

Frequently Asked Questions:

Community Visioning Project for the Former Olympia Brewery

1. Who owns which properties?

Most of the brewery properties are owned by a company called Capital Salvage Inc. This includes the main brewery on the knoll, the warehouses in the valley, and two smaller properties on Cleveland Avenue on the bluff. The brewery visioning process is confined to these properties, although in the context of other adjacent properties in the area.



The following properties were part of the brewery ownership in the past but are now under different ownerships and are not part of the brewery visioning process:

- The former brewery lodge/meeting hall, located to the southwest off of Tumwater Valley Drive, is owned by South Sound Bank.
- A couple of properties in the southern part of the valley and on the bluff where wells and a water tank are located. These are owned by the cities of Lacey, Olympia, and Tumwater.
- The buildings north of Custer Way, including the former “R, S, & T cellars” building and the old historic brewhouse are owned by a corporation called The Old Brewhouse LLC.
- A three-acre parcel on the bluff, just off Cleveland Avenue, is owned by the City of Tumwater.

2. What’s this about a deed restriction prohibiting brewing of beer on the site?

The deed to the brewery properties has a restriction that prohibits all brewing, production, bottling, or sales of all alcoholic beverages. Miller Brewing placed this restriction on the deed when they sold the property to All American Bottled Water Corp. in 2004. The old brewhouse site (north of Custer Way) is also subject to this restriction. The owner of the old brewhouse requested the restriction be removed, but Miller Brewing declined to do so. The City of Tumwater has made a similar request to Miller Brewing and is waiting for a response.



3. What happened to the brewery water rights?

The brewery had rights to a large amount of water during its operating years.



However, when the brewery closed, the water was no longer being used and the water rights were in danger of being lost. According to State law, water rights are lost if they are not used for five years. The Cities of Lacey, Olympia, and Tumwater bought the water rights to prevent them from being lost. These rights will be used by all three jurisdictions to supply water to their customers.

4. What is the “E” Street extension?

“E” Street is the road that currently crosses the Deschutes River and provides access to the warehouses in the valley at the south end of the



brewery site from Capitol Boulevard. There is a gate at the bridge just off Capitol Boulevard. A planned future road project would extend this roadway across the valley and up the bluff to connect with Cleveland Avenue. Traffic studies have shown that this connection would help to reduce traffic jams at the Custer Way/ Cleveland Avenue/ Capitol Boulevard intersections. This future road connection is listed in the Tumwater Transportation Plan and the Tumwater Capital Facilities Plan which are located on the City

of Tumwater website (www.ci.tumwater.wa.us). There is currently no designated funding or a schedule for this project.

5. Is there any contamination on the brewery properties?

The existence of contamination sites at the brewery is currently unknown. Miller Brewing Company had a phase II environmental site assessment done for the site in ~2000-2001. This site assessment would likely identify locations of hazardous materials and contamination, but Miller Brewing has declined to share the assessment publicly.



On the site of properties with a long history of industrial uses, it is possible for some amount of hazardous materials and/or contamination to be found. In the 1940s-60s, when most of the brewery was built, commonly used building materials such as paints and insulations often contained ingredients that are now considered contaminants. Other areas of the property that may be worth investigating for contamination in the future include areas related to railway use, any previous fuel tank locations, and the electrical substation site.

However, the manufacturing of beer uses primarily natural materials, which reduces the contamination risks.

According to the Washington State Department of Ecology, the old brewhouse (north of Custer Way) has a confirmed contamination site that has been contained but not yet cleaned up to the standards for future residential or commercial development. It was satisfactory for industrial development. This was mentioned in a story by *The Olympian* recently.

6. Is LOTT planning to build a facility at the site?

The LOTT Clean Water Alliance is interested in locating a reclaimed water plant on a portion of the brewery properties. Likely situated in the valley near the existing warehouses, the facility would produce Class A Reclaimed Water that could be used for irrigation at golf courses and parks, and for other purposes, including groundwater recharge off-site at several LOTT properties farther south. LOTT envisions multiple environmental and community benefits for this portion of the brewery site, including actively engaging the public in water reuse and conservation. For more information regarding LOTT's reclaimed water program, please contact Karla Fowler at (360) 528-5712 or via email: karlafowler@lottcleanwater.org.



7. Is the brewery in a floodplain?

A large portion of the warehouse area in the valley is within the “100-year” floodplain. This means that it has a 1% chance of flooding every year. Flooding in this area has been photographed during storm events in 1974, 1996, 2006, 2007, and 2009.



Current floodplain regulations allow existing uses to continue but not expand. New uses allowed in the “100-year” floodplain are limited to uses such as aquaculture, agriculture, parks, and utilities.

The Federal Emergency Management Agency (FEMA) is in the process of issuing updated floodplain maps based on more accurate ground level elevations. These new maps, which will be in effect later this year, expand the “100-year” floodplain easterly towards the bluff at the south end of the warehouses. The current and proposed floodplains can be viewed at the Thurston Geodata Center website (<http://www.geodata.org/default.htm>).

8. What are the environmental protections that apply to the property?

Environmental regulations are applied depending on the specific use that is proposed, its location, and its impacts. These regulations exist to protect



wetlands, shorelines, steep slopes, and wildlife habitat areas. Areas generally within a couple hundred feet of the river will be subject to at least one kind of environmental regulation upon development or re-development of the site. For example, re-establishing native plants along the shoreline will help to protect wildlife habitats and improve the water quality of the

Deschutes River. In instances where a business or use occupies a building or a portion of the site and there are no exterior changes made to the site, then the environmental regulations will likely not be triggered.

The City of Tumwater is currently working on a new Shoreline Master Program to replace the one adopted in 1990. Check the City of Tumwater website for more information on the Shoreline Master Program update (<http://www.ci.tumwater.wa.us/>).

9. What about those pocket gophers?



Mazama Pocket Gophers are listed as a threatened species by Washington State and are a candidate for Federal protection under the Endangered Species Act. There is currently no known confirmation of these animals on the brewery properties. Also, the soils found on the site are not the types in which the gophers are most commonly found.

10. What's the status of sewer and water services for the site?

There is no sanitary sewer service to the brewery properties at this time. The pipes that the brewery previously used to send wastewater to the LOTT facility in Olympia were damaged by a landslide near the railroad and they



are no longer useable. There is significant sewer capacity located near the site at the "Tumwater Interceptor" at the south end of the Capitol Boulevard bridge. A new business would need to install sewer lines and a possible pump station to reach the Interceptor. The type and costs of the connections will vary depending on the use and the actual sewer demands.

The brewery previously had its own internal water system that was geared toward the single purpose of brewing beer. The brewery wells, which are no

longer connected to the brewery, were the source for this water system. There are two City water connections that currently feed this private on-site system. This private system distributes water throughout the entire site. New uses at the brewery would likely need to extend new water lines throughout the site, and possibly install new connections to the City's water system for adequate water service to all portions of the brewery property. The type and scope of the water system will vary depending on the use of the property.