



# Payne-Phalen

COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 [www.paynephallen.org](http://www.paynephallen.org) 651-774-5234 [district5@paynephallen.org](mailto:district5@paynephallen.org)

April 28, 2025

Zoning Committee, St. Paul Planning Commission  
c/o Chris Hong, City of St. Paul Planning and Economic Development Department  
25 West 4<sup>th</sup> Street, 1400 City Hall Annex  
St. Paul, MN 55102

VIA EMAIL

Re: Rezoning application for redevelopment at the Hamm's Brewery at 680 and 694 East Minnehaha St.

Dear Chris:

I am writing to you on behalf of the Board of Directors of the Payne-Phalen Community Council. The Board of Directors met in community at our regular monthly meeting last night - Tuesday, April 22, 2025, at the Arlington Hills Community Center. The Application to rezone the properties at the Hamm's Brewery complex (680 and 694 Minnehaha Street East) was on the agenda. Approximately thirty-five (30) people attended the meeting. Representatives of the Applicant, JB Vang, attended the meeting and made a short presentation to the Board and the community. The proposal for the project was verbally explained by the Applicant and drawings was shared with the community and Board. Representatives of JB Vang stood for questions.

***Following the discussion, the Board of the Payne-Phalen Community Council voted in the affirmative to support the Traditional Neighborhood (T3) Zoning for these sites.***

We look forward to continued progress with this important, catalytic project on St. Paul's East Side. We appreciate you including this letter in the packet of materials for the upcoming meetings and public hearing process. We thank you in advance for taking the position of the Payne-Phalen Community Council into full consideration as you make your decision. Please feel free to contact me if you have any questions or require further clarification.

Sincerely,

Jack Byers  
Executive Director

cc. Councilmember Cheniqua Johnson, Ward 7  
Stephanie Harr, JBVang  
Ashley Bitner, JBVang  
Nicolle Newton, Executive Director, St. Paul Planning and Economic Development Dept.  
Lauren Haynssen, St. Paul Planning and Economic Development Dept.  
Marie Franchett, St. Paul Planning and Economic Development Dept.  
Bill Dermody, Supervisor, St. Paul Planning and Economic Development Dept.  
Eric Zidlicky, Dayton's Bluff District Council  
Tim Marino, Dayton's Bluff District Council  
Rebecca Nelson, PPCC Board Chair  
PPCC Board of Directors