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West 7th Mixed-Use Zoning Workshop City of Saint Paul

October 5, 2026
Palace Community Center



West 7th Workshop

Agenda

- **Welcome/Introductions**
- Project Summary
- Land Use, Zoning, and Transit
- West 7th and Randolph Recommendations
- General Questions
- Map Activity and Small Group Discussion
- Wrap Up 7:30

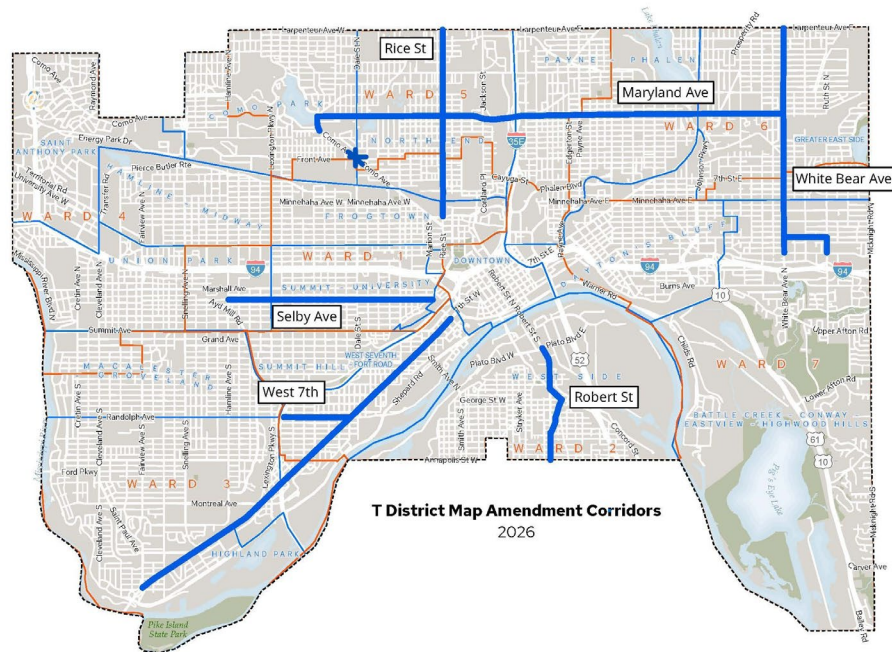




Project Summary

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 adding more mixed-use zoning work?

- **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

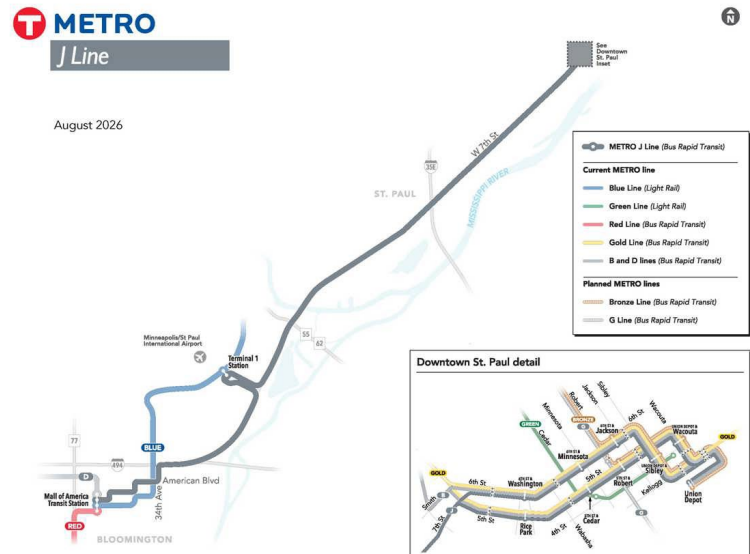
- **Comprehensive Plan:** The City's long-term (20-year) outlook includes land use and helps guide zoning decisions.
- **District plans** help make the Comp Plan's broad policies specific.
- **Small area plans** zero in on a specific area.



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Planning and Project Timeline

- Riverview Corridor Engagement
- Fort Road/West 7th Federation District Plan (2013)
- Highland Park District Plan (2019)
- 2040 Comprehensive Plan (2020)
- **T Districts Text Amendments** (June 2025)
- **T Districts Map Amendments** initiated by City Council (Dec. 2025)
- 2050 Comprehensive Plan





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: 35 feet. **T3** height limit: 55 feet.
- Parcel assembly or smaller development on smaller parcels.



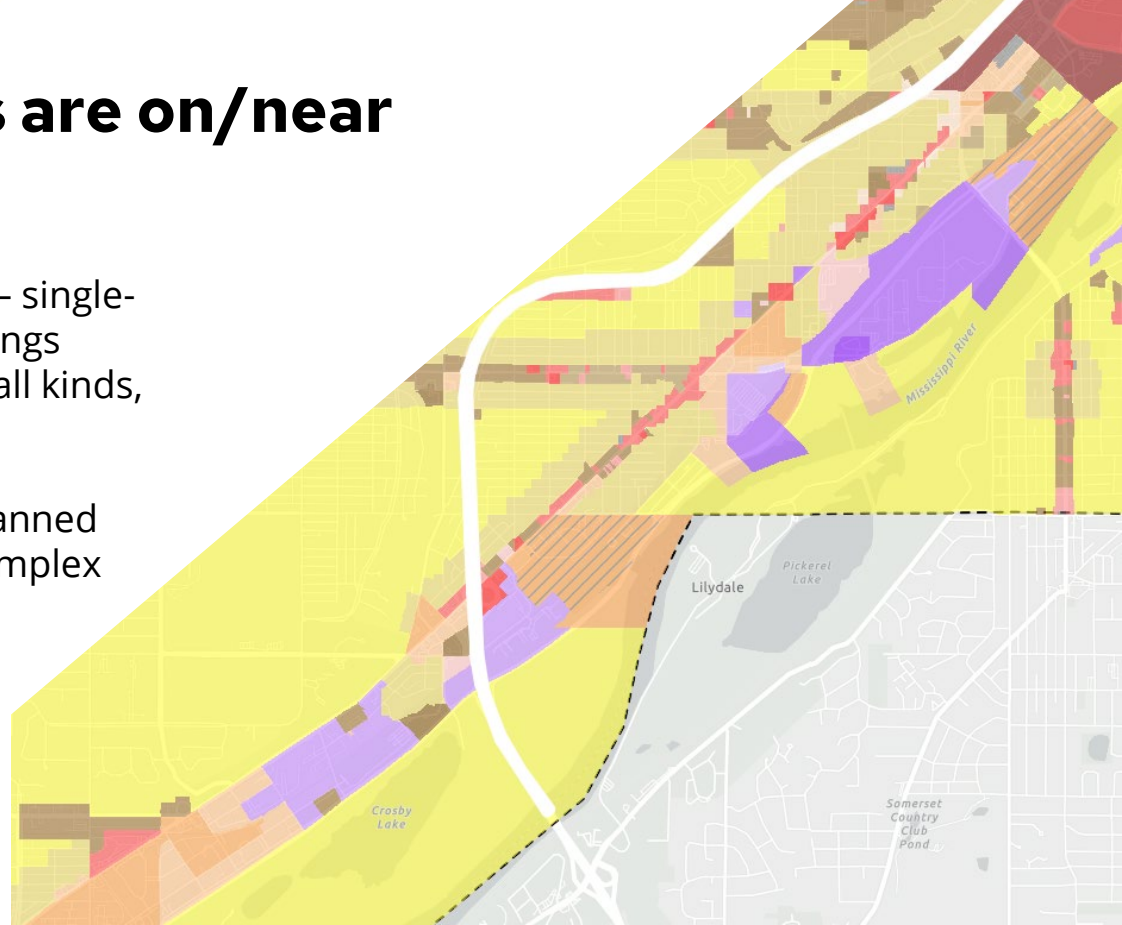
Image: LoopNet



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What zoning districts are on/near West 7th today?

- **H1, H2, RM1, RM2, RM3:** Housing – single-family up to large apartment buildings
- **BC, OS, B1, B2, B3, B5:** Business – all kinds, all sizes
- **T1:** Short stretches, small parcels
- **T2, T3:** Near downtown, master-planned areas, Shepard-Davern, Schmitt complex
- **IT, I1, I2, I3:** Industrial areas





How is zoning proposed to change on West 7th?

- **More options for mixed-use and growth near future transit stations:** Adding T1, T2, and T3 zoning near major intersections, both directly on West 7th and to the east and west.
- **Converting B zoning to T zoning:** Providing additional options for current business-only parcels.
- **Flexibility for existing small-scale housing:** Adding T1 and T2 zoning for almost all existing housing along West 7th to allow for neighborhood-scale businesses and small-scale mixed-use as desired.



How is zoning proposed to change on West 7th?

- **Long-term flexibility for religious institutions and schools:** Rezoning churches and schools to T1 recognizes the multi-purpose role they play in the community.
- **Fixing split zoning:** Choosing one zoning district instead of two for parcels that are in more than one zoning district.
- **T3 for medium-to-large opportunity parcels:** Adding T3 zoning instead of T2 for certain larger parcels along the corridor.

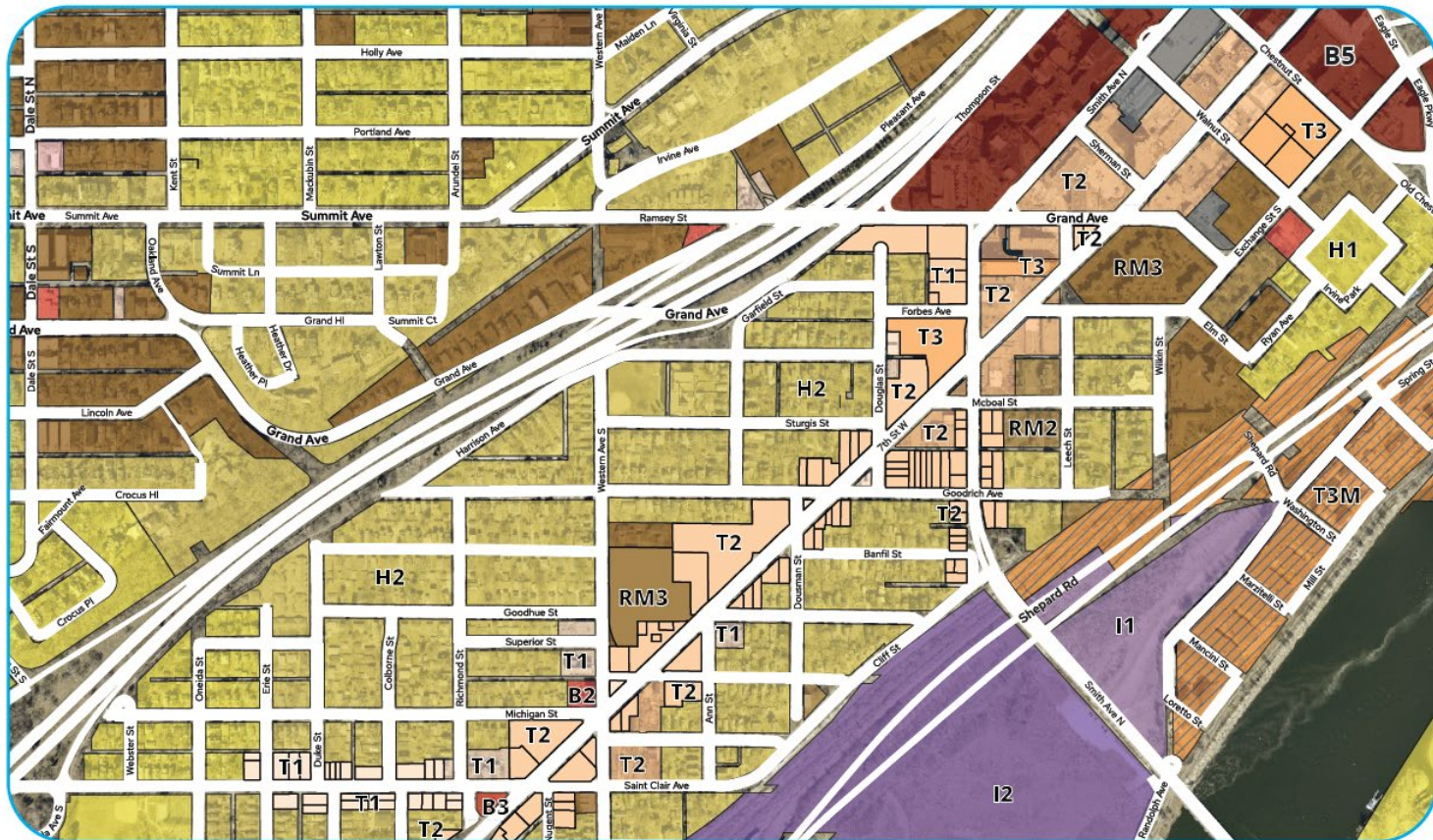


Where is zoning staying the same on West 7th?

- **Auto uses (car repair, gas stations, tire shops):** Proposed to remain as-is along the corridor with no zoning change.
 - Community feedback
- **Industrial:** The City's Comprehensive Plan calls to preserve industrial and the majority of industrial parcels are not within the geographic scope of the map amendments.
- **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.
 - Exception: T1 for schools and churches

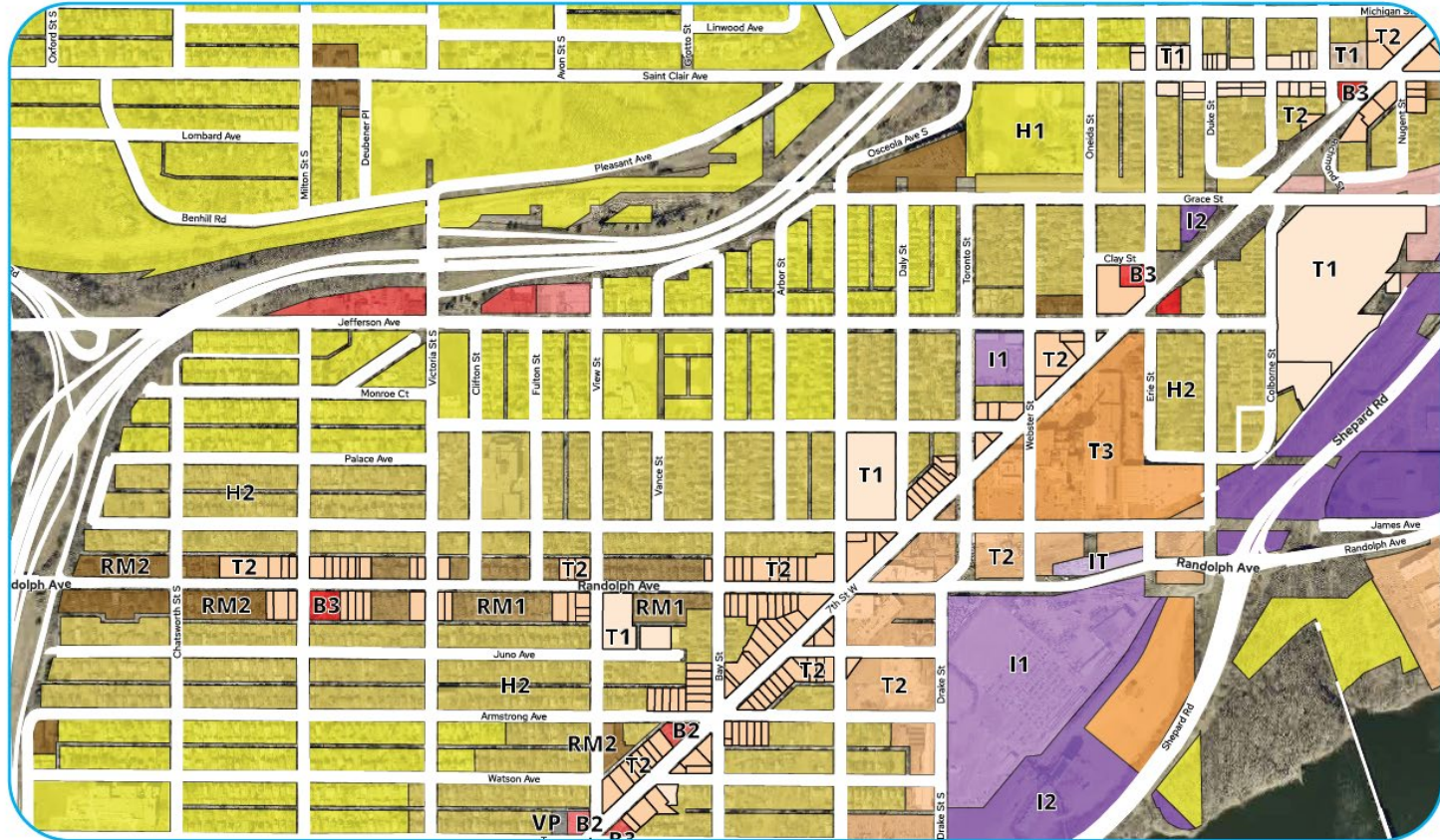


Proposed Changes Overview – Downtown to St. Clair



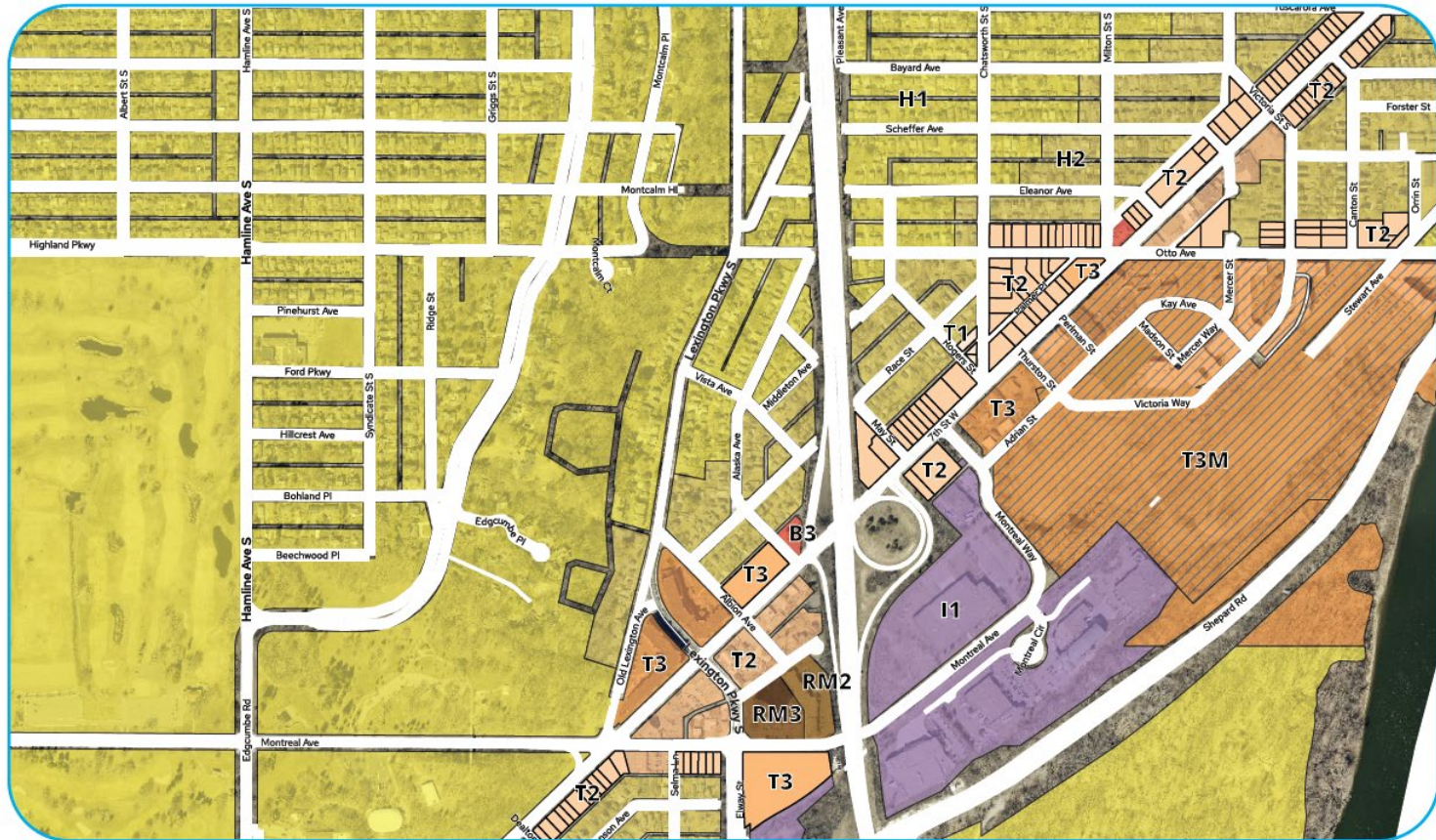


Proposed Changes Overview – St. Clair to Tuscarora, Randolph



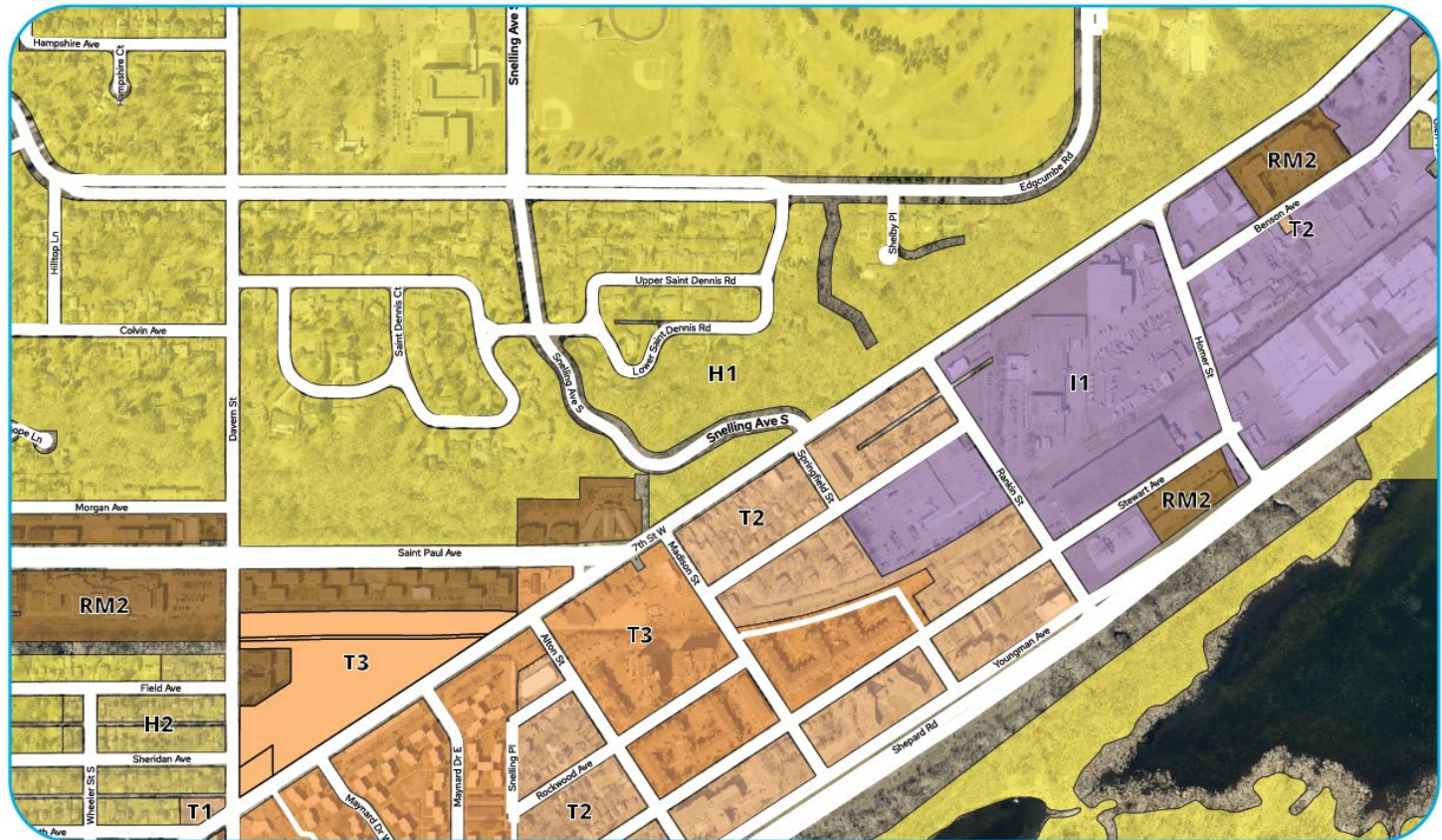


Proposed Changes Overview – Tuscarora to Dealton (Montreal)





Proposed Changes Overview – Deaton to Davern





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Next Steps

- These are **initial** recommendations.
- Final recommendations proposed to go through the public hearing process will be published after the current engagement period/all corridor workshops are complete.
- Official public comment period, public hearing, and adoption process will occur in early 2027.
- Opportunities to comment online will be open for the next few months. An interactive map will be published with all 6 corridors.





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Activity/Discussion

West 7th Street Mixed-Use Zoning: Initial Recommendations
October 2026

West 7th from Downtown to St. Clair

West 7th from St. Clair to Tuscarora, Randolph from W. 7th to I-35E

West 7th from Tuscarora to Deaton

West 7th from Deaton to Davern

Recommendation

Current Zoning

Zoning Districts

Small Scale Residential	Multifamily	Traditional Neighborhood	Business	Industrial
H1	RM1	T1	OS	IT
H2	RM2	T2	BC	I1
H3	RM3	T3	A1	I2
Parking	VP	TDM	R2	I3

Sticker Legend

- 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!)

Discussion
What do you like?

What would you change?

What questions or concerns do you have?

- 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!)



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