

News Release

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LOTT Purchases Site in Tumwater Valley

The LOTT Clean Water Alliance recently completed the purchase of 36 acres of land on the former brewery site in the Tumwater Valley. Transferring the property to public ownership provides opportunities for multiple community benefits, such as future wastewater and/or reclaimed water treatment facilities, riparian corridor restoration along the Deschutes River, and improved public access to the riverfront.

LOTT's long-range Wastewater Resource Management Plan, or "highly managed plan", was approved in 2000 and provided a framework for treating the region's wastewater into the future through construction of three satellite reclaimed water plants at different locations in the LOTT service area. The first of those satellites is the Martin Way Reclaimed Water Plant in Lacey, in operation since 2006. In 2006, LOTT purchased property near Komachin Middle School in Lacey for a second future satellite plant. The purchase of property in the Tumwater valley provides the land needed for the last of LOTT's anticipated future satellite plants.

The site also provides maximum flexibility to meet a variety of LOTT's possible treatment needs in the future. The property can support a satellite plant similar to the Martin Way Reclaimed Water Plant, treating up to 5 million gallons per day (mgd) of raw wastewater to Class A Reclaimed Water standards. It is an ideal location for such a plant because it is located along a main sewer line carrying wastewater from the Tumwater area. Flows from this pipeline could easily be diverted to the future plant for treatment. The site could also house a facility to provide enhanced treatment of final effluent from the Budd Inlet Treatment Plant, transforming up to 15 mgd of final effluent into Class A Reclaimed Water. Advanced treatment of the reclaimed water, using reverse osmosis or other technologies, could also occur at the site if needed in the future.

LOTT worked closely with the City of Tumwater on the purchase to make sure that future use of the property fits with the public's vision for revitalizing the area. The City of Tumwater, along with Thurston Regional Planning Council, held several public meetings in 2011 to develop a community vision for the former Olympia brewery site. The vision for the property in the valley included improved public access to the riverfront, walking trails, habitat enhancement along the river, and recreational opportunities in the floodplain area.

The acreage purchased by LOTT includes two parcels in a "V" shaped area that excludes the large warehouse. A boundary line adjustment was completed before the purchase to make sure that the warehouse could remain intact and available on the market for future development. The portion of LOTT's new property that is not needed for future treatment facilities is primarily floodplain area and riverfront. Now that it is in public ownership, LOTT plans to work with the City of Tumwater and other state and local entities to explore partnerships to meet the community vision for the area and ensure multiple community benefits. These efforts may lead to small-scale improvements to the property, such

as walking trails and tree plantings, in the next few years. However, LOTT does not currently anticipate construction of any treatment facilities on the site until 2024.

LOTT became interested in the properties in late 2009 after the owner went into foreclosure. LOTT had been in active negotiations for about a year. The purchase was facilitated by interlocal cooperation with staff from the City of Tumwater and Thurston County, who helped to work through several challenges prior to finalizing the purchase. As a result of the transaction, the county was able to recover nearly \$300,000 in back taxes.

For more information, visit www.lottcleanwater.org or contact Lisa Dennis-Perez at lisadennis-perez@lottcleanwater.org or (360) 528-5719.

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