

Hamm's Redevelopment

Housing and Redevelopment Authority
May 1, 2024

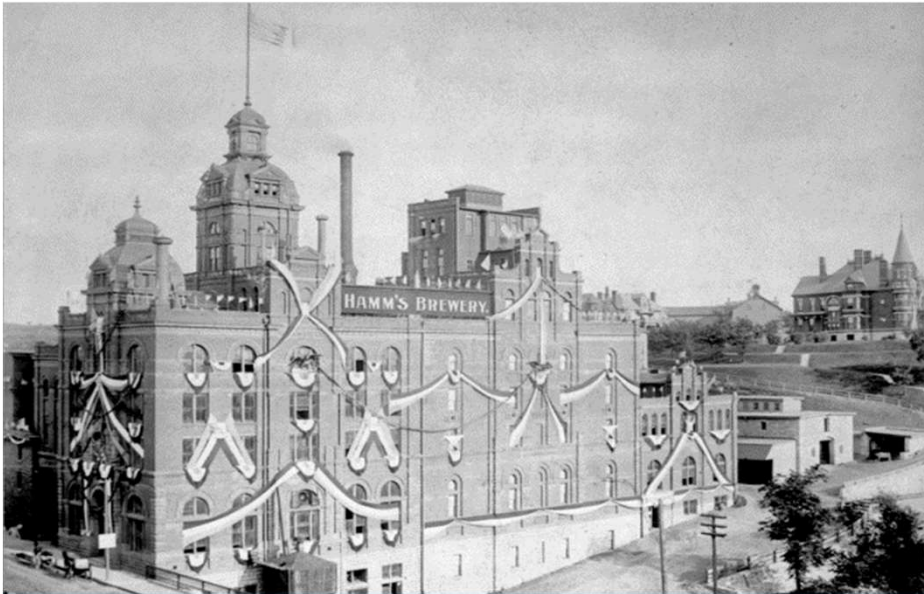


SAINT PAUL
MINNESOTA

STPAUL.GOV



Theodore Hamm's Brewing Company, 1865



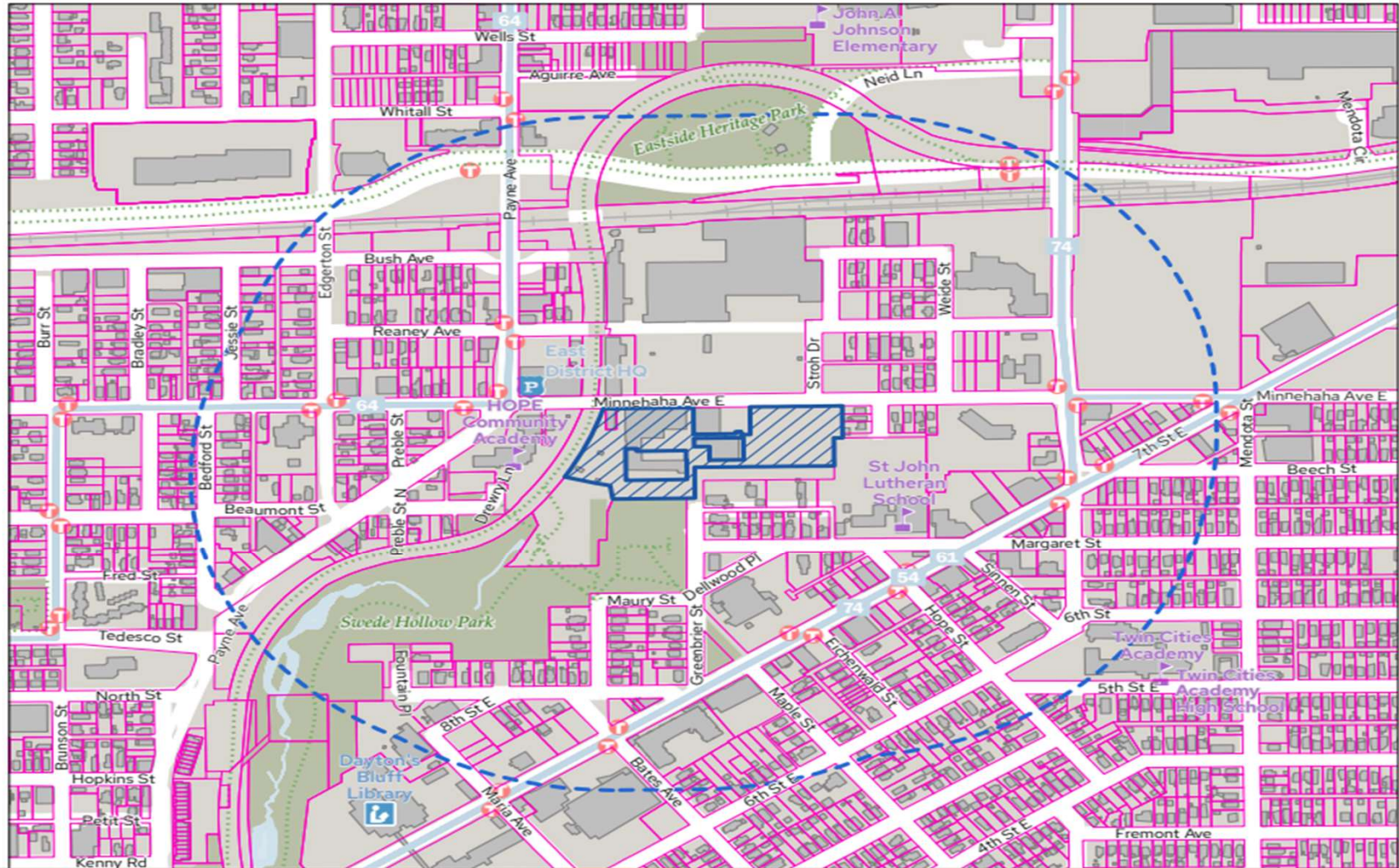
Brewery, c.1900



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

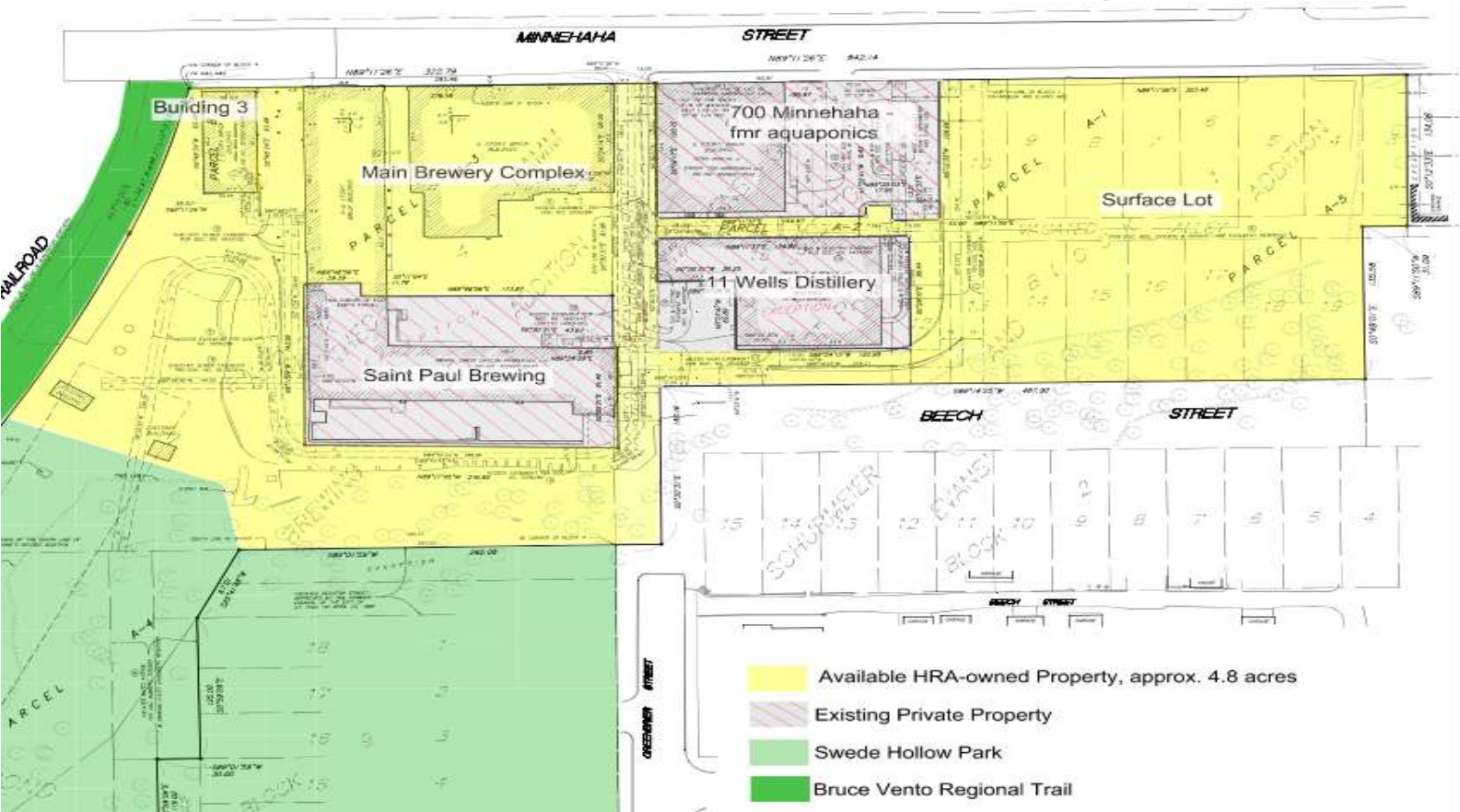
2014 The HRA sold the 700 Minnehaha building to Urban Organics. 700Fish LLC purchased it in 2022.

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



- Available HRA-owned Property, approx. 4.8 acres
- Existing Private Property
- Swede Hollow Park
- Bruce Vento Regional Trail



2021 RFP Reflected Community Plans and Goals

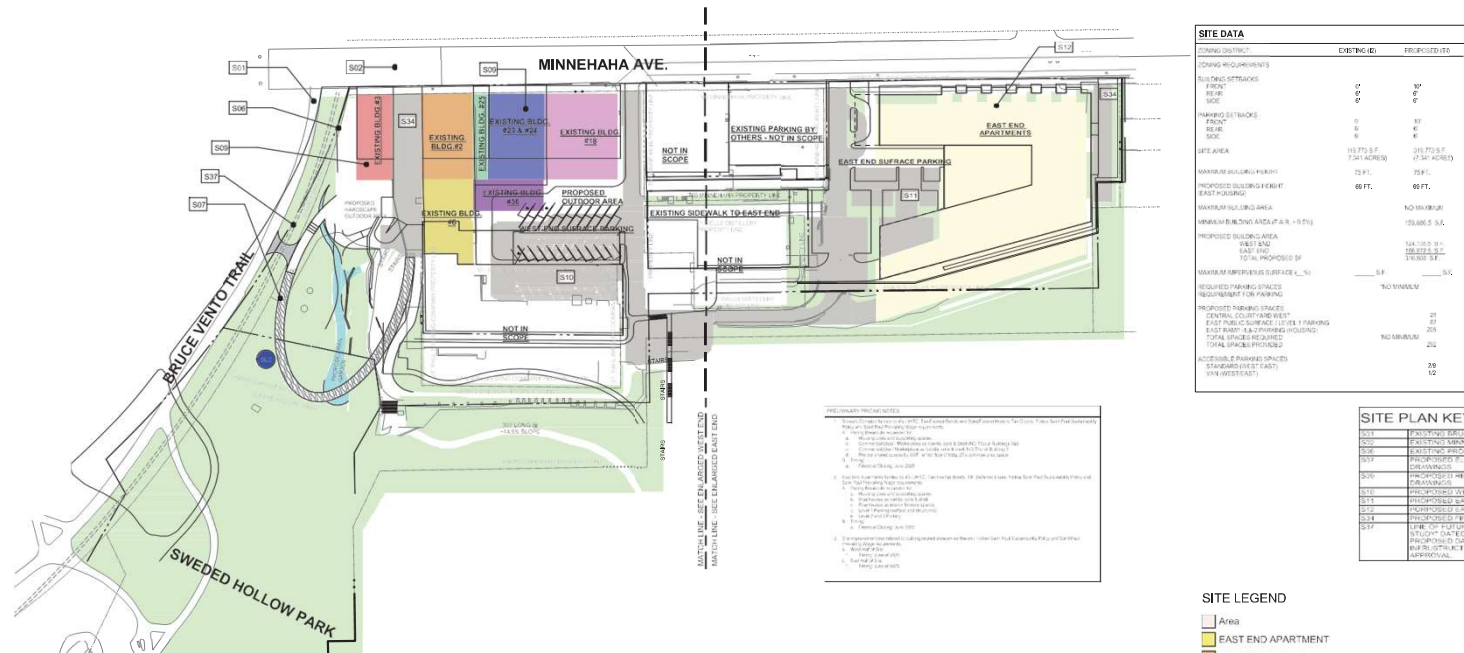
- Community participation and engagement in the development process
- Catalytic and transformative development
- Equity and Community benefits
- Mix of uses, affordable housing, wealth building opportunities
- Connectivity
- Historic Preservation



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		EXISTING (SQ FT)	PROPOSED (SQ FT)
LOADING REQUIREMENTS			
BUILDING SETBACKS			
FRONT	0'	0'	0'
REAR	0'	0'	0'
SIDE	0'	0'	0'
PARKING SETBACKS			
FRONT	0'	0'	0'
REAR	0'	0'	0'
SIDE	0'	0'	0'
NET AREA	103,773 SQ FT (7.341 ACRES)	110,773 SQ FT (7.347 ACRES)	
MAXIMUM BUILDING HEIGHT	73 FT.	73 FT.	
PROPOSED BUILDING HEIGHT	60 FT.	60 FT.	
MAXIMUM BUILDING AREA		NO MAXIMUM	
MAXIMUM BUILDING AREA (A.P.R. = 0.71)		15,886.5 SQ FT	
PROPOSED BUILDING AREA	158,100 SQ FT TO BE PROPOSED SF	158,100 SQ FT TO BE PROPOSED SF	
MAXIMUM IMPERVIOUS SURFACE (%)	5.9	5.9	
REQUIRED PARKING SPACES	NO MINIMUM	NO MINIMUM	
REQUIRED PARKING SPACES			
PROPOSED PARKING SPACES			
CENTRAL COURTYARD WEST	21	21	
EAST PUBLIC SQUARE (LEVEL 1) PARKING	87	87	
EAST BAMP - 4.2 PARKING HOLDING	NO MINIMUM	205	
TOTAL SPACES REQUIRED		213	
TOTAL SPACES PROVIDED		213	
ACCESSIBLE PARKING SPACES		20	
STANDARD (WEST/EAST)		12	
MIN (WEST/EAST)		12	

PRELIMINARY NOTES

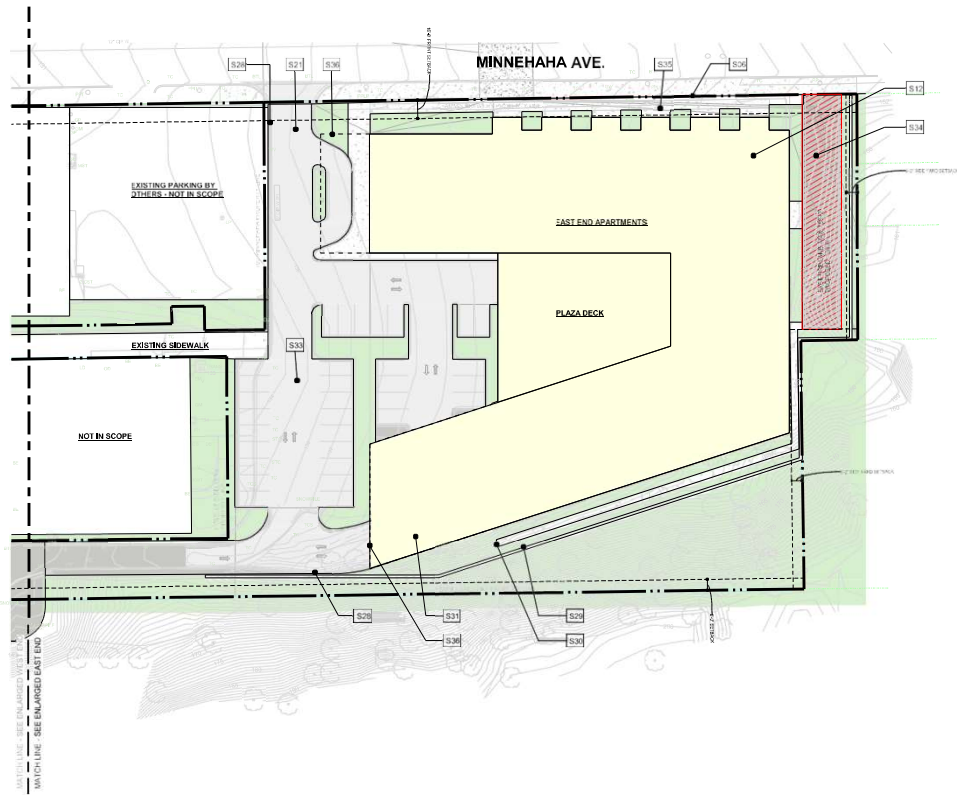
1. All dimensions are in feet unless otherwise noted. The Client shall verify all dimensions.
2. All dimensions are in feet unless otherwise noted.
3. All dimensions are in feet unless otherwise noted.
4. All dimensions are in feet unless otherwise noted.
5. All dimensions are in feet unless otherwise noted.
6. All dimensions are in feet unless otherwise noted.
7. All dimensions are in feet unless otherwise noted.
8. All dimensions are in feet unless otherwise noted.
9. All dimensions are in feet unless otherwise noted.
10. All dimensions are in feet unless otherwise noted.
11. All dimensions are in feet unless otherwise noted.
12. All dimensions are in feet unless otherwise noted.
13. All dimensions are in feet unless otherwise noted.
14. All dimensions are in feet unless otherwise noted.
15. All dimensions are in feet unless otherwise noted.
16. All dimensions are in feet unless otherwise noted.
17. All dimensions are in feet unless otherwise noted.
18. All dimensions are in feet unless otherwise noted.
19. All dimensions are in feet unless otherwise noted.
20. All dimensions are in feet unless otherwise noted.
21. All dimensions are in feet unless otherwise noted.
22. All dimensions are in feet unless otherwise noted.
23. All dimensions are in feet unless otherwise noted.
24. All dimensions are in feet unless otherwise noted.
25. All dimensions are in feet unless otherwise noted.
26. All dimensions are in feet unless otherwise noted.
27. All dimensions are in feet unless otherwise noted.
28. All dimensions are in feet unless otherwise noted.
29. All dimensions are in feet unless otherwise noted.
30. All dimensions are in feet unless otherwise noted.
31. All dimensions are in feet unless otherwise noted.
32. All dimensions are in feet unless otherwise noted.
33. All dimensions are in feet unless otherwise noted.
34. All dimensions are in feet unless otherwise noted.
35. All dimensions are in feet unless otherwise noted.
36. All dimensions are in feet unless otherwise noted.
37. All dimensions are in feet unless otherwise noted.
38. All dimensions are in feet unless otherwise noted.
39. All dimensions are in feet unless otherwise noted.
40. All dimensions are in feet unless otherwise noted.
41. All dimensions are in feet unless otherwise noted.
42. All dimensions are in feet unless otherwise noted.
43. All dimensions are in feet unless otherwise noted.
44. All dimensions are in feet unless otherwise noted.
45. All dimensions are in feet unless otherwise noted.
46. All dimensions are in feet unless otherwise noted.
47. All dimensions are in feet unless otherwise noted.
48. All dimensions are in feet unless otherwise noted.
49. All dimensions are in feet unless otherwise noted.
50. All dimensions are in feet unless otherwise noted.

SITE PLAN KEYED NOTES	
S01	EXISTING BRIDGE OVER SWED HOLLOW
S02	EXISTING MINNEHAHA AVE STREET & BRIDGE
S03	EXISTING PROPERTY LINE
S04	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S05	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S06	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S07	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S08	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S09	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S10	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S11	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S12	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S13	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S14	PROPOSED 10' WALKED PEDESTRIAN WALKWAY - SEE LANDSCAPE AND CIVIL DRAWINGS
S15	LINE OF FUTURE DRAINAGE PER SWED HOLLOW CHECK FEASIBILITY STUDY DATED 12/15/16 BY RESURFACE RESOURCES. CONNECTION FROM PROPOSED DRAINAGE TO EXISTING STORMWATER MANHOLE/INLET STRUCTURE IS FEASIBLE SUBJECT TO COMMUNITY STRATEGIC APPROVAL.

- SITE LEGEND**
- Area
 - EAST END APARTMENT
 - EXISTING BLDG. 2
 - EXISTING BLDG. 6
 - EXISTING BLDG. 18
 - EXISTING BLDG. 23 & 24
 - EXISTING BLDG. 25
 - EXISTING BLDG. 26
 - GREEN SPACE
 - NOT IN SCOPE
 - PAVING
 - PEDESTRIAN
 - STORMWATER

SITE PLAN OVERALL
1" = 40'-0"





SITE DATA		EXISTING (1)	PROPOSED (2)
ZONING DISTRICT			
ZONING REQUIREMENTS			
BUILDING SETBACKS			
FRONT	0'	10'	
REAR	0'	0'	
SIDE	0'	0'	
PARKING SETBACKS			
FRONT	0'	10'	
REAR	0'	0'	
SIDE	0'	0'	
SITE AREA	310,773 S.F. (7.141 ACRES)	310,773 S.F. (7.141 ACRES)	
MAXIMUM BUILDING HEIGHT	75 FT.	75 FT.	
PROPOSED BUILDING HEIGHT EAST END	69 FT.	69 FT.	
MAXIMUM BUILDING AREA		10,000,000	
MAXIMUM BUILDING AREA (F.A.R. = 0.33)		15,000 S.F.	
PROPOSED BUILDING AREA			
WEST END		121,153 S.F.	
EAST END		28,872 S.F.	
TOTAL PROPOSED SF		150,025 S.F.	
MAXIMUM IMPERVIOUS SURFACE L ₁₄			5.9%
REQUIRED PARKING SPACES REQUIREMENT FOR PARKING			NO MINIMUM
PROPOSED PARKING SPACES			
CENTRAL COURTYARD WEST			28
EAST PUBLIC SURFACE LEVEL 1 PARKING			87
EAST RAMP - ALL PARKING HOLDING			205
TOTAL SPACES PROVIDED			320
ACCESSIBLE PARKING SPACES			29
STAIRWAY WEST EAST			12
WALKWAY EAST			12

SITE PLAN KEYED NOTES	
S24	EXISTING PROPERTY LINE
S25	PROPOSED EAST END WORKING - SEE EAST END CHANGES
S26	PROPOSED IMPERVIOUS SURFACE FOR VEHICLE PARKING
S28	PROPOSED EAST END PARKING SOURCE
S29	PROPOSED CURTAIN WALL
S30	PROPOSED EAST END APARTMENT LEVEL 1 PARKING HOLDING
S31	PROPOSED EAST END APARTMENT SURFACE PARKING
S32	PROPOSED STORM WATER ACCESS
S33	PROPOSED SIDEWALK - SEE TRAVEL
S34	EDGE OF BUILDING - SHOWS POLARITY

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

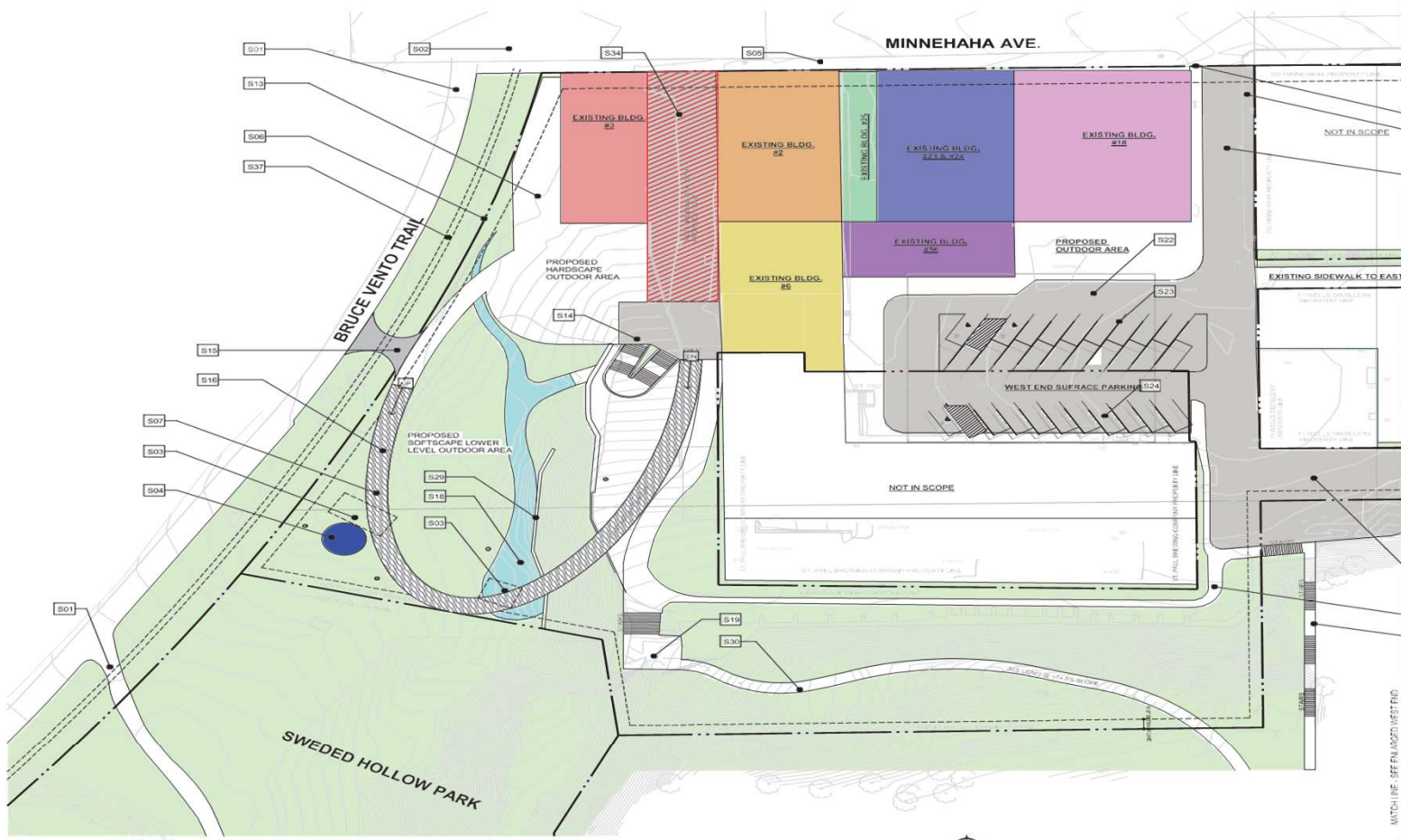
1
X10
ENLARGED EAST END SITE PLAN
1" = 20'-0"



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



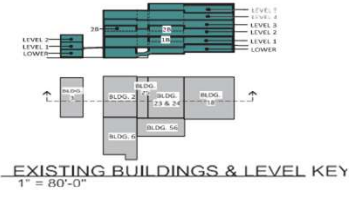


SITE LEGEND

- 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 - SEE LANDSCAPE AND CIVIL DRAWINGS
S03	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S04	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S05	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S06	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S07	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S08	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S09	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S10	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S11	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S12	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S13	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S14	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S15	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S16	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S17	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S18	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S19	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S20	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S21	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S22	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S23	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S24	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S25	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S26	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS
S27	EXISTING BRUCE VENTO TRAIL - SEE LANDSCAPE AND CIVIL DRAWINGS



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



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





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.