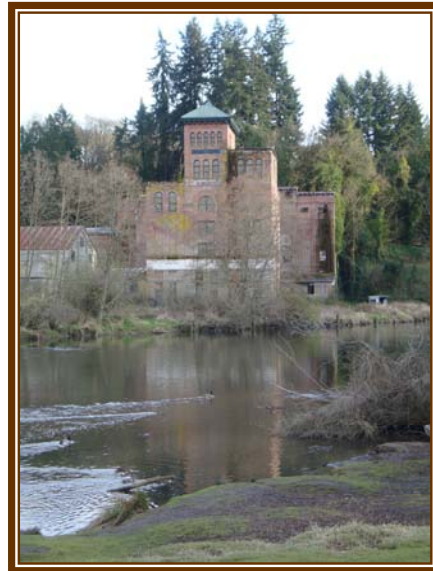




CITY OF TUMWATER BREWERY ACTION PLAN

Approved by the Tumwater City Council
December 6, 2011



Introduction

Resolution No. R2011-018, adopted by the Tumwater City Council on October 4, 2011, directed staff to prepare an Action Plan to implement the recommendations of the Brewery Visioning Project Final Report. Staff presented drafts of the Action Plan to the City Council at worksessions in October and November. The plan was also presented to the City's Brewery Focus Group for their discussion and input.

The Brewery Visioning Project Final Report identifies community action and partnership as critical elements in moving forward with planning for the brewery site and surrounding area. The Action Plan embraces this recommendation by identifying a wide range of activities and community stakeholders and creating the framework for future work and collaboration.

City Policy and Planning References in support of the Brewery Action Plan

Final Report, Community Visioning Project for the Former Olympia Brewery (2011)

- Project Overview, Community Visioning, Building and Site Analysis, Economic Analysis, Conclusions and Recommendations, (pp. 2 – 30)

Strategic Plan (2010)

- Regional Wayfinding Signage, Deschutes Valley Trail (pp. 11 – 12)
- Brewery Infrastructure Investment, Public Private Partnerships, Phased Development, Zoning Changes, Marketing (pp. 15 – 17)
- Brewery Neighborhood Planning (p. 20)

Economic Development Plan (2010)

- Old Brewhouse and Brewery Neighborhood Public Private Partnerships, Brewery Neighborhood Planning and Investment, Study and Reduction of Flooding Impacts, Community Engagement, Public Access to Shoreline, Zoning Changes (pp. 51 - 53)

Tumwater Transportation Plan (2008)

- "E" Street Extension (p. 7-5)

New Market Historic District Master Plan (1993)

- Brewhouse and Warehouse Potential Uses (pp. 1-27 – 1-37)
- Access Alternatives (pp. 1-55 – 1-62)
- Historic District Guidelines (pp. 2-1 – 2-8)

Tumwater Park, Recreation and Open Space Plan (2008)

- Deschutes River Trail (p. 47)
- Old Brewhouse Reuse Concept (pp. 92 - 94)
- Historical Park Trail System (p. 109)

Capital Facilities Plan (2011)

- Deschutes Valley Trail (GG-04)
- Brewery Neighborhood Planning (GG-05)
- Deschutes River Flood Reduction and Erosion Study (GG-12)
- "E" Street Connection (ST-12)

City of Tumwater

Brewery Action Plan

(Actions listed in order of priority)

A. Overall Brewery Complex				
	Action	Involvement	Lead	Steps
A.1	Key Staff Person for Entire Project – “Brewery Project Manager”	City	City	*Job description or consultant contract
A.2	Interim Zoning	City	City – Community Development/Council	*Consider short-term, prior to A.11
A.3	Advisory Committee	City	City	*Develop purpose and structure *Appoint reps from stakeholders
A.4	Regional Partnerships	City Many others	City – Brewery Manager	*Outreach County, cities, JBLM, UW, State and others (public/public; public/private partnerships) regarding potential tenants and/or other assistance
A.5	Transportation Plan	City/ Property Owners/ TRPC	City – Public Works	*Determine funding *Hire consultant *Coordinate with Brewery Neighborhood Plan (see E.1)
A.6	“E” Street Extension	City/Property Owner(s)	City	*Determine feasibility and design of “E” Street extension across valley
A.7	“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.8	Lift/Modify Alcohol Covenant	Owners/City	City	*Meet with Attorney and owners
A.9	Marketing Plan	City/Owners	City – Brewery Manager	*Hire Manager (see A.1)
A.10	Keep Community Involved	City	City	*Website and mailings

A. Overall Brewery Complex continued				
	Action	Involvement	Lead	Steps
A.11	Comprehensive Plan and Zoning Changes	City	City – Community Development/Council	*Resolve long-term use schedule and standards *Planning Commission *Council adoption
A.12	TMDL Study for Deschutes River and Capitol Lake	City/Many others	City (Ecology has ultimate lead)	*Continue to participate in stakeholder meetings
A.13	Conceptual Utility Service Plans	City	City – Public Works/Brewery Manager	*Reference Parametrix study
A.14	LOTT Credit Question	City/LOTT	City	*Review LOTT/Miller Agreement *Discuss with LOTT staff
A.15	Transportation Impact Fee Credit Question	City	City – Public Works	*City to research
A.16	Water Rights Development	Three Cities	Shared	*Participate as a partner
A.17	Housing	City/Housing Groups	City/Partner	*Research artist & other housing types
A.18	Housing Tax Incentives	City/Housing Groups	City/Partner	*Multifamily Property Tax Exemption and other tax incentive programs
A.19	Trails—Establish Conceptual Layout and Permitting Requirements	City/TRPC/ Affected land owners	City	*Meet with affected landowners to discuss options
A.20	Transportation Center	Tumwater/Olympia/Port, LOTT/Railroad/Intercity Transit/Sound Transit	City	*Research feasibility of transportation center for trolley, light rail, transit *Partner with railroad
A.21	Acquire Land around/under Capitol Lake	City/County	City	*Research and apply for County Conservation Futures funding
A.22	Shared Bank Investment Pool	City	City – Brewery Manager	*Meet with banks
A.23	Public Development Authority	City/Owner	City	*Evaluate need
A.24	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, including Brownfields Grants (Assessments and Cleanup)	City/Owner/TRPC/Ecology/Commerce	City/TRPC	*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 – Brewery Manager	*Commission a vision brochure
B.4	Remove Restrictive Covenant	Owner/Ecology/City	Owner	*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 – Brewery Manager	*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
B.11	Assist Owner with Financing	City/Owner	Owner	*Waiting for current report back from owner/*Research EB-5 Financing
B.12	Consider Historic Tax Credit Programs	City/Owner	City	*Research Federal and State programs such as the Federal Historic Preservation Tax Certification Program
B.13	Trail Connection across Deschutes River	City/Owner/Olympia	City of Olympia	*Work with Olympia staff on alternatives analysis
B.14	Review Historic District Boundary, Policies and Regulations	City/Owners/Citizens	City	*Review existing district to ensure future development is compatible with district integrity and goals

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	Brownfields Grants for Environmental Assessments and Cleanup	City/Owner Ecology/Commerce	City	*Work with Ecology to develop project proposal and scope of work *Apply for State grants
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 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.11)
C.7	Investor List	City/Owners	City	*Develop after zoning is final (A.11)
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 or other commercial or residential uses	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	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	*TRPC to sign Federal HUD grant contract *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 plan work program