



**SAINT PAUL**  
MINNESOTA

# Redevelopment of Former Hamm's Brewery Complex

RFP Proposal Date: August 23, 2022





# TEAM INTRODUCTION

## Developer

JB Vang Partners



## Design Team

Pope Design Group  
Damon Farber  
Larson Engineering



## Historic Consultant

New History



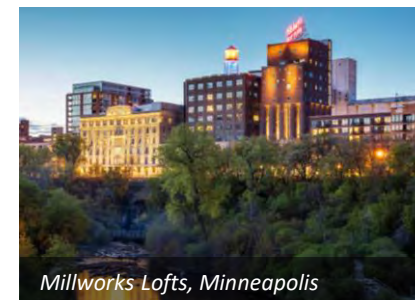
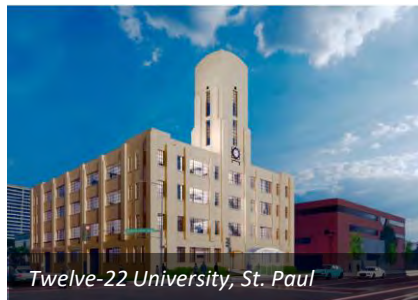
## General Contractor

Weis Builders



## Consultant

Landon Group





# PRINCIPLES & VISION



COMMUNITY PLACEMAKING



AFFORDABLE HOUSING



BUILDING EQUITY IN OUR COMMUNITY





# AFFORDABLE HOUSING

**FAMILY-FRIENDLY UNITS**



**LIVE-WORK STUDIOS**



## UNIT COUNTS (APPROXIMATE)

150 FAMILY FRIENDLY UNITS

6 ROW HOUSES

4 LIVE WORK ART STUDIOS

84 ARTIST LOFTS

**ARTIST LOFTS**



**ROW HOUSES**





# BUILDING EQUITY IN OUR COMMUNITY

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COMMERCIAL SPACE



ARTIST LOFTS & GALLERY SPACES



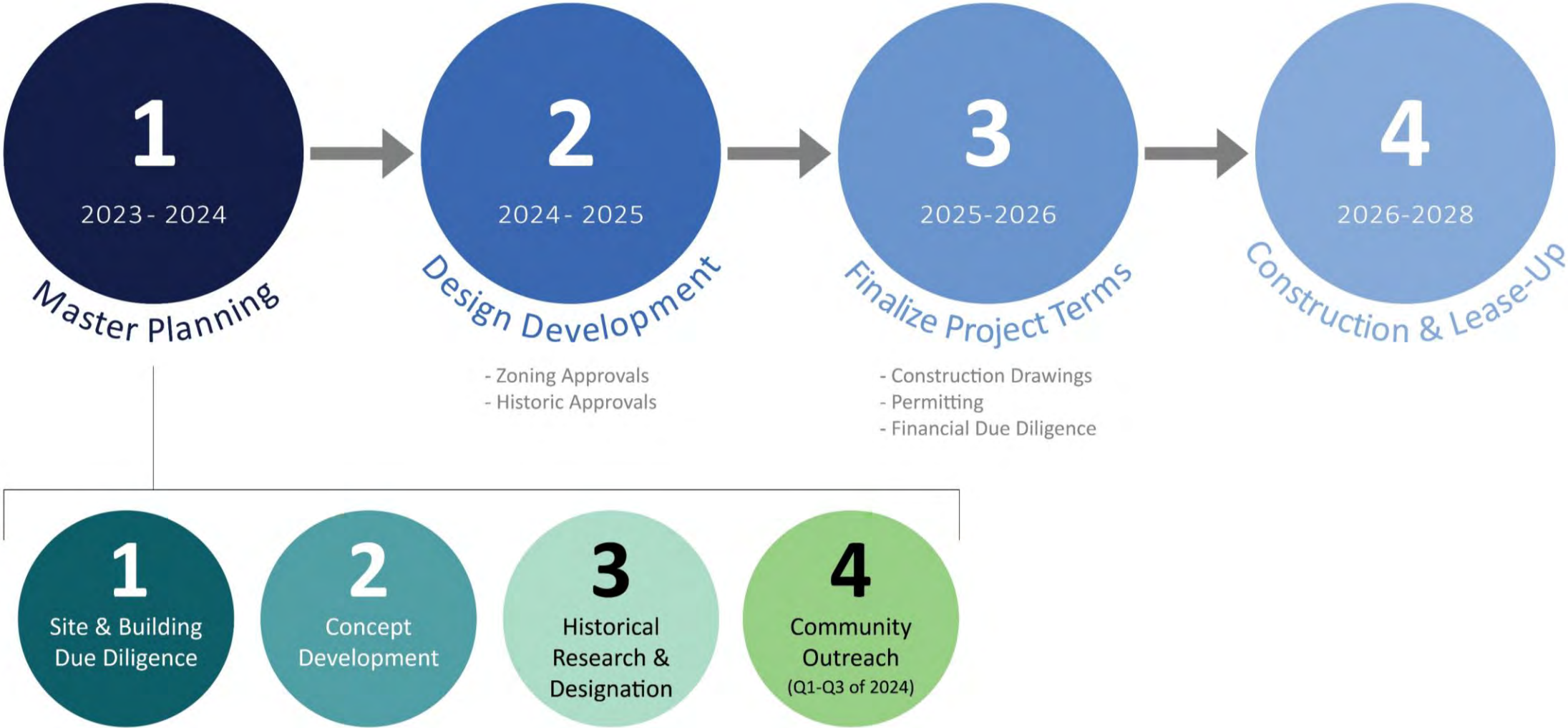
COMMUNITY GATHERING SPACES



FAMILY FRIENDLY AMENITIES



SCHEDULE



# Integrating History

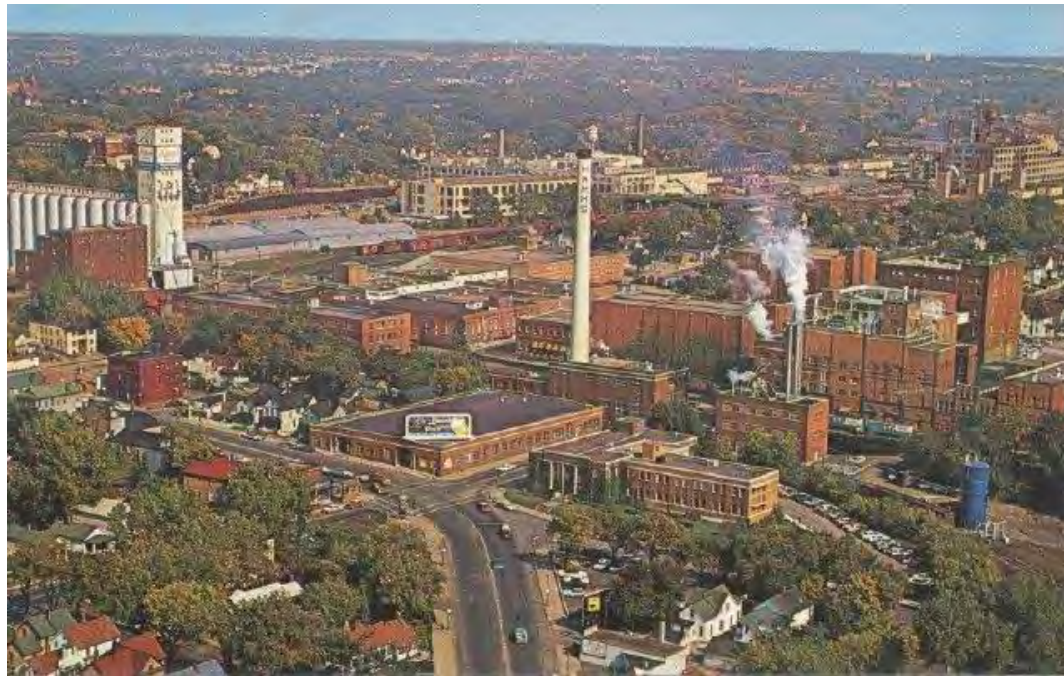
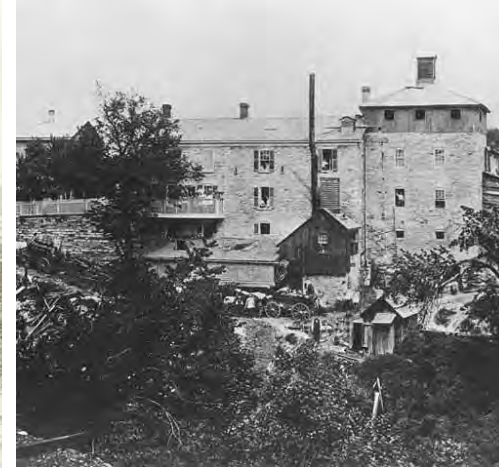




# INTEGRATING HISTORY

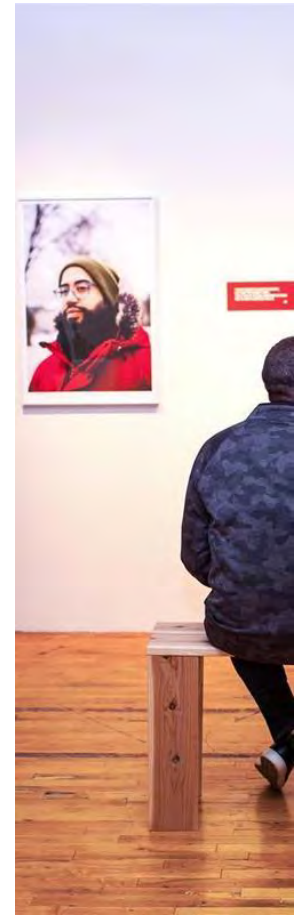
## Leveraging History:

- Community
- Design
- Financial



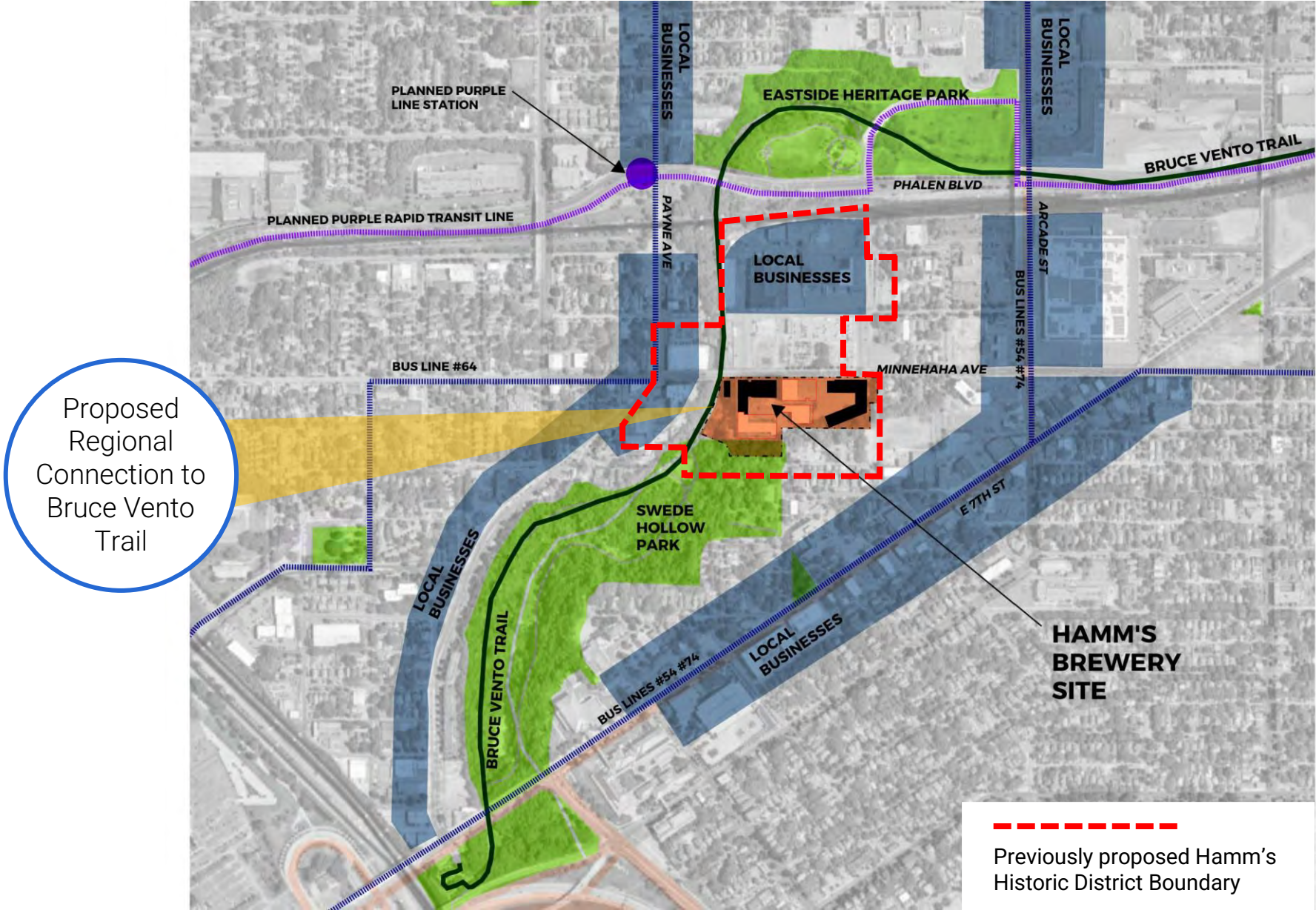


# Site Context





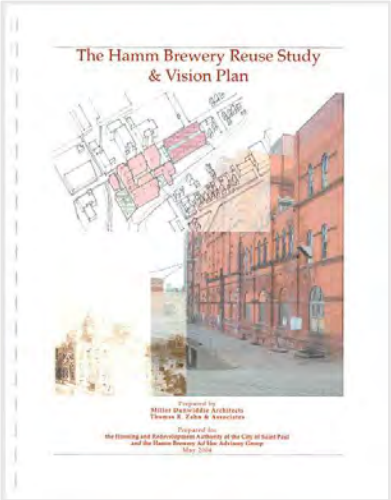
# SITE CONTEXT



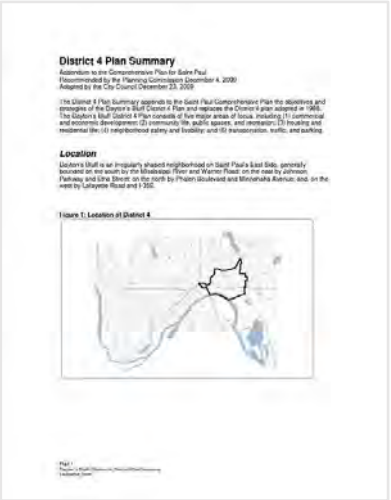


# SITE DESIGN

## Hamm's Brewery Reuse Study & Vision Plan (2004)



## Dayton's Bluff District Plan (2009)



## Near East Side Roadmap (2012)



## Swede Hollow Park Master Plan (2019)



## Joint Statement on Community Values (2022)



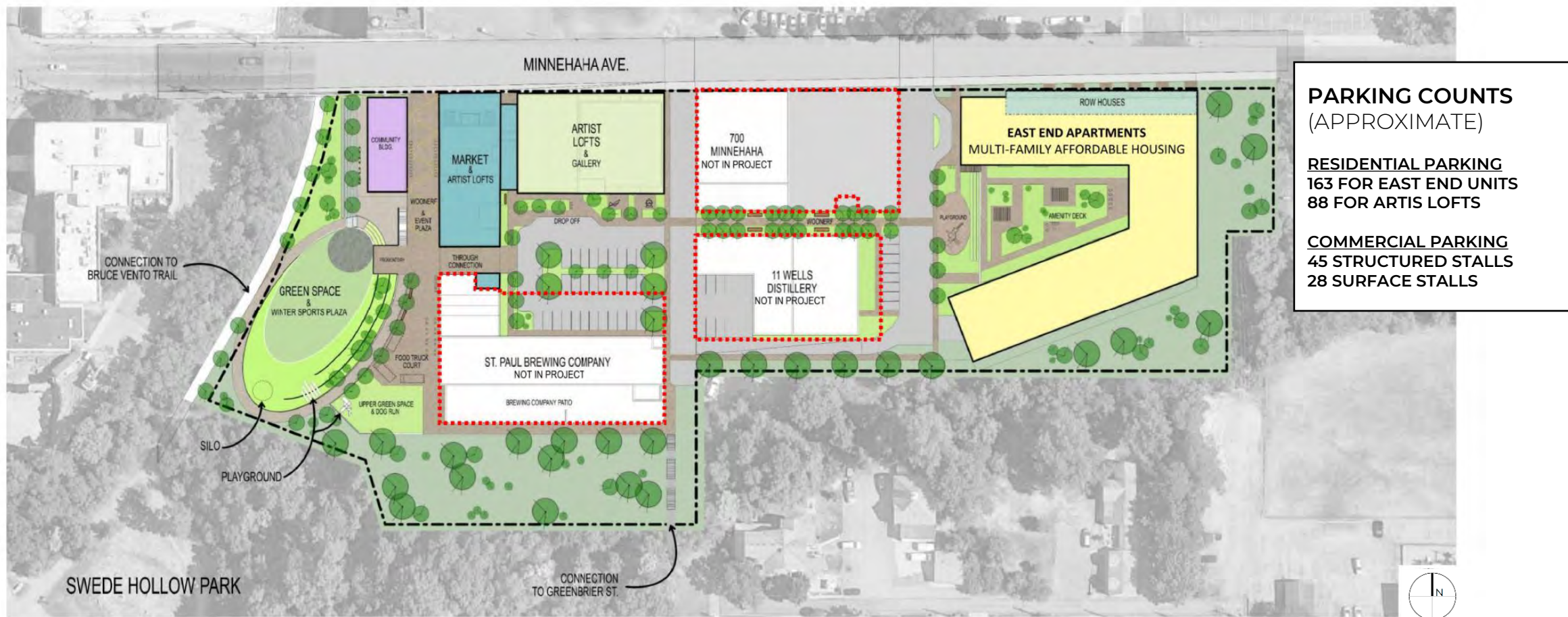
## Saint Paul for All Comprehensive Plan (2040)



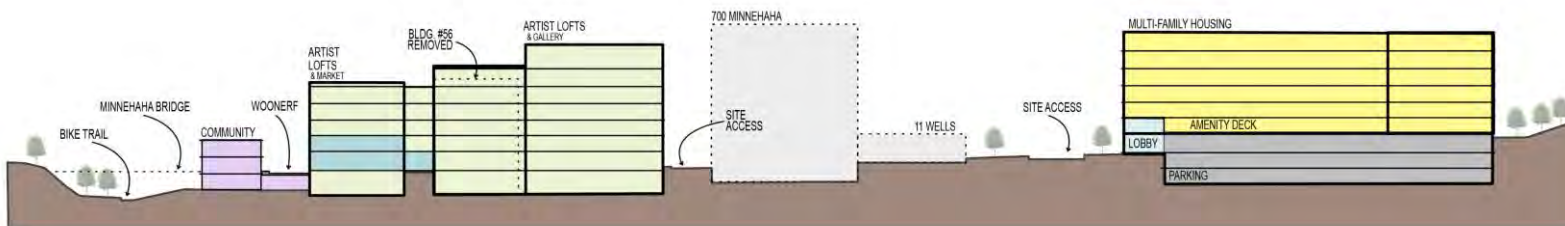


## DEVELOPMENT SITE PLAN / PROJECT OVERVIEW\*

RFP SITE PLAN: August 23, 2022



\* DESIGN IS SUBJECT TO  
CHANGE AS MORE  
INFORMATION BECOMES  
AVAILABLE AND  
STAKEHOLDERS HAVE  
THE OPPORTUNITY TO  
COMMENT.

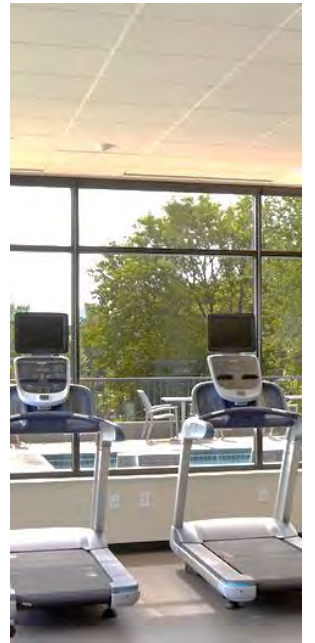




# East End & Apartments Row Houses

MULTI-FAMILY AFFORDABLE HOUSING

AFFORDABLE OWNERSHIP HOUSING





# EAST END APARTMENTS & ROW HOUSES\*



OWNERSHIP  
ROW HOUSES





# EAST END APARTMENTS & ROW HOUSES\*



GROUND FLOOR



FIRST FLOOR



# Artist Lofts & Gallery





## ARTIST LOFTS & GALLERY





# LIVE-WORK ART STUDIOS, ARTIST LOFTS & GALLERY\*



FIRST FLOOR



SECOND FLOOR



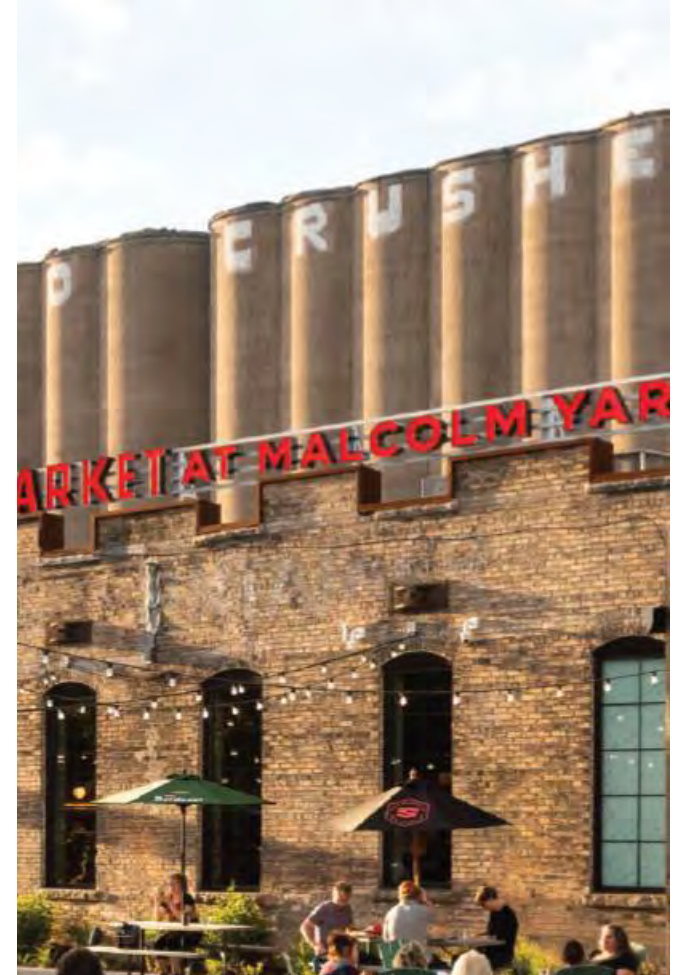
GALLERY





# Community & Commerce

THE “COLLECTIVE IMPACT” - A COMMUNITY ASSET





COMMUNITY & COMMERCE









# COMMERCIAL SPACE POSSIBILITIES

E-SPORTS & VIDEO GAMING



DANCE STUDIO



COMMUNITY EVENTS CENTER



RESTAURANT



COFFEE SHOP





# COMMERCIAL SPACE POSSIBILITIES





## COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE (EXISTING)





## COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE





# COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE

FUTURE



EXISTING



FUTURE

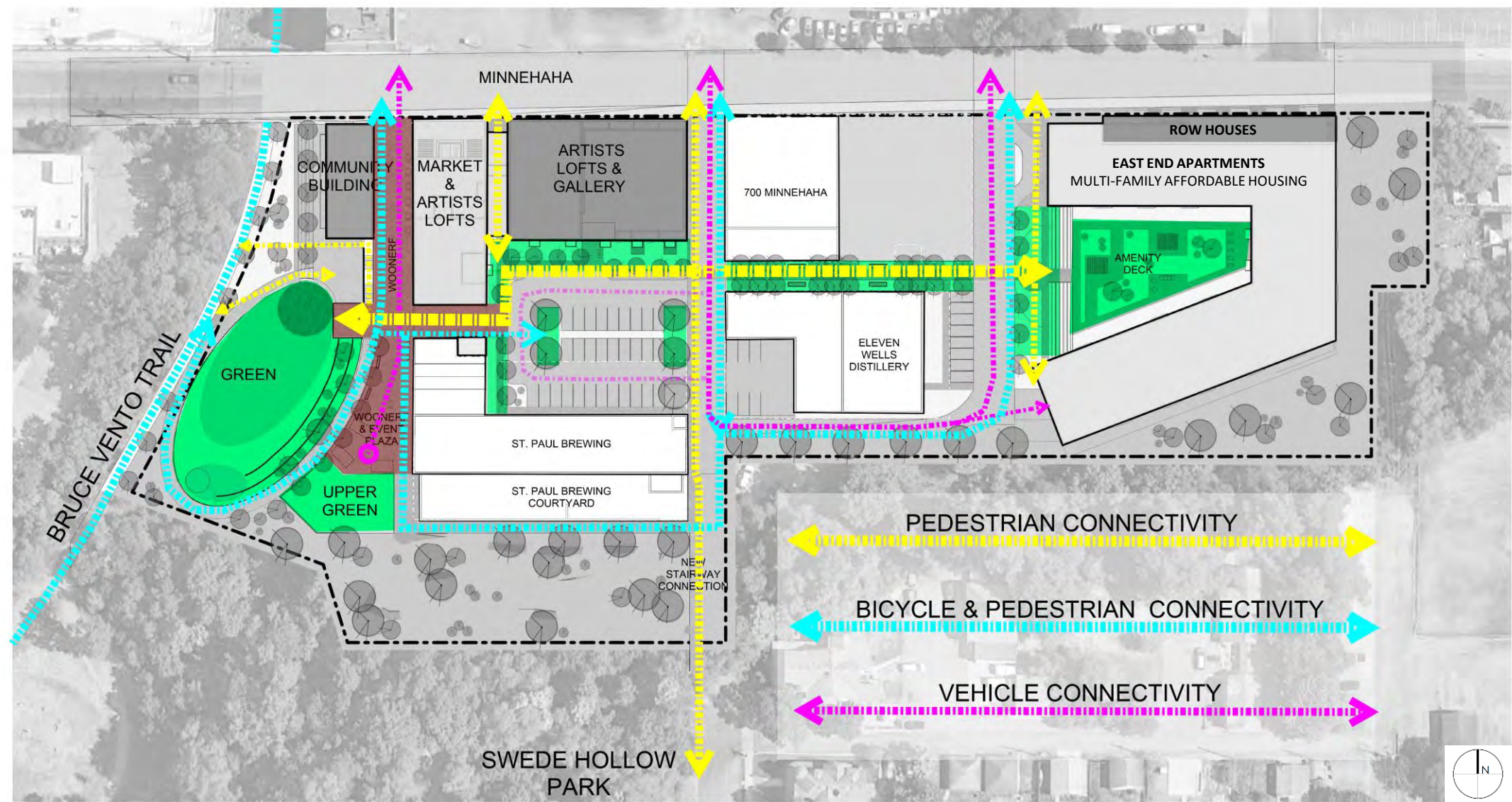




# The Public Realm



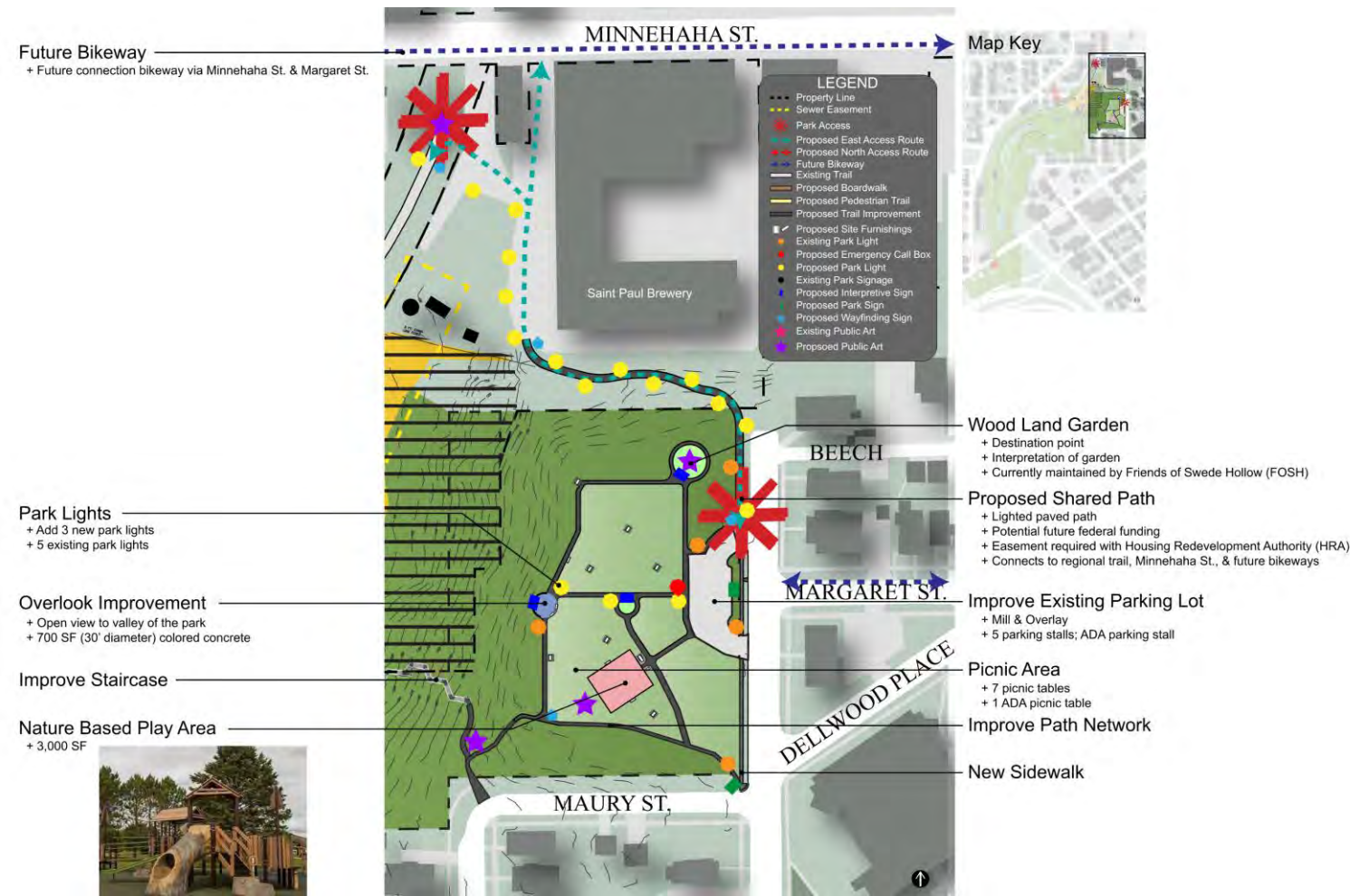






# CONNECTIONS TO SWEDE HOLLOW

Swede Hollow Park Master Plan (2019)





## CONNECTIONS TO PHALEN CREEK

## Daylighting Phalen Creek (2023)



## Swede Hollow Creek Enhancement Feasibility Study (2023)





# SITE INSPIRATIONS

## Geology



## Industry

## Water & Ecology

## Reclamation



## WORKING DESIGN APPROACH:

### Water

Celebrate the natural, historical, and cultural significance of water.

### Ecology

Restore and improve the health of native ecosystems on the site.

### Preservation

Take a sensitive approach to incorporating new site features.

### Connectivity

Provide clear pedestrian and vehicular circulation through the site.

### Programming

Facilitate programming that responds to the proposed building uses as well as adjacent spaces.





# PROGRAMMING POSSIBILITIES

Artist Storefront



Amenity Courtyard



Woonerf



Lawn Activities  
(Summer & Winter)



Coffee Shop/Terrace



Playground





## PROGRAMMING POSSIBILITIES

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What activities would you like to do more of in the neighborhood?



Live Music



Outdoor Movies



Lawn Games Area



Art Classes



Art Gallery



Off-Leash Dog Area



Large Gathering Spaces



Cultural Celebrations



Fitness Classes



Pop-Up Crafts & Markets



Winter Sledding



Bonfire Area



Playground



Outdoor Nature Classes



# QUESTIONS

