

TO: City Council  
FROM: Lisa Parks, City Administrator  
DATE: May 27, 2025  
SUBJECT: Brewery Redevelopment Planned Action Environmental Impact Statement Presentation

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1) Recommended Action:

No action requested. This is both an update regarding on-going projects and an opportunity for discussion about the overall strategy/approach.

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2) Background:

Brownfields are defined as properties with real or perceived contamination from past uses that may complicate expansion, redevelopment, or reuse. Brownfield revitalization in both the Brewery District and Capitol Boulevard Corridor is a specific goal/strategy within the Council's Strategic Priority of pursuing and supporting targeted community and economic development opportunities. Utilizing brownfield redevelopment strategies also implements the City's goal of approaching economic development from a "triple bottom line" – people, planet and prosperity – sustainability perspective.

Two critical grants fund the current focus of the City's brownfield redevelopment work, which is to provide environmental assessments and characterization to better understand the specific contamination that occurs at various locations. The \$200,000 Integrated Planning Grant (IPG) from the Department of Ecology focuses on due diligence research at the former Washington State Department of Transportation (WSDOT) Headquarters on Capitol Boulevard. The \$500,000 Community Wide Assessment Grant from the Environmental Protection Agency (EPA) funds assessments related to the former Tumwater Brewery sites. Staff will present an update on the status of these two projects.

In addition to the update on the existing brownfield efforts, staff will describe the comprehensive strategy to achieve a more detailed plan for full redevelopment of these areas, once the cleanup strategies are identified. As previously discussed, this approach utilizes a State Environmental Policy Act (SEPA) process – a Planned Action Environmental Impact Statement (Planned Action EIS) – that includes a detailed and comprehensive environmental analysis at a non-project, comprehensive planning stage for a defined sub-area. Staff are currently preparing a service agreement with our brownfield consultant to conduct early planning activities to support the planned action Environmental Impact Statement (EIS).

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3) Policy Support:

Strategic Goals and Priorities:

- Pursue and support targeted community and economic development opportunities
- Facilitate brownfield revitalization in the Brewery District and Capitol Boulevard Corridor.
- Promote economic development strategies with a "triple bottom line" – people, planet, and prosperity – sustainability perspective.
- Continue implementation of the Capitol Boulevard Plan.

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4) Alternatives:

N/A

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5) Fiscal Notes:

The initial stages of the Planned Action EIS are included in the 2025-2026 budget: \$100,000 for the biennium

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6) Attachments:

None