

## Small Group Discussion Responses/themes

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

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

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

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

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