

Hamm's Redevelopment

Housing and Redevelopment Authority
May 1, 2024

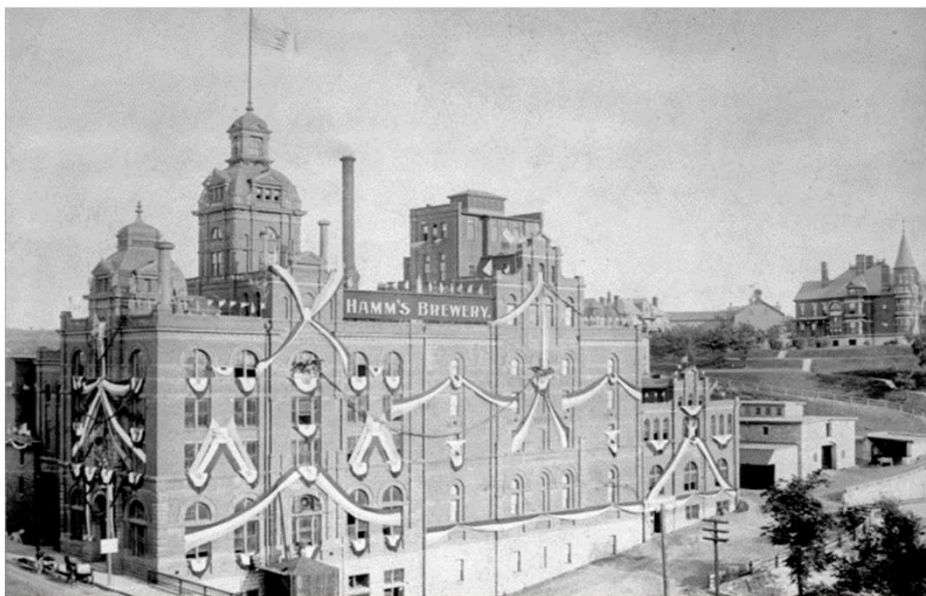


SAINT PAUL
MINNESOTA

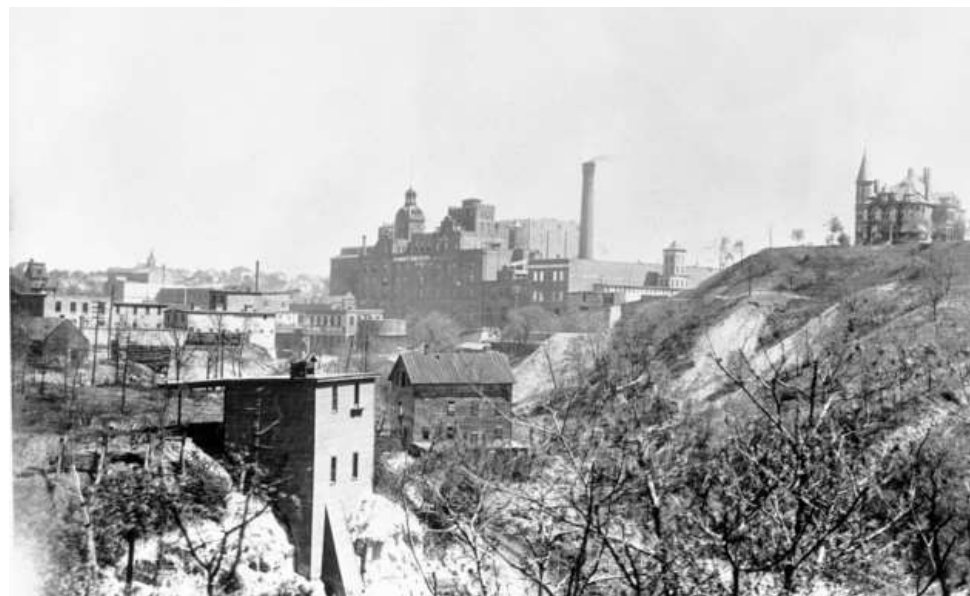
STPAUL.GOV



Theodore Hamm's Brewing Company, 1865



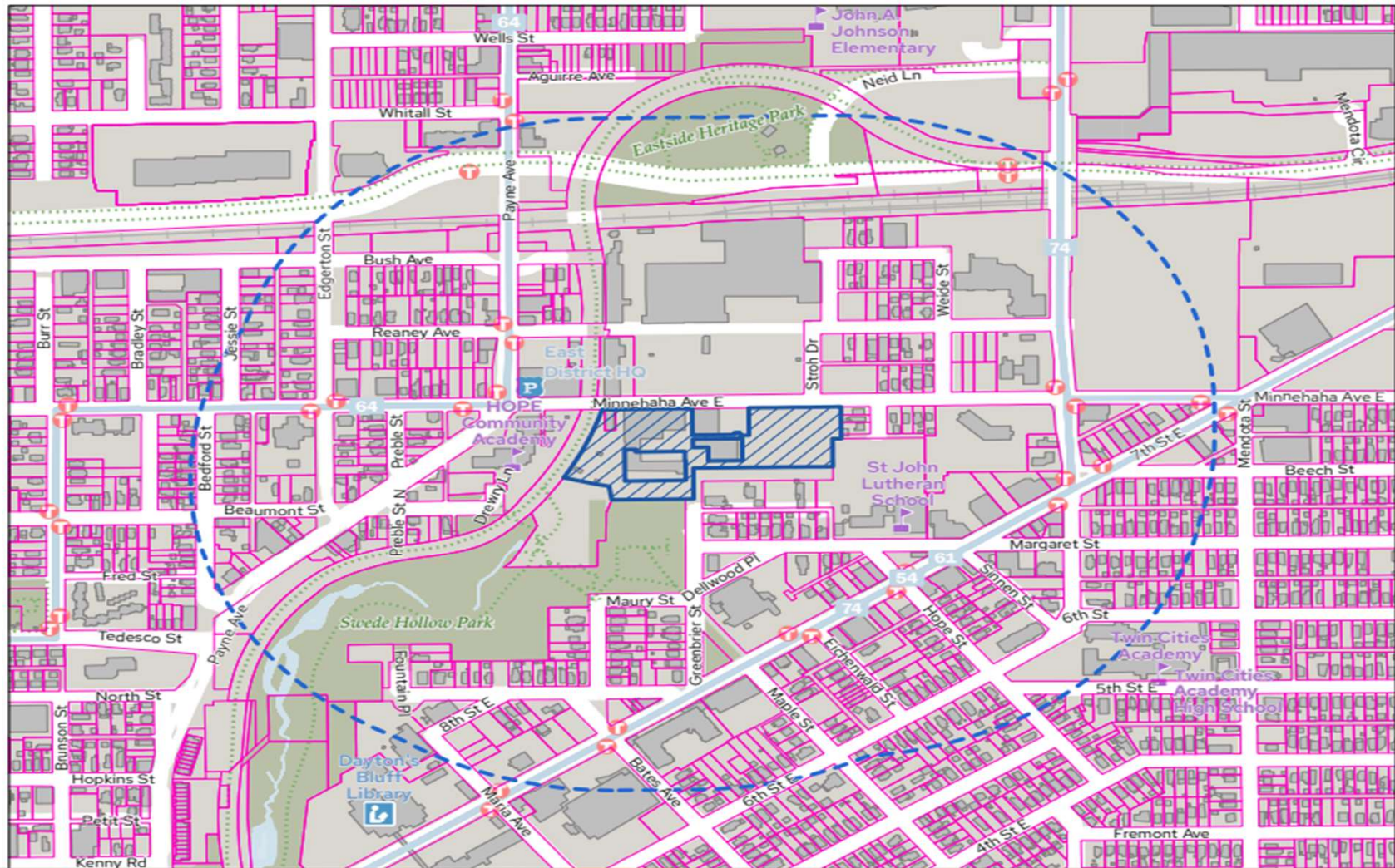
Brewery, c.1900



Hamm's Brewery, from Swede Hollow, c. 1900

Hamm's HRA Redevelopment Site

HRA Board Report Map





HRA Acquisition

- In 2003, the HRA acquired the 8.7-acre Hamm's brewery complex south of Minnehaha to expand Swede Hollow Park and to facilitate redevelopment of the site.
- [HammsSite_20210929_4m46s.mp4 \(sharepoint.com\)](#)

Brewhouse interior





Previous Redevelopment on the Site

2014 The HRA sold the 700 Minnehaha building to Urban Organics. 700Fish LLC purchased it in 2022.

2016 HRA sold 688 Minnehaha building to Swede Dayton Properties/Flat Earth Brewing, now operated as St. Paul Brewing

2017 HRA sold 704 Minnehaha to 11 W Realco, operating as 11 Wells Spirits



HRA Hamm's Property





2021 RFP Reflected Community Plans and Goals

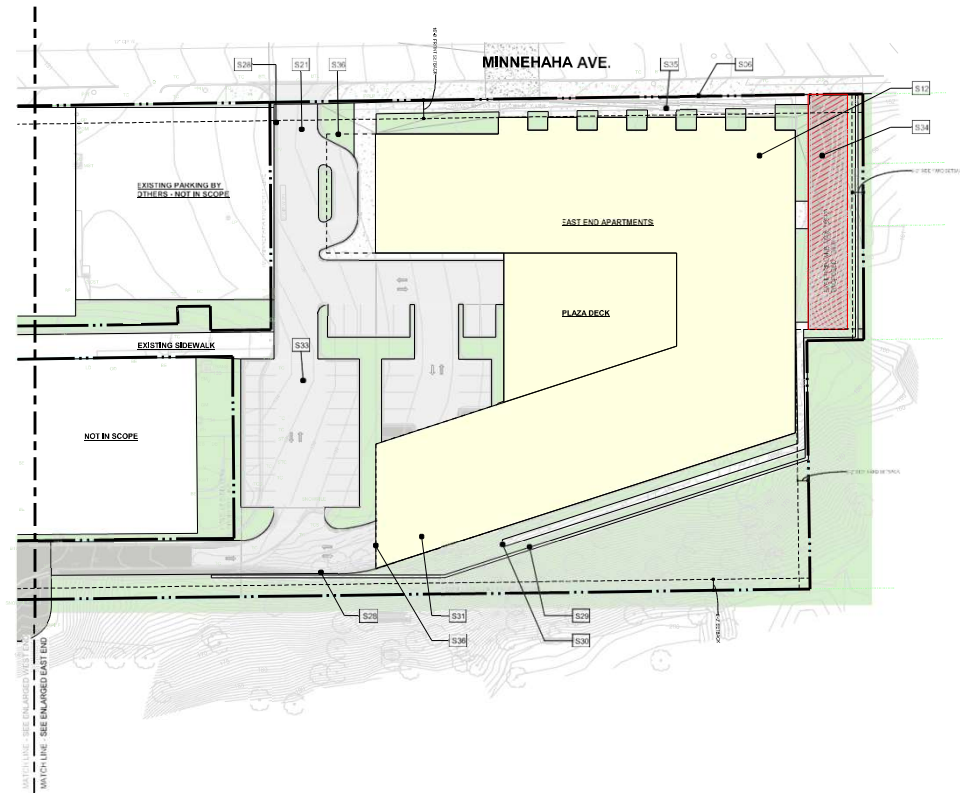
- Community participation and engagement in the development process
- Catalytic and transformative development
- Equity and Community benefits
- Mix of uses, affordable housing, wealth building opportunities
- Connectivity
- Historic Preservation



HRA Recommendation: JB Vang Proposal (Jan 11, 2023)



- Committed to equitable outcomes
- Large number and mix of affordable housing types
- Mix of uses
- Ownership opportunities
- Experienced team
- Creates community spaces
- Historic renovation of Brewery



SITE DATA		
ZONING DISTRICT	EXISTING (SQ. FT.)	PROPOSED (ACRES)
ZONING REQUIREMENTS		
BUILDING SETBACKS		
FRONT	0'	12'
REAR	0'	0'
SIDE	0'	0'
PARKING SETBACKS		
FRONT	0'	12'
REAR	0'	0'
SIDE	0'	0'
SITE AREA	310,770 S.F. (7.141 ACRES)	310,770 S.F. (7.141 ACRES)
MAXIMUM BUILDING HEIGHT	75 FT.	75 FT.
PROPOSED BUILDING HEIGHT	69 FT.	69 FT.
MAXIMUM BUILDING AREA		NO MAXIMUM
MINIMUM BUILDING AREA (F.A.R. = 0.35)		151,065 S.F.
PROPOSED BUILDING AREA		124,155 S.F.
OVERLAP		26,910 S.F.
TO 10% PROPOSED SF		124,155 S.F.
MAXIMUM IMPERVIOUS SURFACE (L ₁₀)		S.F.
REQUIRED PARKING SPACES		NO MINIMUM
REQUIRED PARKING SPACES		NO MINIMUM
PROPOSED PARKING SPACES		NO MINIMUM
CENTRAL COURTYARD WEST		25
EAST PUBLIC SURFACE (LEVEL 1) PARKING		67
EAST RAMP - ALL PARKING (OVERLAP)		205
TOTAL SPACES REQUIRED		297
TOTAL SPACES PROVIDED		292
ACCESSIBLE PARKING SPACES		29
STANDARD (OVER 15 FT.)		12

SITE PLAN KEYED NOTES	
S28	EXISTING PROPERTY LINE
S29	PROPOSED EAST END WALKWAY - SEE EAST END CHANGES
S30	PROPOSED NORTHWEST CORNER PARKING
S31	PROPOSED EAST END PARKING ENTRANCE
S32	PROPOSED EAST END WALKWAY
S33	PROPOSED EAST END WALKWAY
S34	PROPOSED EAST END WALKWAY
S35	PROPOSED EAST END WALKWAY
S36	PROPOSED EAST END WALKWAY
S37	PROPOSED EAST END WALKWAY
S38	PROPOSED EAST END WALKWAY
S39	PROPOSED EAST END WALKWAY
S40	PROPOSED EAST END WALKWAY
S41	PROPOSED EAST END WALKWAY
S42	PROPOSED EAST END WALKWAY
S43	PROPOSED EAST END WALKWAY
S44	PROPOSED EAST END WALKWAY
S45	PROPOSED EAST END WALKWAY
S46	PROPOSED EAST END WALKWAY
S47	PROPOSED EAST END WALKWAY
S48	PROPOSED EAST END WALKWAY
S49	PROPOSED EAST END WALKWAY
S50	PROPOSED EAST END WALKWAY
S51	PROPOSED EAST END WALKWAY
S52	PROPOSED EAST END WALKWAY
S53	PROPOSED EAST END WALKWAY
S54	PROPOSED EAST END WALKWAY
S55	PROPOSED EAST END WALKWAY
S56	PROPOSED EAST END WALKWAY
S57	PROPOSED EAST END WALKWAY
S58	PROPOSED EAST END WALKWAY
S59	PROPOSED EAST END WALKWAY
S60	PROPOSED EAST END WALKWAY
S61	PROPOSED EAST END WALKWAY
S62	PROPOSED EAST END WALKWAY
S63	PROPOSED EAST END WALKWAY
S64	PROPOSED EAST END WALKWAY
S65	PROPOSED EAST END WALKWAY
S66	PROPOSED EAST END WALKWAY
S67	PROPOSED EAST END WALKWAY
S68	PROPOSED EAST END WALKWAY
S69	PROPOSED EAST END WALKWAY
S70	PROPOSED EAST END WALKWAY
S71	PROPOSED EAST END WALKWAY
S72	PROPOSED EAST END WALKWAY
S73	PROPOSED EAST END WALKWAY
S74	PROPOSED EAST END WALKWAY
S75	PROPOSED EAST END WALKWAY
S76	PROPOSED EAST END WALKWAY
S77	PROPOSED EAST END WALKWAY
S78	PROPOSED EAST END WALKWAY
S79	PROPOSED EAST END WALKWAY
S80	PROPOSED EAST END WALKWAY
S81	PROPOSED EAST END WALKWAY
S82	PROPOSED EAST END WALKWAY
S83	PROPOSED EAST END WALKWAY
S84	PROPOSED EAST END WALKWAY
S85	PROPOSED EAST END WALKWAY
S86	PROPOSED EAST END WALKWAY
S87	PROPOSED EAST END WALKWAY
S88	PROPOSED EAST END WALKWAY
S89	PROPOSED EAST END WALKWAY
S90	PROPOSED EAST END WALKWAY
S91	PROPOSED EAST END WALKWAY
S92	PROPOSED EAST END WALKWAY
S93	PROPOSED EAST END WALKWAY
S94	PROPOSED EAST END WALKWAY
S95	PROPOSED EAST END WALKWAY
S96	PROPOSED EAST END WALKWAY
S97	PROPOSED EAST END WALKWAY
S98	PROPOSED EAST END WALKWAY
S99	PROPOSED EAST END WALKWAY
S100	PROPOSED EAST END WALKWAY

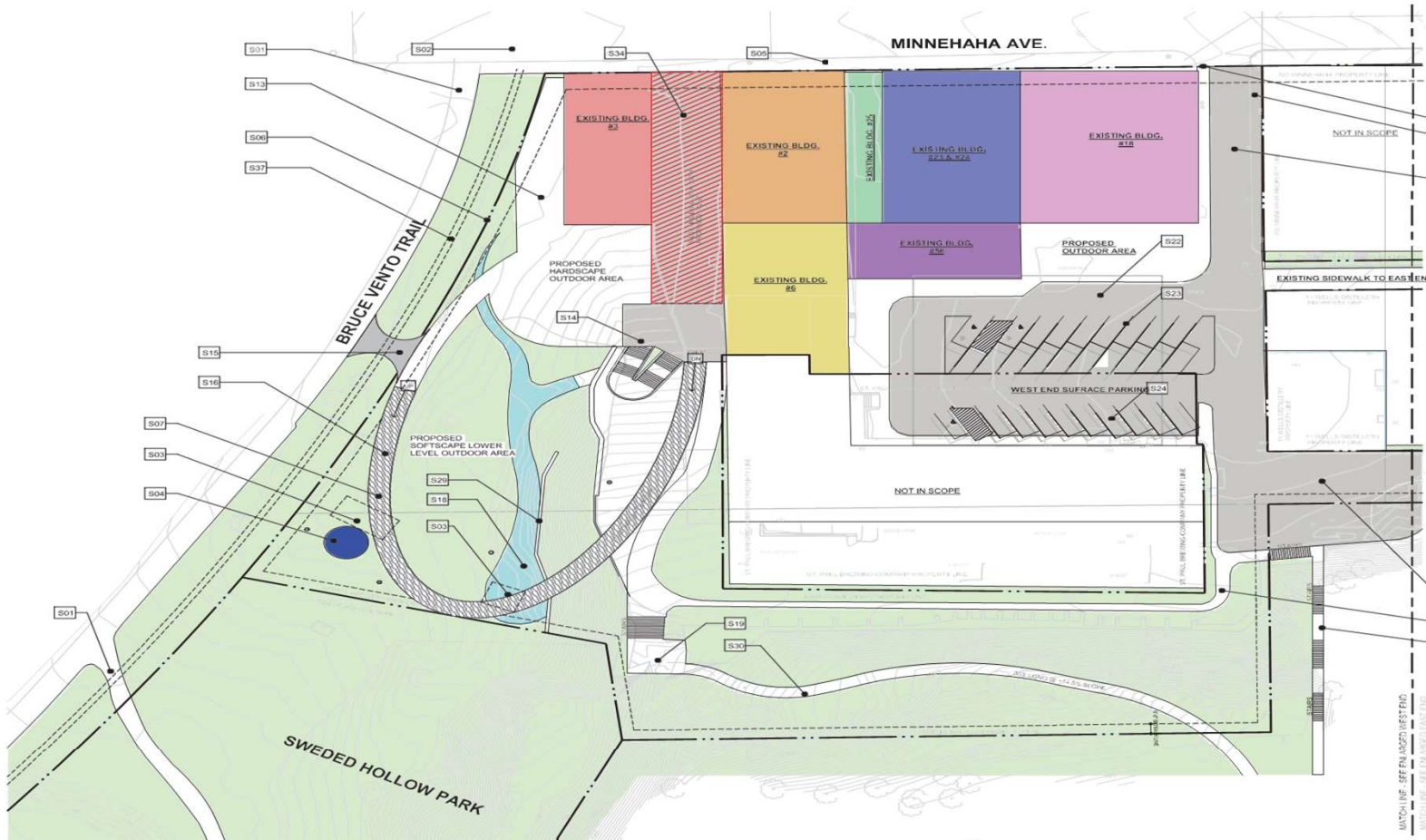
SITE LEGEND	
[Yellow Box]	EAST END APARTMENT
[Green Box]	GREEN SPACE
[White Box]	NOT IN SCOPE
[Grey Box]	PAVING
[Blue Box]	PEDESTRIAN

1 ENLARGED EAST END SITE PLAN
1" = 20'-0"

pope
DESIGN GROUP

JB VANG - HAMM'S BREWERY - SITE | ENLARGED EAST END SITE PLAN
ST. PAUL, MN | 08/09/23 | 41815 - 21235A
PHASE 1A : PRE-DESIGN / NOT FOR CONSTRUCTION

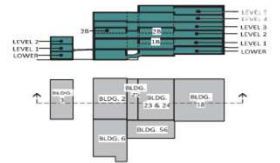




- SITE LEGEND**
- Area
 - EXISTING BLDG. 2
 - EXISTING BLDG. 3
 - EXISTING BLDG. 6
 - EXISTING BLDG. 18
 - EXISTING BLDG. 23 & 24
 - EXISTING BLDG. 25
 - EXISTING BLDG. 56
 - GREEN SPACE
 - NOT IN SCOPE
 - PAVING
 - PEDESTRIAN
 - STORMWATER

SITE PLAN KEYED NOTES

S01	EXISTING BRUCE VENTO TRAIL
S02	EXISTING BRUCE VENTO TRAIL BRIDGE
S03	EXISTING BRUCE VENTO TRAIL BRIDGE
S04	EXISTING BRUCE VENTO TRAIL BRIDGE
S05	EXISTING BRUCE VENTO TRAIL BRIDGE
S06	EXISTING BRUCE VENTO TRAIL BRIDGE
S07	EXISTING BRUCE VENTO TRAIL BRIDGE
S08	EXISTING BRUCE VENTO TRAIL BRIDGE
S09	EXISTING BRUCE VENTO TRAIL BRIDGE
S10	EXISTING BRUCE VENTO TRAIL BRIDGE
S11	EXISTING BRUCE VENTO TRAIL BRIDGE
S12	EXISTING BRUCE VENTO TRAIL BRIDGE
S13	EXISTING BRUCE VENTO TRAIL BRIDGE
S14	EXISTING BRUCE VENTO TRAIL BRIDGE
S15	EXISTING BRUCE VENTO TRAIL BRIDGE
S16	EXISTING BRUCE VENTO TRAIL BRIDGE
S17	EXISTING BRUCE VENTO TRAIL BRIDGE
S18	EXISTING BRUCE VENTO TRAIL BRIDGE
S19	EXISTING BRUCE VENTO TRAIL BRIDGE
S20	EXISTING BRUCE VENTO TRAIL BRIDGE
S21	EXISTING BRUCE VENTO TRAIL BRIDGE
S22	EXISTING BRUCE VENTO TRAIL BRIDGE
S23	EXISTING BRUCE VENTO TRAIL BRIDGE
S24	EXISTING BRUCE VENTO TRAIL BRIDGE
S25	EXISTING BRUCE VENTO TRAIL BRIDGE
S26	EXISTING BRUCE VENTO TRAIL BRIDGE
S27	EXISTING BRUCE VENTO TRAIL BRIDGE



ENLARGED WEST END SITE PLAN
1" = 20'-0"

pope
DESIGN
GROUP

JB VANG - HAMM'S BREWERY - SITE | ENLARGED WEST END SITE PLAN
ST. PAUL, MN | 08/11/23 | 41815 - 21235A
PHASE 1A: PRE-DESIGN / NOT FOR CONSTRUCTION

WEIS
builders

TRACOR



Project Status and Next Steps

- JB Vang has completed schematic drawings, environmental and geotechnical studies, analyzed the historic building structures, and held community meetings.
- The Metropolitan Council has awarded the project \$575,000 in predevelopment and site investigation grant funds.
- JB Vang will apply to MHFA in July for funding for the East End Apartments building.
- JB Vang will be requesting HRA gap financing for the East End building. A closing and construction start is anticipated in 2025.
- A closing on the west historic rehabilitation project is anticipated in 2026.