

# Hamm's Brewery Complex Redevelopment – St. Paul

## Workshop II: Block Exercise

### *Evaluation – February 7, 2024*

February 7 was the second session with community members to seek input on the redevelopment of the Hamm's Brewery Complex in St. Paul. Please tell us how effective tonight's exercise was in meeting its goals.

1. What worked well or were good parts of the session for you?
  - Open conversation especially between community members. Appreciated developer being there.
  - Small groups, pizza! Pivot and make more groups – Yes!
  - Dialog
  - Community voices
  - Great turnout. Good energy.
  - Break outs were ok.
  - (2) Working groups are great! The group table discussions
  - With small groups and maps for each group to use and refer to.
  - The info on financial feasibility was very helpful.
  - Small groups talking = good
  - Informative, engaging.
  - Maps, info on \$\$
  - Adding additional tables. Adding info on market finance
  - I thought the facilitator did well.
  
2. What could have been improved?
  - Did we get the creative input on commercial uses we wanted!
  - More time a virtual forum.
  - (4) The city should have been present.
  - More transparent and accessible information on the RFP, initial community discussion, and plans with existing businesses would lead to this particular meeting staying on topic.
  - Having at the ready actual answers to questions related to RFP.
  - Keep flexibility going in each group what to incorporate as idea you didn't plan for.
  - Account for more people (i.e. the issue w/maps in the beginning.)
  - Park swap or not, people want parking info.
  - Sound, need WIFI access, air conditioning.
  - The angry guy who thinks he speaks for all of us.
  - Needed better explanation of the instructions for the "3 tables" assignment.
  - More controlled discussion., No questions 'til the end

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3. Please check the box that best represents your experience.

Question	Excellent	Good	Fair	Poor
a. Community participants had an opportunity to build sample development options.	2	7	5	
b. Participants gained knowledge about market influences and financial feasibility of their ideas.	5	7	3	
c. Participants had an opportunity to learn new ideas from other community members and explore multiple options for the site.	4	9	2	
d. Traffic flow, parking, safety, walkability, community values etc. were helpful considerations for successful future development.	4	4	6	

- *Comment: to "d" above: Yes and No. We can't know what is possible with no input or participation from City representatives.*

4. How satisfied are you overall with tonight's session? (Circle your response.)

<b>5</b>	<b>7</b>	<b>3</b>	<b>Zero</b>
<b>Very Satisfied</b>	<b>Somewhat Satisfied</b>	<b>Somewhat Dissatisfied</b>	<b>Very Dissatisfied</b>

5. Would you recommend the next session to your neighbors/colleagues?

<b>13</b>	<b>Zero</b>	<b>1</b>
<b>Yes</b>	<b>No</b>	<b>Unsure</b>

6. What cultural/ethnic heritage do you represent? (optional)

- (6) White
- White – but raised on the East Side
- African
- Native American
- White/European – long time settler family
- none

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7. How long have you lived or worked in area?

<b>2</b>	<b>5</b>	<b>1</b>	<b>5</b>	<b>Not Apply</b>
<b>1-3 Years</b>	<b>4-9 Years</b>	<b>10-19 Years</b>	<b>20+ Years</b>	

8. What age bracket do you represent? (Circle your response.)

<b>Zero</b>	<b>Zero</b>	<b>13</b>	<b>2</b>
<b>Teen</b>	<b>Young Adult</b>	<b>Adult</b>	<b>Senior/Retired</b>

9. How did learn about tonight's session?

- Marie Franchett
- (4) ESABA
- Social media
- Coworkers @ 11 wells
- Involvement with community organizations
- Dayton's Bluff Community Council
- My work and Facebook
- Own a business on Payne, Paris, ESABA
- (2) Email
- Attend last session.

10. What additional information would you like to have about the development?

- Virtual, location, discussion boards
- Timeline on development, construction start, where parking overflow will go once construction begins. Why this site chosen over other areas to be developed.
- Who are other JBVang contacts? The one I reached out to has not been responsive.
- Trash pick-up, working with East Side businesses to maintain trails and parks – need more regional park \$
- All meeting materials before and after promptly
- Would like to know more about the Capital stack.

11. Other Comments (Optional)

- Think they should look at Northrup King – Minneapolis.
- Should look at going across Minnehaha to create bigger project.
- Needs massive investment by city, county, state for the project to be transformative. They did this for Phalen Corridor.
- Need to expand project to North of Minnehaha.
- Wework spaces for remote workers.
- Farmers market – cooking classes using farmers market ingredients.
- More concrete costing estimates.
- Please be mindful of the type of programming of space, use of the greenspace, and where things will be located in relation to the future creek. How will concerns about trash, noise and light be addressed for local wildlife.
- Which ideas are non-starters.

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- With the size of the planned East End Apartments, parking for both new residents and business customers as a concern
- We had idea for cooking classes to use ingredients purchased in market kiosk.
- Wework spaces for remote workers to come together!
- Small business focus = good
- Green space right outside family housing = good (See Heights Development who got variance to add this ... from Districts
- Don't let community members ask questions until end of the meeting.
- Ongoing pop-up maps
- Need to have good lighting at night.
- Need security.
- Here are my ideas for what should/could go in there: (Michaelene Colestock)
  - Tool library
  - Bike shop/skate shop/skateboard.
  - Classroom space
  - restaurants that represent all the cultures on the East Side
  - Fun zone – like an indoor playground, bowling, darts, ax throwing etc.
  - Must have free parking and no tow zones!! (if people come and get towed – they won't come back)
  - Co-working space
  - Indoor farmers market
  - Ice cream shop.
  - Coffee shop
  - Wine bar
  - Pop-up shops at ethnic holidays (Christmas, Ramadan, Hmong New Year etc.)
  - Shops with Minnesota themed items
  - Event venue – up to 300 capacity (weddings, work parties, training space, small concerts)
  - Rotating “monthly” features to draw new interest monthly.
  - Need GOOD food for example – Apostle restaurant is great VIBE, but the food and service are bad – need people to come back!
  - Social services hub/resource center where people on assistance can get help filling out forms.

For more information contact:

Ashley Bisner, JB Vang Partners, at 763-464-2074 or [abisner@jbvang.com](mailto:abisner@jbvang.com)  
Gretchen Nicholls, LISC Twin Cities, 612-327-2149 or [gnicholls@lisc.org](mailto:gnicholls@lisc.org)