

Robert Street Mixed-Use Zoning Workshop
City of Saint Paul

November 5, 2026
Wellstone Center

Robert Street Workshop

Agenda

- **Welcome/Introductions**
- Project Summary
- Land Use, Zoning, and Transit
- Robert Street Today + Recommendations
- General Questions
- Map Activity and Small Group Discussion
- Wrap Up 7:30

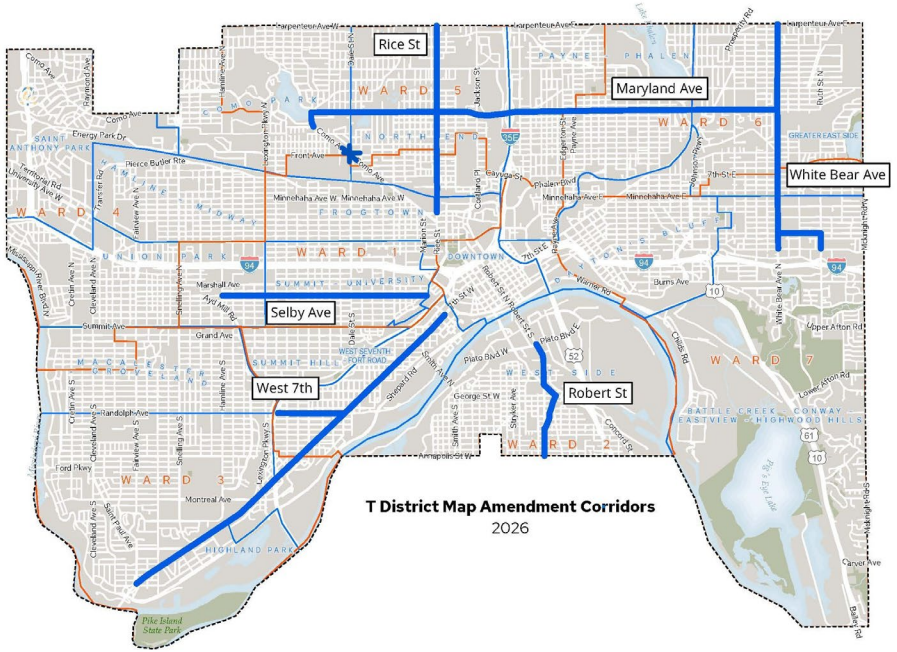


Robert Street Workshop

Project Summary

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 in the next few months



How do transit and land use support each other?

- **High-quality transit supports walkable neighborhoods**. A frequent, reliable bus is one that more people will ride to work, school, errands, and local businesses – *if* those places are where the bus is going or a connection is easy.

- 2040 Comprehensive Plan:
  - Policy LU-1. Encourage **transit-supportive density** and direct the majority of growth to areas with the highest existing or planned transit capacity.
  - Policy LU-31. Invest in Neighborhood Nodes to achieve development that enables people to **meet their daily needs within walking distance** and improves equitable access to amenities, retail and services.



Image: Pioneer Press

Why does mixed-use zoning work well with transit?

- **Comp Plan:** "...development that enables people to **meet their daily needs within walking distance** and improves equitable access to amenities, retail and services."

- Allowing a **variety of uses** near transit stops/along corridors increases the likelihood that people will be able to access the things they need via transit, but also by foot, bike, or micromobility.

- Allowing more **housing** near transit stops allows more people to go car-light or car-free and provides more people nearby to attract amenities that the whole neighborhood can benefit from.
    - Example: Snelling and Marshall Whole Foods

- Provides new opportunities for **businesses** of many sizes to launch and locate in Saint Paul.

How does the City shape land use?

Zoning

- Every property in the city is within a zoning district.
- Every zoning district has:
  - A list of allowed uses (housing types, business types, etc.)
  - Limits on how tall and how large a new building can be
  - Other rules depending on the district
- A property's zoning can only change if the city allows it, so the above rules for a given property don't change very often.

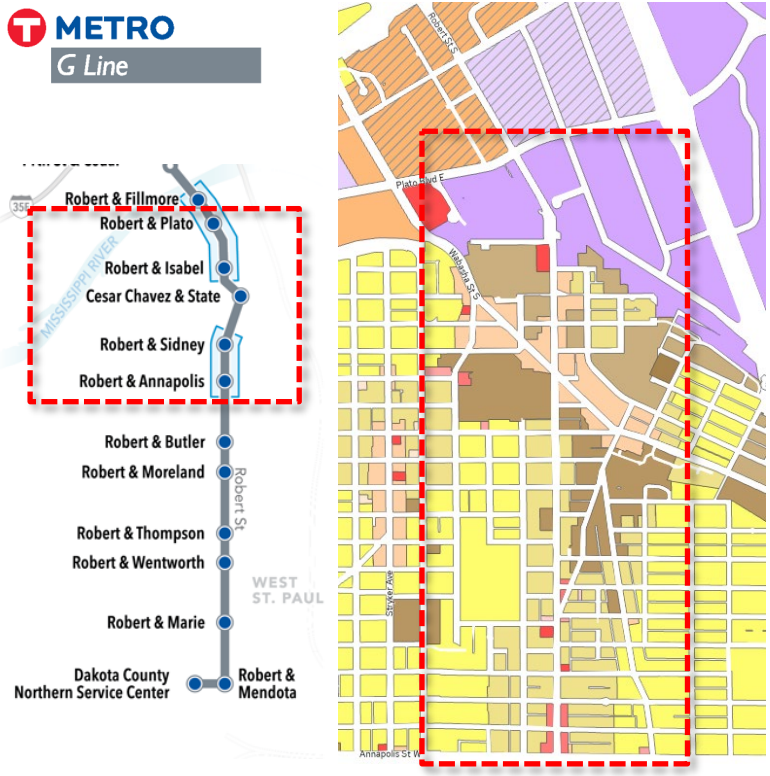
Plans

- **Comprehensive Plan:** The City's long-term (20-year) outlook includes land use and helps guide zoning decisions.
- **District plans** help make the Comp Plan's broad policies specific.
- **Small area plans** zero in on a specific area.

Robert Street Workshop

Planning and Project Timeline

- District del Sol Plan (2013)
- West Side Community Plan (2013)
- West Side Flats Master Plan (2015)
- Robert Street Cultural Resources Assessment (2018)
- 2040 Comprehensive Plan (2020)
- T Districts Text Amendments (2025)
- T Districts Map Amendments initiated by City Council (December 2025)
- 2050 Comprehensive Plan
    - Engagement is happening now!



What are Traditional Neighborhood (T) Districts?

T1, T2, T3

Overview

- Encourage compact, mixed-use development
- Improve walkability at nodes and along corridors
- Permit dense development to support transit ridership
- Allow for more flexible uses for existing buildings
- Include architectural design standards for new development
- Include incentives for affordable housing

Traditional Neighborhood (T) Districts

T1

T1: Neighborhood flexibility

- Small-scale commercial and mixed-use – can be the neighborhood grocery store, coffee shop, retail store on the first floor and apartments above.
    - No bars, restaurants, or more intense uses.
- Allows all kinds of housing.
- Size limits also mean that it's a great fit for schools and religious institutions.
- Height limit: 35 feet



Image: Google Street View

Traditional Neighborhood (T) Districts

T2, T3

T2 and T3: More options; more density

- Wider variety of retail, restaurants, bars, breweries. Services like dry cleaning, health/sports clubs, veterinary clinics.
- **T2** allows all kinds of housing, **T3** does not allow small-scale housing. Like T1, business and housing can mix in the same building.
- **T2** height limit: 45 feet. **T3** height limit: 55 feet.
- Parcel assembly or smaller development on smaller parcels.

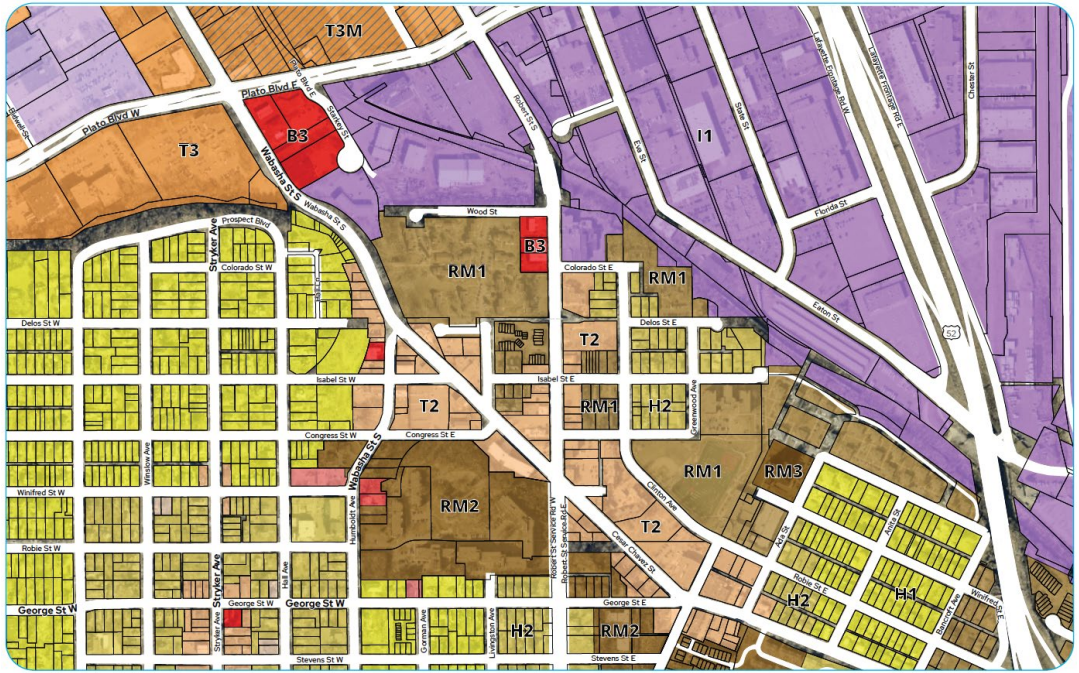


Image: LoopNet

Robert Street Workshop

What zoning districts are on/near Robert Street today?

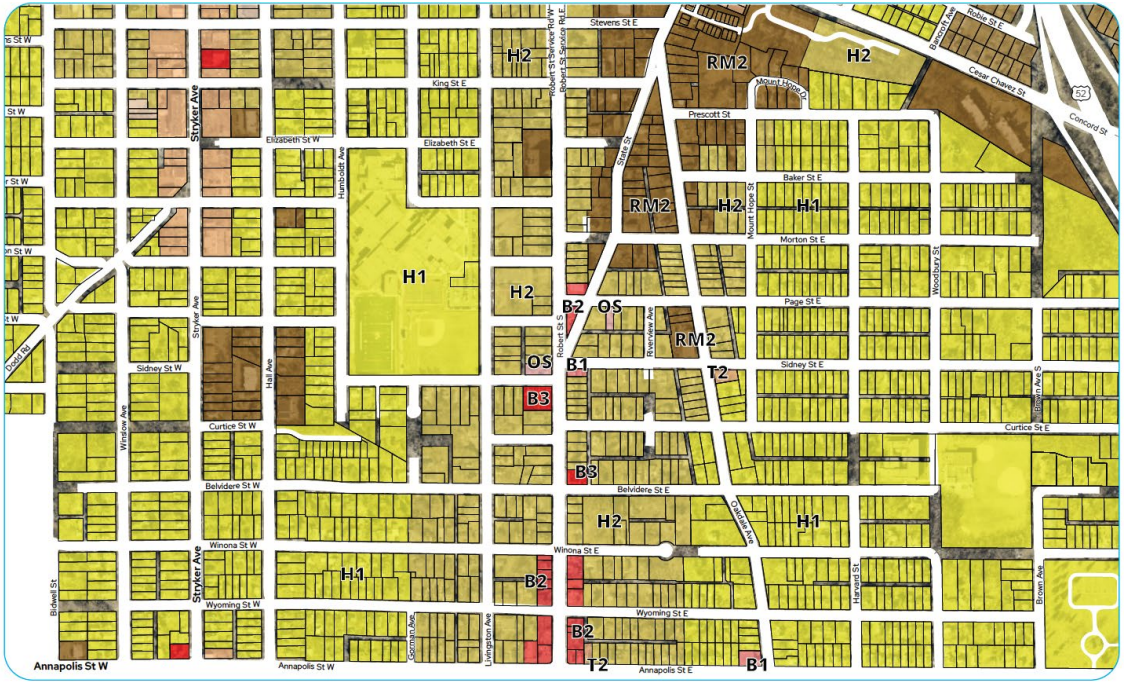
- **H1, H2, RM1, RM2:** Housing, schools, parks
- **B3**: Business
- **T2, T3M**: Mix of business and housing
- **I1:** Industrial



Robert Street Workshop

What zoning districts are on/near Robert Street today?

- **H1, H2, RM2:** Housing, schools, parks
- **OS, B2, B3**: Business



How is zoning proposed to change on Robert Street?

- **More options for mixed-use and growth near future transit stations:** Adding more T2 and T3 zoning around G Line stations.
- **Converting B zoning to T zoning:** Providing additional options for current business-only parcels.
- **Flexibility for existing small-scale housing:** Adding T2 zoning for existing housing along the G Line route to allow for neighborhood-scale businesses and small-scale mixed-use.
- **Long-term flexibility for religious institutions and schools:** Rezoning churches and schools to T1 and T2 recognizes the multi-purpose role they play in the community.
- **Fixing split zoning.**

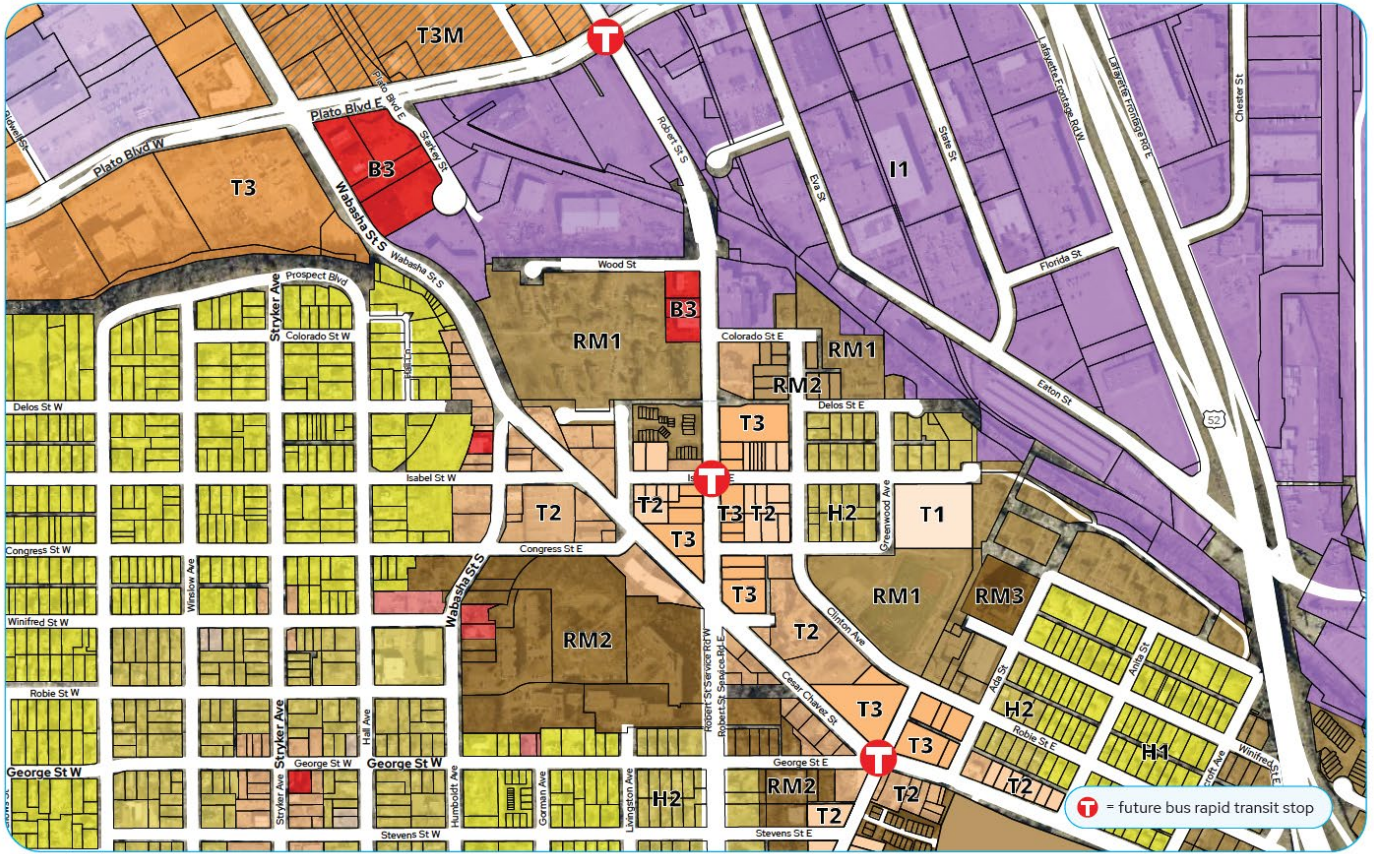
Where is zoning staying the same on Robert Street?

- **Auto uses (car repair, gas stations, tire shops):** Proposed to remain as-is along the corridor with no zoning change, except at G Line stations.
    - Community feedback

- **Industrial:** The City's Comprehensive Plan calls to preserve industrially-zoned land.

- **Areas outside station areas and the main corridor:** Increased density and new commercial opportunities are proposed to stay within the general vicinity of the corridor.

Robert Street Workshop



Robert Street Workshop



Robert Street Workshop

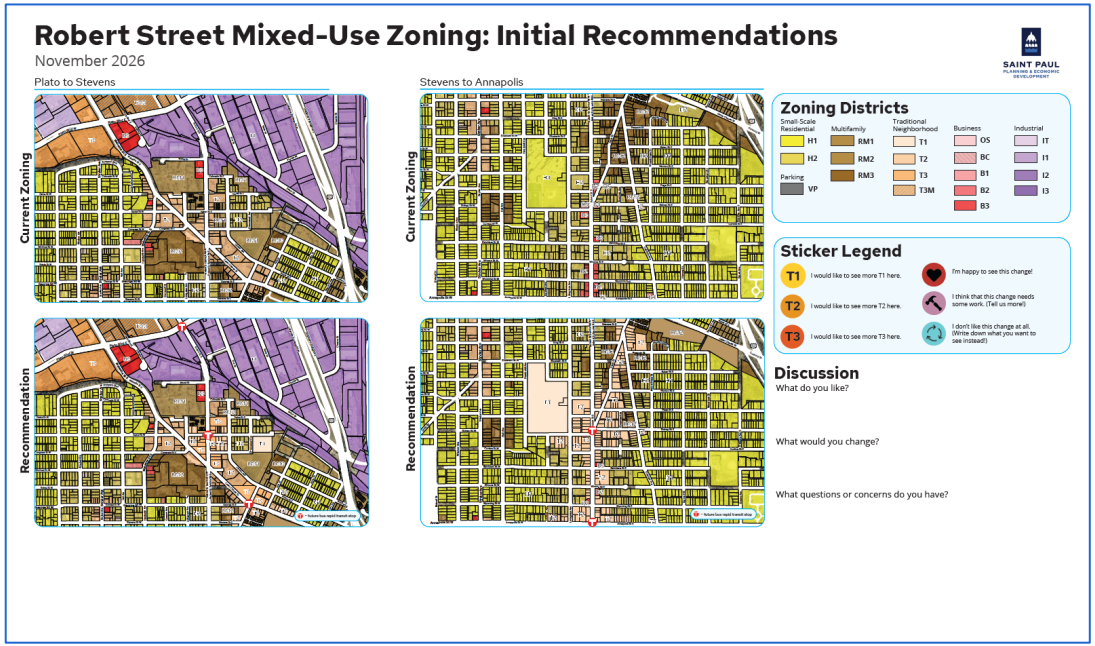
Next Steps

- These are **initial** recommendations.
- Final recommendations proposed to go through the public hearing process will be published in the next few weeks.
- Official public comment period, public hearing, and adoption process will occur in late 2026/early 2027.
- Opportunities to comment online will continue to be open. An interactive map will be published with all 6 corridors.



Robert Street Workshop

Activity/Discussion



T1 I would like to see more T1 here.

T2 I would like to see more T2 here.

T3 I would like to see more T3 here.

I'm happy to see this change!

I think that this change needs some work. (Tell us more!)

I don't like this change at all. (Write down what you want to see instead!)

Thank you!

Valerie Quarles
Senior City Planner
Valerie.Quarles@ci.stpaul.mn.us
651-266-6637

Anton Jerve
Long-Range Planning Manager
Anton.Jerve@ci.stpaul.mn.us
651-266-6567

Spencer Miller-Johnson
Senior City Planner
Spencer.Miller-Johnson@ci.stpaul.mn.us
651-266-6093

Emma Brown
Senior City Planner
Emma.Brown@ci.stpaul.mn.us
651-266-6657