

# 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
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### 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
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Restore surrounding park and trails and prohibit any reduction in parkland
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**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
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East Side food court with community businesses (small spaces in marketplace and keep their locations in the community)
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**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
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Include a skate shop that's a hub and does outreach for the new skate park at Heritage Park
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Food co-ops/farmers market
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Ice cream shop
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Create flexible space that can be used differently throughout the day, the week, the year
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Look for shared uses
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Create a makers space; ensure it's accessible to the community so people can learn skills
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Business incubator food hall with multiple kitchens; a business can get started in the incubator and then launch into the community
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Space for art shows and trade shows
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Do a marketing study; what problems were encountered by Keg and Case? How will this project be different?
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Include local needs and existing businesses in the marketing study
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**7. Respect Phalen Creek**

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