



The Historic Olympia Brewery



An Adaptive Re-Use Project



Capital Lake

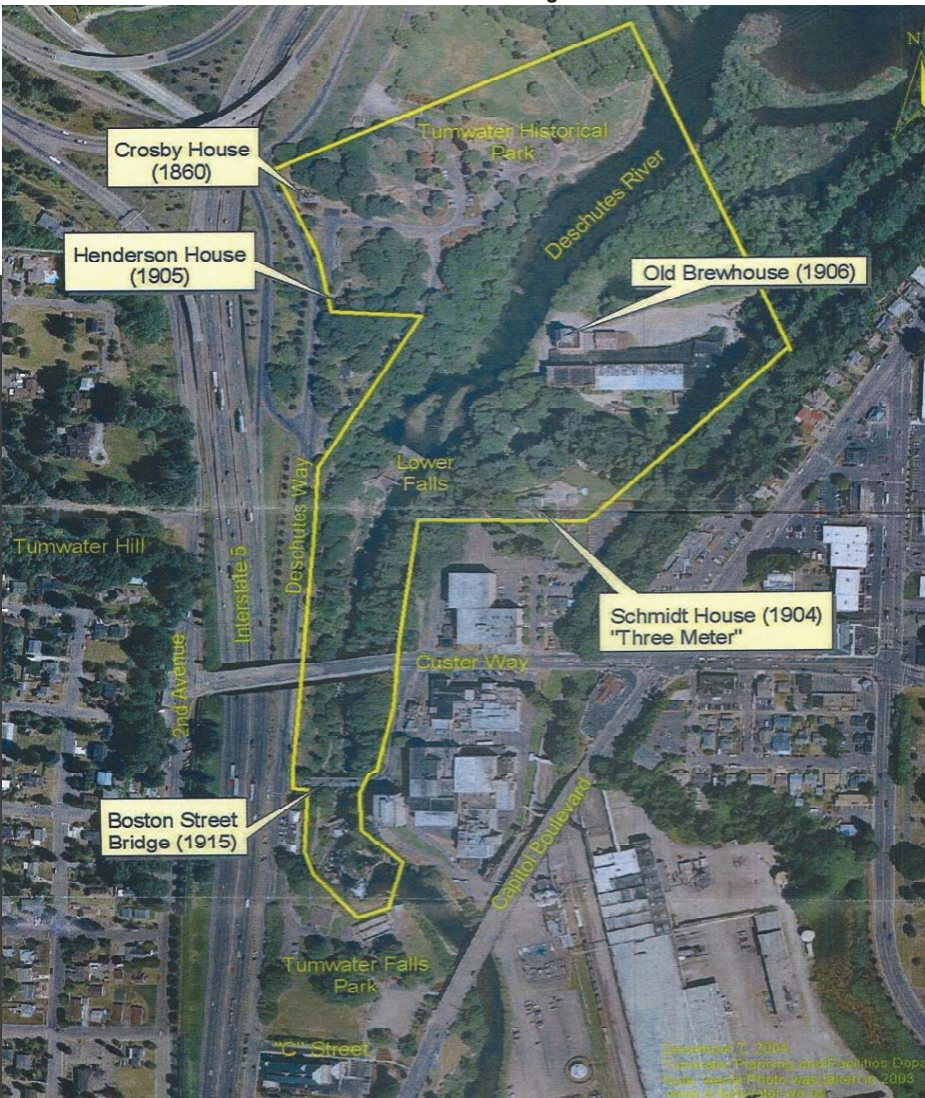
Historic Brewery

Deschutes River

Tumwater Historical Park

Tumwater Historic District

Listed on the National and State Registers of Historic Places



Crosby House (1860)

Henderson House (1905)

Old Brewhouse (1906)

Schmidt House (1904) "Three Meter"

Boston Street Bridge (1915)

September 7, 2009
 Tumwater Planning and Economic Development
 Photo taken in 2003
 www.ci.tumwater.wa.us



A Unique Region...

Centrally located at the hub of Interstate 5 and Highway 101, and just South of Olympia, WA (the State Capital), the Historic Olympia Brewery property resides within the New Market Historic District, in the City of Tumwater, Washington.

The property fronts the Deschutes River, just below the scenic Tumwater Falls, and is not only the crux to two major Freeways, but also a crucial link to both local and regional hiking/biking trails, and a proposed light-rail line that would potentially connect the property to downtown Olympia and the Capital Campus.

The Historic Brew House is an icon to the region and is viewed by tens of thousands of people daily from Interstate 5. The architecture of this building has stood the test of time and continues to influence many new structures throughout the region.



A Unique History...

"In 1906 the Olympia Brewing Company, which was owned by Leopold Schmidt, constructed what is now called the "Old Brewhouse". It is six-stories of red brick, elegant arches, 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." www.ci.tumwater.wa.us/historicaloldbrewhouse.htm





N Storage + Brew House



Original Warehouse

A Unique Property...

Sitting on 35 Acres of the New Market Historic District, is 110,850 square feet of historically recognized structures and 25,700 square feet of open air plaza space.

The property is comprised of 5 distinct buildings:

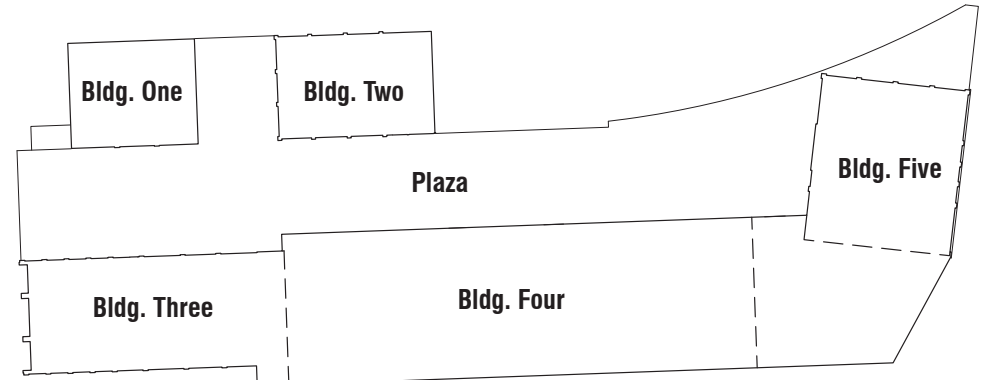
Bldg. One: Historic Brew House: 6 stories, 11,994 sq ft (gross)

Bldg. Two: North Storage Building: 2 stories, 6,553 sq ft (gross)

Bldg. Three: Original Warehouse: 5 stories, 34,903 sq ft (gross)

Bldg. Four: East Warehouse add.: 2 stories, 45,375 sq ft (gross)

Bldg. Five: Keg House: 2 stories, 12,058 sq ft (gross)



Building Diagram



Keg House



View From Brew House



Plaza, looking West



A Unique Opportunity...

The Historic Olympia Brewery property presents a versatile range of opportunity for many business types, the following is a list of potential uses:

- Microbrewery/Wine Village, Brew Pubs
- Destination Retail, Specialty Restaurant
- Recreation (Biking/Running shops, canoe/kayak rental)
- Convention and Meeting space
- Museum/Interpretive Center
- General Office
- Boutique hotel



A Unique Vision...

The Owners of the property have engaged the design team of Ryan Rhodes Designs and Urbanadd Architects to explore the site's possibilities and how it's revitalization can positively impact the surrounding region. A Master Plan has been developed that explores the following Long Range Ideas:

1. Entry Experience / Access

- Enhance Entry Experience from Custer Way - Resolve Traffic Issues
- Entry Experience from New Market Historical Park w/ Addition of Bridge
- Widen Access Road to lower property

2. Restore and Lease Historic Buildings

- Restore engagement with the waterfront and site – boardwalks, trails, landscape, etc.
- Establish new programs for historic buildings

3. Structured parking to support all site activities

- Tumwater Historical Park
- Historic Brewery Program
- Schmidt House Program
- 240 Custer Program (Hotel)

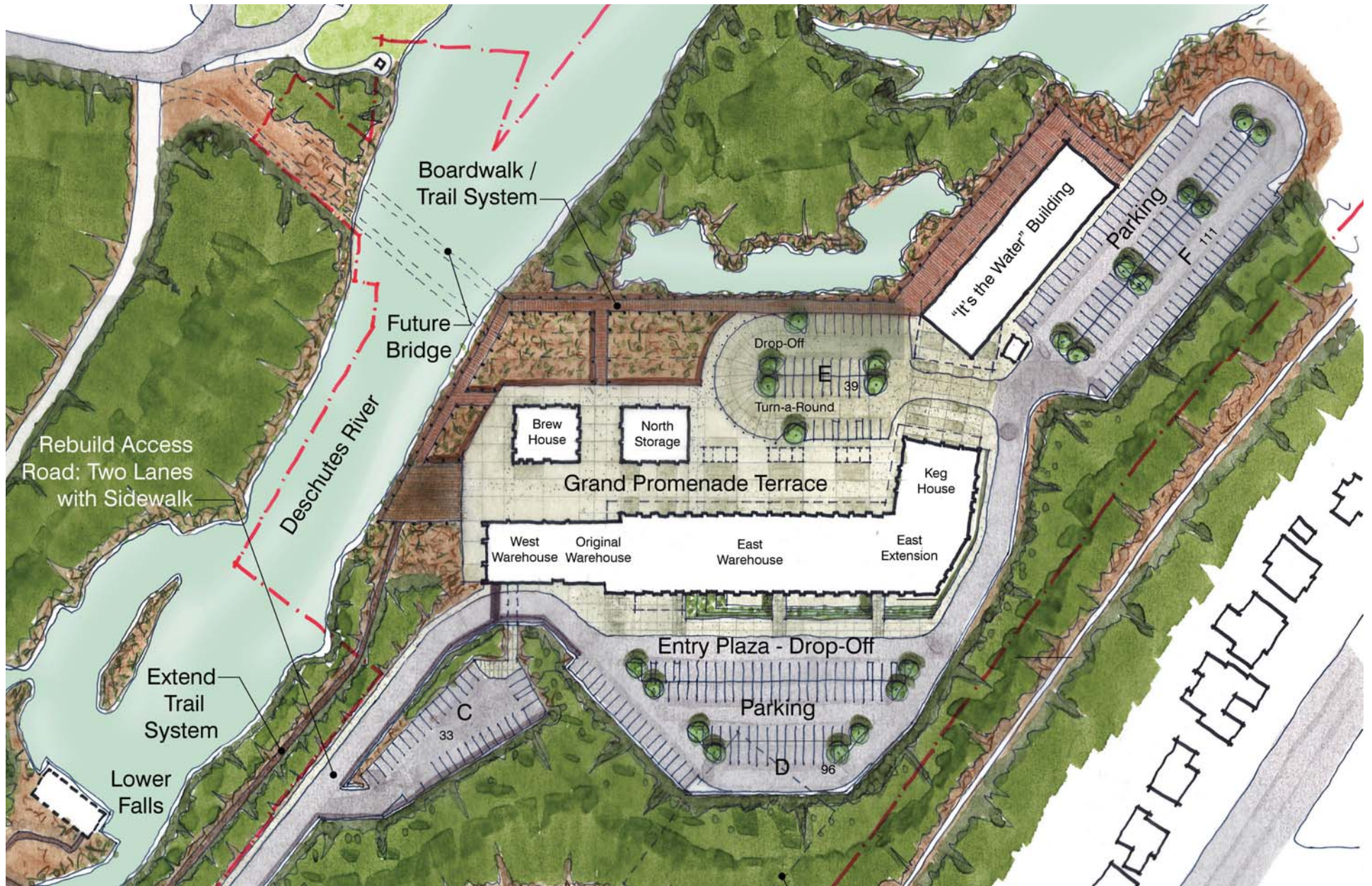
4. Access Connections – Car, Bike, and Pedestrian

- Connect local and regional walking/hiking bike trails within site
- New Bridge over Deschutes River



Master Plan





The addition of a raised boardwalk, in conjunction with a raised parking lot on the North side of the property, will not only resolve issues associated with the local floodplain - but will become a definitive edge to the property and become a link to both local and regional trails that currently dead-end on either side of the property.

Site Plan Showing Addition of Boardwalk

Deschutes River



FIRST FLOOR
SCALE: 1/8" = 1'-0"



Potential Build-Out

Site Plan - First Floor

Deschutes River

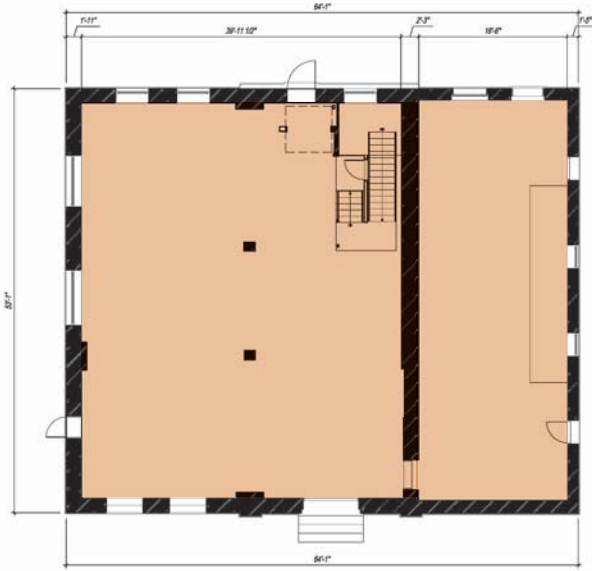


SECOND FLOOR
SCALE: 1/16" = 1'-0"



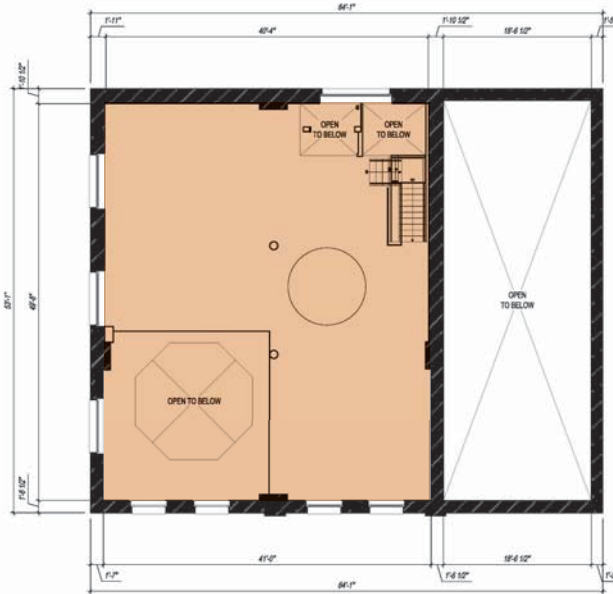
Potential Build-Out

Site Plan - Second Floor

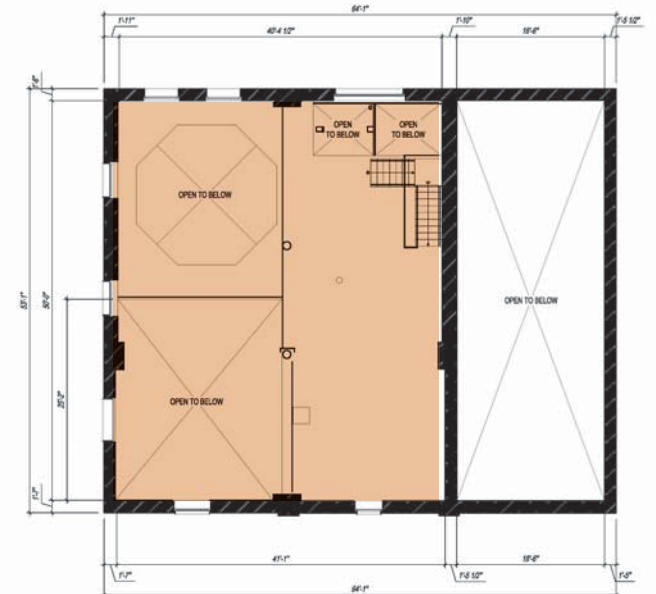


FIRST FLOOR PLAN - 3,012 SQ FT gross

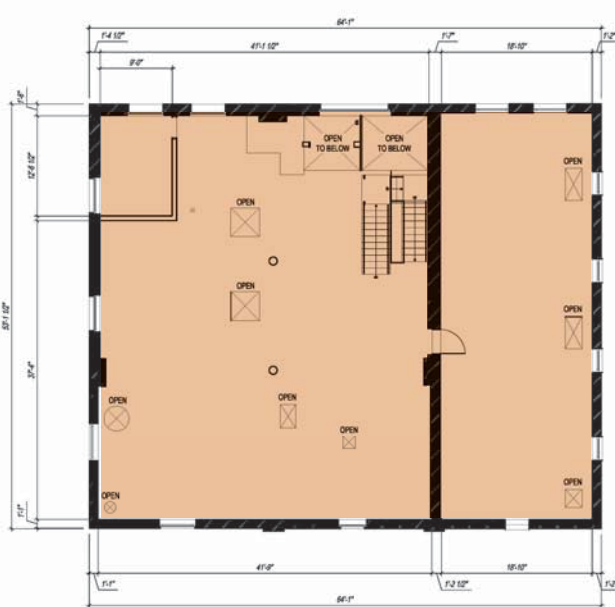
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN - 2,020 SQ FT gross

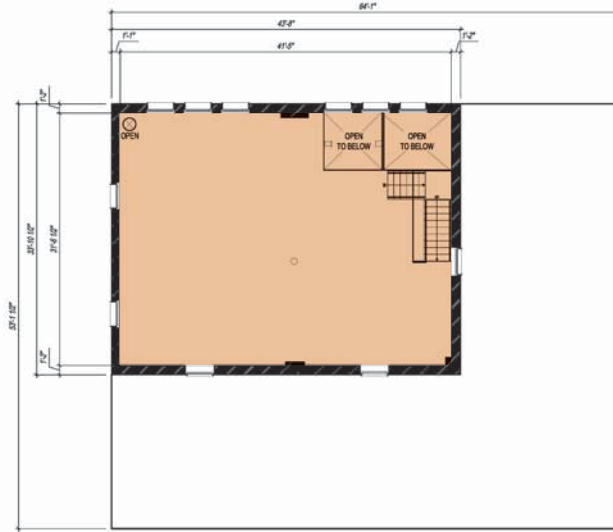


THIRD FLOOR PLAN - 2,038 SQ FT gross

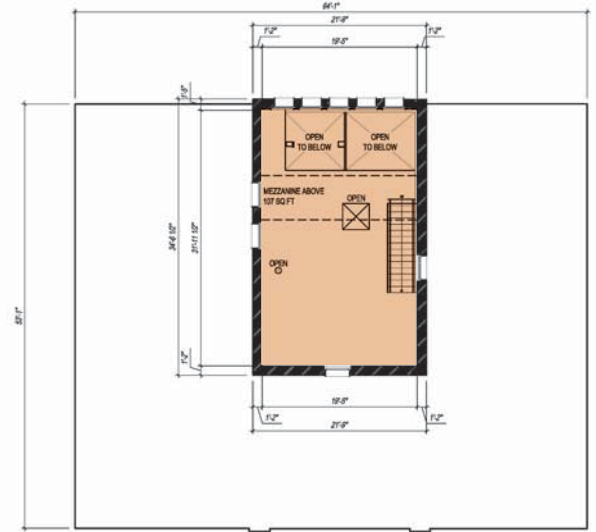


FOURTH FLOOR PLAN - 3,120 SQ FT gross

SCALE: 1/8" = 1'-0"



FIFTH FLOOR PLAN - 1,306 SQ FT gross



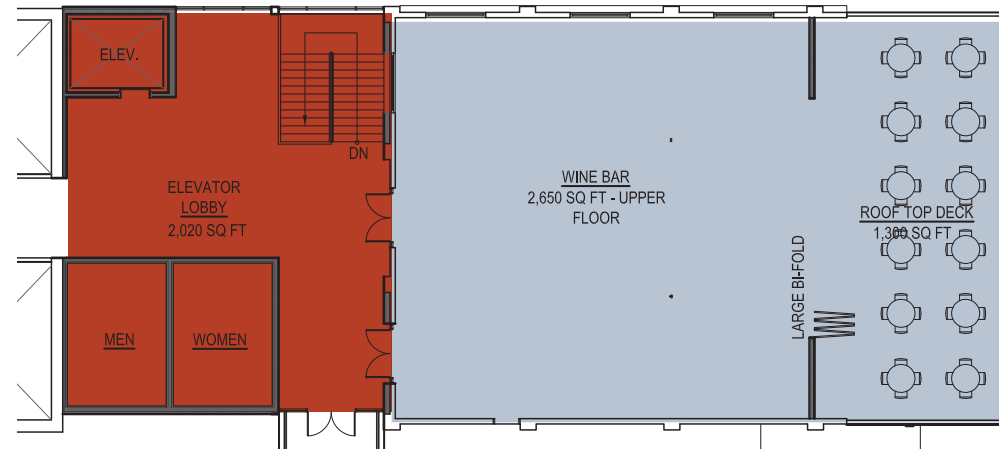
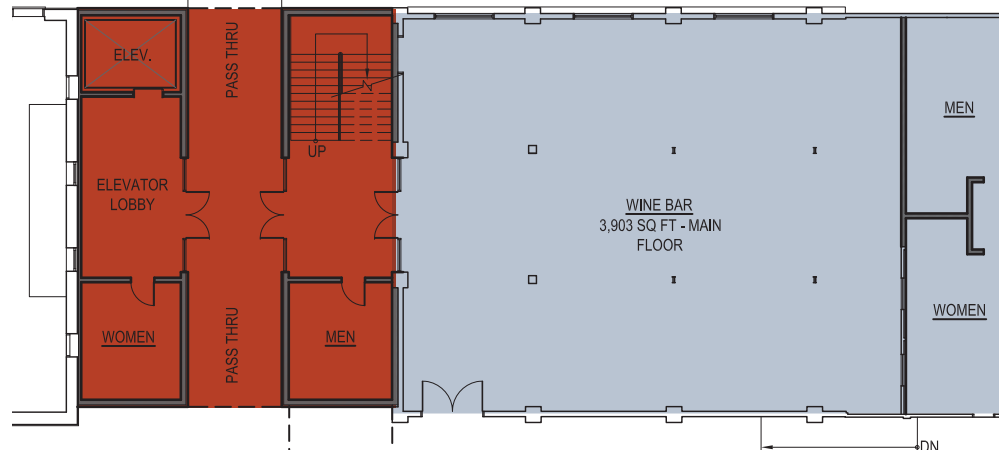
SIXTH FLOOR PLAN - 620 SQ FT gross + 107 SQ FT Mezzanine



AS-BUILT DRAWINGS

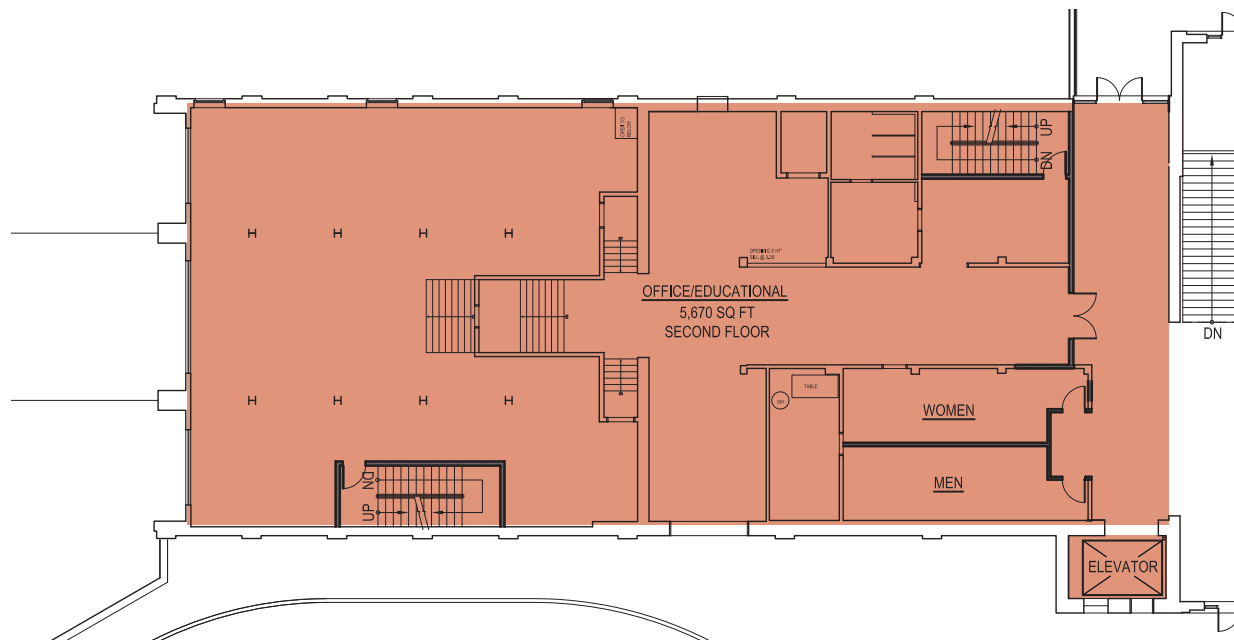
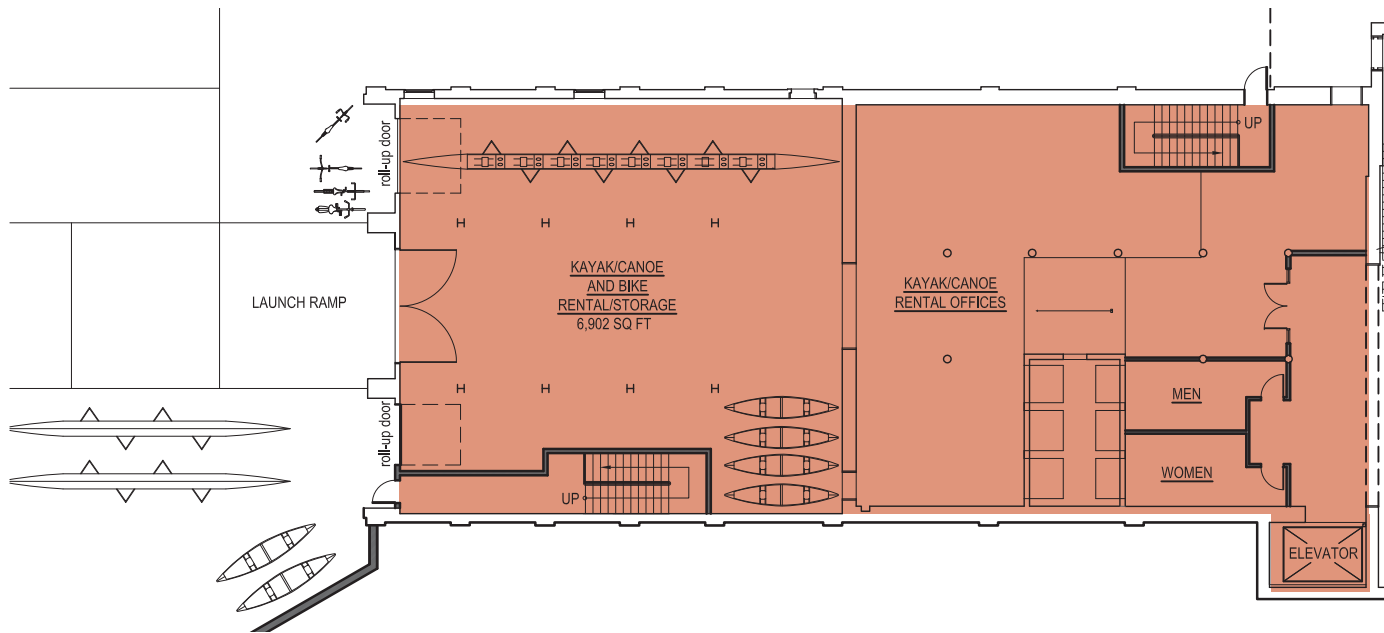
Brew House - 12,116 SF Gross Interior Area, 13,713 Total Gross Bldg. Area

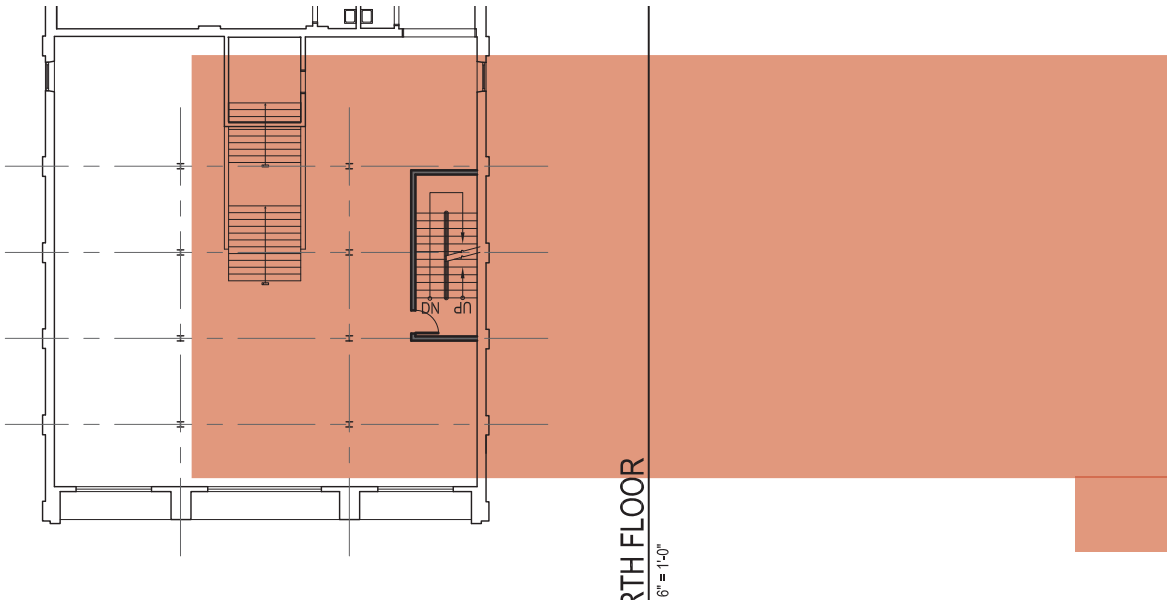
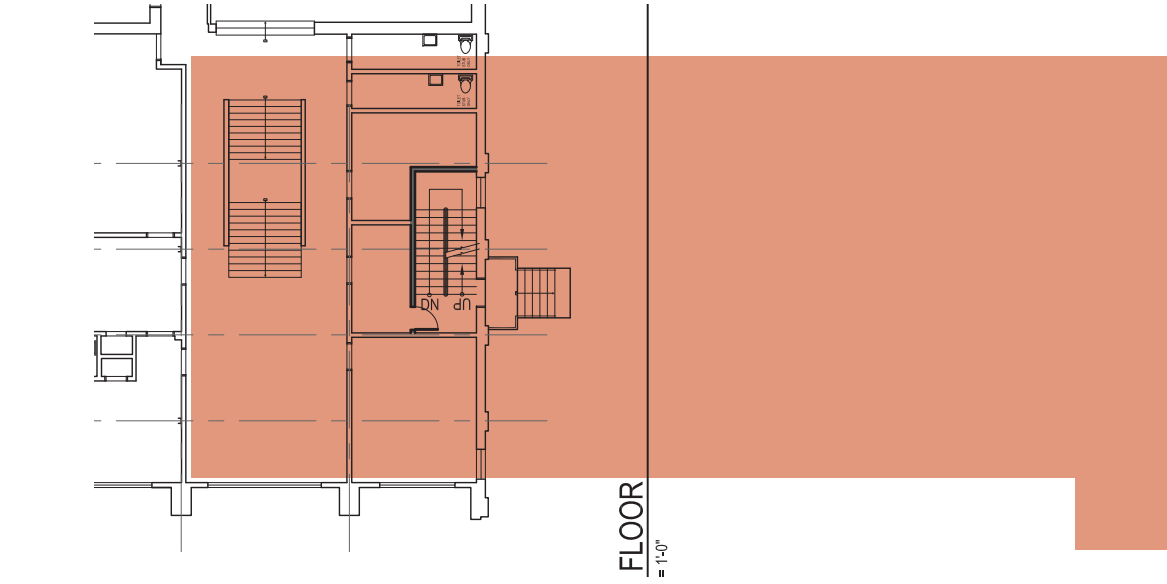
New Infill Building

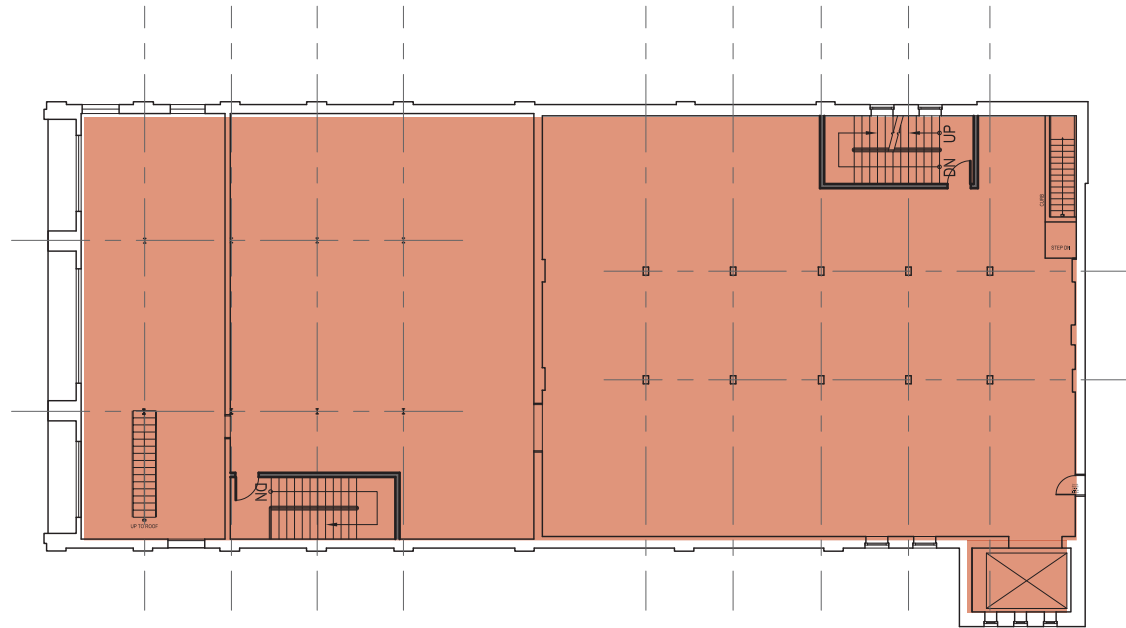


Potential Build-Out

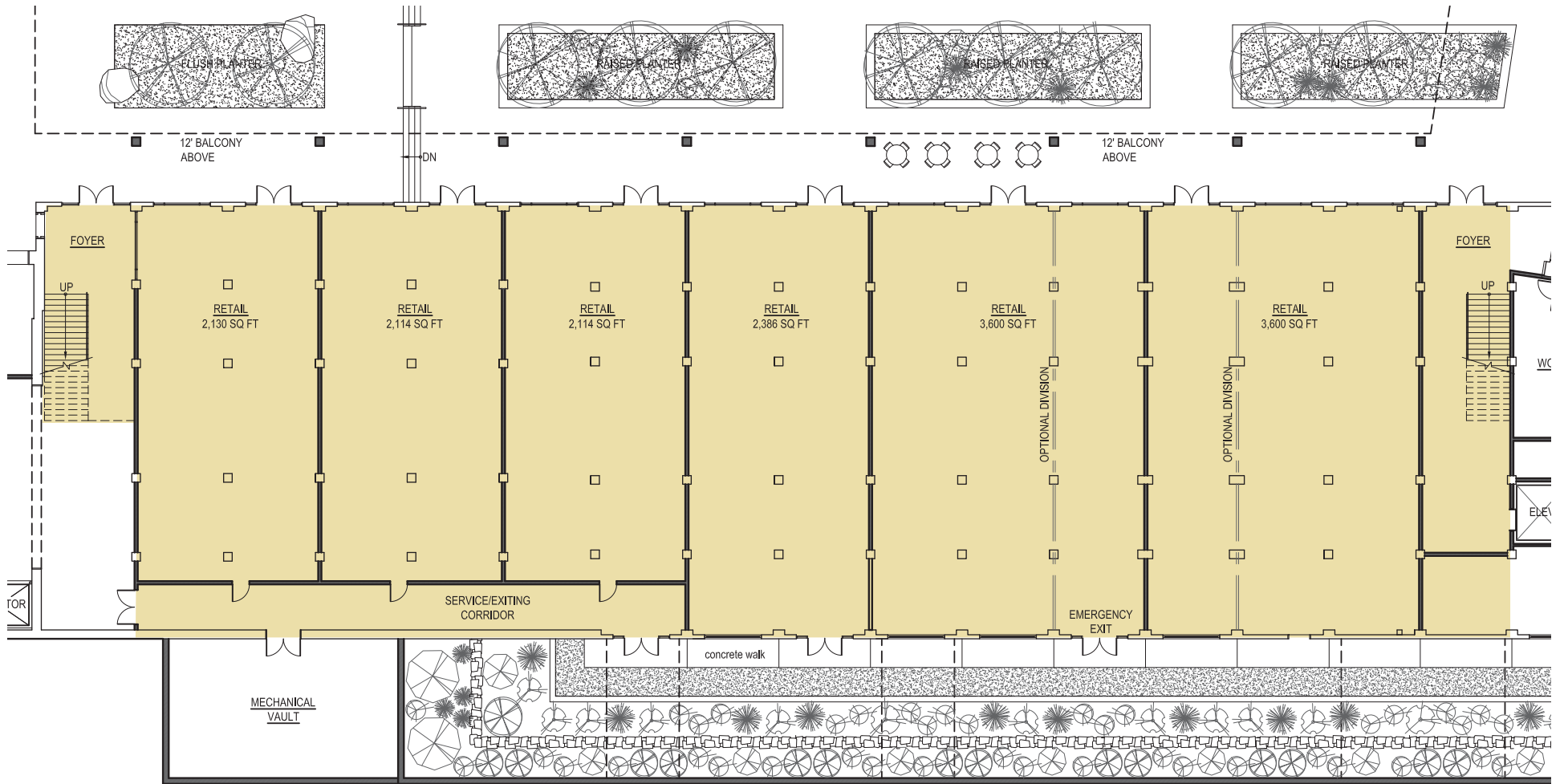
North Storage - 6,553 SF Gross Interior Area, 6,831 Total Gross Bldg. Area

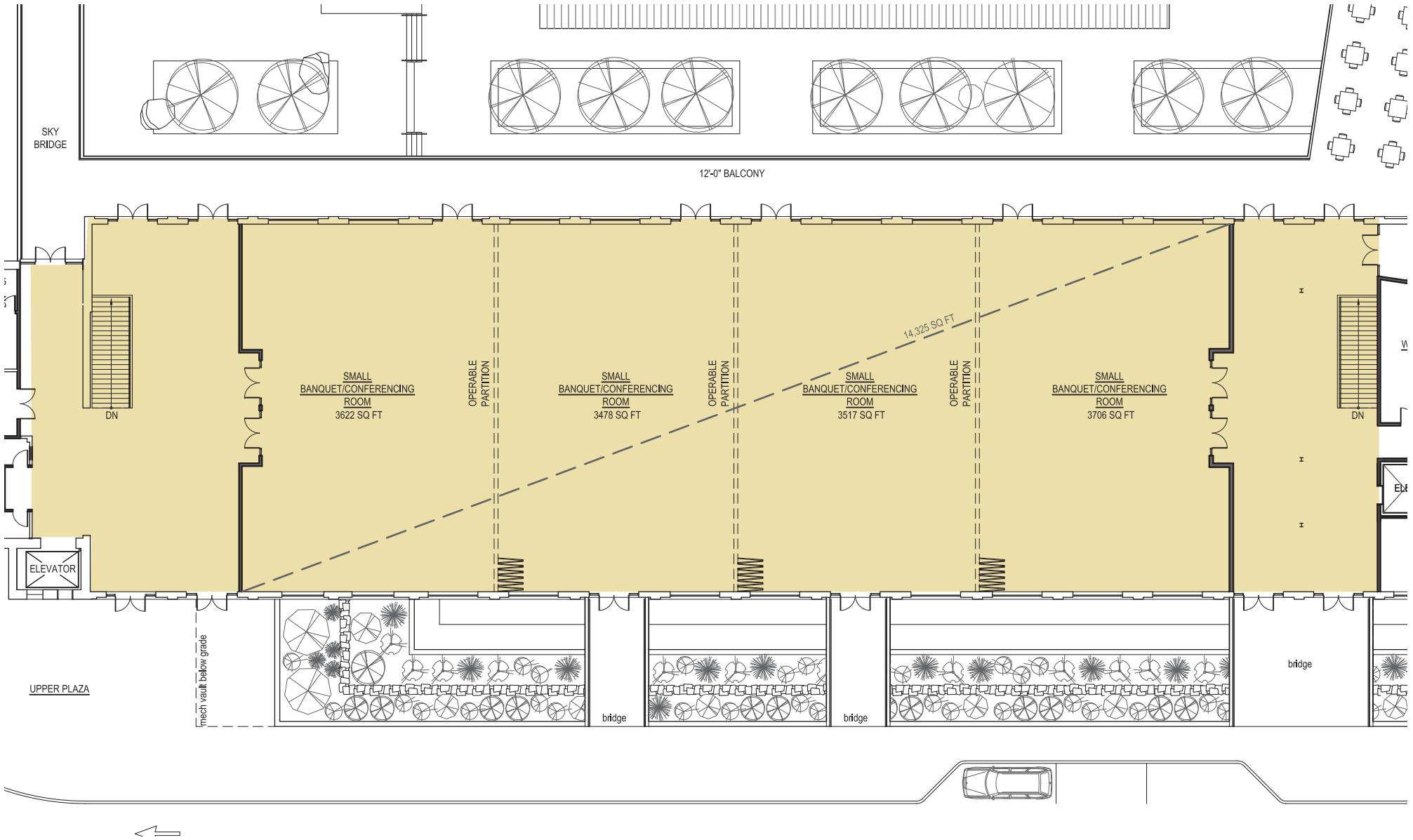






West Warehouse - Fifth Floor

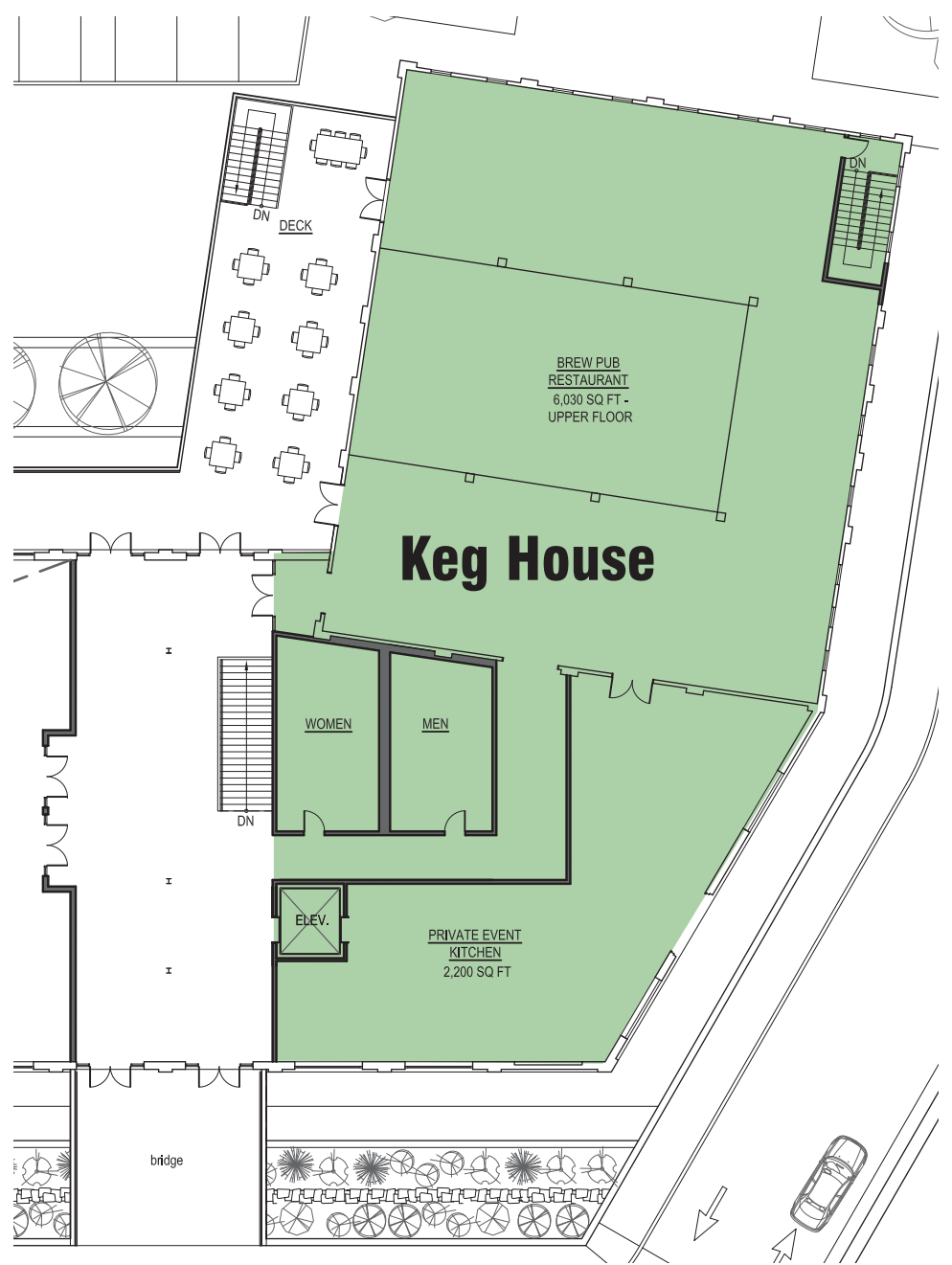
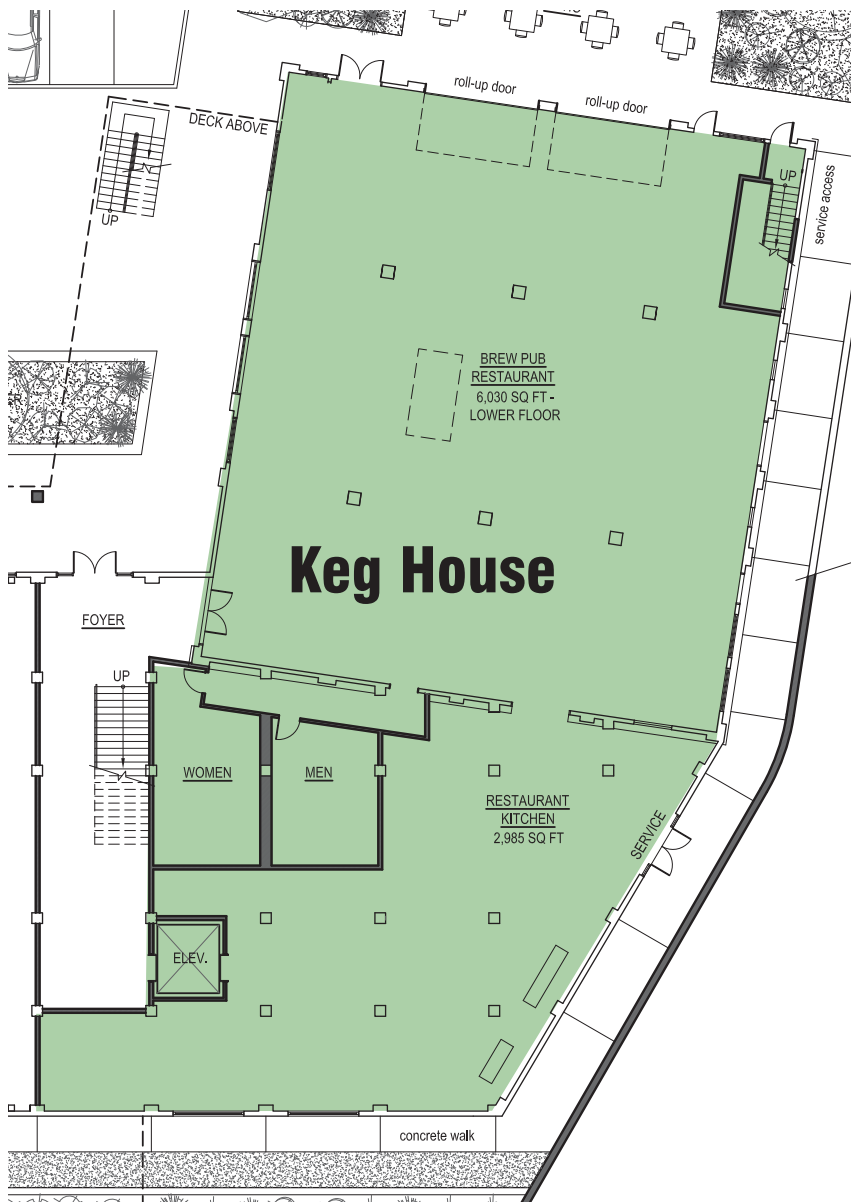




East Warehouse - Second Floor

Proposed Build-Out

East Warehouse - 35,228 SF Gross Interior Area, 36,936 Total Gross Bldg. Area



E Warehouse - 8,792 SF Gross Interior Area, 10,332 SF Gross Building Area

Keg House - 12,060 SF Gross Interior Area, 12,496 SF Gross Building Area

Proposed Build-Out

East Warehouse + Keg House - First and Second Floors

Building Areas Summary

	Gross Interior Area	Gross Building Area
Brew House -	12,116 SF	13,713 SF
North Storage -	6,553 SF	6,831 SF
West Warehouse -	34,869 SF	38,050 SF
East Warehouse -	35,228 SF	36,936 SF
Keg House -	12,060 SF	12,496 SF
Keg Warehouse -	8,792 SF	10,322 SF
Totals	109,618 SF	118,348 SF

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