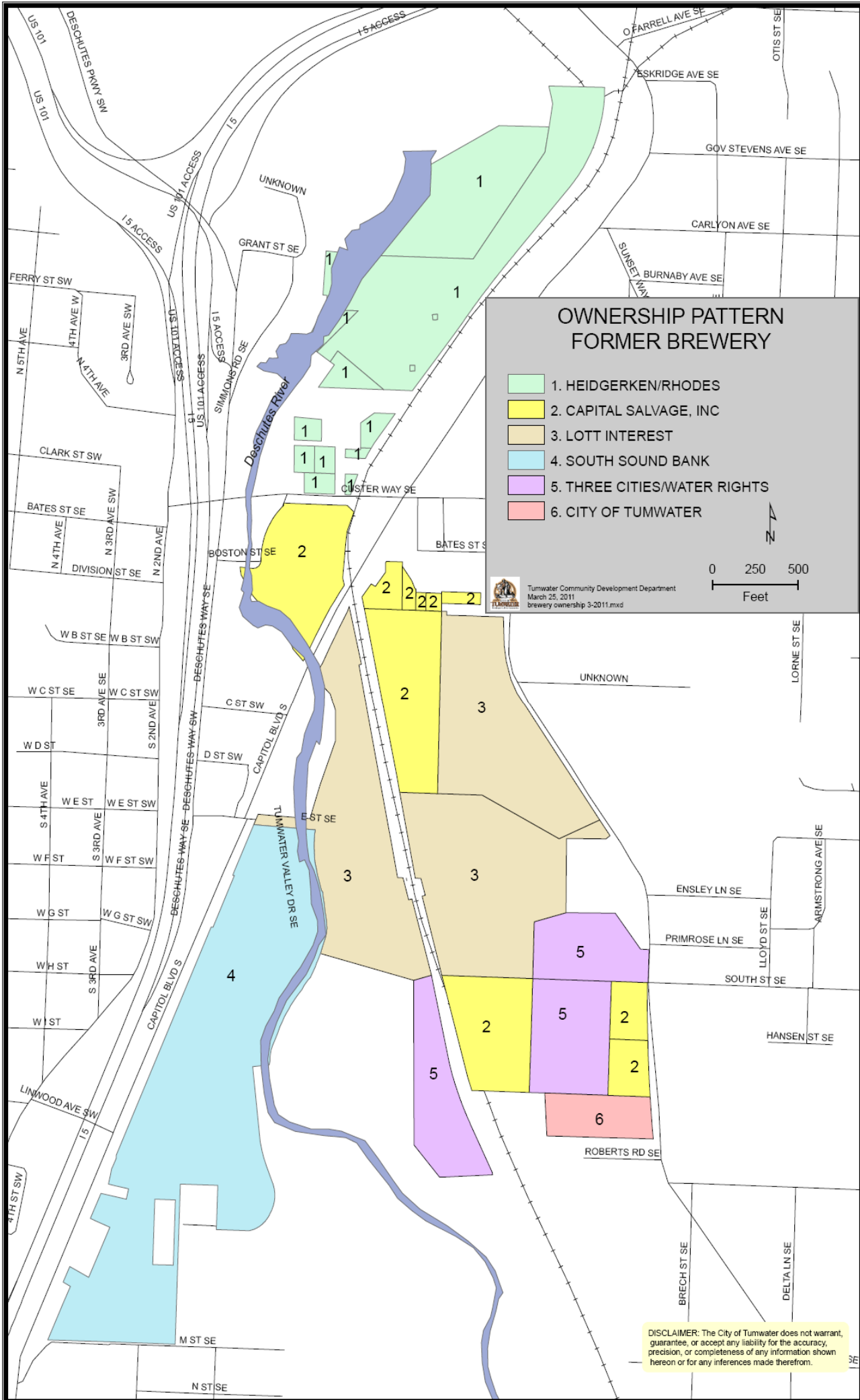




**Former Brewery Facilities**

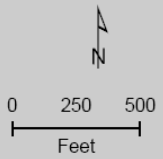
**Warehouse Area and Buildings**

**Cleveland Bluff Parcels (Acres)**



### OWNERSHIP PATTERN FORMER BREWERY

- 1. HEIDGERKEN/RHODES
- 2. CAPITAL SALVAGE, INC
- 3. LOTT INTEREST
- 4. SOUTH SOUND BANK
- 5. THREE CITIES/WATER RIGHTS
- 6. CITY OF TUMWATER



Tumwater Community Development Department  
 March 25, 2011  
 brewery ownership 3-2011.mxd

DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown herein or for any inferences made therefrom.