



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



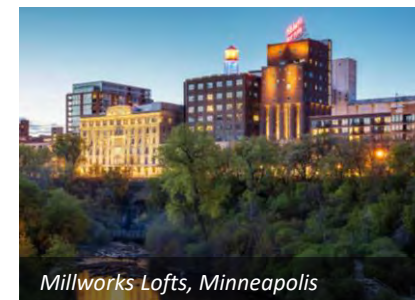
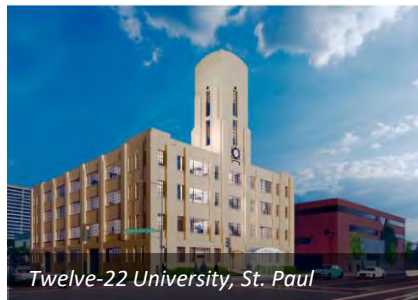
General Contractor

Weis Builders

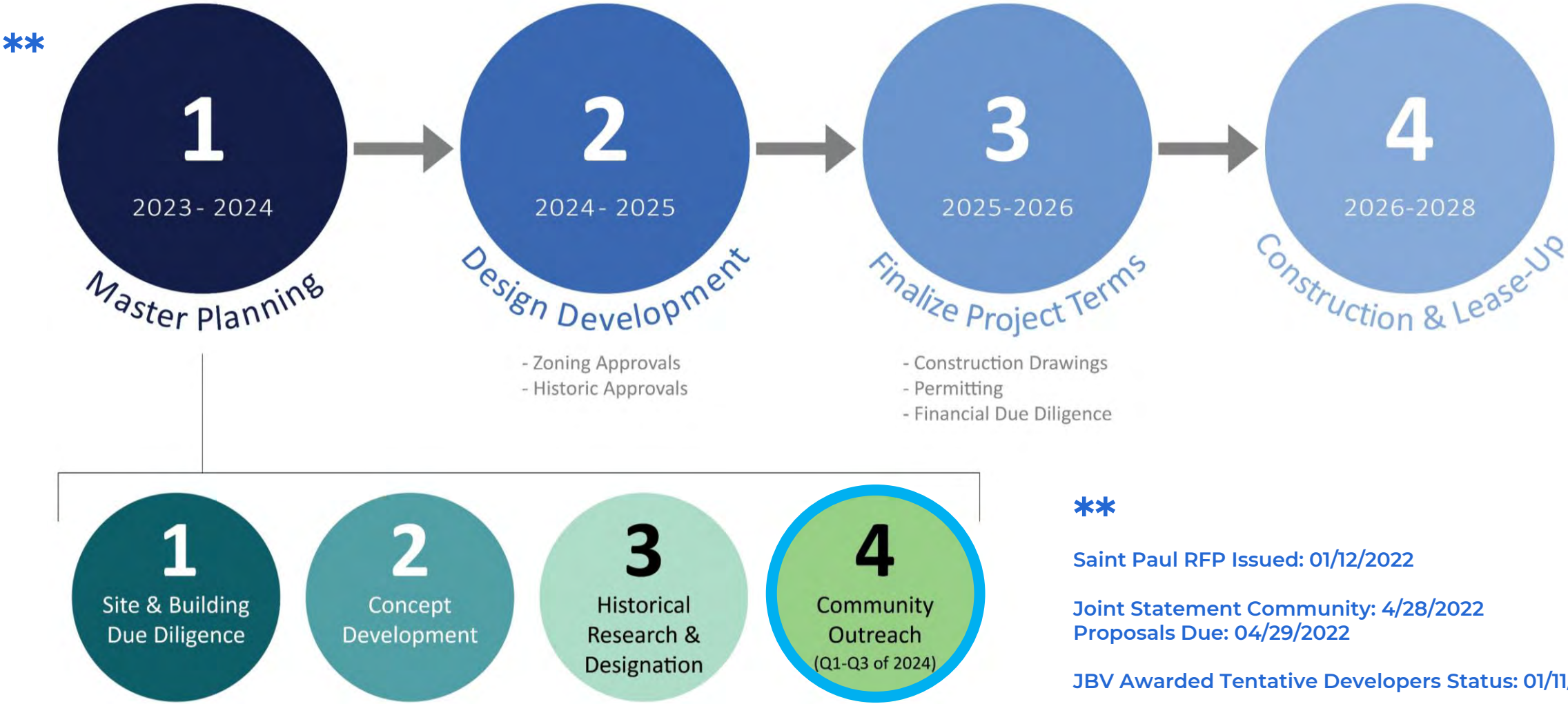


Consultant

Landon Group



DEVELOPMENT SCHEDULE



INTEGRATING COMMUNITY

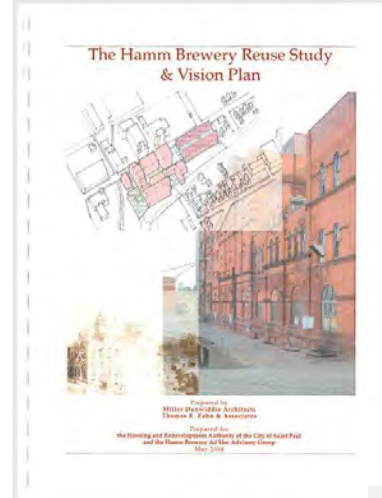
JBV engaged in PRELIM conversations with local community groups including:

- ESABA
- ESND
- Indigenous Roots
- Members from District 4 community
- Members from District 5 community

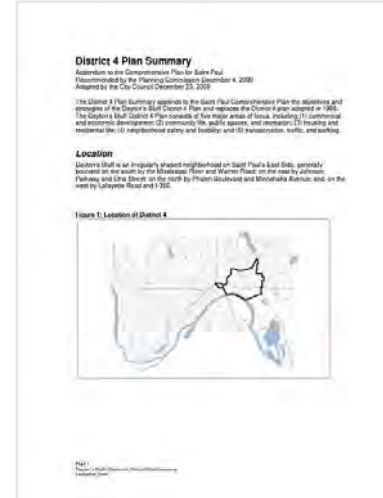
Swede Hollow Park Master Plan (2019)



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



Dayton's Bluff District Plan (2009)



Near East Side Roadmap (2012)



ALIGNMENT WITH JOINT COMMUNITY STATEMENT

Joint Statement on Community Values (2022)



Saint Paul for All Comprehensive Plan (2040)



PRINCIPLES & VISION



COMMUNITY & COMMERCE



AFFORDABLE HOUSING



BUILDING EQUITY IN OUR COMMUNITY

ALIGNMENT WITH JOINT COMMUNITY STATEMENT

3.16: “...wealth-building employment, work, and entrepreneurial opportunities for East Side residents...”

3.17: “...employment opportunities...filled by people living on the East side...”

5.32 “...a need for commercial office space, commercial maker space, light manufacturing, and space for artists studios.”

3.12: “...build affordable housing to ease affordability crisis in Saint Paul, particularly the East Side.”

3.14: “...include an ample number of deeply affordable units that are maintained as affordable housing for the long term.”

...

1.1: “We seek a development partner who understands and is intentional about ensuring opportunities that will help our East Side communities thrive; opportunities where the benefits of growth are shared within the community.”

3.10: “...include a mix of uses, a mix of activities, and serves a mixed-income resident, customer, and visitor base.”

INTEGRATING HISTORY

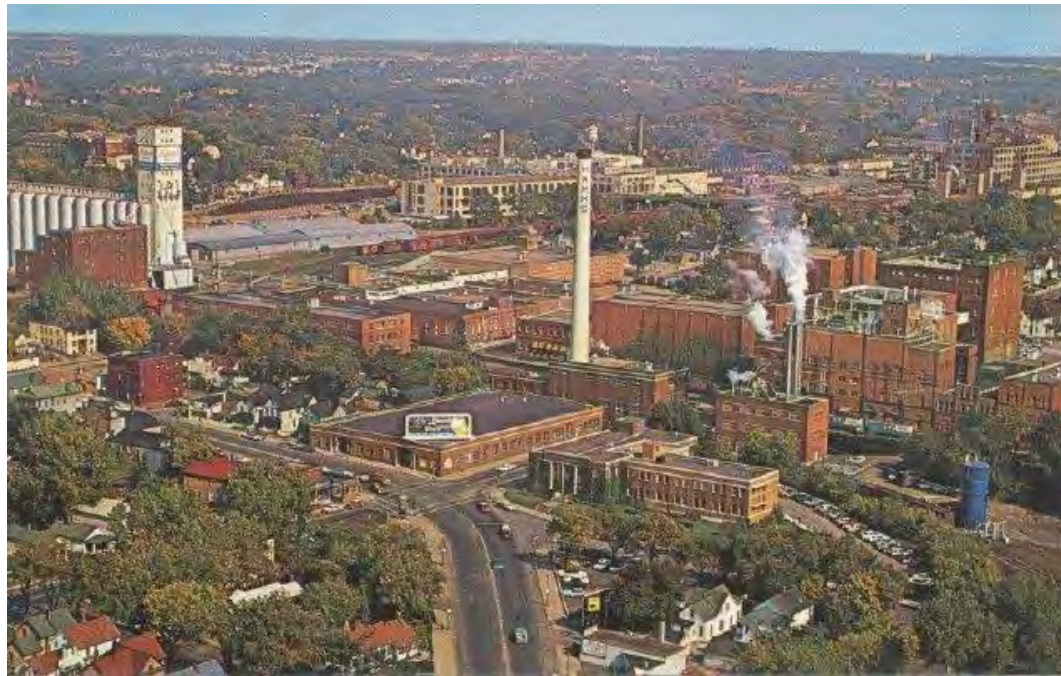
Leveraging History:

- Community
- Design
- Financial (Historic Tax Credits)

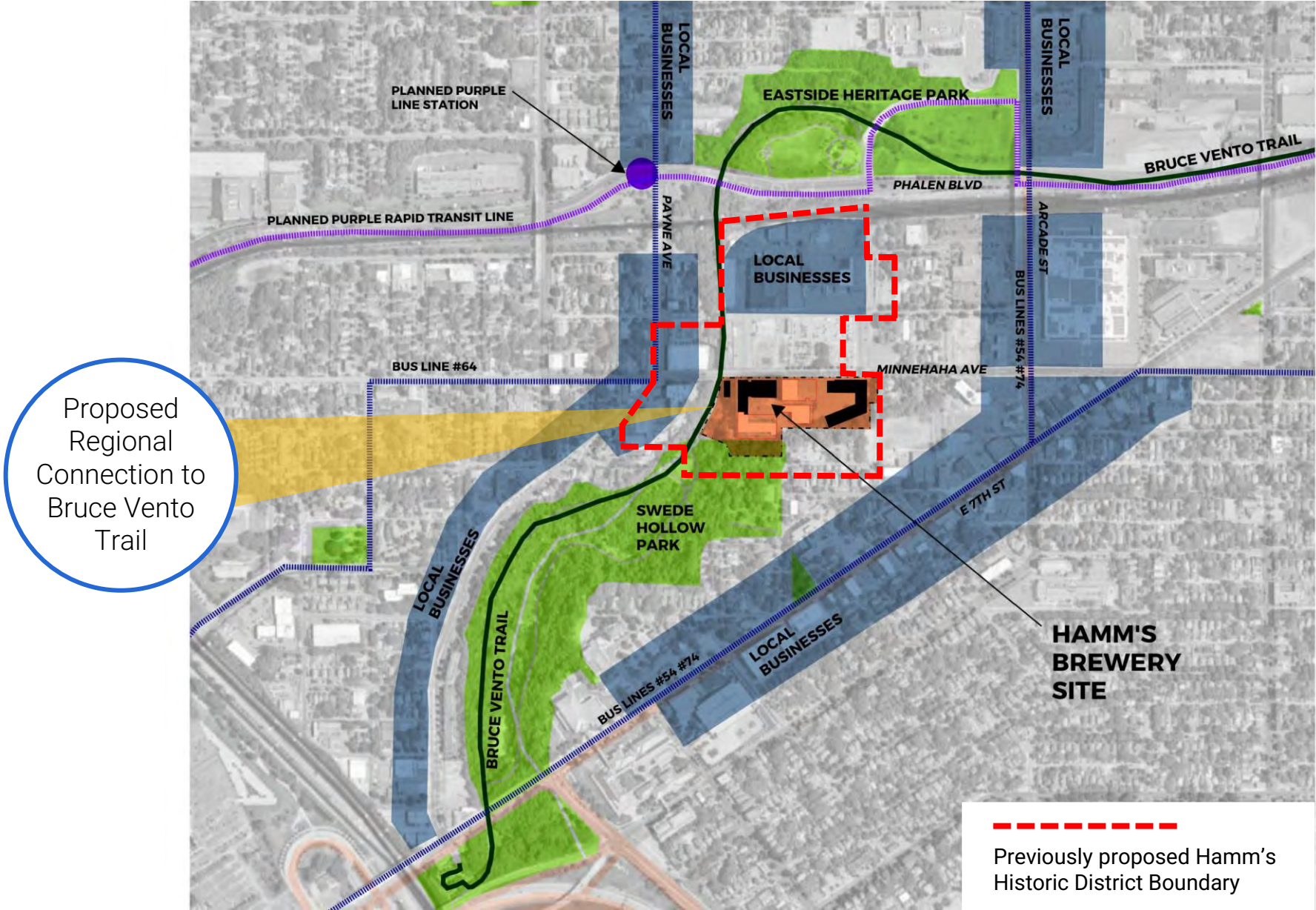
ALIGNMENT WITH JOINT COMMUNITY STATEMENT

4.22: “The value of this asset should be maximized by rehabilitating original buildings according to the Secretary of Interior Standards for Historic Preservation.”

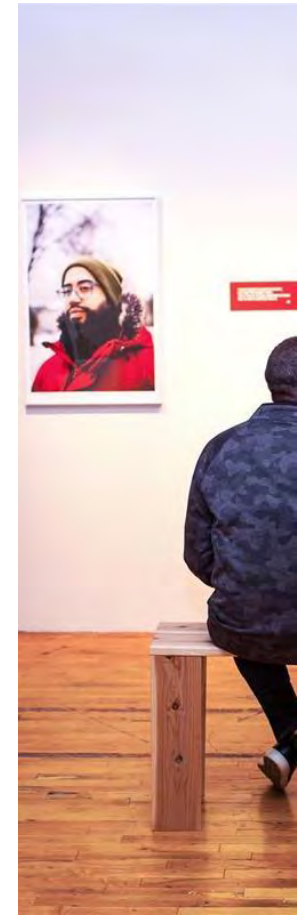
4.23: “We believe the redevelopment of the Hamm’s complex should maintain the historic, industrial character of existing buildings, the existing site and landscape features.”



SITE CONTEXT



Site Plan Concept

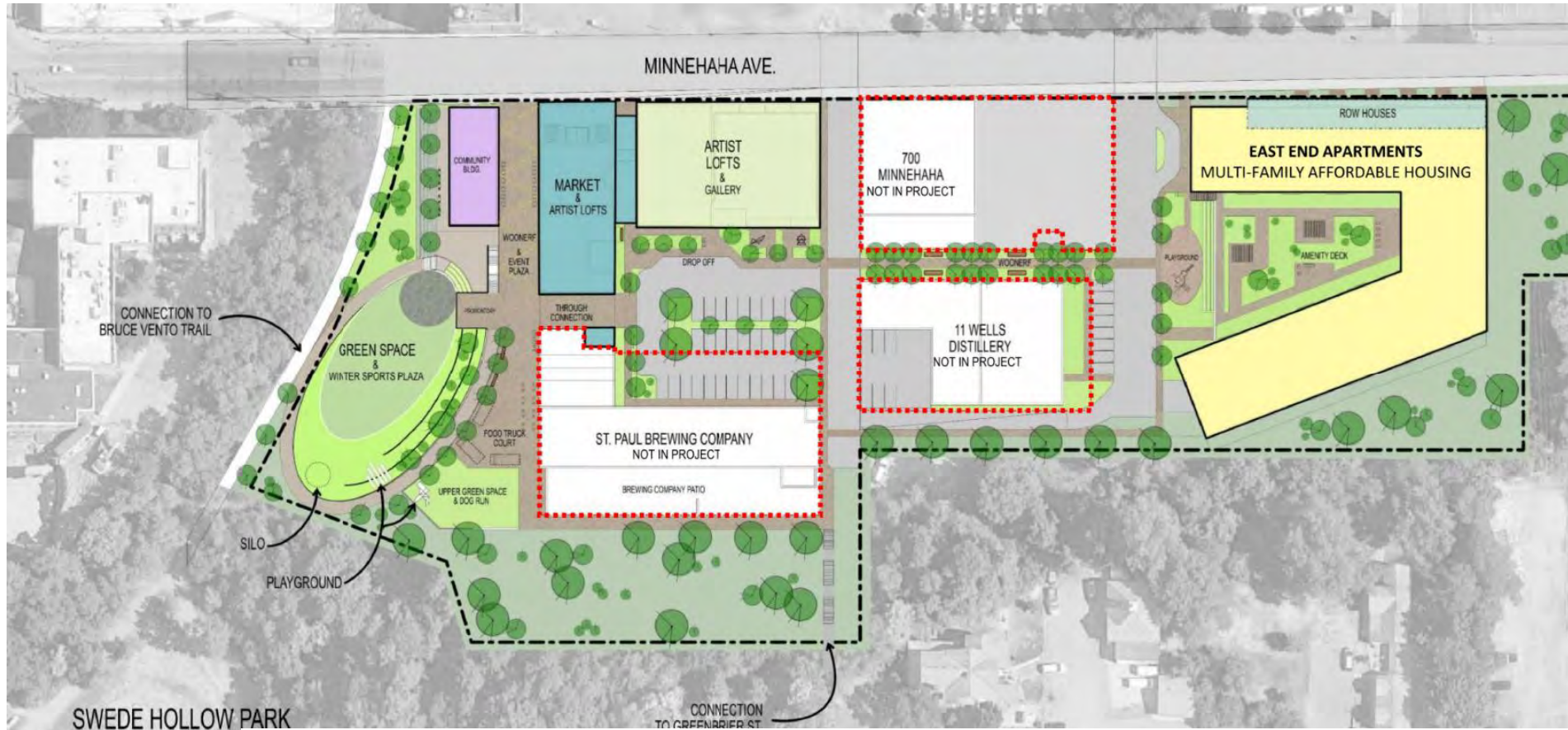


MAP OF AVAILABLE PROPERTY



DEVELOPMENT SITE PLAN / PROJECT OVERVIEW*

RFP SITE PLAN: August 23, 2022



DEVELOPMENT SUMMARY

RESIDENTIAL

EAST END APTS:
163 FAMILY-FRIENDLY UNITS
ALL AFFORDABLE W/ RENTS
FROM 30-70% AMI

ARTIST LOFTS
88 ARTIST LOFT UNITS
ALL AFFORDABLE W/RENTS
FROM 30-70% AMI

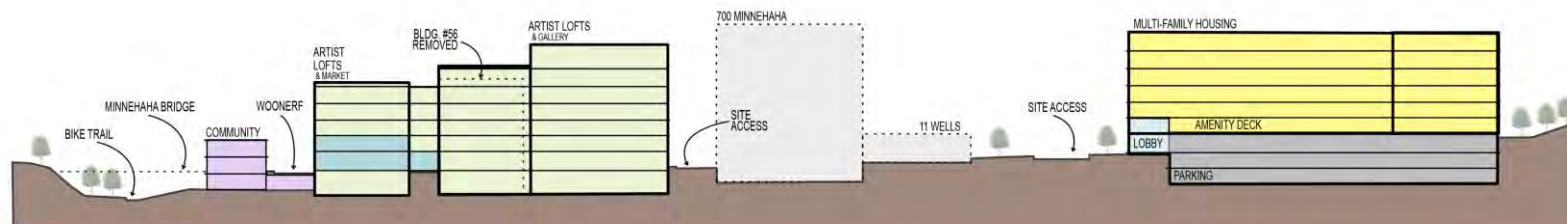
~251 UNITS TOTAL

COMMERCIAL USE

~40,000 GSF
~30,000 USF

PARKING

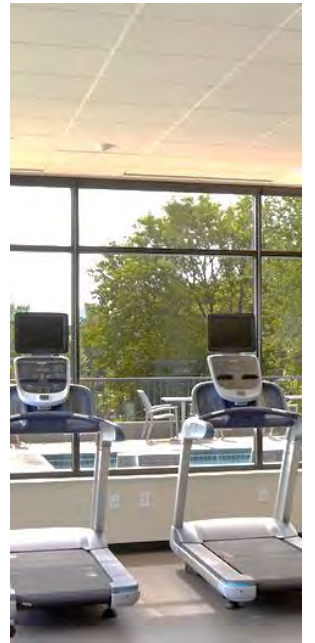
~320 STALLS



East End & Apartments Row Houses

MULTI-FAMILY AFFORDABLE HOUSING

AFFORDABLE OWNERSHIP HOUSING

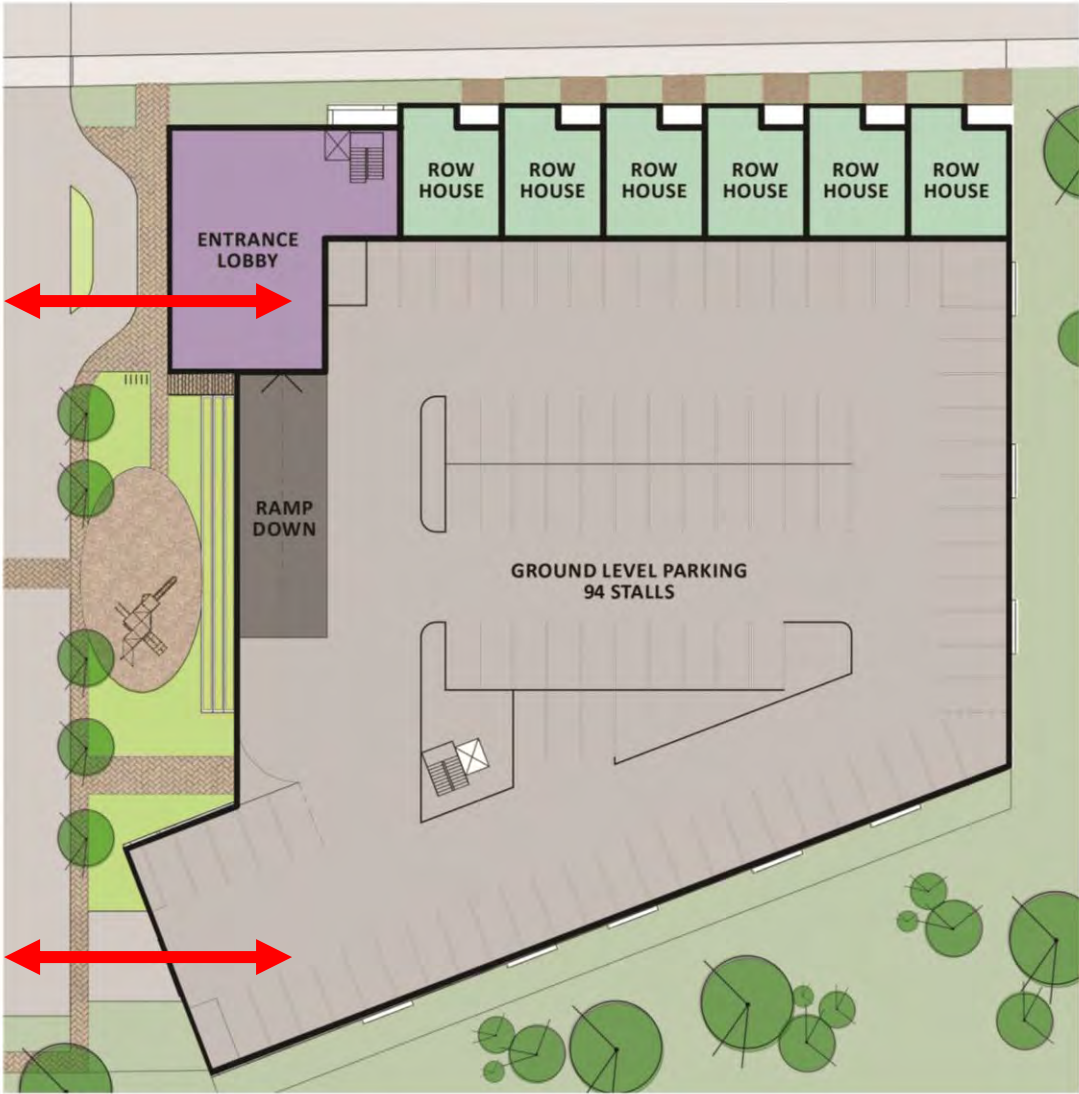


EAST END APARTMENTS & ROW HOUSES*

6.37: “We want the redevelopment of the Hamm’s complex to be successful. But we also recognize that it has been evident in the last decade or more an abundance of surface parking in the neighborhood is not the key to success. Some parking may be necessary for the project, but it is important to calibrate the amount of parking spaces, the kind and location of parking structures with the aims of a more vibrant, walkable neighborhood.”



EAST END APARTMENTS & ROW HOUSES*



GROUND FLOOR



FIRST FLOOR

Artist Lofts & Gallery



ARTIST LOFTS & GALLERY



LIVE-WORK ART STUDIOS, ARTIST LOFTS & GALLERY*

5.28: “We would also like to see the project include art and history that reflects the neighborhood’s diversity and working-class roots.”



FIRST FLOOR



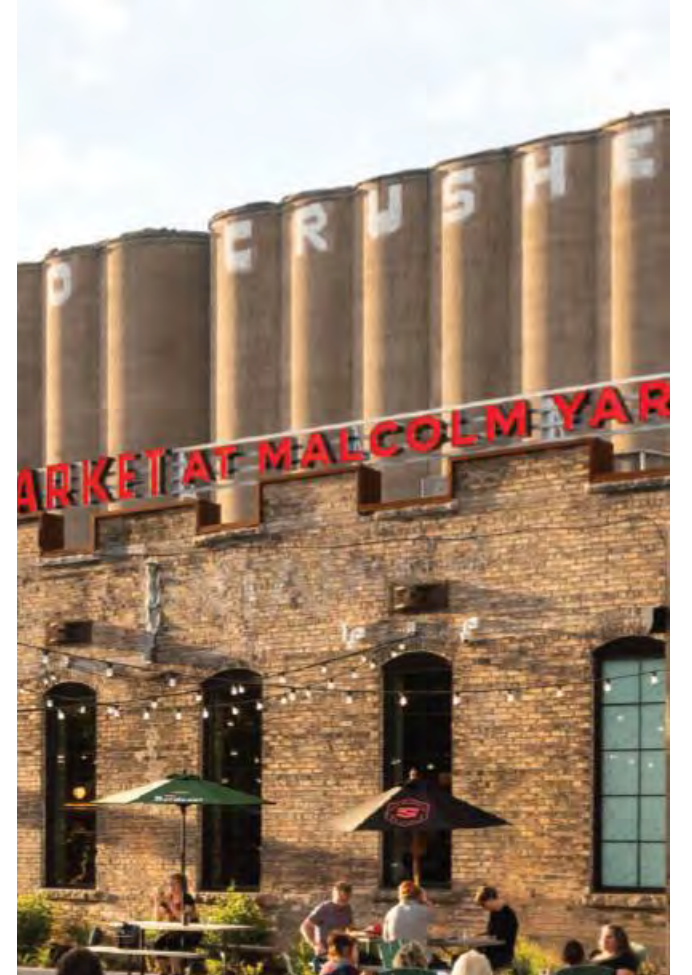
SECOND FLOOR

GALLERY



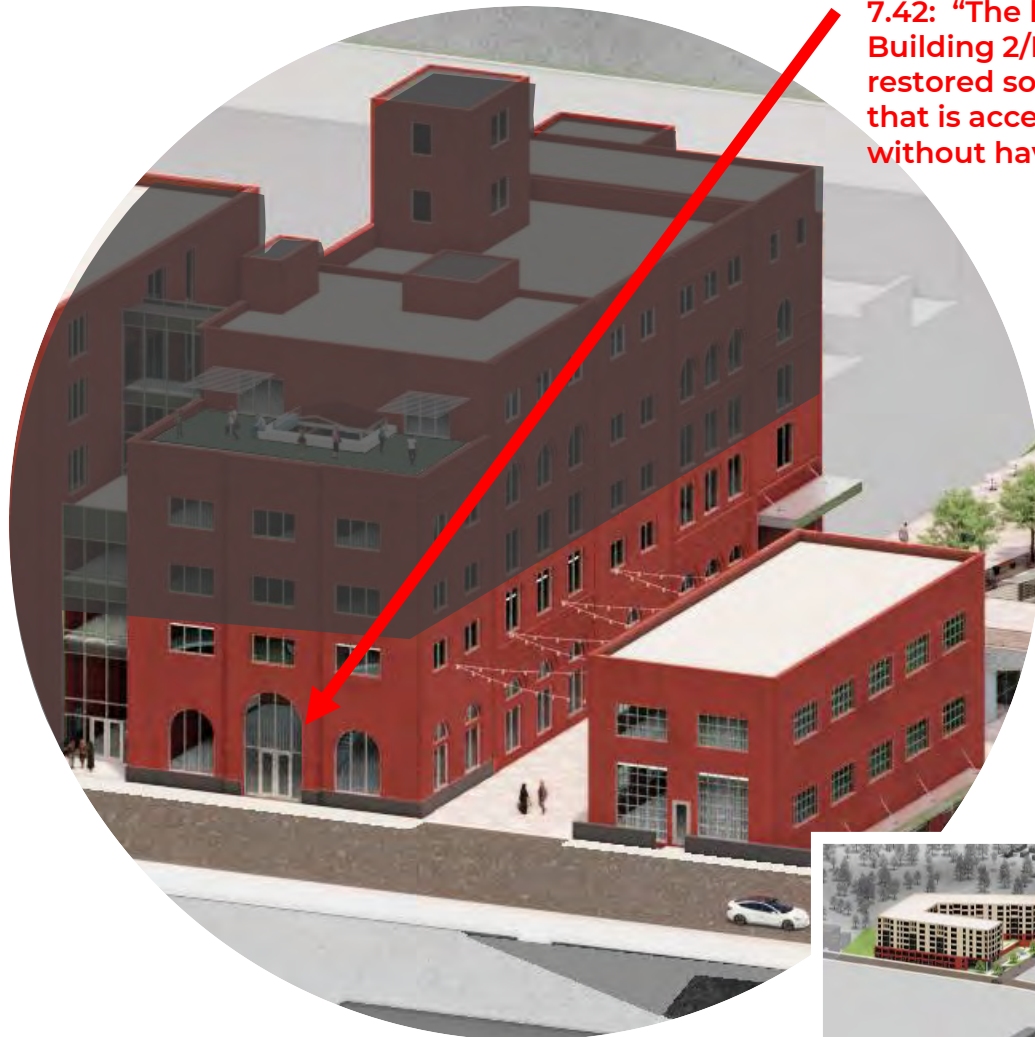
Community & Commerce

THE “COLLECTIVE IMPACT” - A COMMUNITY ASSET



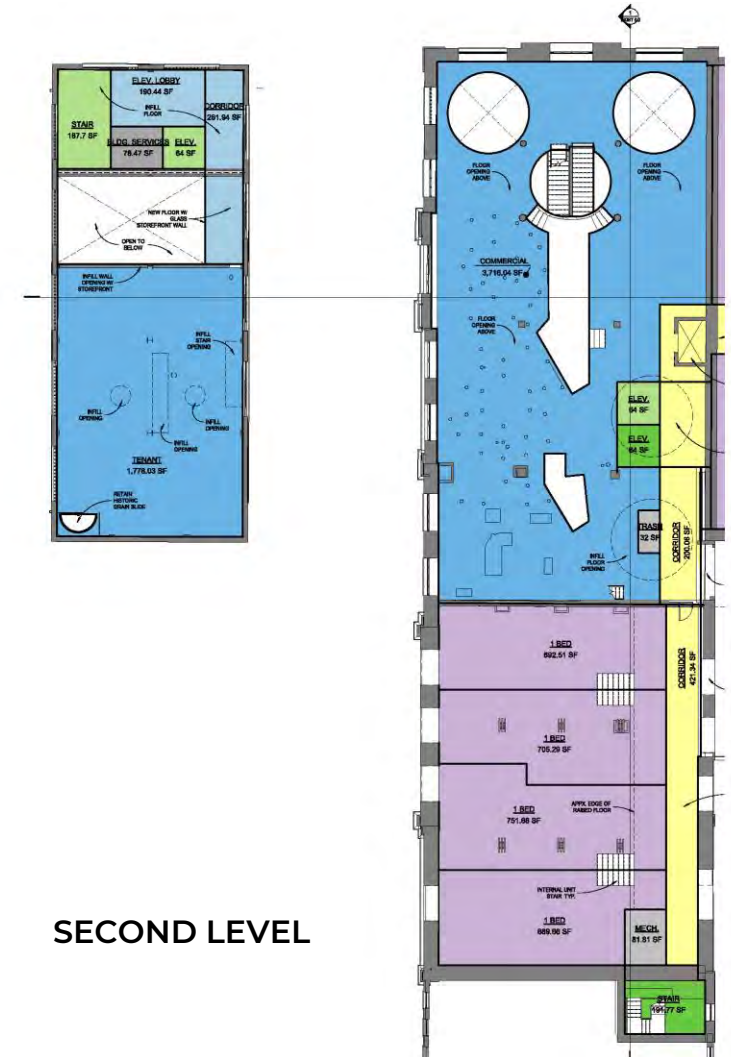
COMMUNITY & COMMERCE

- Multicultural hub focused on local businesses, non-profits, and other representatives of East Side
- Opportunities for small business Ownership
- NMTC Loan Pools to promote affordability & assist in acquisition & improvements



7.42: "The large, ground floor space in Building 2/Brewhouse should be restored so that it is a public space, one that is accessible to the community without having to pay rent or admission"





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)

6.39: "Through those experiences, we began to understand that a critical component of enhancing equity through the redevelopment of the Hamm's Complex is the necessity to ensure that key spaces in the complex will be recreated for public use and that these spaces will have easy, free, and ongoing public access."



COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE



COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE

FUTURE



EXISTING



FUTURE



The Public Realm

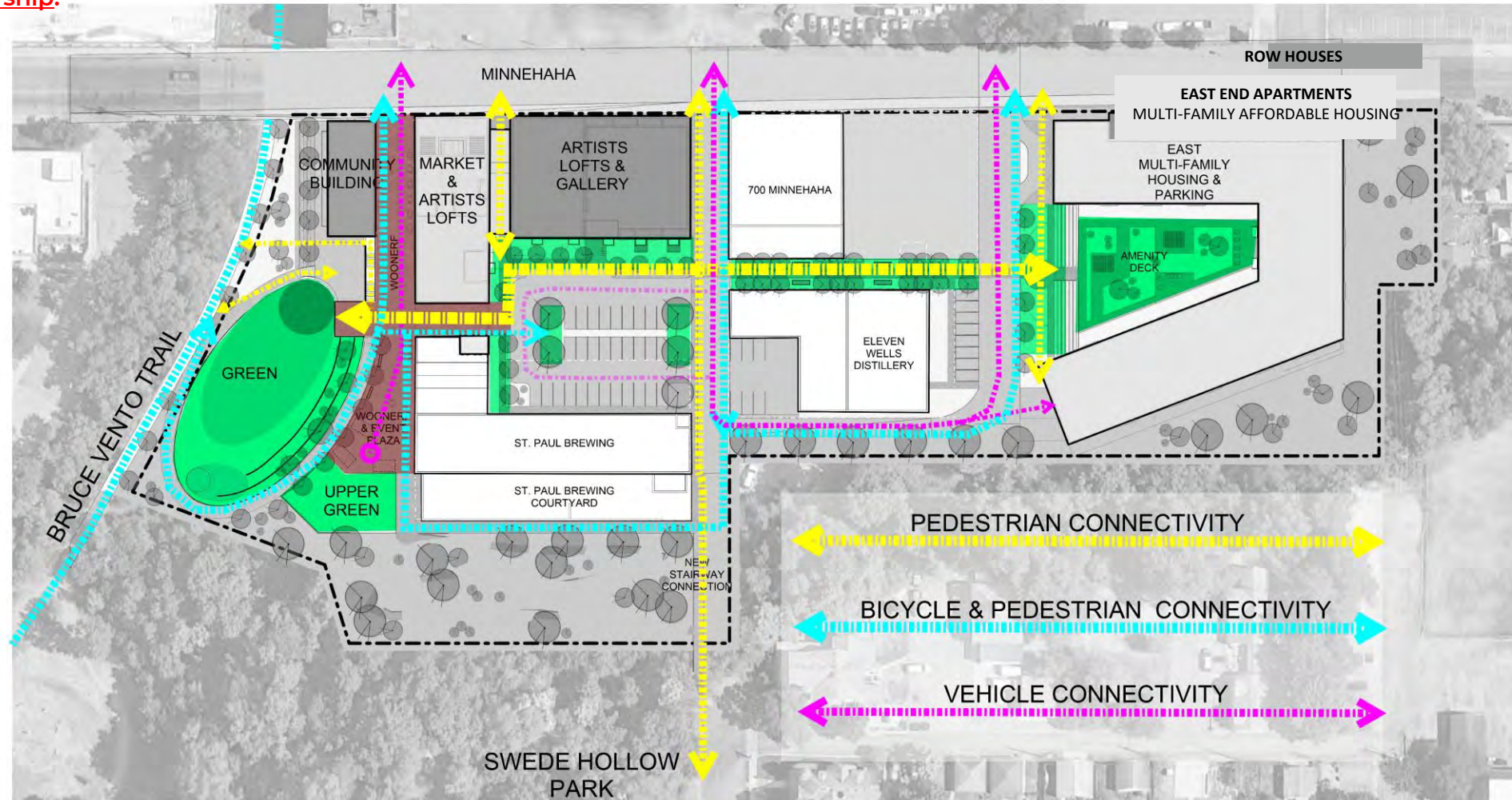


CONNECTIVITY & CIRCULATION

RFP SITE PLAN: August 23, 2022

6.36: “It should be a transportation hub that includes car-sharing, bike-sharing, scooters, and other mobility enhancements.”

6.35: Beyond its location on Phalen Creek, the Hamm’s complex is situated close-by several important main streets on the East Side: East 7th Street, Payne Avenue, and Arcade Street. Redevelopment of the complex should be designed and redeveloped in such a way as to look to the future of transportation, not just the present circumstances. More specifically, the redevelopment of the complex should be undertaken with a mind toward reducing single-occupancy vehicle ownership.



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.

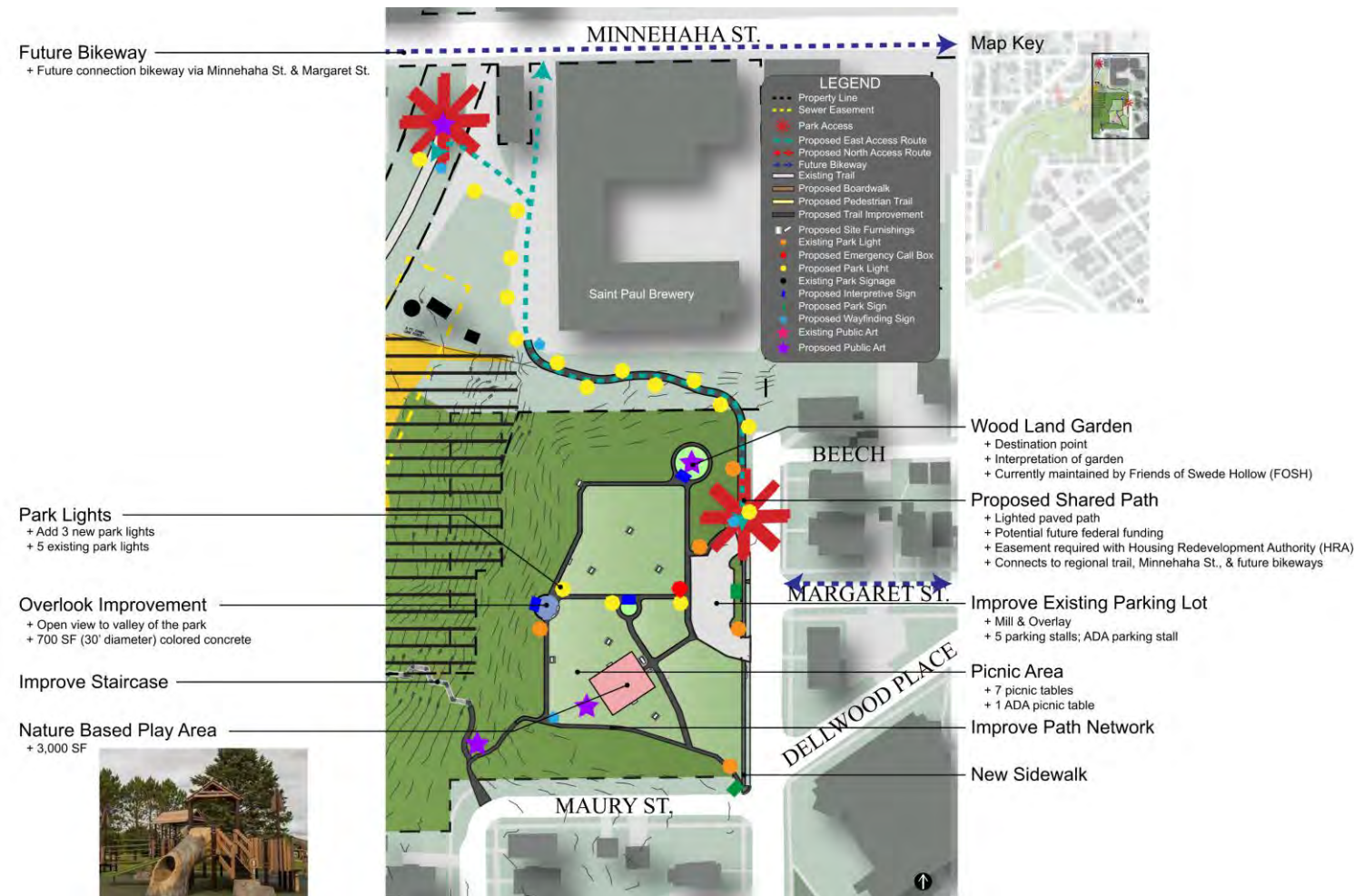
Programming

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



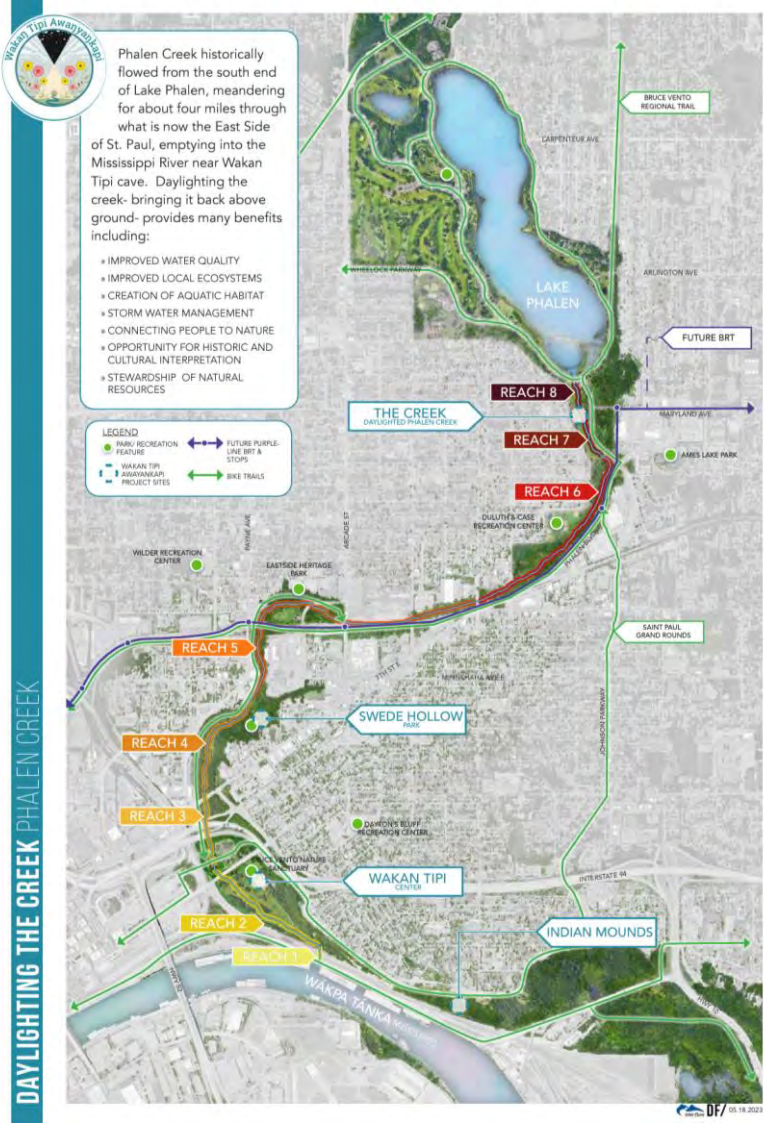
CONNECTIONS TO SWEDE HOLLOW

Swede Hollow Park Master Plan (2019)



CONNECTIONS TO PHALEN CREEK

Daylighting Phalen Creek (2023)



Swede Hollow Creek Enhancement Feasibility Study (2023)



PROGRAMMING POSSIBILITIES

Artist Storefront



Amenity Courtyard



Woonerf



Lawn Activities
(Summer & Winter)



Coffee Shop/Terrace



Playground



WE WANT YOUR FEEDBACK!

