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T Districts Map Amendments Update City of Saint Paul

October 9, 2026
Planning Commission

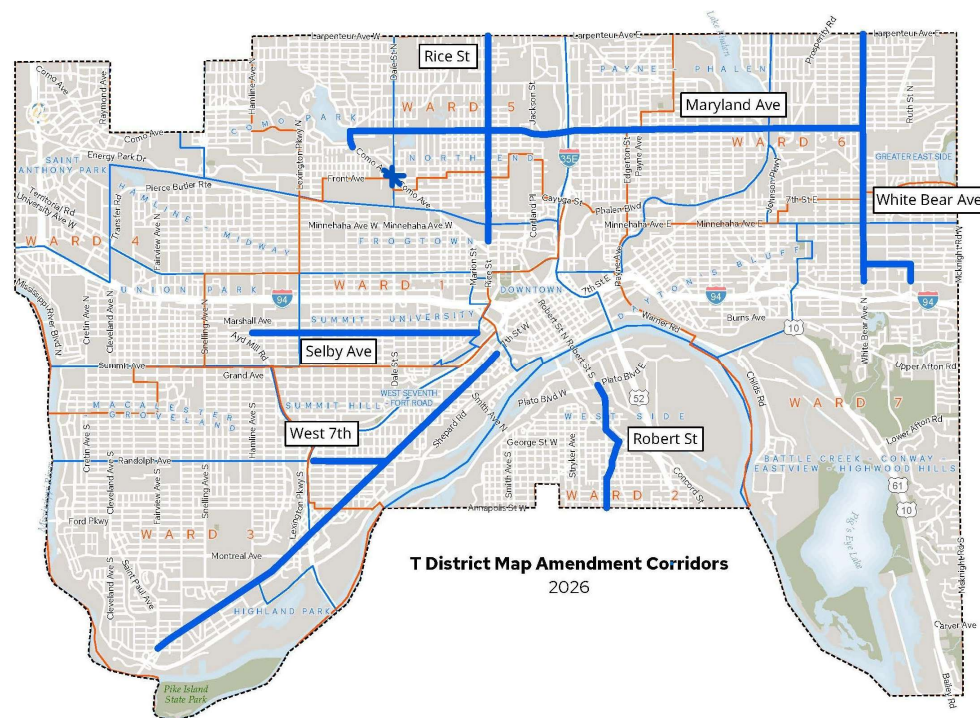


T Districts Update

Project Overview

T Districts Map Amendments

- 6 corridors, aligned with bus rapid transit (BRT) improvements either planned or completed
- Adding more mixed-use zoning (traditional neighborhood districts) along all six corridors
- Online engagement and community workshops for each corridor
- Recommended rezonings move as a package to Planning Commission and City Council





T Districts Update

Timeline

Corridor	Workshop	Recs Available
White Bear Ave.	July 28 ✓	Yes
Selby Ave.	September 22 ✓	Yes
Maryland Ave. Como-Front-Dale	September 29 ✓	Yes
West 7 th St. Randolph Ave.	October 5 ✓	Yes
Rice St.	October 22	Soon
Robert St.	November 5	Soon



T Districts Update

Common Principles

Rezoning

- More allowed growth + more mixed-use options near future transit stations and major intersections
 - Both increased intensity and expansion out into the neighborhood
- More opportunities for large parcels, key vacant parcels
- Converting B zoning to T zoning where uses remain conforming
- Increased mixed-use flexibility for existing small-scale housing
- Long-term flexibility for religious institutions and schools
- Fixing split zoning

Exceptions

- Auto uses remain B by default, changes based on community feedback and some exceptions at important intersections
- Preserving industrial land
- Some existing multifamily



T Districts Update

Engagement Themes (so far)

- Generally positive about the work itself
- Enthusiasm for increased growth and opportunity
- Detailed feedback on specific parcels
- Challenges around any B district preservation
- T1 in the neighborhood: not enough allowed vs. an appropriate incremental change from residential-only
- Role of the market/construction environment vs. zoning
- Role of T Districts vs. role of other districts
- Redevelopment vs. reuse



T Districts Update

Timeline

Task	Time
Publish initial recommendations online	Ahead of each workshop
In-person workshops and online engagement (email comments)	July-November 2026
Develop “Round 2” recommendations based on feedback, create detailed interactive online map	November 2026
Bring Round 2 to Planning Commission, release for public comment period (60 days)	Nov. or Dec. 2026 (TBD)
Planning Commission public hearing and recommendation	Early 2027
Revisions based on public hearing and public comment period	Early 2027
Final recommendations presented to City Council; adoption	Spring 2027



West 7th Workshop

Thank you!

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