



HAMM'S BREWERY COMPLEX REDEVELOPMENT – Community Feedback Summary Report and Final Recommendations

April 2024

Sponsored by: JB Vang Partners



Submitted by Gretchen Nicholls,
Local Initiatives Support Corporation (LISC) Twin Cities



Convened by LISC Twin Cities/Corridor Development Initiative (CDI)

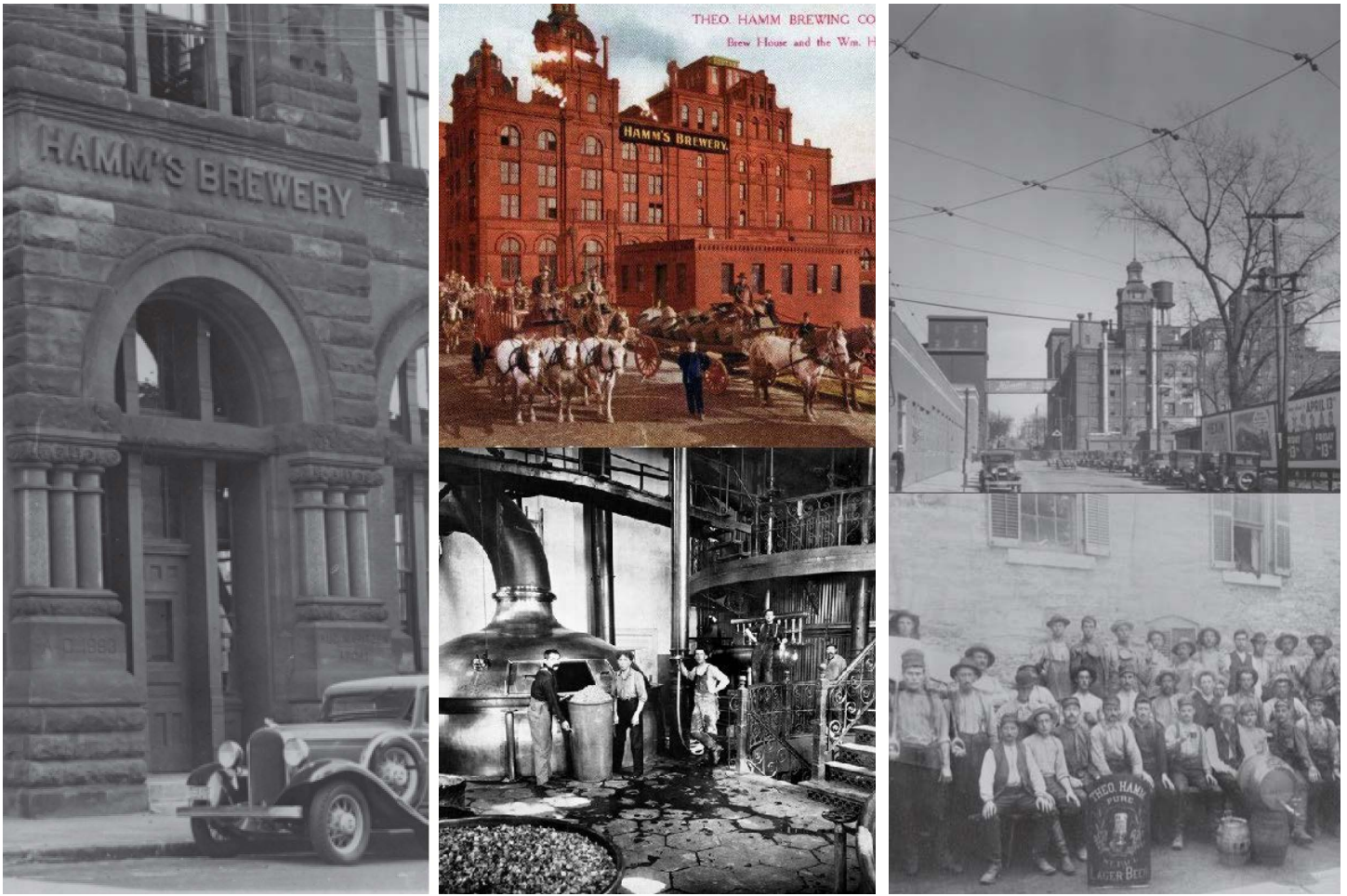


OVERVIEW

To provide critical community input to the proposed redevelopment of the Hamm's Brewery complex, JB Vang Partners enlisted LISC Twin Cities' Corridor Development Initiative (CDI) to facilitate a series of community workshops from January to March, 2024 to gather feedback and input. The Corridor Development Initiative offers a way for the community to inform and guide development sites in a proactive way.

Over one hundred and fifteen (115) participants attended one or more of the four community workshops to form the final recommendations. These recommendations serve as a summary of the input and reflections shared by community members and businesses in the Dayton's Bluff and Payne Phalen neighborhoods through LISC's four-part series of workshops to inform the future redevelopment of the Hamm's Brewery complex and site. These recommendations will be submitted to JB Vang Partners, Inc. ("JB Vang"), the tentative developer selected by the City of Saint Paul, for their consideration and to inform the redevelopment of the site. The report provides guidance on:

- preferred commercial uses and amenities on the site,
- preservation of the historic and cultural significance of the site,
- creating regular events and activities to draw people to the site and strengthen the commercial viability of the businesses,
- suggestions on ways to strengthen access and connections (multi-modal transportation) between the site and surrounding assets,
- requesting that the City of Saint Paul commission a parking study to assess the parking needs and options for the site,
- providing for continued engagement with community partners to ensure the success of the project, and
- Recommendations regarding the proposed housing on the site.



HISTORY OF THE HAMM'S BREWERY SITE

The flagship brewery of the former Hamm's empire was located in East Saint Paul which was established in 1860. Through constant expansion and improvements, the brewery soon became the largest in the state. The most notable expansion was the state-of-the-art brew house, built in 1893. In 1897, the wash house and part of the bottling plant were built, both of which still stand. In its heyday the brewery was in an almost constant state of expansion from 1933 until 1948. They added a new powerhouse, bottling facilities, malt house, grain storage, stock houses, shipping docks, office space, garages, and more.

The brewery shut its doors in 1997 under the ownership of the Stroh Brewing Company. The property was sold to a real estate investor who in turn sold the southern half to the City of Saint Paul, including the original brew house. Under city ownership for the past 25 years a sizeable portion of the brewery remains abandoned, including the old brewhouse. Around 2013, the city began to sell off portions of the site (and buildings) to local businesses, including the Saint Paul Brewery, Urban Organics, and the 11 Wells Distillery. The northern portion of the brewery, located north of Minnehaha Avenue (and NOT a part of the City of Saint Paul owned land), is mostly inhabited by various businesses, including a trapeze school. (Source: Wikipedia)

LOCATION MAP



CITY OF SAINT PAUL: DEVELOPER SELECTION PROCESS

Located in the Dayton's Bluff neighborhood, the original buildings of the Hamm's Brewery Complex which is owned by the City of Saint Paul's Housing and Redevelopment Authority (HRA) is a 4.8-acre property which provides the opportunity for a transformative development to add jobs and housing while connecting the community to nearby businesses and amenities, such as Swede Hollow Park and the Bruce Vento Regional Trail.

Located just one mile from downtown Saint Paul and close to multiple transit lines, the site is perfectly positioned to take full advantage of Saint Paul's growth while simultaneously reflecting and preserving an important piece of its history.

The Saint Paul HRA submitted a public Request for Proposals (RFP) to redevelop the city owned site in 2022. The stated goals in the RFP included:

- Rehabilitate and revitalize the site and historic buildings enhancing the vitality of the East Side of St. Paul.
- Maximize housing and/or jobs for the community, including affordable housing.
- Enhance neighborhood connectivity and access to Swede Hollow Park, the Bruce Vento Trail and existing businesses within the Hamm's complex.
- Have a plan to engage and involve the community in the project.
- Prioritize equitable outcomes in the development process and proposed uses.
- Viable, experienced developer.



In anticipation of the city's RFP for the Hamm's Brewery site, key community organizations including:

- Dayton's Bluff Community Council,
- Payne-Phalen Community Council,
- Historic St. Paul,
- Eastside Neighborhood Development Corporation (ESNDC),
- Railroad Island Neighborhood Group,
- Eastside Area Business Association (ESABA),
- Eastside Freedom Library,
- Payne-Arcade Business Association, and
- Friends of Swede Hollow

worked together to provide a list of community goals for the site (see addendum B) which the HRA incorporated into the RFP interviews and selection process.

In January 2023, the HRA awarded JB Vang tentative developer status for the original Hamm's Brewery Complex. JB Vang's winning proposal reflected the following goals shared by the city and community:

Partnership, access and involvement

- Prior to submitting their proposal, JB Vang sought community input from ESABA, ESNDC, Dayton's Bluff Community Council (D4), Hmong American Partnership (HAP), HOPE Community Academy, Cultural Destinations and Indigenous Roots.
- The JB Vang proposal includes a commitment to implementing community involvement and engagement.

Equity and Community Benefits

- As a minority developer, one of JB Vang's main stated values is to promote and reinforce efforts of racial and economic equity. Their proposed development provides wealth building ownership opportunities including 6 owner-occupied row houses and marketplace setup for ownership opportunities.
- It also reflects goals in St. Paul's 2040 comprehensive plan, Hamm's Re-Use Study and Vision Plan, Dayton's Bluff District Plan, Near Eastside Roadmap, and Swede Hollow Master Plan.
- Their proposed development will serve a mixed-income, customer and visitor base from both the residential multifamily apartments and commercial business use perspectives.
- JB Vang intends to create a stakeholder group (ie. Legacy Non-Profit Owner of the commercial space) on generating community events and placemaking activities at Hamm's Brewery. This will ensure the site is activated all year to promote commercial businesses, host community events, and bolster the residential community.

Mix of uses, affordable

- The East End Apartment building plans to include approximately 157 affordable apartments, structured and surface parking, and 6 for-sale townhomes.
- The West End historic renovation project includes approximately 84 affordable artist lofts apartments and a commercial marketplace, with ownership opportunities for small entrepreneurs.
- Apartment rents will range from deeply affordable at 30% to 70% of Area Median Income (AMI).
- JB Vang proposes a 50-year commitment to maintain affordability.

Historic Preservation per Secretary of the Interior

- JB Vang plans to renovate the Hamm's brewery buildings to meet the Secretary of the Interior Standards for rehabilitation with the anticipation Historic Tax Credits can be utilized as a financing source to renovate the facility.

Sustainability, Connectivity and Public spaces

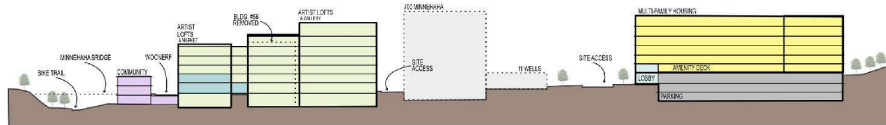
- Public infrastructure and greenspace improvements will link the development to Swede Hollow Park and the Bruce Vento Trail.
- Interior and exterior public spaces are planned.
- The development will meet the City of Saint Paul Sustainable Building policy requirements.

HRA Recommendation: JB Vang Proposal

- 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.



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



DESCRIPTION OF JB VANG'S REDEVELOPMENT PROPOSAL FOR THE HAMM'S BREWERY SITE

JB Vang, along with its project partners, is leading the adaptive re-use of the 4.8-acre site located on a portion of what used to be the overall 34-acre Hamm's Brewery complex. Once complete, this redevelopment will be home to a multicultural artist and residential hub with a thriving marketplace representative of the St. Paul community, and a wide variety of indoor and outdoor community gathering spaces.

JB Vang engaged in preliminary conversations with local community groups to generate key principles to guide the development team through the design process. These groups included the East Side Area Business Association (ESABA), East Side Neighborhood Development Co. (ESNDC), Indigenous Roots, and HOPE Community Academy. Three key concepts were generated through these conversations:

- Delivering more affordable housing options within the community.
- Creating ways for area businesses and residents to build equity and generational wealth.
- Create community gathering spaces for organizations to host cultural events.

JB Vang's development concept will deliver a variety of affordable housing options including approximately 157 Family-Friendly Apartments and 86 Artist Lofts. Income rent limits for these rental units are proposed to utilize income averaging to provide a variety of income levels from 30% to 70% AMI. These buildings are also planned to include housing ownership options for residents structured at affordable purchase prices, helping area residents build equity in their community.

JB Vang is also proposing to build equity in small businesses through the creation of a mixed-use commercial marketplace supported by community programming spaces. This model will allow entrepreneurs the opportunity to build equity and generational wealth by giving direct ownership in the marketplace and avoid



JB Vang notes the final programming of the site, commercial project size, and residential unit mix is subject to change based on the financing sources secured by the developer which will include financing applications and requests to local and state agencies.

Affordable Housing: Family Friendly & Multiculturally Sensitive Design

This portion of the building would provide affordable housing options for a wide variety of area residents with a range of rents, unit sizes, and family-friendly design components. Specialized design components include ample storage to utilize bulk-food and other types of storage options such as large kitchen pantries and oversized refrigerators. Community amenities will include a clubroom, amenity deck with outdoor play space and grilling areas, makers space, fitness center, and office space.

Ownership Housing: Rowhouses

Six rowhouses will line Minnehaha Avenue along the first and second floors of the East End building, setting a pedestrian scale to the street. These are planned to be owner-occupied units set at affordable levels. This financing structure and affordability levels is dependent upon the financing sources awarded to the project by the Minnesota Housing and Finance Agency (MHFA) and/or the City of Saint Paul.

Parking

Approximately 290-320 parking stalls are planned at the site with a multilevel parking structure (easily accessible at grade) at the East End apartment building along with surface parking adjacent to both the East End and West End buildings. Approximately 70-80 stalls are planned for commercial users and visitors with the remaining stalls set aside for residential users. Final parking stall count and designated uses of stalls is subject to change based on community input, final construction/design detailing, and available sources of funding.

Input from the community also encourages the developer and/or local businesses to explore other surface parking lot options along the north side of Minnehaha Avenue.



COMMUNITY INPUT SUMMARY: POTENTIAL COMMERCIAL USES AND AMENITIES FOR THE HAMM'S BREWERY REDEVELOPMENT SITE

1. Menu of options on preferred commercial uses and amenities on the site.

Commercial Uses:

- A. Complement and enhance the existing businesses in the area to underscore the unique identity of Saint Paul's East Side.
- B. The City of St. Paul commission a commercial market and economic impact study for the neighborhood, to include E 7th Street, Arcade, Payne Avenue, and surrounding business districts, and identify resources in coordination with the St. Paul Chamber of Commerce. The study should engage existing businesses to understand their future plans, and how to avoid cannibalization.
- C. Conduct a separate study about the viability of a marketplace proposed for the site.
- D. Create ownership opportunities for local entrepreneurs and businesses to ensure that assets stay in the community.
- E. Provide a flexible, incubator-style food court or Global Market option with an array of shops and stalls for local businesses to build clientele and serve as a community gathering space, to include food-trucks, farmers market, and other temporary options.
- F. Incorporate art galleries and maker spaces to enhance their economic success and embed art into the fabric of the project.
- G. Include neighborhood services as well as attractions that will draw people to the site such as an express bike shop, grocery store, hardware store, fix-it shop, drug store/pharmacy, bookstore, co-working space, movie theater, etc.

Amenities:

- A. Request that the City of Saint Paul commission a parking study and plan for the site. Because the parking needs on the site will intensify with the inclusion of multiple uses, work with the city, community partners and local businesses to seek out creative solutions to accommodate existing businesses, residents, employees, customers and visitors to the site to ensure successful operations. Explore the potential of a shared parking plan that anticipates the peak parking demands and maximizes parking space needs. It will be critical to work closely with the City of Saint Paul's planning process for Minnehaha Street redesign and public transit strategies in coordination with present bus routes and proposed Purple Line bus and other transit proposals in the area to strengthen access to the site. Existing businesses adjacent to the site (St. Paul Brewery, 11 Wells Distillery) that currently rely on the city-owned surface parking lot expressed concern over limited parking availability.
- B. Strengthen the walkability and pedestrian access to and on the site that link to surrounding trails (Bruce Vento) and commercial districts that include lighting, safety, ADA accessibility, bike racks and benches.
- C. Use the available space to include a community event space or gathering area to accommodate activities such as live music, performances, and other celebrations both inside and outside.
- D. Provide access to public amenities such as a bus stop, restrooms, EV charging stations, renewable energy strategies, signage and native kiosks.
- E. Protect and cherish the wildlife corridor and surrounding natural areas by including native trees, native and edible plants, daylight Phalen Creek, create pollinator gardens, and maintain the Bruce Vento trail as a regional trail.
- F. Include safety measures through thoughtful site design (CPTED design principles), lighting and security cameras.
- G. Maximize energy efficiency especially since east side residents pay a higher portion of their incomes for energy efficiencies than in most of the city. Weatherize solar, geothermal, and utilize public sources including the new Minnesota Green Bank.
- H. Include a playground.

2. Preserve the historic and cultural significance of the site.

- A. Incorporate interpretive signage and historic elements integrated throughout the site to honor and teach people about its historic significance, the community, and surrounding area.
- B. Actively and transparently engage and include the diverse communities that exist on the East Side.
- C. Incubate and include ethnic and cultural businesses and organizations on the site to achieve shared success of community aspirations. Living inclusion.
- D. Provide historic tours and cultural events that celebrate the East Side community.
- E. Display images of the history of the site and the diversity of its people.
- F. Harmonize Wakan Tipi Awanyankapi, the Hamm's Brewery redevelopment, and other initiatives to move forward together in a complementary way. We all do better when we all do better.



3. Build in regular events and activities to draw people to the site and strengthen the commercial viability of the businesses.

- A. Implement a city parking plan that builds and supports events that strengthens the viability of the site.
- B. Find ways to get people to return to the site over and over again through a series of events.
- C. Partner with community organizations to host special events that build community and economic opportunities. Make sure that there is adequate parking to accommodate the events.
- D. Create educational opportunities to learn skills and exchange expertise (e.g., repairs, maker spaces, etc.).
- E. Flexibility is key. Don't allow space to get stale. Allow for flexibility and options that create interest and responsiveness to community interests.
- F. Strengthen the East Side as a destination through unique businesses that build on anchors such as Hmong Village, Saint Paul Brewing, 11 Wells Spirits, and Morelli's that attract visitors.
- G. Implement a city parking plan for Minnehaha and the surrounding area that supports the mix of uses.

4. Strengthen access and connections between the site and surrounding assets.

- A. Participate in current planning processes to identify ways to enhance public transit access to the area (e.g. connections to the Purple BRT line stations, etc.), bike-sharing, trolley services to surrounding commercial districts, EVIE car share, and other multi-modal options.
- B. Establish stair/switchback trail access to the upper park area.
- C. Collaborate with the City of Saint Paul's Minnehaha Street redesign planning process to improve pedestrian safety, multimodal access, and parking solutions.
- D. Utilize the height of the buildings and the smokestack across the street (the smokestack is NOT a part of the City of Saint Paul owned land) to have destination signage, and other creative elements for wayfinding.
- E. Have an access plan for children to get to green space.

5. Provide continued engagement with community partners to ensure the success of the project.

- A. Provide advanced notice to community organizations (such as D4 and D5 councils) to present updates about the project before engaging in more formalized processes for Land Use Applications and the Site Plan Review process.
- B. The developer and/or City of Saint Paul should engage with the community on any potential environmental and/or historic reviews as may be required by HUD, SHPO, or other state or local agencies.
- C. Engage with the community and local existing businesses, including participant in this process, and conduct additional surveys and reports related to commercial market studies, marketplace viability study, parking plans, and traffic and business impact analysis. Provide updates to the community on these findings.

6. Housing

- A. Make sure that the needs of children living on the property are addressed (such as the playground and other supports)
- B. Have an access plan for children to get to green spaces safely, and that older children are able to access assets in the neighborhood.
- C. Give preference to East Side residents for housing opportunities.
- D. Reduce the footprint of the apartment building by potentially adding an additional floor.
- E. Consider expanding the homeownership opportunities on the site.
- F. Ensure the ownership housing is maintained (e.g. through a Home Owners Association).



THE COMMUNITY ENGAGEMENT PROCESS

Community outreach and communications about the Hamm’s Brewery community workshops was supported through:

- Social media outlets (facebook, next door, X/twitter, Instagram)
- Fliers delivered to commercial businesses and residents in the area.
- Email notifications through community organization networks
- City of St. Paul web site featuring information about the Hamm’s Brewery redevelopment

Over 115 community members participated in one or more of the four-part workshop series.

A Hamm’s Brewery Site Advisory Group was established to oversee the design and content of the community workshops, and included:

- Dayton’s Bluff District 4 Community Council (Veronica Burt, Eric Zidlicky, Rebecca and Stephanie Harr)
- Payne Phalen District 5 Planning Council (Jack Byers)
- East Side Area Business Association (Paris Dunning)
- JB Vang Partners (Ashley Bisner and Justin Fincher)
- LISC CDI technical team (Gretchen Nicholls and Barbara Raye)

The advisory group was responsible for:

- Informing the goals and objectives of the Hamm’s Brewery site community engagement CDI process.
- Creating an outreach and communication strategy to recruit community participation, and
- Reviewing the materials and recommendations provided through the process.

The LISC CDI technical team included:

Barbara Raye, Center for Policy Planning and Performance (Facilitator and evaluator).

Julia Paulsen Mullin, Independent consultant (Block exercise coordinator)

Tom Leighton, Stantac (planning and development expertise, presenter)

Miranda Walker, US Bank (financial analysis and development expertise)

Katie Thering, Independent consultant (photographer and layout designer for the promotional materials and final reports)

Gretchen Nicholls, LISC Twin Cities (project coordinator).

COMMUNITY WORKSHOP SERIES

The series of four community workshops were held during January – March 2024. They included:

Workshop I: Gathering Ideas for the Reuse of the Hamm’s Brewery Complex

Wednesday, January 24, 2024 | 6:00 – 8:00pm

HOPE Community Academy, 720 Payne Avenue, St. Paul 55130

Presentations were provided by:

- **Marie Franchett, St. Paul Planning and Economic Development (PED)** – an overview of the city and community goals for the Hamm’s Brewery site.
- **Justin Fincher (JB Vang), Gonzalo Villares (Pope Design Group), and Jesse Symynkywicz (Damon Farber Landscape Architects)** – an overview of the redevelopment proposal.
- **Tom Leighton, Stantec** – commercial and community assets

For workshop I presentation slides see Addendum B, C, and D.

Participants were asked to work in small groups to respond to the following questions:

1. What is important or unique about the Hamm’s Brewery complex site and surrounding area?
2. What types of commercial uses would improve / enhance the area?
3. What concerns for the area do you have as future development occurs?
4. Are there specific types of amenities that these sites could accommodate?
5. What additional information would you like to have to better assess the commercial redevelopment opportunities for the Hamm’s Brewery complex?

For a summary of the small group discussions see Addendum E.



Workshop II: Block Exercise – Exploring Scenarios

Wednesday, February 7, 2024 | 6:00 – 8:00pm

HOPE Community Academy, 720 Payne Avenue, St. Paul 55130

Community members participated in a mapping exercise to identify scenarios for commercial uses and community assets for the Hamm’s Brewery site. Design and financial experts were on hand to share ideas and insights.

Participants discussed the following questions:

- A. What commercial uses and community amenities do you want to see in the marketplace portion of the project?
- B. How can this project be connected with and integrated into the surrounding area, and how can we improve access to this site for everyone?

Themes that emerged include:

1. More parking is needed.
2. Safety is a concern.
3. Connect to and respect everything that’s around the site.
4. Request for an online forum to be created for more community input and participation.
5. The project should highlight the East Side.
6. Tailor the marketplace to businesses that are compatible with existing neighborhood businesses.
7. Respect Phalen Creek.
8. Create sheltered stages for performances.

For a summary of the mapping exercise see Addendum F.



Workshop III: Panel Discussion

Wednesday, February 21, 2024 | 6:00 – 8:00pm

HOPE Community Academy, 720 Payne Avenue, St. Paul 55130

JB Vang Partners and the City of Saint Paul Planning and Economic Development (PED) provided another overview of the proposed redevelopment site and city process for those that were not able to attend the first workshop.

For the presentations shared at workshop III see Addendums H and I.

A panel of development and place-making experts participated in a discussion to explore the opportunities and challenges of the site and consider options for commercial uses and community amenities. The panel included:

- **Mihailo (Mike) Temali**, Neighborhood Development Center (Midtown Global Market, Mercado Central)
- **John Wall**, The Wall Companies (Market at Malcolm Yards)
- **John Symnkywicz**, Damon Farber Landscape Architects
- **Max Musicant**, The Musicant Group
- **Heidi Swank**, Rethos

For panel bios and a summary of the panel discussion see Addendum G.

A survey questionnaire was gathered from participants to prioritize commercial uses and community amenities. For a summary of the survey results see Addendum J.

Workshop IV: Framing the Recommendations

Wednesday, March 6, 2024 | 6:00 – 8:00pm

HOPE Community Academy, 720 Payne Avenue, St. Paul 55130

Through a consensus process, community members revised, added to, and improved the final recommendations for the Hamm’s Brewery Complex Redevelopment. The final recommendations were submitted to JB Vang Partners for their consideration.

For final recommendations see Addendum A.

EVALUATION SUMMARY OF THE CDI PROCESS

At the end of each session, participants were invited to respond to a brief survey regarding the meeting including how each meeting met its goals, overall satisfaction with the meeting, what could be improved, what should be included in the next session, and if participants would recommend the session to others. The final survey asked if participants supported the recommendations recreated by the group.

A total of 60 responses were received throughout the four-session series. Not all respondents answered all the questions. Many more people attended each session than returned the evaluation feedback survey. All respondents at the final meeting indicated they supported the final recommendations. All but two responses from the 60 indicated that they would recommend the session and the overall series to others. These two indicated “sort of” and “somewhat” responses.

Almost all reported being satisfied to very satisfied with each session and the overall series. Only one respondent indicated a “somewhat dissatisfied” response to session one and three participants indicated a “somewhat dissatisfied” response to session two. The small group discussions/work, large group editing, panel members, and talking with others were frequently mentioned as positives in each meeting. Almost all comments regarding improvement were about the sound/microphones, food at the first session, increased city participation, and desire for more time for community questions etc. The content of each session was generally reported as good to excellent with a few “fair” ratings in each session and a couple of “poor” ratings when the issue of parking was identified. Parking was often mentioned as an issue.

Residents lived in the area from 1 to over 20 years. The participants represented young adult, adult, and senior community members and Hispanic, European/white, Black, African, Native American, Asian, German, and Hmong cultural heritage. The majority in each meeting was European/Caucasian.

CONCLUSION

The LISC Corridor Development Initiative submits the attached Hamm’s Brewery Complex Redevelopment Community Feedback and summary report to JB Vang Partners for their consideration.

ADDENDUM:

- A. Hamm’s Brewery Complex Redevelopment Community Feedback (March 2024)
- B. Workshop I presentation – City of Saint Paul PED
- C. Workshop I presentation – JB Vang Partners: Overview of Hamm’s Brewery Redevelopment proposal
- D. Workshop I presentation – Tom Leighton (Stantec): Commercial and Community Assets
- E. Workshop I Summary: Small Group Discussion and Themes
- F. Workshop II Summary: Mapping Exercise
- G. Workshop III: Panel Discussion Notes and Bios
- H. Workshop III: JB Vang presentation
- I. Workshop III: City of St. Paul presentation
- J. Survey Questionnaire results (Wksp 3)
- K. Attendance list for the Hamm’s Brewery Complex Redevelopment CDI workshops
- L. Announcement/publicity flyer for the Hamm’s Brewery Complex Redevelopment CDI workshops

ADDENDUM A: HAMM'S BREWERY COMPLEX REDEVELOPMENT COMMUNITY FEEDBACK (MARCH 2024)



HAMM'S BREWERY COMPLEX REDEVELOPMENT

Community Feedback

March 2024

Sponsored by:



JB VANG

Convened by LISC Twin Cities/
Corridor Development Initiative (CDI)



LISC
TWIN CITIES



WHAT IS THIS DOCUMENT?

These recommendations serve as a summary of the input and reflections shared by community members and businesses in the Dayton's Bluff and Payne Phalen neighborhoods through a four-part workshop series convened by LISC Twin Cities to inform the future redevelopment of the Hamm's Brewery complex and site. These recommendations will be submitted to JB Vang Partners, Inc. ("JB Vang"), the tentative developer selected by the City of Saint Paul, to inform the redevelopment of the site. The report provides guidance on:

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- Apartment rents will range from deeply affordable at 30% to 70% of Area Median Income (AMI).
- JB Vang proposes a 50-year commitment to maintain affordability.

Historic Preservation per Secretary of the Interior

- JB Vang plans to renovate the Hamm’s brewery buildings to meet the Secretary of the Interior Standards for rehabilitation with the anticipation Historic Tax Credits can be utilized as a financing source to renovate the facility.

Sustainability, Connectivity and Public spaces

- Public infrastructure and greenspace improvements will link the development to Swede Hollow Park and the Bruce Vento Trail.
- Interior and exterior public spaces are planned.
- The development will meet the City of Saint Paul Sustainable Building policy requirements.

HRA Recommendation: JB Vang Proposal

- 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.



DESCRIPTION OF JB VANG'S REDEVELOPMENT PROPOSAL FOR THE HAMM'S BREWERY SITE

JB Vang, along with its project partners, is leading the adaptive re-use of the 4.8-acre site located on a portion of what used to be the overall 34-acre Hamm's Brewery complex. Once complete, this redevelopment will be home to a multicultural artist and residential hub with a thriving marketplace representative of the St. Paul community, and a wide variety of indoor and outdoor community gathering spaces.

JB Vang engaged in preliminary conversations with local community groups to generate key principles to guide the development team through the design process. These groups included the East Side Area Business Association (ESABA), East Side Neighborhood Development Co. (ESNDC), Indigenous Roots, and HOPE Community Academy. Three key concepts were generated through these conversations:

- Delivering more affordable housing options within the community.
- Creating ways for area businesses and residents to build equity and generational wealth.
- Create community gathering spaces for organizations to host cultural events.

JB Vang's development concept will deliver a variety of affordable housing options including approximately 157 Family-Friendly Apartments and 86 Artist Lofts. Income rent limits for these rental units are proposed to utilize income averaging to provide a variety of income levels from 30% to 70% AMI. These buildings are also planned to include housing ownership options for residents structured at affordable purchase prices, helping area residents build equity in their community.



JB Vang is also proposing to build equity in small businesses through the creation of a mixed-use commercial marketplace supported by community programming spaces. This model will allow entrepreneurs the opportunity to build equity and generational wealth by giving direct ownership in the marketplace and avoid making monthly rent payments to a landlord. This structure will be independently financed and owned/managed by a Legacy Non-profit partner.

In addition to these two critical programming components to the site, JB Vang and the project team felt it necessary to provide ample green space, outdoor programming space, and trail connections on the site to create a passageway from the Swede Hollow Park, through collective businesses and residences on the Hamm's site and to the surrounding community.

JB Vang notes the final programming of the site, commercial project size, and residential unit mix is subject to change based on the financing sources secured by the developer which will include financing applications and requests to local and state agencies.



AFFORDABLE HOUSING: FAMILY FRIENDLY & MULTICULTURALLY SENSITIVE DESIGN

This portion of the building would provide affordable housing options for a wide variety of area residents with a range of rents, unit sizes, and family-friendly design components. Specialized design components include ample storage to utilize bulk-food and other types of storage options such as large kitchen pantries and oversized refrigerators. Community amenities will include a clubroom, amenity deck with outdoor play space and grilling areas, makers space, fitness center, and office space.

Ownership Housing: Rowhouses

Six rowhouses will line Minnehaha Avenue along the first and second floors of the East End building, setting a pedestrian scale to the street. These are planned to be owner-occupied units set at affordable levels. This financing structure and affordability levels is dependent upon the financing sources awarded to the project by the Minnesota Housing and Finance Agency (MHFA) and/or the City of Saint Paul.

Parking

Approximately 290-320 parking stalls are planned at the site with a multilevel parking structure (easily accessible at grade) at the East End apartment building along with surface parking adjacent to both the East End and West End buildings. Approximately 70-80 stalls are planned for commercial users and visitors with the remaining stalls set aside for residential users. Final parking stall count and designated uses of stalls is subject to change based on community input, final construction/design detailing, and available sources of funding.

Input from the community also encourages the developer and/or local businesses to explore other surface parking lot options along the north side of Minnehaha Avenue.



COMMUNITY INPUT SUMMARY: POTENTIAL COMMERCIAL USES AND AMENITIES FOR THE HAMM'S BREWERY REDEVELOPMENT SITE

1. Menu of options on preferred commercial uses and amenities on the site.

Commercial Uses:

- A. Complement and enhance the existing businesses in the area to underscore the unique identity of Saint Paul's East Side.
- B. The City of St. Paul commission a commercial market and economic impact study for the neighborhood, to include E 7th Street, Arcade, Payne Avenue, and surrounding business districts, and identify resources in coordination with the St. Paul Chamber of Commerce. The study should engage existing businesses to understand their future plans, and how to avoid cannibalization.
- C. Conduct a separate study about the viability of a marketplace proposed for the site.
- D. Create ownership opportunities for local entrepreneurs and businesses to ensure that assets stay in the community.
- E. Provide a flexible, incubator-style food court or Global Market option with an array of shops and stalls for local businesses to build clientele and serve as a community gathering space, to include food-trucks, farmers market, and other temporary options.
- F. Incorporate art galleries and maker spaces to enhance their economic success and embed art into the fabric of the project.
- G. Include neighborhood services as well as attractions that will draw people to the site such as an express bike shop, grocery store, hardware store, fix-it shop, drug store/pharmacy, bookstore, co-working space, movie theater, etc.



Amenities:

- A. Request that the City of Saint Paul commission a parking study and plan for the site. Because the parking needs on the site will intensify with the inclusion of multiple uses, work with the city, community partners and local businesses to seek out creative solutions to accommodate existing businesses, residents, employees, customers and visitors to the site to ensure successful operations. Explore the potential of a shared parking plan that anticipates the peak parking demands and maximizes parking space needs. It will be critical to work closely with the City of Saint Paul's planning process for Minnehaha Street redesign and public transit strategies in coordination with present bus routes and proposed Purple Line bus and other transit proposals in the area to strengthen access to the site. Existing businesses adjacent to the site (St. Paul Brewery, 11 Wells Distillery) that currently rely on the city-owned surface parking lot expressed concern over limited parking availability.
- B. Strengthen the walkability and pedestrian access to and on the site that link to surrounding trails (Bruce Vento) and commercial districts that include lighting, safety, ADA accessibility, bike racks and benches.
- C. Use the available space to include a community event space or gathering area to accommodate activities such as live music, performances, and other celebrations both inside and outside.
- D. Provide access to public amenities such as a bus stop, restrooms, EV charging stations, renewable energy strategies, signage and native kiosks.



- E. Protect and cherish the wildlife corridor and surrounding natural areas by including native trees, native and edible plants, daylight Phalen Creek, create pollinator gardens, and maintain the Bruce Vento trail as a regional trail.
- F. Include safety measures through thoughtful site design (CPTED design principles), lighting and security cameras.
- G. Maximize energy efficiency especially since east side residents pay a higher portion of their incomes for energy efficiencies than in most of the city. Weatherize solar, geothermal, and utilize public sources including the new Minnesota Green Bank.
- H. Include a playground.

2. Preserve the historic and cultural significance of the site.

- A. Incorporate interpretive signage and historic elements integrated throughout the site to honor and teach people about its historic significance, the community, and surrounding area.
- B. Actively and transparently engage and include the diverse communities that exist on the East Side.
- C. Incubate and include ethnic and cultural businesses and organizations on the site to achieve shared success of community aspirations. Living inclusion.
- D. Provide historic tours and cultural events that celebrate the East Side community.
- E. Display images of the history of the site and the diversity of its people.
- F. Harmonize Wakan Tipi Awanyankapi, the Hamm's Brewery redevelopment, and other initiatives to move forward together in a complementary way. We all do better when we all do better.



3. Build in regular events and activities to draw people to the site and strengthen the commercial viability of the businesses.

- A. Implement a city parking plan that builds and supports events that strengthens the viability of the site.
- B. Find ways to get people to return to the site over and over again through a series of events.
- C. Partner with community organizations to host special events that build community and economic opportunities. Make sure that there is adequate parking to accommodate the events.
- D. Create educational opportunities to learn skills and exchange expertise (e.g., repairs, maker spaces, etc.).
- E. Flexibility is key. Don't allow space to get stale. Allow for flexibility and options that create interest and responsiveness to community interests.
- F. Strengthen the East Side as a destination through unique businesses that build on anchors such as Hmong Village, Saint Paul Brewing, 11 Wells Spirits, and Morelli's that attract visitors.
- G. Implement a city parking plan for Minnehaha and the surrounding area that supports the mix of uses.

4. Strengthen access and connections between the site and surrounding assets.

- A. Participate in current planning processes to identify ways to enhance public transit access to the area (e.g. connections to the Purple BRT line stations, etc.), bike-sharing, trolley services to surrounding commercial districts, EVIE car share, and other multi-modal options.
- B. Establish stair/switchback trail access to the upper park area.
- C. Collaborate with the City of Saint Paul's Minnehaha Street redesign planning process to improve pedestrian safety, multimodal access, and parking solutions.
- D. Utilize the height of the buildings and the smokestack across the street (the smokestack is NOT a part of the City of Saint Paul owned land) to have destination signage, and other creative elements for wayfinding.
- E. Have an access plan for children to get to green space.

5. Provide continued engagement with community partners to ensure the success of the project.

- A. Provide advanced notice to community organizations (such as D4 and D5 councils) to present updates about the project before engaging in more formalized processes for Land Use Applications and the Site Plan Review process.
- B. The developer and/or City of Saint Paul should engage with the community on any potential environmental and/or historic reviews as may be required by HUD, SHPO, or other state or local agencies.
- C. Engage with the community and local existing businesses, including participant in this process, and conduct additional surveys and reports related to commercial market studies, marketplace viability study, parking plans, and traffic and business impact analysis. Provide updates to the community on these findings.

6. Housing

- A. Make sure that the needs of children living on the property are addressed (such as the playground and other supports)
- B. Have an access plan for children to get to green spaces safely, and that older children are able to access assets in the neighborhood.
- C. Give preference to East Side residents for housing opportunities.
- D. Reduce the footprint of the apartment building by potentially adding an additional floor.
- E. Consider expanding the homeownership opportunities on the site.
- F. Ensure the ownership housing is maintained (e.g. through a Home Owners Association).

Hamm's Brewery Redevelopment Project

Housing and Redevelopment Authority
January 24, 2024



STPAUL.GOV



HRA Request for Proposals (RFP)





HRA RFP Goals

- Rehabilitate and revitalize the site and historic buildings enhancing the vitality of the East Side of St. Paul
- Maximize housing and/or jobs for the community
- Enhance neighborhood connectivity and access to Swede Hollow Park, the Bruce Vento Trail and existing businesses within the Hamm's complex
- Have a plan to engage and involve the community in the project
- Prioritize equitable outcomes in the development process and proposed uses
- Viable, experienced developer



Community Letter April/June 2022

- Dayton's Bluff Community Council, Payne-Phalen Community Council, Historic St. Paul, Eastside Neighborhood Development Corporation (ESNDC), Railroad Island Neighborhood Group, Eastside Area Business Association (ESABA), Eastside Freedom Library, Payne-Arcade Business Association, and Friends of Swede Hollow
- There is great alignment between the HRA RFP and community goals.
- The HRA incorporated the community letter in the RFP interviews and selection process.



Community Goals Reflected in JB Vang Proposal

Partnership, Access and Involvement

- Prior to submitting their proposal, JB Vang sought community input from ESABA, ESNDC, Dayton's Bluff Community Council (D4), Hmong American Partnership (HAP), HOPE Community Academy, Indigenous Roots, the Neighborhood Development Center (NDC) and others.
- The JB Vang proposal includes a commitment to implementing community involvement and engagement.



Equity and Community Benefits

- JB Vang is a minority developer. One of their main stated values is to promote and reinforce efforts of racial and economic equity.
- The development provides wealth building ownership opportunities including the 6 townhouses and marketplace entrepreneur spaces.
- The development reflects goals in St. Paul's 2040 comprehensive plan, Hamm's Re-Use Study and Vision Plan, Dayton's Bluff District Plan, Near Eastside Roadmap, and Swede Hollow Master Plan.



Equity and Community Benefits

- The development will serve a mixed-income, customer and visitor base.
- JB Vang intends to create a stakeholder group focused on generating community events and placemaking activities at Hamm's Brewery. This will ensure the site is activated all year to promote the commercial businesses, host community events, and bolster the residential community.



Mix of Uses, Affordable

- The East End Apartment building includes 157 affordable apartments and 6 for-sale townhomes, and the West End historic renovation project includes 84 affordable artist lofts apartments and a commercial marketplace, with ownership opportunities for small entrepreneurs.
- Apartment rents will range from deeply affordable at 30% of AMI to 70% of AMI.
- JB Vang proposes a 50-year commitment to maintain affordability.



Historic Restoration per Secretary of the Interior

- JB Vang plans to renovate the Hamm's brewery buildings to meet the Secretary of the Interior Standards for rehabilitation.



Sustainability, Connectivity and Public spaces

- Public infrastructure and greenspace improvements will link the development to Swede Hollow park and the Bruce Vento Trail.
- Interior and exterior public spaces are planned.
- The development will meet the City of Saint Paul Sustainable Building policy requirements.
- JB Vang is exploring alternative energy systems.



HRA Recommendation: JB Vang Proposal



- 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

ADDENDUM C. WORKSHOP I PRESENTATION – JB VANG PARTNERS: OVERVIEW OF HAMM'S BREWERY REDEVELOPMENT PROPOSAL



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



FAMILY-FRIENDLY UNITS



ARTIST LOFTS



LIVE-WORK STUDIOS



ROW HOUSES



UNIT COUNTS (APPROXIMATE)

- 150 FAMILY FRIENDLY UNITS
- 6 ROW HOUSES
- 4 LIVE WORK ART STUDIOS
- 84 ARTIST LOFTS



COMMERCIAL SPACE



ARTIST LOFTS & GALLERY SPACES



COMMUNITY GATHERING SPACES



FAMILY FRIENDLY AMENITIES



SCHEDULE



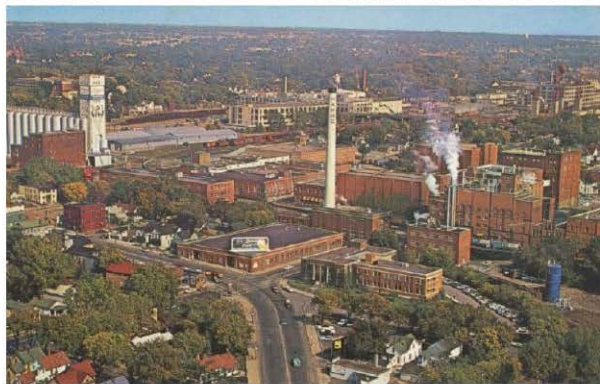
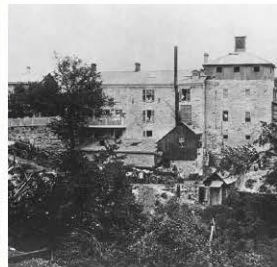
Integrating History



INTEGRATING HISTORY

Leveraging History:

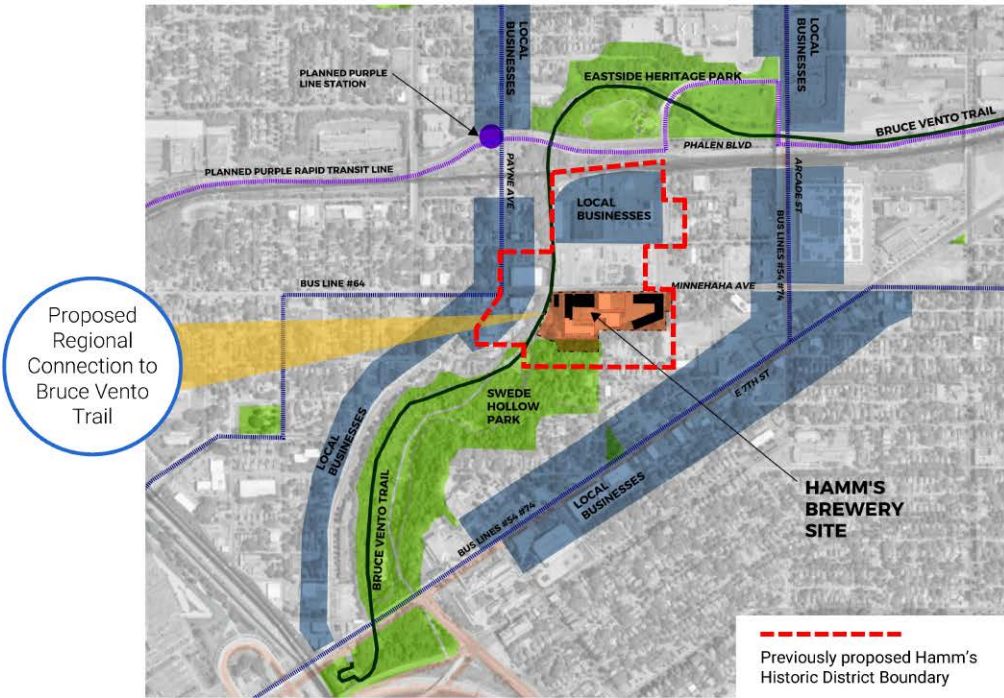
- Community
- Design
- Financial



Site Context

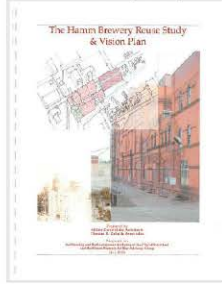


SITE CONTEXT

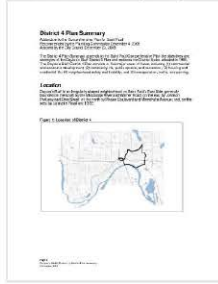


SITE DESIGN

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

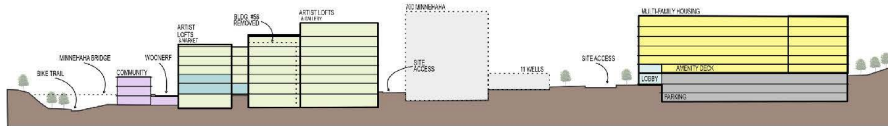


PARKING COUNTS (APPROXIMATE)

RESIDENTIAL PARKING
163 FOR EAST END UNITS
88 FOR ARTIS LOFTS

COMMERCIAL PARKING
45 STRUCTURED STALLS
28 SURFACE STALLS

* 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



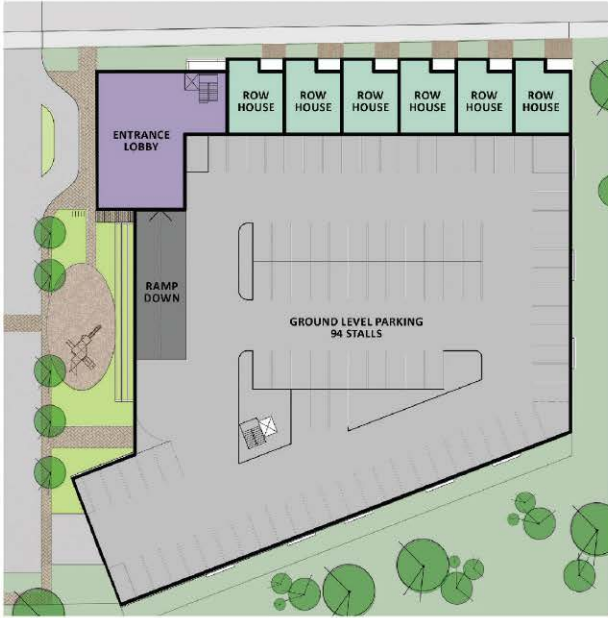
EAST END APARTMENTS & ROW HOUSES*



OWNERSHIP
ROW HOUSES



EAST END APARTMENTS & ROW HOUSES*



GROUND FLOOR



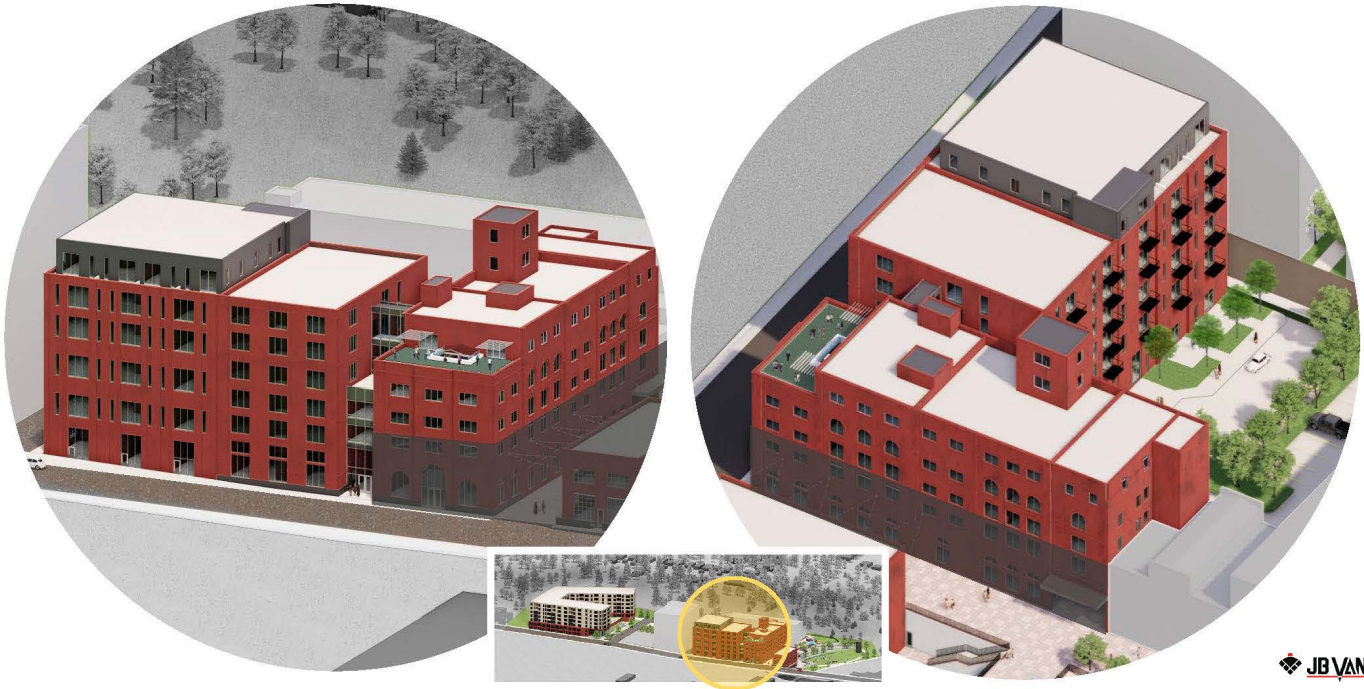
FIRST FLOOR



Artist Lofts & Gallery



ARTIST LOFTS & GALLERY



LIVE-WORK ART STUDIOS, ARTIST LOFTS & GALLERY*



GALLERY

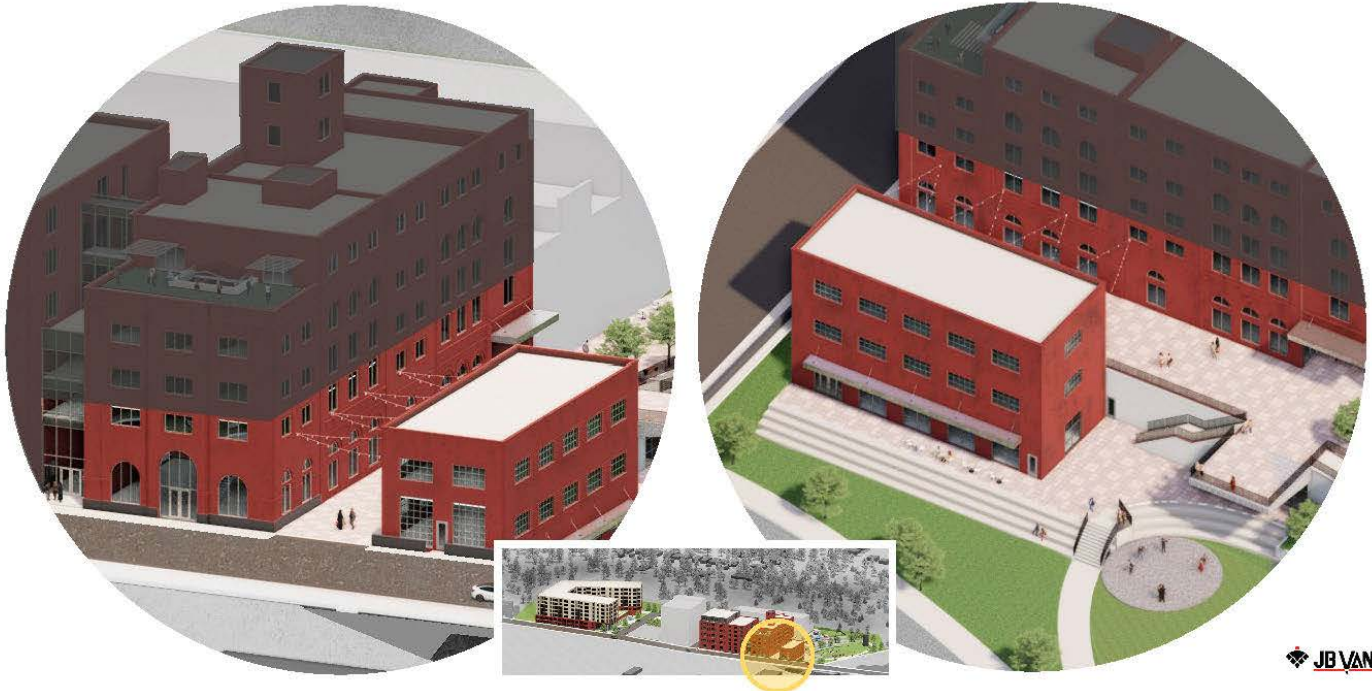


Community & Commerce

THE "COLLECTIVE IMPACT" - A COMMUNITY ASSET



COMMUNITY & COMMERCE



COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE*



COMMERCIAL SPACE POSSIBILITIES

E-SPORTS & VIDEO GAMING



DANCE STUDIO



COMMUNITY EVENTS CENTER



RESTAURANT



COFFEE SHOP



COMMERCIAL SPACE POSSIBILITIES

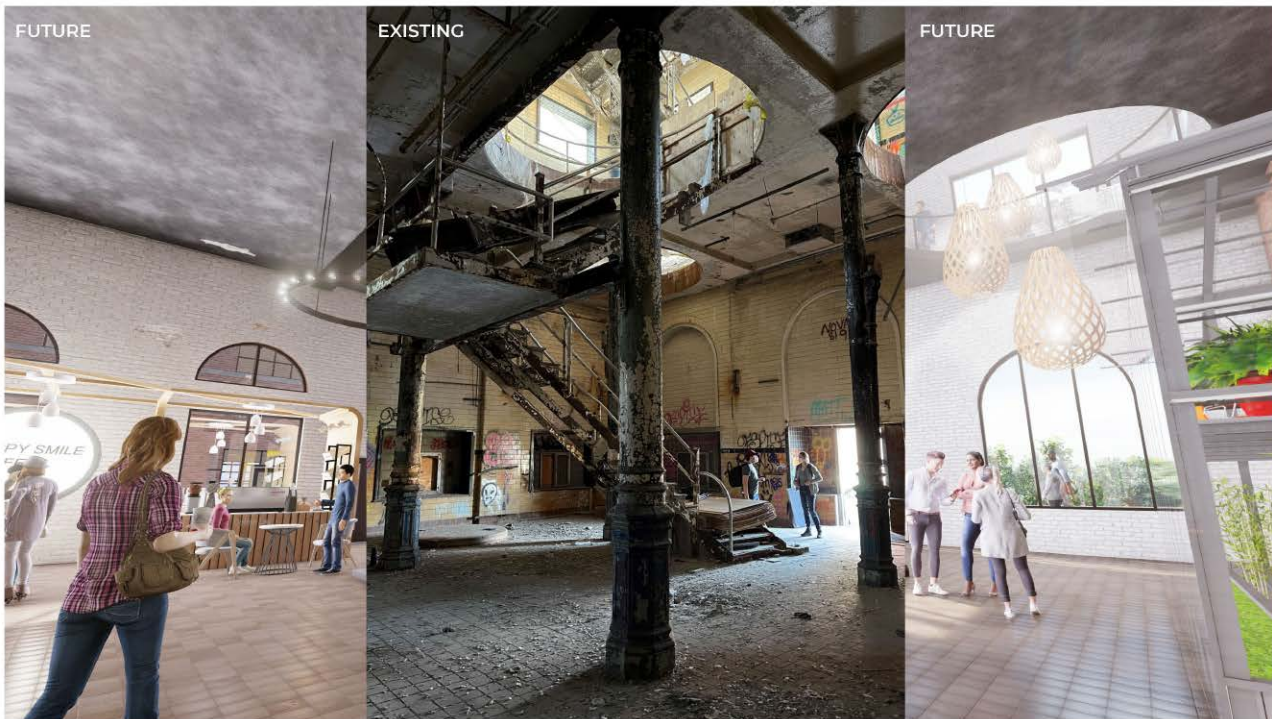


COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE (EXISTING)



JB VANG

COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE



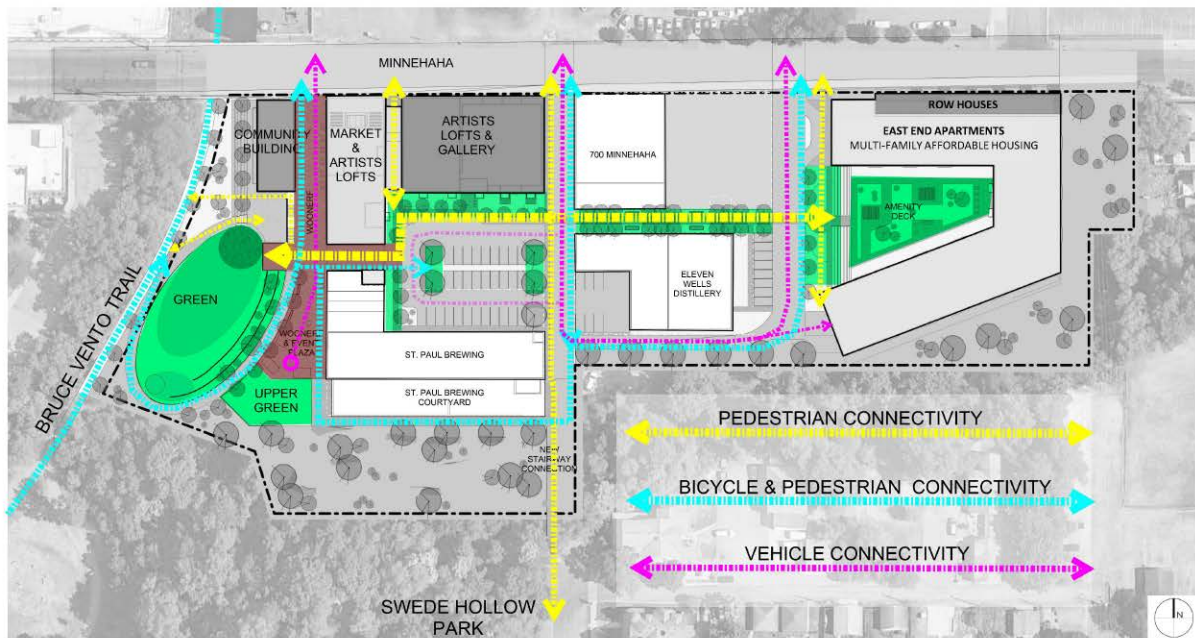
JB VANG

The Public Realm



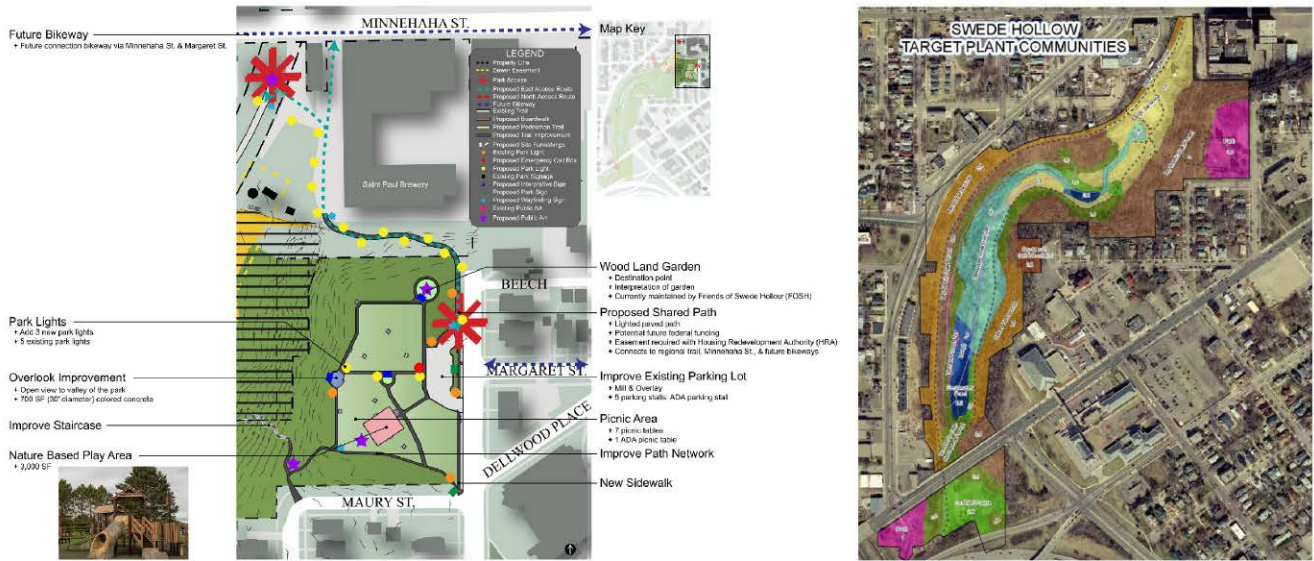
CONNECTIVITY & CIRCULATION

RFP SITE PLAN: August 23, 2022



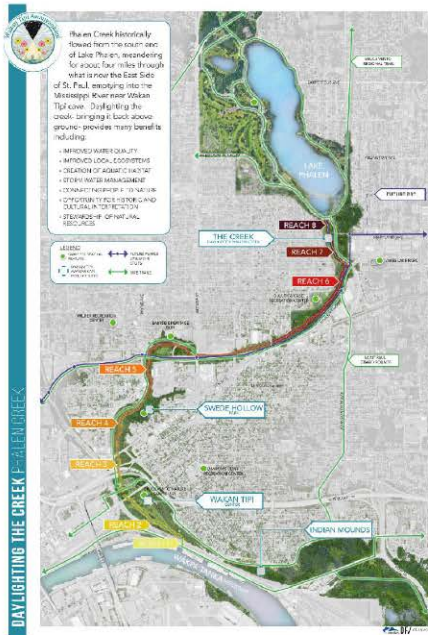
CONNECTIONS TO SWEDE HOLLOW

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



ONGOING SITE/LANDSCAPE DESIGN*

LANDSCAPE PLAN: October 26, 2023



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

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



ADDENDUM D. WORKSHOP I PRESENTATION – TOM LEIGHTON (STANTEC): COMMERCIAL AND COMMUNITY ASSETS



HAMM'S BREWERY COMPLEX REDEVELOPMENT – AREA CONTEXT



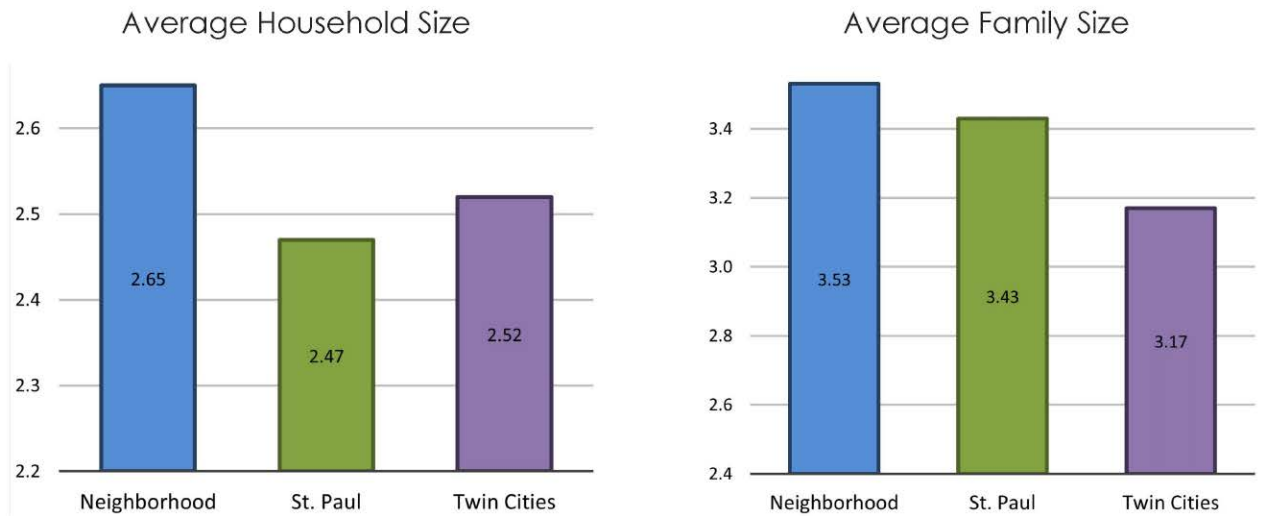
HAMM'S BREWERY COMPLEX REDEVELOPMENT – AREA CONTEXT

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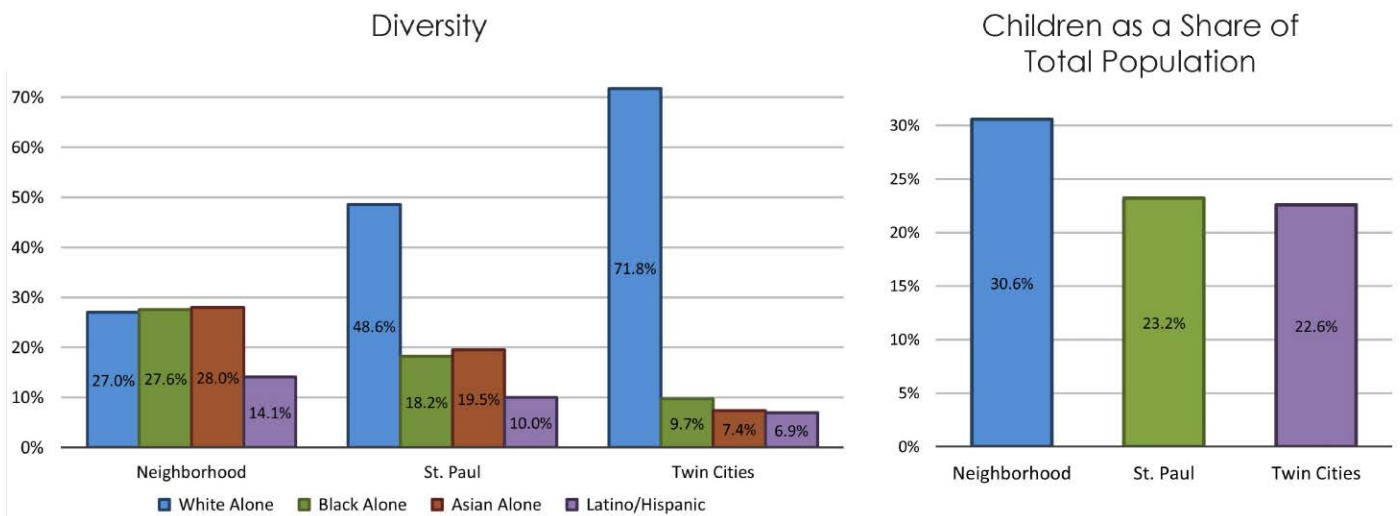
Community Context



The households and families in the neighborhood near the Hamm’s Brewery complex are larger than average.

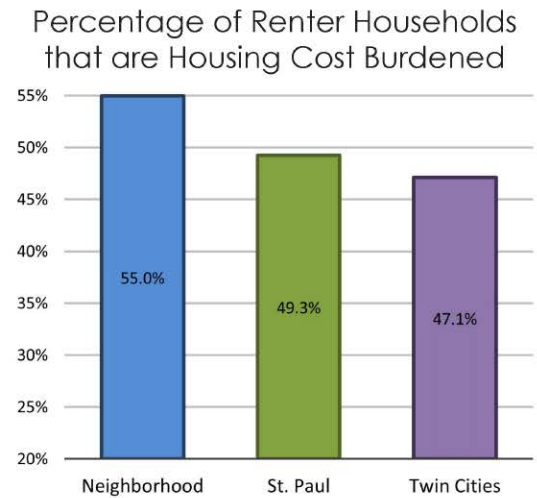
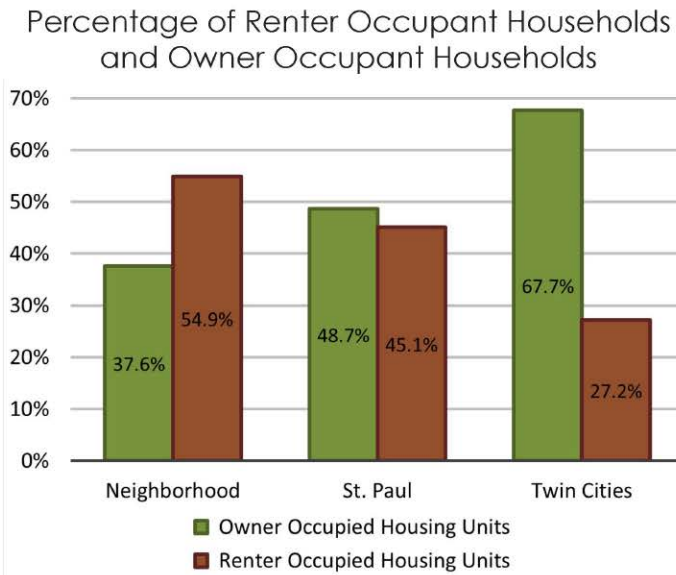


The neighborhood is much more diverse than the City of St. Paul and the Twin Cities metropolitan area as a whole, and it has more children.





More households in the neighborhood are renters than owners, and more are housing cost burdened—paying over 30% of their income on their housing.



Some community values have already been expressed through community organizations, including the following:

- Advance racial and economic equity
- Develop it as a destination that benefits the local community
- Provide a mix of uses and activities, including some that are affordable to lower income households
- Provide housing that is affordable
- Offer wealth building employment, work and entrepreneurial opportunities
- Provide affordable commercial space that can be occupied by local businesses
- Respect and rehabilitate the historic structures
- Develop the property so that it respects and supports daylighting Phalen Creek and further improvements to Swede Hollow Park
- Cultural space, community space and creative space would be compatible elements in the development

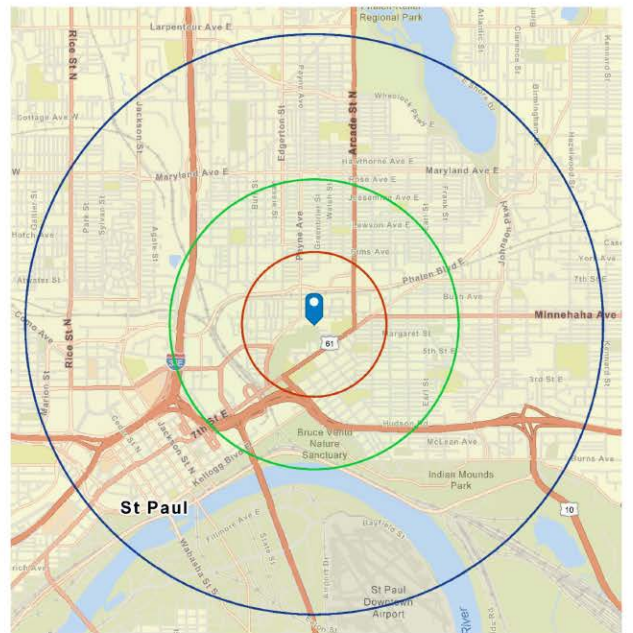


Development Context



The site offers so many benefits to future residents.

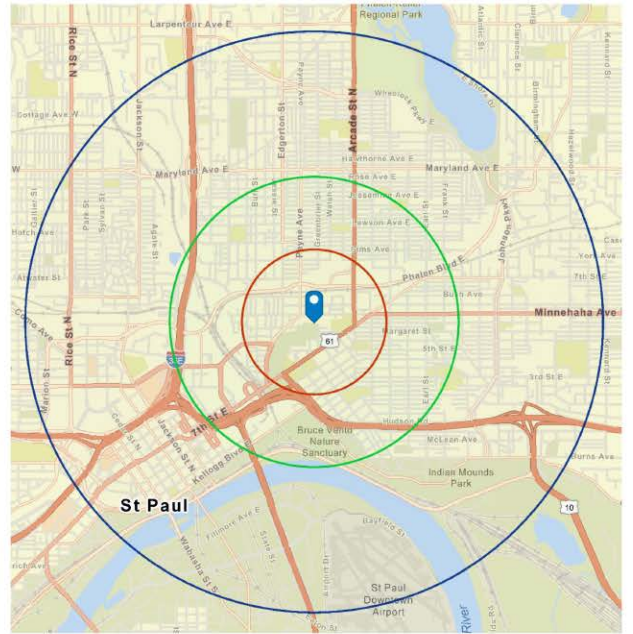
- A wealth of nearby employment opportunities
- Close proximity to downtown St. Paul, the capitol complex, Regions Hospital and other medical providers
- Swede Hollow Park and Bruce Vento Regional Trail
- Local community and business districts on East 7th Street, as well as Arcade Street and Payne Avenue
- An address to be proud of on a signature historic property, with retail and community amenities on site





Housing Development Context

- Affordable housing developments require layers of funding from a broad range of programs.
- This would be one of the largest affordable housing developments that has been done in the Twin Cities.



The site has attractive features for a destination retail, arts and cultural location

- The historic buildings are beautiful and distinctive
- Being adjacent to the existing Swede Hollow Park is attractive
- There are already anchor destination businesses at the site – St. Paul Brewing and 11 Wells Spirits Company
- Not ideal: Retailers like traffic. There are 7,000 cars a day on Minnehaha. Compared to 9,000 on Payne, 12,000 on Arcade and 18,000 on 7th Street





Retail Development Context

- There is 550,000 s.f. of neighborhood oriented retail space within ½ mile of the site – That's the equivalent of four Target stores
- That's a lot of retail, but the space is in demand. Vacancy is pretty low.
- Seeger Square, with Sun World Supermarket is the biggest shopping Center in the area
- West 7th Street (180,000 s.f. retail floor area) is the corridor with the most character
- Finding its niche: Retail, restaurants, community and creative venues in the Hamm's Brewery development will need to both compete with and be complementary to these neighborhood oriented districts



Hamm’s Brewery Complex Redevelopment

January 24, 2024

Small Group Discussion Responses/themes

1. What is important or unique about the Hamm’s Brewery complex site and surrounding area?

<p>History:</p> <ul style="list-style-type: none"> • Historic nature • Labor workers -> industrial means • The history, aesthetic, beauty, uniqueness – the beautiful chaos & industrial feel • Historic structure stays • Rich history – William Hamm history • Historical aspect • Name • Historic site • Blue collar history • History – St. Paul • History • History: Swede Hollow, Hamm’s Brewery <p>Natural Surroundings:</p> <ul style="list-style-type: none"> • Swede Hollow • Connection to Swede Hollow – potential strong connection • Trail – it’s safe for kids • Birding events, rusty patched • Bumble bees, avet(?) in Hollow • Phalen Creek • Swede Hollow park and creek • Phalen Creek 	<p>Location and scale:</p> <ul style="list-style-type: none"> • Size of the development • Neighborhood destination AND Twin Cities destination • Proximity to bike trails • Location and proximity to nature, downtown, highway • It is a diamond in the center of St. Paul just waiting to be uncovered. <p>Existing elements:</p> <ul style="list-style-type: none"> • The two existing businesses are important • Theater in hollow (“Mixed Precipitation”) • Architectural structure • Neighbor-scale neighborhood • Cultural organizations doing work in the area • Ability to collaborate with local cultural organizations • Proximity to Hamm’s Chimney stack • Demographics: Working class, diverse • Existing nonprofits and businesses • Connecting trails • Parks • Schools • Walkways and roads
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2. What types of commercial uses would improve/enhance the area?

<p>Arts:</p> <ul style="list-style-type: none"> • Art gallery for artist loft exhibition • Theater for music and plays • Performance space • Trilingua Cinema • Make artist lofts to have 2+ bedrooms. Artists have families, too. <p>Food and retail:</p> <ul style="list-style-type: none"> • Farmers market • Global market – food, clothing • Mixed ethnic offerings • General retail (clothing, shoes, etc) • General grocery store • BIPOC owned businesses • Retail-essential needs, not only specialty pop-ups • Clothing • Affordable, easy dining • Similar to Mike’s Bikes • Global food market <p>Fitness:</p> <ul style="list-style-type: none"> • Swimming pool and fitness • Skatepark • Rec center • Indoor park <p>Shared equity/community ownership:</p> <ul style="list-style-type: none"> • Partner with real estate investment co-op 	<p>Neighborhood services:</p> <ul style="list-style-type: none"> • Non-profit advocacy center, network, free clinic • Food for homeless • Job center • Event center • No-profit • Event space • Fix-it shop • Rentable/borrowable (free or low-cost) event space for community usage. • Flex and office workspace • Social service center (mental health, social services, tutoring, a community support network) <p>Reinforce community identity:</p> <ul style="list-style-type: none"> • BIPOC owned businesses • Connectivity with broader neighborhood and area • Industrial history tours paying homage to the east side working class/industrial history • Take trolley/walking tours and patronize businesses and museum • Diverse and representative of the neighborhood/community • Fresh food vendors
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3. What concerns for the area do you have as future development occurs?

<p>Parking:</p> <ul style="list-style-type: none"> • 11 Wells/SPB will lose parking, harm present destinations • Parking!! Surface, commercial, free parking availability • Retail parking overflow • Parking (4) <p>Transit/bike/walk access:</p> <ul style="list-style-type: none"> • Public transportation and location issues • Bike path access • Purple line puts two bus lanes where Vento trail is. Payne to Maryland = unsafe • Transit plan <p>Surrounding area:</p> <ul style="list-style-type: none"> • No connection to bluff • Area north and east is in need of redevelopment • Quaint park will get trampled • Survival of existing businesses • Protect nature in park and area (deer, coyote, owls, migrating birds, endangered rusty-patched bumble bee) • No wildlife corridor • Can’t daylight creek • Dark sky lighting (down to 3000Hz or less. See www.starryskiesnorth.org for experts) • Rain gardens for pollinators to catch water or it floods or washes away. • Don’t cut trees on steep hill <p>Economic viability:</p> <ul style="list-style-type: none"> • Look at Keg & Case <ul style="list-style-type: none"> ○ Parking ○ Challenges • Insuring accessibility to local businesses • Keg & Case flop ... preventing that from happening here. • Access to the location • Isolation of the site 	<p>Preservation of history:</p> <ul style="list-style-type: none"> • How will you recognize the history and heritage? <p>Environment/Climate change:</p> <ul style="list-style-type: none"> • Clean energy (fossil free) • Restore with no invasives. <p>Community access to opportunities:</p> <ul style="list-style-type: none"> • Will St. Paul residents get advantages for housing/employment (East Side) • Welcoming ALL community • Would like community to have paid job opportunities during the development and construction process (i.e., community engagement, painting, flooring, etc.). The General Contractor should be required to do this via a small RFP-ish process. <p>Achieving project goals:</p> <ul style="list-style-type: none"> • Concern that full project will not be completed • Lack of accountability to initial vision of project • Concerns around co-op ownership support • Viability <p>Safety:</p> <ul style="list-style-type: none"> • Safety / security • Children’s safety • Security (2) • High traffic <p>Maintenance:</p> <ul style="list-style-type: none"> • Maintaining area • Pick up trash <p>Disturbances/Impact:</p> <ul style="list-style-type: none"> • Long-term construction • Large equipment vehicles • Dissonance between family/children and existing (brewery/distillery)
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4. Are there specific types of amenities that these sites could accommodate?

<p>Recreation:</p> <ul style="list-style-type: none"> • Playground for residents • Pool! Splashpad • Playground • Dog run • Playground at brewery area • Bike racks • Active park space (hoops) • Winter ice rink? • Basketball/volleyball • Indoor kid playground • Sports fields? <p>Natural:</p> <ul style="list-style-type: none"> • Native plants, pollinator gardens • Green space • Connections to trails, river, Bruce Vento • Roof-top gardening <p>Access:</p> <ul style="list-style-type: none"> • Wheelchair accessible <p>Museums and tours:</p> <ul style="list-style-type: none"> • Museum – industrial east side • Web-enabled Geo-tours (similar to a guided industry tour) <p>Entertainment:</p> <ul style="list-style-type: none"> • Bars, nightlife • Event space – theater, arts <p>Signage/Lighting:</p> <ul style="list-style-type: none"> • Bright lights • Signage in all languages 	<p>Programming:</p> <ul style="list-style-type: none"> • Nature programs so kids learn about the outdoors • Local farmers market in greenspace (bring people in, fresh food) • Places to hold lessons (music classes, etc.) • Outdoor movie space? • 2 – 5 years of events that highlight features of the complex • Free activities to focus, welcome/attract the younger constituents of the community • Parades like what we had in the 80s. <p>Services:</p> <ul style="list-style-type: none"> • Electrical car charger • Needle containers • Public restrooms • Daycare/preschool • Places to hold lessons (music classes, etc.) • Fee shared work spaces • Shared nonprofit community meeting space • Nonprofit and government satellite sites • Partner with existing nonprofits, St. Paul Rec centers, hospitals, pharmacy, etc. <p>Arts/Placemaking:</p> <ul style="list-style-type: none"> • Sculpture art • Gallery • Artist space
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Hamm's Brewery Complex Redevelopment

January 24, 2024

5. What additional information would you like to have to better address the commercial development opportunities for the Hamm's Brewery complex?

Funding/Finance:

- More inform about tax credit
- Funding?

Project process:

- Website – where can we track progress of the development? (Q & A page, FAQs, Publicize the activity/workshops).
- Who are you partnering with to address concerns?
- Public needs more basic education of what redevelopment is in order to access.
- How do we ensure diversity in final decisions?
- 11 Wells & SPB input, how they can prepare for influx of people, parking, and major change.
- Is there a plan to increase police staff in the area?

Working with existing businesses:

- How it will work with existing businesses in the area.
- Other businesses and organizations are already in conversation/consideration?
- Potential/future business owners.

Marketplace questions:

- More market space details/planning.
- Comps or examples of similar developments and results
- What info do you have to show the new captive neighborhood (housing) will utilize the marketplace?
- What is the end goal – what is the branding for the marketplace?

Housing questions:

- Numbers of affordable living units

Site plan and elements:

- Do you know about the two Purple line roads replacing Vento trail (Payne to Maryland)? 30% design show it on your first slide.
- Can solar panels go on flat roofs?
- More info about the community room (what was it used for?)

Hamm's Brewery Complex Community Input
Summary of Workshop 2
February 7, 2024

This is a summary of Workshop 2. Participants discussed the following questions:

1. What commercial uses and community amenities do you want to see in the marketplace portion of the project?

2. How can this project be connected with and integrated into the surrounding area, and how can we improve access to this site for everyone?

Participants worked in small groups (each group's work is included at the end of this summary). At the end of the meeting, each group reported out their highlights. Here's a summary of what was said:

1. More parking is needed

There's not enough parking in the plans
Existing parking is being removed and commercial uses are being added
The only public transit nearby is bus #64 at Payne and Minnehaha
Create shared parking; lease parking from across the street; add on-street parking
Do a parking study so we know what's needed

2. Safety is a concern

With more people around, need better lighting, cameras, etc. especially in the park, and also on the trail and within the development

3. Connect to and respect everything that's around this site

This includes sidewalks, crossings, streets, neighborhoods - all are key to the success of this development
If more parking is created, be creative about what we choose to trade for parking
Adjacent properties are an asset (not an obstacle to development)
Existing residents and homes about this property; no displacement
How will construction impact area businesses? How will negative impacts be mitigated?
Create bike access from Bruce Vento Trail

Ensure handicap accessibility
Restore surrounding park and trails and prohibit any reduction in parkland

4. Want an online forum created for more community input and participation

5. The project should highlight the East Side

East Side history museum; highlight the land we're on
East Side food court with community businesses (small spaces in marketplace and keep their locations in the community)

6. Tailor marketplace to businesses that are compatible with existing neighborhood businesses

Don't pull businesses from nearby commercial areas leaving vacancies in those area
Include a skate shop that's a hub and does outreach for the new skate park at Heritage Park
Food co-ops/farmers market
Ice cream shop
Create flexible space that can be used differently throughout the day, the week, the year
Look for shared uses
Create a makers space; ensure it's accessible to the community so people can learn skills
Business incubator food hall with multiple kitchens; a business can get started in the incubator and then launch into the community
Space for art shows and trade shows
Do a marketing study; what problems were encountered by Keg and Case? How will this project be different?
Include local needs and existing businesses in the marketing study

7. Respect Phalen Creek

Keep any programming in the green spaces, such as an amphitheater, out of the creek corridor
Creek needs a vegetative buffer

8. Create sheltered stages for performance

Development Finance Overview

Miranda Walker provided an overview of development finance and the opportunities and constraints presented by a development project such as the Hamm’s Brewery Complex. She focused her comments on questions and comments the community could pose to the development panel participants at Workshop 3. These questions included: What fits at the site? What is feasible economically? What uses provide revenue streams that are viable? Where does the equity for the project come from? How will existing businesses and amenities in the community be protected when this development opens - what is the developer’s role and what is the city’s role? Tell the developer the community’s priorities.

Individual Groups’ Comments

(Organized by small group, in no particular order)

Table 1

Uses for Marketplace:

Brewery History	Museum or Art Gallery	Skate Park Shop
Bike Shop/Skate Shop	Express bike shop	Grocery store
No chain brands	Pharmacy	Small drug store (operated by Health Partners or other clinic)
100% completion promise	Co-op	Farmers market
Consider disruption to current businesses	Coffee/ice cream	

Connections, Transitions, and Access:

Park access by bike	Parking lots for district parking
Accommodations for animals	City-financed parking, in public ownership
Handicap access	Handicap access at stairs at southwest corner of site
Rebuild original stairs at south end of site, to Greenbrier Street; this staircase is important	Traffic study
Switchbacks on hills for accessibility	Lighting
Adequate bike racks and benches	Improved sidewalks; condition is poor
Raised walkways to purple line	Connections to public transit on Arcade and Payne

Safety for users; increased police presence and security cameras	Connections to bluff communities
Connect blufftop to St. Paul Brewery rooftop	Traffic-calming on Minnehaha Ave., including imd block bump-outs for crossing
Additional street parking	Adequate signage
Adequate parking (current plan is insufficient)	Public restrooms
Access includes buses, bikes, trails, walking, cars	

Table 2

Uses for Marketplace:

"Hope Breakfast Bar" - good breakfast restaurant	East Side history museum	Need anchor tenant
Bike shop and club		

Connections, Transitions, and Access:

Need parking on Minnehaha Ave	Bike access from Bruce Vento Trail
Must accommodate traffic related to 250 new housing units on site and 320 parking spots	

Table 3

Uses for Marketplace:

Global market	Unique shops and stalls	Pop up shops - test concepts
Events that draw non-merchants	Food court - not big chains!	Indoor playground
Little office space for people/internet cafes/co-working space	Artist studios (to complement art gallery)	Like Northrup King building (NE Mpls)
Uses that attract people	Flexible spaces	Trylon Cinema - movies
Spaces for artists to share expensive equipment, ex. 3D printer, kiln	Convertible space for community events	MN tool library
Urban Roots sponsored farmers market	Support existing businesses on Payne and Arcade; don't just cannibalize	Swede Hollow cafe

Criteria and Principles for the Marketplace:

- A space that brings more people to the area - lots!
- Comprised of uses that complement each other
- A gathering space
- Space is flexible, to avoid Keg and Case problems
- Build working relationships with farmers market/other destinations
- Create a string of pearls
- 25% commercial
- 25% arts activity
- 25% co-working
- 25% active play

Connections, Transitions, and Access:

Don't build more parking - lease underused parking across Minnehaha Ave.	Where are pedestrian paths within the site?
Where are pedestrian connections for new residents within this site?	Where do people enter the site?
Create east access, visual connections between commercial buildings; use glass	Bike repair station near trail
Outdoor community gathering space in greenspace between buildings and trail; amphitheater	Create vegetative buffer between trail and greenspace
Is there an at-grade crossing of the trail as depicted on the map?	Create relationships with all surrounding land and uses WITH CARE! Who lives there? How is the space used?
Don't build more parking; leave underused	Daylight Phalen Creek - does the development team know about this?
EV charging spot	Purple Line - Arcade Street Station
Bike network - how does this site tie in?	Connect with reconstruction of Arcade Street and renovation of Swede Hollow Park
Be mindful of wildlife corridor	

Process Suggestions:

- Want more community engagement

- Want an online forum
- Need better sound projection at these meetings
- Not enough time in this forum which inhibits the quality of the feedback
- Bring big maps that include surrounding areas in order to communicate connections more easily
- Ask about the actual wisdom in the room; don't assume the participants are a monolith

Table 4

Uses for Marketplace:

Childcare	Food market/grocery store/with ethnic experience	Native kiosk
Library	Destination places	Toy store (STEM)
History museum	Scavenger hunt throughout the space	Street artists and entertainers
Community center	Art education and art space rental	Ice cream shop
Bike shop - connected to Bruce Vento trail	What will these spaces cost to lease? Will nonprofit uses translate into higher costs for other uses?	Music practice rooms
Business incubator, restaurant food hall	Cooperative green house; food production	Black business coop; space for Black businesses
Showroom/gallery	Classes in industrial arts	Architectural cooperative/ with makers

Connections, Transitions, and Access:

Trolley service from the site to Arcade, Maryland, Payne; free, funded by local businesses who want a stop outside their businesses	Connection to parks - Upper Swede Hollow - stairs, ramps, path
Connection to Payne and East 7th - Morelli's, LaPalma; facilitate easy crossing of the street (older people, people with strollers, etc.)	Better lighting
Bike paths through Swede Hollow and Morelli's	Signage on Minnehaha
Sheltered stage for music performance	Public events such as art shows, trade shows
Could you create a land bridge from new housing to neighborhood by Beech Street; to create another point of ingress/egress to the development?	Live music and farmers market between buildings connected to park

Large elevator	City-led sculpture walk throughout the site
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Table 5

Connections, Transitions, and Access:

Create safe connection to Payne/ East 7th (Morelli's, Yarusso's, La Palma, Karibe)	Create connection to upper park
Create paths that are likable and ADA accessible	How will we keep the park safe?
Create/Redevelop stairs that to up to Beech Street neighborhood	Why is building parking so expensive? (\$50K per stall for parking that's in a garage)

Table 6

Uses for Marketplace:

Native programming	Bike rental and repair	Museum, something with pictures of the buildings
Interpretive center	Performance space	Activities/products for people who live here
Book store	Antique store	Hardware store
Boutique hotel	Maker space	Art studio space

Connections, Transitions, and Access:

Need a bus stop	Pollinator garden
Trees, native plantings	Concerns about traffic congestion, especially with addition of new housing
Concerns about the distance between parking and businesses	Business space should be owned by community-based organizations
Need parking on street	Need crosswalks
New buildings should reflect historical character	

Hamm's Brewery Complex Redevelopment Corridor Development Initiative **Workshop III: Panel Discussion**

Wednesday, February 21, 2024

6:00 – 8:00 pm

HOPE Community Academy

720 Payne Ave, St. Paul 55130

Panel Discussion

Facilitated by Barbara Raye, Center for Policy Planning and Performance

Panel Members (Bios provided on pages 6 – 8):

- **Mihailo (Mike) Temali**, Neighborhood Development Center (Midtown Global Market, Mercado Central)
- **John Wall**, The Wall Companies (Market at Malcolm Yards)
- **Jesse Symynkywicz**, Damon Farber Landscape Architects
- **Max Musicant**, The Musicant Group
- **Heidi Swank**, Rethos

Opening Questions:

1. Provide a brief overview of your organization and development or consultant expertise.
2. What would be the best uses for the Hamm's Brewery site? And how do we ensure long term success?
3. What would you consider to be the greatest challenges and opportunities for the site?
4. What commercial uses and community amenities do you want to see in the marketplace portion of the project?
5. How can this project be connected with and integrated into the surrounding area, and how can we improve access to this site for everyone?
6. Do you have any reactions to the scenarios from workshop 2?

Max Musicant, The Musicant Group (MM)

Max is the founder of The Musicant Group, helping to create places where people want to be, including publicly shared spaces. He partners with East Side Neighborhood Development Center (ESNDC) to manage the business association. Max is currently consulting with JB Vang on the Hamm's Brewery site.

Mihailo (Mike) Temali, Neighborhood Development Center (MT)

Mike is the founder of the Neighborhood Development Center (NDC). NDC provides training, financing, technical assistance to neighborhoods and entrepreneurs in Minneapolis and Saint Paul. In addition, they support real

estate development in partnership with community organizations. Examples include Frogtown Square/Crossroads, Arcade and E 8th small contractor incubator. Mike grew up six blocks from the Hamm's site.

John Wall, The Wall Companies (JW)

Wall Companies is a family-owned real estate company that builds affordable and market rate apartment buildings, mixed use, and commercial properties. One example is The Market at Malcolm Yards in the Prospect Park neighborhood. Originally the 20-acre site was planned to be a MN Innovation Center, a science park related to the University of Minnesota, but we pivoted to a food hall, two apartment buildings, and a park & bike trail. The site is near Surly Brewing and the O'Shaughnessy Distillery.

Heidi Swank, Rethos (HS)

Heidi is the Executive Director of Rethos (serving 7 states), and part of the Preservation Alliance MN with headquarters in St. Paul. Rethos creates an environment in which old buildings reuse can happen. Financing tools like the Historic Tax Credit and rehab loans are critical to achieve these goals. Programs like MN Mainstreet supports small commercial corridor to preserve small businesses. Examples are the Lincoln Park District in Duluth. Doors Open Minneapolis is another civic event with 87 venues and 14K people.

Jesse Symynkywicz, Damon Farber Landscape Architects (JS)

Jesse looks for ways to energize and maximize space to engage a community. How do you remove barriers to be more pedestrian friendly? Providing opportunities to eat and drink through food trucks, places to sit and relax outside, things to and places to gather in. Incorporate artwork, create sculpture walks and temporary art events. Swede Hollow trail could be more. Partner with the Parks Department to better utilize the area.

What would be the best uses for the Hamm's Brewery site? And how do we ensure long term success?

HS To get historic designation the property needs to meet the Secretary of Interior standards (not currently registered). The best use of the site is to serve the community today and make sure that the building continues to be used. My first thought is housing based on the window openings and light. To create a clientele for local businesses. The building on the parking lot is a great idea to reduce the surface parking. I love the open public space where people will want to be. Business incubator is a great idea to try out new businesses. Mixed-use with lots of public spaces.

JW I'm a big fan of mixed use. Malcolm Yards was similar with housing and commercial, and reuse of a historic building. The Market at Malcolm Yards was approved with only 14 parking spaces. We have tremendous parking needs for events, more parking will be needed. The Grain Belt Brewery, in Minneapolis, is a wonderful example of adaptive reuse of a historic brewery.

MT I can't comment on this site, but for a public market you need to look through the perspective of the customer and through the perspective of the entrepreneur. It has to be affordable, covering the upfront costs for build-out isn't cheap. What businesses need the most is a good business mix. If you have one good and nine bad businesses, it won't make it. Keep the mix fresh – quick turnover.

MM Flexibility and a good business mix. Include both daytime and evening food offerings, places to play. Draw traffic to the site through regular events. A series of events are more impactful and gets people to reset habits to come back again and again. Optionality – ability for the space to learn what it wants to be (requires sufficient resources to experiment). Physical features – are interior spaces built to adapt and respond. Try things to see what works. A successful site will include: 1.) Design, 2.) operations, and 3.) activities. What we want to see will be determined after the building is there.

What would you consider to be the greatest challenges and opportunities for the site?

JW Reuse of the building will be a challenge. Parking will be a challenge. For the Market at Malcolm Yards, we were permitted 70 parking spaces, but utilize about 200 parking spaces in the vacant land surrounding the site.

MT Relocating local businesses. How the market interacts will be an interesting challenge. Creating a district to act as a draw. The challenge will be to not cannibalize the businesses. Give opportunities to existing businesses in the area to set up a stall to attract new customers. Examples include Market at Malcolm Yards, Mercado Central, and Lake Street.

HS How do you tell the story of the space? Such a large space, with multiple owners. How does it feel? Tell the story of the brewery from when it started. In the renovation, a challenge will be how to activate the space so that it has the same feel throughout to maintain the historic feeling of one space/one story.

JS Parking is both a challenge and an opportunity. The central courtyard can blend together, or be parking or pedestrian. Also topography – connecting the building to the Bruce Vento trail needs to be smoother, easier, ADA accessible.

How can this project be connected with and integrated into the surrounding area, and how can we improve access to this site for everyone?

MM Getting visual and pedestrian/car access from Arcade to the site. Entice people back in to the site. Connecting the site to Swede Hollow, connecting the site to E 7th area. Design for safe spaces, visual interests, and activities. Make sure the site is well cared for. People will want to get back to the site. Parking on the site is one way but it isn't the only way to solve the problem.

Q & A

Jeff: Has anyone been here on the weekend? The parking is filled to capacity on the weekend. With added uses and little public transit it will be a nightmare.

MM Create a destination strong enough so that people will figure out how to get there. Vandalia is a good example. Customers come at different times – not all at the same peak time. There are daytime operations and nighttime operations.

MT Parking is a significant issue from day one. Markets are mostly daytime, not often evening businesses.

HS Think about how parking can be used to distribute people to other businesses in the area. Incorporate bike shares, easy short distances, easily accessible.

Michelle: The master plan has trail access to the brewery. Would like to see more walkability. Grand Avenue has no parking but people find ways to get there. What is the required parking?

JW Parking isn't required at all by the city. We build it to attract users. For my apartments I typically include one space per unit for market rate, and .4 spaces per unit for affordable housing in the University area. For our apartment project in Dayton's Bluff, we only provided 1 stall for every 2.5 apartments.

Michelle: There should be a water feature in the public area – an observation area, rooftop restaurant.

Robb (St. Paul Brewery): The reality is that this site is an island and not easy to access. The area is too spread out. It's surrounded by an industrial area across the street, Minnehaha, and Hope Community Academy. It's a ten-minute walk to the brewery if you can't park on site. St. Paul is car dependent. We've created a destination that fills the parking lot at peak times. Parking for 260 housing units and 60 spaces for commercial spaces and visitors won't be enough.

City staff: Parking needs will be considered in the Minnehaha redesign planning process. The community will be engaged in that process to inform street redesign options.

Kimberly: We need to think creatively to solve the parking issues. There's a big lot at Arcade that gets half used, and other underutilized parking areas, or trolley service. No one wants to hike the icy hills at night.

Liza: A parking impact study is needed before we decide how to move forward.

Justin Fincher (JB Vang): There will be a traffic management plan. The city has several steps that are needed for the site plan review. All department heads (e.g. traffic, parks, etc.) will comment on the proposal. They will determine if a traffic study is required – traffic engineers will analyze by the use of demand.

Veronica: Question for John Wall about his project, Mill City Quarter Apartments. How interactive has the Mills City Museum been to elevating the history of the building?

JW: Mill City Quarter is actually down the street from the museum. We tried to honor the milling history of the site through historical markers and architectural features.

HS Please don't build another museum that will need to scrape for a living every day. Making a museum pencil is difficult to do. Interactive elements are more sustainable. In the master plan there are interpretive pieces to learn about what's around.

Melissa: Echo Robb that there is a need for housing.

Vong: Community benefits agreement needs to be transparent. Who will be managing the project? What nonprofits? Businesses will be in survival mode – looking for space.

Final comments:

HS The site is a great resource – super exciting that it's in your community. Be excited about it. It's a great part of Saint Paul's history. It's wonderful that that the community comes out and shows up to voice their opinion. It makes the process go better.

Kou Vang (JB Vang): We appreciate the feedback about what the community wants. We don't just develop. We add to the fabric of the community. The site has been deteriorating for 25 years. It's time for something to happen. We don't think it's just a weekend destination. It's a destination for the neighborhood. It's an equity opportunity to provide assets that will stay in the community. The commercial market piece is nonprofit that will be owned by Hmong American Partnership and other East Side organizations. Programming is a community anchor. It will include spaces for vendors to own, not to be tenants. We want ownership to pass on through generational wealth. The project will use New Market Tax Credits to take the weight off entrepreneurs for the buildout of stalls. Using New Market Tax Credits the entrepreneurs will have seven years to recapture the capital, gaining 29% equity. It utilizes national resources to invest in local spaces.

Panelist Bios:

Mihailo (Mike) Temali
Founder, Senior Adviser
Neighborhood Development
Center

- **Midtown Global Market**
- **Mercado Central**



Mihailo Temali is Founder and President of the Neighborhood Development Center. In partnership with many community groups, NDC has trained 4,500 low-income entrepreneurs since 1993, in a 20-week course. 500 are in business today, 82% owners of color. NDC is a CDFI, SBA and Reba-Free lender, focusing on start-up and growing inner-city businesses, and provides 5000 hours of business assistance annually. NDC is co-owner, developer and manager of six business incubators including Midtown Global Market, Mercado Central and Frogtown Square. Temali is the author of “Community Economic Development Handbook,” and was a Bush Fellow in Boston and Santiago, Chile.

John Wall
President
The Wall Companies

- **Market at Malcolm Yards**



Following sales positions with The Pillsbury Company and BEL Thermoplastics in California. John joined his father, Fred Wall, at The Wall Companies in 1996. Since then, he has completed several new construction residential real estate projects including East Side Apartments, Western Row Condominiums and Crocus New Hill in St. Paul, and Flour Sack Flats Condominiums, Stone Arch Apartments, Stone Arch Apartments 2, and Mill City Quarter Apartments, in Minneapolis. Through Wall Development Company, John is leading an exciting transformation of a 20-acre mixed use development adjacent to the Minneapolis Campus of the University of Minnesota, in the Towerside Innovation District. This project, called Malcolm Yards, started with The Market at Malcolm Yards (Urban Food Hall) which opened in 2021, followed by The Flats at Malcolm Yards (143 units) and The Station at Malcolm Yards (210 units), which both opened in 2023.

Jesse Symynkywicz, ASLA
Principle Design Landscape
Architect
Damon Farber Landscape
Architects



As Principal Design Landscape Architect, Jesse creates exceptional, beautiful, sensitive, and inspiring landscapes. His expertise and passion help every project be the best that it can be. He has over 30 years of professional experience, with over 18 years at Damon Farber Associates. He has designed and managed numerous projects in complexity, character, scale, and budget. Jesse received a Bachelor of Arts in Landscape Architecture and Environmental Design from North Dakota State University. Before his tenure with DF/, he served as Director of Landscape Architecture with BKV Group and as Project Landscape Architect with RLK Associates.

Max Musicant
Principal and Founder
The Musicant Group



As Principal, Max (he/him) leads the placemaking practice of The Musicant Group. Under his leadership, the firm has pioneered a holistic and organic approach to the creation of place that integrates design, events, and management systems all through the lens of the user experience. Since its founding the firm has demonstrated that community and commercial interests all benefit from more humane, inviting, and lively places for people.

Prior to founding The Musicant Group, Max began his career at the Greater Jamaica Development Corporation (GJDC) in Queens, NY. While there he worked with one of the early leaders of the Bryant Park Corporation to devise and implement placemaking strategies for the GJDC, one of the oldest and largest community development corporations in New York City. He received an M.B.A. from the Yale School of Management and a B.A. in Political Science from the University of Wisconsin – Madison.

Heidi Swank
Executive Director
Rethos



As the Executive Director of Rethos, Heidi leads a 501(c)(3) nonprofit organization with the mission to inspire people to connect to, maintain, and celebrate historic places. With over 15 years of experience in nonprofit management, community development, and fundraising, she has successfully established and grown multiple organizations and programs that engage diverse stakeholders and foster a culture of collaboration and connection.

Prior to joining Rethos, she founded and led the Nevada Preservation Foundation, the state's first statewide nonprofit dedicated to preserving and celebrating historic resources. Heidi also served as a Nevada State Assemblywoman for four terms, representing over 64,000 constituents and specializing in historic preservation, water, and fire policy issues. She is passionate about using her skills and expertise to advance the cause of historic preservation and heritage tourism and to create positive social and environmental impact in the communities she serves.



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



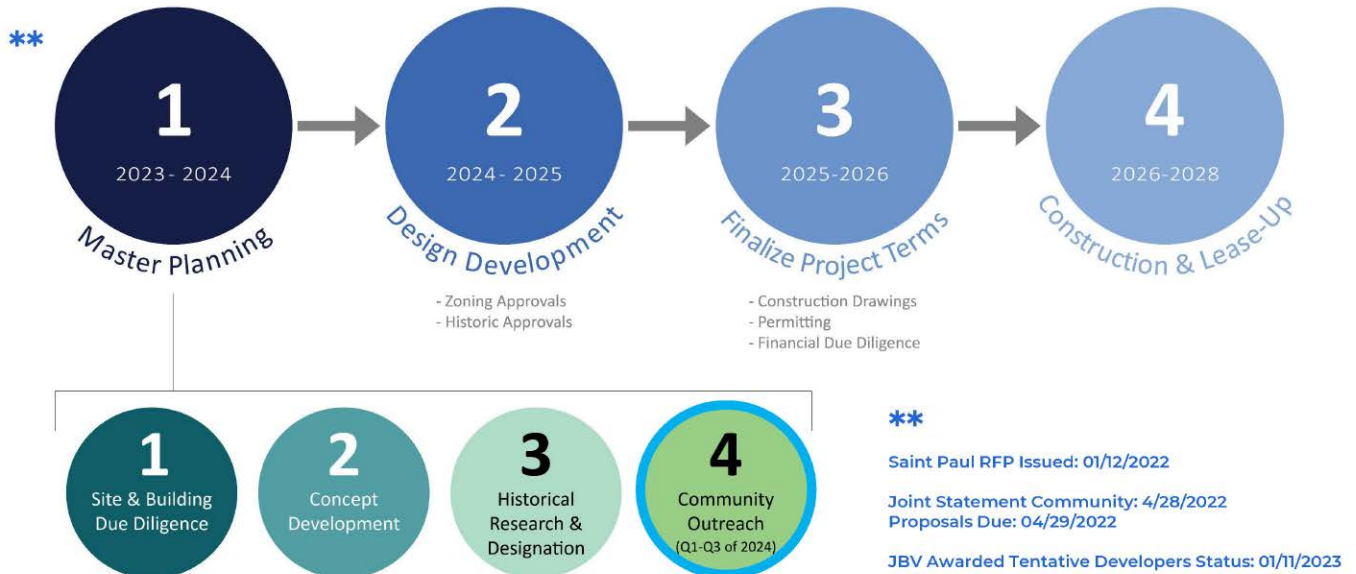
General Contractor
Weis Builders



Consultant
Landon Group



DEVELOPMENT SCHEDULE



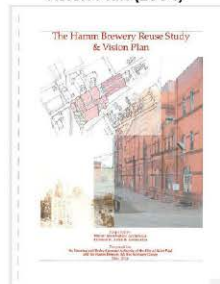
INTEGRATING COMMUNITY

JBV engaged in PRELIM conversations with local community groups including:

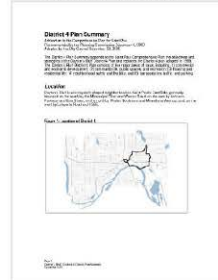
- ESABA
- ESNSDC
- Indigenous Roots
- Members from District 4 community
- Members from District 5 community



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."

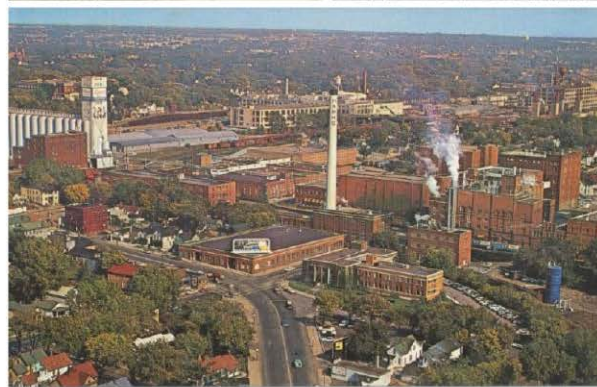
3.10: "...include a mix of uses, a mix of activities, and serves a mixed-income resident, customer, and visitor base."



INTEGRATING HISTORY

Leveraging History:

- Community
- Design
- Financial (Historic Tax Credits)



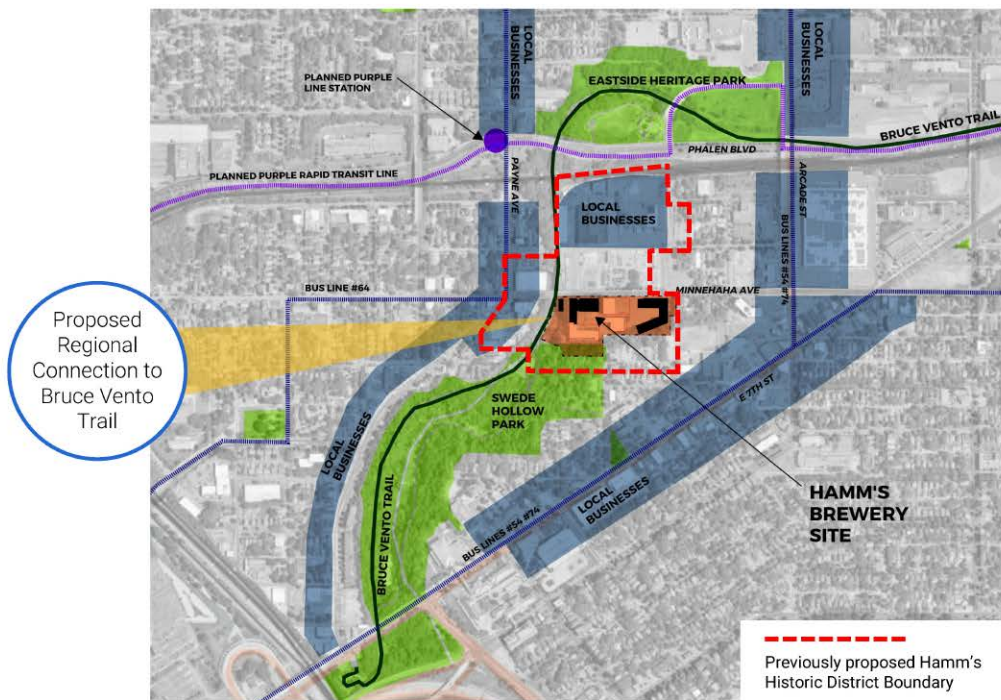
ALIGNMENT WITH JOINT COMMUNITY STATEMENT

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."



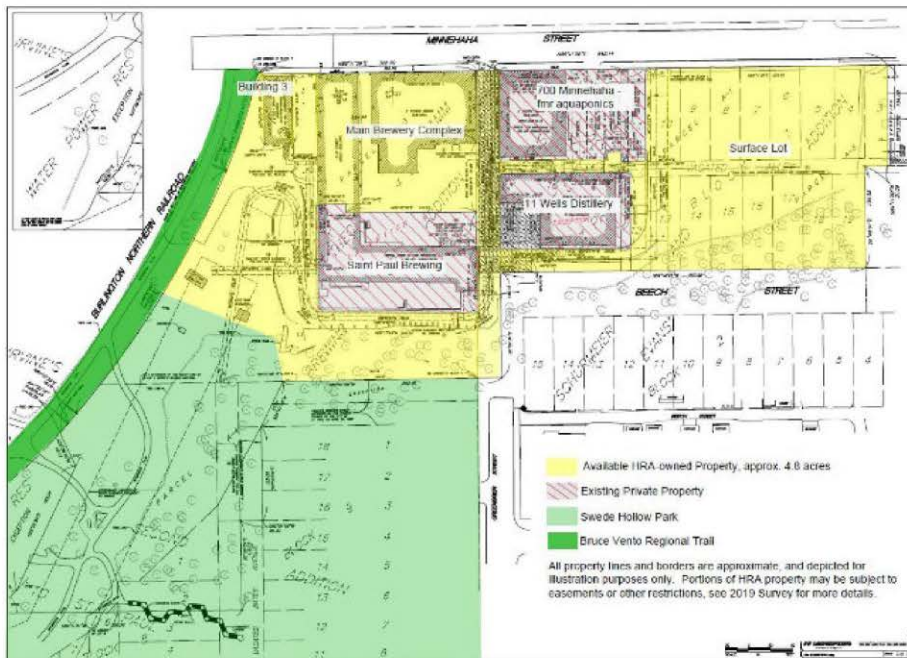
SITE CONTEXT



Site Plan Concept

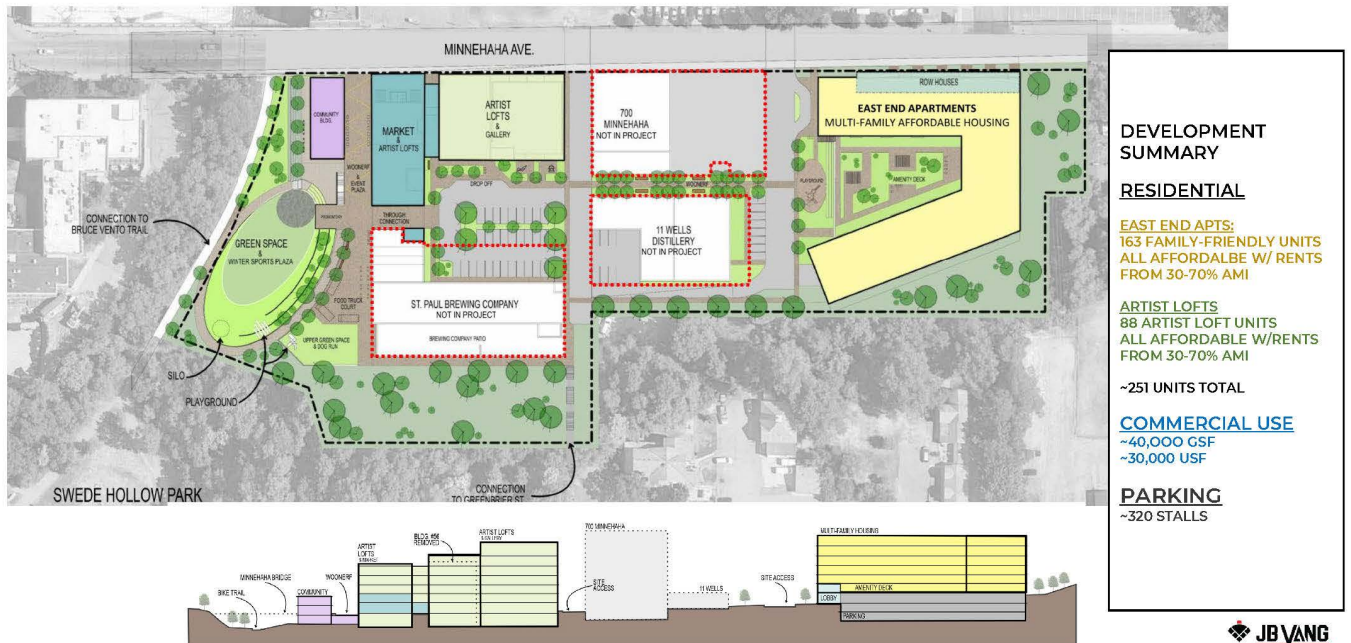


MAP OF AVAILABLE PROPERTY



DEVELOPMENT SITE PLAN / PROJECT OVERVIEW*

RFP SITE PLAN: August 23, 2022



East End & Apartments Row Houses

MULTI-FAMILY AFFORDABLE HOUSING

AFFORDABLE OWNERSHIP HOUSING



EAST END APARTMENTS & ROW HOUSES*

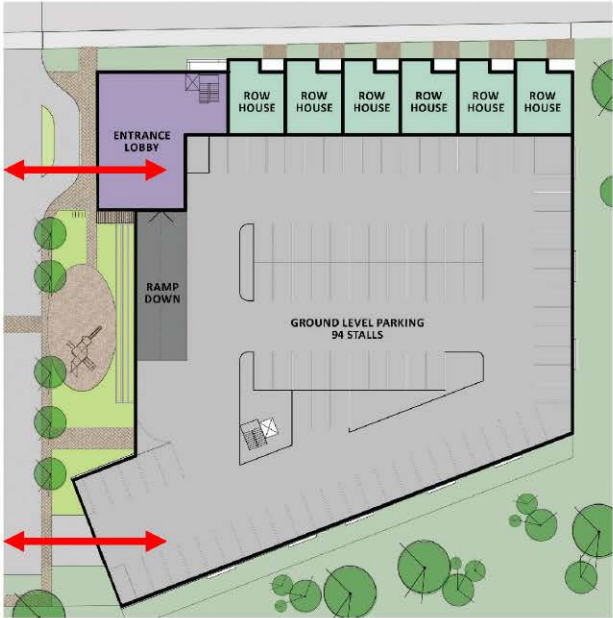
6.37: "We want the redevelopment of the Hamm's complex to be successful. But we also recognize that it has been evident in the last decade or more an abundance of surface parking in the neighborhood is not the key to success. Some parking may be necessary for the project, but it is important to calibrate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



PROPOSED OWNERSHIP ROW HOUSES



EAST END APARTMENTS & ROW HOUSES*



GROUND FLOOR



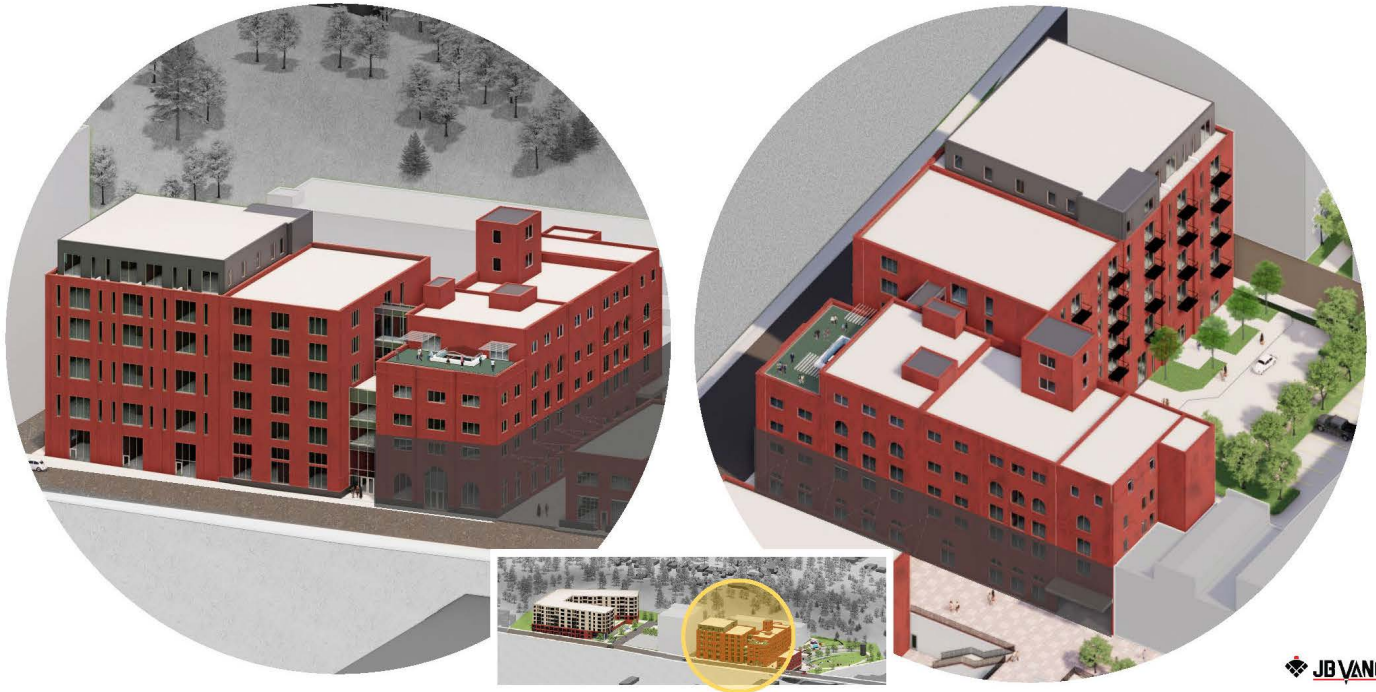
FIRST FLOOR



Artist Lofts & Gallery



ARTIST LOFTS & GALLERY



LIVE-WORK ART STUDIOS, ARTIST LOFTS & GALLERY*

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



GALLERY



JB YANG

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



COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE*

- Legacy Non-Profit Owner – finances NMTC pool for Core & Shell Improvements
- Second NMTC Pool (managed by Legacy Partner) to fund Entrepreneurs' acquisition & build-out of "stalls"

3.16: "Overall, the project should reinforce efforts of racial and economic equity by creating and sustaining wealth-building employment, work and entrepreneurial opportunities for East Side residents now and in the future."



COMMERCIAL SPACE POSSIBILITIES

E-SPORTS & VIDEO GAMING



DANCE STUDIO



COMMUNITY EVENTS CENTER



RESTAURANT



COFFEE SHOP



COMMERCIAL SPACE POSSIBILITIES

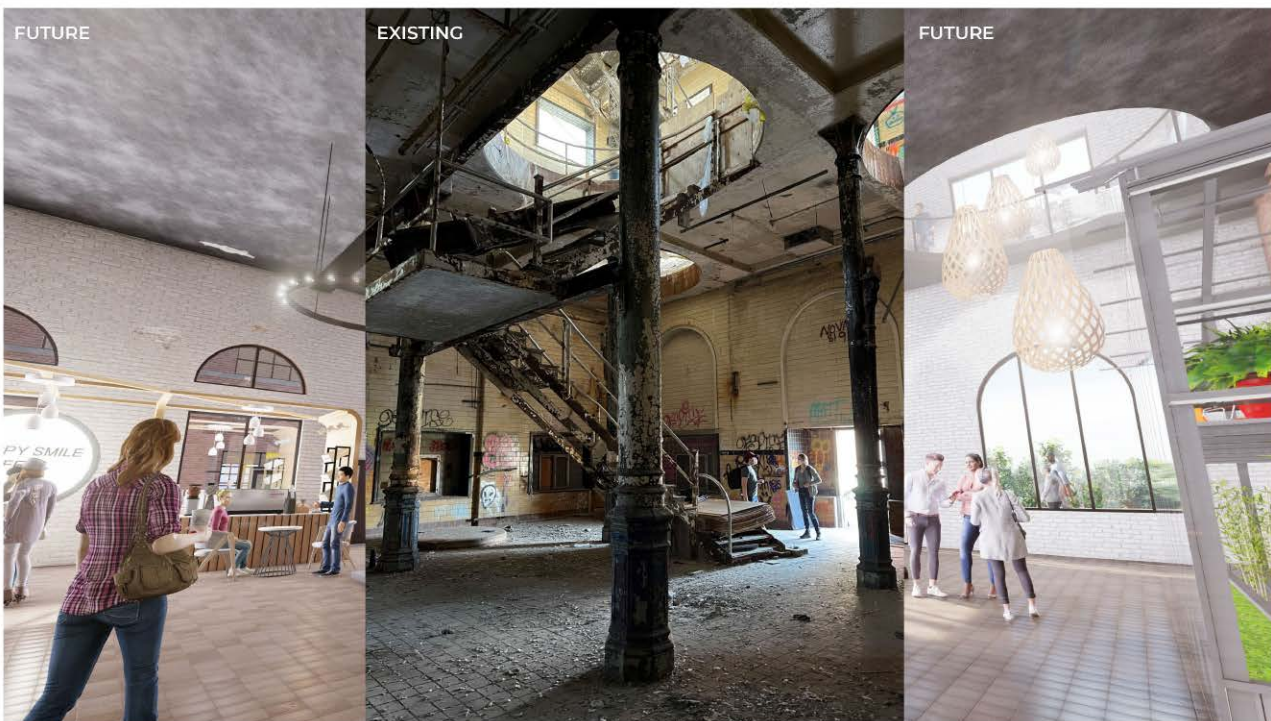


COMMERCIAL SPACE AT HAMM'S HISTORIC BREWHOUSE (EXISTING)

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



The Public Realm

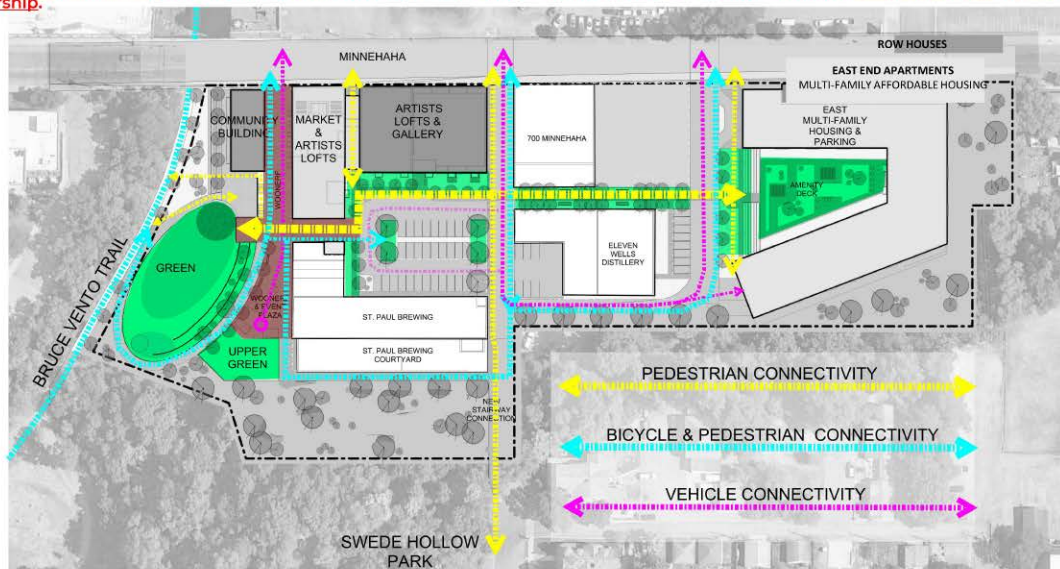


CONNECTIVITY & CIRCULATION

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.



ONGOING SITE/LANDSCAPE DESIGN*

LANDSCAPE PLAN: October 26, 2023



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.

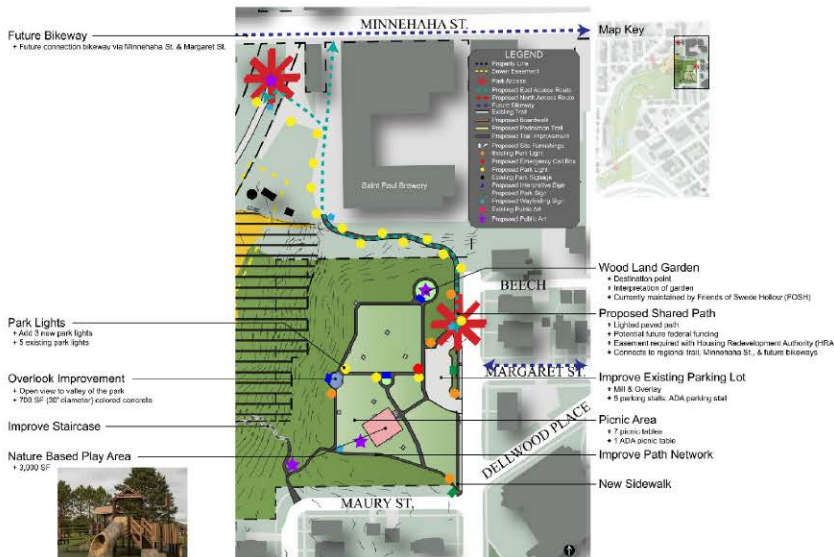
Programming

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!



Hamm's Brewery Request For Proposal Visioning

Housing and Redevelopment Authority
February 21, 2024



STPAUL.GOV



HRA Goals Based on Community Plans

- Rehabilitate and revitalize the site and historic buildings enhancing the vitality of the East Side of St. Paul
- Maximize housing and/or jobs for the community, including affordable housing
- Enhance neighborhood connectivity and access to Swede Hollow Park, the Bruce Vento Trail and existing businesses within the Hamm's complex
- Have a plan to engage and involve the community in the project
- Prioritize equitable outcomes in the development process and proposed uses
- Viable, experienced developer



Community Goals Letter of April 2022

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



HRA Selection Process

- Committee of City Departments
- 3 Finalists were interviewed
- Clear consensus on recommended selection of JB Vang
- HRA awards tentative developer designation



HRA Recommendation: JB Vang Proposal



- 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



Planned Transportation Improvements

- Purple Line BRT Station to be located at Phalen Boulevard and Payne Avenue
- Reconstruction of Minnehaha from Payne Avenue to 7th Street planned for 2027

Hamm’s Brewery Redevelopment

February 21, 2024

Questionnaire Results

1. Check the options that you think are the most viable (value to community, economic viability, customer based).

✓	Commercial Uses	✓	Community Amenities
14	Food Court/Hall (not big chains) – could include multiple kitchens as incubator	14	Bike racks and benches
13	Farmers market (sponsored by Urban Roots?)	14	Improved sidewalks (poor condition)
11	Artist gallery, space for art or trade shows	13	Pedestrian paths that are ADA accessible and safe crosswalks
10	Express bike shop	12	Trees and native plantings
10	Grocery store	11	Bus stop
9	Global market – unique shops and stalls	11	Public restrooms
8	Performance space	11	Community event space (flexible)
8	Coffee shop	10	Outdoor community gathering space between buildings (avoid creek corridor)
8	No chain brands	10	Additional street parking on Minnehaha
8	Movie theater (like Trilengua or Trylon Cinema)	10	Be mindful to wildlife corridor
7	Skate Park shop – connects to Heritage Park	10	Live music
7	Ice cream shop	9	Parking lots (city financed for public use)
7	Pop-up shops (test concepts)	9	Connections to public transit on Arcade and Payne
7	Co-working space, internet cafes	9	Daylight Phalen Creek
7	Hardware store	9	Connections to Purple BRT line at Arcade Street station
6	Space for artists to share expensive equipment (3D printer, Kiln, etc.)	9	Pollinator garden
6	Business incubator	8	Amphitheater, sheltered stage for performances (avoid creek corridor)
6	Indoor playground	8	Security cameras
5	Food Cooperative	8	Street artists and entertainers
5	Flexible space that’s used differently at different times (shared uses)	8	Trolley service to Arcade, Maryland, Payne (funded by local businesses)
5	Small drug store	8	Pedestrian safe connections to Payne/East 7 th Street
5	Tool library	7	East Side History Museum and historic tours
5	Childcare	7	Community center
5	Educational space – art, industrial arts, etc.	7	Handicapped access at stairs (southwest corner of site)
5	Greenhouse cooperative, food production	7	Rebuild stairs to Greenbrier Street (Beech Street neighborhood)

5	Book store	7	Community center
5	Native programming	7	Create connections to upper park
5	Interpretive center	6	EV charging spot
4	Maker space (accessible to community)	5	Raised walkways to Purple BRT line
4	Maker space (accessible to community)	4	City-led sculpture walk throughout the site
3	Business cooperatives (e.g., Black businesses, architectural/makers, etc.)	4	City-led sculpture walk throughout the site
3	Swede Hollow Cafe	4	Signage
3	Library	4	Switchbacks on hills for accessibility
2	Pharmacy	3	Native kiosk
2	Hope Breakfast Bar	3	Accommodations for animals
2	Boutique hotel	3	Scavenger hunt throughout the space
2	Antique store	3	Create a land bridge from new housing to neighborhood by Beech Street
1	Toy store (STEM)	3	Large elevator
	Other suggestions (Commercial Uses)		Other suggestions (Community Assets)
	Community Laundromat		Heat pumps / rooftop solar
	Springwater Well – house		Use smokestack for destination signage
	Build parking ramp across street (Minnehaha)		Playground in front of the apartments
	Small bank or credit union		
	Fix-it shop/general repair shop. Some artists lofts could be rented to people repairing things (e.g. clothing, etc.)		
	Tailor		
	Cat Café		
	Trade School		
	Dollar Store		
	Montessori School		

2. Developing and constructing a successful large-scale mixed-use development requires incorporating uses that generate revenue (i.e., commercial, housing) and “free” uses or amenities (i.e., large gathering spaces/venues, outdoor activities and green space) that require additional funding. It’s a careful balance to ensure the community benefits from the entire development, whether that means easy access to local businesses or calling the development home or providing spaces and venues to hold community events.

What are some types of revenue-generating and community driven uses you are interested in seeing on the site?

- Parks and local businesses
- Would like to see tenants be able to own their own suite/stall. Coop models for businesses.

- We should have a community laundromat that allows us to connect and do laundry!
- Prefer revenue-generating over community-driven.
- Art/work studios for rent, low cost
- Conservatory alike to Como.
- Alike to Northrup King
- Complimentary to existing businesses and neighborhood.
- Marketplace
- Really liked what Max Musicant said about being relevant, adaptable, flexible.
- Potential collaboration with local cooperatives, small scale developers of color who have ideas/funding for projects on the Eastside is Georgia Fort or Imagine Deliver.
- Coffee shop
- Low-cost community rental space.
- Open up to local entrepreneurs.
- Cultural/school festivals

3. What are some potential partnership agreements that could take place that would promote the East Side and frequency/useability of the Hamm’s site?

- Urban Roots
- We need more play spaces for kids and community spaces for organizations. Would be great for the site to include this in the plans.
- Build strong bonds with the Payne/Arcade/E 7th business community.
- Pay what you can, percentage of services. 25% of services must be accessible to the surrounding people.
- City funding for amenities.
- Parking partnerships – high use times, low use times, Hope Community, Arcade leased location.
- Partner with owner of parking lot across Minnehaha – skyway?
- Invest in a marketing team that engages with the community.
- Connectivity between Payne, Arcade and E 7th, making the site more accessible and supportive of the existing businesses, especially during the construction process.
- Partner with local business networks.
- You must create a Hamm’s cooperative of businesses.
- East Side Day, lots of family events

4. Are there any areas of “cultural significance” you feel should be represented on this site?

- Native land recognition

- Would love to see this be a cultural destination spot because of the diverse businesses on the site.
- Hamm's/East Side industrial history
- Descendants of enslaved African people. Those affected by red lining in this neighborhood.
- Native populations with history here.
- Creek, old farmer mill ruins.
- Swede – Swede Hollow
- Eastside is known as one of the places where communities with lower economic status lives. How can the project engage these community members?
- Three nearby union jobs at Hamm's, 3M, and Seerer
- WakenTipi/Bruce Vento
- Mounds Park
- The immigrant history of East Side
- The Mounds

5. How can this project be connected with and integrated into the surrounding area, and how can we improve access to this site for everyone?

- Invite local entrepreneurs.
- Important for it to be family-oriented space.
- Daylight Phalen Creek corridor
- Pay community members to give feedback.
- Parking and safe pedestrian connections.
- Bring existing successful businesses into the marketspace (Tongue & Cheek, Mex/Tex, Yarussos).
- Consistent events; cultural events, engaging events.
- Repave Minnehaha
- Establish business district coalition with surrounding areas.
- Think creatively – we can find other sites for extra nearby parking.
- Public transit, parking

ADDENDUM K. ATTENDANCE LIST FOR THE HAMM'S BREWERY COMPLEX REDEVELOPMENT CDI WORKSHOPS

Hamm's Brewery Complex Redevelopment

First Name	Last Name	Address	City	Zip Code	Org
Abdi	Ali	719 Payne Ave	St. Paul		Karibu
Mike	Anderson	1084 Ivy	St. Paul	55106	
Roger	Assonerbsngeb	1109 Lawson Ae E	St. Paul		Arlington Hills Lutheran Church
Cesar	Banderas	713 Minnehaha Ave E	St. Paul		
Afton	Benson	2033 Sherwood Ave	St. Paul	55119	Climb Theater
Lance	Boatman				
Peter	Borgen	645 E 7th St			Dayton's Bluff Library
Thomas	Burke				
Veronica	Burt	804 Margaret St	St. Paul		Dayton's Bluff Comm Council
Jack	Byers	567 Payne Ave			Payne-Phalen Community Council
Erika	Byrd				City of St. Paul
Ross	Casell				11 Wells
Charles	Channon Doerr	1205 Selby Ave			
Rob	Clapp	688 Minnehaha Ave E	St. Paul	55106	St. Paul Brewing
Erin	Cogell	76 Mounds Blvd			
Michaelene	Colestock	445 Etna St, Suite 55	St. Paul	55106	ANEW
Jean	Comstock	729 6th E	St. Paul	55106	Dayton's Bluff Comm Council
Mary	Crandall	704 Minnehaha Ave E	St. Paul	55106	11 Wells Spirits
Ryan	Culhane	828 Mound St	St. Paul		
Anne	DeJoy	925 Payne, #201	St. Paul	55130	ESNDC
Benjamin	Domask-Ruh	946 Cook Ave MN			Circus Center of MN
Paris	Dunning	804 Margaret St	St. Paul	55106	ESABA
Karin	DuPaul	668 Greenbrier			Friends of Swede Hollow
Larry	Fink	720 7th St E, Apt 101			
Dionne	Gharamu	370 Wabasha St N, Suite 1400	St. Paul		NEOO Partners
Elizabeth	Griffin	641 Desoto St			RING
Stephanie	Harr	860 Mound St		55106	
Giovonna	Harris				GECC D2
Jesse	Haug	275 4th St E	St. Paul	55101	Artist
Ian	Hedberg	747 Hampdon Ave, unit 507	St. Paul	55114	SP350
Paul	Holmgren	217 Como Ave, #104	St. Paul	55103	C & P Consulting
Robin	Horkey	567 Payne Ave	St. Paul	55130	Payne-Phalen Community Council
Ryan	Huseby	989 Payne Ave	St. Paul	55130	Tongue in Cheek
Ryaniqua	Johnson	City Hall	St. Paul		City Council Member
Kristen	Johnson	752 Margaret St	St. Paul	55106	Friends of Swede Hollow
Daryl	Johnson	752 Margaret St	St. Paul	55106	Friends of Swede Hollow
Carl	Johnson	781 7th Street East	St. Paul		ESBBN + Storehouse Grocers
Melanie	Johnson				City of St. Paul, Ward 7
Julia	Kallmes				Kaleidoscope Learning
Jimmy	Keebs				St. Paul Brewing
Joseph	Kimbrell				Pope Design Group
Ismeil	Kuadar				Eastside Freedom Library
Darlene	LaBelle	925 Payne			ESNDC
Tom	LaFleche	956 Payne Ave			Brunsons Poh
Molly	LaFleche				
Sandy	Lee				
Telee	Lee				
Matt	Lloyd	840 Payne Ave	St. Paul		Kendall's Ace Hardware
Don	Lorr	641 Desoto St			Railroad Island Neighborhood / Hope Academy School Board
Jeff	Manning	212 Elm St	Hudson		
Grady	McHugh				11 Wells
Gabby	Menomin	332 Minnesota St, Suite W1520	St. Paul	55101	Wakan Tipi Awanyankapi
Rebecca	Nelson				Payne Phalen Comm Council
Calvin	O'Keefe	750 Margaret St			
Dan	Palumbo	Urban Place			Innovative Surfaces
Robin	Perez	515 Jessamine Ave E	St. Paul		
Barb	Pecks	876 Orange Ave	St. Paul		Carpenters Union
Eugene	Piccolo	397 Maple St	St. Paul	55106	
Peter	Pisano	677 Ivy Ave E	St. Paul		Manifold Public Design
Lance	Rantman				Brownstones on Swede Hollow
Joshua	Raye	704 Minnehaha Ave			11 Wells
Bob	Roepke	688 Minnehaha Ave E	St. Paul	55106	Saint Paul Brewing

James	Rutherford	713 Minnehaha Ave N	St. Paul	55106 North American Art
Sean	Ryan	688 Minnehaha Ave E	St. Paul	55106 Saint Paul Brewing
Eric	Salinas	653 North St		Saint Paul Brewery
Roxanne	Sanchez	828 Mound St	St. Paul	Nine Lives
Peggy	Sanchez	805 Smith Ave S	St. Paul	55107 Nine Lives
Damian	Schaab	574 Brunson St	St. Paul	55130 Payne Phalen Comm Council, Railroad Island Neighborhood
Sara	Schachtag	38 Mounds Blvd		55106
Hans	Schmidt			Pope Design Group
Lisa	Schroeder			
William	Schultz	713 Minnehaha Ave E, #310	St. Paul	55106 ESABA
DeLisa	Shearod			GECC D2
Kathy	Sidles	1380 Winchell St		
Sophia	Smith	155 Urban Place	St. Paul	55106 Vail Place
Liza	Sterletske	688 Minnehaha Ave E	St. Paul	Hole in One Mgmt
Sidney	Stuart	677 Ivy Ave E	St. Paul	Eastside Freedom Library
Aaron	Tafoya	287 6th St E	St. Paul	55101 Empowered Percussion & Engraving
Michel	Taylor	672 Greenbrier St	St. Paul	Friends of Swede Hollow
Ger	Thao			Hmong American Partnership
Steve	Trimble	77 Maria Ave	St. Paul	55106
Kimberly	Widebuer	Minnehaha Ave		Quick Fix handyman/Hope Community Academy Board
Eric	Zidlicky	245 Maria Ave		Dayton's Bluff Comm Council
Naly Mailee	Xiong	1018 Geranium Ave E	St. Paul	55106 Hmong Wealth Builders
Kimberly	Wildebuer	Minnehaha Ave E	St. Paul	Hope Community Academy, Quick Fix Handyman
Diana	Longrie	1778 DeSoto St	Maplewood	55117
D'Wayne	Morris			
Sam	Modiert	1110 Payne Ave S	St. Paul	Urban Roots
Mailee	Xiong			
Greg	Hennes	717 Minnehaha Ave E	St. Paul	55106 North American Art and Mirror
Nelly	Yaz			
Mike	Temali			Neighborhood Development Center
Thong	Vang	394 University Ave W	St. Paul	55103 Hmong American Partnership
Reona	Vang	394 University Ave W		Hmong American Partnership
Carol	Carey	635 Bates Ave		
Tou	Fang	1018 Geranium Ave E	St. Paul	55106 Hmong Wealth Builders
Geordie	Flantz	718 Sims Ave		TriLingua Cinema/ESFL
Matty	O'Reilly	688 Minnehaha Ave E		St. Paul Brewing
Anne	Do			
Nancy	Xiong	394 University Ave	St. Paul	55106 HAP
Daechia	Yang	394 University Ave W	St. Paul	55103 HAP
Rita	Jules			SBA
Vong	Thao			Rooted Philanthropie
Liz	Lee			Rep for 67A
Nelsie	Yang			Saint Paul City Council Ward 6
Sreh	Sing	14600 41st Ave N	Plymouth	55446 MDW (JSI)
Melissa	Bjornson			Cushing Terrell A&E
Stephen	Lu	2418 Plymouth Ave N	Minneapolis	55411 Asian Media Access
Ange	Hwang	2418 Plymouth Ave N	Minneapolis	55411 Asian Media Access
Marcel	Thompson			
Janet	Pope	1248 Como Blvd E	St. Paul	55117 renewable energy advocate
Ben	Greilanger	1771 Payne Ave	St. Paul	55117 Brix Real Estate
Edward	Piechowski	203 Montrose Place	St. Paul	
Thong	Vang	8521 Savanna Oaks	Woodbury	55125 We Rent
Marie	Franchett			Saint Paul PED
Adia	Vang	8521 Savanna Oaks Ln	Woodbury	55125

ADDENDUM L. ANNOUNCEMENT/PUBLICITY FLYER FOR THE HAMM'S BREWERY COMPLEX REDEVELOPMENT CDI WORKSHOPS



JB Vang Partners invites you to an important conversation to guide the future redevelopment of the Hamm's Brewery complex. With support from a team of design and development experts, community members will participate in a series of workshops to provide recommendations to the developer, JB Vang Partners, and City of Saint Paul.

MARK YOUR CALENDARS FOR THE FOLLOWING EVENTS

All events are free and open to the public.

KICK-OFF INITIAL PROPOSAL OVERVIEW & FEEDBACK

Thursday, December 7, 2023 | 6:00 - 7:30 pm | The Parkway Apartments, 1428 7th Street E, St. Paul 55106

JB Vang Partners will provide an overview of their proposal for the redevelopment of the former Hamm's Brewery complex and get preliminary community feedback. The four-part community process (to be held in 2024) to inform the redevelopment plan will also be presented.

WORKSHOP I: GATHERING IDEAS FOR THE REUSE OF THE HAMM'S BREWERY COMPLEX

Thursday, January 18, 2024 | 6:00 - 8:00 pm | Location TBD

What is important and unique about the Hamm's Brewery complex site? What commercial uses would the community benefit from? What are the concerns about the proposed development, and what community benefits can be achieved?

WORKSHOP II: BLOCK EXERCISE: EXPLORE COMMERCIAL USES FOR THE HAMM'S BREWERY COMPLEX

Thursday, February 1, 2024 | 6:00 - 8:00 pm | Location TBD

Join your neighbors in an interactive workshop to create scenarios for the commercial uses at the old Hamm's Brewery site. Design experts will be on hand to share ideas and insights.

WORKSHOP III: PANEL DISCUSSION - EXPLORING COMMERCIAL USE OPTIONS

Thursday, February 15, 2024 | 6:00 - 8:00 pm | Location TBD

Explore the opportunities and challenges of potential commercial uses with a panel of market and commercial development experts.

WORKSHOP IV: CREATE FINAL RECOMMENDATIONS

Thursday, February 29, 2024 | 6:00 - 8:00 pm | Location TBD

Contribute to the creation of development recommendations for the redevelopment of the Hamm's Brewery complex, which will be submitted to JB Vang Partners and the City of Saint Paul.

Light refreshments will be provided.

Childcare will be provided by request only.

Please RSVP to Gretchen Nicholls at 612-327-2149 one week in advance of each workshop if you would like to request childcare.



FOR MORE INFORMATION, CONTACT:

**Gretchen Nicholls, LISC Twin Cities, at 612-327-2149 or gnicholls@lisc.org
Ashley Bisner, JB Vang Partners, at 763-645-5500 or abisner@jbvang.com**

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