White Bear Avenue Mixed-Use Zoning: Initial Recommendations

July 28, 2026 - Hazel Park Rec Center

Larpenteur to Nevada

Landmarks:
- Walgreens
- White Bear Laundry
- Hillcrest Center

- Boler Car Wash
- Bright Ninos
- Hillcrest Center

★ **Idaho and White Bear Station (Bronze Line)**
- White Castle
- Hillcrest Center

- All Tech Automotive
- GloryVille redevelopment (future)

- Dairy Queen
- Hafner Center

- Premium Stop
- Domino's, Hillcrest Liquor
- E&S Lounge
- Supportive Home Health Care

- Wulff Funeral Home
- Taco Bell

Railroad Bridge to 7th

Landmarks:
- Residential

- Residential
- State Farm
- L'Etoile du Nord School
- Academia in Lak'ech
- People Incorporated

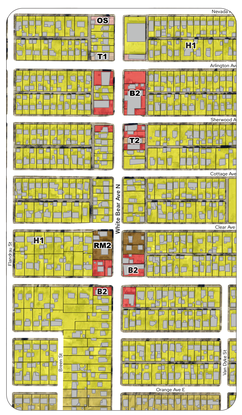
★ **White Bear and Case Station (H Line)**
- Exotic Aquarium
- Eastside Family Laundromat
- Mount Sinai Church

- NL Oriental Food and Deli
- Residential

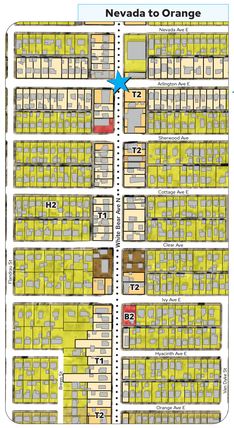
- Residential
- Salons
- Hazel Park Auto Service

- Payless Tires
- Church of Acts
- WB Laundromat, 7 Bears Liquors

★ **White Bear and 7th Station (H Line)**



Nevada to Orange



Landmarks:
- Shear Elegance Pet Grooming
- Residential
- Hayden Heights Library
- Collaboration Salon

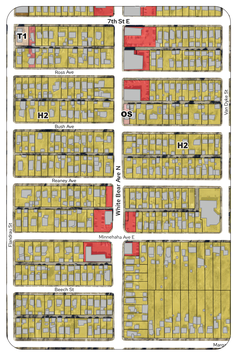
★ **Arlington and White Bear Station (Bronze Line)**
- House of Clocks
- Midas
- Parking
- Sherwood Lounge

- Residential
- Sojourner's Cafe
- Knyaw Ink Tattoo

- Residential

- Residential
- Day 2 Day Tobacco
- Life Care Animal Hospital

- Residential
- Fix Em All



7th to Margaret

Landmarks:

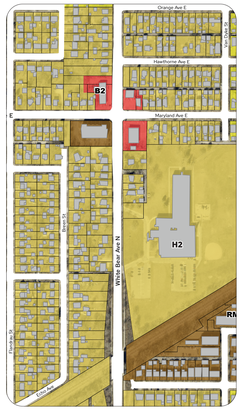
★ **White Bear and 7th Station (H Line)**
- Residential
- Dental office
- Karen Market

- Residential
- Supermercado Lomabonita

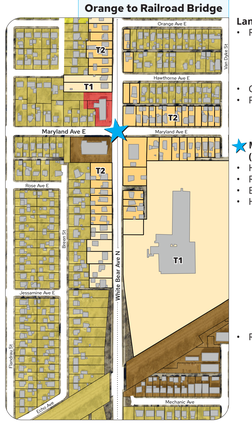
- Residential

- The Cherry Pit
- Hazel Park UCC

★ **White Bear and Minnehaha Station (H Line)**
- Big Steer Meats
- Residential
- Little Oven



Orange to Railroad Bridge

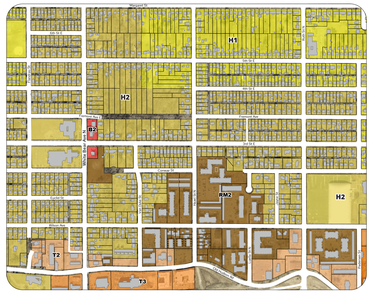


Landmarks:
- Residential

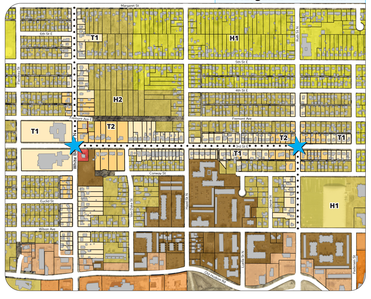
- Car-X Tire and Auto
- Pappy's

★ **Maryland and White Bear Station (H Line and Bronze Line)**
- Hazel Park Heights Condos
- Residential
- BP
- Hazel Park Prep

- Railroad Bridge



Margaret - 3rd - Ruth



Landmarks - White Bear Ave:
- Residential
- Nokomis Montessori South Campus

★ **White Bear and 3rd Station (H Line)**
- St Pascal Baylon Church and School
- Jimmy's Food Market
- 1TOU3 PHO
- Aragon Redevelopment (future)

Landmarks - 3rd St and Ruth St:
- Residential

★ **3rd and Ruth Station (H Line)**
- Conway Rec Center

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

Questions and Notes

Zoning District Legend

Small-Scale Residential	Multifamily	Traditional Neighborhood	Business	Industrial	Parking
H1	RM1	T1	OS	IT	VP
H2	RM2	T2	B1	I1	
	RM3	T3	B2	I2	
			B3		

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.
- It's important to me that this stays the way it is for a long time.
- I think that there should be an opportunity for something completely new here.
- I would like to see something new occupy this building as it is today.