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City of Saint Paul announces redevelopment opportunity at former Hamm's Brewery Complex

Request for proposals released by Housing and Redevelopment Authority prioritizes housing, jobs and connectivity to East Side amenities

SAINT PAUL, Minn. – The City of Saint Paul Housing and Redevelopment Authority (HRA) today released a request for proposals for the redevelopment of the former Hamm's Brewery Complex on Saint Paul's East Side. The 4.8-acre property is located just one mile from downtown Saint Paul near amenities such as the Payne Avenue business corridor, Bruce Vento Regional Trail, and Swede Hollow Park, and includes eight buildings totaling more than 165,000 square feet.

"The former Hamm's Brewery site presents an incredible opportunity for redevelopment on our East Side," said Mayor Melvin Carter. "I look forward to seeing innovative proposals and working together to realize a vision that benefits our entire community."

The Theodore Hamm Brewing Company was established in 1865 by German immigrant Theodore Hamm and eventually became the fifth-largest brewery in the nation, with the Saint Paul location as its flagship. The brewery was an iconic East Side employer, influencing the development of the surrounding Dayton's Bluff neighborhood.

After the brewery's closure, the HRA acquired the southern portion of the brewery to protect and expand Swede Hollow Park as well as provide new jobs and housing opportunities on the East Side. To date, the HRA has completed the sale and redevelopment of three buildings within the Hamm's Brewery complex, which are now home to businesses like Saint Paul Brewing and 11 Wells Spirits.

"The Hamm's Brewery Complex has long been a focus for the HRA, and we are eager to see the interest from the development community," said Chris Tolbert, chair of the HRA. "Our vision for this site aims to bring in as many proposals as possible, while keeping the surrounding and broader Saint Paul community in mind as we continue to need housing, jobs and vitality on the East Side and across the city."

The site has been a focus of community conversation and engagement with the City, local district councils and neighborhood groups for the past two decades, most recently being named an opportunity site in the City's 2040 Comprehensive Plan. Building on those conversations, the HRA is seeking proposals from experienced development teams that maximize housing and jobs for the community, rehabilitate and revitalize the site and historic buildings in a way that brings vitality to the East Side, enhance neighborhood access to Swede Hollow Park, Bruce Vento Regional Trail and existing businesses within the complex, prioritize equitable outcomes, and include a plan to engage the surrounding community in the development of the project.

“This is a chance to revitalize a part of our history while taking advantage of all we have learned during the pandemic about what makes a healthy, equitable community,” said Councilmember Jane Prince. “I know that Ward 7 is ready to rise to the challenge. I look forward to seeing which developers are ready, too.”

The full Request for Proposals in addition to more information about the property, proposal timeline and requirements, and contact information can be found at stpaul.gov/hamms. Proposals are due by 4 p.m. CST on Friday, December 17, 2021.