City of Saint Paul

Meeting Agenda

City Council

City Hall and Court House
15 West Kellogg Boulevard
Council Chambers - 3rd Floor
651-266-8560

Council President Rebecca Noecker
Vice President HwaJeong Kim
Councilmember Anika Bowie
Councilmember Molly Coleman
Councilmember Cheniqua Johnson
Councilmember Saura Jost
Councilmember Nelsie Yang

Wednesday, October 15, 2025 **3:30 PM** **Council Chambers - 3rd Floor**

ROLL CALL

COMMUNICATIONS & RECEIVE/FILE

1 CO 25-40 Letter from the Department of Safety and Inspections declaring 52 Elizabeth Street East a nuisance property. (For notification purposes only; public hearings will be scheduled at a later date if necessary.)

Sponsors: Noecker

Attachments: 52 Elizabeth St E.OTA 10-8-25

2 AO 25-55 Amending ESG project budgets: funding for 2024-25 Emergency Solutions Grant activities administered by Ramsey County per the Joint Powers Agreement approved via RES 19-2110.

Attachments: AO 25-55 Financial Analysis 2024 ESG Spending Plan

3 AO 25-56 Amending the 2025 spending budget in the Department of Public Works Grants Electric Vehicle Charging Stations accounting unit and project code to align project spending.

Attachments: AO 25-56 Evie New 100K code shift.xlsx

4 AO 25-60 Authorizing the Police Department to reallocate budget to more accurately record expenditures for the department capital fund.

Attachments: AO 25-60 Police AO- Capital Maintenance
RES 25-1540 Signatures for AO

5 AO 25-63 Amending CDBG Project Budgets: $144,405.85 of funding for DSI demolitions and $2,474.30 of additional funding for 650-658 Sherburne Ave.

Attachments: AO 25-63 Financial Analysis CDBG (DSI Demos & 650-658 Sherburne)

CONSENT AGENDA

Items listed under the Consent Agenda will be enacted by one motion with no separate discussion. If discussion on an item is desired, the item will be removed from the Consent Agenda for separate consideration.

6 RES 25-1481

Authorizing the Department of Planning and Economic Development to apply to the Minnesota Department of Employment and Economic Development (DEED) for contamination cleanup funding for a project at 1165 Arcade Street N (Dist. 5, Ward 6).

Sponsors: Yang and Noecker

7 RES 25-1495

Authorizing the Department of Planning and Economic Development to apply to the Metropolitan Council for Livable Communities Demonstration Account for Tax Base Redevelopment Account projects at: 680-694 Minnehaha Avenue E. (Hamm's Brewery - District 4, Ward 7) and 1165 Arcade Street (F2F@Arcade by Face to Face - District 5, Ward 6); as well as applying for TBRA-SEED Site Investigation funds for projects at 680-694 Minnehaha Avenue E. (West End of Hamm's) and 706 Marshall Avenue (Rondo Revitalize - District 8, Ward 1).

Sponsors: Johnson, Yang and Bowie

8 RES 25-1514

Authorizing the Department of Parks and Recreation and the Como Park Zoo and Conservatory to accept a grant of $400 from the Mid-America Orchid Congress for the purchase of orchid plants in the year 2025.

Sponsors: Kim

9 RES 25-1515

Authorizing the City to enter into an Interconnection Agreement with Xcel Energy, which includes an indemnification clause, for solar at Fire Station #7.

Sponsors: Noecker

10 RES 25-1545

Approving the Proposed Issuance of Conduit Revenue Bonds by the Housing and Redevelopment Authority for the Twin Cities German Immersion School Project, 1031 Como Avenue, under Minnesota Statutes, Sections 469.152 through 469.1655 (District 10 Ward 5).

Sponsors: Kim

11 RES 25-1550

Approving a partial waiver of the Sustainable Building Ordinance for the Primates Mechanical Building at Como Zoo.

Sponsors: Kim

12 RES 25-1552

Approving a partial waiver of the Sustainable Building Ordinance for the Polar Bear Mechanical Building at Como Zoo.

Sponsors: Kim

13 RES 25-1556

Approving the proposed issuance of conduit charter school lease revenue notes by the Port Authority (the “Port Authority”) for the Metro Deaf School Project located at 1125 Energy Park Drive (District 10, Ward 4).

Sponsors: Coleman

14 RES 25-1557

Authorizing the Department of Parks and Recreation to apply for grant funding from the Minnesota Department of Natural Resources (DNR) Community Tree Planting Grants Program to invest in public property tree planting to restore, enhance and diversify tree canopy throughout Saint Paul.

Sponsors: Noecker

15 RES 25-1559

Approving the use of NSTAR grant funds for a change in scope of work for BP Sushi LLC.

Sponsors: Yang

16 RES 25-1561 Approving the use of grant funds through the Ward 6 Neighborhood Star Year-Round program for Sensuel Lingerie LLC.

Sponsors: Yang

17 RES 25-1564 Approving the Mayor's appointment of Councilmember Molly Coleman to serve on The Family Housing Fund.

Sponsors: Noecker

18 RES 25-1569 Accepting the donation of registration, travel, and lodging expenses from ReConnect Rondo for Councilmember Anika Bowie to attend the Reconnecting Communities Summit 2025 in Washington, D.C. from September 28-29, 2025.

Sponsors: Bowie

19 RES 25-1574 Approving the use of grant funds through the Ward 5 and Ward 6 Neighborhood Star Year-Round Programs for Lavish Luxe Hair Studios LLC.

Sponsors: Yang

20 RES 25-1581 Approving the Mayor’s appointment of Mariana Smith to the Human Rights and Equal Economic Opportunity Commission.

Sponsors: Noecker

21 RES 25-1582 Approving the Mayor’s appointment of Timothy DeGiau and Barak ade Soleil to the Mayor’s Advisory Committee on People with Disabilities.

Sponsors: Noecker

22 RES 25-1583 Approving the Mayor’s appointment of Morgan Kuschel and reappointments of Thomas Eckstein, Ronald Weisman, Marj Ebensteiner, Imogene Treichel, Meghan Redmond, Teisha Magee, and Alaina Gall to a two-year term on the Advisory Committee on Aging.

Sponsors: Noecker

23 RES 25-1584 Approving the Mayor’s appointment of Sequoia Rutan to the Saint Paul Public Housing Agency (PHA).

Sponsors: Noecker

24 RES 25-1598 Authorizing the City's ranked list of 2026 State General Obligation bonding requests for submittal to Minnesota Management and Budget (MMB).

Sponsors: Noecker

25 RES 25-1610 Approving the appointment of Saura Jost to serve on the Metropolitan Library Service Agency (MELSA) Board of Trustees.

Sponsors: Jost

ORDINANCES

An ordinance is a city law enacted by the City Council. It is read at three separate council meetings and becomes effective after passage by the Council and 30 days after publication in the Saint Paul Pioneer Press. Public hearings on ordinances are generally held at the second reading.

First Reading

26 Ord 25-59 Amending Chapters 60, 63, 65, 66, 67, and 69 of the Legislative Code as

recommended in the Traditional Neighborhood (T) District Zoning Study.

Sponsors: Noecker

Attachments: PC Resolution
PC Approved Minutes 9-5-25
TDist_Packet_Final
Proposed Amendments Formatted
Jenn Pierson public comment
Luke Hanson public comment

27 Ord 25-61 Amending Chapter 74 of the Legislative Code by enacting a new section designating the Theodore Hamm Brewing Company Heritage Preservation District as a Heritage Preservation Site.

Sponsors: Johnson

Attachments: Hamm's Historic District Packet
PC RES 25-41
PC Action Minutes 9-19-25
Payne-Phalen Community Council public comment
Montana Scheff public comment

PUBLIC HEARINGS

Live testimony is limited to two minutes for each person. See below for optional ways to testify.

28 Ord 25-58 Considering the application of the Housing and Redevelopment Authority (HRA) to rezone property at 1059 Maryland Avenue (NW Corner of Earl St) from B2 Community Business to T2 Traditional Neighborhood and amending Chapter 60 of the Legislative Code pertaining to the Zoning Map.

Sponsors: Yang

Attachments: 1059 Maryland Rezoning Planning Commission Resolution
Planning Commission Minutes September 19 2025.php
1059 Maryland Rezoning Packet
Zoning Committee Summary August 28 2025
1059 Maryland 60-day Extension Letter
1059 East Maryland Avenue Rezoning Payne-Phalen Letter
1059 Maryland Ave Rezoning CC Presentation

29 RES PH 25-227 Approving the application of Saint Paul Public Schools for a conditional use permit for an outdoor trade school in an I2 zoning district at 0 Empire Drive. (To be withdrawn)

Sponsors: Noecker

Attachments: 0 Empire Packet
0 Empire 60 Day Extension

LEGISLATIVE HEARING CONSENT AGENDA

Items listed under the Consent Agenda will receive a combined public hearing and be enacted by one motion with no separate discussion. Items may be removed from the Consent Agenda for a separate public hearing and discussion if desired.

30 RLH SAO 25-57

Making finding on the appealed nuisance abatement ordered for 42 BAKER STREET WEST in Council File RLH SAO 25-53.

Sponsors: Noecker

Attachments: 42 Baker St W.appeal 8-27-25.pdf
42 Baker St W.photos 8-20-25.pdf
42 Baker St W.photos 9-22-25.pdf
42 Baker St W.Quit Claim Deed 8-4-25.pdf
42 Baker St. W.Warner Ltr.9-26-25
42 Baker St. W.Zimny email.9-30-25
42 Baker St. W.Warner Ltr.10-10-25

31 RLH VO 25-19

Appeal of Isaac Garland and Franchesca Vann-Wickstrom to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 705 DAYTON AVENUE. (Public hearing continued to October 15, 2025)

Sponsors: Bowie

Attachments: 705 Dayton Ave.appeal.9-25-25.pdf
705 Dayton Ave.Photos 4-3-24.pdf
705 Dayton Ave.Kedrowski email 9-29-25.pdf
705 Dayton Ave.Photos 6-3-24.pdf
705 Dayton Ave.Vann-Wickstrom Ltr.10-3-25
705 Dayton Ave.Zimny email.10-8-25
705 Dayton Ave.Vann-Wickstrom Ltr.10-10-25

32 RLH TA 25-275

Ratifying the Appealed Special Tax Assessment for property at 1762 ENGLEWOOD AVENUE. (File No. VB2510A, Assessment No. 258833) (Public hearing continued to August 27, 2025)

Sponsors: Privratsky

Attachments: 1762 Englewood Ave.Reg Notice 11-27-24.pdf
1762 Englewood Ave.Warning Ltr 12-27-24.pdf
1762 Englewood Ave.Mortimer Ltr.6-12-25
1762 Englewood WP 7-11-25
1762 Englewood Ave.Zimny Eggen email chain.7-14-25

33 RLH SAO 25-55

Appeal of Mark Puchala II to a Summary Abatement Order and Vehicle Abatement Order at 2016 FREMONT AVENUE. (Public hearing continued to October 15, 2025)

Sponsors: Johnson

Attachments: 2016 Fremont Ave.appeal.9-16-25.pdf
2016 Fremont Ave.photos 9-30-25.pdf

2016 Fremont Ave.Puchala Ltr.10-3-25

2016 Fremont Ave.Puchala Zimny email chain.10-8-25

34 RLH SAO 25-54 Making finding on the appealed nuisance abatement ordered for 1593 MARGARET STREET in Council File RLH SAO 25-50.

Sponsors: Johnson

Attachments: 1593 Margaret St.Weigelt Ltr 8-15-25.pdf

1593 Margaret St.Weigelt Ltr.10-10-25

ADJOURNMENT

City Council meetings are open for in person attendance, but the public may also comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting will be attached to the public record and available for review by the City Council. Comments may be submitted as follows:

The public may comment on public hearing items in writing or via voicemail. Any comments and materials submitted by 12:00 pm of the day before the meeting will be attached to the public record and available for review by the City Council. Comments may be submitted as follows:

Written public comment on public hearing items can be submitted to Contact-Council@ci.stpaul.mn.us, CouncilHearing@ci.stpaul.mn.us, or by voicemail at 651-266-6805. Live testimony will be taken in person in the Council Chambers, and by telephone by registering to speak by noon on the day before the meeting. The registration link is located on the City Council website at www.stpaul.gov/council or https://forms.office.com/g/TD3xN7WHy5.

Council Meeting Information
The City Council is paperless which saves the environment and reduces expenses. The agendas and Council files are all available on the Web (see below). Council members use mobile devices to review the files during the meeting. Using a mobile device greatly reduces costs since most agendas, including the documents attached to files, are over 1000 pages when printed.

Web
Meetings are available on the Council's website. Email notification and web feeds (RSS) of newly released minutes, agendas, and meetings are available by subscription. Visit www.stpaul.gov/council for meeting videos and updated copies of the agendas, minutes, and supporting documents.

Cable
Meetings are live on St Paul Channel 18 and replayed at various times. Check your local listings.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: CO 25-40

File ID:	CO 25-40	**Type:**	Communications & Receive/File	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	266-1947	**In Control:**	City Council
				File Created:	10/08/2025
File Name:	OTA 52 Elizabeth St E			**Final Action:**	

Title: Letter from the Department of Safety and Inspections declaring 52 Elizabeth Street East a nuisance property. (For notification purposes only; public hearings will be scheduled at a later date if necessary.)

Notes:

		Agenda Date:	
Sponsors:	Noecker	**Enactment Date:**	
Attachments:	52 Elizabeth St E.OTA 10-8-25	**Financials Included?:**	
Contact Name:	Hoffman	**Hearing Date:**	
Entered by:	vicki.sheffer@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File CO 25-40

Letter from the Department of Safety and Inspections declaring 52 Elizabeth Street East a nuisance property. (For notification purposes only; public hearings will be scheduled at a later date if necessary.)

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

October 8, 2025

Lane J Rapp Jr
52 Elizabeth Street E
St Paul MN 55107-2974

Order to Abate Nuisance Building(s)

Dear Responsible or Interested Party:

The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:

52 Elizabeth Street East

With the following Historic Preservation information: NONE

and legally described as follows, to wit:

E R BRYANTS RE OF B124 W STP LOT 4 BLK 124

to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.

On October 1, 2025, a Building Deficiency Inspection Report was compiled and the following conditions were observed.

This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.

This is a one story, wood frame, single-family dwelling with a detached two-stall garage.

DEFICIENCIES:

- Damage throughout from fire, smoke and fire suppression materials which includes damage to walls, ceilings, floors, and all contents within the dwelling.
- The eaves and soffits are in a state of disrepair or deterioration. Repair all defects, holes, breaks, lose or rotting boards, to a professional state of maintenance.

- The foundation is deteriorated, defective or in a state of disrepair. Repair all foundation defects in a professional manner to a weather-tight, water-tight, and rodent-proof condition. Permit may be required.
- The roof is deteriorated, defective, or in a state of disrepair. Repair or replace the roof covering to a sound, tight and water impervious condition.
- The exterior walls of the house and garage are defective. Repair all holes, breaks, lose or rotting siding, to a professional state of maintenance.
- The window and/or door screens are missing, defective or in a state of disrepair. Provide proper window and door screens for all openable windows and doors. Screens must be tight-fitting and securely fastened to the frames.
- There is evidence of a rodent infestation. Immediately exterminate and eliminate all rodents from the entire building. Remove rodent harborages in the yard areas. Tuckpoint the foundation, if necessary, to rodent-proof the building to prevent re-infestation. Immediately remove any dead rodents from the premises.
- Smoke Detector: Lack of properly installed and operable smoke detector.
- Lacks the following utilities: electricity, natural gas, and water service.

As owner, agent, or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **November 7, 2025,** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs, and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollars ($5,000.00) performance deposit with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred, or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

If you have any questions or request additional information, please contact James Hoffman at 651-266-1947, or you may leave a voicemail message.

Sincerely,

James Hoffman
Vacant Buildings Enforcement Inspector

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: AO 25-55

File ID:	AO 25-55	**Type:**	Administrative Order	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6644	**In Control:**	City Council
				File Created:	09/24/2025
File Name:				**Final Action:**	

Title: Amending ESG project budgets: funding for 2024-25 Emergency Solutions Grant activities administered by Ramsey County per the Joint Powers Agreement approved via RES 19-2110.

Notes:

		Agenda Date:	
Sponsors:		**Enactment Date:**	
Attachments:	AO 25-55 Financial Analysis 2024 ESG Spending Plan	**Financials Included?:**	
Contact Name:	Jessica Deegan	**Hearing Date:**	
Entered by:	timothy.ebersold@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File AO 25-55

Amending ESG project budgets: funding for 2024-25 Emergency Solutions Grant activities administered by Ramsey County per the Joint Powers Agreement approved via RES 19-2110.

ADMINISTRATIVE ORDER, Consistent with the authority granted to the Mayor in Section 10.07.4 of the City Charter and on the request of the Director of the Planning and Economic Development Department to amend the ESG Project Budgets, the Director of the Office of Financial Services is authorized to amend said budget in the following manner:

Please see the attached financial analysis.

City of Saint Paul Financial Analysis

File ID Number: AO 25-55

Budget Affected: PED Special Fund

Total Amount of Transaction: -

Funding Source: Grant

Appropriation already included in budget? Yes

Charter Citation: 10.7.4

Fiscal Analysis

Amending ESG project budgets: funding for 2024-25 Emergency Solutions Grant activities administered by Ramsey County per the Joint Powers Agreement approved via RES 19-2110.

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

GL Annual Budget							
Company	Fund-Dept-Cost Cen	Account	Description		CURRENT BUDGET	CHANGES	AMENDED BUDGET
1	28251810	73220	ESG			-	-
							-
							-
				TOTAL:	-	-	-

Financing Changes

GL Annual Budget							
Company	Fund-Dept-Cost Cen	Account	Description		CURRENT BUDGET	CHANGES	AMENDED BUDGET
1	28251810	43001	ESG			-	-
							-
							-
				TOTAL:	-	-	-

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Complete this section for Grants, Capital, Capital Bond Proceeds, STAR, TIF, and HRA amendments.

Spending Changes

Amending ESG project budgets: funding for 2024-25 Emergency Solutions Grant activities administered by Ramsey County per the Joint Powers Agreement approved via RES 19-2110.

Life to Date Activity Budget							
Activity Group	Activity	Account Category	Description		CURRENT BUDGET	CHANGES	AMENDED BUDGET
GHUD	G519999601090	73225	9999 UDESIGNATE BUDGET ESG		591,281.00	(591,281.00)	-
GHUD	G51260760102124	73225	2607 2024 ESG ADMIN		-	44,346.00	44,346.00
GHUD	G51260860101024	73225	2608 2024 ESG DATA COLLECTION		-	14,782.00	14,782.00
GHUD	G51260960101024	73225	2609 2024 ESG STREET OUTREACH		-	58,127.00	58,127.00
GHUD	G51261060101024	73225	2610 2024 ESG SHELTER		-	296,372.00	296,372.00
GHUD	G51261160101024	73225	2611 2024 ESG RAPID REHOUSING		-	177,654.00	177,654.00
				TOTAL:	**591,281.00**	**-**	**591,281.00**

Financing Changes

Amending ESG project budgets: funding for 2024-25 Emergency Solutions Grant activities administered by Ramsey County per the Joint Powers Agreement approved via RES 19-2110.

Life to Date Activity Budget							
Activity Group	Activity	Account Category	Description		CURRENT BUDGET	CHANGES	AMENDED BUDGET
GHUD	G519999601090	43010	9999 UDESIGNATE BUDGET ESG		(591,281.00)	591,281.00	-
GHUD	G51260760102124	43010	2607 2024 ESG ADMIN		-	(44,346.00)	(44,346.00)
GHUD	G51260860101024	43010	2608 2024 ESG DATA COLLECTION		-	(14,782.00)	(14,782.00)
GHUD	G51260960101024	43010	2609 2024 ESG STREET OUTREACH		-	(58,127.00)	(58,127.00)
GHUD	G51261060101024	43010	2610 2024 ESG SHELTER		-	(296,372.00)	(296,372.00)
GHUD	G51261160101024	43010	2611 2024 ESG RAPID REHOUSING		-	(177,654.00)	(177,654.00)
				TOTAL:	**(591,281.00)**	**-**	**(591,281.00)**

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: AO 25-56

File ID:	AO 25-56	**Type:**	Administrative Order	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6246	**In Control:**	City Council
				File Created:	09/25/2025
File Name:	Amending the 2025 spending budget in the Department of Public Works Grants Electric Vehicle Charging Stations accounting unit and project code to align project spending.			**Final Action:**	
Title:	Amending the 2025 spending budget in the Department of Public Works Grants Electric Vehicle Charging Stations accounting unit and project code to align project spending.				
Notes:					
				Agenda Date:	10/08/2025
Sponsors:				**Enactment Date:**	
Attachments:	AO 25-56 Evie New 100K code shift.xlsx			**Financials Included?:**	
Contact Name:	Erin Kayser			**Hearing Date:**	
Entered by:	Igor.vainshtein@ci.stpaul.mn.us			**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File AO 25-56

Amending the 2025 spending budget in the Department of Public Works Grants Electric Vehicle Charging Stations accounting unit and project code to align project spending.

See Attachment.

WHEREAS, the Electric Vehicle Charging Stations accounting unit needs to move available spending budget at the project and account level to align project spending; and

WHEREAS, there are funds available in the Capital Outlay to cover said spending; therefore via ADMINISTRATIVE ORDER, consistent with the authority granted to the Mayor in Section 10.07.4 of the City Charter, and on the request of the Director of the Public Works Department to amend the 2025 spending budget for the reallocation of funds within existing budget in the Public Works Grants Electric Vehicle Charging Stations accounting unit, the Office of Financial Services is authorized to amend said budget in the manner as specified in the attached financial analysis.

City of Saint Paul Financial Analysis Template Instructions

Purpose of the Fiscal Analysis Template:

- Provide summary information of the fiscal impact of financial resolutions that come before the Mayor and City Council
- Provide accurate accounting information (codes, and amounts) so that budget amendments can be reflected in the Infor system.
- Resolutions and administrative orders without this information will not be approved by OFS, and will be returned to the resolution drafter.

Financial Analysis Template

- Provide the requested information in the Financial Analysis Template (green tab) of this file. Pop-up windows will appear throughout the file to provide more details on what information is required.
- Complete the **top section** (line #s 1-27) of the Financial Analysis Template for any finance related resolutions, including:
  - Grants: applying for, accepting, and budgeting
  - Donations: soliciting, accepting, and budgeting
  - Budget amendments: both resolutions and administrative orders
  - All other resolutions with a financial impact
- Required fields are marked with red font or borders.
- **General Ledger (GL) - Annual Budget**
  - Complete the **General Ledger** section for all changes to the annual budget
  - Provide accurate **GL account codes**: Company, Accounting Unit (fund-department-cost center), Account
  - If you need help with GL codes, check the Chart of Accounts crosswalk on the intranet or contact Lori Lee x68822
  - This section is required for all changes to the budget via budget amendment or administrative order
- **Activity Ledger (AC) - Life to Date Activity Budget**
  - Complete the **Activity Ledger** section in addition to the GL section for changes to the following budgets:
    - Grants
    - Capital and Capital Bond Proceeds
    - STAR
    - TIF
    - HRA
  - Provide accurate **AC account codes**: Activity Group, Activity, Account Category
  - If you need help with AC codes, check the Chart of Accounts crosswalk on the intranet or contact Patty Germain x68807

Budget Reference Tabs

- The Operating Budget Reference and CIB Budget Reference pages (blue tabs) contain guidance on what kind of Mayoral and/or Council action is required for budget changes to the operating and capital budgets. Charter and administrative code citations for various financial resolutions are also provided.
- If you have questions about what is required to accomplish a particular financial action, please contact your budget analyst.

City of Saint Paul Financial Analysis

File ID Number: AO 25-56

Budget Affected: Operating Budget Public Works Special Fund

Total Amount of Transaction: $ 50,000.00

Funding Source: Transfer of Appropriations

Appropriation already included in budget? Yes

Charter Citation: C.C. 10.07.4

Fiscal Analysis

Amending the 2025 spending budget in the Department of Public Works Grants Electric Vehicle Charging Stations accounting unit and project code to align project spending.

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

(Action Accomplished)

GL Annual Budget							
Company	Fund-Dept-Cost Center	Account	Description		CURRENT BUDGET	CHANGES	AMENDED BUDGET
1	20031309	71205	Electricity		-	50,000	50,000
1	20031309	76805	Capital Outlay		441,928	(50,000)	391,928
	20031309	XXXXX	All Other Spending		2,926,008	-	2,926,008
				TOTAL:	3,367,936	-	3,367,936

Financing Changes

(Action Accomplished)

GL Annual Budget							
Company	Fund-Dept-Cost Center	Account	Description		CURRENT BUDGET	CHANGES	AMENDED BUDGET
							-
							-
					-	-	-
				TOTAL:	-	-	-

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Complete this section for Grants, Capital, Capital Bond Proceeds, STAR, TIF, and HRA amendments.

Spending Changes

(Action Accomplished)

Life to Date Activity Budget							
Activity Group	Activity	Account Category	Description		CURRENT BUDGET	CHANGES	AMENDED BUDGET
	G3121830510001	71205	Electricity		-	50,000	50,000
	G3121830510001	76805	Capital Outlay		441,928	(50,000)	391,928
					-	-	-
				TOTAL:	441,928	-	441,928

Financing Changes

(Action Accomplished)

Life to Date Activity Budget							
Activity Group	Activity	Account Category	Description		CURRENT BUDGET	CHANGES	AMENDED BUDGET
		XXXXX	(Item description)		-	-	-
		XXXXX	(Item description)		-	-	-
				TOTAL:		-	

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
1.)	**Recognize additional/unanticipated revenues** (Ex. Outperforming revenues, outside donations, etc.)	Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize new revenue in the appropriate company and activity	C.C. 10.07.1
2.)	**Accept a Grant**			
	a.) If no budget has previously been established for the grant	Award Letter and/or Grant Agreement Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize the grant in the appropriate company and activity	C.C. 10.07.1 Admin 41.03
	b.) Previously established grant budget	Award Letter and/or Grant Agreement Resolution Accepting the Grant Funds (No public hearing needed)	- Accept the awarded grant funds - Include in the resolution that the grant funds were included in the current year's budget	
3.)	**Transfer Appropriations within Departments:**			
	a.) Within the same Fund/Company	Administrative Order (A.O.)	- Mayor may transfer any unencumbered appropriation balances within a department - Administrative order is prepared to execute the transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between companies - Amend spending and financing to recognize transfer	C.C. 10.07.4

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
4.)	**Transfer Appropriations between Departments**			
	a.) Within the same Fund/Company	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
5.)	**Allow appropriations to lapse (non-capital improvement dollars)** For Lapse of appropriations - Capital improvements see City Charter 10.09. For guidance on budget change procedures for accomplished or abandoned projects, see the CIB Project and Budget Changes Procedures Guide, numbers 1, 2, and 6.	None	- No action required. -All non-encumbered appropriations will fall to fund balance at the end of the fiscal year. - All encumbered appropriations will be re-appropriated in the following fiscal year's budget for the same purposes	C.C. 10.08
6.)	**Enact Emergency Appropriation**	Emergency is defined as "a sudden or unforeseen situation affecting life, health, property, or the public peace or welfare that requires immediate council action", C.C. 6.06 Emergency Ordinances Budget Amendment Resolution	- Resolution to appropriate emergency funds is adopted by unanimous affirmative vote by the council	C.C. 10.07.2 C.C. 6.06
7.)	**Reduction of Appropriations**	Report by the Mayor of the estimated amount of the deficit Recommendation by the Mayor to the City Council of steps to be taken	- Resolution or other actions deemed necessary by Council to prevent or minimize any deficit	C.C. 10.07.3

Capital Project and Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
1.)	Close a completed project with excess balances	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending - Transfer excess appropriation to contingency when applicable	Administrative Code 57.09 (2) City Charter 10.09 - Accomplished projects
2.)	Close a completed project with no excess balances, but excess spending authority	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending	City Charter 10.09 - Accomplished projects
3.)	Close a completed project with no excess balances and no excess spending authority	None	- Contact OFS with project budget codes to have the project inactivated in the finance system	N/A
4.)	Adding new spending authority to an existing project (without changing the scope of the project)			
	a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1

In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
b.) Financing source is contingency (less than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS Transfers within a department require an Administrative Order (completed by departments; verified and approved by OFS) A.O.s require periodic review by CIB Committee Transfers between departments require a resolution (completed by departments; verified and approved by OFS)	- Reduce amount in appropriate contingency fund - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) a City Charter 10.07.4
c.) Financing source is contingency (more than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Reduce amount in appropriate contingency fund ("*unallocated reserve account*") - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) b City Charter 10.07.4

Capital Project and Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
	Add a new project			
5.)	OR			
	Expand the scope of an existing project			
	a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1
	b.) Financing source is contingency	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Transfer dollars from contingency to new project - Amend spending and financing to recognize transfer	Administrative Code 57.09 (1) City Charter 10.07.4
6.)	Declare a project abandoned	Council resolution	- Identify project as abandoned -Transfer appropriation for the abandoned project to a separate contingency fund ("*unallocated reserve account*") - Reappropriation of the funds needs CIB Committee review, Mayor recommendation, and Council approval (see either of the Add dollars to a project sections above)	Administrative Code 57.09 (4) City Charter 10.09
7.)	Replace an approved project with a new project	1) Declare an approved project abandoned or completed with excess balances (see process above) 2) Add new project after capital improvement budget is adopted (see process above)	- Can accomplish both steps in one resolution	

Departments	Affected Budgets	General vs. Special Fund	Funding Source	Already Appropriated?	Company
(Select Department)	(Choose CIB or Operating)	(Choose General, Special or Capital)	(Select Funding Source)	(Yes or No?)	(Choose Company)
Multiple Departments			Transfer of Appropriations	Yes	1
City Attorney's Office	Both Operating and CIB Budgets	General Fund	Grant	No	3
City Council	Operating Budget	Special Fund	Donation		5
Emergency Management	CIB Budget	Capital	Multiple		8
Financial Services		Multiple Funds	Other		9
Fire and Safety Services					
General Government Accounts					
HRA					
Human Resources					
HREEO					
Mayor's Office					
Parks and Recreation					
PED					
Police Department					
Public Health					
Public Library Agency					
Public Works					
RiverCentre					
Safety and Inspections					
Technology and Communications					
Water Department					

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: AO 25-60

File ID:	AO 25-60	**Type:**	Administrative Order	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	10/02/2025
File Name:				**Final Action:**	

Title: Authorizing the Police Department to reallocate budget to more accurately record expenditures for the department capital fund.

Notes:

		Agenda Date:	
Sponsors:		**Enactment Date:**	
Attachments:	AO 25-60 Police AO- Capital Maintenance_, RES 25-1540 Signatures for AO	**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	michele.bunce@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File AO 25-60

Authorizing the Police Department to reallocate budget to more accurately record expenditures for the department capital fund.

Administrative Order, consistent with the authority granted to the Mayor in section 10.07.4 of the City Charter and based on the request of the Chief of Police, to amend the 2025 special fund budget for the reallocation of funds more accurately reflect actual expenses and to authorize the Director of Financial Services to amend the budget in the following manner, specified in the attached financial analysis.

City of Saint Paul Financial Analysis Template Instructions

Purpose of the Fiscal Analysis Template:

- Provide summary information of the fiscal impact of financial resolutions that come before the Mayor and City Council
- Provide accurate accounting information (codes, and amounts) so that budget amendments can be reflected in the Infor system.
- Resolutions and administrative orders without this information will not be approved by OFS, and will be returned to the resolution drafter.

Financial Analysis Template

- Provide the requested information in the Financial Analysis Template (green tab) of this file. Pop-up windows will appear throughout the file to provide more details on what information is required.
- Complete the **top section** (line #s 1-27) of the Financial Analysis Template for any finance related resolutions, including:
  - Grants: applying for, accepting, and budgeting
  - Donations: soliciting, accepting, and budgeting
  - Budget amendments: both resolutions and administrative orders
  - All other resolutions with a financial impact
- Required fields are marked with red font or borders.
- **General Ledger (GL) - Annual Budget**
  - Complete the **General Ledger** section for all changes to the annual budget
  - Provide accurate **GL account codes**: Company, Accounting Unit (fund-department-cost center), Account
  - If you need help with GL codes, check the Chart of Accounts crosswalk on the intranet or contact Lori Lee x68822
  - This section is required for all changes to the budget via budget amendment or administrative order
- **Activity Ledger (AC) - Life to Date Activity Budget**
  - Complete the **Activity Ledger** section in addition to the GL section for changes to the following budgets:
    - Grants
    - Capital and Capital Bond Proceeds
    - STAR
    - TIF
    - HRA
  - Provide accurate **AC account codes**: Activity Group, Activity, Account Category
  - If you need help with AC codes, check the Chart of Accounts crosswalk on the intranet or contact Patty Germain x68807

Budget Reference Tabs

- The Operating Budget Reference and CIB Budget Reference pages (blue tabs) contain guidance on what kind of Mayoral and/or Council action is required for budget changes to the operating and capital budgets. Charter and administrative code citations for various financial resolutions are also provided.
- If you have questions about what is required to accomplish a particular financial action, please contact your budget analyst.

City of Saint Paul Financial Analysis

File ID Number: RES 25-1540

Budget Affected: Operating Budget City Council Capital

Total Amount of Transaction: -

Funding Source: Transfer of Appropriations

Appropriation already included in budget? Yes

Charter Citation: Administrative Code 57.09 (3) a City Charter 10.07.4

Fiscal Analysis

Reallocate budget in the Capital Fund to more accuratley reflect expenditures for the K9 parking lot project.

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

(Action Accomplished)

GL Annual Budget				CURRENT		AMENDED
Company	Fund-Dept-Cost Center	Account	Description	BUDGET	CHANGES	BUDGET
			TOTAL:	-	-	-

Financing Changes

(Action Accomplished)

GL Annual Budget				CURRENT		AMENDED
Company	Fund-Dept-Cost Center	Account	Description	BUDGET	CHANGES	BUDGET
				-	-	-
				-	-	-
			TOTAL:		-	

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Complete this section for Grants, Capital, Capital Bond Proceeds, STAR, TIF, and HRA amendments.

Spending Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT		AMENDED
Activity Group	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
C-FMSCAP	C229T05293004	64505	22 CAPITAL MAINTENANCE - POLICE	146,674	(11,249)	135,425
C-FMSCAP	C239T05393004	64505	GENERAL MAINTENANCE - POLICE	2,789,549	(152,859)	2,636,690
C-FMSCAP	C259T05593004	64505	2025 POLICE LONG-TERM CAPITAL MAINTENANC	350,215	164,108	514,323
			TOTAL:	3,286,438	-	3,286,438

Financing Changes

(Action Accomplished)

Life to Date Activity Budget				CURRENT		AMENDED
Activity Group	Activity	Account Category	Description	BUDGET	CHANGES	BUDGET
C-FMSCAP	C229T05293004	56022	22 CAPITAL MAINTENANCE - POLICE	(146,674)	11,249	(135,425)
C-FMSCAP	C239T05393004	56023	GENERAL MAINTENANCE - POLICE	(2,789,549)	152,859	(2,636,690)
C-FMSCAP	C259T05593004	56026	2025 POLICE LONG-TERM CAPITAL MAINTENANC	(350,215)	(164,108)	(514,323)
			TOTAL:	(3,286,438)	-	(3,286,438)

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
1.)	**Recognize additional/unanticipated revenues (Ex. Outperforming revenues, outside donations, etc.)**	Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize new revenue in the appropriate company and activity	C.C. 10.07.1
2.)	**Accept a Grant**			
	a.) If no budget has previously been established for the grant	Award Letter and/or Grant Agreement Budget Amendment Resolution and Public Hearing	- Mayor certifies that there are available for appropriation total revenues in excess of those estimated in the budget - Amend spending and financing to recognize the grant in the appropriate company and activity	C.C. 10.07.1 Admin 41.03
	b.) Previously established grant budget	Award Letter and/or Grant Agreement Resolution Accepting the Grant Funds (No public hearing needed)	- Accept the awarded grant funds - Include in the resolution that the grant funds were included in the current year's budget	
3.)	**Transfer Appropriations within Departments:**			
	a.) Within the same Fund/Company	Administrative Order (A.O.)	- Mayor may transfer any unencumbered appropriation balances within a department - Administrative order is prepared to execute the transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between companies - Amend spending and financing to recognize transfer	C.C. 10.07.4

Operating Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution, A.O., or Other Documentation Required?	Resolution/AO Action	Charter/Code Citation
4.)	**Transfer Appropriations between Departments**			
	a.) Within the same Fund/Company	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
	b.) Between Funds/Companies	Budget Amendment Resolution	- Mayor recommends and council approves through resolution to transfer appropriations between departments - Amend spending and financing to recognize transfer	C.C. 10.07.4
5.)	**Allow appropriations to lapse (non-capital improvement dollars)** For Lapse of appropriations - Capital improvements see City Charter 10.09. For guidance on budget change procedures for accomplished or abandoned projects, see the CIB Project and Budget Changes Procedures Guide, numbers 1, 2, and 6.	None	- No action required. -All non-encumbered appropriations will fall to fund balance at the end of the fiscal year. - All encumbered appropriations will be re-appropriated in the following fiscal year's budget for the same purposes	C.C. 10.08
6.)	**Enact Emergency Appropriation**	Emergency is defined as "a sudden or unforeseen situation affecting life, health, property, or the public peace or welfare that requires immediate council action", C.C. 6.06 Emergency Ordinances Budget Amendment Resolution	- Resolution to appropriate emergency funds is adopted by unanimous affirmative vote by the council	C.C. 10.07.2 C.C. 6.06
7.)	**Reduction of Appropriations**	Report by the Mayor of the estimated amount of the deficit Recommendation by the Mayor to the City Council of steps to be taken	- Resolution or other actions deemed necessary by Council to prevent or minimize any deficit	C.C. 10.07.3

Capital Project and Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
1.)	Close a completed project with excess balances	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending - Transfer excess appropriation to contingency when applicable	Administrative Code 57.09 (2) City Charter 10.09 - Accomplished projects
2.)	Close a completed project with no excess balances, but excess spending authority	Administrative Order (completed by OFS) Periodic review by the CIB Committee	- Amend project financing and spending	City Charter 10.09 - Accomplished projects
3.)	Close a completed project with no excess balances and no excess spending authority	None	- Contact OFS with project budget codes to have the project inactivated in the finance system	N/A
4.)	Adding new spending authority to an existing project (without changing the scope of the project)			
	a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1

Capital Project and Budget Changes Procedures Guide

2/14/2014

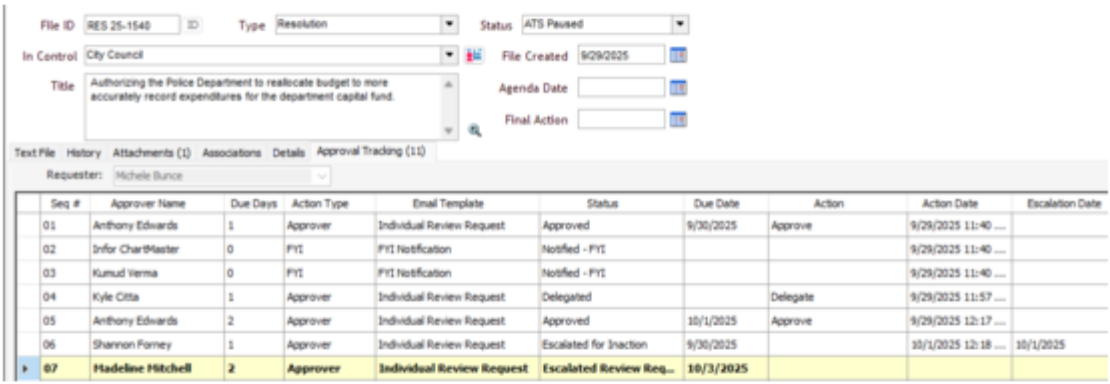
In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
b.) Financing source is contingency (less than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS Transfers within a department require an Administrative Order (completed by departments; verified and approved by OFS) A.O.s require periodic review by CIB Committee Transfers between departments require a resolution (completed by departments; verified and approved by OFS)	- Reduce amount in appropriate contingency fund - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) a City Charter 10.07.4
c.) Financing source is contingency (more than $25,000)	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Reduce amount in appropriate contingency fund ("*unallocated reserve account*") - Amend project spending and financing to recognize use of contingency funding	Administrative Code 57.09 (3) b City Charter 10.07.4

Capital Project and Budget Changes Procedures Guide

2/14/2014

	In order to:	Resolution and/or A.O. Required? CIB	Resolution/AO Action	Charter/Code Citation
	Add a new project			
5.)	OR			
	Expand the scope of an existing project			
	a.) Financing source is new money	CIB Committee review and recommendation Mayor recommends via resolution Compliance with City Comprehensive Plan Public hearing	- Amend project financing and spending to recognize new revenue	Administrative Code 57.09 (1) City Charter 10.07.1
	b.) Financing source is contingency	All proposed uses of Contingency funds must first be reviewed by OFS CIB Committee review and recommendation Mayor recommends via resolution Public hearing	- Transfer dollars from contingency to new project - Amend spending and financing to recognize transfer	Administrative Code 57.09 (1) City Charter 10.07.4
6.)	Declare a project abandoned	Council resolution	- Identify project as abandoned -Transfer appropriation for the abandoned project to a separate contingency fund ("*unallocated reserve account*") - Reappropriation of the funds needs CIB Committee review, Mayor recommendation, and Council approval (see either of the Add dollars to a project sections above)	Administrative Code 57.09 (4) City Charter 10.09
7.)	Replace an approved project with a new project	1) Declare an approved project abandoned or completed with excess balances (see process above) 2) Add new project after capital improvement budget is adopted (see process above)	- Can accomplish both steps in one resolution	

Departments	Affected Budgets	General vs. Special Fund	Funding Source	Already Appropriated?	Company
(Select Department)	(Choose CIB or Operating)	(Choose General, Special or Capital)	(Select Funding Source)	(Yes or No?)	(Choose Company)
Multiple Departments			Transfer of Appropriations	Yes	1
City Attorney's Office	Both Operating and CIB Budgets	General Fund	Grant	No	3
City Council	Operating Budget	Special Fund	Donation		5
Emergency Management	CIB Budget	Capital	Multiple		8
Financial Services		Multiple Funds	Other		9
Fire and Safety Services					
General Government Accounts					
HRA					
Human Resources					
HREEO					
Mayor's Office					
Parks and Recreation					
PED					
Police Department					
Public Health					
Public Library Agency					
Public Works					
RiverCentre					
Safety and Inspections					
Technology and Communications					
Water Department					



Seq #	Approver Name	Due Days	Action Type	Email Template	Status	Due Date	Action	Action Date	Escalation Date
01	Anthony Edwards	1	Approver	Individual Review Request	Approved	9/30/2025	Approve	9/29/2025 11:40 ...	
02	Infor ChartMaster	0	FYI	FYI Notification	Notified - FYI			9/29/2025 11:40 ...	
03	Kunud Verma	0	FYI	FYI Notification	Notified - FYI			9/29/2025 11:40 ...	
04	Kyle Citta	1	Approver	Individual Review Request	Delegated		Delegate	9/29/2025 11:57 ...	
05	Anthony Edwards	2	Approver	Individual Review Request	Approved	10/1/2025	Approve	9/29/2025 12:17 ...	
06	Shannon Forney	1	Approver	Individual Review Request	Escalated for Inaction	9/30/2025		10/1/2025 12:18 ...	10/1/2025
07	**Madeline Mitchell**	**2**	**Approver**	**Individual Review Request**	**Escalated Review Req...**	**10/3/2025**			

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: AO 25-63

File ID:	AO 25-63	**Type:**	Administrative Order	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6689	**In Control:**	City Council
				File Created:	10/03/2025
File Name:				**Final Action:**	

Title: Amending CDBG Project Budgets: $144,405.85 of funding for DSI demolitions and $2,474.30 of additional funding for 650-658 Sherburne Ave.

Notes:

		Agenda Date:	
Sponsors:		**Enactment Date:**	
Attachments:	AO 25-63 Financial Analysis CDBG (DSI Demos & 650-658 Sherburne)	**Financials Included?:**	
Contact Name:	Beth Ulrich	**Hearing Date:**	
Entered by:	timothy.ebersold@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File AO 25-63

Amending CDBG Project Budgets: $144,405.85 of funding for DSI demolitions and $2,474.30 of additional funding for 650-658 Sherburne Ave.

ADMINISTRATIVE ORDER, Consistent with the authority granted to the Mayor in Section 10.07.4 of the City Charter and on the request of the Director of the Planning and Economic Development Department to amend the CDBG Project Budgets, the Director of the Office of Financial Services is authorized to amend said budget in the following manner:

Please see the attached financial analysis.

City of Saint Paul Financial Analysis

File ID Number:	AO 25-63		
Budget Affected:		PED	Special Fund
Total Amount of Transaction:	-		
Funding Source:	Grant		
	Appropriation already included in budget?		Yes
Charter Citation:	10.7.4		

Fiscal Analysis

Amending CDBG Project Budgets: $144,405.85 of funding for DSI demolitions and $2,474.30 of additional funding for 650-658 Sherburne Ave.

Detail Accounting Codes:

GENERAL LEDGER (GL) - ANNUAL BUDGET

Spending Changes

GL Annual Budget						
Company	Fund-Dept-Cost Center	Account	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
1	28251820	73225	CDBG		-	-
			TOTAL:	-	-	-

Financing Changes

GL Annual Budget						
Company	Fund-Dept-Cost Center	Account	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
1	28251820	43015	CDBG		-	-
			TOTAL:	-	-	-

ACTIVITY LEDGER (AC) - LIFE TO DATE ACTIVITY BUDGET

Complete this section for Grants, Capital, Capital Bond Proceeds, STAR, TIF, and HRA amendments.

Spending Changes

Amending CDBG Project Budgets: $144,405.85 of funding for DSI demolitions and $2,474.30 of additional funding for 650-658 Sherburne Ave.

Life to Date Activity Budget						
Activity Group	Activity	Account Category	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
G-HUD	G51999960108223	73220	9999 2023 UNDESIG VACANT BLDG DEMO	4,405.85	(4,405.85)	-
G-HUD	G51999960108224	73220	9999 2024 UNDESIG VACANT BLDG DEMO	140,000.00	(140,000.00)	-
G-HUD	G51261260103024	79210	2612 291 STINSON	-	53,860.48	53,860.48
G-HUD	G51261360103024	79210	2613 1784 NORFOLK	-	21,978.88	21,978.88
G-HUD	G51261460103024	79210	2614 455 ROBERT ST	-	56,280.00	56,280.00
G-HUD	G51261560103024	79210	2615 929 YORK (2024)	-	7,880.64	7,880.64
G-HUD	G51261560103023	79210	2615 929 YORK (2023)		4,405.85	4,405.85
G-HUD	G51252060102623	73225	2520 DISTRICT 4 COMMUNITY ENGAGEMENT	35,000.00	(27,790.03)	7,209.97
G-HUD	G512134601030	73220	2134 650-658 SHERBURNE	899,420.00	2,474.30	901,894.30
G-HUD	G51999960109823	73220	9999 2023 UNDESIG NBRHD NONPROFITS	315,000.00	25,315.73	340,315.73
			TOTAL:	**$1,393,825.85**	**-**	**$1,393,825.85**

Financing Changes

Amending CDBG Project Budgets: $144,405.85 of funding for DSI demolitions and $2,474.30 of additional funding for 650-658 Sherburne Ave.

Life to Date Activity Budget						
Activity Group	Activity	Account Category	Description	CURRENT BUDGET	CHANGES	AMENDED BUDGET
G-HUD	G51999960108223	43015	9999 2023 UNDESIG VACANT BLDG DEMO	(4,405.85)	4,405.85	-
G-HUD	G51999960108224	43015	9999 2024 UNDESIG VACANT BLDG DEMO	(140,000.00)	140,000.00	-
G-HUD	G51261260103024	43015	2612 291 STINSON	-	(53,860.48)	(53,860.48)
G-HUD	G51261360103024	43015	2613 1784 NORFOLK	-	(21,978.88)	(21,978.88)
G-HUD	G51261460103024	43015	2614 455 ROBERT ST	-	(56,280.00)	(56,280.00)
G-HUD	G51261560103024	43015	2615 929 YORK (2024)	-	(7,880.64)	(7,880.64)
G-HUD	G51261560103023	43015	2615 929 YORK (2023)	-	(4,405.85)	(4,405.85)
G-HUD	G51252060102623	43015	2520 DISTRICT 4 COMMUNITY ENGAGEMENT	(35,000.00)	27,790.03	(7,209.97)
G-HUD	G512134601030	43015	2134 650-658 SHERBURNE	(899,420.00)	(2,474.30)	(901,894.30)
G-HUD	G51999960109823	43015	9999 2023 UNDESIG NBRHD NONPROFITS	(315,000.00)	(25,315.73)	(340,315.73)
			TOTAL:	**(1,393,825.85)**	**-**	**(1,393,825.85)**

City of Saint Paul

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Master

File Number: RES 25-1481

File ID:	RES 25-1481	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651+266+8497	**In Control:**	City Council
				File Created:	09/16/2025
File Name:	2025 Fall DEED Clean Up Grant for Face to Face			**Final Action:**	

Title: Authorizing the Department of Planning and Economic Development to apply to the Minnesota Department of Employment and Economic Development (DEED) for contamination cleanup funding for a project at 1165 Arcade Street N (Dist. 5, Ward 6).

Notes:

		Agenda Date:	10/15/2025
Sponsors:	Yang and Noecker	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Anne Kane	**Hearing Date:**	
Entered by:	anne.kane@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1481

Authorizing the Department of Planning and Economic Development to apply to the Minnesota Department of Employment and Economic Development (DEED) for contamination cleanup funding for a project at 1165 Arcade Street N (Dist. 5, Ward 6).

WHEREAS, the City of Saint Paul acts as the legal sponsor for the project at 1165 Arcade Street N (F2F@Arcade by Face to Face), contained in the DEED Contamination Cleanup Grant Program applications to be submitted on or around November 3, 2025 and that the Interim Director of Planning and Economic Development (or her designee) is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of City of Saint Paul; and

WHEREAS, the City of Saint Paul has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

WHEREAS, the sources and amounts of the local match identified in the application are committed to the projects identified; and

WHEREAS, the City of Saint Paul is located within the seven-county metropolitan area defined in section 473.121, subdivision 2, and is participating in the local housing incentives program under section 473.254; and

WHEREAS, the City of Saint Paul has not violated any federal, state or local laws pertaining to

fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

WHEREAS, that upon approval of its application by the state, the City of Saint Paul may enter into an agreement with the State of Minnesota for the above referenced project, and that the City of Saint Paul certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

NOW, THEREFORE BE IT RESOLVED by the Saint Paul City Council:

1. That the Council finds that the redevelopment project identified above serves a public purpose and aligns with the City's development goals and priorities;

2. that the appropriate City officials, including the Mayor/Deputy Mayor (or designee), the Interim Director of Office of Financial Services (or designee), and the Interim Director of Planning and Economic Development (or designee) are each authorized, individually, to execute such agreements, which may include indemnification obligations, as are necessary to implement the projects and/or grant applications on behalf of the applicant and

3. that the City of Saint Paul authorizes the execution and submission of a Contamination Cleanup grant application to the Department of Employment and Economic Development by or around November 3, 2025 for the project at 1165 Arcade Street N (F2F@Arcade by Face to Face or such affiliated entity acquiring the land), and hereby ratifies all actions taken by City staff made in furtherance of the foregoing resolutions.

City of Saint Paul

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File Number: RES 25-1495

File ID:	RES 25-1495	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-8497	**In Control:**	City Council
				File Created:	09/18/2025
File Name:	2025 Fall Brownfields TBRA/SEED Grant Round			**Final Action:**	

Title: Authorizing the Department of Planning and Economic Development to apply to the Metropolitan Council for Livable Communities Demonstration Account for Tax Base Redevelopment Account projects at: 680-694 Minnehaha Avenue E. (Hamm's Brewery - District 4, Ward 7) and 1165 Arcade Street (F2F@Arcade by Face to Face - District 5, Ward 6); as well as applying for TBRA-SEED Site Investigation funds for projects at 680-694 Minnehaha Avenue E. (West End of Hamm's) and 706 Marshall Avenue (Rondo Revitalize - District 8, Ward 1).

Notes:

		Agenda Date:	10/15/2025
Sponsors:	Johnson, Yang and Bowie	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Anne Kane	**Hearing Date:**	
Entered by:	anne.kane@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1495

Authorizing the Department of Planning and Economic Development to apply to the Metropolitan Council for Livable Communities Demonstration Account for Tax Base Redevelopment Account projects at: 680-694 Minnehaha Avenue E. (Hamm's Brewery - District 4, Ward 7) and 1165 Arcade Street (F2F@Arcade by Face to Face - District 5, Ward 6); as well as applying for TBRA-SEED Site Investigation funds for projects at 680-694 Minnehaha Avenue E. (West End of Hamm's) and 706 Marshall Avenue (Rondo Revitalize - District 8, Ward 1).

WHEREAS, the City of Saint Paul (the “City”) is a participant in the Metropolitan Livable Communities Act (“LCA”) Local Housing Incentives Program for 2025, and is therefore eligible to apply for grants funds under the LCA’s Livable Communities Demonstration Account (“LCDA”), the LCA’s Tax Base Revitalization Account’s (“TBRA”) funds, and other funds; and

WHEREAS the City has identified these contamination cleanup projects within the City at (1) 680-694 Minnehaha Avenue E. (Hamm's Brewery Abatement for historic rehabilitation) and at (2) 1165 Arcade Street (F2F@Arcade by Face to Face) that each meet the LCA’s TBRA purposes and criteria and are consistent with and promote the LCA and the policies of the Metropolitan Council’s

adopted metropolitan development guide; and
WHEREAS the City has also identified the following projects within the City at (1) 680-694 Minnehaha Avenue E. (West End of Historic Hamm's Brewery) and (2) 706 Marshall Avenue (Rondo Revitalize), that each meet the LCA's Seeding Equitable Environmental Development ("SEED") purposes, criteria and policies of the Metropolitan Council; and
WHEREAS the City has the institutional, managerial and financial capability to ensure adequate project and grant administration; and
WHEREAS the City certifies to the Metropolitan Council that it will comply with all applicable laws and regulations as stated in the applicable contract grant agreements; and
WHEREAS the City finds that the required contamination cleanup will not likely occur through private or other public investment within the reasonably foreseeable future without the LCA's TBRA grant funding; and
WHEREAS the City represents to the Metropolitan Council that it has undertaken reasonable and good faith efforts to procure funding for the activities for which the LCA TBRA funding and/or the SEED funding is sought but was not able to find or secure from other sources funding that is necessary for cleanup completion and states that this representation is based on the following reasons and supporting facts:

1. The City has no general fund resources budgeted to invest in site investigations or remediation activities; and

2. Planning and Economic Development ("PED") staff and private sector teams attempt to balance brownfield grant funding subsidy requests for large cleanup costs with approach to county, state and regional government programs.

WHEREAS, the City agrees to act as legal sponsor for the projects contained in the grant applications submitted by the City on or about November 3, 2025; and
NOW, THEREFORE, BE IT RESOLVED that, after appropriate examination and due consideration, the Saint Paul City Council, as the governing body of the City:
1. Finds, as a public purpose, that it is in the best interests of the City's development goals and priorities for the following proposed projects to occur at these particular sites and at this particular time from these Metropolitan Council program funds:

TBRA Contamination Clean Up Projects:
680-694 Minnehaha Avenue E. (West End of Hamm's Brewery) not to exceed $1,450,000; and
1165 Arcade Street (F2F@Arcade by Face2Face, or Face to Face Health & Counseling Service, Inc., or its affiliated entity) not to exceed $65,000.
SEED Site Investigation Applications:
680-694 Minnehaha Avenue E. (West End of Hamm's Brewery) not to exceed $50,000; and
706 Marshall Avenue (Rondo Revitalize) not to exceed $50,000.

2. Finds that the project components for which LCDA funding is sought:
   a. will not occur solely through private or other public investment within the reasonable foreseeable future, and
   b. will occur within three years after a grant award only if LCDA funding is made available for these projects at this time.
3. Authorizes its Interim Director of PED (or her designee) to submit on behalf of the City, grant applications referenced above for Metropolitan Council TBRA and SEED Site Investigation grant program funds for project components identified in the applications, and authorizes such Interim Director (and other City officials, as appropriate) to execute such agreements or documents as may be necessary to implement the projects on behalf of the City, wherein said agreement contains indemnification provisions in favor of the Metropolitan Council.

City of Saint Paul

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Master

File Number: RES 25-1514

File ID:	RES 25-1514	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	266-6373	**In Control:**	City Council
				File Created:	09/22/2025
File Name:	Mid-America Orchid Congress Grant Acceptance			**Final Action:**	

Title: Authorizing the Department of Parks and Recreation and the Como Park Zoo and Conservatory to accept a grant of $400 from the Mid-America Orchid Congress for the purchase of orchid plants in the year 2025.

Notes:

		Agenda Date:	
Sponsors:	Kim	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Erica Prosser	**Hearing Date:**	
Entered by:	Bev.Meissner@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1514

Authorizing the Department of Parks and Recreation and the Como Park Zoo and Conservatory to accept a grant of $400 from the Mid-America Orchid Congress for the purchase of orchid plants in the year 2025.

WHEREAS, the Mid-America Orchid Congress is a regional organization that promotes orchid conservation, education, and appreciation, and provides support to public institutions dedicated to the display and preservation of orchids; and

WHEREAS, the Mid-America Orchid Congress offers a yearly grant of up to $400 for the purpose of orchid conservation; and

WHEREAS, the Como Park Zoo and Conservatory, operated by the Department of Parks and Recreation, serves a vital public purpose by providing year-round educational, cultural, and environmental enrichment through its living plant collections and horticultural displays; and

WHEREAS, the Como Park Zoo and Conservatory would utilize this grant money to purchase species of orchids to add to their existing neo-tropical orchid collection; and

WHEREAS, increasing the number of species of orchids to be seen in the public displays at the Marjorie McNeely Conservatory will enhance educational offerings and expand opportunities for

public enjoyment and leisure; and

WHEREAS, the City of Saint Paul is not expected to match the grant funds; now, therefore, be it

RESOLVED, that the City Council authorizes the Como Park Zoo and Conservatory staff to accept a grant of $400 from the Mid-America Orchid Congress for the purchase of species orchids in the year 2025.

City of Saint Paul

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File Number: RES 25-1515

File ID:	RES 25-1515	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6228	**In Control:**	City Council
				File Created:	09/22/2025
File Name:	Xcel Interconnection Agreement for Fire Station #7			**Final Action:**	

Title: Authorizing the City to enter into an Interconnection Agreement with Xcel Energy, which includes an indemnification clause, for solar at Fire Station #7.

Notes: Xcel Interconnection Agreement coordinated by OFS-Real Estate on behalf of Fire Department

		Agenda Date:	
Sponsors:	Noecker	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Cecilia Govrik	**Hearing Date:**	
Entered by:	cecilia.govrik@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1515

Authorizing the City to enter into an Interconnection Agreement with Xcel Energy, which includes an indemnification clause, for solar at Fire Station #7.

WHEREAS, the City of Saint Paul's Climate Action and Resilience Plan, adopted in December 2019, established a goal of achieving carbon neutrality in city operations by 2030 and included a key action of increasing municipal installations of renewable energy; and

WHEREAS, the City of Saint Paul previously dedicated funds for the construction of the new Fire Station #7, which went into operation in 2025; and

WHEREAS, the new construction was required to align with the State of Minnesota's B3 Sustainable Buildings Guidelines and SB2030 Energy Standard which required onsite renewable energy generation to meet energy and carbon efficiency standards for the facility; and

WHEREAS, the installation of a 40-kW rooftop solar array at Fire Station #7 will require the City of Saint Paul to enter into a Minnesota Distributed Energy Resource Interconnection Agreement with Xcel Energy, which includes an indemnification clause in favor of Xcel; now, therefore, be it

RESOLVED, that the City Council hereby authorizes and directs the proper city officials to enter into the Interconnection Agreement with Xcel Energy, which includes an indemnification clause, for the

rooftop solar array at Fire Station #7.

See attachment.

City of Saint Paul

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File Number: RES 25-1545

File ID:	RES 25-1545	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	266-6680	**In Control:**	City Council
				File Created:	10/07/2025
File Name:	TC German Immersion School Conduit Revenue Bonds			**Final Action:**	

Title: Approving the Proposed Issuance of Conduit Revenue Bonds by the Housing and Redevelopment Authority for the Twin Cities German Immersion School Project, 1031 Como Avenue, under Minnesota Statutes, Sections 469.152 through 469.1655 (District 10 Ward 5).

Notes:

		Agenda Date:	10/15/2025
Sponsors:	Kim	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Kelly Bauer	**Hearing Date:**	
Entered by:	kelly.bauer@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1545

Approving the Proposed Issuance of Conduit Revenue Bonds by the Housing and Redevelopment Authority for the Twin Cities German Immersion School Project, 1031 Como Avenue, under Minnesota Statutes, Sections 469.152 through 469.1655 (District 10 Ward 5).

(a) Under the Minnesota Municipal Industrial Development Act, Minnesota Statutes, Sections 469.152-469.1655, as amended (the "Act") each housing and redevelopment authority in the State of Minnesota, including the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA"), is authorized to issue revenue bonds to finance or refinance, in whole or in part, the costs of the acquisition, construction, improvement, or extension of revenue producing enterprises, whether or not operated for profit; and

(b) The HRA has received a proposal from Twin Cities German Immersion School Building Company, a Minnesota nonprofit corporation and 501(c)(3) organization (the "Borrower"), that the HRA undertake a project as hereinafter described, pursuant to the Act, through the issuance of taxable and tax-exempt conduit revenue bonds in one or more series in an estimated aggregate principal amount not to exceed $10,000,000 (the "Bonds"); and

(c) The Borrower will use the proceeds of the Bonds to (i) redeem and prepay certain

outstanding Charter School Lease Revenue Bonds (Twin Cities German Immersion School Project) Series 2013A, issued by the HRA on May 21, 2013, in the original aggregate principal amount of $8,270,000 which originally financed the acquisition, renovation, construction and equipping of an existing approximately 29,400 square foot school building, an existing approximately 11,000 square foot church building and an approximately 20,180 square foot addition to the existing buildings located at 1031 Como Avenue in the City of Saint Paul, Minnesota (the "City") for use as a public charter schoolhouse for grades pre-k through grade 8 (the "Facility"); (ii) fund a debt service reserve fund, if necessary; (iii) pay a portion of the interest on the Bonds, if necessary; and (iv) pay a portion of the costs of issuing the Bonds (the "Project"); and

(d) The Facility is owned by the Borrower and is currently leased and operated by and will continue to be leased to and operated by the Twin Cities German Immersion School, a Minnesota nonprofit corporation and public charter school (the "School"); and

(e) The proposal calls for the HRA to loan the proceeds realized upon the issuance and delivery of the Bonds to the Borrower pursuant to a loan agreement wherein the Borrower will be obligated to pay all costs and expenses of the HRA and the City incident to the issuance of the Bonds; and

(f) A public hearing on the proposal to undertake and finance the Project was held on this same date by the HRA at a regularly scheduled meeting of the Board of Commissioners of the HRA following duly published notice, at which time a reasonable opportunity was provided for interested individuals to express their views, both orally and in writing; and

(g) Following the public hearing, the HRA adopted a resolution providing approval to the issuance of the Bonds by the HRA subject to the approval of the City Council; and

(h) No public official of the City has either a direct or indirect financial interest in the Project nor will any public official either directly or indirectly benefit financially from the Project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saint Paul, Minnesota, as follows:

1. The City hereby approves the charter school project as a revenue producing enterprise, described above, to be undertaken by the Borrower pursuant to the Borrower's specifications, pursuant to the Act.

2. On the basis of information available to the City it appears, and the City hereby finds, that the Project constitutes a revenue producing enterprise within the meaning of the Act; that the availability of the financing under the Act and the willingness of the HRA to furnish such financing will be a substantial inducement to the Borrower to undertake the Project, and that the effect of the Project, if undertaken, will continue to be to provide charter school facilities to residents of the City, and reaffirm the promotion of more intensive development and use of land within the City.

3. The Project, by the issuance of the Bonds, is hereby approved by the City subject to final approval by the Borrower and the purchaser of the Bonds as to ultimate details of the financing of the Project.

4. The Borrower has agreed and it is hereby determined that any and all costs incurred by the City or the HRA in connection with the financing of the Project whether or not the Project is carried to completion and whether or not approved by HRA will be paid by the Borrower.

5. Kutak Rock LLP, as bond counsel to the HRA, and such financial institutions as may be selected by Borrower, with the consent of the HRA, are authorized to assist in the preparation and review of necessary documents relating to the Project and the financing program therefor, to consult with the City Attorney, Borrower and the purchaser of the Bonds as to the maturities, interest rates and other terms and provisions of the Bonds and as to the covenants and other provisions of the necessary documents and submit such documents to the HRA for final approval.

6. Nothing in this Resolution or the documents prepared pursuant hereto shall

authorize the expenditure of any municipal funds on the Project. The Bonds shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property or funds of the City or the HRA except the revenue and proceeds pledged to the payment thereof, nor shall the City or the HRA be subject to any liability thereon. The holders of the Bonds shall never have the right to compel any exercise of the taxing power of the City or the HRA to pay the outstanding principal on the Bonds or the interest thereon, or to enforce payment thereon against any property of the City or the HRA. The Bonds shall recite in substance that the Bonds, including the interest thereon, are payable solely from the revenue and proceeds pledged to the payment thereof. The Bonds shall not constitute a debt of the City or the HRA within the meaning of any constitutional or statutory limitation.

7. In anticipation of the issuance of the Bonds to finance all or a portion of the Project, and in order that completion of the Project pursuant to the Borrower's specifications will not be unduly delayed when approved, the Borrower is hereby authorized to make such expenditures and advances toward payment of that portion of the costs of the Project to be financed from the proceeds of the Bonds, as the Borrower considers necessary, including the use of interim, short-term financing, subject to reimbursement from the proceeds of the Bonds if and when delivered but otherwise without liability on the part of the City or the HRA.

8. The City's PED Director, staff and legal counsel are hereby authorized and directed to take all actions necessary to implement this Resolution. In the event that for any reason any of the City staff or officers is unable to carry any acts provided herein, such actions may be taken by any official or employee of the City delegated the duties of any such City staff or officers with the same force and effect as if undertaken by such City official.

City of Saint Paul

City Hall and Court House
15 West Kellogg
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Master

File Number: RES 25-1550

File ID:	RES 25-1550	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	2	**Contact Number:**	651-266-6228	**In Control:**	City Council
				File Created:	10/01/2025
File Name:	Approving Sustainable Building Ordinance partial waiver for Primates Mechanical Building			**Final Action:**	

Title: Approving a partial waiver of the Sustainable Building Ordinance for the Primates Mechanical Building at Como Zoo.

Notes: SBO waiver process for Como Zoo project is being coordinated by OFS-Real Estate

		Agenda Date:	
Sponsors:	Kim	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Cecilia Govrik	**Hearing Date:**	
Entered by:	cecilia.govrik@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1550

Approving a partial waiver of the Sustainable Building Ordinance for the Primates Mechanical Building at Como Zoo.

WHEREAS, in January 2018, the City Council of the City of Saint Paul adopted the Sustainable Building Ordinance (Ord 17-60, Chapter 81) for (a) New construction or the major renovation of facilities owned or operated by the City of Saint Paul or the HRA, (b) New construction or the major renovation of any facilities of which the city or HRA are, or will become, the sole tenant, and (c) New construction or major renovation of any facilities within the City of Saint Paul receiving more than two hundred thousand dollars ($200,000) of city funding; and

WHEREAS, the Ordinance requires that such buildings be certified under LEED for new construction and major renovation; certified silver, gold or platinum; or State of Minnesota B3 Guidelines; certified compliant; or Saint Paul Port Authority Green Design Review (if applicable); and

WHEREAS, the Primates Mechanical Building is an unoccupied accessory building of approximately 900 square feet designed to hold HVAC equipment necessary for the transition to a geothermal system at Como Zoo's Primates Building, and costs associated with the administration of one of the rating systems as specified in the Ordinance would be disproportionate to the cost of construction of the mechanical building; and

WHEREAS, The requirements of this chapter may be waived, in whole or in part, by the Saint Paul

City Council, or, in the event that the expenditure of city funds is approved by the HRA, the HRA board of commissioners; and

WHEREAS, the Primates Mechanical Building will comply with the applicable requirements of the Saint Paul Overlay portion of the Ordinance for an accessory building that will hold equipment for the primary purpose of heating and cooling the adjacent Primates Building; and

WHEREAS, compliance with the relevant requirements of the Overlay portion of the Ordinance can be achieved with lower costs and administrative effort and ensures that the building will conserve energy and divert construction waste from landfills; now, therefore, be it

RESOLVED, that the City Council hereby waives the portion of the requirement in Chapter 81 of the Saint Paul Administrative Code, that the Primates Mechanical Building at Como Zoo must be certified by one of the specified rating systems in the Ordinance and finds that the building does not need to meet those requirements of the Saint Paul Overlay which are not applicable to an unoccupied accessory building.

City of Saint Paul

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File Number: RES 25-1552

File ID:	RES 25-1552	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6228	**In Control:**	City Council
				File Created:	10/01/2025
File Name:	Approving Sustainable Building Ordinance partial waiver for Polar Bear Mechanical Building			**Final Action:**	

Title: Approving a partial waiver of the Sustainable Building Ordinance for the Polar Bear Mechanical Building at Como Zoo.

Notes: SBO waiver process for Como Zoo project is being coordinated by OFS-Real Estate

		Agenda Date:	
Sponsors:	Kim	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Cecilia Govrik	**Hearing Date:**	
Entered by:	cecilia.govrik@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1552

Approving a partial waiver of the Sustainable Building Ordinance for the Polar Bear Mechanical Building at Como Zoo.

WHEREAS, in January 2018, the City Council of the City of Saint Paul adopted the Sustainable Building Ordinance (Ord 17-60, Chapter 81) for (a) New construction or the major renovation of facilities owned or operated by the City of Saint Paul or the HRA, (b) New construction or the major renovation of any facilities of which the city or HRA are, or will become, the sole tenant, and (c) New construction or major renovation of any facilities within the City of Saint Paul receiving more than two hundred thousand dollars ($200,000) of city funding; and

WHEREAS, the Ordinance requires that such buildings be certified under LEED for new construction and major renovation; certified silver, gold or platinum; or State of Minnesota B3 Guidelines; certified compliant; or Saint Paul Port Authority Green Design Review (if applicable); and

WHEREAS, the Polar Bear Mechanical Building is an unoccupied accessory building of approximately 2500 square feet designed to hold HVAC equipment necessary for the transition to a geothermal system at Como Zoo's Polar Bear Building, and costs associated with the administration of one of the rating systems as specified in the Ordinance would be disproportionate to the cost of construction of the mechanical building; and

WHEREAS, The requirements of this chapter may be waived, in whole or in part, by the Saint Paul

city council, or, in the event that the expenditure of city funds is approved by the HRA, the HRA board of commissioners; and

WHEREAS, the Polar Bear Mechanical Building will comply with the applicable requirements of the Saint Paul Overlay portion of the Ordinance for an accessory building that will hold equipment for the primary purpose of heating and cooling the adjacent Polar Bear Building and also will support future HVAC improvements at the Aquatic Animals facilities; and

WHEREAS, compliance with the relevant requirements of the Overlay portion of the Ordinance can be achieved with lower costs and administrative effort and ensures that the building will conserve energy and divert construction waste from landfills; now, therefore, be it

RESOLVED, that the City Council hereby waives the portion of the requirement in Chapter 81 of the Saint Paul Administrative Code, that the Polar Bear Mechanical Building at Como Zoo must be certified by one of the specified rating systems in the Ordinance and finds that the building does not need to meet those requirements of the Saint Paul Overlay which are not applicable to an unoccupied accessory building.

City of Saint Paul

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File Number: RES 25-1556

File ID:	RES 25-1556	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	10/01/2025
File Name:	Metro Deaf School			**Final Action:**	

Title: Approving the proposed issuance of conduit charter school lease revenue notes by the Port Authority (the "Port Authority") for the Metro Deaf School Project located at 1125 Energy Park Drive (District 10, Ward 4).

Notes:

		Agenda Date:	10/15/2025
Sponsors:	Coleman	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Holly Huston	**Hearing Date:**	
Entered by:	shari.moore@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1556

Approving the proposed issuance of conduit charter school lease revenue notes by the Port Authority (the "Port Authority") for the Metro Deaf School Project located at 1125 Energy Park Drive (District 10, Ward 4).

(a) Minnesota Statutes, Sections 469.152 through 469.1655, as amended (the "Act") confers upon each housing and redevelopment authority of the State of Minnesota, including the Port Authority, the authority to issue revenue bonds to finance, in whole or in part, the costs of the acquisition, construction, improvement, or extension of revenue producing enterprises, whether or not operated for profit; and

(b) The Port Authority has been designated, to exercise, on behalf of the City of Saint Paul, Minnesota (the "City") the powers conferred by Minnesota Statutes, 469.152 through 469.1655, as amended; and

(c) The Port Authority has received a proposal from 1House2Hands, Inc., a Minnesota nonprofit corporation and 501(c)(3) organization (the "Borrower"), to finance a portion of the project hereinafter described, pursuant to the Act, through the issuance of one or more series of revenue notes, in an estimated aggregate principal amount not to exceed $5,000,000 (the "2025 PASP Note"); and

(d) The project to be financed by the 2025 PASP Note, along with one or more series of revenue bonds to be issued by the Housing and Redevelopment Authority of the City of Saint

Paul, Minnesota (the "HRA Bonds") is: (i) the refunding or optional redemption of a portion of the HRA's Charter School Lease Revenue Bonds (Metro Deaf School Project), Series 2018A and Taxable Charter School Lease Revenue Bonds (Metro Deaf School Project), Series 2018B; (ii) financing costs related to improvements to the school facility located at 1125 Energy Park Drive (the "School Facility") in the City of Saint Paul, Minnesota (the "City"); (iii) paying capitalized interest on the 2025 PASP Note and the HRA Bonds; (iv) if necessary, funding a deposit to the debt service reserve fund; and (v) paying the costs of issuing the 2025 PASP Note and the HRA Bonds; and

(e) The School Facility is owned by the Borrower and currently leased to and operated by, and will continue to be leased to and operated by, Metro Deaf School, a Minnesota nonprofit corporation and public charter school authorized by the University of St. Thomas (the "Charter School");

(f) The proposal calls for the Port Authority to loan the proceeds realized upon the issuance and delivery of the 2025 PASP Note to the Borrower pursuant to a loan agreement wherein the Borrower will be obligated to pay all costs and expenses of the Port Authority and the City incident to the issuance of the 2025 PASP Note; and

(g) The City desires to facilitate the Project; and

(h) Pursuant to the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and regulations promulgated thereunder, a notice of public hearing in the required form was published in a newspaper of general circulation in advance of the date of such public hearing; and

(i) A public hearing on the Project was held by the Port Authority, on September 23, 2025, following duly published notice in the *Pioneer Press*, a newspaper of general circulation in the City on September 13, 2025, with respect to the required public hearing under Section 147(f) of the Code; and

(j) During said public hearing a reasonable opportunity was provided for interested individuals to express their views, both orally and in writing;

(k) No public official of the City has either a direct or indirect financial interest in the Project nor will any public official either directly or indirectly benefit financially from the Project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Saint Paul, Minnesota, as follows:

1. The City hereby approves the issuance of conduit charter school lease revenue notes described above, to be undertaken by the Borrower pursuant to the Borrower's specifications, and approves the Project, pursuant to the Act.

2. The publication of the notice of public hearing by Port Authority staff prior to the public hearing is hereby ratified.

3. The Project and the issuance of the 2025 PASP Note is hereby approved by the City subject to final approval by the Borrower and the purchaser of the 2025 PASP Note as to ultimate details of the financing of the Project. This approval is given pursuant to the requirement set forth in Section 147(f) of the Code and the Act and is not offered for any other purposes, including, but not limited to, the tax consequences of this financing arrangement.

4. The Borrower has agreed and it is hereby determined that any and all costs incurred by the City or the Port Authority in connection with the financing of the Project whether or not the Project is carried to completion and whether or not approved by Port Authority will be paid by the Borrower.

5. Ballard Spahr LLP, as bond counsel, and such financial institutions as may be selected by Borrower, with the consent of the Port Authority, are authorized to assist in the preparation and review of necessary documents relating to the Project and to consult with the Saint Paul City Attorney, the Borrower and the purchaser of the 2025 PASP Note as to the maturities, interest rates and other terms and provisions of the 2025 PASP Note and as to the covenants and other provisions of the necessary documents and submit such documents to the Port Authority for final approval.

6. Nothing in this Resolution or the documents prepared pursuant hereto shall

authorize the expenditure of any municipal funds on the Project. The 2025 PASP Note shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property or funds of the City or the Port Authority except the revenue and proceeds pledged to the payment thereof, nor shall the City or the Port Authority be subject to any liability thereon. The holders of the 2025 PASP Note shall never have the right to compel any exercise of the taxing power of the City or the Port Authority to pay the outstanding principal on the 2025 PASP Note or the interest thereon, or to enforce payment thereon against any property of the City or the Port Authority. The 2025 PASP Note shall recite in substance that the 2025 PASP Note, including the interest thereon, are payable solely from the revenue and proceeds pledged to the payment hereof. The 2025 PASP Note shall not constitute a debt of the City or the Port Authority within the meaning of any constitutional, charter, or statutory limitation.

7. The City Council hereby authorizes the appropriate City Officials or their proper designees to execute agreements and such other documents necessary to carry out this Resolution. The City may execute documents, certificates, and instruments relating to the issuance of the 2025 PASP Note and the Project by electronic signature. For purposes hereof: (i) "electronic signature" means a manually signed original signature that is then transmitted by electronic means; and (ii) "transmitted by electronic means" means sent in the form of a facsimile or sent via the internet as a portable document format ("pdf") or other replicating image attached to an electronic mail or internet message; or (iii) a digital signature of an authorized representative of any party provided by AdobeSign or DocuSign (or such other digital signature provider as specified by such party).

8. The Port Authority's President, staff and legal counsel are hereby authorized and directed to take all actions necessary to implement this Resolution.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1557

File ID:	RES 25-1557	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-325-1697	**In Control:**	City Council
				File Created:	10/01/2025
File Name:	DNR Community Tree Planting Grant			**Final Action:**	

Title: Authorizing the Department of Parks and Recreation to apply for grant funding from the Minnesota Department of Natural Resources (DNR) Community Tree Planting Grants Program to invest in public property tree planting to restore, enhance and diversify tree canopy throughout Saint Paul.

Notes:

		Agenda Date:	
Sponsors:	Noecker	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Rachel Jongeward	**Hearing Date:**	
Entered by:	tom.wollan@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1557

Authorizing the Department of Parks and Recreation to apply for grant funding from the Minnesota Department of Natural Resources (DNR) Community Tree Planting Grants Program to invest in public property tree planting to restore, enhance and diversify tree canopy throughout Saint Paul.

WHEREAS, the Minnesota Department of Natural Resources (DNR) is providing nearly $5 million in grant opportunities allocated by the Minnesota Legislature through its Community Tree Planting Grants Program to fund increased and equitable access to urban tree canopy benefits, by replacing trees lost to pests, disease or storms; and

WHEREAS, the Community Tree Planting Program assists local units of government in Minnesota, by providing direct funding to communities for shade tree planting activities that will improve urban forest resilience to climate change, diseases and pests; and

WHEREAS, local units of government are eligible for these Community Tree Planting Funds with maximum available funding per organization of up to $500,000; and

WHEREAS, the Department of Parks and Recreation is requesting permission to apply for said funding to support eligible activities over the next 2 years, including tree planting on parkland and

city right of ways, providing an opportunity to expand and enhance equitable urban tree canopy cover in disadvantaged communities; and

WHEREAS, grant funds would allow the Department of Parks and Recreation to replant trees in priority areas thereby restoring and diversifying urban tree canopy; and

WHEREAS, there is no match requirement for these funds; now, therefore, be it

RESOLVED, that the Council of the City of Saint Paul authorizes the Department of Parks and Recreation to apply for grant funds from the Minnesota Department of Natural Resources (DNR) Community Tree Planting Grants Program.

City of Saint Paul

City Hall and Court House
15 West Kellogg
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Master

File Number: RES 25-1559

File ID:	RES 25-1559	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	10/02/2025
File Name:				**Final Action:**	

Title: Approving the use of NSTAR grant funds for a change in scope of work for BP Sushi LLC.

Notes:

		Agenda Date:	
Sponsors:	Yang	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	ploua.yang@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1559

Approving the use of NSTAR grant funds for a change in scope of work for BP Sushi LLC.

WHEREAS, on November 6, 2024, BP Sushi LLC was awarded up to $43,500 in Neighborhood STAR grant funds for their project Kitchen Hood; and

WHEREAS, on September 19, 2025, the Neighborhood STAR Board reviewed a request for BP Sushi LLC to change the scope of their project to include a built-in filtration fry system, installation of a water line and sink, and kitchen modifications to accommodate a boba station; and

WHEREAS, the Neighborhood STAR Board rates grant requests on a scale from 1 (low) to 5 (high) with BP Sushi LLC's proposal to change the scope of their project receiving a final score of 5; and

WHEREAS, the Mayor and the Saint Paul City Council approve the use of the $43,500 NSTAR grant awarded in November of 2024 to BP Sushi LLC for their project to include a built-in filtration fry system, installation of a water line and sink, and kitchen modifications to accommodate a boba station; now be it

RESOLVED, by the City Council of the City of Saint Paul, upon the recommendation of the Mayor that funds are still available for appropriation, that the expanded scope of work described above is

hereby approved; and be it

FURTHER RESOLVED, that staff of the Department of Planning and Economic Development are further authorized and directed to proceed with all other actions necessary to implement this Resolution, including finalizing all documents and agreements, subject to approval by the City Attorney's Office; and be it

FURTHER RESOLVED, that the proper City official(s) are hereby approved and authorized to execute any and all documents in connection with this Resolution, subject to approval by the City Attorney's Office; and be it

FINALLY RESOLVED, that this Resolution does not constitute a binding legal agreement; rather, the action taken herein shall not be effective until said documents are executed by the appropriate official(s) of the City.

City of Saint Paul

City Hall and Court House
15 West Kellogg
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Master

File Number: RES 25-1561

File ID:	RES 25-1561	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	10/02/2025
File Name:				**Final Action:**	

Title: Approving the use of grant funds through the Ward 6 Neighborhood Star Year-Round program for Sensuel Lingerie LLC.

Notes:

		Agenda Date:	
Sponsors:	Yang	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	ploua.yang@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1561

Approving the use of grant funds through the Ward 6 Neighborhood Star Year-Round program for Sensuel Lingerie LLC.

WHEREAS, on September 19, 2025, the Neighborhood STAR Board reviewed one (1) proposal for STAR grant financing through the Ward 6 Year-Round Program from Sensuel Lingerie LLC for 961 Arcade St. Building Repairs; and

WHEREAS, the Neighborhood STAR Board rates grant requests on a scale from 1 (low) to 5 (high) with Sensuel Lingerie's project receiving a final score of 5; and

WHEREAS, due to the community significance of this Project, a waiver is being recommended to the City Council approved Neighborhood STAR Guidelines to eliminate the application fee; and

WHEREAS, it is the intent of the Mayor and the Saint Paul City Council to participate in the financing of these activities by providing grant financing up to $15,000 to Sensuel Lingerie LLC for 961 Arcade St. Building Repairs, now be it

RESOLVED, by the City Council of the City of Saint Paul, upon the recommendation of the

Mayor that funds are available for appropriation, that the Neighborhood STAR Year-Round award described above is hereby approved; and be it

FURTHER RESOLVED, that staff of the Department of Planning and Economic Development are further authorized and directed to proceed with all other actions necessary to implement this Resolution, including finalizing all documents and agreements, subject to approval by the City Attorney's Office; and be it

FURTHER RESOLVED, that the proper City official(s) are hereby approved and authorized to execute any and all documents in connection with this Resolution, subject to approval by the City Attorney's Office; and be it

FINALLY RESOLVED, that this Resolution does not constitute a binding legal agreement; rather, the action taken herein shall not be effective until said documents are executed by the appropriate official(s) of the City.

City of Saint Paul

City Hall and Court House
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Master

File Number: RES 25-1564

File ID:	RES 25-1564	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	10/02/2025
File Name:				**Final Action:**	

Title: Approving the Mayor's appointment of Councilmember Molly Coleman to serve on The Family Housing Fund.

Notes:

		Agenda Date:	10/15/2025
Sponsors:	Noecker	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	jennifer.nelson@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1564

Approving the Mayor's appointment of Councilmember Molly Coleman to serve on The Family Housing Fund.

WHEREAS, RES 24-58 appointed Councilmembers Anika Bowie and Nelsie Yang to the Family Housing Fund; and

WHEREAS, Councilmember Yang wishes to give up her seat to Councilmember Molly Coleman; and

WHEREAS, Mayor Carter wishes to appoint Molly Coleman to The Family Housing Fund; now, therefore be it

RESOLVED, that the Saint Paul City Council consents to and approves the appointment, made by the Mayor, of Molly Coleman to serve on The Family Housing Fund, for a term ending January 1, 2026.

City of Saint Paul

City Hall and Court House
15 West Kellogg
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Master

File Number: RES 25-1569

File ID:	RES 25-1569	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	10/03/2025
File Name:	Bowie 2025 Reconnecting Communities Summit			**Final Action:**	

Title: Accepting the donation of registration, travel, and lodging expenses from ReConnect Rondo for Councilmember Anika Bowie to attend the Reconnecting Communities Summit 2025 in Washington, D.C. from September 28-29, 2025.

Notes:

		Agenda Date:	
Sponsors:	Bowie	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	greg.weiner@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1569

Accepting the donation of registration, travel, and lodging expenses from ReConnect Rondo for Councilmember Anika Bowie to attend the Reconnecting Communities Summit 2025 in Washington, D.C. from September 28-29, 2025.

WHEREAS, Anika Bowie, Councilmember, has been invited by ReConnect Rondo to attend the Reconnecting Communities Summit 2025 held in Washington, D.C. September 28-29, 2025; and

WHEREAS, attending the Reconnecting Communities Summit 2025 will serve as an opportunity to engage directly with federal leaders, shape policy, and build alliances that accelerate impact in communities across the country; and

WHEREAS, ReConnect Rondo has offered to donate funds to the City of Saint Paul to cover all expenses related to transportation, hotel reservation, and conference registration for Councilmember Anika Bowie; and

WHEREAS, pursuant to Minn. Stat. 465.03, the City is allowed to accept, by a resolution adopted by a two-thirds majority of the City Council, a grant or devise of real or personal property in accordance with the terms prescribed by the donor; and

WHEREAS, the City Council of the City of Saint Paul finds that attendance at the Reconnecting Communities Summit 2025 benefits the City by providing an opportunity for an elected official to engage directly with federal leaders, shape policy, and build alliances that accelerate impact in communities across the country; now therefore be it

RESOLVED, the Saint Paul City Council accepts the donation of registration, airfare, transportation and hotel expenses from ReConnect Rondo for the Reconnecting Communities Summit 2025 so that Councilmember Anika Bowie may attend, and thanks them for their generosity.

City of Saint Paul

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Master

File Number: RES 25-1574

File ID:	RES 25-1574	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	10/06/2025
File Name:				**Final Action:**	
Title:	Approving the use of grant funds through the Ward 5 and Ward 6 Neighborhood Star Year-Round Programs for Lavish Luxe Hair Studios LLC.				
Notes:					
				Agenda Date:	
Sponsors:	Yang			**Enactment Date:**	
Attachments:				**Financials Included?:**	
Contact Name:				**Hearing Date:**	
Entered by:	ploua.yang@ci.stpaul.mn.us			**Ord Effective Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1574

Approving the use of grant funds through the Ward 5 and Ward 6 Neighborhood Star Year-Round Programs for Lavish Luxe Hair Studios LLC.

WHEREAS, on September 19, 2025, the Neighborhood STAR Board reviewed one (1) proposal for STAR grant financing through the Ward 5 and Ward 6 Year-Round Programs from Lavish Luxe Hair Studio LLC for Signage and Exterior Painting; and

WHEREAS, the Neighborhood STAR Board rates grant requests on a scale from 1 (low) to 5 (high) with Lavish Luxe Hair Studio LLC's project receiving a final score of 5; and

WHEREAS, due to the community significance of this Project, a waiver is being recommended to the City Council approved Neighborhood STAR Guidelines to eliminate the application fee; and

WHEREAS, it is the intent of the Mayor and the Saint Paul City Council to participate in the financing of these activities by providing grant financing up to $15,000 to Lavish Luxe Hair Studio LLC for Signage and Exterior Painting, now be it

RESOLVED, by the City Council of the City of Saint Paul, upon the recommendation of the Mayor

that funds are available for appropriation, that the Neighborhood STAR Year-Round award described above is hereby approved; and be it

FURTHER RESOLVED, that staff of the Department of Planning and Economic Development are further authorized and directed to proceed with all other actions necessary to implement this Resolution, including finalizing all documents and agreements, subject to approval by the City Attorney's Office; and be it

FURTHER RESOLVED, that the proper City official(s) are hereby approved and authorized to execute any and all documents in connection with this Resolution, subject to approval by the City Attorney's Office; and be it

FINALLY RESOLVED, that this Resolution does not constitute a binding legal agreement; rather, the action taken herein shall not be effective until said documents are executed by the appropriate official(s) of the City.

City of Saint Paul

City Hall and Court House
15 West Kellogg
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Master

File Number: RES 25-1581

File ID:	RES 25-1581	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6497	**In Control:**	City Council
				File Created:	10/07/2025
File Name:	Approving the Mayor's appointment of Mariana Smith to the Human Rights and Equal Economic Opportunity Commission.			**Final Action:**	
Title:	Approving the Mayor's appointment of Mariana Smith to the Human Rights and Equal Economic Opportunity Commission.				
Notes:					
				Agenda Date:	10/15/2025
Sponsors:	Noecker			**Enactment Date:**	
Attachments:				**Financials Included?:**	
Contact Name:	Jon Grebner			**Hearing Date:**	
Entered by:	mariam.demello@ci.stpaul.mn.us			**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1581

Approving the Mayor's appointment of Mariana Smith to the Human Rights and Equal Economic Opportunity Commission.

WHEREAS, the Human Rights and Equal Economic Opportunity (HREEO) Commission is responsible for monitoring and advising the department on promoting justice and equity and fosters hiring policies that maximize the diversity of the workforce of the city; and

WHEREAS, Saint Paul Legislative Code Section 183.19 (1) states that the Human Rights and Equal Economic Opportunity Commission consists of twenty-one (21) members appointed by the Mayor with the consent of the Council; and

WHEREAS, Mariana Smith applied to fill an open seat and has been recommended by staff to serve on the Human Rights and Equal Economic Opportunity Commission; and

WHEREAS, Mayor Melvin Carter wishes to appoint Mariana Smith to the Human Rights and Equal Economic Opportunity Commission for a three-year term ending on October 31, 2028; now, therefore be it

RESOLVED, that the Saint Paul City Council approves the appointment of Mariana Smith to the Human Rights and Equal Employment Opportunity Commission for a three-year term ending on October 31, 2028.

City of Saint Paul

City Hall and Court House
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Master

File Number: RES 25-1582

File ID:	RES 25-1582	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6497	**In Control:**	City Council
				File Created:	10/07/2025
File Name:	Approving the Mayor's appointment of Timothy DeGiau and Barak ade Soleil to the Mayor's Advisory Committee on People with Disabilities.			**Final Action:**	
Title:	Approving the Mayor's appointment of Timothy DeGiau and Barak ade Soleil to the Mayor's Advisory Committee on People with Disabilities.				
Notes:					
				Agenda Date:	10/15/2025
Sponsors:	Noecker			**Enactment Date:**	
Attachments:				**Financials Included?:**	
Contact Name:	Jon Grebner			**Hearing Date:**	
Entered by:	mariam.demello@ci.stpaul.mn.us			**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1582

Approving the Mayor's appointment of Timothy DeGiau and Barak ade Soleil to the Mayor's Advisory Committee on People with Disabilities.

WHEREAS, on May 29, 1975, in CF 265523, the City created a Mayor's Advisory Committee ("Committee") made up of thirteen (13) members, seven (7) of which are to be persons with disabilities; and

WHEREAS, on March 2, 1976, in CF 2666861, the City determined the Committee would be a permanent Committee, which later came to be known as the Mayor's Advisory Committee on People with Disabilities; and

WHEREAS, Timothy DeGiau and Barak ade Soleil have applied to fill open seats and have been recommended by staff to serve on Mayor's Advisory Committee on People with Disabilities; and

WHEREAS, Mayor Carter wishes to appoint Timothy DeGiau and Barak ade Soleil to the Mayor's Advisory Committee on People with Disabilities; now, therefore be it

RESOLVED, that the Saint Paul City Council approves the appointment Timothy DeGiau and Barak ade Soleil to the Mayor's Advisory Committee on People with Disabilities for a three-year term ending on October 31, 2028.

City of Saint Paul

City Hall and Court House
15 West Kellogg
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Master

File Number: RES 25-1583

File ID:	RES 25-1583	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6497	**In Control:**	City Council
				File Created:	10/07/2025
File Name:	Approving the Mayor's appointment of Morgan Kuschel and reappointments Thomas Eckstein, Ronald Weisman, Marj Ebensteiner, Imogene Treichel, Meghan Redmond, Teisha Magee, and Alaina Gall to a two-year term on the Advisory Committee on Aging.			**Final Action:**	

Title: Approving the Mayor's appointment of Morgan Kuschel and reappointments of Thomas Eckstein, Ronald Weisman, Marj Ebensteiner, Imogene Treichel, Meghan Redmond, Teisha Magee, and Alaina Gall to a two-year term on the Advisory Committee on Aging.

Notes:			
		Agenda Date:	10/15/2025
Sponsors:	Noecker	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Jon Grebner	**Hearing Date:**	
Entered by:	mariam.demello@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1583

Approving the Mayor's appointment of Morgan Kuschel and reappointments of Thomas Eckstein, Ronald Weisman, Marj Ebensteiner, Imogene Treichel, Meghan Redmond, Teisha Magee, and Alaina Gall to a two-year term on the Advisory Committee on Aging.

WHEREAS, Council Resolution 89-2297 established the Advisory Committee on Aging and Article V, Section 2 of the bylaws of the Advisory Committee on Aging state that the committee shall consist of fifteen (15) members appointed by the Mayor with the consent of the Saint Paul City Council; and

WHEREAS, members of the Advisory Committee on Aging reviewed applications and conducted interviews of interested applicants; and

WHEREAS, Morgan Kuschel applied to fill an open seat and has been recommended by staff to serve on the Advisory Committee on Aging; and

WHEREAS, the Advisory Committee on Aging staff recommend the reappointment of Thomas Eckstein, Ronald Weisman, Marj Ebensteiner, Imogene Treichel, Meghan Redmond, Teisha Magee, and Alaina Gall as committee members on the Advisory Committee on Aging; and

WHEREAS, Mayor Carter wishes to reappoint of Thomas Eckstein, Ronald Weisman, Marj Ebensteiner, Imogene Treichel, Meghan Redmond, Teisha Magee, and Alaina Gall to the Advisory Committee on Aging for a two-year term; now, therefore be it

RESOLVED, that the Saint Paul City Council consents to the appointment of Morgan Kuschel to a two-year term ending October 31, 2027, a member of the Advisory Committee on Aging.

FURTHER RESOLVED, that the Saint Paul City Council consents to the reappointment of Thomas Eckstein, Ronald Weisman, Marj Ebensteiner, Imogene Treichel, Meghan Redmond, Teisha Magee, and Alaina Gall to two-year terms ending October 31, 2027, as members of the Advisory Committee on Aging.

City of Saint Paul

City Hall and Court House
15 West Kellogg
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Master

File Number: RES 25-1584

File ID:	RES 25-1584	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	651-266-6497	**In Control:**	City Council
				File Created:	10/07/2025
File Name:	Approving the Mayor's appointment of Sequoia Rutan to the Saint Paul Public Housing Agency (PHA).			**Final Action:**	

Title: Approving the Mayor's appointment of Sequoia Rutan to the Saint Paul Public Housing Agency (PHA).

Notes:

		Agenda Date:	10/15/2025
Sponsors:	Noecker	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:	Jon Grebner	**Hearing Date:**	
Entered by:	mariam.demello@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1584

Approving the Mayor's appointment of Sequoia Rutan to the Saint Paul Public Housing Agency (PHA).

WHEREAS, the Saint Paul Public Housing Agency (PHA) is formed to help families and individuals with low incomes achieve greater stability and self-reliance by providing safe, affordable, quality housing, and links to community services; and

WHEREAS, the Public Housing Agency is funded through a combination of tenant fees, federal funding from the U.S. Department of Housing and Urban Development (HUD), and several State and Local programs; and

WHEREAS, the Public Housing Agency of the City of Saint Paul is a public body corporate and politic organized under Code of Federal Regulations, Title 24, Part 964, Minnesota Statutes, Section 469.003 and Minnesota Session Laws, Chapter 228 (1977) with terms of PHA appointments governed by that enabling legislation requiring that the commissioners be appointed by the mayor with the approval of the governing body; and

WHEREAS, the Public Housing Agency of the City of St. Paul is comprised of a seven-member

Board of Commissioners; and

WHEREAS, the City Council approved Mayor Carter's reappointment of Liz Xiong to the Public Housing Agency for a term ending September 1, 2029; and

WHEREAS, Liz Xiong has stepped down from Public Housing Agency leaving an open seat on the Public Housing Agency; and

WHEREAS, Sequoia Rutan applied to serve on the Saint Paul Public Housing Agency Board of Directors and has been recommended by staff to serve in a seat being vacated Liz Xiong; and

WHEREAS, Mayor Carter wishes to appoint Sequoia Rutan to the Public Housing Agency to fill the remainder of the term ending on September 1, 2029; now, therefore be it

RESOLVED, that the Saint Paul City Council approves the appointment to Sequoia Rutan on the Public Housing Agency for a term ending September 1, 2029.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES 25-1598

File ID:	RES 25-1598	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	10/07/2025
File Name:				**Final Action:**	

Title: Authorizing the City's ranked list of 2026 State General Obligation bonding requests for submittal to Minnesota Management and Budget (MMB).

Notes:

		Agenda Date:	10/15/2025
Sponsors:	Noecker	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	brynn.hausz@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1598

Authorizing the City's ranked list of 2026 State General Obligation bonding requests for submittal to Minnesota Management and Budget (MMB).

WHEREAS, the City of Saint Paul recognizes that all State General Obligation (G.O.) bonds have certain common requirements. They must be for a public purpose, authorized in the constitution, specified in law, and mature in not more than 20 years; and

WHEREAS, the City of Saint Paul understands that the principal purpose for which state G.O. bonds are issued is to acquire and better public land and buildings and to make other public capital improvements; and

WHEREAS, the City of Saint Paul understands that a capital project, in general, is to acquire or improve fixed assets, such as land or buildings; and

WHEREAS, the City of Saint Paul understands that bonds issued under the capital improvements provision may only be for publicly owned projects, whether state or local; and

WHEREAS, the City of Saint Paul requests support from the Minnesota State Legislature to fund capital projects to improve the City's infrastructure, public recreation, and economic development needs, understanding that City projects must be ranked; and

WHEREAS, the City of Saint Paul supports requests to the Minnesota State Legislature for capital investment needs of nonprofit partner projects after the City's bonding priorities are funded; now, therefore be it

RESOLVED by the City Council of the City of Saint Paul, Minnesota, that its 2026 capital project request to Minnesota Management and Budget include the following State G.O. bonding projects:

City of Saint Paul Bonding Projects (ranked):

1. Grand Casino Arena Renovations: requested appropriation of $XXXX for safety and security updates to modern standards including more efficient ingress and egress, needed infrastructure improvements, and to extend the competitive lifespan of the city-owned arena so that the arena may continue to host world-class events and concerts well as community and cultural celebrations that showcase the heart of the city.

2. RiverCentre Convention Center Renovations: requested appropriation of $XXXX for critical infrastructure and equipment upgrades to modernize a key event space in order to maintain the facility's ability to attract large-scale conventions and other events that will bring visitors and economic vitality to downtown Saint Paul.

3. Roy Wilkins Auditorium Renovations: requested appropriation of $XXXX for substantial improvements and renovations to a 94-year-old facility to compete for new events that do not currently come to Minnesota due to lack of this size venue, boost tourism in Saint Paul, benefit local businesses, and drive economic development for the state and region.

4. Mississippi River Learning Center: requested appropriation of $XXXX for new construction of a year-round environmental, cultural, and historical learning recreation center at Crosby Farm Regional Park where the Minnesota and Mississippi Rivers join together.

5. Como Zoo and Conservatory Big Cat Exhibit and Bridge Reconstruction: requested appropriation of $XXXX for reconstruction and redevelopment of the big cat animal habitats, bridge structure, operating system upgrades, and expanded visitor accessibility to allow Como Zoo to continue providing big cat zoological experiences at no cost to the people of Saint Paul, the region, and the state.

6. Eastbound Kellogg Boulevard RiverCentre Bridge Reconstruction: requested appropriation of $XXXX for the removal and replacement of the existing 89-year-old Eastbound Kellogg Boulevard RiverCentre Bridge to improve safety, accessibility, and multi-modal transportation in the downtown entertainment district.

7. Randolph Avenue Bridge Reconstruction: requested appropriation of $XXXX for removal and replacement of the Randolph Avenue Bridge with a new bridge, including retaining walls, approach roadways, traffic signals, and lighting.

City of Saint Paul

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Master

File Number: RES 25-1610

File ID:	RES 25-1610	**Type:**	Resolution	**Status:**	Agenda Ready
Version:	1	**Contact Number:**		**In Control:**	City Council
				File Created:	10/08/2025
File Name:				**Final Action:**	

Title: Approving the appointment of Saura Jost to serve on the Metropolitan Library Service Agency (MELSA) Board of Trustees.

Notes:

		Agenda Date:	10/15/2025
Sponsors:	Jost	**Enactment Date:**	
Attachments:		**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	saura.jost@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES 25-1610

Approving the appointment of Saura Jost to serve on the Metropolitan Library Service Agency (MELSA) Board of Trustees.

WHEREAS, Beth Burns, as President of The Friends of the Saint Paul Public Library, was appointed to the MELSA Board of Trustees on January 4th, 2017; and

WHEREAS, Beth Burns served Saint Paul and its libraries on the MELSA Board of Trustees dutifully and expertly for 8 years before stepping down from the MELSA Board of Trustees; and

WHEREAS, Council Member Saura Jost serves as Chair of the Saint Paul Public Library Board; and

WHEREAS, The consideration of this appointment was in consultation with The Friends of the Saint Paul Public Library, Director Maureen Hartman of the Saint Paul Public Library Board, and Mayor Melvin Carter III's administration; and

WHEREAS, Saint Paul Public Libraries must retain strong representation on the Twin Cities' regional library authority; therefore, be it

RESOLVED that the Saint Paul City Council appoints Library Board Chair Saura Jost to serve on the MELSA Board of Trustees.

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: Ord 25-59

File ID:	Ord 25-59	**Type:**	Ordinance	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	6512666093	**In Control:**	City Council
				File Created:	09/24/2025
File Name:	Traditional Neighborhood District Zoning Study			**Final Action:**	

Title: Amending Chapters 60, 63, 65, 66, 67, and 69 of the Legislative Code as recommended in the Traditional Neighborhood (T) District Zoning Study.

Notes: Anticipated schedule: 10/15 first reading, 11/5 public hearing, 11/12 third reading

Agenda Date: 10/15/2025

Sponsors: Noecker

Enactment Date:

Attachments: PC Resolution, PC Approved Minutes 9-5-25, TDist_Packet_Final, Proposed Amendments Formatted, Jenn Pierson public comment, Luke Hanson public comment

Financials Included?:

Contact Name: Spencer Miller-Johnson

Hearing Date:

Entered by: spencer.miller-johnson@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Ord 25-59

Amending Chapters 60, 63, 65, 66, 67, and 69 of the Legislative Code as recommended in the Traditional Neighborhood (T) District Zoning Study.

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community; and

WHEREAS, Section 61.801(a) of the Saint Paul Zoning Code calls for periodic review of said code to reflect current city policies and bring the code up to date; and

WHEREAS, the City of Saint Paul has established zoning regulations related to Traditional Neighborhood (T) Districts in Zoning Code Chapter 66; and

WHEREAS, the 2040 Comprehensive Plan's implementation chapter calls for analyzing and considering revisions to the Zoning Code and the Planning Commission initiated, on March 4, 2022 in Resolution 22-18, and undertook a study of the T Districts to consider amendments to the Zoning Code and subsequently identified a variety of text amendments based on Saint Paul's use of the T Districts since they were adopted in 2004; and

WHEREAS, affordable housing is a critical need in Saint Paul and the T Districts have the potential to include affordable housing incentives similar to the existing RM residential multifamily density bonus incentives consistent with 2040 Comprehensive Plan goals and policies including policy H-31 - Support the development of new affordable housing units
throughout the city and policy H-37 - Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment centers;

WHEREAS, on July 11, 2025, the Saint Paul Planning Commission held a duly noticed public hearing on the T District Zoning Study and the recommended amendments, and held the public record open until July 14, 2025; and

WHEREAS, in a memo dated August 27, 2025, the Comprehensive and Neighborhood Planning Committee of the Saint Paul Planning Commission, having reviewed the public hearing testimony and memoranda containing analysis provided by staff, submitted a report to the Planning Commission in which recommendations and a rationale for amending specific sections of the Legislative Code were set forth; and

WHEREAS, on September 5, 2025, the Planning Commission, based upon the Comprehensive and Neighborhood Planning Committee's report and all the testimony received from the July 11, 2025, public hearing, duly submitted its recommendation to amend certain sections of the Legislative Code to the Mayor and City Council for review and consideration; and

WHEREAS, a public hearing before the City Council, on November 5, 2025, having been duly conducted at which all interested parties were given an opportunity to be heard, and having considered all the testimony and recommendations concerning the proposed text amendments, including the Planning Commission's minutes and the Comprehensive and Neighborhood Planning Committee's memoranda and their rationale for the recommended Legislative Code amendments, which the Council finds persuasive and thus hereby incorporates by reference into this ordinance for the specific purpose of articulating the Council's reasons and rationale for enacting the recommended amendments as set forth below in Sections 1 through 7, in addition to any other reasons the Council might articulate on the record in adopting these amendments, the Council, having considered all the facts and recommendations concerning the proposed zoning amendments and pursuant to the authority granted by and in accordance with the procedures set forth in Minnesota Statutes 462.357 states as follows:

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

SECTION 1

Legislative Code Chapter 60. - Zoning Code-General Provisions and Definitions; Zoning Districts and Maps Generally is hereby amended as follows:

ARTICLE I. - 60.100. GENERAL PROVISIONS AND EXCEPTIONS

Sec. 60.104. Construction of language.

The following rules of construction apply to the text of this code:

(a) The particular shall control the general.

(b) In case of any difference of meaning or implication between the text of this code and any caption or illustration, the text shall control. Illustrations in this zoning code are provided for purposes of describing, clarifying or providing examples; such illustrations are not to scale and do not replace, limit or expand the meaning of the text.

(c) The words "shall" and “must” are~~is~~ mandatory, and the word "may" is permissive.

(d) Words used in the present tense include the future; words used in the singular number include the plural, and the plural the singular, unless the context clearly indicates

the contrary.

(e) The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."

(f) The word "person" includes an individual, a corporation, a partnership, an incorporated association or any other similar entity.

(g) Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either…or," the conjunction shall be interpreted as follows:

(1) "And" indicates that all the connected items, conditions, provisions or events shall apply.

(2) "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.

(3) "Either…or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(h) "Abut" means having a common boundary or relationship at a common property line, street or alley.

(i) "Adjacent" means located nearby, with or without contact.

(j) "Adjoin" means having a common boundary or relationship at a common property line.

(k) "Contiguous" means abutting.

(l) A "-" shall mean "through" when used between zoning district abbreviations within a land use category, e.g., "RT1-RM2" residential districts shall mean RT1, RT2, RM1, and RM2 residential districts.

SECTION 2

Legislative Code Chapter 63. - Zoning Code-Regulations of General Applicability is hereby amended as follows:

ARTICLE I. - 63.100. GENERAL PROVISIONS AND PERFORMANCE STANDARDS

Sec. 63.106. Projections into yards.

(a) Attached vestibules, enclosed entrances and greenhouses may project up to twenty (20) square feet into a required front or rear yard and are subject to lot coverage requirements.

(b) Ramps for the handicapped may project into required yards and are not subject to lot coverage requirements.

(c) Chimneys and fireplaces may project up to one (1) foot into a required yard and are subject to lot coverage requirements.

(d) Except as otherwise provided for in section 63.501(b), overhangs, decorative details and bay windows may project into a required yard sixteen (16) inches plus two (2) inches for each foot of width of the required side yard and are not subject to lot coverage requirements.

(e) Air conditioning condensers may be permitted in required side and rear yards and nonrequired front yards and are not subject to lot coverage requirements.

(f) Attached uncovered balconies located on the second story and above may project up to five (5) feet into a required yard along a street or an alley and not closer than two (2) feet from a property line. Attached uncovered balconies are not subject to lot coverage requirements.

Sec. 63.110. Building design standards.

(a) A primary entrance of principal structures must:

(1) Be located within the front third of the structure unless a pedestrian-oriented courtyard is provided in that area that leads directly to a primary entrance;

(2) ~~b~~Be delineated with elements such as porches, roof overhangs, pent roofs, hooded front doors, recessed entries, landscaping, or similar design features that relate to the human scale; and

(3) ~~h~~Have a direct pedestrian connection to the sidewalk along the abutting street. The connection must not require pedestrians to cross drives or other vehicular movements unless the structure is for an industrial use or its closest wall is located more than three hundred (300) feet from the sidewalk.

(b) One-family, two-family, and multiple-family dwellings with up to six (6) units are also subject to the following standards:

(1) A primary entrance must either~~: 1)~~ face an improved abutting street~~;~~ or ~~2)~~ be located off of a front porch, foyer, courtyard, or similar architectural feature, and set back at least eight (8) feet from the side lot line.

(2) Remodeling, additions or other alterations to the front façade of existing buildings must be done in a manner that is compatible with the original scale, massing, detailing and materials of the original building.

(3) Front yard areas located between the principal building and the street must be landscaped.

(c) For principal buildings, ~~except industrial, production, processing, storage, public service and utility buildings,~~ above grade window and door openings must comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk. In addition, for new principal residential buildings, above grade window and door openings must comprise at least ten (10) percent of the total area of all exterior walls. For principal residential building additions of more than one hundred twenty (120) square feet in floor area, above grade window and door openings must comprise at least ten (10) percent of the wall area, or above grade window and door openings must comprise at least ten (10) percent of the total area of all exterior walls of the building. Windows in garage doors ~~must~~ count as openings; otherwise, the area of garage doors ~~themselves~~ do not count as openings. For residential buildings, windows must be clear or translucent. For nonresidential buildings, windows ~~may~~must be clear, translucent, or tinted and allow views into and out of the building interior on the first floor~~opaque~~. Industrial, production, processing, storage, public service, and utility buildings are exempt from these requirements.

(d) ~~In pedestrian-oriented commercial districts characterized by storefront commercial buildings built up to the public sidewalk, new principal structures must have a maximum setback of fifteen (15) feet from a commercial front lot line.~~ Where at least fifty (50) percent of the frontage of any block or corner is built up with existing buildings within fifteen (15) feet of the public sidewalk, a primary entrance must face the primary abutting public street, and ~~At intersections~~on corner lots, buildings must "hold the corner," that is, have ~~street~~ facades, frontages, and/or projections within fifteen (15) feet of the lot line along both streets to establish a relationship between the building and the public sidewalk.~~, or the site plan must have vertical structural elements that "hold the corner." A primary entrance must face a primary abutting public street.~~

(e) Building materials and architectural treatments used on sides of buildings facing an abutting public street ~~should~~must be similar to those used on principal facades.

(f) The visual impact of rooftop equipment must be reduced through such means as location, screening, or integration into the roof design. Screening must be of durable, permanent materials that are compatible with the primary building materials. Exterior mechanical equipment such as ductwork must not be located on primary building facades.

(g) For property with local heritage preservation site or district designation, compliance with applicable historic guidelines is sufficient to meet the requirements of this section.

SECTION 3

Legislative Code Chapter 65. - Zoning Code-Land Use Definitions and Development Standards is hereby amended as follows:

ARTICLE II. - 65.100. RESIDENTIAL USES

Sec. 65.130. Cluster development.

The arrangement of multiple one-family dwellings, two-family dwellings, and/or multiple-family

dwellings of no more than four (4) units, sharing a common open space on a single zoning lot.
Standards and conditions:
(a) *Lot size.* The parcel must have a minimum size of nine thousand six hundred (9,600) square feet and a maximum size of a one-half (½) acre, but parcels of record prior to August 1, 2023, that are larger than one-half (½) acre are permitted. Individual lots within a cluster development may have less than the required lot area for provided such reductions are compensated for by an equivalent amount of property owned in common elsewhere in the cluster development. Lot area ~~shall~~does not include areas designated as public or private streets.
(b) *Zoning district standards.* ~~Buildings must conform to the dimensional standards for minimum lot area per unit, minimum lot width, height, and setbacks for the zoning district.~~ Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development. ~~In the RL-H2 districts, the maximum number of principal units per lot does not apply to cluster developments.~~

(1) *RL-H2 Lots.* Buildings must conform to the dimensional standards for minimum lot area per unit, minimum lot width, height, and setbacks for the zoning district. ~~Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development. In the RL-H2 districts,~~ ~~t~~The maximum number of principal units per lot does not apply to cluster developments.

(2) *T Lots.* Buildings must conform to the dimensional standards for minimum and maximum floor area ratio (FAR), minimum lot width, height, and setbacks for the zoning district.

(c) *Lot coverage.* In the RL residential district, the total lot coverage of all buildings must not exceed forty-five (45) percent of the zoning lot. In the H1 residential district, the total lot coverage of all buildings must not exceed fifty (50) percent of the zoning lot. In the H2 residential district, total lot coverage of all buildings must not exceed fifty-five (55) percent of the zoning lot.
(d) *Accessory buildings.* No more than one (1) accessory dwelling unit is permitted per one-family dwelling in the cluster development. The accessory dwelling unit must meet standards (b)-(e) in section 65.913. The accessory unit does not count towards the minimum lot size per unit standard. Accessory buildings must conform to the standards in section 63.501, except (e).
(e) *Principal buildings.* Principal buildings must meet the following standards:

(1) Each principal building must either have an entrance that abuts the common open space or must be directly connected to it by a pedestrian path.
(2) Principal buildings within twenty (20) feet of a street property line may have their entrances facing the street and can connect to the common open space by the sidewalk in public rights-of-way that connects to the pedestrian path.
(3) Principal buildings not facing the common open space or the street must have their main entrances facing a pedestrian path that is directly connected to the common open space.
(4) The building design standards in section 63.110.

(f) *Common open space.* The cluster development must have a common open space for use by all residents. Common open spaces must meet the following standards:

(1) The common open space must be a single, contiguous area.
(2) The common open space must contain a minimum of one hundred fifty (150) square feet per principal unit within the cluster development. Accessory dwelling units are not subject to this requirement.
(3) The common open space must be a minimum of fifteen (15) feet wide at its narrowest dimension.
(4) The common open space must contain landscaping, lawn area, community garden, paved courtyard area, recreational amenities, or a mix of any of these, and may also include stormwater management infrastructure. Impervious elements of the common open space must not exceed seventy-five (75) percent of the total common area. Driveways and parking areas do not count as common open space.

(g) *Pedestrian path.* An accessible, hard-surfaced pedestrian path that is a minimum of four (4) feet wide must be provided that connects an entrance of each dwelling to the following:

(1) The common open space;
(2) Parking areas, if applicable;
(3) Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks; and
(4) A community building, if applicable.

(h) *Community building.* A cluster development may include one community building, for the shared use of residents, that provides space for accessory uses such as a community meeting room, exercise room, day care, laundry facilities, noncommercial community kitchen, or eating area.

(i) *Off-street parking.* Off-street parking facilities for the cluster development must conform to the standards in section 63.300.

(j) Individual lots, buildings, street and parking areas must be designed and situated to minimize alteration of the natural features and topography.

(k) *Conditional use permit.* A minimum lot area per unit that is lower than that required by the zoning district may be permitted with a conditional use permit, subject to the following conditions:
(1) Applications must include site plans, including landscaping and elevations and other information the planning commission may request.
(2) The floor area of individual dwelling units must be limited to no more than six hundred (600) square feet.
(3) The development must not contain any accessory dwelling unit.

ARTICLE V. - 65.400. COMMERCIAL USES

Sec. 65.412. General retail.

General retail sales include the retail sale of products to the general public, sometimes with provision of related services, and produce minimal off-site impacts. General retail sales include but are not limited to the following:

(a) Antiques and collectibles store;
(b) Art gallery;
(c) Bakery;
(d) Bicycle sales and repair;
(e) Book store, music store;
(f) Butcher shop;
(g) Catering;
(h) Clothing and accessories;
(i) Deli;
(j) Drugstore, pharmacy;
(k) Electronics sales and repair;
(l) Florist;
(m) Food and related goods sales;
(n) Jewelry store;
(o) Hardware store;
(p) Leather goods, craft and sales, not tanning;
(~~p~~q) Liquor store;
(~~q~~r) Lower-potency hemp edible retail;
(~~r~~s) News stand, magazine sales;
(~~s~~t) Office supplies, stationery store;
(~~t~~u) Pet store;
(~~u~~v) Photographic equipment, film developing;
~~(v) Stationery store;~~
(w) Picture framing; and
(x) Video store.

Standards and conditions in T1 traditional neighborhood districts:

Retail uses must be less than five thousand (5,000) square feet in floor area.

Standards and conditions in T2-T4 traditional neighborhood districts:
~~In traditional neighborhood districts, a~~A conditional use permit is required for new construction covering more than twenty thousand (20,000) square feet of land to ensure size and design compatibility with the particular location.

Sec. 65.515. Farmers market.

An outdoor market at a fixed location consisting principally of farmers and gardeners for the purpose of selling the products of their farm, garden, greenhouse, apiary, or forest directly to the public.

Standards and conditions:

(a) In residential districts, a farmers market shall be located on a zoning lot at least one (1) acre in area.

(b) Approval of a site plan showing the number and location of vendors at the site, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.

Standards and conditions for farmers markets with more than five (5) vendors in residential, business, or industrial districts:

(c) A conditional use permit is required.

(d) The use shall be limited to no more than three (3) days per week.

(e) Foods, manufactured goods, wares and merchandise may be sold if approved by the planning commission.

Standards and conditions for farmers markets with five (5) or fewer vendors:

(f) Sales shall be limited to no more than two (2) days per week between the hours of 7:00 a.m. and 7:00 p.m.

Sec. 65.613. Coffee shop, tea house.

An establishment engaged principally in the sale of coffee, tea, and other nonalcoholic beverages for consumption on the premises or for carryout, which may also include the sale of a limited number of food items as allowed under a limited food menu license.

Standards and conditions in the T1 traditional neighborhood and B1 business districts:
A conditional use permit is required for a coffee shop or tea house of more than ~~eight hundred (800)~~ fifteen hundred (1,500) square feet in ~~gross~~ floor area ~~or for an accessory cabaret~~. Drive through uses (primary and accessory) are prohibited.

Standards and conditions in T2-T4 traditional neighborhood districts:
See section 65.614, restaurant.

Note(s)-Former § 65.612. See editor's note, § 65.111.

Sec. 65.614. Restaurant.

A public eating place which serves a substantial portion of its food for consumption at tables or counters located on the premises. This term ~~shall~~ includes a deli with seating for more than twelve (12) customers.

Standards and conditions:
(a) In ~~T2-T3~~ traditional neighborhood districts, a conditional use permit is required for establishments of more than fifteen thousand (15,000) square feet in floor area to ensure size and design compatibility with the particular location.
(b) Outdoor restaurants ~~shall be~~are accessory to an indoor restaurant or a farmers market.

Sec. 65.780. Limited production and processing.

These uses produce minimal off-site impacts due to their limited nature and scale, are compatible with office, retail and service uses, and may include wholesale and off-premises sales. Limited production and processing includes, but is not limited to, the following:
(1) Apparel and other finished products made from fabrics;
(2) Blueprinting;
(3) Computers and accessories, including circuit boards and software;

(4) Electronic components, assemblies, and accessories;
(5) Film, video and audio production;
(6) Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar processing;
(7) Jewelry, watches and clocks;
(8) Milk, ice cream, and confections;
(9) Musical instruments;
(10) Novelty items, pens, pencils, and buttons;
(11) Precision dental, medical and optical goods;
(12) Signs, including electric and neon signs and advertising displays;
(13) Toys;
(14) Wood crafting and carving; and
(15) Wood furniture and upholstery.
Standards and conditions:
(a) In ~~T2-T3~~ traditional neighborhood districts, a conditional use permit is required for new construction covering more than fifteen thousand (15,000) square feet of land to ensure size and design compatibility with the particular location.
(b) All such uses are intended to be compatible with adjacent commercial and service uses. Odors, noise, vibration, glare and other potential side effects of manufacturing processes ~~shall~~must not be discernable beyond the property line.
Editor's note(s)-Former § 65.773. See editor's note, §§ 65.772, 65.773. Former § 65.780 was renumbered as § 65.787.

Sec. 65.782. Printing and publishing.

Standards and conditions:
In ~~T2-T3~~ traditional neighborhood districts and B2 business districts, a conditional use permit is required for new construction covering more than fifteen thousand (15,000) square feet of land to ensure size and design compatibility with the particular location.
Editor's note(s)-Former § 65.776. See editor's note, § 65.781.

Sec. 65.785 Storage facility, ~~rental~~ mixed-use.

Rental storage within a mixed-use building that does not exceed fifteen (15) percent of the floor area of the building and does not have rental storage units located on the first floor or at a skyway level.
Standards and conditions ~~in B4-B5 business districts~~:

~~The facility shall be located within a mixed-use building, shall not exceed fifteen (15) percent of the gross floor area of the building, and shall not be located on the first floor (except for access) or skyway level.~~

(a) The storage facility's primary entrance, loading areas, and freight elevators must not be located within the front third of the building, and may not be shared with other uses.
(b) The floor to ceiling height within the mixed-use storage facility must be a minimum of nine (9) feet.

SECTION 4

Legislative Code Chapter 66. - Zoning Code-Zoning District Uses, Density and Dimensional Standards is hereby amended as follows:

ARTICLE II. - 66.200. RESIDENTIAL DISTRICTS

Division 3. - 66.230. Residential District Density and Dimensional Standards

Sec. 66.231. Density and dimensional standards table.

Table 66.231, residential district dimensional standards, sets forth density and dimensional standards that are specific to residential districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.
Table 66.231. Residential District Dimensional Standards

Zoning District	Lot Area Minimum (per principal unit) (sq. feet) (f)	Lot Width Minimum (feet)	Maximum Number of Principal Units Per Lot (f)	Building Height Maximum (feet)	Yard Setbacks Minimum (feet) Front	Side	Rear	Maximum lot coverage for all buildings (percent of the lot) (f)
RL large lot (l)	9,000 (a)	60	2	35	30 (d)	10 (e)	10	40%
H1 residential (l)	1,500 (a)	30	4 (b)	35	10 (d)	5 (e)	10	45%
H2 residential (l)	1,000 (a)	25	5 (b)	39 (c)	10 (d)	5 (e)	10	50%

Zoning District	Floor Area Ratio (FAR) Maximum (g)	Building Height Maximum (Feet)	Yard Setbacks Minimum (feet) Front	Side	Rear
RM1 multiple-family (l)	0.6 FAR with surface parking 1.0 FAR with structured parking	40 (h)	10 (d)	9 (e), (k)	9
RM2 multiple-family	1.5 FAR with surface parking 2.25 FAR with structured parking	50 (i), (k)	10 (d)	9 (e), (j)	9 (j)
RM3 multiple-family	1.5 FAR with surface parking 3.5 FAR with structured parking	no maximum	10 (d)	9 (e), (j)	9 (j)

Notes to table 66.231, residential district dimensional standards:

(a) If a two-family or multiple-family dwelling is developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually described lot and all other land required for yards, other open space, parking, and other necessary land as required by this Code constitutes "common" properties, jointly owned by the owners of the described lots beneath each dwelling unit, the minimum size lot per unit is applied to the entire parcel.

(b) Up to two (2) additional dwelling units for the H1 residential district or one (1) additional dwelling unit for the H2 residential district and an additional five (5) percent lot coverage are permitted on the zoning lot through any combination of the following methods. These additional units are not subject to the minimum lot size per unit standard.

(1) *Affordable rental units.* Two (2) additional dwelling units in H1 and one (1) additional dwelling unit in H2 is permitted if twenty (20) percent of the total number of principal units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program published by Minnesota Housing and are affordable to and occupied by households earning up to sixty (60) percent of the area median income for at least ten (10) years. Each affordable unit must have at least the same floor area as another principal dwelling unit on the zoning lot. Prior to issuance of a building permit for the new building (or building expansion or conversion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of the households' income qualifications is required.

Number of total principal units on the zoning lot with a density bonus	Number of units required to be affordable at 60% of AMI on the zoning lot
2	1
3	1
4	1
5	2
6	2

(2) *Affordable owner-occupied units.* One (1) additional dwelling unit is permitted for each principal dwelling unit on the zoning lot that is sold at a price affordable to a household earning up to eighty (80) percent of the area median income as defined by the Metropolitan

Council's Livable Communities Act Affordability limits for ownership housing. The affordable dwelling unit must have at least the same floor area as another principal dwelling unit on the zoning lot. Prior to issuance of a building permit, demonstration of the commitment to affordable housing in accordance with this footnote must be provided as documentation of the fair market sales price via an appraisal based on full plans and specifications. Upon sale of the affordable unit to the end buyer, documentation of the household's income qualifications is required, and may include but not be limited to base pay or variable pay, income from business or self-employment, income from financial assets, government transfer payments, and insurance or benefit payments.

(3) *Three-bedroom units.* One (1) additional dwelling unit is permitted for each principal dwelling unit on the zoning lot containing three (3) or more bedrooms.

(4) *Conversions of or additions to an existing residential structure.* One (1) additional dwelling unit is permitted if at least fifty (50) percent of the floor area of an existing principal residential structure on the zoning lot is retained.

(c) In the H2 district, the maximum height for buildings with flat or shed roofs is thirty-six (36) feet.

(d) Where at least fifty (50) percent of the front footage of any block is built up with principal buildings and at least one (1) of the front yard setbacks of the existing principal buildings with front yards that adjoin the front yard of the lot is greater than fifteen (15) feet in the H1-RM3 districts or less than thirty (30) feet in the RL district, the following standards apply:

(1) Where there are two (2) existing front yards that adjoin the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the larger of the two (2) adjoining front yard setbacks in the H1-RM3 districts or the midpoint between the district standard setback requirement and the smaller of the two (2) adjoining front yard setbacks in the RL district.

(2) Where only one (1) existing front yard adjoins the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the adjoining front yard setback.

The property owner is responsible for reporting the relevant adjoining front setbacks to the zoning administrator on a certificate of survey.

(e) Side yards are required only for dwelling units on the ends of townhouse structures. The side yard setback requirement from interior lot lines may be reduced or waived when an easement or common wall agreement, certified by the city building official for conformance with the state building code, is recorded on the deeds of the adjoining parcels.

In RM1 and RM2 districts, the minimum side yard setback for a one-family dwelling, two-family dwelling, and multiple-family dwellings of thirty-five (35) feet in height or less on lots of sixty (60) feet width or narrower is five (5) feet.

(f) See section 65.130(a) for additional lot size requirements for cluster developments.

The maximum number of principal units per lot does not apply to cluster developments.

See section 65.130(c) for maximum lot coverage for all buildings for cluster developments.

(g) Floor area ratio (FAR) is prorated upon the percentage of parking that is provided

city of saint paul
planning commission resolution
file number 39
date September 5, 2025

WHEREAS, on March 4, 2022, the Saint Paul Planning Commission initiated the Traditional Neighborhood (T) District Zoning Study (T District Study) to consider amendments to Zoning Code regulations pertaining to T Districts, drive through sales and services, and other connected regulations contained in the Zoning Code; and

WHEREAS, the drive through sales and services component of the study was subsequently separated from the study to allow it to proceed through the review and adoption process on its own timeline; and

WHEREAS, initial outreach was conducted in Spring 2022, including notification sent to the early notification system, to seek ideas and input from district councils, business representatives, stakeholders, and developers and additional outreach and engagement was subsequently conducted in Spring 2025 to seek ideas and input on the proposed Zoning Code text amendments in the T District Study; and

WHEREAS, the Planning Commission, on May 16, 2025 released a draft of the T District Zoning Study for formal public review and set a public hearing date of July 11, 2025; and

HEREAS, a public hearing notice was published in the Pioneer Press on July 1, 2025 pursuant to Minnesota Statutes § 462.357, Subd. 3 and sent to the early notification system list on May 21, 2025; and

WHEREAS, a public hearing on T District Study Zoning Code text amendments was conducted by the Planning Commission on July 11, 2025, at which all persons present were allowed to testify; and

WHEREAS, the written record was left open until July 14, 2025, at 4:30 p.m.; and

WHEREAS, at the July 11, 2025, public hearing five people spoke and a total of 46 letters of comment were submitted during the comment period; and

WHEREAS, the Planning Commission referred the proposed amendments to the Comprehensive and Neighborhood Planning Committee for consideration of the public testimony and possible revisions to the proposed recommendations; and

WHEREAS, the Comprehensive and Neighborhood Planning Committee discussed the comments and proposed code amendments on August 27, 2025, and forwarded its recommendation to the Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Comprehensive and Neighborhood Planning Committee;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends to the Mayor and City Council adoption of the Zoning Code text amendments contained in the T District Study dated September 5, 2025.

moved by Holst

seconded by Houmas

in favor 12

against 0

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE GOODMAN, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

Saint Paul Planning Commission
City Hall Conference Center
15 Kellogg Boulevard West

Minutes Friday, September 5, 2025

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 5, 2025, at 8:30 a.m. in the Conference Center of City Hall, Room 40.

Commissioners Present:	Memms: Grill, Presley, Starling, Thomas Messrs: Holst, Hood, Houmas, Johnson Becker, Martinson, Ochoa, Ortega, Reilly
Commissioners Absent:	Memms: Messrs: Risberg, Syed, Taghioff
Also Present:	Yasmine Robinson, Planning Director; Karoline Finlay, Planning Secretary, Bill Dermody; Current Planning Manager, Kady Dadlez; Senior City Planner, Spencer Miller Johnson; Senior City Planner, YaYa Diatta; DSI Zoning Administrator

I. Approval of the minutes for the August 22, 2025 Planning Commission meeting.

Commissioner moved to approve the July 25, 2025 Planning Commission meeting minutes. The motion was seconded by Commissioner . The motion passed on a voice vote.

II. Chair's Announcements

The chair reminded the commissioners that she will be out for the next two Planning Commission meetings.

III. Planning Director Announcements

Director Robinson updated the commission on staff changes in PED. Today is Director Newton's last day and her position will be filled by our current Deputy Director Melanie McMahon.

IV. Zoning Committee

Chair Grill gave the report for the committee. Commissioner Reilly stated that not all the properties in the area of the proposed rezoning of 1059 Maryland are zoned B2. There are several single-family homes in the immediate vicinity.

25-055-586 1059 Maryland Rezoning - Rezone from B2 community business to T2 traditional neighborhood 1059 Maryland, NW corner of Maryland Avenue and Earl Street, B2, District Council 5, Ward 6 *(Stefan Hankerson 651-266-6646)*

MOTION: Commissioner Ortega moved to lay the item over for two weeks for further clarification. The motion was seconded by Commissioner Reilly. The motion passed unanimously on a voice vote.

V. Comprehensive & Neighborhood Planning Committee

Commissioner Holst gave the report for the committee. Bill Dermody gave a presentation on the Congregate Living Zoning Study. Spencer Miller-Johnson gave a presentation on the T-District Zoning Study.

Congregate Living Zoning Study – Release draft code amendments for public review and set a public hearing date. *(Bill Dermody, 651-266-6617)*

MOTION: Commissioner Holst moved to release the zoning study for public review and comment and to set a public hearing date of October 17, 2025. The motion was seconded by Commissioner Martinson. The motion passed unanimously on a voice vote.

Traditional Neighborhood District (T) Zoning Study – Review public hearing testimony and provide recommendation to City Council. *(Spencer Miller-Johnson, 651-266-6093)*

MOTION: Commissioner Holst moved to forward the proposed amendments to the Mayor and City Council for adoption. The motion was seconded by Commissioner Houmas. The motion passed unanimously on a voice vote.

VI. Transportation Committee

Commissioner Houmas gave the report for the committee. Commissioner Houmas also offered a solicitation for interest in joining the Transportation Committee.

VII. Old Business

None.

VIII. New Business

None.

IX. Adjournment

9:40 a.m.

Recorded and prepared by:
Karoline Finlay, Planning Commission Secretary
Planning and Economic Development Department,
City of Saint Paul

Respectfully Submitted,

Approved_____
(Date)

_____
Yasmine Robinson
Planning Director

_____
Libby Starling,
Planning Commission Secretary

MEMORANDUM

SUBJECT: Traditional Neighborhood (T) District Zoning Study

TO: Planning Commission

FROM: Comprehensive and Neighborhood Planning Committee

DATE: September 5, 2025

SUMMARY

This zoning study provides background information and analysis on the Traditional Neighborhood (T) District standards and proposes amendments to them. One set of amendments focuses on the T Districts' intent statements, dimensional standards (including density bonus provisions for projects that provide affordable housing units) and design standards. A second set of amendments focuses on other chapters of the Zoning Code that relate to the T Districts.

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PURPOSE OF THE STUDY

The T District Zoning Study was initiated in March 2022 to better align the four T Districts (T1-T4) with Comprehensive Plan goals and policies related to transit-supportive density, flexible building design, high-quality urban design, pedestrian-friendly streetscapes, and affordable housing. Given the city's 20 years of experience with the T Districts, this study is an opportunity to update the existing regulations to more effectively meet the goal of facilitating well-designed, mixed-use development wherever these districts are used in the city, especially along transit corridors.

The 2040 Comprehensive Plan supports new affordable housing and compact, pedestrian-friendly, mixed-use development with flexibility to respond to changing conditions and opportunities (See Attachment 3 for relevant policies). The 2040 Comprehensive Plan's implementation chapter calls for systematically updating the Zoning Code. Minnesota Statutes Section 473.858 requires the zoning code to be brought into conformance with the comprehensive plan by the local governmental unit. The intent of the zoning study is to modernize and streamline T District regulations based on what has been learned about their effectiveness since adoption in 2004, including a focus on affordable housing. To that end, the study recommends zoning text amendments related to T Districts and other relevant sections of the Zoning Code.

GENERAL BACKGROUND

The T Districts were adopted in 2004 to provide for compact, higher density, pedestrian- and transit-oriented mixed-use development, and to foster high-quality urban design. In 2011, the City updated the T Districts in relation to the Central/Green Line Light Rail Corridor. The amendments included the addition of the T4 District accompanied by rezoning of Central Corridor properties to T2, T3, and T4. The T Districts are now widely used throughout Saint Paul, especially along transit corridors and at major nodes. T Districts are often used as the base zoning in new master plan areas. Table 1 below provides a high-level summary of the existing T Districts.

Table 1: T District Summary

Zone	T1	T2	T3	T4
Intent	Compact, pedestrian-oriented mixed-use areas of limited size; transition of land along major thoroughfares, between commercial or industrial districts and less intensive land uses	Compact, pedestrian-oriented commercial and residential development that supports transit usage with a variety of housing types; transitions to residential neighborhoods	Higher-density pedestrian- and transit-oriented mixed-use development with a variety of housing types and interconnected streets and open spaces	High-density, transit-supportive, pedestrian-friendly mixed-use development, particularly near transit stops along fixed rail transit
Building Types Allowed	1-family, 2-family, multifamily, nonresidential or mixed-use	1-family, 2-family, multifamily, nonresidential or mixed-use	1-family, 2-family, multifamily, nonresidential or mixed-use	Multifamily, nonresidential or mixed-use
Height (max.)	35 ft., with additional height allowed with additional stepback	35 ft. (45 ft. with CUP), with additional height allowed with additional stepback	45 ft. multifamily; 55 ft. mixed-use (90 ft. with CUP and additional stepback)	75 ft. (additional height may be approved with CUP and additional stepback)

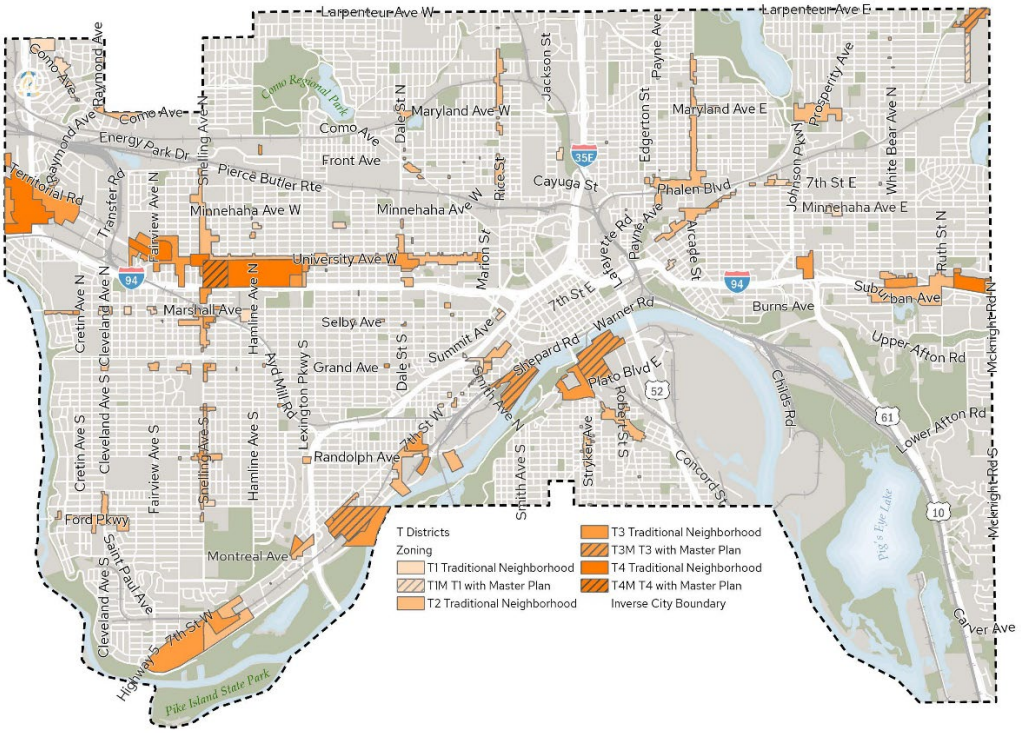
Since their adoption, planning staff have frequently utilized T Districts when rezoning properties. As of 2019, 5.7 percent of Saint Paul acreage was zoned T, representing a 53.2 percent increase in acreage zoned T1, a 10.9 percent increase in acreage zoned T2, and an 8.9 percent increase in acreage zoned T3 over a two-year span. Figure 1 on the following page illustrates the distribution of T Districts throughout the city. The T Districts are indicated in orange with darker orange representing higher intensity T Districts.

EXECUTIVE SUMMARY

The zoning study seeks to modernize standards and streamline code language. The proposed amendments to the Zoning Code were suggested by city staff in the Departments of Planning and Economic Development (PED) and Safety and Inspections (DSI) as well as from input resulting from community outreach when the zoning study was initiated. Key highlights of the amendments are described below.

- **Clarified Purpose of T Districts** (Section 66.310). The zoning study recommends updates to the general and specific intent statements to be consistent with the Comprehensive Plan and reflect how the districts have been implemented and developed since their adoption in 2004.
- **Increased Development Flexibility at Nodes and Corridors** (Section 66.331). To promote development flexibility at neighborhood nodes and along transit corridors, numerous amendments are proposed to update the T District density and dimensional standards. Amendments relate to density/floor area ratio (FAR), lot size, building height, setbacks, and building placement, including increasing height maximums in T2 and T3 and changing front yard setback maximums and density minimums.
- **Additional Neighborhood-Scaled Uses Allowed** (Section 66.321). Additional flexibility for neighborhood-scaled land uses, such as cluster developments and general retail, is proposed to promote opportunities for diverse mixed uses.
- **Incentives for Affordable Housing** (Section 66.331). The footnotes of the Density and Dimensional Standards Table are proposed to include a density bonus for affordable housing.
- **Streamlined Objective Design Standards** (Section 66.343). Numerous amendments are proposed to modernize and streamline the T District design standards, making them easier to understand and administer.
- **Improved Code Language.** Overall, code language is proposed to be updated with the term "must" rather than "shall" as this is the industry standard. In other cases, "should" or "may" are also replaced by "must" for clarity of implementation.

Figure 1: Map of Traditional Neighborhood Districts



COMMUNITY OUTREACH AND ENGAGEMENT

In spring 2022 at the beginning of the zoning study, staff reached out to district councils, community organizations, developers, and the Business Review Council to seek ideas and input on the zoning study. The amendments proposed in the study are informed by the input received during initial community outreach, a summary of which can be found in Attachment 4. In spring 2025, staff conducted two informational sessions with district council members and business association representatives and presented at two Business Review Council meetings. The revised proposed amendments are also informed by these follow-up community engagement events.

PLANNING COMMISSION PUBLIC HEARING

Public Hearing

On Friday, July 11, 2025, the Saint Paul Planning Commission held a public hearing on the T District Zoning Study. Notice of the public hearing was published in the Saint Paul Pioneer Press on July 1, 2025 and sent to the Early Notification System list on May 21, 2025. Five community members provided verbal testimony at the public hearing and 46 community members or organizations submitted written testimony during the public comment period open from May 16 through July 14, 2025. Of the written testimony, one was received from the Union Park District Council, one from the Saint Anthony Park Community Council, one from the Business Review Council, and one from Sustain Saint Paul. The other comments were provided by community members.

Analysis of Testimony

All but one testimonial supported the amendments. Many offered suggestions for recommended edits. Key themes and responses are summarized below.

1. Zoning Study Support

Summary. Most of the testimony was in support of the Zoning Study. Many comments expressed a desire for development and land use flexibility at nodes and along corridors. Testifiers were generally interested in increasing walkability and making it easier to walk to a mix of land uses within and adjacent to urban neighborhoods. Many comments also expressed support for density bonuses for affordable housing.

Response. The proposed amendments aim to increase flexibility for pedestrian-oriented mixed-use development at nodes and along corridors. The proposed amendments also create a density bonus for additional FAR if providing affordable housing at 60 percent AMI. No changes to the public hearing draft are proposed.

2. Expand Geography of T Districts

Summary. Many comments expressed a desire for the City to proactively rezone properties along corridors to T Districts. Commenters stated that rezoning properties to T Districts would provide more pedestrian-oriented development and land use flexibility in areas of Saint Paul that are supported by transit and allow the City the potential to build its tax base and create community-driven economic development opportunities. Some commenters were also

interested in rezoning areas zoned for Business (B) Districts into T Districts, and rezoning parcels that formerly included commercial structures and are now zoned residential into T Districts.

Response. The approved scope of work for this Zoning Study does not include zoning map changes. Staff will prepare a follow-up study which will include recommendations for proactively rezoning properties to T Districts along key corridors. This will be initiated once City Council takes action on the T District Study to ensure the scope of the follow-up rezoning study is based on any final changes or modifications. Other rezoning objectives, like phasing out B Districts, may be considered as part of a future effort.

3. *Consolidate T1 into T2*

Summary. Many comments expressed interest in consolidating T1 into T2 to allow parcels currently zoned T1 to become T2. Commenters stated that this would benefit parcels zoned T1 by giving them more permitted land uses, despite having similar dimensional standards.

Response. T1 is a low-intensity, neighborhood-scale mixed-use zoning district that can provide new utility at smaller scales as drafted, particularly at corners of urban neighborhoods. Since its development, TI has had marginal utility due to its very limited commercial uses. Through the proposed amendments, T1 and T2 will have more meaningful differences, enabling them both to be more useful and better aligned with their intents. The added land use allowances in T1 (e.g., general retail, coffee shop, animal day care, etc.) will allow more neighborhood-serving uses within walking distance of neighborhoods, and the amended maximum height in T2 (45 feet) helps separate dimensional standards between the districts. This is particularly useful for allowing businesses like corner stores, coffee shops, delis, etc. at the smallest neighborhood scale. This is not a zoning tool that has previously existed and could have an impact at improving walkability in lower density neighborhoods away from commercial and mixed-use corridors. Consolidating T1 with T2 and removing T1 from the Zoning Code would eliminate a context-sensitive mixed-use district that could be a useful asset to the city, so staff recommends maintaining the separation between T1 and T2.

4. *Allow Small Restaurants and Bars in T1*

Summary. Some comments expressed a desire for more land use flexibility in T1, particularly allowing restaurants and bars as a permitted land use to create more business opportunities within urban neighborhoods.

Response. As proposed in the public hearing draft, T1 is a low-intensity, neighborhood-scale mixed-use zoning district that can provide benefits in smaller-scaled neighborhoods. Land uses added by the proposed amendments will enable more neighborhood-serving uses within walking distance of neighborhoods and create new business opportunities like corner stores, delis, coffee shops, etc., while still balancing the small-scale context envisioned by T1. By supporting smaller neighborhood-scaled businesses, T1 can have a wider application throughout the city in the future. During the drafting process of the T District Zoning Study, restaurants and bars were considered and rejected because of the noise and hours of operation associated with these uses. These uses were more appropriate along corridors, which are typically zoned T2-T4 and not at the smaller-scale of T1 where it is typically adjacent to

residential districts. Allowing restaurants and bars in T1 would reduce its viability as a low-intensity option for mixed-use development in smaller-scaled neighborhoods. No changes are proposed to the public hearing draft.

5. *Opposition to Applying Building Façade Continuity Design Standard in T1*

Summary. Some comments expressed concerns with the building façade continuity design standard applying to certain land uses in T1. Commenters felt it was not appropriate to require façade continuity for civic and institutional uses intended on large lots with large open spaces.

Response. The T District design standards are intended to ensure well-designed buildings with visual interest are built in areas zoned T. The proposed amendments include removing the T District design standards applicability table and subjecting all amended design standards to all new development in all T Districts. The building façade continuity design standard requires new buildings to provide a continuous façade along commercial and mixed-use streets. T1 is sometimes used for civic and institutional lots, making this design standard inappropriate for these contexts. The public hearing draft has been revised to reflect an exemption of this design standard for civic and institutional uses.

6. *Improve Organization of Intent Statements*

Summary. One set of comments recommended improvements to the organization of the T District intent statements so they have a more consistent flow.

Response. Revisions to the intent statements of the public hearing draft are proposed in Secs. 66.312 – 66.314 to better differentiate and describe the differences among the T Districts.

7. *Opposition to New Storage Facilities in T Districts*

Summary. Some comments were concerned with storage facilities being allowed in T Districts because the land use would not contribute to the vibrancy of nodes and transit corridors.

Response. Storage facility, mixed-use is proposed as a permitted land use in T3 and T4 as long as it does not exceed 15 percent of the floor area of a building, have storage units on the first floor or at skyway level, or have a primary entrance within the front third of the building. These standards help ensure that if a storage facility is included as part of a mixed-use project, it would be limited in size and would not negatively affect the pedestrian experience of the building. While storage facilities are not an active land use, a small-scale facility as part of a mixed-use project can provide important storage opportunities in urban contexts. Staff recommends maintaining the use as proposed.

8. *Further Simplify and Streamline Dimensional Standards and Footnotes*

Summary. One set of comments provided ideas for further simplifying the dimensional standards table and considerations for consolidating footnotes. The commenter noted that some dimensional standards can be altered based on footnotes and preferred a more straightforward approach to regulation. Comments also suggested replacing FAR standards with a requirement for shadow studies for projects over four stories or 50 feet, which are currently only required as part of a conditional use permit application. Comments stated that FAR was

difficult to understand and could lead to unpredictable built results. One commenter suggested a change to the way lot size is calculated.

Response. The proposed amendments simplify the dimensional standards by consolidating building types, FAR, heights, setbacks, etc. These improvements will make the dimensional standards table more straightforward and clear, as illustrated in the proposed clean amended table online. Other zoning district sections of the Saint Paul Zoning Code follow a similar organization, with dimensional standards tables followed by footnotes for alterations or exceptions to certain standards. While there are still opportunities to improve and simplify the T District table and footnotes to a greater extent, any additional change could be inconsistent with the organization of other zoning district sections. Staff recommends exploring opportunities for more streamlining that could benefit the Zoning Code overall in a separate future effort. Additionally, while FAR often needs a brief introduction, it serves an important purpose by standardizing the intensity and mass of buildings in mixed-use environments. Because the T Districts include minimum and maximum setback standards, the required FAR of a building will predictably be provided close to the street. Shadow studies are required on an as needed basis by the Planning Commission for projects applying for a conditional use permit for additional height. Requiring shadow studies for all new development over four stories or 50 feet would not provide a more streamlined, efficient process and would be unnecessary for many projects because of lot area, street buffers, or topography. Projects needing a CUP for height are precisely those that may have an impact to neighboring properties because of the additional height. Staff recommends maintaining FAR as the intensity standard in T Districts and continuing to only require shadow studies if needed as part of a CUP application. Lot size is calculated consistently throughout the city, so no changes are recommended to the public hearing draft to maintain consistency with other zoning districts.

9. *Remove Maximum Front Setback Standards*

Summary. One comment requested the removal of maximum front setback standards as they were perceived to be overly complex and unnecessary when the T Districts have requirements for parking to be placed to the side or behind buildings.

Response. Minimum and maximum setbacks create a setback range in which the building can be placed, which leads to predictable built results. Maximum front setback requirements are an important tool to ensure new development in walkable environments is built with a relationship to the street with easy access for pedestrians. The proposed setback ranges are somewhat flexible, striking the right balance between predictable built results and development flexibility given site-specific considerations. No changes to the public hearing draft are proposed.

10. *Consider Stricter AMI Requirement for Density Bonus*

Summary. One comment suggested lowering the AMI threshold because area median income is based on regional rental prices, which skew affordable rents to be less impactful in Saint Paul because the city generally has a lower average rent than other regional communities.

Response. In 2020, Saint Paul adopted an affordable housing density bonus in multifamily residential (RM) districts that closely mirrors the bonus currently proposed for T Districts. Since

its adoption, this RM provision has resulted in the creation of 19 affordable housing units, all of which were produced without the use of public subsidy. As with the existing RM affordable housing density bonus, the proposed affordable housing density bonus in T Districts is intended to facilitate the development of unsubsidized affordable housing units in new developments that would otherwise be entirely market rate. While the bonus can also support subsidized affordable housing by allowing greater density, it has not been utilized in that manner over the past five years in RM districts.

Public testimony suggested lowering the AMI threshold required to qualify for the bonus; however, doing so would substantially limit the proposed bonus's utility. Producing new units affordable to households below 60 percent AMI typically requires deep public subsidies, which the density bonus alone cannot support. As a result, it is highly unlikely that new housing developments targeting lower AMI levels would be financially viable without public funding. Lowering the AMI threshold below 60 percent AMI would therefore risk reducing the overall number of affordable units produced with the proposed text amendment, as it would eliminate the incentive to provide affordable units for unsubsidized housing developments that will otherwise be entirely market rate. For this reason, staff recommends maintaining the 60 percent AMI threshold for the affordable housing density bonus, consistent with the standards already in place in RM and H districts.

11. Interest in the Student Housing Overlay District

Summary. Many comments suggested changes to the Student Housing Overlay District.

Response. The T District Zoning Study does not relate to the Student Housing Overlay District. Changes to the Student Housing Overlay District may be considered in a future effort. No changes to the public hearing draft are proposed.

AMENDMENTS TO T DISTRICT STANDARDS

This section describes proposed amendments to T District land use, dimensional, and design standards. Each amendment's proposed action is listed, followed by background information. See Attachment 1 for redlines of proposed amendments.

Intent of Traditional Neighborhood Districts: Sec. 66.310

Sec. 66.311. - General intent, T traditional neighborhood districts.

Proposed Action: Replace "urban village" with "neighborhood node" and "transit corridor." Add reference to "civic and institutional." Replace references to "density" with "intensity."

Background: The term "urban village" is no longer commonly used in the 2040 Comprehensive Plan, so references should be updated to "neighborhood node" and "transit corridor" to be consistent with the Comprehensive Plan. During initial zoning study outreach, a commenter noted that while the intent of T Districts references urban villages, which are localized and walkable, T Districts exist predominantly along corridors. "Civic and institutional" should be added to diversify the compatible mix of uses encouraged by the T Districts. "Intensity" is a more effective descriptor for the intent of

the T Districts than "density" because the term “density” can imply residential use, and the T Districts provide for a mix of uses.

Sec. 66.312. - Intent, T1 traditional neighborhood district.

Proposed Action: Reference the appropriateness of T1 zoning for traditional corner commercial buildings and civic and institutional uses. Add a descriptor to indicate T1 is a low-intensity traditional neighborhood district.

Background: T1 is not widely used throughout the city, and it tends to be isolated to individual lots or small groupings of lots. It is sometimes used for institutional lots (e.g., Luther Seminary, Concordia University), grade schools, churches, and libraries, as well as single family houses and service business uses.

Sec. 66.313. - Intent, T2 traditional neighborhood district.

Proposed Action: Add flexibility and a descriptor to indicate T2 is a medium-intensity traditional neighborhood district.

Background: T2 is widely used throughout the city, primarily along transit corridors, major thoroughfares, and neighborhood nodes, though there are some isolated parcels zoned T2. A majority of the isolated T2 districts are at corner locations and used for multifamily, institutional, or commercial buildings. Some flexibility in the T District intent statement is important to allow for the occasional use of T2 in areas beyond corridors or nodes. While the uses allowed in T2 and T3 districts are largely the same, the T2 district is distinguished from the T3 district by the height and intensity of allowed development.

Sec. 66.314. - Intent, T3 traditional neighborhood district.

Proposed Action: Add a descriptor to indicate T3 is a medium-intensity traditional neighborhood district. Delete reference to Sec. 66.314(a) to (d).

Background: The elements in Sec. 66.314(a) to (d) (i.e., mix of land uses, mix of housing types, system of streets, and system of open space) are more appropriate for large, master planned sites, and not reflective of how T3 has been used in practice.

Sec. 66.315. - Intent, T4 traditional neighborhood district.

Proposed Action: Add a descriptor to indicate T4 is a high-intensity traditional neighborhood district. Support development near transit corridors, in general.

Background: T4 is intended to support a variety of high intensity development types near transit, regardless of whether the mode is fixed rail, bus rapid transit, or regular route bus service, so the intent statement should reference “transit corridors” generally, instead of listing specific modes.

Traditional Neighborhood District Use Table: Sec. 66.321

Sec. 66.321. – Traditional neighborhood district use table.

Proposed Action: Remove “one-family dwelling” and “two-family dwelling” from being permitted in T3. Allow “cluster development” as a permitted/conditional use in all T Districts. Allow “general retail,” “tattoo shop,” and “health/sports club” as permitted uses in T1. Allow “animal day care” as a permitted use in T1 and T2. Allow “farmers market” without a possible conditional use permit in T1-

T4 (see below for more information). Remove “mail order house.” Allow “storage facility, mixed use” as a permitted use in T3 and T4.

Background: The intent of the T3 District calls for medium-intensity, pedestrian- and transit-oriented commercial, residential, civic, and institutional development, which is more compatible with medium and large-scale housing types than small, one-family and two-family dwellings (see below for more information). Cluster developments were clarified as an allowed land use and housing type during the 1-4 Unit Housing Study and adopted in the Zoning Code in 2023. The T Districts should also allow cluster developments if they meet certain use-specific standards (e.g., lot size, common open space, pedestrian path, etc.). T1 is intended to provide low-intensity, neighborhood-scale commercial, retail, and service uses in proximity to other uses, so “general retail,” “tattoo shop” and “health/sports club” should be allowed. Animal day care activity takes place within buildings and is a reasonable neighborhood-serving use in T1 and T2. “Mail order house” is an obsolete land use. Rental storage facilities should be allowed in T3 and T4 if located within a mixed-use building to match the allowances in B4 and B5.

Traditional Neighborhood District Density and Dimensional Standards: Sec. 66.331

Sec. 66.331. – Density and dimensional standards table.

Proposed Action: In T1 and T2 districts, combine “multifamily” and “nonresidential or mixed-use” into a single category labeled “All other.” In T3 and T4, combine building types into a single category labeled “All.” In T3, eliminate “1-family dwelling” and “2-family dwelling.” In T1 and T2 replace the range of units per acre for 1-family and 2-family dwelling uses with a minimum and maximum FAR requirement of 0.3-1.0. Use FAR as the intensity standard for all other uses and require a minimum FAR of 0.5 for T2 districts in light rail station areas. Allow building heights of 45 feet by right in T2 and 55 feet by right in T3. Reduce front yard setback minimums for 1 and 2 family dwellings from 15 feet to 10 feet in T1 and T2, and establish a 10-foot maximum front yard setback for the “All other” and “All” categories in T2, T3, and T4.

Background:

Building Type Consolidation. Having different T3 development standards by building type has been problematic in practice, leading to debate about what makes a building mixed-use. That is, how much space or percentage of space must be devoted to a commercial use to qualify as mixed-use and what are considered commercial uses? Do uses accessory to multifamily residential uses like fitness areas, virtual workspace areas, or common gathering areas/club rooms for recreation qualify as commercial space? Multifamily developers may opt for a mixed-use building, which allows a taller building height in T3 (i.e., 55 feet versus 45 feet for multifamily) without fully considering a commercial component and its occupiable space. Rather than differentiating building height by use, it is more useful to separate building types from land use terms, as multifamily and mixed-use buildings can often have very similar forms. It is more important to determine the building envelope and form and support the use(s) within the building envelope, if permitted by the zoning district.

FAR Consolidation and Replacement. The existing standards for density/intensity have been challenging to administer as small-scale housing types are required to use a density per acre standard, while larger scale building types follow a FAR standard. FAR, combined with the maximum setback standard, has proven to be an effective development standard to regulate massing and bulk of new construction, while still assuring the majority of the building will be placed near the public right-of-way. Given the smaller lot size of typical T1 and T2 lots (approximately 5,200 square feet), the minimum and maximum FAR standard will work effectively for smaller-scale 1 and 2 family dwellings while making intensity standards consistent among all T Districts.

Minimum Lot Width. The minimum lot width for 1 and 2 family uses in T1 and T2 is proposed to be revised to be consistent with the changes to minimum lot width for 1 and 2 family uses in the 1-4 Unit Housing Study. The minimum lot width for 1 and 2 family uses in T1 and T2 is proposed to align with the H2 district, with a minimum lot width of 25 feet.

Setback Maximum. The maximum setback is proposed to be 10 feet for all building types other than 1 and 2 family dwellings in T2 and all building types in T3 and T4. This is intended to provide predictability for pedestrian-oriented development built close to the sidewalk and street. There are exceptions if a lot abuts BC or residential zoning, for civic and institutional uses, and for outdoor gathering space, as described in footnote (i) below.

T2 Height Limit. The existing maximum building height for "multifamily" and "nonresidential or mixed-use" development in T2 is 35 feet, and up to 45 feet with a conditional use permit. The conditional use permit process involves a public hearing and can take several months, which can discourage otherwise desirable projects from being proposed. Anecdotally, developers assert that the cost of land, labor, and materials makes building a new development, especially if it has any structured parking, very difficult unless there are at least four stories. Mixed-use projects constructed in Saint Paul neighborhoods from 2015-2020 ranged in height from four to six stories. Planned or approved neighborhood mixed-use projects range in height from five to seven stories.[1] For this reason, a maximum building height of 45 feet is recommended for the proposed "All other" category in T2. By comparison, the maximum building height by right for multifamily is 40 feet in RM1 and 50 feet in RM2.

T3 Height Limit. Similar reasoning, as discussed above, applies to building heights in T3, where the existing maximum building height for multifamily is 45 feet and the maximum building height for mixed-use is 55 feet (and up to 90 feet with a conditional use permit for either type of development). If the "multifamily" and "nonresidential or mixed-use" building types are collapsed into a single category, a single maximum building height needs to be established; 55 feet is recommended (and up to 90 feet with a conditional use permit). This change allows an additional 10 feet of height by right, regardless of if the project includes a commercial component.

T3 Removal of One-Family and Two-Family. Given the intent of the T3 District, which calls for medium-intensity, pedestrian- and transit-oriented commercial, residential, civic, and institutional development, the one-family and two-family dwelling uses are no longer logical as a permitted land

[1] Retail Node and Mixed-Use Case Study, LOCi Consulting, March 9, 2021

use. Of the over 700 properties zoned T3 in the city, only a few dozen include an existing single-family dwelling, so this proposed change will create few nonconformities. Focusing on housing types with greater density in T3 better aligns with the future vision and goals of the city.

Sec. 66.331. – Density and dimensional standards table footnote (a)

Proposed Action: Change "shall be" to "is."

Background: Updating basic language in footnote (a) provides consistency with other amendments.

Sec. 66.331. – Density and dimensional standards table footnote (b)

Proposed Action: Remove footnote.

Background: Footnote (b) explains calculations for density regulations based on dwelling unit per acre. With the replacement of dwelling unit per acre with FAR, footnote (b) is no longer relevant. This also changes the order of the following footnotes.

Sec. 66.331. – Density and dimensional standards table footnote (c)

Proposed Action: Move FAR reference into table.

Background: Move the minimum 0.5 FAR requirement for light rail station areas into Table 66.331 where the intensity information is located. Since T3 and T4 already have a minimum FAR of 0.5, regardless of proximity to light rail station areas, the FAR minimum is moved to only T2 in the table.

Sec. 66.331. – Density and dimensional standards table footnote (d)

Proposed Action: Update language.

Background: Updating basic language in footnote (d) provides consistency with other amendments.

Sec. 66.331. - Density and dimensional standards table footnote (e)

Proposed Action: Allow structures up to 30 feet high along side and rear property lines adjoining RL-H2 districts at a common property line or alley. Add statement clarifying building heights in master planned areas.

Background: The maximum building height requirement of 25 feet along the side and rear property lines is intended to soften the impact of higher-density residential uses near lower density uses. However, this requirement should not apply to properties across the street from properties in RL-RT2 (now H2 as a result of the 1-4 Unit Housing Study) districts where right-of-way serves as a buffer between development and lower density residential districts. The requirement should apply at a common property line or an alley, not at a street. For example, the Liffey apartment building at the northeast corner of Snelling and Carroll Avenues fronts along Snelling with the side along Carroll. The side was required to be no more than 25 feet in height at the property line due to the RT1 residential zoning district across Carroll to the south. The developer received a variance of this requirement, allowing the building to be 45 feet in height along Carroll (see Figure 2).

The H districts now allow heights of 35–39 feet depending on district and roof type. The T districts should not be more restrictive than the H districts. The maximum allowable height at side and rear property lines should be increased to 30 feet so that buildings are allowed to have similar heights as H districts when accounting for required setbacks. For example, a side or rear setback requirement in a T district may be 6 feet, meaning the building could be 36 feet tall at the setback line.

Current zoning regulations require a conditional use permit for building heights that exceed maximum building heights, even when the building height is stated in, and consistent with, an approved T District master plan. Given that master plans involve comprehensive and detailed analysis of site conditions and opportunities, and undergo an extensive public review process, there is no need to require a conditional use permit for additional height if the height has been considered by the master plan.

Figure 2: Liffey Apartment Building at Snelling & Carroll Avenue

Sec. 66.331. - Density and dimensional standards table footnote (f)

Proposed Action: Remove footnote.

Background: A conditional use permit for additional height is no longer needed if 45 feet is the by right maximum building height permitted in T2 (with the amendment discussed above).

Sec. 66.331. - Density and dimensional standards table footnote (new)

Proposed Action: Establish a FAR density bonus for projects that include affordable dwelling units.

Background: The deleted footnote (f) above is replaced by this proposed density bonus amendment. A density bonus is proposed for T1-T3. Ninety-three percent of all T zoned parcels are zoned T1, T2, T3, or T3M, so the density bonus would apply to most land under T zoning. No density bonus is proposed for T4 because it has no maximum FAR, so a FAR bonus would not be an incentive. The proposed amendment is structured with nearly identical language to the density bonus for the RM and H1-H2 districts for consistent administration processes and alignment with the 4d program.

Sec. 66.331. – Density and dimensional standards table footnote (g)

Proposed Action: Allow development at light rail station areas between Lexington Parkway and Marion Street to have the same development potential as other light rail station areas along University Avenue. Add statement clarifying building heights in master planned areas.

Background: Development at light rail station areas should have the same development regardless of location. Similar to the discussion above, building heights stated in an adopted master plan should be allowed by right.

Sec. 66.331. – Density and dimensional standards table footnote (h)

Proposed Action: Add statement clarifying building heights in master planned areas.

Background: Like the discussions above, building heights stated in an adopted master plan should be allowed by right.

Sec. 66.331. – Density and dimensional standards table footnote (i)

Proposed Action: Clarify minimum and maximum setbacks if abutting BC or residential zoning. Clarify the amount of building façade that may exceed the maximum setback. Exempt civic and institutional buildings from the maximum setback requirement. Amend language in design standard

Sec. 66.343(6) and move it to Table 66.331 footnote (i) (now becoming footnote (h)). Clarify that both the minimum and maximum setback standards apply to the preservation program and design review guidelines.

Background: Instead of determining setbacks based on case-by-case measurements of adjoining property, which can be challenging for applicants and staff, the setback maximums can be increased up to 25 feet to relate to the surrounding context of mixed-use urban neighborhoods. New development should generally be required to be sited within the maximum setback, but there should be flexibility for up to 40 percent of the building façade to exceed the maximum setback to facilitate the development of courtyard buildings, cluster developments, and outdoor dining and gathering spaces. Civic and institutional buildings in T1 and T2 districts should be exempt from the maximum front yard setback requirement. T1 and T2 are widely used and generally appropriate for civic and institutional uses (e.g., churches, colleges, libraries, etc.), which typically have larger front setbacks and open space. The relocated design standard language relates to setback maximums on corner lots at transit platforms so is more appropriate in this footnote (more information on reorganized and revised design standards can be found below).

Sec. 66.331. – Density and dimensional standards table footnote (j)

Proposed Action: Update language.

Background: Updating basic language in footnote (j) provides consistency with other amendments.

Sec. 66.331. – Density and dimensional standards table footnote (k)

Proposed Action: Update language.

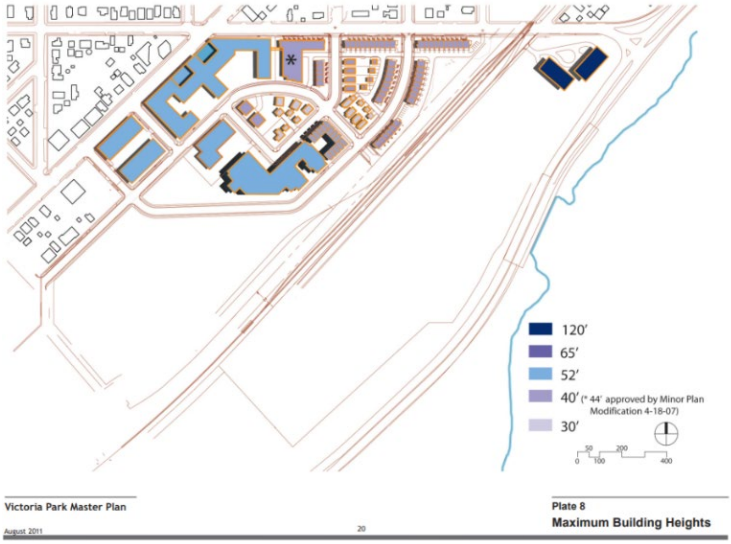
Background: Updating basic language in footnote (k) provides consistency with other amendments.

Sec. 66.331. – Density and dimensional standards table footnote (l)

Proposed Action: Remove footnote.

Background: A newly proposed provision in Sec. 66.331 footnote (g), discussed above, allows a height stated in an adopted master plan to exceed the height limit for the district in Table 66.331. Consequently, the building height limits for the master plans detailed in footnote (l) are no longer needed. Figure 3 provides an example of master plan building heights.

Figure 3: Victoria Park Master Plan Building Heights Example



Required Conditions in Traditional Neighborhood Districts: Sec. 66.340

Sec. 66.341. – Required Conditions in T1-T2 traditional neighborhood districts, and Sec. 66.342. - Parking requirements in T3–T4 traditional neighborhood districts.

Proposed Action: Move the parking design standard from Sec. 66.343 to the required conditions section since both Sec. 66.341 and 66.342 address parking placement. Remove conditional use permit requirement for conversion of commercial buildings in T1 and T2.

Background: The design standard for proximity of parking to a corner should be moved from design standards (Sec. 66.343) to consolidate and clarify all T district parking conditions in one location. The conditional use permit requirement for conversions of commercial buildings to more than 50 percent residential use in T1 and T2 has not proven to be useful in practice and can be deleted, especially since the remainder of subsection (c) ensures quality building form.

Traditional Neighborhood District Design Standards: Sec. 66.343

Sec. 66.343(a). – Traditional Neighborhood District Design Standards, Applicability.

Proposed Action: Amend the introduction to remove subjective language. Delete, move, and consolidate standards where appropriate.

Background: The T District design standards apply to development within T1-T4 districts. Sec. 66.343(a) discusses the applicability of the design standards. Table 66.343 lists the 23 categories of design standards and identifies which standards apply in each T District. Sec. 66.343(b) describes each of the design standards in detail. Some unclear introductory language suggests that DSI staff should decide whether there are circumstances unique to the property that call for a design standard to be varied (i.e., a site or proposal does not have to be consistent with design standards). This is a role more effectively handled by the Board of Zoning Appeals or Planning Commission using established findings to evaluate requests, rather than subjectively by staff. There is overlap between regulations in the T District design standards (Sec. 66.343) and the regulations in the building design standards (Sec. 63.110). Consolidated standards will be clearer and more efficient. With the consolidation and streamlining of design standards, it is now more logical for all amended design standards to apply to all T Districts, so there is no longer a need for a table that illustrates design standard applicability.

Sec. 66.343(b)(1). – Land Use Diversity.

Proposed Action: Remove design standard.

Background: This design standard applies to T3 and T4 districts. While land use diversity is desirable, land uses are more appropriately regulated in the land use table. This design standard is also difficult to administer because most zoning applications involve a single lot.

Sec. 66.343(b)(2). – Transitions to Lower-Density Neighborhoods.

Proposed Action: Remove design standard.

Background: This design standard applies to T2-T4 districts. This standard is difficult to administer because it is subjective and lacks specificity for what is and is not acceptable.

Sec. 66.343(b)(3). – Block Length.

Proposed Action: Move design standard to Chapter 69, Subdivision Regulations.

Background: This design standard applies to T2-T4 districts. The standard for block length is proposed to be moved from the T District design standards to the subdivision regulations in Chapter 69, where block length is regulated citywide. Discussion of the proposed amendment is located in the section of this memo related to Chapter 69.

Sec. 66.343(b)(4). – Compatible Rehabilitation and Reuse.

Proposed Action: Clarify characteristics of "traditional buildings."

Background: This design standard applies to all T Districts. DSI staff requested clarification on the purpose and intent of "traditional buildings."

Sec. 66.343(b)(5). – Use Established Building Façade Lines.

Proposed Action: Remove design standard.

Background: This design standard applies to T1-T3 districts. Front yard setbacks are regulated in Table 66.331 and footnote (i) and achieve the goal of having setbacks for new buildings relate to the setbacks of existing buildings on a block.

Sec. 66.343(b)(6). – Buildings Anchor the Corner.

Proposed Action: Remove design standard.

Background: This design standard applies to all T Districts. The building design standards (Sec. 63.110) already address the need for buildings on corner lots to "hold the corner." Additional proposed language in the amendments to Sec. 63.110 call for facades, frontages, and/or projections within 15 feet of the lot line along both streets to establish a relationship between the building and the sidewalks. The portion of the design standard dealing with corner lots at light rail station platforms is proposed to be moved and integrated into footnote (i) of Table 66.331.

Sec. 66.343(b)(7). – Front Yard Landscaping.

Proposed Action: Add a statement to increase safety in publicly accessible private spaces.

Background: This design standard applies to all T Districts. The amendment is proposed in an effort to better address strategies related to crime prevention through environmental design.

Sec. 66.343(b)(8). – Building Façade Continuity.

Proposed Action: Update language.

Background: The existing design standard applies to T2-T4 districts. With the removal of the applicability table, as discussed above, this design standard is proposed to apply to all T districts.

Sec. 66.343(b)(9). – Building Façade Articulation.

Proposed Action: Revise to better address frontages. Update the base requirement to 30 feet.

Background: This design standard applies to all T Districts. It should be refocused on pedestrian-oriented frontage elements on the base of buildings, aligning the dimension (30 feet) with other recent Zoning Code amendments (i.e., East Grand Avenue Overlay District). This standard works together with the building design standards (Sec. 63.110) and other T District standards that address elements related to the human scale (e.g., primary entrance features/frontages, transparency, etc.).

Sec. 66.343(b)(10). – Building Height – Treatment of 1-Story Buildings.

Proposed Action: Clarify regulations for one-story buildings vs. two-story buildings.

Background: This design standard applies to all T Districts. It should more effectively address one-story and two-story buildings and design elements.

Sec. 66.343(b)(11). – Definition of Residential Entries.

Proposed Action: Remove design standard.

Background: This design standard applies to all T Districts. The building design standards in Sec. 63.110 adequately address this standard.

Sec. 66.343(b)(12). – Entrance Location.

Proposed Action: Add "nonresidential" for clarity and add flexibility for entrances facing pedestrian-oriented courtyards.

Background: This design standard applies to all T Districts. The word "nonresidential" is inserted to make it clear that in multi-tenant buildings any ground floor nonresidential use with street frontage must have an entrance facing the street. Ground floor nonresidential uses in multi-tenant buildings should have an entrance facing the street for pedestrian access, but multifamily residential uses should not be required to do so, as it may not be appropriate for some housing types, like a courtyard building. This amendment also provides flexibility for a building entrance to face an outdoor pedestrian-oriented courtyard on a primary street frontage, not only a street.

Sec. 66.343(b)(13). – Door and Window Openings – Minimum and Character.

Proposed Action: Remove overly prescriptive standards and move standard related to glass opacity to the building design standards (Sec. 63.110(c)).

Background: This design standard applies to all T Districts. The requirement for windows to be designed with punched and recessed openings is removed because the design standard is too prescriptive and may not be appropriate for all buildings.

Sec. 66.343(b)(14). – Materials and Detailing.

Proposed Action: Clarify materials list and allow synthetic stucco as an acceptable material.

Background: This design standard applies to all T Districts. Synthetic stucco products have improved and issues with water retention have been addressed since the adoption of this standard, so this material is proposed to be removed from the list of buildings materials that are not allowed. Other amendments are proposed for consistency with Section 66.542.

Sec. 66.343(b)(15). – Screening of Equipment and Service Areas.

Proposed Action: Update language.

Background: The existing design standard applies to T2-T4 districts. With the removal of the applicability table, as discussed above, this design standard is proposed to apply to all T districts.

Sec. 66.343(b)(16). – Interconnected Street and Alley Network.

Proposed Action: Remove obsolete street type references.

Background: The existing design standard applies to T2-T4 districts. With the removal of the applicability table, as discussed above, this design standard is proposed to apply to all T districts. References to options other than the existing street and alley network are removed, except for cul-de-sac streets, which are still allowed but continue to be discouraged. An example of a cul-de-sac in

a T District is the stretch of Asbury Street west of Allianz Field, where MnDOT restricts access to Snelling Avenue. Chapter 69 of the Zoning Code, which relates to subdivision regulations, addresses street and alley standards, alignment, and widths. Sec. 69.501 calls for streets to connect or terminate at other streets to the extent possible and discourages cul-de-sac streets except where traffic safety or physical site constraints make them necessary.

Sec. 66.343(b)(17). – On-Street Parking.

Proposed Action: Remove design standard.

Background: This design standard applies to T2-T4 districts. It poses public right-of-way requirements rather than private development requirements and it is difficult to administer. The Street Design Manual should govern in this case, per Public Works.

Sec. 66.343(b)(18). – Parking Location and Entrance Design.

Proposed Action: Revise to only apply to structured parking. Add requirement for structured parking to be designed with level floors. Move surface parking provisions to Sec. 66.341 and 66.342, which address parking placement.

Background: This design standard is amended to apply only to structured parking in T Districts. Structured parking should be designed with level floors so it can be converted to other uses if parking is no longer needed, and the design is determined cost-effective. This requirement exists for the Highland Bridge and United Village master planned areas.

Sec. 66.343(b)(19). – Residential Garage Location.

Proposed Action: Revise the title to refer to one- or two-family garages. Address corner lots.

Background: This design standard applies to all T Districts. The title is amended to clarify applicable housing types. A statement is added to clarify that corner lots may be accessed from the side street.

Sec. 66.343(b)(20). – Parking Lot Lighting.

Proposed Action: Update language.

Background: The existing design standard applies to T2-T4 districts. With the removal of the applicability table, as discussed above, this design standard is proposed to apply to all T districts.

Sec. 66.343(b)(21). – Entrance Location for Transit Access.

Proposed Action: Clarify applicability for direct access to all modes of transit.

Background: This design standard applies to all T Districts. The standard should apply to all transit modes, such as light rail, bus, BRT, and streetcar, and should call for building entrances to provide direct access to transit stations.

Sec. 66.343(b)(22). – Street Trees.

Proposed Action: Remove unnecessary references and explanations.

Background: This design standard applies to all T Districts. The amendments provide streamlining.

Sec. 66.343(b)(23). – Sidewalks.

Proposed Action: Clarify sidewalk widths in certain T Districts.

Background: This design standard applies to all T Districts. The standard is amended to call for specific sidewalk widths in certain T Districts and provide a reference to the Street Design Manual for additional information on specific requirements.

Sec. 66.344. – Traditional Neighborhood District Planning Requirements.

Proposed Action: Replace reference to "precinct plan" with "district plan." Clarify expectations related to block-level analyses. Improve language consistency related to "modifications" vs. "amendments." Introduce provisions for administrative modifications of T District design standards in master planned areas.

Background: The term "precinct plan" is not typically used for plans related to T Districts, while "district" plan is a term used regularly. The portion of this section dealing with master plans references a block-level analysis that designates blocks or portions of blocks as "mixed residential," "mixed-use," "edge," and "transition." In practice, block-level analysis has been more general, referencing primary building types and land uses on each block but without these particular context labels. The language used for changes to master plans is revised from "modification" to "amendment" to be consistent with the language used in Sec. 66.951. New modifications of T District design standards in areas with an approved master plan could be approved administratively by the planning administrator to streamline the review process and facilitate efficient development of master planned areas. The changes would allow for additional design flexibility to respond to unforeseen design challenges and/or changing market conditions. The modifications would be required to be consistent with the Comprehensive Plan and approved master plan. This type of modification would not allow changes to public infrastructure.

Sec. 66.345. – Traditional Neighborhood District Master Plan Elements.

Proposed Action: Remove section.

Background: In practice, the provisions in Sec. 66.345 have not been used or applied to a T3M or T4M district. T District master plans are designed to fit the context and needs of a particular site. The generic standards in Sec. 66.345 have never been appropriate for this and are superfluous code language that should be deleted.

Amendments to Other Chapters of the Zoning Code Related to T Districts

This section describes proposed amendments to sections of the Zoning Code that are affected by text amendments to T Districts, including projections into yards, building design standards, uses, and subdivisions. Each amendment's proposed action is listed, followed by any relevant background information. See Attachment 1 for redlines of proposed amendments.

Construction of Language: Sec. 60.104

Proposed Action: Update construction of language terms.

Background: Planning staff is updating Code verbiage to conform to modern industry standards. Overall, the term "must" should be used rather than "shall." In other cases, "should" or "may" are also replaced by "must" for clarity of implementation.

Projections into Yards: Sec. 63.106

Proposed Action: Clarify balcony projections and lot coverage applicability.

Background: For privacy purposes, balconies should not be allowed to project closer than two feet from a property line. The 1-4 Unit Housing Study included an amendment to allow balconies on the second floor and above to project into a required yard along a street or an alley. While the amendment did not state whether balconies should be subject to lot area requirements, the intent was for balconies to be exempt since they are above the first story.

Building Design Standards: Sec. 63.110

Proposed Action: Consolidate design standards. Clarify pedestrian-oriented standards for primary entrances. Require nonresidential buildings to allow views into and out of the building interior. Clarify primary entrance vs. setback requirements, including requirements for holding the corner.

Background: There is overlap between T District design standards (Sec. 66.343) and the building design standards (Sec. 63.110). Consolidating the T District and building design standards is proposed for clarity and efficiency in the code. This is also discussed in the section of the memo related to T District design standards.

Primary entrances must be located within the front third of the structure for easy pedestrian access, but it is acceptable for them to be located off a courtyard. Primary entrances should have frontage elements that relate to the human scale. Connections to the abutting sidewalk and driveways should be made with limited instances where pedestrians would need to cross drives or other vehicle movements. Windows in nonresidential buildings should allow views into and out of the building interior to increase walkability and safety. Using "pedestrian-oriented commercial districts" as the determinant for setback applicability is subjective and confusing. Setback standards are established in the dimensional standards table, so the standards in this section are clearer if focused on primary entrances on blocks with existing development. For development sites on corners, buildings should be required to hold the corner and establish a relationship between the building and the sidewalk.

Land Use Definition and Development Standards: Chapter 65

Sec. 65.130. – Cluster development.

Proposed Action: Add land use standards for T Districts**.**

Background: Cluster developments are a neighborhood-scale multi-unit housing type appropriate in T districts. The use is being proposed to be added to the use table in Sec. 66.321 and therefore requires an amendment in the use standards to acknowledge the T District dimensional standards that differ from the RL-H2 dimensional standards (e.g., FAR vs. lot area per unit).

Sec. 65.412. - General retail.

Proposed Action: Update "general retail" to better accommodate neighborhood-scale uses.

Background: Including "leathergoods" in the general retail land use category helps clarify that this specific use is permissible where general retail is allowed. To better accommodate neighborhood-scale retail uses in T1 contexts, a maximum threshold of 5,000 square feet is proposed.

Sec. 65.515. Farmers market.

Proposed Action: Update land use standard to remove conditional use permit applicability.

Background: Farmers markets are a temporary use that support small-scale, local entrepreneurs. The T Districts should be the most flexible and accessible zoning districts to accommodate this use in the city. This amendment removes the possible conditional use permit requirement (see above) and allows farmers markets with more than five vendors in T Districts by right.

Sec. 65.613. - Coffee shop, tea house.

Proposed Action: Increase size of coffee shops allowed in T1. Delete reference to accessory cabaret.

Background: Saint Paul has precedent for many neighborhood-scale coffee shops over 800 square feet that would be appropriate in T1 areas. Increasing the threshold to 1,500 square feet allows more flexibility for coffee shops and tea houses in small-scale urban neighborhoods.

Sec. 65.614. – Restaurant, Sec. 65.780. – Limited production and processing, and Sec. 65.782. – Printing and publishing.

Proposed Action: Clarify applicability of standards for a conditional use permit.

Background: These uses are identified as P/C (permitted/conditional) for T2-T4 districts in the use table (Sec. 66.321). The conditions for the uses require a conditional use permit in T2 and T3 for projects of more than 15,000 square feet; the language is silent on the standards and conditions in T4. The amendment is recommended to consistently regulate the uses with other similar uses, like larger general retail, craft brewery, and agriculture uses. T4 districts are not necessarily intended for larger uses, but the development height and intensity are larger and more flexible. The development pattern sought in T Districts in general is equally desirable in T4 as it is in T2 and T3 districts.

Sec. 65.785. – Storage facility, rental.

Proposed Action: Rework storage facility uses to be more appropriate for mixed-use developments.

Background: The Zoning Code was amended several years ago to allow rental storage facility as a permitted use in B4 and B5 (it was previously just an industrial use) because a self-storage business was proposed in the Custom House downtown, which all parties agreed was logical. It was recognized that urban living, including people who may be downsizing, creates demand for self-storage and that it is inefficient to relegate storage to only industrial areas. It was also agreed that the negative impacts could be controlled by limiting the size of storage facilities in mixed-use buildings and ensuring active ground floor areas are maintained. This can also apply to the more intense T Districts, as over time there may be demand for limited storage uses as part of a mixed-use development in appropriate sites along dense transit corridors.

Residential District Dimensional Standards: Sec. 66.231

Proposed Amendment: Update language related to income restrictions for consistency.

Background: The proposed amendment to the RM affordable housing density bonus is intended to clarify what is required for income restrictions on affordable units and make the language consistent with the existing H1/H2 density bonus and the proposed T District density bonus.

Multiple-Family Design Standards: Sec. 66.241

Proposed Action: Update cross-references.

Background: Since some of the T Districts standards apply to RM districts, the cross-references in this section need to be amended to be consistent with the amendments in the T Districts.

Business District Use Table: Sec. 66.421

Proposed Action: Update use table for consistency.

Background: Remove "mail order house" as it is an obsolete land use. The Zoning Code was amended several years ago to allow rental storage facility as a permitted use in B4 and B5. The land use is being modified to better acknowledge mixed-use development. See discussion above related to the T Districts for more information.

EG East Grand Avenue Overlay District: Sec. 67.600

Proposed Action: Remove reference to T "2" design standards.

Background: The East Grand Avenue Overlay District was amended in August 2024. The amendments maintained a reference to T2 design standards, subjecting all new development within the overlay boundary to the list of design standards applicable to T2. Given the removal of the T District design standard applicability table, as discussed above, it is no longer necessary or relevant to indicate a specific set of zoning district design standards that must be followed.

Subdivision Regulations: Blocks: Sec. 69.507

Proposed Action: Consolidate block length standards in this section.

Background: For efficiency, the T District design standard related to block length is proposed to be moved from the design standards section in Chapter 66 to the subdivision regulations in Chapter 69, where block length is regulated. The existing maximum block length in 69.507 for residential areas is 1000 feet. The proposed amendments to Sec. 69.507 changes this to a range with a maximum of 660 feet to better align with the length of existing blocks in the city.

Subdivision Regulations: Street Trees: Sec. 69.600

Proposed Action: Update standards to align with City Forestry practices.

Background: City Forestry staff prepared proposed language to provide more flexibility for allowable tree species and remove ash trees from being allowed.

CNPC RECOMMENDATION

The Comprehensive and Neighborhood Planning Committee recommends that the Planning Commission provide a recommendation of approval to the City Council on the Traditional Neighborhood District Zoning Study.

PLANNING COMMISSION REVIEW SCHEDULE

Comprehensive and Neighborhood Planning Committee Review – April 2025

Planning Commission Release for Public Review and Set Public Hearing – April 2025

Outreach and engagement with community district councils, development community, and the Business Review Council during public review period prior to the Planning Commission public hearing – May 2025

Planning Commission Public Hearing – Summer 2025

Comprehensive and Neighborhood Planning Committee Review of Public Hearing Testimony and Recommendation – Summer 2025

Planning Commission Action on Committee Recommendation – Summer 2025

ATTACHMENTS

1. Proposed Amendments
2. Planning Commission Resolution Initiating the T District Zoning Study
3. 2040 Comprehensive Plan Policies
4. Community Outreach Summary
5. Planning Commission Public Hearing Testimony

ARTICLE III. 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

Division 1. 66.310. Intent

Sec. 66.311. General intent, T traditional neighborhood districts.

~~TN~~ tTraditional neighborhood districts are intended to foster ~~the development and growth of~~ compact, pedestrian-oriented ~~urban villages~~ development in neighborhood nodes, along transit corridors, and at large redevelopment sites. All four (4) districts are intended to encourage a compatible mix of commercial, ~~and~~ residential, civic, and institutional uses within buildings, sites and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.312. Intent, T1 low-intensity traditional neighborhood district.

The T1 traditional neighborhood district ~~is intended to~~ provides for neighborhood-scale compact, pedestrian-oriented mixed-use areas ~~of limited size,~~ with a variety of residential, office, ~~and~~ service, civic, and institutional uses ~~that primarily serve neighborhood needs~~. It is also intended for corner commercial buildings in residential areas and to serve as a transitional use of land along major thoroughfares~~,~~ and between commercial or industrial districts and residential districts ~~or other less intensive land uses~~.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.313. Intent, T2 medium-intensity traditional neighborhood district.

The T2 traditional neighborhood district ~~is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support~~ provides for medium-intensity compact, pedestrian-oriented commercial, ~~and~~ residential, civic, and institutional development that~~, in turn, can~~ supports ~~and increase~~ transit usage. It is intended primarily for neighborhood nodes and along existing or planned transit corridors. It encourages~~, but does not require,~~ pedestrian-oriented development with a variety of uses and housing types, ~~with~~and appropriate ~~careful attention to the amount and placement of parking and~~ transitions to adjacent residential neighborhoods.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.314. Intent, T3 medium-intensity traditional neighborhood district.

The T3 traditional neighborhood district provides for medium-intensity~~higher-density pedestrian- and transit-oriented~~ residential and commercial mixed-use development in higher intensity neighborhood nodes and transit corridors. It ~~is designed for~~ encourages transit-oriented development with a variety of land uses and higher density housing types to accommodate households of varying sizes, ages, and incomes. ~~development or redevelopment of land on sites large enough to support:~~

~~(a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;~~

~~(b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;~~

~~(c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;~~

~~(d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.~~

~~The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.~~

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.315. Intent, T4 high-intensity traditional neighborhood district.

The T4 traditional neighborhood district provides for high-intensity-density, transit-supportive, pedestrian-friendly mixed-use development. It is particularly intended for use near transit stops along fixed rail transit (including commuter rail, light rail and trolley) corridors, existing and planned transit corridors where a greatermore frequent transit service and reliance on transit makes high-density intensity mixed-use development possible and desirable.

(Ord. No. 11-27, § 1, 4-20-11)

Division 2. 66.320. Principal Uses in Traditional Neighborhood Districts

Sec. 66.321. Traditional neighborhood district use table.

Table 66.321, traditional neighborhood district uses, lists all permitted and conditional uses in the T1—T4 traditional neighborhood districts, and notes applicable development standards and conditions.

Table 66.321. Traditional Neighborhood District Uses

Use	T1	T2	T3	T4	Definition (d) Standards (s)
Residential Uses					
Dwellings					
One-family dwelling	P	P	P		(d), (s)
Two-family dwelling	P	P	P		(d)
Cluster development	P/C	P/C	P/C	P/C	(d), (s)
Multiple-family dwelling	P	P	P	P	(d)
Housing for the elderly	P	P	P	P	(d)
Mixed Commercial—Residential Uses					
Home occupation	P	P	P	P	(d), (s)
Live-work unit	P	P	P	P	(d), (s)
Mixed residential and commercial use	P	P	P	P	
Congregate Living					
Adult care home	P/C	P	P	P	(d), (s)
Community residential facility, licensed correctional	C	C	C	C	(d), (s)
Dormitory	P/C	P	P	P	(d), (s)
Emergency housing facility	P/C	P/C	P/C	P/C	(d), (s)
Foster home	P	P	P	P	(d)
Fraternity, sorority	P/C	P	P	P	(d), (s)
Roominghouse	C	C	C	C	(d), (s)
Shelter for battered persons	P/C	P/C	P/C	P/C	(d), (s)
Sober house	P/C	P/C	P/C	P/C	(d), (s)
Supportive housing facility	P/C	P	P	P	(d), (s)
Civic and Institutional Uses					
Club, noncommercial		P	P	P	(d)
College, university, seminary, or similar institution of higher learning	P	P	P	P	(d)
Community center	P	P	P	P	(d), (s)
Day care	P	P	P	P	(d), (s)
Homeless services facility	P/C	P/C	P/C	P/C	(d), (s)
Museum	P/C	P	P	P	(s)
Public library	P	P	P	P	

Public and private park, playground	P	P	P	P	
Religious institution	P	P	P	P	(d)
School, primary & secondary	P	P	P	P	
Trade school, arts school, dance school, etc.	P	P	P	P	
Public Services and Utilities					
Antenna, cellular telephone	P/C	P/C	P/C	P/C	(d), (s)
Municipal building or use	P	P	P	P	(s)
Solar energy generation facility, community	P/C	P/C	P/C	P/C	(d), (s)
Utility or public service building	C	C	C	C	(d), (s)
Commercial Uses					
Office, Retail, and Service Uses					
General office, studio	P	P	P	P	(d)
General retail	P	P/C	P/C	P/C	(d), (s)
Service business, general	P	P	P	P	(d)
Service business with showroom or workshop		P/C	P/C	P/C	(d), (s)
Animal boarding			P		(d), (s)
Animal day care	P	P	P	P	(d), (s)
Artist's studio	P	P	P	P	(d)
Business sales and services		P	P		(d)
Drive-through sales and services, principal and accessory		C			(s)
Dry cleaning, commercial laundry		P	P	P	(s)
Farmers market	P~~/C~~	P~~/C~~	P~~/C~~	P~~/C~~	(d), (s)
Garden center, outdoor		P	P	P	(d), (s)
Hospital		C	C	C	(d)
Mortuary, funeral home		P	P	P	
Outdoor uses, commercial		P/C	P/C	P/C	(d), (s)
Tattoo shop	P	P	P	P	
Tobacco products shop		P/C	P	P	(d), (s)
Veterinary clinic		P	P	P	(d), (s)
Food and Beverages					
Bar		P/C	P/C	P/C	(d), (s)
Brew on premises store		P	P	P	(d), (s)
Coffee shop, tea house	P/C	P/C	P/C	P/C	(d), (s)
Restaurant		P/C	P/C	P/C	(d), (s)
Restaurant, fast food		P/C	P/C	P/C	(d), (s)
Commercial Recreation, Entertainment and Lodging					
Bed and breakfast residence	P	P	P	P	(d)
Hotel		P	P	P	(d)
Short term rental dwelling unit	P/C	P/C	P/C	P/C	(d), (s)
Health/sports club	P	P	P	P	(d)
Indoor recreation		C	C	C	(d), (s)
Outdoor sports/entertainment				P	(s)
Reception hall/rental hall		C	C	C	
Theater, assembly hall		P/C	P/C	P/C	(s)
Automobile Services					
Auto body shop				C	(d), (s)
Auto convenience market		C	C		(d), (s)
Auto service station		C	C		(d), (s)
Parking Facilities					

Parking facility, commercial		C	C	C	(d), (s)
Transportation					
Bus or railroad passenger station			C	C	
Railroad right-of-way	C	C	C	C	(s)
Limited Production and Processing					
Agriculture	P/C	P/C	P/C	P/C	(d), (s)
Brewery, craft		P/C	P/C	P/C	(d), (s)
Distillery, craft		P/C	P/C	P/C	(d), (s)
Limited production and processing		P/C	P/C	P/C	(d), (s)
~~Mail order house~~		~~P~~	~~P~~	~~P~~	
Printing and publishing		P/C	P/C	P/C	(s)
Storage facility, mixed-use			P	P	(d), (s)
Winery, craft		P/C	P/C	P/C	(d), (s)
Accessory Uses					
Accessory use	P	P	P	P	(d), (s)
Dwelling unit, accessory	P	P	P		(d), (s)
Micro-unit dwellings accessory to a religious institution	P	P	P	P	(d), (s)

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.321, principal uses in traditional neighborhood districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

(C.F. No. 08-640, § 4, 7-9-08; Ord No. 11-26, § 2, 3-23-11; Ord No. 11-27, § 1, 4-20-11; Ord No. 12-26, § 1, 5-23-12; Ord 13-44, § 2, 8-28-13; Ord 13-51, § 5, 11-13-13; Ord 13-57, § 3, 12-4-13; Ord 15-5, § 3, 2-5-15; Ord 16-5, § 1, 4-13-16; Ord 16-25, § 1, 8-17-16; Ord 16-13, § 5, 9-14-16; Ord 17-1, § 3, 1-25-17; Ord 17-38, § 4, 10-25-17; Ord 19-10, § 1, 6-26-19; Ord 19-72, § 2, 1-8-20; Ord 22-3, § 1, 1-19-22; Ord 21-33, § 1, 11-10-21; Ord 23-43, § 7, 10-18-23; Ord 23-57, § 3, 12-13-23)

Division 3. 66.330. Traditional Neighborhood District Density and Dimensional Standards

Sec. 66.331. - Density and dimensional standards table.

Table 66.331, traditional neighborhood district dimensional standards, sets forth density and dimensional standards that are specific to traditional neighborhood districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability. Where an existing building does not conform to the following requirements, the building may be expanded without fully meeting the requirements as long as the expansion does not increase the nonconformity.

Table 66.331. Traditional Neighborhood District Dimensional Standards

Building Type by Zoning District	~~Density~~Intensity	Lot Area~~Size~~ Min.~~imum~~ (per principal unit)	Lot Width Min.	Building Height (feet)		Yard Setbacks (feet)		
	Min.—Max.(a)	~~Area~~ (sq. ft.)(a)	~~Width~~ (feet)	Min.	Max.	Front Min.—Max.	Side Min.	Rear Min.
T1								

1- & 2-family dwelling	~~6—12 units/acre (b)~~ 0.3-1.0 FAR (e)	~~3500~~1000 ~~(b)~~	~~30~~ 25	none	35 (~~e~~d)	10~~5~~—25 (~~i~~h)	(~~k~~j)	15
~~2-family /townhouse~~	~~8—20 units/acre (b)~~	~~2000 (b)~~	~~20~~	~~none~~	~~35 (e)~~	~~10—25 (i)~~	~~(k)~~	~~15~~
~~Multifamily~~ All other	~~10—25 units/acre (b)~~ 0.3-1.0 FAR (e)	~~1700 (b)~~ n/a	n/a	none	35 (~~e~~d)	~~1~~0—25 (~~i~~h)	(~~k~~j)	(~~k~~j)
~~Nonresidential or mixed use~~	~~0.3—1.0 FAR~~	~~n/a~~	~~n/a~~	~~none~~	~~35 (e)~~	~~0—25~~	~~(k)~~	~~(k)~~
T2								
1- & 2-family dwelling	~~6—12 units/acre (b)~~ 0.3-1.0 FAR (e)	~~3500~~1000 ~~(b)~~	~~30~~ 25	none	35 (~~e~~d)	10~~5~~—25 (~~i~~h)	(~~k~~j)	15
~~2-family /townhouse~~	~~8—20 units/acre (b)~~	~~2000~~1000 ~~(b)~~	~~20~~ 25	~~none~~	~~35 (e)~~	~~10—25 (i)~~	~~(k)~~	~~15~~
~~Multifamily~~	~~FAR as for mixed use~~	~~n/a~~	~~n/a~~	~~none~~	~~35 (e), (f)~~	~~10—25 (i)~~	~~(k)~~	~~(k)~~
~~Nonresidential or mixed use~~ All other	0.3—2.0 FAR with surface parking, 0.3—3.0 FAR with structured or no parking, and 0.5 min. FAR in light rail station areas (~~c~~b), (e)	n/a	n/a	none	4~~3~~5 (~~e~~d)~~,~~ ~~(f)~~	0—10 (jh), (i)	(~~k~~j)	(~~k~~j)
T3								
~~1-family dwelling~~	~~8—12 units/acre (b)~~	~~3500 (b)~~	~~30~~	~~25~~	~~35 (e)~~	~~15—25 (i)~~	~~(k)~~	~~15~~
~~2-family /townhouse~~	~~10—20 units/acre (b)~~	~~2000 (b)~~	~~20~~	~~25~~	~~35 (e)~~	~~10—25 (i)~~	~~(k)~~	~~15~~
~~Multifamily~~	~~0.5—3.0 FAR(d)~~	~~n/a~~	~~n/a~~	~~25~~	~~45 (e), (g), (l)~~	~~10—25 (i)~~	~~(k)~~	~~(k)~~
~~Nonresidential or mixed use~~ All	0.5—3.0 FAR (~~d~~c), (e)	n/a	n/a	25	55 (~~e~~d), (~~g~~f)~~,~~ ~~(l)~~	0—10 (jh), (i)	(~~k~~j)	(~~k~~j)
T4								
~~Multifamily~~	~~0.5 min. FAR (d)~~	~~n/a~~	~~n/a~~	~~25~~	~~75 (e), (h)~~	~~10—25 (i)~~	~~(k)~~	~~(k)~~
~~Nonresidential or mixed use~~ All	0.5 min. FAR (~~d~~c)	n/a	n/a	25	75 (~~e~~d), (~~h~~g)	0—10 (jh), (i)	(~~k~~j)	(~~k~~j)

Min. - Minimum Max. - Maximum FAR - Floor Area Ratio n/a - not applicable

Notes to table 66.331, traditional neighborhood district dimensional standards:

(a) In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying minimum lot area and maximum density requirements, one-half the width of such alley adjoining the lot ~~shall be~~is considered part of the lot. The minimum FAR applies to new buildings. The minimum FAR does not apply to the creation or reconfiguration of lots, or to removal of buildings. For a new building on a zoning lot where an existing building will remain, or where the new building and its associated parking and landscaping will cover only part of the site and leave the rest of the site open for an additional building, minimum FAR may be calculated based on the area of the site covered by the new building and its associated parking and landscaping. Public gathering areas, landscaped areas at least twenty (20) feet wide preserved for future development between the public right-of-way and parking, and land dedicated to the city as public right-of-way may be approved by the planning administrator as counting toward meeting the minimum FAR.

~~(b) Units per acre is calculated based on net acreage. Density based on units per acre must be calculated for parcels of an acre or more in size. For smaller parcels, the maximum number of units may be calculated based upon minimum lot size per unit.~~

~~In calculating the area of a lot for the purpose of applying lot area and density requirements, the lot area figure may be increased by six hundred (600) square feet for each parking space (up to one (1) parking space per unit) within a multiple-family structure or a structured parking facility. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula: Maximum units allowed = Lot Area ÷ (minimum lot area per unit - 600).~~

(~~c~~b) Floor area ratio (FAR) ~~shall~~must be prorated upon the percentage of parking that is provided as structured parking. ~~A minimum FAR of 0.5 is required in light rail station areas.~~ Thirty (30) percent of the floor area of structured parking within, above, or below the principal structure may be counted toward meeting the minimum FAR.

(~~d~~c) 1.0-3.0 FAR in light rail station areas for lots more than twenty-five thousand (25,000) square feet in area, with no maximum FAR in T4. The floor area of structured parking above or below space used for principal uses, up to an amount equal to the floor area of the principal uses, may be counted toward meeting the minimum FAR. For lots more than twenty-five thousand (25,000) square feet partly in a light rail station area, minimum FAR ~~shall~~must be prorated upon the percentage of the lot in a light rail station area.

(~~e~~d) ~~Except in the river corridor overlay district, h~~Height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. Structures ~~shall~~must be no more than ~~twenty-five (25)~~ thirty (30) feet high along side and rear property lines ~~abutting~~adjoining RL-H2~~RT2~~ residential districts at a common property line or alley; structures may exceed this ~~twenty-five (25)~~ thirty (30) foot height limit if stepped back from side and rear property lines a distance equal to the additional height. Additional building height is permitted when stated in an adopted T District master plan.

(~~f~~e) ~~A maximum height of forty-five (45) feet may be permitted with a conditional use permit.~~ In T1 - T3, the FAR maximum may be increased by 0.5 if at least ten (10) percent of new dwelling units are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. The FAR maximum may be increased by an additional 0.5 (total of 1.0 increase) if at least twenty (20) percent of new dwelling units are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. Each unit required to be affordable must be occupied by a household earning up to sixty (60) percent of the area median income. Prior to issuance of a building permit for the new building (or building expansion or conversion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of the households' income qualifications is required.

(~~g~~f) ~~Except in the river corridor overlay district and within light rail station areas between Lexington Parkway and Marion Street, a~~A maximum height of ninety (90) feet may be permitted with a conditional use permit. Structures ~~shall~~must be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height. Additional building height is permitted when stated in an adopted T District master plan.

(~~h~~g) Additional height may be permitted with a conditional use permit. Structures ~~shall~~must be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height. Additional building height is permitted when stated in an adopted T District master plan.

(~~i~~h) ~~Where at least fifty (50) percent of the front footage of any block is built up with principal residential buildings and the front yard setbacks of existing buildings with front yards that adjoin the front yard of the lot are all greater or all less than the district standard setback requirement, the minimum front yard setback for new buildings shall be the same as the adjoining front yard setback that is closest to the district standard setback requirement, except where only one existing front yard adjoins the front yard of the lot the minimum front yard setback for new buildings shall be the midpoint between the district standard setback requirement and the adjoining front yard setback. The property owner is responsible for reporting the relevant adjacent existing front setback to the zoning administrator on a registered land survey.~~ The minimum front yard setback ~~shall~~must not exceed the maximum front yard setback requirement. If an interior lot is abutting BC or residential zoning, it may have setbacks up to twenty-five (25) feet to relate to the existing established building façade line. ~~Sixty (60) percent of the front facade must fall within the maximum setback~~. Up to forty (40) percent of the building façade on any lot may exceed the maximum setback to create outdoor seating, gathering areas, or courtyards. Civic and institutional buildings in T1 and T2 districts are exempt from the maximum front yard setback requirement. On corner lots at transitway platforms, no portion of a structure is allowed in the triangular area of the lot included within fifteen (15) feet of the corner along each lot line. For local heritage preservation sites, the minimum and maximum setback standards may be modified to comply with the preservation program and design review guidelines.

(~~j~~i) For properties fronting on University Avenue between Marion and Emerald Streets a minimum four (4) foot front yard setback is required. The four (4) foot setback ~~shall~~must be either landscaped or paved. If paved (preferred), the property owner may provide a permanent easement to the City to provide additional sidewalk space. An additional six (6) feet may be added to provide an outdoor activity zone, pedestrian seating or amenities, resulting in a building setback of ten (10) feet. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.

(~~k~~j) No side or rear yards are required along the interior lot lines except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet ~~shall~~must be provided. Side and rear yards of at least six (6) feet ~~shall be~~are required when a nonresidential use adjoins a side yard of a residential property. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of light and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs. The setback ~~shall~~must be a minimum of thirteen (13) feet from the centerline of an adjoining alley.

~~(l) For the T3M Upper Landing area bounded by Chestnut Street, Spring Street, Smith Avenue and the Mississippi River, a maximum height of sixty-five (65) feet may be permitted without a conditional use permit, and a maximum height of one hundred (100) feet may be permitted with a conditional use permit, provided that such developments, to the extent reasonably possible, follow the design guidelines of the~~

"Sustainable Decisions Guide for City Facilities" or other sustainable development guidelines. For the T3M Victoria Park area generally bounded by W. 7th Street, Otto Avenue, Shepard Road and Montreal Way, a maximum height of seventy-five (75) feet may be permitted with a conditional use permit. For the T3M West Side Flats area generally bounded by Wabasha Street, Plato Boulevard, Robert Street, and the Mississippi River, the maximum permitted building heights shall be as shown on Figure 5.4 of the *West Side Flats Master Plan and Development Guidelines* adopted by the city council on June 10, 2015; for the parcels on the northeast and northwest corners of Robert Street and Plato Boulevard, a maximum height of seventy-five (75) feet may be permitted without a conditional use permit, and a maximum height of ninety (90) feet may be permitted with a conditional use permit. A shadow study and/or view analysis shall accompany the conditional use permit application to help determine the impact of the additional height.

(Ord. No. 11-27, § 1, 4-20-11; Ord 14-12, § 2, 6-4-14; Ord 15-5, § 3, 2-5-15; Ord 15-20, § 2, 6-10-15; Ord. 21-27, § 1, 8-18-21; Ord 22-1, § 3, 1-19-22)

Division 4. 66.340. Required Conditions

Sec. 66.341. Required conditions in T1—T2 traditional neighborhood districts.

(a) *Placement of parking.* Surface parking must not be located within thirty (30) feet of a corner and maymust be located:

(1) To the rear of the principal building or within the rear yard of the parcel.;

(2) In an interior side yard if rear parking is impractical or insufficient, provided that surface parking areas and entrance drives occupy no more than fifty (50) percent of the total lot frontage. and that Ssurface parking areas in light rail station areas shall occupy no more than sixty (60) feet of the lot frontage.; or

(3) On a separate lot, in compliance with section 63.303.

(4) If a variance of this parking placement requirement is necessary to allow parking in front of a building because of special needs and site constraints, there shouldmust be a good pedestrian connection between the sidewalk and building entrance, and the area shouldmust be well landscaped.

(b) In the T1 district, all activities except for off-street parking and loading shallmust take place within completely enclosed buildings, with the exception of outdoor seating areas for coffee shops or similar uses.

(c) Storefronts or ground floors originally designed for commercial use shall not be converted to more than fifty (50) percent residential use without a conditional use permit. In conversion from commercial to residential use, the elements of traditional storefront design, where present, shallmust be retained. These include door and window openings, display windows, intermediate cornice lines, sign bands, awnings, arcades, and primary entrances facing the public street.

(d) In mixed-use buildings, nonresidential uses shallmust be located on the first floor or lower floors of the building. Residential units in mixed-use buildings may be located on any floor, but not directly beneath a nonresidential use.

(C.F. No. 10-403, § 6, 6-16-10; Ord. No. 11-27, § 1, 4-20-11; Ord 14-12, § 3, 6-4-14; Ord. 21-27, § 1, 8-18-21)

Sec. 66.342. Parking requirements in T3—T4 traditional neighborhood districts.

(a) *Placement of parking.* Surface parking must not be located within thirty (30) feet of a corner and maymust be located:

(1) To the rear of the principal building or within the rear yard area of the parcel.;

(2) In an interior side yard if rear parking is impractical or insufficient~~.~~, provided that ~~S~~surface parking areas and entrance drives accessory to a principal building or use ~~may~~ occupy no more than sixty (60) feet of the total lot frontage~~.~~: or

(3) On a separate lot, in compliance with section 63.3034, provided that surface parking is not permitted as the principal use of a lot unless it is shared among multiple businesses or uses.

~~(4)~~If a variance of this parking placement requirement is necessary to allow parking in front of a building because of special needs and site constraints, there ~~should~~must be a ~~good~~ pedestrian connection between the sidewalk and building entrance, and the area ~~should~~must be well landscaped.

(C.F. No. 10-403, § 6, 6-16-10; Ord. No. 11-27, § 1, 4-20-11; Ord. 21-27, § 1, 8-18-21)

Sec. 66.343. Traditional neighborhood district design standards.

(a) *Applicability.* Thi~~s~~e section ~~traditional neighborhood district design standards under paragraph (b) below apply~~applies to development within T1—T4 traditional neighborhood districts~~., as indicated in table 66.343, applicability of traditional neighborhood district design standards. Site plans and other development proposals within traditional neighborhood districts shall be consistent with the applicable design standards unless the applicant can demonstrate that there are circumstances unique to the property that make compliance impractical or unreasonable.~~ In cases where more specific design standards or guidelines have been developed as part of city council-approved master plans, small area plans, or other city-approved plans for specific sites, those ~~shall~~ take precedence. ~~All s~~Standards in section 63.110, ~~general~~ building design standards, ~~are~~ also appl~~yicable to development within T1—T4 traditional neighborhood districts~~.

~~Table 66.343. Applicability of Traditional Neighborhood District Design Standards~~

~~Guidelines~~	~~T1~~	~~T2~~	~~T3~~	~~T4~~
~~1. Land use diversity~~			~~✓~~	~~✓~~
~~2. Transitions to lower-density neighborhoods~~		~~✓~~	~~✓~~	~~✓~~
~~3. Block length~~		~~✓~~	~~✓~~	~~✓~~
~~4. Compatible rehabilitation and reuse~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~5. Use established building facade line~~	~~✓~~	~~✓~~	~~✓~~	
~~6. Buildings anchor the corner~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~7. Front yard landscaping~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~8. Building facade continuity~~		~~✓~~	~~✓~~	~~✓~~
~~9. Building facade articulation - base, middle and top~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~10. Building height - treatment of 1-story buildings~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~11. Definition of residential entries~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~12. Entrance location~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~13. Door and window openings - minimum and character~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~14. Materials and detailing~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~15. Screening of equipment and service areas~~		~~✓~~	~~✓~~	~~✓~~
~~16. Interconnected street and alley network~~		~~✓~~	~~✓~~	~~✓~~
~~17. On-street parking~~		~~✓~~	~~✓~~	~~✓~~
~~18. Parking location and entrance design~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~19. Residential garage location~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~20. Parking lot lighting~~		~~✓~~	~~✓~~	~~✓~~
~~21. Entrance location for transit access~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~

~~22. Street trees~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~23. Sidewalks~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~

(b) *Traditional neighborhood district design standards.*

~~(1) *Land use diversity.* In general, it is desirable for each block to include some diversity in housing type, building type, and mix of land uses. In T3M districts any two (2) abutting block faces shall include more than one (1) land use or building type.~~

~~(2) *Transitions to lower-density neighborhoods.* Transitions in density or intensity shall be managed through careful attention to building height, scale, massing and solar exposure.~~

~~(3) *Block length.* Block faces in mixed use areas shall typically not exceed four hundred (400) feet. Block faces in residential areas shall typically follow the pattern of neighboring blocks, but shall not exceed six hundred sixty (660) feet, the length of the standard Saint Paul block. This standard may be modified to ensure compliance with the city's adopted comprehensive plan and development or project plans for sub-areas of the city.~~

(~~4~~1) *Compatible rehabilitation and reuse.* Remodeling, additions or other alterations to existing traditional buildings ~~shall~~must be done in a manner that is compatible with the original scale, massing, detailing, glazing and materials of the original building. Original materials ~~shall~~must be retained and preserved to the extent possible. Traditional buildings are typically sited close to the property line along the street and feature architectural and design elements that relate to the human scale.

~~(5) *Use established building facade lines.* New buildings shall relate to the established building facade line on the block where they are located. On most nonresidential or mixed use blocks, this is the inside edge of the sidewalk. For corner buildings, each facade that fronts a public street shall maintain the established building facade line. Portions of the facade may be set back a greater distance to emphasize entries or create outdoor seating and gathering areas.~~

~~(6) *Buildings anchor the corner.* New buildings on corner lots shall be oriented to the corner and both public streets. On corner lots at light rail transit station platforms, no portion of a structure shall be permitted in the triangular area of the lot included within fifteen (15) feet of the corner along each lot line.~~

(~~7~~2) *Front yard landscaping.* Front yard areas located between the principal building and the street ~~shall~~must be landscaped, except on University Avenue where the first four (4) feet may be paved similar to the public sidewalk. Other hard surfaced front yard areas should include amenities such as benches, tables, and planters. The amenities must be placed in a manner that does not create blind corners or areas of concealment.

(~~8~~3) *Building facade continuity.* New buildings along commercial and mixed-use streets ~~shall~~must provide a continuous facade along the street. Where breaks occur, the street edge ~~shall~~must be continued through the use of fencing, low walls, ~~and/or~~ landscaping and/or similar treatments. Civic and institutional uses are exempt.

(~~9~~4) ~~*Building facade articulation*~~*Frontage elements.* The ~~bottom~~base ~~twenty-five (25)~~thirty (30) feet of building~~s~~ sides facing abutting public streets ~~shall~~must include elements that relate to the human scale at grade. ~~These should~~Elements include doors, ~~and~~ windows, ~~texture,~~ projections, awnings, ~~and~~ canopies, ~~ornament~~porches, stoops, etc.

(~~10~~5) *Building roofline design* ~~*height - treatment of 1-story buildings.* New buildings of two (2) or more stories are encouraged.~~ One-story buildings ~~shall~~must be designed to convey an impression of greater height in relation to the street with design elements such as~~. This can be achieved through the use of~~ pitched roofs with dormers or gables facing the street, ~~a higher~~ tall parapets, and/or the use of an intermediate cornice line to separate the ground floor and the

roof ~~upper level~~. Buildings of two (2) or more stories must include a cornice, parapet, or roof overhang in the area between the top floor and highest point of the building.

~~(11) *Definition of residential entries.* Porches, steps, pent roofs, roof overhangs, hooded front doors or similar architectural elements shall be used to define all primary residential entrances.~~

(~~12~~6) *Entrance location.* There ~~shall~~must be a primary pedestrian building entrance on all arterial or collector streets. At a corner location where both streets are arterial or collector streets, this standard may be satisfied with a single entrance at the corner. In multi-tenant buildings, any ground floor nonresidential use with street frontage ~~shall~~must have an entrance facing the street or outdoor pedestrian-oriented courtyard on a primary street frontage.

(~~13~~7) *Door and window openings ~~- minimum and character~~.*

a. For new commercial and civic buildings, windows and doors or openings ~~shall~~must comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street facades.

~~b. Windows shall be designed with punched and recessed openings, in order to create a strong rhythm of light and shadow.~~

~~c. Glass on windows and doors shall be clear or slightly tinted, and allow views into and out of the interior.~~

~~d~~b. Window shape, size and patterns ~~shall~~must emphasize the intended organization of the facade and the definition of the building.

(~~14~~8) *Building ~~M~~materials ~~and detailing~~.*

~~a.~~ Residential buildings of more than six (6) units and nonresidential or mixed-use buildings ~~shall~~must be built with ~~constructed of~~ high-quality materials such as brick, stone, textured cast stone, tinted masonry units, concrete, fiber cement siding, glass or metal. The following materials are ~~generally~~ not ~~acceptable~~allowed:

- Unadorned plain or painted concrete block;
- ~~Tilt-up concrete panels~~Corrugated metal, unless used as a limited architectural element rather than for entire walls;
- ~~Synthetic stucco products;~~
- Reflective glass; and
- Vinyl, fiberglass, asphalt or fiberboard siding.

~~b. All building facades visible from a public street or walkway shall employ materials and design features similar to those of the front facade.~~

(~~15~~9) *Screening of equipment and service areas.* If an outdoor storage, service or loading area is visible from adjacent residential uses or a public street or walkway, it ~~shall~~must be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height. Fences and walls ~~shall~~must be decorative and architecturally compatible with the primary structure.

(~~16~~10) *Interconnected street and alley network.* The existing street and alley network ~~shall~~must be preserved and extended as part of any new development. ~~If the street network has been interrupted, it shall be restored whenever possible.~~ Cul-de-sac streets are discouraged~~; crescent-shaped or courtyard street arrangements may be used when street connections are impractical~~.

~~(17) *On-street parking.* Streets shall generally have parking on both sides to buffer pedestrians, calm traffic and supplement off-street parking unless the space is needed to accommodate traffic volume, emergency vehicles, transit or deliveries. Parking bump-ins are permitted in special~~

~~cases (such as adjacent to large development sites) in conjunction with a redevelopment project that has at least three-hundred (300) feet of street frontage.~~

(1~~8~~) *Structured ~~P~~parking location and entrance design.*

a. ~~Off-street parking shall be provided within a principal structure, underground, or to the rear of buildings to the greatest extent possible. Limited side yard parking may be appropriate.~~ Entrance drives and garage doors for underground or structured parking may face the street, except adjacent to light rail transit platforms, ~~but~~and ~~shall~~must be designed for pedestrian convenience and safety.

b. ~~Surface parking shall not be located within thirty (30) feet of a corner. Buildings shall be located to emphasize and "anchor" the corner whenever possible.~~ Vehicular entrances to structured parking must be from a side street, when available, to minimize vehicle-pedestrian conflicts, except where it is determined in the review of a site plan that side street access would create or aggravate an unsafe condition or is impractical, unreasonable, or harmful to public safety.

c. Vehicular entrances to structured parking ~~shall~~must be minimized to the extent feasible so ~~that~~ they do not dominate the street frontage~~ of the building~~. Possible design techniques include recessing the entry; extending portions of the structure over the entry; using screening and landscaping to soften the appearance of the entry; using the smallest curb cut and driveway possible; and subordinating the vehicular entrance to the pedestrian entrance in terms of size, prominence in the streetscape location, and design emphasis.

d. New above-grade parking structures fronting on arterial and collector streets ~~shall~~must be lined with active commercial/retail uses at street level with direct access to the sidewalk.

e. Upper levels of ~~new~~ parking structures ~~shall~~must be designed with exterior wall treatments~~, detailing, fenestration and materials that~~ and screening to reduce the view of vehicles~~ and relate to existing adjacent buildings~~.

f. Structured parking must be designed with level parking floors and adequate floor-to-ceiling clearance height to allow the space to be converted to finished floor area if parking is no longer needed in the future and such design is determined cost-effective.

(1~~2~~9) ~~*Residential*~~ *One- or two-family garage location.* Attached ~~residential~~ garages ~~shall~~must be recessed at least ten (10) feet behind the front facade of the building. Detached ~~residential~~ garages ~~shall~~must be located in the side or rear yard, recessed at least twenty-five (25) feet behind the front facade of the building. When an alley is present, garages ~~shall~~must be located in the rear yard and accessed through the alley. Individual ~~residential~~ unit garage entrances ~~shall~~must be off alleys or interior courtyards. On corner lots, access to parking may be from the side street.

(~~20~~13) *Parking lot lighting.* Pedestrian-scale lighting ~~shall~~must be provided within parking ~~areas~~facilities. Light standards ~~shall~~must be no more than twenty-five (25) feet in height in parking lots and sixteen (16) feet in height along interior sidewalks and walkways, and have a downcast glow.

(~~2~~14) *Entrance location for transit access.* ~~New and existing retail, office and multifamily housing shall coordinate with the transit agency in locating bus stops and related improvements.~~ A primary ~~B~~building entrance~~s~~ ~~shall~~must be located to provide ~~easy~~direct access to transit stations, including light rail, bus, ~~stops~~ bus rapid transit, and ~~shelters~~ streetcar.

(~~22~~15) *Street trees.* Street trees and other landscape improvements must be planted in compliance with ~~in the street right-of-way, as prescribed by the city forester and~~ section 69.600 ~~of the subdivision regulations, and other landscape improvements shall be provided along all streets at regular intervals to help define the street edge, buffer pedestrians from vehicles, and~~

~~provide shade~~. Trees ~~shall~~must be located in a planting strip at least five (5) feet wide between the curb and sidewalk, or in a planter or planting structure of a design acceptable to the city.

(~~23~~16) *Sidewalks.* ~~Streets shall be designed with sidewalks on both sides except where they abut a park or other open space.~~ In T1-T3, ~~S~~sidewalk width ~~shall~~must be at least five (5) feet; in T4, sidewalk width must be at least ~~and~~ six (6) feet, or more in areas of high pedestrian activity. The T4 district is defined as an area of high pedestrian activity. See the Street Design Manual for additional information.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.344. - Traditional neighborhood district planning requirements.

(a) *Previous plans.* Any pre-existing city-approved plans, such as small area plans, station area plans, ~~precinct~~ district plans or master plans, prepared for the site or the surrounding area ~~shall~~must be incorporated as appropriate in preparing any development plan for a T3 or T4 traditional neighborhood district site. It is understood that these plans may occasionally be amended as conditions change. The intent of such plans ~~shall~~must be realized to the extent possible in any subsequent development plans. For a T3 or T4 development site that, together with adjoining T3 or T4 parcels of land held by the same owner, is fifteen (15) acres or more in area, prior to issuance of building permits for new buildings on the site, a conceptual site plan ~~shall~~must be provided showing how the land under single ownership will be developed in conformance with any pre-existing city-approved plans.

(b) *Master plan.* For a contiguous area of at least fifteen (15) acres in traditional neighborhood districts, a master plan may be provided for review and recommendation by the planning commission and approval by city council resolution. The master plan may be already in existence, or it may be prepared by city staff or by the applicant or developer. A traditional neighborhood area for which a master plan has been adopted by the city council ~~shall~~must be designated as a T1M, T2M, T3M, and/or T4M district. The master plan may include additional regulations or provide specified relief from zoning regulations if the plan as a whole results in improved implementation of the comprehensive plan and of the zoning code's intent. The master plan may include the following information.

(1) Location maps of suitable scale showing the boundaries and dimensions of the site within the context of the community and adjacent parcels, including:

a. Locations of any streets; railroads; significant natural, geographic or topographic features; and other major features within five hundred (500) feet of the site; and

b. Existing parks, open space, major institutions, and concentrations of commercial use within one-half mile of the site.

(2) A site inventory and analysis to identify site resources and constraints, including floodplain, wetlands, poorly drained soils, soils with bedrock near surface, utility easements, slopes greater than twelve (12) percent, and areas of possible soil contamination.

(3) Plan graphics, including but not limited to the following:

a. Topographic contours at five-foot intervals.

b. Layout of blocks.

c. Circulation system, indicating existing and proposed streets or rights-of-way, transit stops, bike routes, sidewalks and other walkways.

d. Street classification system, designating streets by function within the site.

e. Block-level analysis, ~~designating blocks or portions of blocks as "mixed residential," "mixed use," "edge," "transition," or other (see section 66.345 Traditional neighborhood district master plan elements) and~~ identifying primary building types and land uses on each block. Blocks may be designated for a range of traditional neighborhood elements

and building types. Undesignated blocks would allow the full range of uses and building types.

f. Open space plan, including areas to be set aside as public or private open space and their preliminary design treatment.

g. Preliminary landscape plan, indicating street trees and landscape treatment of streets and public spaces.

(4) Plan graphics may include examples of building elevations for each building type; an indication of building scale, height, massing, parking location and relationship to the street; visual analysis of impact on critical views and vistas; and examples of streetscape and other public improvements, including light fixtures, screening walls and fences, benches and other street furniture.

(5) A preliminary stormwater plan, identifying any wetlands or floodplain, and preliminary locations of structures and methods to be used in managing stormwater and surface water on the site. Integration of stormwater treatment into the landscape and site design is encouraged, as is the use of natural methods such as ponds, wetlands or swales.

(6) Phasing plan, where applicable, including the phasing of open space and street improvements.

(7) Utilities plan, indicating existing conditions and proposed changes, as appropriate.

(c) *Changes to master plan.* Once approved, a master plan may be amended~~modified~~ as follows:

(1) *Minor amendment~~modification~~.* Minor amendments~~modifications~~ to an approved master plan may be requested by the property owner or developer. The planning administrator may approve minor amendments~~modifications~~, including changes of less than ten (10) percent in land area designated in a specific category provided such changes are consistent with the intent of the master plan.

(2) *Major amendment~~modification~~.* Major amendments~~modifications~~ to an approved master plan may be initiated by the city council, the planning commission, or any person having an ownership or leasehold interest (contingent included) in property that is the subject of the proposed amendment~~modification~~. Major amendments~~modifications~~ include changes of ten (10) percent or more in land area designated in a specific category; creation of a new public street or removal of a public street segment; removal of a park or open space area; or addition or removal of an entire block. Major amendments~~modifications may be approved as an amendment~~ to the master plan are approved by city council resolution following planning commission review, public hearing and recommendation.

(d) *Modification of traditional neighborhood design standards in master planned areas.* The planning administrator may approve modifications of the traditional neighborhood design standards in Sec. 66.343(b) for master planned areas, when the modification does not include any changes to locations of public infrastructure, such as public streets, parks, sewers, and utilities, or changes to land uses of the master plan approved by city council. The planning administrator must find that:

(1) The modification is consistent with the Comprehensive Plan.

(2) The modification is consistent with intended design character or necessary to achieve a specific design goal of the master plan approved by city council.

(3) The modification provides for additional design flexibility necessary due to unforeseen changes to market conditions.

(4) The modification is requested at least two years after the approval of the applicable master plan.

(5) The modification allows for adequate and safe ingress and egress.

Applications for modifications denied by the planning administrator may be filed for variance as provided in Sec. 61.600 or master plan amendments as provided in Sec. 66.344(c) above.

(Ord. No. 11-27, § 1, 4-20-11; Ord 15-5, § 3, 2-5-15; Ord 22-25, § 1, 6-1-22)

Editor's note(s)—Former § 66.345, renumbered and amended by Ord. No. 11-27, § 1, adopted April 20, 2011.

~~Sec. 66.345. Traditional neighborhood district master plan elements.~~

~~This section applies to T3M and T4M districts for which a master plan designates blocks or portions of blocks as "mixed residential," "mixed use," "open space," "edge," or "transition area." A T3M traditional neighborhood district of fifteen (15) or more acres in area should include, at a minimum, a mixed residential area and the specified minimum percentage of open space within one-quarter (¼) mile of a mixed-use neighborhood center. These elements may be found within the T3M district or adjacent to it; the intent is that they would be present within a reasonable walking distance. A mixed use area and/or an edge/transition area may also be required, depending on the criteria listed below.~~

~~(a) *Mixed use area.* The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses, and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas.~~

~~(1) All residential lots within a T3M or T4M traditional neighborhood district should be located within approximately one-half mile of an existing or proposed mixed use area. The mixed use areas may be existing adjacent mixed use areas such as neighborhood commercial nodes.~~

~~(2) A mixed use area shall be composed of at least two of the following land use categories, as categorized in table 66.321, principal uses in traditional neighborhood districts:~~

~~a. commercial uses, such as general retail, restaurants, offices, services and accommodations~~

~~b. residential uses, not including one-family or two-family dwellings~~

~~c. civic and institutional uses such as school, place of worship, community meeting facility, library, and transit station~~

~~(3) A new mixed use area shall also include centrally located public open space, in the form of a square, park or plaza.~~

~~(b) *Mixed residential area.* A mixed residential area consists of a variety of housing types and limited office and service uses. It may be located anywhere within the district and is intended to be linked to surrounding areas by interconnected streets, paths and open spaces.~~

~~(1) A minimum of fifty (50) percent of all dwelling units in a mixed residential area shall consist of multifamily units, units in mixed-use buildings, and/or attached single-family units such as townhouses and live-work units.~~

~~(2) If over fifty (50) units are proposed in a site plan or master plan, at least two housing types shall be included from the following categories:~~

~~a. One- and two-family dwellings~~

~~b. Attached units such as townhouses and live-work units~~

~~c. other multifamily dwellings~~

~~(3) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a two-block radius.~~

~~(4) Up to twenty (20) percent of total floor area may consist of office and limited service uses as part of live-work units or integrated into residential structures.~~

(5) All residential lots shall be located within one-half (½) mile of existing or planned public or common open space.

(c) *Edge or transition area.* An edge area may be required as a lower-density transitional zone responding to adjacent uses. The required mix of housing types specified in the previous sections shall not apply in transition areas. Densities and uses will depend on adjacent conditions.

(d) *Open space areas.* For a T3M district of fifteen (15) or more acres in area, a minimum of twenty (20) percent of a district's gross acreage, exclusive of street or alley right-of-way, shall be defined in the master plan as open space, which may include undevelopable areas such as steep slopes and wetlands, and stormwater basins.

(1) A minimum of fifty (50) percent of the required open space shall be accessible to and usable by the public, such as a central square or plaza, neighborhood parks, greenways, trail corridors, or extensions of existing parks on the periphery (as specified in comprehensive or small area plans, or in the master plan process).

(2) Existing parks or open space adjacent to the area may satisfy the open space requirement; a fee-in-lieu of park dedication may be required for enhancements to such adjacent existing parks or open space.

(Ord. No. 11-27, § 1, 4-20-11)

Editor's note(s)—Former § 66.344, renumbered and amended by Ord. No. 11-27, § 1, adopted April 20, 2011.

ARTICLE I. - 60.100. GENERAL PROVISIONS AND EXCEPTIONS

Sec. 60.104. Construction of language.

The following rules of construction apply to the text of this code:

(a) The particular shall control the general.

(b) In case of any difference of meaning or implication between the text of this code and any caption or illustration, the text shall control. Illustrations in this zoning code are provided for purposes of describing, clarifying or providing examples; such illustrations are not to scale and do not replace, limit or expand the meaning of the text.

(c) The words "shall" and "must" are~~is~~ mandatory, and the word "may" is permissive.

(d) Words used in the present tense include the future; words used in the singular number include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(e) The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."

(f) The word "person" includes an individual, a corporation, a partnership, an incorporated association or any other similar entity.

(g) Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either…or," the conjunction shall be interpreted as follows:

(1) "And" indicates that all the connected items, conditions, provisions or events shall apply.

(2) "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.

(3) "Either…or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(h) "Abut" means having a common boundary or relationship at a common property line, street or alley.

(i) "Adjacent" means located nearby, with or without contact.

(j) "Adjoin" means having a common boundary or relationship at a common property line.

(k) "Contiguous" means abutting.

(l) A "—" shall mean "through" when used between zoning district abbreviations within a land use category, e.g., "RT1—RM2" residential districts shall mean RT1, RT2, RM1, and RM2 residential districts.

(Ord 15-32, § 1, 7-22-15)

ARTICLE I. - 63.100. GENERAL PROVISIONS AND PERFORMANCE STANDARDS

Sec. 63.106. Projections into yards.

(a) Attached vestibules, enclosed entrances and greenhouses may project up to twenty (20) square feet into a required front or rear yard and are subject to lot coverage requirements.

(b) Ramps for the handicapped may project into required yards and are not subject to lot coverage requirements.

(c) Chimneys and fireplaces may project up to one (1) foot into a required yard and are subject to lot coverage requirements.

(d) Except as otherwise provided for in section 63.501(b), overhangs, decorative details and bay windows may project into a required yard sixteen (16) inches plus two (2) inches for each foot of width of the required side yard and are not subject to lot coverage requirements.

(e) Air conditioning condensers may be permitted in required side and rear yards and nonrequired front yards and are not subject to lot coverage requirements.

(f) Attached uncovered balconies located on the second story and above may project up to five (5) feet into a required yard along a street or an alley and not closer than two (2) feet from a property line. Attached uncovered balconies are not subject to lot coverage requirements.

(Ord 23-43, § 4, 10-18-23)

Sec. 63.110. Building design standards.

(a) A primary entrance of principal structures must:

(1) Be located within the front third of the structure unless a pedestrian-oriented courtyard is provided in that area that leads directly to a primary entrance;

(2) ~~b~~Be delineated with elements such as porches, roof overhangs, pent roofs, hooded front doors, recessed entries, landscaping, or similar design features that relate to the human scale; and

(3) ~~h~~Have a direct pedestrian connection to the sidewalk along the abutting street. The connection must not require pedestrians to cross drives or other vehicular movements unless the structure is for an industrial use or its closest wall is located more than three hundred (300) feet from the sidewalk.

(b) One-family, two-family, and multiple-family dwellings with up to six (6) units are also subject to the following standards:

(1) A primary entrance must either~~: 1)~~ face an improved abutting street~~;~~ or ~~2)~~ be located off of a front porch, foyer, courtyard, or similar architectural feature, and set back at least eight (8) feet from the side lot line.

(2) Remodeling, additions or other alterations to the front façade of existing buildings must be done in a manner that is compatible with the original scale, massing, detailing and materials of the original building.

(3) Front yard areas located between the principal building and the street must be landscaped.

(c) For principal buildings, ~~except industrial, production, processing, storage, public service and utility buildings,~~ above grade window and door openings must comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk. In addition, for new principal residential buildings, above grade window and door openings must comprise at least ten (10) percent of the total area of all exterior walls. For principal residential building additions of more than one hundred twenty (120) square feet in floor area, above grade window and door openings must comprise at least ten (10) percent of the wall area, or above grade window and door openings must comprise at least ten (10) percent of the total area of all exterior walls of the building. Windows in garage doors ~~must~~ count as openings; otherwise, the area of garage doors ~~themselves~~ do not count as openings. For residential buildings, windows must be clear or translucent. For nonresidential buildings, windows ~~may~~must be clear, translucent, or tinted and allow views into and out of the building interior on the first floor~~opaque~~. Industrial, production, processing, storage, public service, and utility buildings are exempt from these requirements.

(d) ~~In pedestrian-oriented commercial districts characterized by storefront commercial buildings built up to the public sidewalk, new principal structures must have a maximum setback of fifteen (15) feet from a commercial front lot line.~~ Where at least fifty (50) percent of the frontage of any block or corner is built up with existing buildings within fifteen (15) feet of the public sidewalk, a primary entrance must face the primary abutting public street, and ~~At intersections~~on corner lots, buildings must "hold the corner," that is, have ~~street~~ facades, frontages, and/or projections within fifteen (15) feet of the lot line along both streets to establish a relationship between the building and the public sidewalk.~~, or the site plan must have~~

~~vertical structural elements that "hold the corner." A primary entrance must face a primary abutting public street.~~

(e) Building materials and architectural treatments used on sides of buildings facing an abutting public street ~~should~~must be similar to those used on principal facades.

(f) The visual impact of rooftop equipment must be reduced through such means as location, screening, or integration into the roof design. Screening must be of durable, permanent materials that are compatible with the primary building materials. Exterior mechanical equipment such as ductwork must not be located on primary building facades.

(g) For property with local heritage preservation site or district designation, compliance with applicable historic guidelines is sufficient to meet the requirements of this section.

(C.F. No. 09-1286, § 3, 12-23-09; Ord. No. 11-101, § 1, 10-26-11; Ord 15-33, § 2, 7-22-15; Ord 23-43, § 4, 10-18-23)

ARTICLE II. - 65.100. RESIDENTIAL USES

Sec. 65.130. Cluster development.

The arrangement of multiple one-family dwellings, two-family dwellings, and/or multiple-family dwellings of no more than four (4) units, sharing a common open space on a single zoning lot.

Standards and conditions:

(a) *Lot size.* The parcel must have a minimum size of nine thousand six hundred (9,600) square feet and a maximum size of a one-half (½) acre, but parcels of record prior to August 1, 2023, that are larger than one-half (½) acre are permitted. Individual lots within a cluster development may have less than the required lot area for provided such reductions are compensated for by an equivalent amount of property owned in common elsewhere in the cluster development. Lot area ~~shall~~does not include areas designated as public or private streets.

(b) *Zoning district standards.* ~~Buildings must conform to the dimensional standards for minimum lot area per unit, minimum lot width, height, and setbacks for the zoning district.~~ Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development. ~~In the RL-H2 districts, the maximum number of principal units per lot does not apply to cluster developments.~~

(1) *RL-H2 Lots.* Buildings must conform to the dimensional standards for minimum lot area per unit, minimum lot width, height, and setbacks for the zoning district. ~~Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development. In the RL-H2 districts,~~ tThe maximum number of principal units per lot does not apply to cluster developments.

(2) *T Lots.* Buildings must conform to the dimensional standards for minimum and maximum floor area ratio (FAR), minimum lot width, height, and setbacks for the zoning district.

(c) *Lot coverage.* In the RL residential district, the total lot coverage of all buildings must not exceed forty-five (45) percent of the zoning lot. In the H1 residential district, the total lot coverage of all buildings must not exceed fifty (50) percent of the zoning lot. In the H2 residential district, total lot coverage of all buildings must not exceed fifty-five (55) percent of the zoning lot.

(d) *Accessory buildings.* No more than one (1) accessory dwelling unit is permitted per one-family dwelling in the cluster development. The accessory dwelling unit must meet standards (b)—(e) in section 65.913. The accessory unit does not count towards the minimum lot size per unit standard. Accessory buildings must conform to the standards in section 63.501, except (e).

(e) *Principal buildings.* Principal buildings must meet the following standards:

(1) Each principal building must either have an entrance that abuts the common open space or must be directly connected to it by a pedestrian path.

(2) Principal buildings within twenty (20) feet of a street property line may have their entrances facing the street and can connect to the common open space by the sidewalk in public rights-of-way that connects to the pedestrian path.

(3) Principal buildings not facing the common open space or the street must have their main entrances facing a pedestrian path that is directly connected to the common open space.

(4) The building design standards in section 63.110.

(f) *Common open space.* The cluster development must have a common open space for use by all residents. Common open spaces must meet the following standards:

(1) The common open space must be a single, contiguous area.

(2) The common open space must contain a minimum of one hundred fifty (150) square feet per principal unit within the cluster development. Accessory dwelling units are not subject to this requirement.

(3) The common open space must be a minimum of fifteen (15) feet wide at its narrowest dimension.

(4) The common open space must contain landscaping, lawn area, community garden, paved courtyard area, recreational amenities, or a mix of any of these, and may also include stormwater management infrastructure. Impervious elements of the common open space must not exceed seventy-five (75) percent of the total common area. Driveways and parking areas do not count as common open space.

(g) *Pedestrian path.* An accessible, hard-surfaced pedestrian path that is a minimum of four (4) feet wide must be provided that connects an entrance of each dwelling to the following:

(1) The common open space;

(2) Parking areas, if applicable;

(3) Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks; and

(4) A community building, if applicable.

(h) *Community building.* A cluster development may include one community building, for the shared use of residents, that provides space for accessory uses such as a community meeting room, exercise room, day care, laundry facilities, noncommercial community kitchen, or eating area.

(i) *Off-street parking.* Off-street parking facilities for the cluster development must conform to the standards in section 63.300.

(j) Individual lots, buildings, street and parking areas must be designed and situated to minimize alteration of the natural features and topography.

(k) *Conditional use permit.* A minimum lot area per unit that is lower than that required by the zoning district may be permitted with a conditional use permit, subject to the following conditions:

(1) Applications must include site plans, including landscaping and elevations and other information the planning commission may request.

(2) The floor area of individual dwelling units must be limited to no more than six hundred (600) square feet.

(3) The development must not contain any accessory dwelling unit.

(Ord 23-43, § 6, 10-18-23)

ARTICLE V. - 65.400. COMMERCIAL USES

Sec. 65.412. General retail.

General retail sales include the retail sale of products to the general public, sometimes with provision of related services, and produce minimal off-site impacts. General retail sales include but are not limited to the following:

(a) Antiques and collectibles store;

(b) Art gallery;

(c) Bakery;

(d) Bicycle sales and repair;

(e) Book store, music store;

(f) Butcher shop;

(g) Catering;

(h) Clothing and accessories;

(i) Deli;

(j) Drugstore, pharmacy;

(k) Electronics sales and repair;

(l) Florist;

(m) Food and related goods sales;

(n) Jewelry store;

(o) Hardware store;

(p) Leather goods, craft and sales, not tanning;

(~~p~~q) Liquor store;

(~~q~~r) Lower-potency hemp edible retail;

(~~r~~s) News stand, magazine sales;

(~~s~~t) Office supplies, stationery store;

(~~t~~u) Pet store;

(~~u~~v) Photographic equipment, film developing;

~~(v) Stationery store;~~

(w) Picture framing; and

(x) Video store.

Standards and conditions in T1 traditional neighborhood districts:

Retail uses must be less than five thousand (5,000) square feet in floor area.

Standards and conditions in T2-T4 traditional neighborhood districts:

~~In traditional neighborhood districts, a~~A conditional use permit is required for new construction covering more than twenty thousand (20,000) square feet of land to ensure size and design compatibility with the particular location.

(Ord 18-1, § 1, 1-24-18; Ord 24-21, § 1, 9-18-24)

Sec. 65.515. Farmers market.

An outdoor market at a fixed location consisting principally of farmers and gardeners for the purpose of selling the products of their farm, garden, greenhouse, apiary, or forest directly to the public.

Standards and conditions:

(a) In residential districts, a farmers market shall be located on a zoning lot at least one (1) acre in area.

(b) Approval of a site plan showing the number and location of vendors at the site, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.

Standards and conditions for farmers markets with more than five (5) vendors in residential, business, or industrial districts:

(c) A conditional use permit is required.

(d) The use shall be limited to no more than three (3) days per week.

(e) Foods, manufactured goods, wares and merchandise may be sold if approved by the planning commission.

Standards and conditions for farmers markets with five (5) or fewer vendors:

(f) Sales shall be limited to no more than two (2) days per week between the hours of 7:00 a.m. and 7:00 p.m.

(Ord 13-51, § 2, 11-13-13)

Sec. 65.613. Coffee shop, tea house.

An establishment engaged principally in the sale of coffee, tea, and other nonalcoholic beverages for consumption on the premises or for carryout, which may also include the sale of a limited number of food items as allowed under a limited food menu license.

Standards and conditions in the T1 traditional neighborhood and B1 business districts:

A conditional use permit is required for a coffee shop or tea house of more than ~~eight hundred (800)~~ fifteen hundred (1,500) square feet in ~~gross~~ floor area ~~or for an accessory cabaret~~. Drive through uses (primary and accessory) are prohibited.

Standards and conditions in T2—T4 traditional neighborhood districts:

See section 65.614, restaurant.

(Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12; Ord 18-1, § 1, 1-24-18)

Note(s)—Former § 65.612. See editor's note, § 65.111.

Sec. 65.614. Restaurant.

A public eating place which serves a substantial portion of its food for consumption at tables or counters located on the premises. This term ~~shall~~ includes a deli with seating for more than twelve (12) customers.

Standards and conditions:

(a) In ~~T2—T3~~ traditional neighborhood districts, a conditional use permit is required for establishments of more than fifteen thousand (15,000) square feet in floor area to ensure size and design compatibility with the particular location.

(b) Outdoor restaurants ~~shall be~~are accessory to an indoor restaurant or a farmers market.

(Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12; Ord 15-5, § 2, 2-5-15; Ord 18-1, § 1, 1-24-18)

Sec. 65.780. Limited production and processing.

These uses produce minimal off-site impacts due to their limited nature and scale, are compatible with office, retail and service uses, and may include wholesale and off-premises sales. Limited production and processing includes, but is not limited to, the following:

(1) Apparel and other finished products made from fabrics;

(2) Blueprinting;

(3) Computers and accessories, including circuit boards and software;

(4) Electronic components, assemblies, and accessories;

(5) Film, video and audio production;

(6) Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar processing;

(7) Jewelry, watches and clocks;

(8) Milk, ice cream, and confections;

(9) Musical instruments;

(10) Novelty items, pens, pencils, and buttons;

(11) Precision dental, medical and optical goods;

(12) Signs, including electric and neon signs and advertising displays;

(13) Toys;

(14) Wood crafting and carving; and

(15) Wood furniture and upholstery.

Standards and conditions:

(a) In ~~T2—T3~~ traditional neighborhood districts, a conditional use permit is required for new construction covering more than fifteen thousand (15,000) square feet of land to ensure size and design compatibility with the particular location.

(b) All such uses are intended to be compatible with adjacent commercial and service uses. Odors, noise, vibration, glare and other potential side effects of manufacturing processes ~~shall~~must not be discernable beyond the property line.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-57, § 2, 12-4-13; Ord 15-5, § 2, 2-5-15)

Editor's note(s)—Former § 65.773. See editor's note, §§ 65.772, 65.773. Former § 65.780 was renumbered as § 65.787.

Sec. 65.782. Printing and publishing.

Standards and conditions:

In ~~T2—T3~~ traditional neighborhood districts and B2 business districts, a conditional use permit is required for new construction covering more than fifteen thousand (15,000) square feet of land to ensure size and design compatibility with the particular location.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-57, § 2, 12-4-13; Ord 15-5, § 2, 2-5-15)

Editor's note(s)—Former § 65.776. See editor's note, § 65.781.

Sec. 65.785 Storage facility, ~~rental~~ mixed-use.

Rental storage within a mixed-use building that does not exceed fifteen (15) percent of the floor area of the building and does not have rental storage units located on the first floor or at a skyway level.

Standards and conditions ~~in B4—B5 business districts~~:

~~The facility shall be located within a mixed-use building, shall not exceed fifteen (15) percent of the gross floor area of the building, and shall not be located on the first floor (except for access) or skyway level.~~

(a) The storage facility's primary entrance, loading areas, and freight elevators must not be located within the front third of the building, and may not be shared with other uses.

(b) The floor to ceiling height within the mixed-use storage facility must be a minimum of nine (9) feet.

(Ord 15-5, § 2, 2-5-15)

ARTICLE II. - 66.200. RESIDENTIAL DISTRICTS

Division 3. - 66.230. Residential District Density and Dimensional Standards

Sec. 66.231. Density and dimensional standards table.

Table 66.231, residential district dimensional standards, sets forth density and dimensional standards that are specific to residential districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Table 66.231. Residential District Dimensional Standards

Zoning District	Lot Area Minimum (per principal unit)	Lot Width Minimum	Maximum Number of Principal Units Per Lot (f)	Building Height Maximum	Yard Setbacks Minimum (feet)			Maximum lot coverage for all buildings
	(sq. feet) (f)	(feet)		(feet)	Front	Side	Rear	(percent of the lot) (f)
RL large lot (l)	9,000 (a)	60	2	35	30 (d)	10 (e)	10	40%
H1 residential (l)	1,500 (a)	30	4 (b)	35	10 (d)	5 (e)	10	45%
H2 residential (l)	1,000 (a)	25	5 (b)	39 (c)	10 (d)	5 (e)	10	50%

Zoning District	Floor Area Ratio (FAR)	Building Height Maximum	Yard Setbacks Minimum (feet)		
	Maximum (g)	(Feet)	Front	Side	Rear
RM1 multiple-family (l)	0.6 FAR with surface parking 1.0 FAR with structured parking	40 (h)	10 (d)	9 (e), (k)	9
RM2 multiple-family	1.5 FAR with surface parking 2.25 FAR with structured parking	50 (i), (k)	10 (d)	9 (e), (j)	9 (j)

RM3 multiple-family	1.5 FAR with surface parking 3.5 FAR with structured parking	no maximum	10 (d)	9 (e), (j)	9 (j)

Notes to table 66.231, residential district dimensional standards:

(a) If a two-family or multiple-family dwelling is developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually described lot and all other land required for yards, other open space, parking, and other necessary land as required by this Code constitutes "common" properties, jointly owned by the owners of the described lots beneath each dwelling unit, the minimum size lot per unit is applied to the entire parcel.

(b) Up to two (2) additional dwelling units for the H1 residential district or one (1) additional dwelling unit for the H2 residential district and an additional five (5) percent lot coverage are permitted on the zoning lot through any combination of the following methods. These additional units are not subject to the minimum lot size per unit standard.

(1) *Affordable rental units.* Two (2) additional dwelling units in H1 and one (1) additional dwelling unit in H2 is permitted if twenty (20) percent of the total number of principal units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program published by Minnesota Housing and are affordable to and occupied by households earning up to sixty (60) percent of the area median income for at least ten (10) years. Each affordable unit must have at least the same floor area as another principal dwelling unit on the zoning lot. Prior to issuance of a building permit for the new building (or building expansion or conversion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of the households' income qualifications is required.

Number of total principal units on the zoning lot with a density bonus	Number of units required to be affordable at 60% of AMI on the zoning lot
2	1
3	1
4	1
5	2
6	2

(2) *Affordable owner-occupied units.* One (1) additional dwelling unit is permitted for each principal dwelling unit on the zoning lot that is sold at a price affordable to a household earning up to eighty (80) percent of the area median income as defined by the Metropolitan Council's Livable Communities Act Affordability limits for ownership housing. The affordable dwelling unit must have at least the same floor area as another principal dwelling unit on the zoning lot. Prior to issuance of a building permit, demonstration of the commitment to affordable housing in accordance with this footnote must be provided as documentation of the fair market sales price via an appraisal based on full plans and specifications. Upon sale of the affordable unit to the end buyer, documentation of the household's income qualifications is required, and may include but not be limited to base pay or variable pay, income from business or self-employment, income from financial assets, government transfer payments, and insurance or benefit payments.

(3) *Three-bedroom units.* One (1) additional dwelling unit is permitted for each principal dwelling unit on the zoning lot containing three (3) or more bedrooms.

(4) *Conversions of or additions to an existing residential structure.* One (1) additional dwelling unit is permitted if at least fifty (50) percent of the floor area of an existing principal residential structure on the zoning lot is retained.

(c) In the H2 district, the maximum height for buildings with flat or shed roofs is thirty-six (36) feet.

(d) Where at least fifty (50) percent of the front footage of any block is built up with principal buildings and at least one (1) of the front yard setbacks of the existing principal buildings with front yards that adjoin the front yard of the lot is greater than fifteen (15) feet in the H1-RM3 districts or less than thirty (30) feet in the RL district, the following standards apply:

(1) Where there are two (2) existing front yards that adjoin the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the larger of the two (2) adjoining front yard setbacks in the H1-RM3 districts or the midpoint between the district standard setback requirement and the smaller of the two (2) adjoining front yard setbacks in the RL district.

(2) Where only one (1) existing front yard adjoins the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the adjoining front yard setback.

The property owner is responsible for reporting the relevant adjoining front setbacks to the zoning administrator on a certificate of survey.

(e) Side yards are required only for dwelling units on the ends of townhouse structures. The side yard setback requirement from interior lot lines may be reduced or waived when an easement or common wall agreement, certified by the city building official for conformance with the state building code, is recorded on the deeds of the adjoining parcels.

In RM1 and RM2 districts, the minimum side yard setback for a one-family dwelling, two-family dwelling, and multiple-family dwellings of thirty-five (35) feet in height or less on lots of sixty (60) feet width or narrower is five (5) feet.

(f) See section 65.130(a) for additional lot size requirements for cluster developments.

The maximum number of principal units per lot does not apply to cluster developments.

See section 65.130(c) for maximum lot coverage for all buildings for cluster developments.

(g) Floor area ratio (FAR) is prorated upon the percentage of parking that is provided as structured parking. The FAR maximum may be increased by 0.5 if at least ten (10) percent of the dwelling units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. ~~affordable at sixty (60) percent of the area median income for at ten (10) years.~~ The FAR maximum may be increased by an additional 0.5 (total of 1.0 increase) if at least twenty (20) percent of the dwelling units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. ~~affordable at sixty (60) percent of the area median income for at least ten (10) years.~~ Units required to be affordable must be occupied by households earning up to sixty (60) percent of the area median income. Prior to issuance of a building permit for the new building (or building expansion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as: a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of households' income qualifications is required.

(h) On lots more than sixty (60) feet wide and on corner lots, a maximum height of forty-five (45) feet may be permitted with a conditional use permit.

(i) If at least half of provided parking is structured parking, a maximum building height of seventy-five (75) feet may be permitted with a conditional use permit. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.

(j) For portions of a building over fifty (50) feet in height, the minimum side and rear yard setbacks are twenty-five (25) feet or nine (9) feet plus one-half the building height over fifty (50) feet, whichever is less.

(k) For property along Grand Avenue between Fairview Avenue and Cretin Avenue, between lines defined by the parallel alleys immediately north and south of Grand Avenue, building height is limited to four (4) stories and forty (40) feet.

(l) In the RL-RM1 districts, permitted and conditional principal uses other than residential uses must meet the dimensional standards for the RM2 district.

(Ord 13-36, § 2, 6-26-13; Ord 15-33, § 3, 7-22-15; Ord 20-28, § 1, 9-9-20; Ord 20-30, § 1, 9-23-20; Ord. 21-27, § 1, 8-18-21; Ord 22-1, § 3, 1-19-22; Ord 23-43, § 7, 10-18-23)

Division 4. - 66.240. Required Conditions

Sec. 66.241. Multiple-family design standards.

The design standards in section 66.343(b)~~(2), (3),~~ (2~~7~~), (4~~9~~), (~~11~~), (8~~14~~), (9~~15~~), (10~~16~~), ~~(19),~~ (13~~20~~), (14~~21~~), (15~~22~~), and (16~~23~~) ~~shall~~ apply to ~~multiple-family dwellings~~residential buildings of more than six (6) units, along with the provisions in section 66.343(a).

(Ord 20-28, § 1, 9-9-20; Ord 22-1, § 3, 1-19-22)

Editor's note(s)—Ord 22-1, § 3, adopted January 19, 2022, repealed § 66.241, which pertained to required conditions; number of main (principal) buildings and renumbered §§ 66.242 and 66.243 as §§ 66.241 and 66.242.

ARTICLE IV. - 66.400. BUSINESS DISTRICTS

Division 3. - 66.430. Business District Density and Dimensional Standards

Sec. 66.421. Business district use table.

Table 66.421 business district uses, lists all permitted and conditional uses in the OS—B5 business districts, and notes applicable development standards and conditions.

Table 66.421. Business District Uses

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Residential Uses								
Dwellings								
One-family dwelling			P					(d)
Two-family dwelling			P					(d)
Multiple-family dwelling	P		P			P	P	(d)
Housing for the elderly	P		P			P	P	(d)
Mixed Commercial-Residential Uses								
Home occupation	P	P	P	P	P	P	P	(d), (s)
Live-work unit			P					(d), (s)
Mixed residential and commercial use	P	P	P	P	P	P	P	(d), (s)

Congregate Living								
Adult care home	P	P	P	P	P	P	P	(d), (s)
Community residential facility, licensed correctional			C	C	C	C	C	(d), (s)
Dormitory			P/C			P	P	(d), (s)
Emergency housing facility	P	P	P/C	P/C	P/C	P/C	P/C	(d), (s)
Foster home	P	P	P	P	P	P	P	(d), (s)
Fraternity, sorority			P/C					(d), (s)
Overnight shelter						C	C	(d), (s)
Roominghouse			C			P	P	(d), (s)
Shelter for battered persons	P/C	P/C	P/C	P/C	P	P	P	(d), (s)
Sober house	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Supportive housing facility	P	P	P	P	P	P	P	(d), (s)
Civic and Institutional Uses								
Club, noncommercial				P	P	P	P	(d)
College, university, seminary, or similar institution of higher learning	P	P	P	P	P	P	P	(d), (s)
Community center	P	P	P	P	P	P	P	(d), (s)
Day care	P	P	P	P	P	P	P	(d), (s)
Homeless services facility		P/C	P/C	P/C	P	P	P	(d), (s)
Museum						P	P	
Public library	P	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	P	
Religious institution	P	P	P	P	P	P	P	(d)
School, primary & secondary	P	P	P	P	P	P	P	
Trade school, arts school, dance school, etc.	P	P	P	P	P	P	P	
Public Services and Utilities								
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Electric transformer or gas regulator substation		C	C	C	P	P	P	(s)
Municipal building or use	P	P	P	P	P	P	P	(s)
Public utility heating or cooling plant						P		
Solar energy generation facility, community	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Utility or public service building	C	P	P	P	P	P	P	(d), (s)
Commercial Uses								
Office, Retail, and Service Uses								
General office, studio	P	P	P	P	P	P	P	
General retail		P	P	P	P	P	P	(d)
Service business, general	P	P	P	P	P	P	P	(d)
Service business with showroom or workshop			P	P	P	P	P	(d)
Alternative financial establishment					C	P	P	(d), (s)
Animal day care					P	P	P	(d), (s)
Artist's studio	P	P	P	P	P	P	P	(d)
Business sales and services					P	P	P	(d)
Cannabis retail		P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Drive-through sales and services, primary and accessory	C	C		C	P	P	P	(s)
Dry cleaning, commercial laundry		P	P	P	P	P	P	(s)
Farmers market	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)

Garden center, outdoor			C	C	P			(d), (s)
Greenhouse					C			(d), (s)
Hospital					P	P	P	(d)
Mortuary, funeral home					P	P	P	
Outdoor uses, commercial				P/C	P/C	P/C	P/C	(d), (s)
Outdoor uses, commercial sales of consumer fireworks					C			(d), (s)
Package delivery service					P	P	P	(d)
Pawn shop					C	P	P	(d), (s)
Small engine repair, automotive bench work					P	P	P	
Tattoo shop			P	P	P	P	P	
Tobacco products shop			P/C	P	P	P	P	(d), (s)
Veterinary clinic				P	P	P	P	(d), (s)
Food and Beverages								
Bar				P/C	P	P	P	(d), (s)
Brew on premises store				P	P	P	P	(d), (s)
Coffee kiosk				P	P	P	P	(d), (s)
Coffee shop, tea house		P/C		P	P	P	P	(d), (s)
Restaurant				P	P	P	P	(d)
Restaurant, fast-food				P/C	P/C	P	P	(d), (s)
Commercial Recreation, Entertainment and Lodging								
Bed and breakfast residence		P	P	P	P			(d), (s)
Bingo hall, auction hall				C	P	P	P	
Hotel					P	P	P	(d)
Motel					P	P	P	(d)
Short term rental dwelling unit	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Health/sports club				P	P	P	P	(d)
Indoor recreation				C	P	P	P	(d)
Outdoor sports/entertainment							P	
Reception hall/rental hall				P	P	P	P	
Steam room/bathhouse facility			P	P	P	P	P	(d)
Theater, assembly hall				P	P	P	P	
Adult Entertainment								
Adult use					C	C	C	(d), (s)
Automobile Services								
Auto convenience market				C	C		P	(d), (s)
Auto service station				C	C		P	(d), (s)
Auto specialty store				C	C		P	(d), (s)
Auto repair station					C		P	(d), (s)
Auto sales, indoor					P	P	P	
Auto sales and rental, outdoor					C			(d), (s)
Car wash, detailing					C			(s)
Parking Facilities								
Parking facility, commercial						P	P	(d), (s)
Transportation								
Bus or railroad passenger station					P	P	P	
Helistop					C	C	C	(d), (s)
Railroad right-of-way	C	C	C	C	C	P	P	(s)
Limited Production, Processing and Storage								

Agriculture	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Brewery, craft				P/C	P/C	P/C	P/C	(d), (s)
Distillery, craft				P/C	P	P	P	(d), (s)
Finishing shop					P		P	(d), (s)
Limited production and processing					P		P	(d), (s)
~~Mail order house~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	
Plastic products							P	(d)
Printing and publishing				P/C	P	P	P	(s)
Recycling collection center					P			(d), (s)
Recycling drop-off station			P	P	P	P	P	(d), (s)
Storage facility, ~~rental~~ mixed-use						P	P	(d), (s)
Toiletries and cosmetic manufacturing							P	
Warehousing and storage							P	(s)
Wholesale establishment					P	P	P	(d), (s)
Winery, craft				P/C	P/C	P/C	P/C	(d), (s)
Accessory Uses								
Accessory use	P	P	P	P	P	P	P	(d), (s)
Dwelling unit, accessory			P					(d), (s)
Micro-unit dwellings accessory to a religious institution	P	P	P	P	P	P	P	(d), (s)

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.421, principal uses in business districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

(C.F. No. 05-441, § 4, 8-24-05; C.F. No. 07-633, § 2, 8-15-07; C.F. No. 07-1148, § 2, 1-9-08; C.F. No. 08-640, § 5, 7-9-08; Ord No. 10-33, § 2, 10-27-10; Ord No. 11-26, § 2, 3-23-11; Ord No. 11-27, § 1, 4-20-11; Ord No. 12-26, § 1, 5-23-12; Ord 13-51, § 6, 11-13-13; Ord 13-57, § 3, 12-4-13; Ord 15-5, § 3, 2-5-15; Ord 16-5, § 1, 4-13-16; Ord 17-1, § 4, 1-25-17; Ord 17-38, § 5, 10-25-17; Ord 19-10, § 1, 6-26-19; Ord 19-60, § 1(Att. A), 10-9-19; Ord 19-72, § 2, 1-8-20; Ord 22-3, § 1, 1-19-22; Ord 21-33, § 1, 11-10-21; Ord 23-43, § 7, 10-18-23; Ord 23-57, § 3, 12-13-23; Ord 24-21, § 1, 9-18-24)

ARTICLE VI. 67.600. EG EAST GRAND AVENUE OVERLAY DISTRICT

Sec. 67.601. Establishment; intent.

The EG East Grand Avenue Overlay District is established as shown on the official zoning map accompanying this code to provide design standards for development in the east Grand Avenue area.

Sec. 67.602. Standards and regulations.

(a) Design standards. The T~~2~~ District standards in sections 66.341(a) and 66.343 apply.

(b) Building and frontage regulations.

(1) Stepbacks. All portions of a building above a height of forty (40) feet must be stepped back from the minimum front, side street, or rear setback lines a distance equal to the additional height up to ten (10) feet.

(2) Established building line. The maximum front and side street setbacks is ten (10) feet. If an interior lot is on or abutting BC or residential zoning, it may have setbacks up to twenty-five (25) feet to relate to the existing established building façade line. Up to forty (40) percent of the building façade on any lot may exceed this maximum setback to create outdoor seating or gathering areas.

(3) Frontage elements. The base thirty (30) feet of building sides facing abutting public streets must include elements that relate to the human scale at grade. Elements include doors, windows, projections, awnings, canopies, porches, stoops, etc.

ARTICLE V. - GENERAL REQUIREMENTS AND DESIGN STANDARDS

Sec. 69.507. Blocks.

(a) *Block width.* Blocks ~~shall~~must have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width ~~shall~~may be permitted in blocks adjacent to major streets, railroads or topographic barriers.

(b) *Block length.* ~~The lengths, widths and shapes of blocks shall be as are appropriate for the locality and the type of development contemplated, but b~~Block lengths ~~in residential areas shall~~must generally be between ~~not exceed one thousand (1000)~~ three hundred thirty (330) and six hundred sixty (~~10~~660) feet, depending on the surrounding development context. This may be modified by the city council to ensure compliance with the comprehensive plan and development or project plans for sub-areas of the city.

(c) *Crosswalks.* Pedestrianways or crosswalks, not less than eight (8) feet wide, may be required by the city council through the center of blocks ~~more than eight hundred (800) feet long~~ where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

(d) *Industrial blocks.* Blocks designed for industrial uses ~~shall~~must be of such length and width as may be determined suitable by the ~~planning commission~~city council for prospective use.

(C.F. No. 03-1028, § 1, 4-7-04)

ARTICLE VI. - IMPROVEMENTS

Sec. 69.600. Required improvements.

(a) *Generally.* In instances where the subdivider owns all the property being served by the following listed improvements, and he petitions the city to construct the same, the subdivider will be charged the full cost of the improvement notwithstanding limitations contained in the city's assessment policy. In the event other properties, not owned by the subdivider, are served by the improvements, and if the city is petitioned to construct the same, the apportionment of costs, if required, will be determined by the City of Saint Paul. Prior to approval of the final plat by the city council, the subdivider must either have installed and dedicated to the city, or guaranteed to install in a manner set forth in section 69.500 et seq., and which meets the standards of the director of public works, the following improvements on the site. Exceptions to these requirements are allowed in the RL residential district; the nature of these exceptions are noted below.

(b) *Water facilities.* Except in the RL residential district, public water service to be installed by the city. Such service must consist of adequate water facilities, including fire hydrants and laterals to the property line. In the RL residential district, where new private wells or central water systems are permitted and existing private systems are not required to connect to a public water main, public water service need not be provided.

(c) *Sewer facilities.* Except in the RL residential district, public sanitary sewer service to be installed by the city. Such service must consist of adequate sanitary sewer facilities, including installation of laterals to the

public right-of-way line. In the RL residential district, where new individual sewage treatment systems are permitted and existing systems are not required to connect to a public sewer system, public sewer facilities need not be provided.

(d) *Storm sewer.* Storm sewer facilities not connected with street construction, to be installed by the city. The subdivider may install or may petition the city to install those storm sewer facilities that are connected with street construction (i.e., catch basins, leads to storm sewers).

(e) *Streets.* Except in the RL residential district, paved public streets, including curb and gutter, for those streets proposed in an approved subdivision. The subdivider may install the improvements~~,~~ or ~~he~~ may petition the city to install such improvements. In the RL residential district, new streets may be unpaved and existing unpaved streets ~~is~~are not ~~be~~ required to be paved.

(f) *Monuments.* Durable iron monuments ~~shall~~must be set at all angle and curve points on the outside boundary lines of the plat, at all block and lot corners, and at all intermediate points on the block and lot lines indicating changes of direction in the lines, prior to the final recording of the plat.

(1) A statement or note on the final plat ~~shall~~must identify the type, size of monument set and the license number of the responsible land surveyor. Monuments set should be of durable iron, no less than one-half inch in diameter and fourteen (14) inches in length.

(2) The plat ~~shall~~must identify the type and size of monuments found and also identify by whom set if known or marked by a license number.

(g) *Street trees.* Street trees having a trunk diameter of not less than two (2) inches measured two (2) feet above grade, ~~shall~~must be installed by the subdivider along all streets at intervals no greater than forty (40) feet and at least one (1) per lot, along with other landscape improvements, to help define the street edge, buffer pedestrians from vehicles, and provide shade. Existing trees which meet the standards of this section may be used to satisfy these requirements. ~~Only honey locust, hard maple, green ash, ginkgo or other long-lived shade tree approved by the city forester shall be planted.~~ Only tree species approved by the city forester can be planted, and must be planted through a Forestry Tree Work Permit Application. Trees must meet the quality and condition standards set forth in *American Standard for Nursery Stock* (ANSI Z60.1-2014).

(h) *Street names and signs.* Street signs at all intersections within or abutting the subdivision to be installed by the city. Street names ~~shall be~~are subject to the approval of the city council.

(i) *Street lights.* Street lights meeting city standards and specifications ~~shall~~must be installed by the subdivider at all interior street intersections within an approved subdivision. Such lights ~~shall~~must also be installed on all interior streets within the subdivision at points designated by the director of public works and ~~shall~~must be no more than two hundred (200) feet apart.

(j) *Topsoil sodding and seeding.* Redistribution of topsoil on the lot and boulevard, to be done by the subdivider. The subdivider ~~shall~~must seed or sod the disturbed boulevard areas.

(k) *Sidewalks.* Public sidewalks along both sides of collector and arterial streets and in such other locations required by the city council. The subdivider may install such improvements or petition the city to install such improvements.

(Ord. No. 17890, § 6, 11-21-91; C.F. No. 93-1718, § 118, 12-14-93; C.F. No. 03-1028, § 1, 4-7-04; Ord 23-43, § 8, 10-18-23)

city of saint paul
planning commission resolution
file number 22-18
date March 4, 2022

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community; and

WHEREAS, Section 61.801(a) of the Saint Paul Zoning Code calls for periodic review of said code to reflect current city policies and bring the code up to date; and

WHEREAS, the City of Saint Paul has established zoning regulations related to Traditional Neighborhood (T) Districts in Zoning Code Chapter 66; and

WHEREAS, the 2040 Comprehensive Plan's implementation chapter calls for analyzing and considering revisions to the Zoning Code, including dimensional standards, and staff has identified a variety of general text amendments that should be researched and considered based on use of the T Districts since they were adopted in 2004; and

WHEREAS, drive through sales and services are conditionally permitted in the T2 District and in some business districts, and the use can affect walkability and livability and should be reviewed to ensure where the use is permitted reflects the intent of T Districts consistent with 2040 Comprehensive Plan goals and policies (e.g., LU-9: Promote high-quality urban design that supports pedestrian friendliness and a healthy environment, and enhances the public realm; LU-10: Activate streetscapes with active first-floor uses, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life); and

WHEREAS, affordable housing is a critical need in Saint Paul and the T Districts have the potential to include affordable housing incentives and/or requirements similar to the existing RM residential multifamily density bonus incentives consistent with 2040 Comprehensive Plan goals and policies (e.g., H-31: Support the development of new affordable housing units throughout the city; H-37: Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment centers);

NOW, THEREFORE, BE IT RESOLVED, under the provisions of Section 61.801(b) of the Legislative Code, that the Planning Commission initiates the Traditional Neighborhood (T) Districts Zoning Study to consider amendments to Zoning Code regulations pertaining to T Districts, drive through sales and services, and other connected regulations contained in the Zoning Code.

moved by Holst
seconded by Presley
in favor Unanimous
against

Attachment 3: 2040 Comprehensive Plan Policies

The 2040 Comprehensive Plan supports new affordable housing and compact, pedestrian-friendly, mixed-use development with flexibility to respond to changing conditions and opportunities. See below for key policies related to this zoning study.

- LU-1. Encourage transit-supportive density and direct the majority of growth to areas with the highest existing or planned transit capacity.
- LU-6. Foster equitable and sustainable economic growth by:
    - Facilitating business creation, attraction, retention and expansion;
    - Supporting family-sustaining jobs and enhancing workers' skills to excel at those jobs;
    - Growing Saint Paul's tax base in order to maintain and expand City services, amenities and infrastructure;
    - Supporting business, real estate and financial models that keep more money locally, such as locally-owned businesses, local-prioritized employment, employee-owned businesses and commercial land trusts;
- LU-7. Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.
- LU-9. Promote high-quality urban design that supports pedestrian friendliness and a healthy environment, and enhances the public realm.
- LU-10. Activate streetscapes with active first-floor uses, street trees, public art, outdoor commercial uses and other uses that contribute to a vibrant street life.
- LU-24. Prioritize public and private investments in infrastructure that:…
  2. maintain and improve the public realm to encourage street-level pedestrian activity; …
- LU-28. Support pedestrian-friendly streetscapes and visual interest through commercial building design.
- LU-30. Focus growth at Neighborhood Nodes using the following principles:
    - Increase density toward the center of the node and transition in scale to surrounding land uses;
    - Prioritize pedestrian-friendly urban design and infrastructure that emphasizes pedestrian safety;
- LU-35. Provide for multifamily housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.
- H-31. Support the development of new affordable housing units throughout the city.
- H-37. Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment centers.
- H-47. Encourage high-quality urban design for residential development that is sensitive to context, but also allows for innovation and consideration of market needs.
- T-21. Reduce vehicle miles traveled (VMT) by 40% by 2040 by improving transportation options beyond single-occupant vehicles.
- T-22. Shift mode share towards walking, biking, public transit, carpooling, ridesharing and carsharing in order to reduce the need for car ownership.

Attachment 4: Community Outreach Summary

During the initial outreach period in spring of 2022, planning staff sent a request to district councils, community organizations, and developers seeking ideas and input to guide the work on the zoning study. The request was also sent to subscribers of the early notification system (ENS) list. The requests were sent in April 2022 and ideas and input were requested by mid-May.

Staff received email responses from Districts 2, 10, 11, 12, 13, 14, and 15, a member of Sustain St. Paul, and Sustain St. Paul. The ideas and input received during the initial outreach are provided in the table below.

Source of Ideas and Input	Ideas and Input
District 2	T zoning will encourage investment and development not only at Hillcrest but also along the long suffering White Bear Avenue. **Increasing the diversity of housing choices** as well as the **emphasis on pedestrian friendly developmen**t, will revive White Bear Avenue and the businesses that border it. **Fully support adding more T zoning** districts in the neighborhood especially along White Bear Avenue as part of the small area planning there (they understand the study will not rezone property).
District 10	Do not anticipate much feedback since there is very little T zoning in the neighborhood.
District 11	What is the **goal** for these districts? "Traditional" and "neighborhood" and their descriptions imply that new development should fit into the scale and design of existing neighborhoods. Yet the T designations cover a broad range of neighborhood types, all the way from T1 with its very low density single-family neighborhoods to T4 zoning that can fit in on University. This is **such a wide range that it might make sense to ditch the "traditional neighborhood"** name and scope entirely and be clearer about what, where, and why. **Since only T1 and T2 are really "traditional" neighborhood types; suggest the T3 and T4 be re-envisioned.** The **T designations reference urban villages**, but these are localized and walkable. Highland Park has an urban village, for instance. But **several locations where the T zoning designations are applied are really corridors, not villages**, and they should be treated as such. Has the city considered area plans for these corridors? What about strategic use of form-based codes? How does the traditional neighborhood update **dovetail with the housing types the city is considering**? Does it still make sense to include single-family development by right? What about parking? **Are the T1-4 designations responsive to economic trends that serve neighborhoods**? What can we do to make T1-T4 designations attractive and economically viable for developers? **Mixed-use development is great, but sometimes nostalgia for main street sizing wins over current market realities.**

	Check out Highland Park and see what made it through the pandemic and what didn't. **Take a look at newer mixed-use development along University - which spaces have a tenant and which are still sitting empty?**
District 12	Can staff attend a meeting to answer questions?
District 13	Questions about timeline for study and for providing comment.
District 14	Can staff attend a meeting to answer questions?
District 15	The T districts are beneficial to the city in developing defining features of city neighborhoods, like the village in Highland Park. **We should consider increasing the maximum height allowances for T1 and T2 to match T3, to allow increased density in the neighborhoods to promote housing development, promote transit usage** (e.g., more people in transit corridors makes it **easier to argue for increased transit**), and more **energy-efficient building structures to alleviate climate change concerns**.
Luke Hanson - Sustain St. Paul	As I look through the Zoning Code's section on Traditional Neighborhood districts, I have found myself looking back at the Land Use Definitions under Chapter 65 and comparing them to the table of Principal Uses in the TN Districts (Chapter 66, Section 321). Through this process, I've noticed (and been bothered by) the fact that the definitions of "General Retail" and "Service Business" in chapter 65 list some of the other Principal Uses which are specified on the table at 66.321: • The Chapter 65 definition of "General Retail" lists the following uses which also appear on the table at 66.321: Art gallery, catering, deli, food and related goods sales, liquor store/ • The Chapter 65 definition of "Service Business" lists the following uses which also appear on the table at 66.321: Bank/credit union, dry-cleaning/commercial laundry, Food shelf, Laundromat, Mail/Package delivery, medical/dental clinic or laboratory, post office, small appliance repair Is it within the scope of your TN study to make changes to the Definitions under Chapter 65? (I suppose that since these definitions are referenced in other Zoning Code districts, such as the B zones and C zones, maybe this is beyond your scope.) If it is within your scope, I would suggest cleaning these up in some way. A second question / idea: I think the zoning districts B1, B2, BC, and B3 should be discontinued, and the places currently zoned in those categories could be rezoned to TN districts. Has the Planning Commission or your department ever considered this? If not, I would like to suggest this idea for future study, what would be the best way to do that?
Sustain St. Paul	Would like to see the vast majority of parcels along Saint Paul's arterial and collector streets rezoned as Traditional Neighborhood in the near future. **1. Our primary recommendation is to eliminate or severely limit the auto-related uses which are currently permitted in Traditional Neighborhood districts.** • **"**Drive-through sales and services, primary and accessory" is currently allowed with a CUP in T2; it should be prohibited in all TN districts. • "Gas stations," "auto convenience markets," "auto body shops," and "auto service stations" should not be allowed in T1 or T2, and perhaps not T3.

	• Most "Fast food restaurants" in Minnesota are distinguished by their drive-through facilities. We have no problem with allowing fast food in certain TN districts, provided that they do not include drive-throughs. **2. Some of the listings on the Permitted Uses table such as "General Retail," "Service Business," and "Business Sales and Services" are vague, and possibly redundant. If it is within the scope of this study, such listings should be clarified or eliminated.** • The Chapter 65 definition of "General Retail" lists the following uses which also appear on the table at 66.321: Art gallery, catering, deli, food and related goods sales, liquor store • The Chapter 65 definition of "Service Business" lists the following uses which also appear on the table at 66.321: Bank/credit union, dry-cleaning/commercial laundry, Food shelf, Laundromat, Mail/Package delivery, medical/dental clinic or laboratory, post office, small appliance repair **3. Consider allowing more types of commercial uses in T1 and T2, requiring a Conditional Use Permit as necessary.** Some uses you might consider are fraternal lodges, museums, catering, restaurants (carry-out, deli, outdoor), business sales and services, general retail, food and related goods sale. **4. We suggest a few minor tweaks to the dimensional standards of TN districts:** • Increase the permitted height of mixed-use buildings in T1 and T2 to 40 feet (from 35 feet). This would facilitate slightly taller ground-level ceilings, which are desirable for restaurants and other commercial spaces. • Reduce the minimum front setback for one-family dwellings in T1 to 10 feet (the current requirement is at least 15 feet). • Strike the second part of Note (e), italicized here for emphasis: "Except in river corridor overlay district, height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. *Structures shall be no more than twenty-five feet high alongside and rear property lines abutting RL-RT2 residential districts; structures may exceed this twenty-five foot height limit if stepped back from side and rear property lines a distance equal to the additional height.*" We believe these step-back requirements are unnecessary. **5. Consider requiring that the above-ground portions of enclosed parking structures be constructed in a manner that would enable their conversion to residential use in the future.** For example, each level of parking would need to be adequate to become a residential space, and the floors would need to be level and not steeply sloped. **6. Add requirements and/or incentives for including bicycle parking facilities in TN buildings, especially those that include structured car parking.** **7. We strongly support the inclusion of affordable housing incentives in TN districts.** We trust that your study of market conditions will help to determine the best way to design such incentives: for example, bonuses for building height or Floor-Area Ratio, units-per-acre, etc.

The request for ideas and input was sent to all district councils *and* the following community organizations and developers.

Midway Chamber of Commerce	Rice-Larpenteur Alliance
East Side Area Business Association	Highland Business Association
Payne Arcade Business Association	Sustain St. Paul
East Side Neighborhood Development Company	The Alliance Twin Cities
Minnesota Black Chamber of Commerce	North East Neighborhood
Latino Chamber of Commerce Minnesota	Development Corporation
Minnesota Hmong Chamber of Commerce	Midway Economic Community
Minnesota American Indian Chamber of Commerce	Exeter Group
Asian Economic Development Association	Wellington
African Economic Development Solutions	Alatus
Hmong American Partnership	PAK Properties
Lao Family Community of Minnesota	Reuter Walton
Somali Action Alliance of Minnesota	Ryan Companies
White Bear Avenue Business Association	Sherman Associates
Business Review Council	
Grand Avenue Business Association	
Metropolitan Consortium of Community Developers	

The following is a summary of the ideas and input received.

1. What is the goal for the districts? "Traditional" and "Neighborhood" and their descriptions imply that new development should fit into the scale and design of existing neighborhoods. Yet the T1-T4 continuum is such a wide range of neighborhood types and densities that it might make sense to ditch the "traditional neighborhood" name and scope entirely and be clearer about what the T districts are, where they are, and why. Since only T1 and T2 are really "traditional" neighborhood types, suggest the T3 and T4 districts be re-envisioned.
2. The T designations reference urban villages, but these are localized and walkable. Highland Park has an urban village, for instance. But several locations where the T zoning designations are applied are really corridors, not villages, and they should be treated as such. Has the city considered area plans for these corridors? What about strategic use of form-based codes?
3. How does the traditional neighborhood update dovetail with the housing types the city is considering? Does it still make sense to include single-family development by right? What about parking?
4. Are the T1-4 designations responsive to economic trends that serve neighborhoods? What can we do to make T1-T4 designations attractive and economically viable for developers? Mixed-use development is great, but sometimes nostalgia for main street sizing wins over current market realities. Check out Highland Park and see what made it through the pandemic and what didn't. Take a look at newer mixed-use development along University - which spaces have a tenant and which are still sitting empty?
5. Consider increasing the maximum height allowances for T1 and T2 to match T3, to allow increased density in the neighborhoods to promote housing development, promote transit usage, and more energy-efficient building structures. More people in transit corridors makes it easier to argue for increased transit and energy efficient buildings help to alleviate climate change concerns.
6. Eliminate or severely limit auto-related uses in T districts (prohibit drive-through sales and service, gas stations, auto convenience markets, auto body shops, auto service stations, fast food with drive-throughs).
7. Clean up the permitted use table to remove redundant references.
8. Consider allowing more types of commercial uses in T1 and T2, requiring conditional use permits as necessary.
9. Increase the permitted height of mixed-use buildings in T1 and T2 to 40 feet (from 35) to allow slightly taller ground level ceilings
10. Reduce the minimum front setback for one-family dwellings in T1 to 10 feet.
11. Remove step back requirements from Sec. 66.331(e), they are unnecessary.
12. Consider requiring above ground portions of parking structures be constructed in a manner that would enable their conversion to residential use in the future.
13. Add requirements and/or incentives for including bicycle parking facilities in Traditional Neighborhood buildings.
14. Support the inclusion of affordable housing incentives in TN districts.

To: Spencer Miller-Johnson
spencer.miller-johnson@stpaul.gov

Re: T District Zoning Study – Union Park District Council recommendations

Mr. Miller-Johnson,

Thank you for the opportunity to provide input regarding the City's proposed revisions to the T Districts zoning code. And thank you and your colleagues for your excellent support materials and presentations, and for your detailed response to our request for additional information.

We appreciate you team's willingness to think beyond the established norms in order to improve clarity, consistency, timeliness, and administrative burden. We enthusiastically embrace these goals, and offer the following comments to better achieve those goals.

Sincerely,

Sarah Dvorak
Union Park District Council President

Content:

Background
Major Concern – Traditional Neighborhood District Uses (Oppose the Addition of Storage Facility)
Major Concern – Dimensional Standards Table (Clarity)
Major Concern – Dimensional Standards Table (Height – Maximum)
Major Concern – Solar Access Protection
Major Concern – Dimensional Standards Table (Height – Minimum)
Major Concern – Dimensional Standards Table (Calculating Lot Size)
Major Concern – Assuring Visual Interest and Variety
Moderate Concern – The Name ("Traditional Neighborhood")
Moderate Concern – Editing Errors
Minor Concern – Intent (Description of the T Districts)
Minor Concern – "Intensity" vs "Density"
Minor Concern – "Courtyard Building" vs "Courtyard"

UPDC Vision for T District Zoning (Zoning At Neighborhood Nodes and Along Transit Corridors):

These are some of the structures that we consider to be optimal land use along transit corridors / structures that we used as a frame of reference for our recommendations for T District dimensional standards:

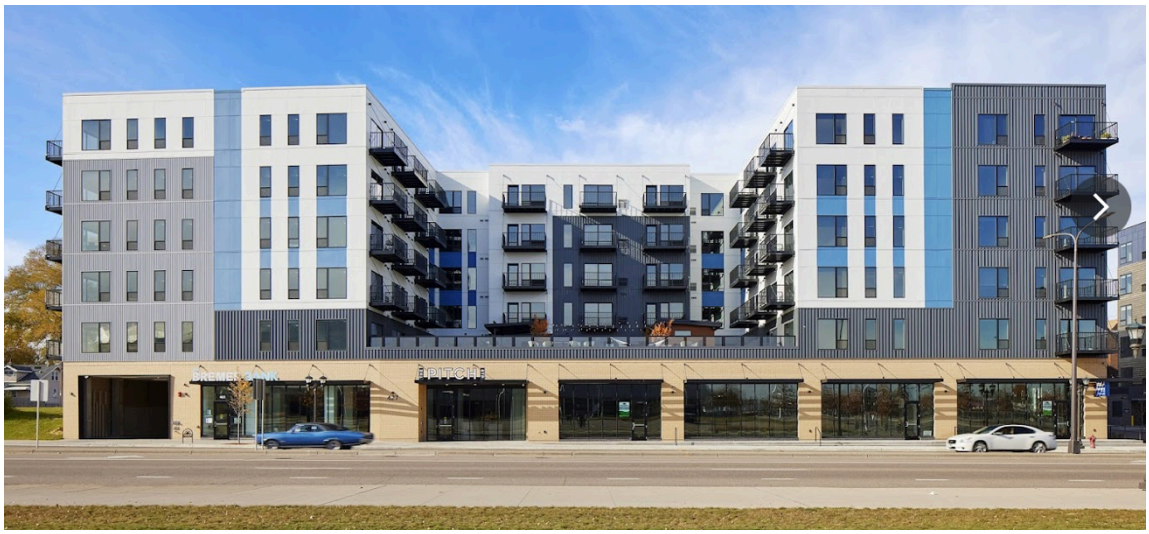
T2 (4 stories): The Finn Apartments (725 Cleveland Avenue South, Saint Paul)

Per Spencer Miller-Johnson, CNU-A, Senior City Planner:

Zoned T2, which means that currently the height limit would be 35 feet. If the building were to be set back further from the street, it could go higher.

The building constructed is 45 feet. The developer likely received an approved conditional use permit for height, which includes a public hearing and Planning Commission review/decision.

T3 (6 stories): The Pitch Apartments (427 Snelling Avenue North, Saint Paul)



Per Spencer Miller-Johnson, CNU-A, Senior City Planner:

Zoned T3, which means that currently the height limit would be 55 feet for a mixed-use building. If the building were to be set back further from the street, it could go higher.

The building constructed is 75 feet. I do see that it received an approved conditional use permit for height in 2019.

MAJOR CONCERN – T DISTRICT USES (OPPOSE THE ADDITION OF STORAGE FACILITIY)
Table 66.321

We firmly oppose the development of new storage facilities in neighborhood nodes and along transit corridors – therefore, we firmly oppose the addition of storage facilities to the approved uses in T Districts.

MAJOR CONCERN – DIMENSIONAL STANDARDS TABLE (CLARITY)
(pages 4-8)

We enthusiastically support the goal to "streamline the T District design standards, making them easier to understand and administer." However, we believe that the proposed design standards need considerably more streamlining. Our recommendations:

- Formula:
  form envelope met (setbacks + height criteria) + solar access preserved = approval
- Clear criteria by right rather than through the conditional use permit process, so that determinations are predictable and timely (and relatively time efficient to process), rather than discretionary, inconsistent, and slow (and relatively time-consuming to process).
  "Maximum" means maximum / Footnotes for clarification only, not for adjustments / bonuses
  Corollary: Because bonuses in footnotes mean that "Maximum" doesn't mean maximum, bonuses in footnotes would be eliminated.
  [You could have one table for dimensional standards without a density bonus and another table for dimensional standards with a density bonus – see examples below.]
- Replace FAR with building height (minimum and maximum), number of stories, and yard setbacks. (You don't want really want short wide buildings and you really don't want tall narrow buildings.)[1]

Rather than this:

Building Type by Zoning District	~~Density~~Intensity	Lot Area~~Size~~ Min.~~imum~~ (per principal unit)	Lot Width Min.	Building Height (feet)		Yard Setbacks (feet)		
	Min.—Max.(a)	~~Area~~ (sq. ft.)(a)	~~Width~~ (feet)	Min.	Max.	Front Min.—Max.	Side Min.	Rear Min.

Consider this:

Traditional Neighborhood & Transit Corridor Dimensional Standards							
Zoning District	Lot Area (sq ft) Min	Lot Width (feet) Min	Yard Setbacks (feet)			Building Ht (feet) Min-Max	Stories Min-Max
			Front Min-Max	Side Min-Max	Rear Min-Max		
T1							1-2
T2							2-4
T3							3-6
T4							4-?

Or these (<u>both</u> tables would be included in the zoning code):

Traditional Neighborhood & Transit Corridor Dimensional Standards WITHOUT Density Bonus							
Zoning District	Lot Area (sq ft) Min	Lot Width (feet) Min	Yard Setbacks (feet)			Building Ht (feet) Min-Max	Stories Min-Max
			Front Min-Max	Side Min-Max	Rear Min-Max		
T1							1-2
T2							2-3
T3							3-5
T4							4-?

Traditional Neighborhood & Transit Corridor Dimensional Standards WITH Density Bonus							
Zoning District	Lot Area (sq ft) Min	Lot Width (feet) Min	Yard Setbacks (feet)			Building Ht (feet) Min-Max	Stories Min-Max
			Front Min-Max	Side Min-Max	Rear Min-Max		
T1							1-2
T2							2-4
T3							3-6
T4							4-?

[1]Though Floor Area Ratio (FAR) is beneficial in downtown districts, we object to its use in neighborhood nodes and transit corridors for the following reasons:

- FAR is a barrier to discussion with most people. It often has to be explained, and often requires diagrams to explain it (with varying levels of success). And, despite best attempts to explain it, FAR often inhibits the sharing of insights. Rather than inviting conversation, FAR tends to intimidate.
- FAR is a barrier to visualization for most people.
- The flexibility that FAR offers is not the flexibility that we ought to offer in neighborhood nodes and along transit corridors. Structures in neighborhood nodes and along transit corridors should snug up close to the sidewalk. With FAR, a tall narrow building is interchangeable with a short wide building. However, in neighborhood nodes and along transit corridors, neither is optimal use of the lot.
- FAR does not control solar access / shadowing.

  On an east-west street, a 2 story C-shaped building that occupies ½ of the lot (FAR 1.0) casts the same shadow as a 2 story building that occupies 100% of the lot (FAR 2.0).
  On a north-south street, a 3 story L-shaped building that occupies 1/3 of the lot (FAR 1.0) casts the same shadow as a 3 story building that occupies 100% of the lot (FAR 3.0).

FAR was designed to limit human occupancy [by limiting square footage] in order to limit pedestrian, private vehicle, and transit traffic impact. It is an important tool for congested downtowns, allowing developers flexibility without exacerbating congestion. However, St. Paul's downtown is zoned B4 and B5 (not T). In nodes and along transit corridors, a wide short building is not interchangeable with a narrow tall building – and neither are particularly desirable.

> Note: Our views about FAR have been shaped in large part by the June 1958 American Society of Planning Officials article. We acknowledge that the article is old, but it is the most comprehensive discussion that we found, and appears to be the basis for the recent articles that we found.
> https://www.planning.org/pas/reports/report111.htm

MAJOR CONCERN – DIMENSIONAL STANDARDS TABLE (HEIGHT - MAXIMUM)
(pages 4-8)

City's proposal (maximum):

T1 35 feet + footnote:
~~e~~d (may exceed the maximum if set back from side and rear setback lines a distance equal to additional height)

T2 35-45 feet + footnote:
~~e~~d (may exceed the maximum if set back from side and rear setback lines a distance equal to additional height)

T3 55 feet + footnotes:
~~e~~d (may exceed the maximum if set back from side and rear setback lines a distance equal to additional height),
g~~f~~ (maximum height of ninety (90) feet may be permitted with a conditional use permit. Structures shallmust be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.)

T4 75 feet footnotes:
~~e~~d (may exceed the maximum if set back from side and rear setback lines a distance equal to additional height),

h~~g (~~Additional height may be permitted with a conditional use permit. Structures shallmust be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.

(ed) Except in the river corridor overlay district, hHeight of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. Structures shallmust be no more than twenty-five (25) thirty (30) feet high along side and rear property lines abuttingadjoining RL-H2RT2 residential districts at a common property line or alley; structures may exceed this twenty-five (25) thirty (30) foot height limit if stepped back from side and rear property lines a distance equal to the additional height. Additional building height is permitted when stated in an adopted T District master plan.

(fe) A maximum height of forty-five (45) feet may be permitted with a conditional use permit. In T1 -T3, the FAR maximum may be increased by 0.5 if at least ten (10) percent of new dwelling units are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as
defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. The FAR maximum may be increased by an additional 0.5 (total of 1.0 increase) if at least twenty (20) percent of new dwelling units are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. Each unit required to be affordable must be occupied by a household earning up to sixty (60) percent of the area median income. Prior to issuance of a building permit for the new building (or building expansion or conversion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of the households' income qualifications is required.

(gf) Except in the river corridor overlay district and within light rail station areas between Lexington Parkway and Marion Street, aA maximum height of ninety (90) feet may be permitted with a conditional use permit. Structures shallmust be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height. Additional building height is permitted when stated in an adopted T District master plan.

(hg) Additional height may be permitted with a conditional use permit. Structures shallmust be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height. Additional building height is permitted when stated in an adopted T District master plan.

UPDC Proposal:

In this table, "Minimum"/"Min" means minimum (including all possible bonuses and adjustments), and "Maximum"/"Max" means maximum (including all possible bonuses and adjustments).

(Which is to say, minimum means that this is where the conversation ends rather than where it begins, and maximum means that this is where the conversation ends rather than where it begins.)

Traditional Neighborhood & Transit Corridor Dimensional Standards (for areas not regulated by a master plan)							
Zoning District	Lot Area (sq ft) Min	Lot Width (feet) Min	Yard Setbacks (feet)			Building Ht (feet) Min-Max	Stories Min-Max
			Front Min-Max	Side Min-Max	Rear Min-Max		
T1						20-25	1-2
T2						25-50	2-4
T3						37.5-75	3-6
T4						50-?	4-?

Note #1: Each of the areas regulated by a master plan should have their own dimensional standards table.

Note #2: Based on their approach to dimensional standards tables, it is our guess that City Planners are cited frequently for speeding, because they believe that the posted speed limit is not the end of the conversation with the Highway Patrol but just the beginning.

MAJOR CONCERN – SOLAR ACCESS PROTECTION

Require shadow studies above 4 stories / 50 feet, with clear objective criteria for approval.
(Currently, for T3 and T4 "A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.")

Develop specific criteria for minimum acceptable solar access, preferably based on:

- the shadows that would be cast on December 21 (the longest shadows), and
- a minimum number of hours of sunlight for every section of the property
  [Note: On December 21 (the shortest day of the year), there are 8 hours and 46 minutes of daylight.]
  [Perhaps a reasonable minimum would be 4 hours and 30 minutes of sunlight on December 21.]

MAJOR CONCERN – DIMENSIONAL STANDARDS TABLE (HEIGHT - MINIMUM)
(pages 4-8)
City's proposal (minimum):
T1 none
T2 none

Note: On pages 10-11, the zoning code states:
(105) *Building roofline design height - treatment of 1-story buildings*. New buildings of two (2) or more stories are encouraged. One-story buildings shallmust be designed to convey an impression of greater height in relation to the street with design elements such as. This can be achieved through the use of pitched roofs with dormers or gables facing the street, a higher tall parapets, and/or the use of an intermediate cornice line to separate the ground floor and the roof upper level.

T3 25 feet
T4 25 feet

UPDC Proposal:
In this table, "Minimum"/"Min" means minimum (including all possible adjustments), and "Maximum"/"Max" means maximum (including all possible adjustments).
(Which is to say, minimum means that this is where the conversation ends rather than where it begins, and maximum means that this is where the conversation ends rather than where it begins.)

Traditional Neighborhood & Transit Corridor Dimensional Standards (for areas not regulated by a master plan)							
Zoning District	Lot Area (sq ft) Min	Lot Width (feet) Min	Yard Setbacks (feet)			Building Ht (feet) Min-Max	Stories Min-Max
			Front Min-Max	Side Min-Max	Rear Min-Max		
T1						20-25	1-2
T2						25-50	2-4
T3						37.5-75	3-6
T4						50-?	4-?

Though we did not intend to overly simplify our recommendations regarding building height, after contemplating buildings that we consider to be optimal land us in neighborhood nodes and along transit corridors, we ended up with:

District	Stories (Minimum)	Stories (Maximum)
T1	1	2
T2	2	4
T3	3	6
T4	4	?

MAJOR CONCERN – DIMENSIONAL STANDARDS TABLE (CALCULATING LOT SIZE)
Section 66.331 Footnote (a)
(a) In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying minimum lot area and maximum density requirements, one-half the width of such alley adjoining the lot shall beis considered part of the lot.

The alley is not an area of any lot that could be developed – therefore, we oppose the use of any portion of the alley for the calculation of lot size, for any and all purposes.

MAJOR CONCERN (WITHOUT A PROPOSED SOLUTION) –
ASSURING VISUAL INTEREST AND VARIETY

Recent experience with the H District construction has raised our awareness of the importance of visual interest and variety. We don't have an answer for how to assure this, but we hope that City Planners and Planning Commission members will set aside time to consider incentives and requirements to maintain and improve our visual vitality.

MODERATE CONCERN – THE NAME ("TRADITIONAL NEIGHBORHOOD")

Feedback submitted during the T District Zoning Study included the suggestion to "be clearer about what the T districts are, where they are, and why." (T District Zoning Study page 4-5)
"be clearer about what the T districts are, where they are, and why."

Examples of zoning district names that we believe clearly imply their primary use:

R Residential
RM Residential Multifamily
B Business
I Industrial

Examples of zoning district names that we believe do not clearly imply their primary use:

T Traditional Neighborhood	[mixed use along transit corridors]
H Historic	[residential]

The updated descriptions of the T districts state that they are designed primarily for use in neighborhood nodes and along transit corridors. We believe that the name "Traditional Neighborhood & Transit Corridor" or the name "Transit Corridor" align better with the primary use than the current name "Traditional Neighborhood".

MODERATE CONCERN – NEW EDITING ERROR
(page 10 of 32)

(105) *Building roofline design height - treatment of 1-story buildings*. New buildings of two (2) or more stories are encouraged. One-story buildings shallmust be designed to convey an impression of greater height in relation to the street with design elements such as. This can be achieved through the use of pitched roofs with dormers or gables facing the street, a higher tall parapets, and/or the use of an intermediate cornice line to separate the ground floor and the
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Page 10 of 32

"such as" – such as what???

MODERATE CONCERN – OLD EDITING ERROR
(page 18 of 32)

Rather than this:
Sec. 63.110. Building drequired yard sixteen (16) inches plus two (2) inches for each foot of width of the required side yard and are not subject to lot coverage requirements.
(e) Air conditioning condensers may be permitted in required side and rear yards and nonrequired front yards and are not subject to lot coverage requirements.
(f) Attached uncovered balconies located on the second story and above may project up to five (5) feet into a required yard alon**esign standards.**

Consider this:
Sec. 63.110. Building design standards.

R~~r~~equired yard sixteen (16) inches plus two (2) inches for each foot of width of the required side yard and are not subject to lot coverage requirements.
(e) Air conditioning condensers may be permitted in required side and rear yards and nonrequired front yards and are not subject to lot coverage requirements.
(f) Attached uncovered balconies located on the second story and above may project up to five (5) feet into a required yard alon~~esign standards.~~ .

MINOR CONCERN – INTENT (DESCRIPTION OF THE T DISTRICTS)
(pages 1-2)

Division 1. 66.310. Intent
Please consider using a consistent format for each T zone description:

- "intended to", followed by
- "requires", followed by
- "encourages, but does not require", followed by
- "designed primarily for"

Sec. 66.312. Intent, T1 low density transit corridor district.

The T1 traditional neighborhood district is intended to foster and support compact, pedestrian-oriented commercial, residential, civic, and institutional development of limited size that, in turn, supports and increases transit usage. It encourages, but does not require, a variety of uses and housing types, with attention to the amount and placement of parking and transitions to adjacent residential neighborhoods. The T1 traditional neighborhood district is designed primarily for corner commercial buildings in residential areas and to serve as a transitional use of land along major thoroughfares, and between commercial or industrial districts and residential districts or other less intensive land uses.
(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.313. Intent, T2 medium density transit corridor district.
The T2 traditional neighborhood district is intended to foster and support compact, pedestrian-oriented commercial, residential, civic, and institutional development of medium density that, in turn, supports and increases transit usage. It encourages, but does not require, a variety of uses and housing types, with attention to the amount and placement of parking and transitions to adjacent residential neighborhoods. The T2 traditional neighborhood district is designed primarily for use in existing or potential neighborhood nodes and existing or planned transit corridors.
(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.314. Intent, T3 medium density transit corridor district.
(a) (b) The T3 traditional neighborhood district is intended to foster and support compact, pedestrian-oriented commercial, residential, civic, and institutional development of medium density that, in turn, supports and increases transit usage. It encourages, but does not require, a variety of uses and housing types, with attention to the amount and placement of parking. The T3 traditional neighborhood district is designed primarily for use in neighborhood nodes. Neighborhood nodes are compact, mixed-use areas that provide shops, services, neighborhood-scale civic and institutional uses, recreational facilities and employment close to residences that serve a neighborhood's daily needs, including access to food.
(Ord. No. 11-27, § 1, 4-20-11)
(c) (d) St. Paul, Minnesota, Code of Ordinances (Supp. No. 126)

Sec. 66.315. Intent, T4 high density transit corridor district.
The T4 traditional neighborhood district is intended to foster and support compact, pedestrian-oriented commercial, residential, civic, and institutional development of high density that, in turn, supports and increases transit usage. It encourages, but does not require, a variety of uses and housing types, with attention

to the amount and placement of parking. The T3 traditional neighborhood district is designed primarily for use near transit stops along fixed rail transit (including commuter rail, light rail and trolley) corridors, existing and neighborhood nodes.

MINOR CONCERN – "INTENSITY" VS "DENSITY"
The proposed update uses the term "density" 6 approximately 6 times, including (page 10 of 32):

(2) *Transitions to lower-density neighborhoods.* Transitions in density or intensity shall be managed through careful attention to building height, scale, massing and solar exposure.

[The proposed switch to "intensity" creates the apples to oranges switch of higher intensity to lower density.]

Your executive summary refers to a "density bonus":

• **Incentives for Affordable Housing** (Section 66.331). The footnotes of the Density and Dimensional Standards Table are proposed to include a density bonus for affordable housing.

While we appreciate your willingness to challenge established norms in order to improve precision, we anticipate that the terms "intensity" and "density" will be used interchangeably, to the benefit of none, and the confusion of at least a few.

MINOR CONCERN – "COUTYARD BUILDING" VS "COURTYARD"
(page 7 of 32)

Rather than this:
Up to forty (40) percent of the building façade on any lot may exceed the maximum setback for courtyard buildings, cluster developments, or to create outdoor seating or gathering areas.

Consider this:
Up to forty (40) percent of the building façade on any lot may exceed the maximum setback for cluster developments, or to create an outdoor seating area, gathering area, or courtyard.

Abundant housing, low-carbon transportation, and sustainable land use

Sustain Saint Paul

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Our Mission

Sustain Saint Paul champions abundant housing, low-carbon transportation, and sustainable land use in the City of Saint Paul through education, advocacy and political action, to ensure a more just and equitable city for all current and future residents.

Wednesday, July 2nd, 2025

Dear Planning Commissioners,

We represent Sustain Saint Paul, a volunteer-driven advocacy organization that champions abundant housing, low-carbon transportation, and sustainable land use in the City of Saint Paul. We appreciate the opportunity to submit feedback about the proposed amendments to the Traditional Neighborhood zoning districts, and the specific Questions for the Community that you have published.

In short, we enthusiastically support all of the proposed updates to the Traditional Neighborhood zoning districts, and we would urge you and the City Council to initiate a study by the City of Saint Paul's Planning Department that would propose a large-scale rezoning of property into the T Districts across the city.

Below are our responses to your specific Questions for the Community:

1. Do you support additional development flexibility in T Districts, such as increasing building height by 10 feet in T2 and T3 districts? Why or why not? Yes, absolutely. The Planning Department's memo explains that the current requirement of a Conditional Use Permit and Public Hearing to obtain permission for additional height has been a significant impediment to development; allowing an additional ten feet by right is sensible.

2. Do you support simplified, objective design standards for T Districts? Why or why not? Yes. We feel that the proposed updates to the design standards will make them far simpler for prospective developers to follow, without significantly diminishing the required quality of design.

3. Do you support amendments to allow more neighborhood-scaled land uses in T Districts? Why or why not? Yes! Allowing a wider variety of neighborhood-scaled land uses is a positive change; it will enable the gradual development of small, local businesses and reduce administrative burden. This is one area where we would like to see even greater flexibility. For example, we feel that it would be reasonable to allow small restaurants and bars in the T1 district, not only in T2-T4. We also encourage you to consider consolidating the T1 district into the T2 district, so that parcels currently zoned T1 would become part of the T2 district. The dimensional standards of the districts are mostly identical (T2 allows slightly higher intensity for certain commercial uses), and so the primary effect of this change would be to allow a few more non-residential uses in the lowest-intensity district.

4. Do you support an amendment creating a density bonus for affordable housing? Why or why not? Yes. The T districts should have the same (or nearly same)

incentives for affordability that have been incorporated into the residential-only H and RM zoning districts. We trust that the details of these incentives have been calibrated to correspond with the current financial realities of land prices and development costs in Saint Paul, and that they will be updated in the future if and when those factors change.

5. Do you support amendments to allow outdoor gathering areas in front of buildings? Why or why not? Yes. These proposed amendments are a thoughtful strategy to cultivate vibrant, active streetscapes.

Next-Steps

Once the City of Saint Paul has adopted updates to the T Districts, we urge you to initiate a new zoning study that would put these zoning districts into widespread use throughout the City. During the public engagement sessions in May, Planning staff noted that most property owners who apply for rezonings seek to rezone their properties into the T Districts. This is no surprise, given the flexibility of their dimensional requirements and permitted land uses. Saint Paul needs to pursue every opportunity to catalyze neighborhood-scale economic development to build its tax base and build community wealth: rezoning more land into the T Districts is one such opportunity, because it reduces the number of barriers for Saint Paulites to create small-scale businesses within their neighborhoods in response to local needs.

Here are some ideas for what could be included in the scope of such a zoning study:

- Consolidating the Business zoning districts (B1-B5, OS) and the Vehicular Parking district into the Traditional Neighborhood districts (much as the old Residential Single-Family districts were consolidated into the H districts through the 1-4 Unit Housing Study in 2023)
- Rezoning land along arterial streets into the T districts (not only at the Neighborhood Nodes designated in the 2040 Comprehensive Plan)
- Rezoning parcels that once housed commercial spaces (e.g. along former streetcar routes) which are currently zoned in the H districts into the T districts
- Amending the H districts to allow a small number of small-scale commercial land uses (e.g. corner stores, Accessory Commercial Units) under certain conditions

Thank you once again for the invitation to comment, and thank you for taking on this process to modernize the T districts.

Sincerely,

Sustain Saint Paul Board of Directors

Thursday, July 10, 2025

Saint Anthony Park Community Council

Response to Planning Commission Questions on the Traditional Neighborhood District Zoning Study

Thank you for considering the Saint Anthony Park Community Council's response to the Planning Commission's call for community input on questions relating to the potential changes to Traditional Neighborhood (T) Zoning Districts.

The Community Council and its Land Use Committee have reviewed the recommended changes and have the following feedback to the Planning Commission's questions.

Do you support additional development flexibility in T Districts, such as increasing building height by 10 feet in T2 and T3 districts? Why or why not?

> Yes. An additional story of height will allow for higher intensity developments. In Saint Anthony Park, T2 and T3 Districts are located around our commercial areas including Como Ave and University Ave. These areas are well suited to higher intensity development, including increased building height. We also support the proposed change to intensity requirements from units per acre to floor area ratio. Floor area ratio requirements will facilitate creative mixed-use developments in our commercial nodes.

Do you support simplified, objective design standards for T Districts? Why or why not?

> Objective design standards ensure developers understand what requirements will apply to their development proposals. Simplified and objective design standards will improve St. Paul's ability to attract developments in T Districts. This is a welcome change and still leaves the opportunity for District Councils to advocate for their own set of design standards.
>
> We oppose extending application of the building facade continuity standard to T1. It currently doesn't apply in T1 and adding it would make T1 design

standards less simple. One of the largest uses of T1 in the city is along Como Avenue in St. Anthony Park (including the Luther Seminary campus, a Lutheran Social Service office building, a large vacant site at Como and Eustis soon to be developed by Health Partners for a new clinic, a church, and our lovely public library), where this design standard just doesn't make sense.

Do you support amendments to allow more neighborhood-scaled land uses in T Districts? Why or why not?

Absolutely. Local businesses enliven Saint Anthony Park and create destinations throughout the neighborhood. T1 Districts in Saint Anthony Park are located along Como Ave where neighborhood-scaled land uses like local restaurants and shops already exist. Saint Anthony Park already has many 'general retail' businesses located in T2 Districts that are across the street from or share a border with T1 Districts. It just makes sense to expand flexibility of these uses, especially when the expansion is literally across the road in some cases.

Do you support an amendment creating a density bonus for affordable housing? Why or why not?

Yes. Developments that allow people with different economic circumstances to live in Saint Anthony Park should be given density bonuses, just as they would in other residential districts. The upcoming redevelopment of the Luther Seminary campus into residential use would be an ideal project to utilize this proposed density bonus for affordable housing.

We support the proposed density bonus, but would encourage the Planning Commission to consider a stricter affordability requirement. Zillow estimates the average rent in St. Paul at $1,449. Rents affordable to households earning 60% of the area median income (AMI) according to the Metropolitan Council are higher than St. Paul's average rent.

2025 Rental Housing

# Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	$694	$1,158	$1,389	$1,852
1 Bedroom	$744	$1,241	$1,489	$1,985
2 Bedrooms	$894	$1,490	$1,788	$2,384
3 Bedrooms	$1,032	$1,721	$2,065	$2,753
4 Bedroom	$1,152	$1,920	$2,304	$3,072

Developments seeking a density bonus should be providing units that are more affordable than St. Paul's average rent. We would advocate adjusting the amendment to require units affordable at the 50% or 30% AMI levels if developments seek the maximum floor area ratio increase.

Do you support amendments to allow outdoor gathering areas in front of buildings? Why or why not?

Yes. Neighborhood engagement at street level brings excitement and a sense of place. Saint Anthony Park has many businesses with outdoor gathering areas across the neighborhood and we encourage developers to include this type of street level activation in their proposals.

The proposed amendment to allow greater setback for just part of a building doesn't do enough to allow such spaces in front of buildings. Speedy Market at Como-Doswell and Milton Square at Como-Carter are examples of highly valued outdoor gathering areas along the entire frontage of the building; it works just fine. We don't see a need for a maximum setback requirement or examples of a problem it solves. Other T district standards prohibit parking in front of buildings. Property owners have a natural incentive to use their property efficiently and don't need to be forced to minimize front yard setbacks. Where there are greater setbacks, they tend to be used for landscaping and gathering areas that are desirable. It's good that civic and institutional buildings are exempt from maximum setback requirements (the public library at Como-Carter, St. Anthony Park Lutheran Church, and Luther Seminary are examples). But when use of the seminary changes and it is redeveloped, the maximum setback requirements may harm the valued public open space on the Como frontage of the seminary campus. Rather than complicated amendments to complicated unnecessary maximum front yard setback requirements, the maximum setback requirements should simply be eliminated.

Do you support providing design flexibility in master planned areas to achieve the vision adopted for the site? Why or why not?

Currently Saint Anthony Park does not have any districts with master plans. If a master planned area were created with robust community involvement and reflected the vision of the community, then we would support providing design flexibility in those areas.

SAINT PAUL
SAFETY & INSPECTIONS

BUSINESS REVIEW COUNCIL (BRC)
R LYNN PINGOL, CHAIR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

July 9, 2025

Honorable Mayor Carter
Honorable Members of the Saint Paul City Council
390 City Hall
15 Kellogg Boulevard West
St. Paul, MN 55102

Honorable Mayor Carter, Honorable Members of the Saint Paul City Council, Staff,

The City of Saint Paul's Business Review Council respectfully submits this letter of support for proposed T-District amendment changes. The BRC recognizes the importance of added flexibility that the amendment changes will allow for business owners in Saint Paul especially additional neighborhood-scaled uses allowed, streamlined objective design standards, increased development flexibility at nodes and corridors and language changes that are both more accurate and allow for greater public understanding.

In particular, the BRC has identified the following changes that will remove unnecessarily burdensome requirements for both City administration and potential business owners:

- The consolidation of building types to a single category labeled "All other"
- FAR consolidation and replacement
- The increased maximum building height limits in both T2 and T3 areas.
- Removal of land use diversity design standard.
- Removal of transition to lower-density neighborhoods design standard.
- Removal of overly prescriptive standards of door and window openings.

The amendment changes identified and proposed in T-District neighborhoods align well with the charge of the BRC to reduce or simplify burdensome regulations, eliminate obsolete requirements and promote cooperation among various City enforcement agencies, businesses, and neighborhood groups. Thank you for your consideration of this letter.

Sincerely,

R Lynn Pingol, Chair
Business Review Council

1555 Branston Street
Saint Paul, MN 55108
14 July 2025

Kristine Grill, Chair
Saint Paul Planning Commission
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102

RE: Comments on Traditional Neighborhood (T) District Zoning Study

Dear Commissioner Grill and Members of the Planning Commission:

Thanks for the opportunity to comment on the Traditional Neighborhood (T) district Zoning Study, including proposed amendments to T district standards and proposed amendments to other chapters of the Zoning Code related to T districts.

The updated and clarified T district intent language, simplified dimensional standards table, streamlined regulations, and amendments to provide additional development and design flexibility are all good amendments based on what has been learned and how T districts have been used since first adopted in 2004. More could be done to simplify and clarify T district code language, make it more objective, and provide additional development flexibility.

Maximum front yard setback requirements in section 66.331 unnecessarily complicate the code, unnecessarily limit development flexibility, and aren't right some situations. For the kind of pedestrian-oriented design desired in T districts, the key is not to allow parking in front of buildings; this is covered in sections 66.341 & 66.342. It's unnecessary to require smaller front yard setbacks because, where appropriate, developers will want to fully use the space. Patios, outdoor gathering areas, trees and green space along the entire front of buildings are generally seen as desirable. There is no good reason for overly prescriptive maximum front yard setback requirements to restrict such things. Dickerman Park is an example of providing even greater than normal space for such things in front of buildings; it provides welcome relief to hardscape along University Avenue that the community likes. The maximum setback requirements are so complicated it's necessary to say the minimum front setback can't exceed the maximum! Better than more complicated exceptions to allow outdoor gathering areas in front of buildings, simplify and streamline the regulations by deleting the maximum setback requirements.

In some places, "shall be" should be replaced with "is" rather than "must" as proposed in 66.331(a): the first line of 66.331(c/new b), the last sentence of 66.331(d/new c), and 66.344(b). "Must" seems correct in 66.614(b), better than "are" to make the point that outdoor restaurants can't be a stand-alone use.

In 66.342(a)(4), delete both parts of the parentheses.

The amendments to simplify the T district design standards, and to make them more objective, are generally good. Here are some additional suggestions to clarify the language.

In 66.343(b)(4/new 1), *Compatible rehabilitation and reuse,* simply delete the word *traditional*. It seems like a code word for something. What tradition? Who's tradition? It's so ambiguous it's sort of meaningless. Don't add the sentence about setback, which is covered elsewhere, doesn't define *traditional*, and is not the issue here. Don't add the phrase about human scale; it doesn't clarify what "traditional" buildings are. Don't add the word "visibility"; it's unclear and confusing in this context.

In 66.343(b)(8/new 3), *Building facade continuity,* start the first sentence with "In T2-T4, new buildings along ... ." T1 was written and intended for broader use than the other T districts, including for locations and situations where requiring building facade continuity is not appropriate. Therefore, *Table 66.343, Applicability of Traditional Neighborhood Design District Standards* (now proposed to be deleted) does not apply the building facade continuity standard to the T1 district. T1 is a good district for civic, institutional and residential uses along commercial and mixed-use streets for which building facade continuity is not a good standard. T1 is a good district for corner commercial buildings along mixed use streets where requiring building facade continuity is not appropriate. With *Table 66.343, Applicability of Traditional Neighborhood Design District Standards* now proposed to be deleted, 66.343(b)(8/new 3), *Building facade continuity*, needs to be amended to be clear that it just applies in T2-T4, and does not apply in T1.

In 66.343(b)(14/new 8), *Building materials*, underline the new word "*Building*."

In 66.344(d), *Modification of traditional neighborhood design standards in master planned areas*, underline the (d), which is new. Remove the commas between "areas" & "when" and between "infrastructure" & "such" because they confuse and change the meaning of the sentence.

On page 17, move "ARTICLE I. 63.100. GENERAL PROVISIONS AND PERFORMANCE STANDARDS" to come before "Sec. 63.106. Projections into yards." "Sec. 60.104, Construction of language," does not fall under 63.100, but rather falls under "ARTICLE I. 60.100. GENERAL PROVISIONS AND EXCEPTIONS."

In 63.110(d), change the new language so that holding the corner just applies where existing buildings are within 15 feet of the public sidewalk as follows:

(d) ~~In pedestrian-oriented commercial districts characterized by storefront commercial buildings built up to the public sidewalk, new principal structures must have a maximum setback of fifteen (15) feet from a commercial lot line. At intersections,~~ Where at least fifty (50) percent of the frontage of a block or corner is built up with existing buildings within fifteen (15) feet of the public sidewalk, a primary entrance must face the street, and on corner lots buildings must "hold the corner," that is ...

This appears to be the intent and makes sense. Without this change, the "holding the corner" standard would apply to all corner lots in the city, which I assume is not the intent.

In 65.130(b), simply add "floor area ratio" to the first sentence as follows:

(b) *Zoning district standards.* Buildings must conform to the dimensional standards for floor area ratio, minimum lot area per unit, minimum lot width, height, and ...

The proposed new subparagraphs (1) and (2) under 65.130(b) are redundant and should be deleted.

Rewrite the proposed changes to Sec. 65.785 as follows:

Sec. 65.785. Storage facility, ~~rental~~ mixed use.

Rental storage within a mixed-use building.

Standards and conditions ~~in B4-B5 business districts.~~

(a) The facility ~~shall be located within a mixed-use building, shall~~ must not exceed fifteen (15) percent of the ~~gross~~ floor area of the building and ~~shall~~ must not be located on the first floor (except for access) or a skyway level.

(b) The storage facility's primary entrance, loading area, and freight elevators must not be located within the front third of the building, and may not be shared with other uses.

(c) The floor to ceiling height within the storage facility must be a minimum of nine (9) feet.

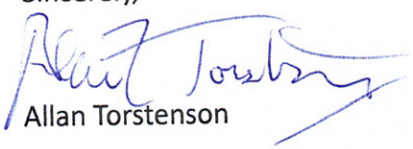
American Planning Association standards and conventions for zoning code definitions state that definitions should not include substantive regulatory provisions. The requirements that the use must not exceed fifteen (15) percent of the floor area of the building and not be located on the first floor belong in the standards and conditions for the use, not in the definition.

In Sec. 69.507(b), *Block length*, start the sentence as follows:

(b) *Block length.* In residential, traditional neighborhood, and business districts, ~~The lengths, widths, and shapes of blocks shall be as are appropriate for the~~ ...

Requiring 330' – 660' block lengths doesn't make sense for industrial districts, and industrial block length requirements are covered in 69.507(d).

Sincerely,



Allan Torstenson

allan.torstenson@gmail.com

651-307-8393

Good evening Spencer,

Here is my comment. My name for the record is Benjamin Werner. If you need my address, it is 431 Classon Ave, Brooklyn, NY 11238.

"In regards to all proposed guiding questions my comment is the following. Any changes that allow for increased density, more walkability, more vibrancy, and less environmental impact are changes I support. Activating our commercial corridors through mixed use zoning is low hanging fruit in the fight for exciting, healthy cities where people can connect and where democracy thrives. I love the idea of promoting outdoor gathering spaces, density bonuses for affordable housing, and any other amendment that simplifies this process and encourages in-fill development on commercial corridors.

The only changes I would make are that I think the zoning districts could be expanded. The entire length of west 7th, all of Payne avenue, the full length of Dale, and Selby avenues should be included. Basically, if it can be a commercial corridor or already is, let's densify it and make it more livable, walkable and fun. Increasing our population through simplifying the T District Zoning will help increase our tax base and make our city more vibrant. If T4 allows the most dense use, I'd propose to change all districts to T4 as of right zoning. I support all amendments. Thank you."

Ben

Dear Mr. Miller,

I am a Saint Paul resident and condo owner at 350 St. Peter Street, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. Thank you for your service to the City of Saint Paul.

Sincerely,

Matt Frank

Dear Planning Commissioners,

I'm writing to express my enthusiastic support for the proposed updates to the Traditional Neighborhood zoning districts. I am particularly supportive of increasing the by-right height limits, to reduce the number of instances that development is delayed by CUP processes; and the expanded number of permitted land uses.

I also want to urge you to initiate another zoning study focused on broadly expanding the T Districts throughout Saint Paul. I suggest three concepts to be included within the scope of the study:

- Simplifying the Zoning Code by sunsetting the Business districts and the Vehicular Parking district (perhaps consolidating them into the T Districts)
- Identifying formerly commercial buildings that are currently zoned in the H Districts and rezoning them into T Districts (to re-enable commercial uses in the future)
- Adding language to the H Districts that would enable small-scale commercial land uses within them (e.g. corner stores and Accessory Commercial Units) under certain conditions

Thanks for the invitation to comment, and thank you for your good work to modernize our Zoning Code.

Luke Hanson
1423 Eleanor Avenue

P.S. I forgot one additional idea to include within the scope of the study (perhaps the most straightforward one): rezoning land along arterial streets in Saint Paul into the T Districts. Thanks.

Hello Planning Commissioners,

I am a Saint Paul resident at 238 Dale Street North, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. Thank you for your service to the City of Saint Paul.

-Emmet Chappelle

Hello Planning Commissioners,

I am a Saint Paul resident at 890 Kenneth St. in Highland Park, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. Thank you for your service to the City of Saint Paul.

Sincerely,
Jenn

Hello Planning Commissioners,

I am a Saint Paul resident at 1458 Arona St Saint Paul, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards.

Thank you for your service to the City of Saint Paul.

Matthew Belanger

Hello Planning Commissioners,

I am a Saint Paul resident at 695 Fuller Ave., writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. Thank you for your service to the City of Saint Paul.

Thanks,

- Lincoln Wells

Hello Planning Commissioners,

I am a St .Paul resident from the West 7th neighborhood. After spending time in Europe this summer, marveling at their community-centered, walkable cities, I am happy to be writing to express my approval for the city studying changes that align T-Districts with the 2040 comprehensive plan.

I would also encourage the city to go a step beyond by studying a wider implementation of T-Districts to all current and future transit corridors. I am also in support of the city folding T1 districts into T2 districts, whose more expansive permitted uses and standards would help facilitate accessible community spaces that make for a more walkable, sustainable, and connected community.

Thank you for your service to the City of Saint Paul!

Best,
Barb Thees
232 Goodrich Ave, St Paul, MN 55102

Hello Planning Commissioners,

I am a Saint Paul resident at 2001 Selby Ave, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. Thank you for your service to the City of Saint Paul.

Best,

Henry Parker
2001 Selby Ave
St Paul, MN 55104

Hello Planning Commissioners,

I am a Saint Paul resident at 808 Berry St, Apt 407, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. Thank you for your service to the City of Saint Paul.

Noah Schneider

Hello Planning Commissioners,

I am a Saint Paul resident at 195 Cleveland Ave S, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. I am especially in favor of any city planning that increases safety for pedestrians and cyclists, and encourages business growth and housing density along existing transit routes and nodes. Thank you for your service to the City of Saint Paul.

Sincerely,

Rachel Willson-Broyles

Dear Mr. Johnson,

I support the proposal that density bonuses in T-zoned districts be given ONLY when tied to affordability. I also request that the Planning Commission and the City Council enact those same rules for density bonuses in RL1, H1 and H2 zoning districts. I further request that the Student Housing Overlay District be updated with the new housing unit types allowed in those districts. Thank you in advance for your consideration. Chris Schirber

Hello Planning Commissioners,

I am a Saint Paul resident and small business owner. I live in Mac Groveland and have my business in the Creative Enterprise Zone. I enthusiastically support the zoning amendments proposed by City staff in the recent Traditional Neighborhood district zoning study: the proposed updates are sensible ways to make the T districts more functional. One reason we were able to get traction in forming the CEZ is because of the strength of the small commercial district on Raymond. It has contributed to a thriving mixed-use community. I would love to have more small businesses near my home (Cretin and St. Clair). We have longed for a coffee shop or bakery on our near corner.

I have two suggestions:

1. Consider folding the T1 district into the T2 district, which I believe has a superior set of permitted uses and standards.

2. I would like to see the Traditional Neighborhood zoning districts applied more broadly across the City, along current and future transit corridors and arterial streets. Please initiate a second zoning study that would propose more T zoning throughout Saint Paul.

Thank you for your service to the City of Saint Paul.

Catherine Reid Day

Hello Planning Commissioners,

*I am a Saint Paul resident at **1383 Charles Ave, 55104**. I enthusiastically support the zoning amendments proposed by City staff in the recent Traditional Neighborhood district zoning study: the proposed updates are sensible ways to make the T districts more functional. I have two suggestions*:

1. Consider folding the T1 district into the T2 district, which I believe has a superior set of permitted uses and standards.

2. I would like to see the Traditional Neighborhood zoning districts applied more broadly across the City, especially along current and future transit corridors and arterial streets. Please initiate a second zoning study that would propose more T zoning throughout Saint Paul.

Thank you for your service to the City of Saint Paul.

Daniel Phillips

Hello,

I’m a homeowner in the Macalester-Groveland Neighborhood.

- I’m writing to convey my support for the proposal that density bonuses in T-zoned districts be given ONLY when tied to affordability.

- I also request that the Planning Commission and the City Council enact those same rules for density bonuses in RL1, H1 and H2 zoning districts.

- I further request that the Student Housing Overlay District be updated with the new housing unit types allowed in those districts.

Thank you for your time and consideration.

Keren Ashie Whaley, MS, RN, FNP-C
2006 Lincoln Ave

Hello,

I’m a homeowner in the Macalester-Groveland Neighborhood.

- I’m writing to convey my support for the proposal that density bonuses in T-zoned districts be given ONLY when tied to affordability.

- I also request that the Planning Commission and the City Council enact those same rules for density bonuses in RL1, H1 and H2 zoning districts.

- I further request that the Student Housing Overlay District be updated with the new housing unit types allowed in those districts.

Thank you for your time and consideration.

Daniel Whaley, PE - State of Texas
2006 Lincoln Ave

Dear Spencer,

I am writing as a homeowner in the Macalester-Groveland neighborhood to express my support for the proposal requiring density bonuses in T-zoned districts to be tied exclusively to affordability requirements.

I respectfully request that the Planning Commission and City Council extend these same density bonus requirements to RL1, H1, and H2 zoning districts.

Additionally, I request that the Student Housing Overlay District be updated to incorporate the new housing unit types permitted in these districts.

Thank you for your time and consideration.

Sincerely,

Kelly Wilen

Hi Spenser,

I strongly support the proposal that density bonuses in T-zoned districts be granted **only** when they are directly tied to true affordability. Our neighborhoods deserve housing that serves the people who live and work here, not just developers' bottom lines. I urge the Planning Commission and the City Council to apply these same common-sense rules to RL1, H1, and H2 zoning districts as well.

Also, I would like to ask that the Student Housing Overlay District be promptly updated to reflect the new types of housing units now allowed in those areas. This is an important opportunity to align our policies with the evolving needs of our community.

Let’s ensure growth in our city is thoughtful, equitable, and genuinely affordable for all. Thank you.

Thanks,
Justin Grammens
2030 Dayton Ave
Saint Paul, MN 55104

Dear Spencer,
I support the proposal that density bonuses in T-zoned districts be given ONLY when tied to affordability. I also request that the Planning Commission and the City Council enact those same rules for density bonuses in RL1, H1 and H2 zoning districts. I further request that the Student Housing Overlay District be updated with the new housing unit types allowed in those districts. Thank you.
Margaret Frank
1977 Lincoln Ave, St Paul, MN 55105

Hello,
I'm a homeowner in the Merriam Park Neighborhood.
- I'm writing to convey my support for the proposal that density bonuses in T-zoned districts be given ONLY when tied to affordability.
- I also request that the Planning Commission and the City Council enact those same rules for density bonuses in RL1, H1 and H2 zoning districts.
- I further request that the Student Housing Overlay District be updated with the new housing unit types allowed in those districts.

Thank you for your time and consideration,

Molly Tiedeman Brown

Hello,

As a homeowner in the Union Park neighborhood, I am writing to express my support for the proposal that density bonuses in T-zoned districts be granted only when tied to affordability.

I also request that the Planning Commission and City Council apply this same rule for density bonuses in the RL1, H1, and H2 zoning districts.

Additionally, I request that the Student Housing Overlay District be updated to include the new housing unit types now permitted in those districts.

Thank you for your time and consideration. Please let me know if you have any questions or additional information I may provide.

John Pyle

Good afternoon,

I am writing to voice my support for the changes to T zoning. I believe we should continue to improve density along transportation hubs and, if anything, don't think the expansions go far enough. Thank you for your work to ensure St. Paul can continue to be a growing city and one that hopefully can be affordable for more people to enjoy in the future.

Best,

Casey Ulrich
1723 Field Ave

I support the proposal that density bonuses in T-zoned districts be given ONLY when tied to affordability. I also request that the Planning Commission and the City Council enact those same rules for density bonuses in RL1, H1 and H2 zoning districts. I further request that the Student Housing Overlay District be updated with the new housing unit types allowed in those districts.

Thank you.

Kathy Brudevold

2208 Sargent Ave

Spencer-

Thank you for returning my call. I will not be able to attend the Planning Commission meeting on July 11, 2025 at 8:30 am. I would like to give you what I would have said at the meeting.

This issue that I have with the T1,2,3,4 and the H1,2 zoning changes is that the developers have too much power over the residents in the neighborhoods where they want to make things "more " dense. I am opposed allowing a developer to tear down 2 single dwelling homes in order to build 4-6 story buildings. Would you want a 4 story, 24 unit next to your home? This is the kind of building St Paul does not need. Residents are not notified until after the fact. This is not how to treat your long-term residents.

It saddens me to watch my neighborhood change from single dwelling homes to four and 6 story apartment buildings, one right after another. These are not neighborhoods - these are asphalt jungles.

I hope the city can recognize that the long-term residents are being "kicked out" of their homes because of high taxes. The goal of more density is not the answer to the revenue question. Cutting your spending is the answer.

Thank you for allowing my response on these issues.

Sincerely,

KC Cox
Carroll Ave

Hi Spencer,

I live in Ward 4 and am writing to express my strong support for expanding T Districts. Doing so will help my neighborhood become more walkable, with more of our daily needs reachable on foot or by bike. Strict zoning separations between residential and commercial uses are an anachronism that are standing in the way of real progress in making St. Paul more livable and in pushing down our total vehicle miles traveled (by car, that is.)

Thank you—

Mark Thieroff

Hello Planning Commissioners,

I am a Saint Paul resident at 811 Como Ave Apt 8. I enthusiastically support the zoning amendments proposed by City staff in the recent Traditional Neighborhood district zoning study: the proposed updates are sensible ways to make the T districts more functional. I have two suggestions:

1. Consider folding the T1 district into the T2 district, which I believe has a superior set of permitted uses and standards.

2. I would like to see the Traditional Neighborhood zoning districts applied more broadly across the City, along current and future transit corridors and arterial streets. Please initiate a second zoning study that would propose more T zoning throughout Saint Paul.

I support the statement released by Sustain Saint Paul, attached.

Thank you for your service to the City of Saint Paul.

Jacob Hooper

Hello Planning Commissioners,

I am a Saint Paul resident at 337 7th St W. I enthusiastically support the zoning amendments proposed by City staff in the recent Traditional Neighborhood district zoning study: the proposed updates are sensible ways to make the T districts more functional. I have two suggestions:

1. Consider folding the T1 district into the T2 district, which I believe has a superior set of permitted uses and standards.

2. I would like to see the Traditional Neighborhood zoning districts applied more broadly across the City, along current and future transit corridors and arterial streets. Please initiate a second zoning study that would propose more T zoning throughout Saint Paul.

Thank you for your service to the City of Saint Paul.

Braden Holmes
Cabinetmaker
St. Paul, MN
5073639021
bradenholmes33@gmail.com

Hello Planning Commissioners,

*I am a Saint Paul resident at **958 Hatch Ave**. I enthusiastically support the zoning amendments proposed by City staff in the recent Traditional Neighborhood district zoning study: the proposed updates are sensible ways to make the T districts more functional. I have two suggestions:*

1. Consider folding the T1 district into the T2 district, which I believe has a superior set of permitted uses and standards. As an artist who would like to be able to have a small retail store front on Front Ave and a small workspace this zoning would allow.

2. I would like to see the Traditional Neighborhood zoning districts applied more broadly across the City, along current and future transit corridors and arterial streets. Please initiate a second zoning study that would propose more T zoning throughout Saint Paul. As an artist who would love to be able to have a small retail store on Front Ave and a small workspace this zoning would allow. Even if this was only applied to larger/higher volume streets so the neighbor hoods were still all residential. These changes would drastically improve the opportunities for future business and community vibrancy!

Thank you for your service to the City of Saint Paul.

Carl Fristad

Hello Planning Commissioners,

I am a Saint Paul resident at 2183 Scheffer Ave. I enthusiastically support the zoning amendments proposed by City staff in the recent Traditional Neighborhood district zoning study: the proposed updates are sensible ways to make the T districts more functional. I have two suggestions:

1. Consider folding the T1 district into the T2 district, which I believe has a superior set of permitted uses and standards.

2. I would like to see the Traditional Neighborhood zoning districts applied more broadly across the City, along current and future transit corridors and arterial streets. Please initiate a second zoning study that would propose more T zoning throughout Saint Paul.

Thank you for your service to the City of Saint Paul.

Philip Breczinski

Hello Planning Commissioners,

I am a Saint Paul resident at **(1597 Chelsea St)**, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. I currently have one coffee shop in my neighborhood and it used to be a daycare. I would love to have multiple buildings that can be allocated so we can have both at one time. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. Thank you for your service to the City of Saint Paul.

Sigrid O

Hello Planning Commissioners,
I am writing to express my support for the recent zoning amendments proposed in the traditional neighborhood district (T-district) zoning study. I chose to reside in Saint Paul due to the walkability of my neighborhood, and I believe that every resident should be able to walk to a variety of small, local businesses.
Therefore, I would suggest that the Traditional Neighborhood zoning districts are applied in more locations across the City, including along current and future transit corridors and arterial streets.
Secondly upon review of the zoning study, I would recommend that the T1 district designation should be phased out in favor of the current T2 standards, which provide a higher degree of flexibility to entrepreneurs.

Thank you for your consideration.

John Scalise
924 Ighehart Ave, Saint Paul

Dear Planning Commission members,

I do a lot of walking in Saint Paul, especially in the Frogtown and Summit-University neighborhoods, and I am always intrigued by buildings, often on corners, that clearly once were small businesses - grocers, cafes, - that are no longer. I would love to see a return to more mixed uses in our residential neighborhoods. I've had the great fortune of traveling in Japan, where I see a very healthy mix of uses side by side - small rice paddies and vegetable gardens, homes, businesses, small shrines, schools - all in the suburb where my brother lives.

I am in favor of the city studying changes that align T-Districts with the 2040 comprehensive plan and studying a wider implementation of T-Districts to all current and future transit corridors. I think they would increase the vibrancy of our city and create more places where neighbors can get to know each other.

Thank you for considering these options.

Jeanne Landkamer
954 Aurora Ave.
St. Paul, MN 55104

Hello Planning Commissioners,

My wife Ofelia and I own IO Investments LLC, which owns a small Saint Paul commercial building at 1053 Dale St. N. This is where we operate [www.coffeeinlaw.com]Abogados Café, the first Latina-owned coffee shop in the Twin Cities.

I enthusiastically support the zoning amendments proposed by City staff in the recent Traditional Neighborhood district zoning study: the proposed updates are sensible ways to make the T districts more functional. I have two suggestions:

1. Consider folding the T1 district into the T2 district, which I believe has a superior set of permitted uses and standards.

2. I would like to see the Traditional Neighborhood zoning districts applied more broadly across the City, along current and future transit corridors and arterial streets. Please initiate a second zoning study that would propose more T zoning throughout Saint Paul.

When Ofelia and I rezoned the building to T2 we got some help and guidance from city staff. However, the process was grueling and confusing. Language and standards from the 1900s made it all difficult to navigate. The process took about six months. For a business owner, that is way too long of a process.

I want a city where opening and operating a business is seamless and affordable. Currently, it is neither. As a business lawyer, I help business owners open shop all over Minnesota. Let me tell you a non-secret, the city of St. Paul is the toughest to enter and remain. My clients are not rushing to do business here. They only set up shop here if they must. Construction contractors automatically turn down projects when they hear "Saint Paul." It's not looking good.

St. Paul is dying. The census shows a decline in population. At this rate, our beloved capital city will be a ghost town in a few decades. The silverlining is that it could attract tourists to walk around the St. Paul of yore. But let's not get there.

This dying grandpa is on life support. Yet he's not that old--he's only been fed the wrong things, with minimal exercise, and poor sleep. Our city tends to follow very lofty and well-intended policies that are impractical and harmful. It appears our leaders care primarily about the good intentions of their policies, while ignoring their terrible results. There are a lot of egos within city

governance. Pet projects are prioritized over the wellbeing of the city as a whole. Leaders don't want to wake up and smell the coffee. Nevertheless, "I meant well" is not enough.

So here we are, with a dying city that can only be revitalized with common sense policies that foster business growth while taking the marginalized into account. This is not rocket science. Other cities have figured it out and are thriving.

Thank you for your service to the City of Saint Paul.

Sincerely,

Inti Martínez-Alemán
IO Investments LLC

1053 Dale St. N, Suite 202

Saint Paul, MN 55117

651-317-4895
ioinvestmentsmn@gmail.com

Hello Planning Commissioners,

I am a Saint Paul resident at (1800 Graham Ave, Saint Paul MN 55116), writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. Thank you for your service to the City of Saint Paul.

Courtney Peterson

Hello!

My name is Christopher Woxland, a born and raised St. Paulite currently living at 1515 Marshall Ave. I'm writing to voice my approval for future implementations of T districts throughout the city. Further I want to express my desire for the city to legalize accessory commercial units and corner stores in residential zoning districts. Both actions would allow the city to continue its mission to become a more sustainable and equitable city by providing walkable neighborhoods for all residents in the city. Not just those near transit lines or arterial streets.

Having grown up at 1999 Itasca Ave, I know first hand the disadvantages of living in a neighborhood surrounded with exclusively H1 zoning. This meant growing up to get to any coffee shops, grocers, restaurants, and other neighborhood gathering places. I (along with all my neighbors in this area) would have to walk at least a mile to either get to the Village or the W7th plaza. We are one of many neighborhoods in St. Paul where there is a dearth of walkable neighborhood shops.

This is why I had left St. Paul to go to college and stayed for a few years after as even predominantly residential neighborhoods would have coffee shops, bars, restaurantes and other small businesses dotted throughout allowing one to be able to live in the neighborhood without a car. Thankfully when I decided to move back home I found a neighborhood that is off multiple transit lines and has allowed for not only T style development but other walkable infrastructure as well. Being able to allow coffee shops or other small neighborhood stores (like Talisman) on street corners throughout the city and not just in those areas will greatly improve the quality of life for the city's residents.

Thank you,
Christopher

I am a Saint Paul resident at 1768 Englewood Ave, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards.

Thank you for your service to the City of Saint Paul.

Bobby Wargo

I am a Saint Paul resident at 978 Barrett, writing to express approval for the city studying changes that align T-Districts with the 2040 comprehensive plan. In fact, I would like to see the city go further by studying a wider implementation of T-Districts to all current and future transit corridors. Furthermore, I would like to see the city fold T1 districts into T2 districts, which I believe have a superior set of permitted uses and standards. Thank you for your service to the City of Saint Paul.

Matt Schneider
South Como Community Investment Cooperative
secretary@southcomocoop.org | southcomocoop.org

Dear Mr. Miller-Johnson,

I’m a homeowner in St. Paul's Shadow Falls neighborhood. I’m concerned about degradation of our neighborhood from the proliferation of closely-spaced, dormitory-style student housing structures, and the resulting increase in noise, litter, parking issues, vehicular and pedestrian traffic, and vehicle-pedestrian and vehicle-cyclist conflicts, and worsened visual appeal and sense of neighborhood cohesion.

- I’m writing to convey my support the proposal that density bonuses in T-zoned districts be given ONLY when tied to affordability.

- I also request that the Planning Commission and the City Council enact those same rules for density bonuses in RL1, H1 and H2 zoning districts.

- I further request that the Student Housing Overlay District be updated with the new housing unit types allowed in those districts.

Respectfully,

James Johnson

jjohns007@icloud.com
2224 Dayton Ave, St. Paul, MN 55104

Hello Planning Commissioners,

I am a longtime Saint Paul resident at 935 Linwood Ave. I enthusiastically support the zoning amendments proposed by City staff in the recent Traditional Neighborhood district zoning study: the proposed updates are sensible ways to make the T districts more functional. I have two suggestions:

1. Consider folding the T1 district into the T2 district, which I believe has a superior set of permitted uses and standards.

2. I would like to see the Traditional Neighborhood zoning districts applied more broadly across the City, along current and future transit corridors and arterial streets. Please initiate a second zoning study that would propose more T zoning throughout Saint Paul.

It would be wonderful to have many more vibrant neighborhood shopping nodes available like we currently see in our sister city, Minneapolis.

Thank you for your consideration,

Kimberly Feilmeyer

Hello Planning Commissioners,

I am a Saint Paul resident at ***(1446 Cumberland St. St. Paul, MN 55117).*** *I enthusiastically support the zoning amendments proposed by City staff in the recent Traditional Neighborhood district zoning study: the proposed updates are sensible ways to make the T districts more functional. I have two suggestions:*

1. Consider folding the T1 district into the T2 district, which I believe has a superior set of permitted uses and standards.

2. I would like to see the Traditional Neighborhood zoning districts applied more broadly across the City, along current and future transit corridors and arterial streets. Please initiate a second zoning study that would propose more T zoning throughout Saint Paul.

We would love to find ways to support local entrepreneurs and small businesses in our neighborhoods. Thank you for your service to the City of Saint Paul.

Sincerely, Gina Brewington

906-360-6107

Hello -

I am reaching out to express my support for the proposal that density bonuses in T-zoned districts be given **ONLY** when tied to affordability. I also strongly urge the Planning Commission and the City Council enact those same rules for density bonuses in RL1, H1 and H2 zoning districts. Further, I request that the Student Housing Overlay District be updated with the new housing unit types allowed in those districts.

I live in Merriam Park and we do not need more student housing! The buildings being put up in my neighborhood currently are large, configured for students, and are definitely not affordable. They do not fulfill the desire by the city for affordable housing and neighborhood diversity. They do not help to maintain a good balance between full-time residents of Merriam Park and the student population. The Student Housing Overlap was enacted to maintain a balance between a livable neighborhood and a college campus. The current situation is not maintaining that balance and could drive down housing costs and cause people to move away.

Thank you.
Naomi Shapiro

ARTICLE III. 66.300. TRADITIONAL NEIGHBORHOOD DISTRICTS

Division 1. 66.310. Intent

Sec. 66.311. General intent, T traditional neighborhood districts.

~~TN-~~ tTraditional neighborhood districts are intended to foster ~~the development and growth of~~ compact, pedestrian-oriented ~~urban villages~~ development in neighborhood nodes, along transit corridors, and at large redevelopment sites. All four (4) districts are intended to encourage a compatible mix of commercial, ~~and~~ residential, civic, and institutional uses within buildings, sites and blocks; new development in proximity to major transit streets and corridors; and additional choices in housing.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.312. Intent, T1 low-intensity traditional neighborhood district.

The T1 traditional neighborhood district ~~is intended to~~ provides for neighborhood-scale compact, pedestrian-oriented mixed-use areas ~~of limited size,~~ with a variety of residential, office, ~~and~~ service, civic, and institutional uses ~~that primarily serve neighborhood needs~~. It is also intended for corner commercial buildings in residential areas and to serve as a transitional use of land along major thoroughfares~~,~~ and between commercial or industrial districts and residential districts ~~or other less intensive land uses~~.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.313. Intent, T2 medium-intensity traditional neighborhood district.

The T2 traditional neighborhood district ~~is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support~~ provides for medium-intensity compact, pedestrian-oriented commercial, ~~and~~ residential, civic, and institutional development that~~, in turn, can~~ supports ~~and increase~~ transit usage. It is intended primarily for neighborhood nodes and along existing or planned transit corridors. It encourages~~, but does not require,~~ pedestrian-oriented development with a variety of uses and housing types, ~~with~~and appropriate ~~careful attention to the amount and placement of parking and~~ transitions to adjacent residential neighborhoods.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.314. Intent, T3 medium-intensity traditional neighborhood district.

The T3 traditional neighborhood district provides for medium-intensity~~higher-density pedestrian- and transit-oriented~~ residential and commercial mixed-use development in higher intensity neighborhood nodes and transit corridors. It ~~is designed for~~ encourages transit-oriented development with a variety of land uses and higher density housing types to accommodate households of varying sizes, ages, and incomes. ~~development or redevelopment of land on sites large enough to support:~~

~~(a) A mix of uses, including residential, commercial, civic and open space uses in close proximity to one another;~~

~~(b) A mix of housing styles, types and sizes to accommodate households of varying sizes, ages and incomes;~~

~~(c) A system of interconnected streets and paths that offer multiple routes for motorists, pedestrians and bicyclists, and are connected to existing and future streets;~~

~~(d) A system of open space resources and amenities; and incorporation of environmental features into the design of the neighborhood.~~

~~The T3 district is also intended for smaller sites in an existing mixed-use neighborhood center where some of the above elements already exist, or in an area identified in the comprehensive plan as a potential "urban village" site. The above elements may be found within the T3 district or adjacent to it; the intent is that all would be present within a reasonable walking distance.~~

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.315. Intent, T4 high-intensity traditional neighborhood district.

The T4 traditional neighborhood district provides for high-intensity-density, transit-supportive, pedestrian-friendly mixed-use development. It is particularly intended for use near transit stops along fixed rail transit (including commuter rail, light rail and trolley) corridors, existing and planned transit corridors where a greatermore frequent transit service and reliance on transit makes high-density intensity mixed-use development possible and desirable.

(Ord. No. 11-27, § 1, 4-20-11)

Division 2. 66.320. Principal Uses in Traditional Neighborhood Districts

Sec. 66.321. Traditional neighborhood district use table.

Table 66.321, traditional neighborhood district uses, lists all permitted and conditional uses in the T1—T4 traditional neighborhood districts, and notes applicable development standards and conditions.

Table 66.321. Traditional Neighborhood District Uses

Use	T1	T2	T3	T4	Definition (d) Standards (s)
Residential Uses					
Dwellings					
One-family dwelling	P	P	P		(d), (s)
Two-family dwelling	P	P	P		(d)
Cluster development	P/C	P/C	P/C	P/C	(d), (s)
Multiple-family dwelling	P	P	P	P	(d)
Housing for the elderly	P	P	P	P	(d)
Mixed Commercial—Residential Uses					
Home occupation	P	P	P	P	(d), (s)
Live-work unit	P	P	P	P	(d), (s)
Mixed residential and commercial use	P	P	P	P	
Congregate Living					
Adult care home	P/C	P	P	P	(d), (s)
Community residential facility, licensed correctional	C	C	C	C	(d), (s)
Dormitory	P/C	P	P	P	(d), (s)
Emergency housing facility	P/C	P/C	P/C	P/C	(d), (s)
Foster home	P	P	P	P	(d)
Fraternity, sorority	P/C	P	P	P	(d), (s)
Roominghouse	C	C	C	C	(d), (s)
Shelter for battered persons	P/C	P/C	P/C	P/C	(d), (s)
Sober house	P/C	P/C	P/C	P/C	(d), (s)
Supportive housing facility	P/C	P	P	P	(d), (s)
Civic and Institutional Uses					
Club, noncommercial		P	P	P	(d)
College, university, seminary, or similar institution of higher learning	P	P	P	P	(d)
Community center	P	P	P	P	(d), (s)
Day care	P	P	P	P	(d), (s)
Homeless services facility	P/C	P/C	P/C	P/C	(d), (s)
Museum	P/C	P	P	P	(s)
Public library	P	P	P	P	

Public and private park, playground	P	P	P	P	
Religious institution	P	P	P	P	(d)
School, primary & secondary	P	P	P	P	
Trade school, arts school, dance school, etc.	P	P	P	P	
Public Services and Utilities					
Antenna, cellular telephone	P/C	P/C	P/C	P/C	(d), (s)
Municipal building or use	P	P	P	P	(s)
Solar energy generation facility, community	P/C	P/C	P/C	P/C	(d), (s)
Utility or public service building	C	C	C	C	(d), (s)
Commercial Uses					
Office, Retail, and Service Uses					
General office, studio	P	P	P	P	(d)
General retail	P	P/C	P/C	P/C	(d), (s)
Service business, general	P	P	P	P	(d)
Service business with showroom or workshop		P/C	P/C	P/C	(d), (s)
Animal boarding			P		(d), (s)
Animal day care	P	P	P	P	(d), (s)
Artist's studio	P	P	P	P	(d)
Business sales and services		P	P		(d)
Drive-through sales and services, principal and accessory		C			(s)
Dry cleaning, commercial laundry		P	P	P	(s)
Farmers market	P~~/C~~	P~~/C~~	P~~/C~~	P~~/C~~	(d), (s)
Garden center, outdoor		P	P	P	(d), (s)
Hospital		C	C	C	(d)
Mortuary, funeral home		P	P	P	
Outdoor uses, commercial		P/C	P/C	P/C	(d), (s)
Tattoo shop	P	P	P	P	
Tobacco products shop		P/C	P	P	(d), (s)
Veterinary clinic		P	P	P	(d), (s)
Food and Beverages					
Bar		P/C	P/C	P/C	(d), (s)
Brew on premises store		P	P	P	(d), (s)
Coffee shop, tea house	P/C	P/C	P/C	P/C	(d), (s)
Restaurant		P/C	P/C	P/C	(d), (s)
Restaurant, fast food		P/C	P/C	P/C	(d), (s)
Commercial Recreation, Entertainment and Lodging					
Bed and breakfast residence	P	P	P	P	(d)
Hotel		P	P	P	(d)
Short term rental dwelling unit	P/C	P/C	P/C	P/C	(d), (s)
Health/sports club	P	P	P	P	(d)
Indoor recreation		C	C	C	(d), (s)
Outdoor sports/entertainment				P	(s)
Reception hall/rental hall		C	C	C	
Theater, assembly hall		P/C	P/C	P/C	(s)
Automobile Services					
Auto body shop				C	(d), (s)
Auto convenience market		C	C		(d), (s)
Auto service station		C	C		(d), (s)
Parking Facilities					

Parking facility, commercial		C	C	C	(d), (s)
Transportation					
Bus or railroad passenger station			C	C	
Railroad right-of-way	C	C	C	C	(s)
Limited Production and Processing					
Agriculture	P/C	P/C	P/C	P/C	(d), (s)
Brewery, craft		P/C	P/C	P/C	(d), (s)
Distillery, craft		P/C	P/C	P/C	(d), (s)
Limited production and processing		P/C	P/C	P/C	(d), (s)
~~Mail order house~~		~~P~~	~~P~~	~~P~~	
Printing and publishing		P/C	P/C	P/C	(s)
Storage facility, mixed-use			P	P	(d), (s)
Winery, craft		P/C	P/C	P/C	(d), (s)
Accessory Uses					
Accessory use	P	P	P	P	(d), (s)
Dwelling unit, accessory	P	P	P		(d), (s)
Micro-unit dwellings accessory to a religious institution	P	P	P	P	(d), (s)

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.321, principal uses in traditional neighborhood districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

(C.F. No. 08-640, § 4, 7-9-08; Ord No. 11-26, § 2, 3-23-11; Ord No. 11-27, § 1, 4-20-11; Ord No. 12-26, § 1, 5-23-12; Ord 13-44, § 2, 8-28-13; Ord 13-51, § 5, 11-13-13; Ord 13-57, § 3, 12-4-13; Ord 15-5, § 3, 2-5-15; Ord 16-5, § 1, 4-13-16; Ord 16-25, § 1, 8-17-16; Ord 16-13, § 5, 9-14-16; Ord 17-1, § 3, 1-25-17; Ord 17-38, § 4, 10-25-17; Ord 19-10, § 1, 6-26-19; Ord 19-72, § 2, 1-8-20; Ord 22-3, § 1, 1-19-22; Ord 21-33, § 1, 11-10-21; Ord 23-43, § 7, 10-18-23; Ord 23-57, § 3, 12-13-23)

Division 3. 66.330. Traditional Neighborhood District Density and Dimensional Standards

Sec. 66.331. - Density and dimensional standards table.

Table 66.331, traditional neighborhood district dimensional standards, sets forth density and dimensional standards that are specific to traditional neighborhood districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability. Where an existing building does not conform to the following requirements, the building may be expanded without fully meeting the requirements as long as the expansion does not increase the nonconformity.

Table 66.331. Traditional Neighborhood District Dimensional Standards

Building Type by Zoning District	~~Density~~Intensity	Lot Area~~Size~~ Min.~~imum~~ (per principal unit)	Lot Width Min.	Building Height (feet)		Yard Setbacks (feet)		
	Min.—Max.(a)	~~Area~~ (sq. ft.)(a)	~~Width~~ (feet)	Min.	Max.	Front Min.—Max.	Side Min.	Rear Min.
T1								

1- & 2-family dwelling	~~6—12 units/acre (b)~~ 0.3-1.0 FAR (e)	~~3500~~1000 ~~(b)~~	~~30~~ 25	none	35 (~~e~~d)	1~~0~~5—25 (~~i~~h)	(~~k~~j)	15
~~2-family /townhouse~~	~~8—20 units/acre (b)~~	~~2000 (b)~~	~~20~~	~~none~~	~~35 (e)~~	~~10—25 (i)~~	~~(k)~~	~~15~~
~~Multifamily~~ All other	~~10—25 units/acre (b)~~ 0.3-1.0 FAR (e)	~~1700 (b)~~ n/a	n/a	none	35 (~~e~~d)	~~1~~0—25 (~~i~~h)	(~~k~~j)	(~~k~~j)
~~Nonresidential or mixed use~~	~~0.3—1.0 FAR~~	~~n/a~~	~~n/a~~	~~none~~	~~35 (e)~~	~~0—25~~	~~(k)~~	~~(k)~~
T2								
1- & 2-family dwelling	~~6—12 units/acre (b)~~ 0.3-1.0 FAR (e)	~~3500~~1000 ~~(b)~~	~~30~~ 25	none	35 (~~e~~d)	1~~0~~5—25 (~~i~~h)	(~~k~~j)	15
~~2-family /townhouse~~	~~8—20 units/acre (b)~~	~~2000~~1000 ~~(b)~~	~~20~~ 25	~~none~~	~~35 (e)~~	~~10—25 (i)~~	~~(k)~~	~~15~~
~~Multifamily~~	~~FAR as for mixed use~~	~~n/a~~	~~n/a~~	~~none~~	~~35 (e), (f)~~	~~10—25 (i)~~	~~(k)~~	~~(k)~~
~~Nonresidential or mixed use~~ All other	0.3—2.0 FAR with surface parking, 0.3—3.0 FAR with structured or no parking, and 0.5 min. FAR in light rail station areas (~~c~~b), (e)	n/a	n/a	none	4~~3~~5 (~~e~~d)~~,~~ ~~(f)~~	0—10 (j~~h~~), (i)	(~~k~~j)	(~~k~~j)
T3								
~~1-family dwelling~~	~~8—12 units/acre (b)~~	~~3500 (b)~~	~~30~~	~~25~~	~~35 (e)~~	~~15—25 (i)~~	~~(k)~~	~~15~~
~~2-family /townhouse~~	~~10—20 units/acre (b)~~	~~2000 (b)~~	~~20~~	~~25~~	~~35 (e)~~	~~10—25 (i)~~	~~(k)~~	~~15~~
~~Multifamily~~	~~0.5—3.0 FAR(d)~~	~~n/a~~	~~n/a~~	~~25~~	~~45 (e), (g), (l)~~	~~10—25 (i)~~	~~(k)~~	~~(k)~~
~~Nonresidential or mixed use~~ All	0.5—3.0 FAR (~~d~~c), (e)	n/a	n/a	25	55 (~~e~~d), (~~g~~f)~~,~~ ~~(l)~~	0—10 (j~~h~~), (i)	(~~k~~j)	(~~k~~j)
T4								
~~Multifamily~~	~~0.5 min. FAR (d)~~	~~n/a~~	~~n/a~~	~~25~~	~~75 (e), (h)~~	~~10—25 (i)~~	~~(k)~~	~~(k)~~
~~Nonresidential or mixed use~~ All	0.5 min. FAR (~~d~~c)	n/a	n/a	25	75 (~~e~~d), (~~h~~g)	0—10 (j~~h~~), (i)	(~~k~~j)	(~~k~~j)

Min. - Minimum Max. - Maximum FAR - Floor Area Ratio n/a - not applicable

Notes to table 66.331, traditional neighborhood district dimensional standards:

(a) In calculating the area of a lot that adjoins a dedicated public alley, for the purpose of applying minimum lot area and maximum density requirements, one-half the width of such alley adjoining the lot ~~shall be~~is considered part of the lot. The minimum FAR applies to new buildings. The minimum FAR does not apply to the creation or reconfiguration of lots, or to removal of buildings. For a new building on a zoning lot where an existing building will remain, or where the new building and its associated parking and landscaping will cover only part of the site and leave the rest of the site open for an additional building, minimum FAR may be calculated based on the area of the site covered by the new building and its associated parking and landscaping. Public gathering areas, landscaped areas at least twenty (20) feet wide preserved for future development between the public right-of-way and parking, and land dedicated to the city as public right-of-way may be approved by the planning administrator as counting toward meeting the minimum FAR.

~~(b) Units per acre is calculated based on net acreage. Density based on units per acre must be calculated for parcels of an acre or more in size. For smaller parcels, the maximum number of units may be calculated based upon minimum lot size per unit.~~

~~In calculating the area of a lot for the purpose of applying lot area and density requirements, the lot area figure may be increased by six hundred (600) square feet for each parking space (up to one (1) parking space per unit) within a multiple-family structure or a structured parking facility. The maximum number of units possible on a lot using this lot area bonus can be calculated using the formula: Maximum units allowed = Lot Area ÷ (minimum lot area per unit - 600).~~

(~~c~~b) Floor area ratio (FAR) ~~shall~~must be prorated upon the percentage of parking that is provided as structured parking. ~~A minimum FAR of 0.5 is required in light rail station areas.~~ Thirty (30) percent of the floor area of structured parking within, above, or below the principal structure may be counted toward meeting the minimum FAR.

(~~d~~c) 1.0-3.0 FAR in light rail station areas for lots more than twenty-five thousand (25,000) square feet in area, with no maximum FAR in T4. The floor area of structured parking above or below space used for principal uses, up to an amount equal to the floor area of the principal uses, may be counted toward meeting the minimum FAR. For lots more than twenty-five thousand (25,000) square feet partly in a light rail station area, minimum FAR ~~shall~~must be prorated upon the percentage of the lot in a light rail station area.

(~~e~~d) ~~Except in the river corridor overlay district, h~~Height of structures may exceed the maximum if set back from side and rear setback lines a distance equal to additional height. Structures ~~shall~~must be no more than ~~twenty-five (25)~~ thirty (30) feet high along side and rear property lines ~~abutting~~adjoining RL-~~H2~~RT2 residential districts at a common property line or alley; structures may exceed this ~~twenty-five (25)~~ thirty (30) foot height limit if stepped back from side and rear property lines a distance equal to the additional height. Additional building height is permitted when stated in an adopted T District master plan.

(~~f~~e) ~~A maximum height of forty-five (45) feet may be permitted with a conditional use permit.~~ In T1 - T3, the FAR maximum may be increased by 0.5 if at least ten (10) percent of new dwelling units are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. The FAR maximum may be increased by an additional 0.5 (total of 1.0 increase) if at least twenty (20) percent of new dwelling units are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. Each unit required to be affordable must be occupied by a household earning up to sixty (60) percent of the area median income. Prior to issuance of a building permit for the new building (or building expansion or conversion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of the households' income qualifications is required.

(~~g~~f) ~~Except in the river corridor overlay district and within light rail station areas between Lexington Parkway and Marion Street, a~~A maximum height of ninety (90) feet may be permitted with a conditional use permit. Structures ~~shall~~must be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height. Additional building height is permitted when stated in an adopted T District master plan.

(~~h~~g) Additional height may be permitted with a conditional use permit. Structures ~~shall~~must be stepped back one (1) foot from all setback lines for every two and one-half (2½) feet of height over seventy-five (75) feet. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height. Additional building height is permitted when stated in an adopted T District master plan.

(~~i~~h) ~~Where at least fifty (50) percent of the front footage of any block is built up with principal residential buildings and the front yard setbacks of existing buildings with front yards that adjoin the front yard of the lot are all greater or all less than the district standard setback requirement, the minimum front yard setback for new buildings shall be the same as the adjoining front yard setback that is closest to the district standard setback requirement, except where only one existing front yard adjoins the front yard of the lot the minimum front yard setback for new buildings shall be the midpoint between the district standard setback requirement and the adjoining front yard setback. The property owner is responsible for reporting the relevant adjacent existing front setback to the zoning administrator on a registered land survey.~~ The minimum front yard setback ~~shall~~must not exceed the maximum front yard setback requirement. If an interior lot is abutting BC or residential zoning, it may have setbacks up to twenty-five (25) feet to relate to the existing established building façade line. ~~Sixty (60) percent of the front facade must fall within the maximum setback~~. Up to forty (40) percent of the building façade on any lot may exceed the maximum setback to create outdoor seating, gathering areas, or courtyards. Civic and institutional buildings in T1 and T2 districts are exempt from the maximum front yard setback requirement. On corner lots at transitway platforms, no portion of a structure is allowed in the triangular area of the lot included within fifteen (15) feet of the corner along each lot line. For local heritage preservation sites, the minimum and maximum setback standards may be modified to comply with the preservation program and design review guidelines.

(~~j~~i) For properties fronting on University Avenue between Marion and Emerald Streets a minimum four (4) foot front yard setback is required. The four (4) foot setback ~~shall~~must be either landscaped or paved. If paved (preferred), the property owner may provide a permanent easement to the City to provide additional sidewalk space. An additional six (6) feet may be added to provide an outdoor activity zone, pedestrian seating or amenities, resulting in a building setback of ten (10) feet. For local heritage preservation sites, the standard may be modified to comply with the preservation program and design review guidelines.

(~~k~~j) No side or rear yards are required along the interior lot lines except as otherwise specified in the building code; provided, that if walls of structures facing such interior lot lines contain windows or other openings, yards of not less than six (6) feet ~~shall~~must be provided. Side and rear yards of at least six (6) feet ~~shall be~~are required when a nonresidential use adjoins a side yard of a residential property. These setback requirements from interior lot lines shall be waived when an easement agreement is recorded as to the affected properties. Proof of such recorded easement shall be provided at the time of application for a building permit. The recording of the easement agreement shall be interpreted to mean that the following intents and purposes of these setback requirements are met: adequate supply of light and air to adjacent property; sufficient space for maintenance of the building from the same lot; and prevention of damage to adjoining property by fire or runoff from roofs. The setback ~~shall~~must be a minimum of thirteen (13) feet from the centerline of an adjoining alley.

~~(l) For the T3M Upper Landing area bounded by Chestnut Street, Spring Street, Smith Avenue and the Mississippi River, a maximum height of sixty-five (65) feet may be permitted without a conditional use permit, and a maximum height of one hundred (100) feet may be permitted with a conditional use permit, provided that such developments, to the extent reasonably possible, follow the design guidelines of the~~

~~"Sustainable Decisions Guide for City Facilities" or other sustainable development guidelines. For the T3M Victoria Park area generally bounded by W. 7th Street, Otto Avenue, Shepard Road and Montreal Way, a maximum height of seventy-five (75) feet may be permitted with a conditional use permit. For the T3M West Side Flats area generally bounded by Wabasha Street, Plato Boulevard, Robert Street, and the Mississippi River, the maximum permitted building heights shall be as shown on Figure 5.4 of the *West Side Flats Master Plan and Development Guidelines* adopted by the city council on June 10, 2015; for the parcels on the northeast and northwest corners of Robert Street and Plato Boulevard, a maximum height of seventy-five (75) feet may be permitted without a conditional use permit, and a maximum height of ninety (90) feet may be permitted with a conditional use permit. A shadow study and/or view analysis shall accompany the conditional use permit application to help determine the impact of the additional height.~~

(Ord. No. 11-27, § 1, 4-20-11; Ord 14-12, § 2, 6-4-14; Ord 15-5, § 3, 2-5-15; Ord 15-20, § 2, 6-10-15; Ord. 21-27, § 1, 8-18-21; Ord 22-1, § 3, 1-19-22)

Division 4. 66.340. Required Conditions

Sec. 66.341. Required conditions in T1—T2 traditional neighborhood districts.

(a) *Placement of parking.* Surface parking must not be located within thirty (30) feet of a corner and ~~may~~must be located:

(1) To the rear of the principal building or within the rear yard of the parcel~~.~~;

(2) In an interior side yard if rear parking is impractical or insufficient, provided that surface parking areas and entrance drives occupy no more than fifty (50) percent of the total lot frontage~~.~~ and that ~~S~~surface parking areas in light rail station areas ~~shall~~ occupy no more than sixty (60) feet of the lot frontage~~.~~; or

(3) On a separate lot, in compliance with section 63.303.

~~(4)~~ If a variance of this parking placement requirement is necessary to allow parking in front of a building because of special needs and site constraints, there ~~should~~must be a ~~good~~ pedestrian connection between the sidewalk and building entrance, and the area ~~should~~must be well landscaped.

(b) In the T1 district, all activities except for off-street parking and loading ~~shall~~must take place within completely enclosed buildings, with the exception of outdoor seating areas for coffee shops or similar uses.

(c) ~~Storefronts or ground floors originally designed for commercial use shall not be converted to more than fifty (50) percent residential use without a conditional use permit.~~ In conversion from commercial to residential use, the elements of traditional storefront design, where present, ~~shall~~must be retained. These include door and window openings, display windows, intermediate cornice lines, sign bands, awnings, arcades, and primary entrances facing the public street.

(d) In mixed-use buildings, nonresidential uses ~~shall~~must be located on the first floor or lower floors of the building. Residential units in mixed-use buildings may be located on any floor, but not directly beneath a nonresidential use.

(C.F. No. 10-403, § 6, 6-16-10; Ord. No. 11-27, § 1, 4-20-11; Ord 14-12, § 3, 6-4-14; Ord. 21-27, § 1, 8-18-21)

Sec. 66.342. Parking requirements in T3—T4 traditional neighborhood districts.

(a) *Placement of parking.* Surface parking must not be located within thirty (30) feet of a corner and ~~may~~must be located:

(1) To the rear of the principal building or within the rear yard area of the parcel~~.~~;

(2) In an interior side yard if rear parking is impractical or insufficient~~.~~, provided that ~~S~~surface parking areas and entrance drives accessory to a principal building or use ~~may~~ occupy no more than sixty (60) feet of the total lot frontage~~.~~: or

(3) On a separate lot, in compliance with section 63.3034, provided that surface parking is not permitted as the principal use of a lot unless it is shared among multiple businesses or uses.

~~(4)~~If a variance of this parking placement requirement is necessary to allow parking in front of a building because of special needs and site constraints, there ~~should~~must be a ~~good~~ pedestrian connection between the sidewalk and building entrance, and the area ~~should~~must be well landscaped.

(C.F. No. 10-403, § 6, 6-16-10; Ord. No. 11-27, § 1, 4-20-11; Ord. 21-27, § 1, 8-18-21)

Sec. 66.343. Traditional neighborhood district design standards.

(a) *Applicability.* Thi~~s~~e section ~~traditional neighborhood district design standards under paragraph (b) below apply~~applies to development within T1—T4 traditional neighborhood districts~~., as indicated in table 66.343, applicability of traditional neighborhood district design standards. Site plans and other development proposals within traditional neighborhood districts shall be consistent with the applicable design standards unless the applicant can demonstrate that there are circumstances unique to the property that make compliance impractical or unreasonable.~~ In cases where more specific design standards or guidelines have been developed as part of city council-approved master plans, small area plans, or other city-approved plans for specific sites, those ~~shall~~ take precedence. ~~All s~~Standards in section 63.110, ~~general~~ building design standards, ~~are~~ also appl~~yicable to development within T1—T4 traditional neighborhood districts~~.

~~Table 66.343. Applicability of Traditional Neighborhood District Design Standards~~

~~Guidelines~~	~~T1~~	~~T2~~	~~T3~~	~~T4~~
~~1. Land use diversity~~			~~✓~~	~~✓~~
~~2. Transitions to lower-density neighborhoods~~		~~✓~~	~~✓~~	~~✓~~
~~3. Block length~~		~~✓~~	~~✓~~	~~✓~~
~~4. Compatible rehabilitation and reuse~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~5. Use established building facade line~~	~~✓~~	~~✓~~	~~✓~~	
~~6. Buildings anchor the corner~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~7. Front yard landscaping~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~8. Building facade continuity~~		~~✓~~	~~✓~~	~~✓~~
~~9. Building facade articulation - base, middle and top~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~10. Building height - treatment of 1-story buildings~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~11. Definition of residential entries~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~12. Entrance location~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~13. Door and window openings - minimum and character~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~14. Materials and detailing~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~15. Screening of equipment and service areas~~		~~✓~~	~~✓~~	~~✓~~
~~16. Interconnected street and alley network~~		~~✓~~	~~✓~~	~~✓~~
~~17. On-street parking~~		~~✓~~	~~✓~~	~~✓~~
~~18. Parking location and entrance design~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~19. Residential garage location~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~20. Parking lot lighting~~		~~✓~~	~~✓~~	~~✓~~
~~21. Entrance location for transit access~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~

~~22. Street trees~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~
~~23. Sidewalks~~	~~✓~~	~~✓~~	~~✓~~	~~✓~~

(b) *Traditional neighborhood district design standards.*

~~(1) *Land use diversity.* In general, it is desirable for each block to include some diversity in housing type, building type, and mix of land uses. In T3M districts any two (2) abutting block faces shall include more than one (1) land use or building type.~~

~~(2) *Transitions to lower-density neighborhoods.* Transitions in density or intensity shall be managed through careful attention to building height, scale, massing and solar exposure.~~

~~(3) *Block length.* Block faces in mixed use areas shall typically not exceed four hundred (400) feet. Block faces in residential areas shall typically follow the pattern of neighboring blocks, but shall not exceed six hundred sixty (660) feet, the length of the standard Saint Paul block. This standard may be modified to ensure compliance with the city's adopted comprehensive plan and development or project plans for sub-areas of the city.~~

(~~4~~1) *Compatible rehabilitation and reuse.* Remodeling, additions or other alterations to existing traditional buildings ~~shall~~must be done in a manner that is compatible with the original scale, massing, detailing, glazing and materials of the original building. Original materials ~~shall~~must be retained and preserved to the extent possible. Traditional buildings are typically sited close to the property line along the street and feature architectural and design elements that relate to the human scale.

~~(5) *Use established building facade lines.* New buildings shall relate to the established building facade line on the block where they are located. On most nonresidential or mixed use blocks, this is the inside edge of the sidewalk. For corner buildings, each facade that fronts a public street shall maintain the established building facade line. Portions of the facade may be set back a greater distance to emphasize entries or create outdoor seating and gathering areas.~~

~~(6) *Buildings anchor the corner.* New buildings on corner lots shall be oriented to the corner and both public streets. On corner lots at light rail transit station platforms, no portion of a structure shall be permitted in the triangular area of the lot included within fifteen (15) feet of the corner along each lot line.~~

(~~7~~2) *Front yard landscaping.* Front yard areas located between the principal building and the street ~~shall~~must be landscaped, except on University Avenue where the first four (4) feet may be paved similar to the public sidewalk. Other hard surfaced front yard areas should include amenities such as benches, tables, and planters. The amenities must be placed in a manner that does not create blind corners or areas of concealment.

(~~8~~3) *Building facade continuity.* New buildings along commercial and mixed-use streets ~~shall~~must provide a continuous facade along the street. Where breaks occur, the street edge ~~shall~~must be continued through the use of fencing, low walls, ~~and/or~~ landscaping and/or similar treatments. Civic and institutional uses are exempt.

(~~9~~4) ~~*Building facade articulation*~~*Frontage elements.* The ~~bottom~~base ~~twenty-five (25)~~thirty (30) feet of building~~s~~ sides facing abutting public streets ~~shall~~must include elements that relate to the human scale at grade. ~~These should~~Elements include doors, ~~and~~ windows, ~~texture,~~ projections, awnings, ~~and~~ canopies, ~~ornament~~porches, stoops, etc.

(~~10~~5) *Building roofline design* ~~*height - treatment of 1-story buildings.* New buildings of two (2) or more stories are encouraged.~~ One-story buildings ~~shall~~must be designed to convey an impression of greater height in relation to the street with design elements such as~~. This can be achieved through the use of~~ pitched roofs with dormers or gables facing the street, ~~a higher~~ tall parapets, and/or the use of an intermediate cornice line to separate the ground floor and the

roof ~~upper level~~. Buildings of two (2) or more stories must include a cornice, parapet, or roof overhang in the area between the top floor and highest point of the building.

~~(11) *Definition of residential entries.* Porches, steps, pent roofs, roof overhangs, hooded front doors or similar architectural elements shall be used to define all primary residential entrances.~~

(~~12~~6) *Entrance location.* There ~~shall~~must be a primary pedestrian building entrance on all arterial or collector streets. At a corner location where both streets are arterial or collector streets, this standard may be satisfied with a single entrance at the corner. In multi-tenant buildings, any ground floor nonresidential use with street frontage ~~shall~~must have an entrance facing the street or outdoor pedestrian-oriented courtyard on a primary street frontage.

(~~13~~7) *Door and window openings ~~- minimum and character~~.*

a. For new commercial and civic buildings, windows and doors or openings ~~shall~~must comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along arterial and collector street facades.

~~b. Windows shall be designed with punched and recessed openings, in order to create a strong rhythm of light and shadow.~~

~~c. Glass on windows and doors shall be clear or slightly tinted, and allow views into and out of the interior.~~

~~d~~b. Window shape, size and patterns ~~shall~~must emphasize the intended organization of the facade and the definition of the building.

(~~14~~8) *Building ~~M~~materials ~~and detailing~~.*

~~a.~~ Residential buildings of more than six (6) units and nonresidential or mixed-use buildings ~~shall~~must be built with ~~constructed of~~ high-quality materials such as brick, stone, textured cast stone, tinted masonry units, concrete, fiber cement siding, glass or metal. The following materials are ~~generally~~ not ~~acceptable~~allowed:

- Unadorned plain or painted concrete block;
- ~~Tilt-up concrete panels~~Corrugated metal, unless used as a limited architectural element rather than for entire walls;
- ~~Synthetic stucco products;~~
- Reflective glass; and
- Vinyl, fiberglass, asphalt or fiberboard siding.

~~b. All building facades visible from a public street or walkway shall employ materials and design features similar to those of the front facade.~~

(~~15~~9) *Screening of equipment and service areas.* If an outdoor storage, service or loading area is visible from adjacent residential uses or a public street or walkway, it ~~shall~~must be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height. Fences and walls ~~shall~~must be decorative and architecturally compatible with the primary structure.

(~~16~~10) *Interconnected street and alley network.* The existing street and alley network ~~shall~~must be preserved and extended as part of any new development. ~~If the street network has been interrupted, it shall be restored whenever possible.~~ Cul-de-sac streets are discouraged~~; crescent-shaped or courtyard street arrangements may be used when street connections are impractical~~.

~~(17) *On-street parking.* Streets shall generally have parking on both sides to buffer pedestrians, calm traffic and supplement off-street parking unless the space is needed to accommodate traffic volume, emergency vehicles, transit or deliveries. Parking bump-ins are permitted in special~~

~~cases (such as adjacent to large development sites) in conjunction with a redevelopment project that has at least three-hundred (300) feet of street frontage.~~

(1~~8~~) *Structured ~~P~~parking location and entrance design.*

a. ~~Off-street parking shall be provided within a principal structure, underground, or to the rear of buildings to the greatest extent possible. Limited side yard parking may be appropriate.~~ Entrance drives and garage doors for underground or structured parking may face the street, except adjacent to light rail transit platforms, ~~but~~and ~~shall~~must be designed for pedestrian convenience and safety.

b. ~~Surface parking shall not be located within thirty (30) feet of a corner. Buildings shall be located to emphasize and "anchor" the corner whenever possible.~~ Vehicular entrances to structured parking must be from a side street, when available, to minimize vehicle-pedestrian conflicts, except where it is determined in the review of a site plan that side street access would create or aggravate an unsafe condition or is impractical, unreasonable, or harmful to public safety.

c. Vehicular entrances to structured parking ~~shall~~must be minimized to the extent feasible so ~~that~~ they do not dominate the street frontage ~~of the building~~. Possible design techniques include recessing the entry; extending portions of the structure over the entry; using screening and landscaping to soften the appearance of the entry; using the smallest curb cut and driveway possible; and subordinating the vehicular entrance to the pedestrian entrance in terms of size, prominence in the streetscape location, and design emphasis.

d. New above-grade parking structures fronting on arterial and collector streets ~~shall~~must be lined with active commercial/retail uses at street level with direct access to the sidewalk.

e. Upper levels of ~~new~~ parking structures ~~shall~~must be designed with exterior wall treatments~~, detailing, fenestration and materials that~~ and screening to reduce the view of vehicles ~~and relate to existing adjacent buildings~~.

f. Structured parking must be designed with level parking floors and adequate floor-to-ceiling clearance height to allow the space to be converted to finished floor area if parking is no longer needed in the future and such design is determined cost-effective.

(1~~2~~9) ~~*Residential*~~ *One- or two-family garage location.* Attached ~~residential~~ garages ~~shall~~must be recessed at least ten (10) feet behind the front facade of the building. Detached ~~residential~~ garages ~~shall~~must be located in the side or rear yard, recessed at least twenty-five (25) feet behind the front facade of the building. When an alley is present, garages ~~shall~~must be located in the rear yard and accessed through the alley. Individual ~~residential~~ unit garage entrances ~~shall~~must be off alleys or interior courtyards. On corner lots, access to parking may be from the side street.

(~~20~~13) *Parking lot lighting.* Pedestrian-scale lighting ~~shall~~must be provided within parking ~~areas~~facilities. Light standards ~~shall~~must be no more than twenty-five (25) feet in height in parking lots and sixteen (16) feet in height along interior sidewalks and walkways, and have a downcast glow.

(~~2~~14) *Entrance location for transit access.* ~~New and existing retail, office and multifamily housing shall coordinate with the transit agency in locating bus stops and related improvements.~~ A primary ~~B~~building entrance~~s~~ ~~shall~~must be located to provide ~~easy~~direct access to transit stations, including light rail, bus, ~~stops~~ bus rapid transit, and ~~shelters~~ streetcar.

(~~22~~15) *Street trees.* Street trees and other landscape improvements must be planted in compliance with ~~in the street right-of-way, as prescribed by the city forester and~~ section 69.600 ~~of the subdivision regulations, and other landscape improvements shall be provided along all streets at regular intervals to help define the street edge, buffer pedestrians from vehicles, and~~

~~provide shade~~. Trees ~~shall~~must be located in a planting strip at least five (5) feet wide between the curb and sidewalk, or in a planter or planting structure of a design acceptable to the city.

(~~23~~16) *Sidewalks.* ~~Streets shall be designed with sidewalks on both sides except where they abut a park or other open space.~~ In T1-T3, ~~S~~sidewalk width ~~shall~~must be at least five (5) feet; in T4, sidewalk width must be at least ~~and~~ six (6) feet, or more in areas of high pedestrian activity. The T4 district is defined as an area of high pedestrian activity. See the Street Design Manual for additional information.

(Ord. No. 11-27, § 1, 4-20-11)

Sec. 66.344. - Traditional neighborhood district planning requirements.

(a) *Previous plans.* Any pre-existing city-approved plans, such as small area plans, station area plans, ~~precinct~~ district plans or master plans, prepared for the site or the surrounding area ~~shall~~must be incorporated as appropriate in preparing any development plan for a T3 or T4 traditional neighborhood district site. It is understood that these plans may occasionally be amended as conditions change. The intent of such plans ~~shall~~must be realized to the extent possible in any subsequent development plans. For a T3 or T4 development site that, together with adjoining T3 or T4 parcels of land held by the same owner, is fifteen (15) acres or more in area, prior to issuance of building permits for new buildings on the site, a conceptual site plan ~~shall~~must be provided showing how the land under single ownership will be developed in conformance with any pre-existing city-approved plans.

(b) *Master plan.* For a contiguous area of at least fifteen (15) acres in traditional neighborhood districts, a master plan may be provided for review and recommendation by the planning commission and approval by city council resolution. The master plan may be already in existence, or it may be prepared by city staff or by the applicant or developer. A traditional neighborhood area for which a master plan has been adopted by the city council ~~shall~~must be designated as a T1M, T2M, T3M, and/or T4M district. The master plan may include additional regulations or provide specified relief from zoning regulations if the plan as a whole results in improved implementation of the comprehensive plan and of the zoning code's intent. The master plan may include the following information.

(1) Location maps of suitable scale showing the boundaries and dimensions of the site within the context of the community and adjacent parcels, including:

a. Locations of any streets; railroads; significant natural, geographic or topographic features; and other major features within five hundred (500) feet of the site; and

b. Existing parks, open space, major institutions, and concentrations of commercial use within one-half mile of the site.

(2) A site inventory and analysis to identify site resources and constraints, including floodplain, wetlands, poorly drained soils, soils with bedrock near surface, utility easements, slopes greater than twelve (12) percent, and areas of possible soil contamination.

(3) Plan graphics, including but not limited to the following:

a. Topographic contours at five-foot intervals.

b. Layout of blocks.

c. Circulation system, indicating existing and proposed streets or rights-of-way, transit stops, bike routes, sidewalks and other walkways.

d. Street classification system, designating streets by function within the site.

e. Block-level analysis, ~~designating blocks or portions of blocks as "mixed residential," "mixed use," "edge," "transition," or other (see section 66.345 Traditional neighborhood district master plan elements) and~~ identifying primary building types and land uses on each block. Blocks may be designated for a range of traditional neighborhood elements

and building types. Undesignated blocks would allow the full range of uses and building types.

f. Open space plan, including areas to be set aside as public or private open space and their preliminary design treatment.

g. Preliminary landscape plan, indicating street trees and landscape treatment of streets and public spaces.

(4) Plan graphics may include examples of building elevations for each building type; an indication of building scale, height, massing, parking location and relationship to the street; visual analysis of impact on critical views and vistas; and examples of streetscape and other public improvements, including light fixtures, screening walls and fences, benches and other street furniture.

(5) A preliminary stormwater plan, identifying any wetlands or floodplain, and preliminary locations of structures and methods to be used in managing stormwater and surface water on the site. Integration of stormwater treatment into the landscape and site design is encouraged, as is the use of natural methods such as ponds, wetlands or swales.

(6) Phasing plan, where applicable, including the phasing of open space and street improvements.

(7) Utilities plan, indicating existing conditions and proposed changes, as appropriate.

(c) *Changes to master plan.* Once approved, a master plan may be amended~~modified~~ as follows:

(1) *Minor amendment~~modification~~.* Minor amendments~~modifications~~ to an approved master plan may be requested by the property owner or developer. The planning administrator may approve minor amendments~~modifications~~, including changes of less than ten (10) percent in land area designated in a specific category provided such changes are consistent with the intent of the master plan.

(2) *Major amendment~~modification~~.* Major amendments~~modifications~~ to an approved master plan may be initiated by the city council, the planning commission, or any person having an ownership or leasehold interest (contingent included) in property that is the subject of the proposed amendment~~modification~~. Major amendments~~modifications~~ include changes of ten (10) percent or more in land area designated in a specific category; creation of a new public street or removal of a public street segment; removal of a park or open space area; or addition or removal of an entire block. Major amendments~~modifications may be approved as an amendment~~ to the master plan are approved by city council resolution following planning commission review, public hearing and recommendation.

(d) *Modification of traditional neighborhood design standards in master planned areas.* The planning administrator may approve modifications of the traditional neighborhood design standards in Sec. 66.343(b) for master planned areas, when the modification does not include any changes to locations of public infrastructure, such as public streets, parks, sewers, and utilities, or changes to land uses of the master plan approved by city council. The planning administrator must find that:

(1) The modification is consistent with the Comprehensive Plan.

(2) The modification is consistent with intended design character or necessary to achieve a specific design goal of the master plan approved by city council.

(3) The modification provides for additional design flexibility necessary due to unforeseen changes to market conditions.

(4) The modification is requested at least two years after the approval of the applicable master plan.

(5) The modification allows for adequate and safe ingress and egress.

Applications for modifications denied by the planning administrator may be filed for variance as provided in Sec. 61.600 or master plan amendments as provided in Sec. 66.344(c) above.

(Ord. No. 11-27, § 1, 4-20-11; Ord 15-5, § 3, 2-5-15; Ord 22-25, § 1, 6-1-22)

Editor's note(s)—Former § 66.345, renumbered and amended by Ord. No. 11-27, § 1, adopted April 20, 2011.

~~Sec. 66.345. Traditional neighborhood district master plan elements.~~

~~This section applies to T3M and T4M districts for which a master plan designates blocks or portions of blocks as "mixed residential," "mixed use," "open space," "edge," or "transition area." A T3M traditional neighborhood district of fifteen (15) or more acres in area should include, at a minimum, a mixed residential area and the specified minimum percentage of open space within one-quarter (¼) mile of a mixed-use neighborhood center. These elements may be found within the T3M district or adjacent to it; the intent is that they would be present within a reasonable walking distance. A mixed use area and/or an edge/transition area may also be required, depending on the criteria listed below.~~

~~(a) *Mixed use area.* The mixed use area consists of service and retail commercial uses, workplaces, civic uses, housing, and public open space. It contains the broadest variety of land uses, and is intended to function as a center of activity for residents of the entire T3 district and, potentially, surrounding areas.~~

~~(1) All residential lots within a T3M or T4M traditional neighborhood district should be located within approximately one-half mile of an existing or proposed mixed use area. The mixed use areas may be existing adjacent mixed use areas such as neighborhood commercial nodes.~~

~~(2) A mixed use area shall be composed of at least two of the following land use categories, as categorized in table 66.321, principal uses in traditional neighborhood districts:~~

~~a. commercial uses, such as general retail, restaurants, offices, services and accommodations~~

~~b. residential uses, not including one-family or two-family dwellings~~

~~c. civic and institutional uses such as school, place of worship, community meeting facility, library, and transit station~~

~~(3) A new mixed use area shall also include centrally located public open space, in the form of a square, park or plaza.~~

~~(b) *Mixed residential area.* A mixed residential area consists of a variety of housing types and limited office and service uses. It may be located anywhere within the district and is intended to be linked to surrounding areas by interconnected streets, paths and open spaces.~~

~~(1) A minimum of fifty (50) percent of all dwelling units in a mixed residential area shall consist of multifamily units, units in mixed-use buildings, and/or attached single-family units such as townhouses and live-work units.~~

~~(2) If over fifty (50) units are proposed in a site plan or master plan, at least two housing types shall be included from the following categories:~~

~~a. One- and two-family dwellings~~

~~b. Attached units such as townhouses and live-work units~~

~~c. other multifamily dwellings~~

~~(3) For infill development, the required mix of residential uses may be satisfied by existing adjacent residential uses within a two-block radius.~~

~~(4) Up to twenty (20) percent of total floor area may consist of office and limited service uses as part of live-work units or integrated into residential structures.~~

(5) All residential lots shall be located within one-half (½) mile of existing or planned public or common open space.

(c) *Edge or transition area.* An edge area may be required as a lower-density transitional zone responding to adjacent uses. The required mix of housing types specified in the previous sections shall not apply in transition areas. Densities and uses will depend on adjacent conditions.

(d) *Open space areas.* For a T3M district of fifteen (15) or more acres in area, a minimum of twenty (20) percent of a district's gross acreage, exclusive of street or alley right-of-way, shall be defined in the master plan as open space, which may include undevelopable areas such as steep slopes and wetlands, and stormwater basins.

(1) A minimum of fifty (50) percent of the required open space shall be accessible to and usable by the public, such as a central square or plaza, neighborhood parks, greenways, trail corridors, or extensions of existing parks on the periphery (as specified in comprehensive or small area plans, or in the master plan process).

(2) Existing parks or open space adjacent to the area may satisfy the open space requirement; a fee-in-lieu of park dedication may be required for enhancements to such adjacent existing parks or open space.

(Ord. No. 11-27, § 1, 4-20-11)

Editor's note(s)—Former § 66.344, renumbered and amended by Ord. No. 11-27, § 1, adopted April 20, 2011.

ARTICLE I. - 60.100. GENERAL PROVISIONS AND EXCEPTIONS

Sec. 60.104. Construction of language.

The following rules of construction apply to the text of this code:

(a) The particular shall control the general.

(b) In case of any difference of meaning or implication between the text of this code and any caption or illustration, the text shall control. Illustrations in this zoning code are provided for purposes of describing, clarifying or providing examples; such illustrations are not to scale and do not replace, limit or expand the meaning of the text.

(c) The words "shall" and "must" are~~is~~ mandatory, and the word "may" is permissive.

(d) Words used in the present tense include the future; words used in the singular number include the plural, and the plural the singular, unless the context clearly indicates the contrary.

(e) The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."

(f) The word "person" includes an individual, a corporation, a partnership, an incorporated association or any other similar entity.

(g) Unless the context clearly indicates the contrary, where a regulation involves two (2) or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either…or," the conjunction shall be interpreted as follows:

(1) "And" indicates that all the connected items, conditions, provisions or events shall apply.

(2) "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.

(3) "Either…or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.

(h) "Abut" means having a common boundary or relationship at a common property line, street or alley.

(i) "Adjacent" means located nearby, with or without contact.

(j) "Adjoin" means having a common boundary or relationship at a common property line.

(k) "Contiguous" means abutting.

(l) A "—" shall mean "through" when used between zoning district abbreviations within a land use category, e.g., "RT1—RM2" residential districts shall mean RT1, RT2, RM1, and RM2 residential districts.

(Ord 15-32, § 1, 7-22-15)

ARTICLE I. - 63.100. GENERAL PROVISIONS AND PERFORMANCE STANDARDS

Sec. 63.106. Projections into yards.

(a) Attached vestibules, enclosed entrances and greenhouses may project up to twenty (20) square feet into a required front or rear yard and are subject to lot coverage requirements.

(b) Ramps for the handicapped may project into required yards and are not subject to lot coverage requirements.

(c) Chimneys and fireplaces may project up to one (1) foot into a required yard and are subject to lot coverage requirements.

(d) Except as otherwise provided for in section 63.501(b), overhangs, decorative details and bay windows may project into a required yard sixteen (16) inches plus two (2) inches for each foot of width of the required side yard and are not subject to lot coverage requirements.

(e) Air conditioning condensers may be permitted in required side and rear yards and nonrequired front yards and are not subject to lot coverage requirements.

(f) Attached uncovered balconies located on the second story and above may project up to five (5) feet into a required yard along a street or an alley and not closer than two (2) feet from a property line. Attached uncovered balconies are not subject to lot coverage requirements.

(Ord 23-43, § 4, 10-18-23)

Sec. 63.110. Building design standards.

(a) A primary entrance of principal structures must:

(1) Be located within the front third of the structure unless a pedestrian-oriented courtyard is provided in that area that leads directly to a primary entrance;

(2) ~~b~~Be delineated with elements such as porches, roof overhangs, pent roofs, hooded front doors, recessed entries, landscaping, or similar design features that relate to the human scale; and

(3) ~~h~~Have a direct pedestrian connection to the sidewalk along the abutting street. The connection must not require pedestrians to cross drives or other vehicular movements unless the structure is for an industrial use or its closest wall is located more than three hundred (300) feet from the sidewalk.

(b) One-family, two-family, and multiple-family dwellings with up to six (6) units are also subject to the following standards:

(1) A primary entrance must either~~: 1)~~ face an improved abutting street~~;~~ or ~~2)~~ be located off of a front porch, foyer, courtyard, or similar architectural feature, and set back at least eight (8) feet from the side lot line.

(2) Remodeling, additions or other alterations to the front façade of existing buildings must be done in a manner that is compatible with the original scale, massing, detailing and materials of the original building.

(3) Front yard areas located between the principal building and the street must be landscaped.

(c) For principal buildings, ~~except industrial, production, processing, storage, public service and utility buildings,~~ above grade window and door openings must comprise at least fifteen (15) percent of the total area of exterior walls facing a public street or sidewalk. In addition, for new principal residential buildings, above grade window and door openings must comprise at least ten (10) percent of the total area of all exterior walls. For principal residential building additions of more than one hundred twenty (120) square feet in floor area, above grade window and door openings must comprise at least ten (10) percent of the wall area, or above grade window and door openings must comprise at least ten (10) percent of the total area of all exterior walls of the building. Windows in garage doors ~~must~~ count as openings; otherwise, the area of garage doors ~~themselves~~ do not count as openings. For residential buildings, windows must be clear or translucent. For nonresidential buildings, windows ~~may~~must be clear, translucent, or tinted and allow views into and out of the building interior on the first floor~~opaque~~. Industrial, production, processing, storage, public service, and utility buildings are exempt from these requirements.

(d) ~~In pedestrian-oriented commercial districts characterized by storefront commercial buildings built up to the public sidewalk, new principal structures must have a maximum setback of fifteen (15) feet from a commercial front lot line.~~ Where at least fifty (50) percent of the frontage of any block or corner is built up with existing buildings within fifteen (15) feet of the public sidewalk, a primary entrance must face the primary abutting public street, and ~~At intersections~~on corner lots, buildings must "hold the corner," that is, have ~~street~~ facades, frontages, and/or projections within fifteen (15) feet of the lot line along both streets to establish a relationship between the building and the public sidewalk.~~, or the site plan must have~~

~~vertical structural elements that "hold the corner." A primary entrance must face a primary abutting public street.~~

(e) Building materials and architectural treatments used on sides of buildings facing an abutting public street ~~should~~must be similar to those used on principal facades.

(f) The visual impact of rooftop equipment must be reduced through such means as location, screening, or integration into the roof design. Screening must be of durable, permanent materials that are compatible with the primary building materials. Exterior mechanical equipment such as ductwork must not be located on primary building facades.

(g) For property with local heritage preservation site or district designation, compliance with applicable historic guidelines is sufficient to meet the requirements of this section.

(C.F. No. 09-1286, § 3, 12-23-09; Ord. No. 11-101, § 1, 10-26-11; Ord 15-33, § 2, 7-22-15; Ord 23-43, § 4, 10-18-23)

ARTICLE II. - 65.100. RESIDENTIAL USES

Sec. 65.130. Cluster development.

The arrangement of multiple one-family dwellings, two-family dwellings, and/or multiple-family dwellings of no more than four (4) units, sharing a common open space on a single zoning lot.

Standards and conditions:

(a) *Lot size.* The parcel must have a minimum size of nine thousand six hundred (9,600) square feet and a maximum size of a one-half (½) acre, but parcels of record prior to August 1, 2023, that are larger than one-half (½) acre are permitted. Individual lots within a cluster development may have less than the required lot area for provided such reductions are compensated for by an equivalent amount of property owned in common elsewhere in the cluster development. Lot area ~~shall~~does not include areas designated as public or private streets.

(b) *Zoning district standards.* ~~Buildings must conform to the dimensional standards for minimum lot area per unit, minimum lot width, height, and setbacks for the zoning district.~~ Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development. ~~In the RL-H2 districts, the maximum number of principal units per lot does not apply to cluster developments.~~

(1) *RL-H2 Lots.* Buildings must conform to the dimensional standards for minimum lot area per unit, minimum lot width, height, and setbacks for the zoning district. ~~Required yards within a cluster development may be reduced or eliminated provided required yards are maintained along the periphery of the cluster development. In the RL-H2 districts,~~ tThe maximum number of principal units per lot does not apply to cluster developments.

(2) *T Lots.* Buildings must conform to the dimensional standards for minimum and maximum floor area ratio (FAR), minimum lot width, height, and setbacks for the zoning district.

(c) *Lot coverage.* In the RL residential district, the total lot coverage of all buildings must not exceed forty-five (45) percent of the zoning lot. In the H1 residential district, the total lot coverage of all buildings must not exceed fifty (50) percent of the zoning lot. In the H2 residential district, total lot coverage of all buildings must not exceed fifty-five (55) percent of the zoning lot.

(d) *Accessory buildings.* No more than one (1) accessory dwelling unit is permitted per one-family dwelling in the cluster development. The accessory dwelling unit must meet standards (b)—(e) in section 65.913. The accessory unit does not count towards the minimum lot size per unit standard. Accessory buildings must conform to the standards in section 63.501, except (e).

(e) *Principal buildings.* Principal buildings must meet the following standards:

(1) Each principal building must either have an entrance that abuts the common open space or must be directly connected to it by a pedestrian path.

(2) Principal buildings within twenty (20) feet of a street property line may have their entrances facing the street and can connect to the common open space by the sidewalk in public rights-of-way that connects to the pedestrian path.

(3) Principal buildings not facing the common open space or the street must have their main entrances facing a pedestrian path that is directly connected to the common open space.

(4) The building design standards in section 63.110.

(f) *Common open space.* The cluster development must have a common open space for use by all residents. Common open spaces must meet the following standards:

(1) The common open space must be a single, contiguous area.

(2) The common open space must contain a minimum of one hundred fifty (150) square feet per principal unit within the cluster development. Accessory dwelling units are not subject to this requirement.

(3) The common open space must be a minimum of fifteen (15) feet wide at its narrowest dimension.

(4) The common open space must contain landscaping, lawn area, community garden, paved courtyard area, recreational amenities, or a mix of any of these, and may also include stormwater management infrastructure. Impervious elements of the common open space must not exceed seventy-five (75) percent of the total common area. Driveways and parking areas do not count as common open space.

(g) *Pedestrian path.* An accessible, hard-surfaced pedestrian path that is a minimum of four (4) feet wide must be provided that connects an entrance of each dwelling to the following:

(1) The common open space;

(2) Parking areas, if applicable;

(3) Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks; and

(4) A community building, if applicable.

(h) *Community building.* A cluster development may include one community building, for the shared use of residents, that provides space for accessory uses such as a community meeting room, exercise room, day care, laundry facilities, noncommercial community kitchen, or eating area.

(i) *Off-street parking.* Off-street parking facilities for the cluster development must conform to the standards in section 63.300.

(j) Individual lots, buildings, street and parking areas must be designed and situated to minimize alteration of the natural features and topography.

(k) *Conditional use permit.* A minimum lot area per unit that is lower than that required by the zoning district may be permitted with a conditional use permit, subject to the following conditions:

(1) Applications must include site plans, including landscaping and elevations and other information the planning commission may request.

(2) The floor area of individual dwelling units must be limited to no more than six hundred (600) square feet.

(3) The development must not contain any accessory dwelling unit.

(Ord 23-43, § 6, 10-18-23)

ARTICLE V. - 65.400. COMMERCIAL USES

Sec. 65.412. General retail.

General retail sales include the retail sale of products to the general public, sometimes with provision of related services, and produce minimal off-site impacts. General retail sales include but are not limited to the following:

(a) Antiques and collectibles store;

(b) Art gallery;

(c) Bakery;

(d) Bicycle sales and repair;

(e) Book store, music store;

(f) Butcher shop;

(g) Catering;

(h) Clothing and accessories;

(i) Deli;

(j) Drugstore, pharmacy;

(k) Electronics sales and repair;

(l) Florist;

(m) Food and related goods sales;

(n) Jewelry store;

(o) Hardware store;

(p) Leather goods, craft and sales, not tanning;

(~~p~~q) Liquor store;

(~~q~~r) Lower-potency hemp edible retail;

(~~r~~s) News stand, magazine sales;

(~~s~~t) Office supplies, stationery store;

(~~t~~u) Pet store;

(~~u~~v) Photographic equipment, film developing;

~~(v) Stationery store;~~

(w) Picture framing; and

(x) Video store.

Standards and conditions in T1 traditional neighborhood districts:

Retail uses must be less than five thousand (5,000) square feet in floor area.

Standards and conditions in T2-T4 traditional neighborhood districts:

~~In traditional neighborhood districts, a~~A conditional use permit is required for new construction covering more than twenty thousand (20,000) square feet of land to ensure size and design compatibility with the particular location.

(Ord 18-1, § 1, 1-24-18; Ord 24-21, § 1, 9-18-24)

Sec. 65.515. Farmers market.

An outdoor market at a fixed location consisting principally of farmers and gardeners for the purpose of selling the products of their farm, garden, greenhouse, apiary, or forest directly to the public.

Standards and conditions:

(a) In residential districts, a farmers market shall be located on a zoning lot at least one (1) acre in area.

(b) Approval of a site plan showing the number and location of vendors at the site, with contact information for a designated market director responsible for coordinating the market vendors and activities, and for providing the zoning administrator with updated contact information if it changes.

Standards and conditions for farmers markets with more than five (5) vendors in residential, business, or industrial districts:

(c) A conditional use permit is required.

(d) The use shall be limited to no more than three (3) days per week.

(e) Foods, manufactured goods, wares and merchandise may be sold if approved by the planning commission.

Standards and conditions for farmers markets with five (5) or fewer vendors:

(f) Sales shall be limited to no more than two (2) days per week between the hours of 7:00 a.m. and 7:00 p.m.

(Ord 13-51, § 2, 11-13-13)

Sec. 65.613. Coffee shop, tea house.

An establishment engaged principally in the sale of coffee, tea, and other nonalcoholic beverages for consumption on the premises or for carryout, which may also include the sale of a limited number of food items as allowed under a limited food menu license.

Standards and conditions in the T1 traditional neighborhood and B1 business districts:

A conditional use permit is required for a coffee shop or tea house of more than ~~eight hundred (800)~~ fifteen hundred (1,500) square feet in ~~gross~~ floor area ~~or for an accessory cabaret~~. Drive through uses (primary and accessory) are prohibited.

Standards and conditions in T2—T4 traditional neighborhood districts:

See section 65.614, restaurant.

(Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12; Ord 18-1, § 1, 1-24-18)

Note(s)—Former § 65.612. See editor's note, § 65.111.

Sec. 65.614. Restaurant.

A public eating place which serves a substantial portion of its food for consumption at tables or counters located on the premises. This term ~~shall~~ includes a deli with seating for more than twelve (12) customers.

Standards and conditions:

(a) In ~~T2—T3~~ traditional neighborhood districts, a conditional use permit is required for establishments of more than fifteen thousand (15,000) square feet in floor area to ensure size and design compatibility with the particular location.

(b) Outdoor restaurants ~~shall be~~are accessory to an indoor restaurant or a farmers market.

(Ord. No. 11-27, § 1, 4-20-11; Ord. No. 12-26, § 1, 5-23-12; Ord 15-5, § 2, 2-5-15; Ord 18-1, § 1, 1-24-18)

Sec. 65.780. Limited production and processing.

These uses produce minimal off-site impacts due to their limited nature and scale, are compatible with office, retail and service uses, and may include wholesale and off-premises sales. Limited production and processing includes, but is not limited to, the following:

(1) Apparel and other finished products made from fabrics;

(2) Blueprinting;

(3) Computers and accessories, including circuit boards and software;

(4) Electronic components, assemblies, and accessories;

(5) Film, video and audio production;

(6) Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar processing;

(7) Jewelry, watches and clocks;

(8) Milk, ice cream, and confections;

(9) Musical instruments;

(10) Novelty items, pens, pencils, and buttons;

(11) Precision dental, medical and optical goods;

(12) Signs, including electric and neon signs and advertising displays;

(13) Toys;

(14) Wood crafting and carving; and

(15) Wood furniture and upholstery.

Standards and conditions:

(a) In ~~T2—T3~~ traditional neighborhood districts, a conditional use permit is required for new construction covering more than fifteen thousand (15,000) square feet of land to ensure size and design compatibility with the particular location.

(b) All such uses are intended to be compatible with adjacent commercial and service uses. Odors, noise, vibration, glare and other potential side effects of manufacturing processes ~~shall~~must not be discernable beyond the property line.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-57, § 2, 12-4-13; Ord 15-5, § 2, 2-5-15)

Editor's note(s)—Former § 65.773. See editor's note, §§ 65.772, 65.773. Former § 65.780 was renumbered as § 65.787.

Sec. 65.782. Printing and publishing.

Standards and conditions:

In ~~T2—T3~~ traditional neighborhood districts and B2 business districts, a conditional use permit is required for new construction covering more than fifteen thousand (15,000) square feet of land to ensure size and design compatibility with the particular location.

(Ord. No. 11-27, § 1, 4-20-11; Ord 13-57, § 2, 12-4-13; Ord 15-5, § 2, 2-5-15)

Editor's note(s)—Former § 65.776. See editor's note, § 65.781.

Sec. 65.785 Storage facility, ~~rental~~ mixed-use.

Rental storage within a mixed-use building that does not exceed fifteen (15) percent of the floor area of the building and does not have rental storage units located on the first floor or at a skyway level.

Standards and conditions ~~in B4—B5 business districts~~:

~~The facility shall be located within a mixed-use building, shall not exceed fifteen (15) percent of the gross floor area of the building, and shall not be located on the first floor (except for access) or skyway level.~~

(a) The storage facility's primary entrance, loading areas, and freight elevators must not be located within the front third of the building, and may not be shared with other uses.

(b) The floor to ceiling height within the mixed-use storage facility must be a minimum of nine (9) feet.

(Ord 15-5, § 2, 2-5-15)

ARTICLE II. - 66.200. RESIDENTIAL DISTRICTS

Division 3. - 66.230. Residential District Density and Dimensional Standards

Sec. 66.231. Density and dimensional standards table.

Table 66.231, residential district dimensional standards, sets forth density and dimensional standards that are specific to residential districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability.

Table 66.231. Residential District Dimensional Standards

Zoning District	Lot Area Minimum (per principal unit)	Lot Width Minimum	Maximum Number of Principal Units Per Lot (f)	Building Height Maximum	Yard Setbacks Minimum (feet)			Maximum lot coverage for all buildings
	(sq. feet) (f)	(feet)		(feet)	Front	Side	Rear	(percent of the lot) (f)
RL large lot (l)	9,000 (a)	60	2	35	30 (d)	10 (e)	10	40%
H1 residential (l)	1,500 (a)	30	4 (b)	35	10 (d)	5 (e)	10	45%
H2 residential (l)	1,000 (a)	25	5 (b)	39 (c)	10 (d)	5 (e)	10	50%

Zoning District	Floor Area Ratio (FAR)	Building Height Maximum	Yard Setbacks Minimum (feet)		
	Maximum (g)	(Feet)	Front	Side	Rear
RM1 multiple-family (l)	0.6 FAR with surface parking 1.0 FAR with structured parking	40 (h)	10 (d)	9 (e), (k)	9
RM2 multiple-family	1.5 FAR with surface parking 2.25 FAR with structured parking	50 (i), (k)	10 (d)	9 (e), (j)	9 (j)

RM3 multiple-family	1.5 FAR with surface parking 3.5 FAR with structured parking	no maximum	10 (d)	9 (e), (j)	9 (j)

Notes to table 66.231, residential district dimensional standards:

(a) If a two-family or multiple-family dwelling is developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually described lot and all other land required for yards, other open space, parking, and other necessary land as required by this Code constitutes "common" properties, jointly owned by the owners of the described lots beneath each dwelling unit, the minimum size lot per unit is applied to the entire parcel.

(b) Up to two (2) additional dwelling units for the H1 residential district or one (1) additional dwelling unit for the H2 residential district and an additional five (5) percent lot coverage are permitted on the zoning lot through any combination of the following methods. These additional units are not subject to the minimum lot size per unit standard.

(1) *Affordable rental units.* Two (2) additional dwelling units in H1 and one (1) additional dwelling unit in H2 is permitted if twenty (20) percent of the total number of principal units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program published by Minnesota Housing and are affordable to and occupied by households earning up to sixty (60) percent of the area median income for at least ten (10) years. Each affordable unit must have at least the same floor area as another principal dwelling unit on the zoning lot. Prior to issuance of a building permit for the new building (or building expansion or conversion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of the households' income qualifications is required.

Number of total principal units on the zoning lot with a density bonus	Number of units required to be affordable at 60% of AMI on the zoning lot
2	1
3	1
4	1
5	2
6	2

(2) *Affordable owner-occupied units.* One (1) additional dwelling unit is permitted for each principal dwelling unit on the zoning lot that is sold at a price affordable to a household earning up to eighty (80) percent of the area median income as defined by the Metropolitan Council's Livable Communities Act Affordability limits for ownership housing. The affordable dwelling unit must have at least the same floor area as another principal dwelling unit on the zoning lot. Prior to issuance of a building permit, demonstration of the commitment to affordable housing in accordance with this footnote must be provided as documentation of the fair market sales price via an appraisal based on full plans and specifications. Upon sale of the affordable unit to the end buyer, documentation of the household's income qualifications is required, and may include but not be limited to base pay or variable pay, income from business or self-employment, income from financial assets, government transfer payments, and insurance or benefit payments.

(3) *Three-bedroom units.* One (1) additional dwelling unit is permitted for each principal dwelling unit on the zoning lot containing three (3) or more bedrooms.

(4) *Conversions of or additions to an existing residential structure.* One (1) additional dwelling unit is permitted if at least fifty (50) percent of the floor area of an existing principal residential structure on the zoning lot is retained.

(c) In the H2 district, the maximum height for buildings with flat or shed roofs is thirty-six (36) feet.

(d) Where at least fifty (50) percent of the front footage of any block is built up with principal buildings and at least one (1) of the front yard setbacks of the existing principal buildings with front yards that adjoin the front yard of the lot is greater than fifteen (15) feet in the H1-RM3 districts or less than thirty (30) feet in the RL district, the following standards apply:

(1) Where there are two (2) existing front yards that adjoin the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the larger of the two (2) adjoining front yard setbacks in the H1-RM3 districts or the midpoint between the district standard setback requirement and the smaller of the two (2) adjoining front yard setbacks in the RL district.

(2) Where only one (1) existing front yard adjoins the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the adjoining front yard setback.

The property owner is responsible for reporting the relevant adjoining front setbacks to the zoning administrator on a certificate of survey.

(e) Side yards are required only for dwelling units on the ends of townhouse structures. The side yard setback requirement from interior lot lines may be reduced or waived when an easement or common wall agreement, certified by the city building official for conformance with the state building code, is recorded on the deeds of the adjoining parcels.

In RM1 and RM2 districts, the minimum side yard setback for a one-family dwelling, two-family dwelling, and multiple-family dwellings of thirty-five (35) feet in height or less on lots of sixty (60) feet width or narrower is five (5) feet.

(f) See section 65.130(a) for additional lot size requirements for cluster developments.

The maximum number of principal units per lot does not apply to cluster developments.

See section 65.130(c) for maximum lot coverage for all buildings for cluster developments.

(g) Floor area ratio (FAR) is prorated upon the percentage of parking that is provided as structured parking. The FAR maximum may be increased by 0.5 if at least ten (10) percent of the dwelling units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. ~~affordable at sixty (60) percent of the area median income for at ten (10) years.~~ The FAR maximum may be increased by an additional 0.5 (total of 1.0 increase) if at least twenty (20) percent of the dwelling units on the zoning lot are leased at a rate at or below the sixty (60) percent of the area median income (AMI) rent limits as defined by the Multifamily Tax Subsidy Program rent and income limits published by Minnesota Housing, and are affordable to households earning up to sixty (60) percent of the area median income for at least ten (10) years. ~~affordable at sixty (60) percent of the area median income for at least ten (10) years.~~ Units required to be affordable must be occupied by households earning up to sixty (60) percent of the area median income. Prior to issuance of a building permit for the new building (or building expansion), demonstration of the commitment to affordable housing in accordance with this footnote must be provided as: a deed restriction or other contractual agreement with the city, or a city housing and redevelopment authority financing agreement or other similar financing agreement. Upon occupancy of the units, documentation of households' income qualifications is required.

(h) On lots more than sixty (60) feet wide and on corner lots, a maximum height of forty-five (45) feet may be permitted with a conditional use permit.

(i) If at least half of provided parking is structured parking, a maximum building height of seventy-five (75) feet may be permitted with a conditional use permit. A shadow study may be required for a conditional use permit application to help determine the impact of the additional height.

(j) For portions of a building over fifty (50) feet in height, the minimum side and rear yard setbacks are twenty-five (25) feet or nine (9) feet plus one-half the building height over fifty (50) feet, whichever is less.

(k) For property along Grand Avenue between Fairview Avenue and Cretin Avenue, between lines defined by the parallel alleys immediately north and south of Grand Avenue, building height is limited to four (4) stories and forty (40) feet.

(l) In the RL-RM1 districts, permitted and conditional principal uses other than residential uses must meet the dimensional standards for the RM2 district.

(Ord 13-36, § 2, 6-26-13; Ord 15-33, § 3, 7-22-15; Ord 20-28, § 1, 9-9-20; Ord 20-30, § 1, 9-23-20; Ord. 21-27, § 1, 8-18-21; Ord 22-1, § 3, 1-19-22; Ord 23-43, § 7, 10-18-23)

Division 4. - 66.240. Required Conditions

Sec. 66.241. Multiple-family design standards.

The design standards in section 66.343(b)~~(2), (3),~~ (2~~7~~), (4~~9~~), (~~11~~), (8~~14~~), (9~~15~~), (10~~16~~), ~~(19),~~ (13~~20~~), (14~~21~~), (15~~22~~), and (16~~23~~) ~~shall~~ apply to ~~multiple-family dwellings~~residential buildings of more than six (6) units, along with the provisions in section 66.343(a).

(Ord 20-28, § 1, 9-9-20; Ord 22-1, § 3, 1-19-22)

Editor's note(s)—Ord 22-1, § 3, adopted January 19, 2022, repealed § 66.241, which pertained to required conditions; number of main (principal) buildings and renumbered §§ 66.242 and 66.243 as §§ 66.241 and 66.242.

ARTICLE IV. - 66.400. BUSINESS DISTRICTS

Division 3. - 66.430. Business District Density and Dimensional Standards

Sec. 66.421. Business district use table.

Table 66.421 business district uses, lists all permitted and conditional uses in the OS—B5 business districts, and notes applicable development standards and conditions.

Table 66.421. Business District Uses

Use	OS	B1	BC	B2	B3	B4	B5	Definition (d) Standards (s)
Residential Uses								
Dwellings								
One-family dwelling			P					(d)
Two-family dwelling			P					(d)
Multiple-family dwelling	P		P			P	P	(d)
Housing for the elderly	P		P			P	P	(d)
Mixed Commercial-Residential Uses								
Home occupation	P	P	P	P	P	P	P	(d), (s)
Live-work unit			P					(d), (s)
Mixed residential and commercial use	P	P	P	P	P	P	P	(d), (s)

Congregate Living								
Adult care home	P	P	P	P	P	P	P	(d), (s)
Community residential facility, licensed correctional			C	C	C	C	C	(d), (s)
Dormitory			P/C			P	P	(d), (s)
Emergency housing facility	P	P	P/C	P/C	P/C	P/C	P/C	(d), (s)
Foster home	P	P	P	P	P	P	P	(d), (s)
Fraternity, sorority			P/C					(d), (s)
Overnight shelter						C	C	(d), (s)
Roominghouse			C			P	P	(d), (s)
Shelter for battered persons	P/C	P/C	P/C	P/C	P	P	P	(d), (s)
Sober house	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Supportive housing facility	P	P	P	P	P	P	P	(d), (s)
Civic and Institutional Uses								
Club, noncommercial				P	P	P	P	(d)
College, university, seminary, or similar institution of higher learning	P	P	P	P	P	P	P	(d), (s)
Community center	P	P	P	P	P	P	P	(d), (s)
Day care	P	P	P	P	P	P	P	(d), (s)
Homeless services facility		P/C	P/C	P/C	P	P	P	(d), (s)
Museum						P	P	
Public library	P	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	P	
Religious institution	P	P	P	P	P	P	P	(d)
School, primary & secondary	P	P	P	P	P	P	P	
Trade school, arts school, dance school, etc.	P	P	P	P	P	P	P	
Public Services and Utilities								
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Electric transformer or gas regulator substation		C	C	C	P	P	P	(s)
Municipal building or use	P	P	P	P	P	P	P	(s)
Public utility heating or cooling plant						P		
Solar energy generation facility, community	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Utility or public service building	C	P	P	P	P	P	P	(d), (s)
Commercial Uses								
Office, Retail, and Service Uses								
General office, studio	P	P	P	P	P	P	P	
General retail		P	P	P	P	P	P	(d)
Service business, general	P	P	P	P	P	P	P	(d)
Service business with showroom or workshop			P	P	P	P	P	(d)
Alternative financial establishment					C	P	P	(d), (s)
Animal day care					P	P	P	(d), (s)
Artist's studio	P	P	P	P	P	P	P	(d)
Business sales and services					P	P	P	(d)
Cannabis retail		P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Drive-through sales and services, primary and accessory	C	C		C	P	P	P	(s)
Dry cleaning, commercial laundry		P	P	P	P	P	P	(s)
Farmers market	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)

Garden center, outdoor			C	C	P			(d), (s)
Greenhouse					C			(d), (s)
Hospital					P	P	P	(d)
Mortuary, funeral home					P	P	P	
Outdoor uses, commercial				P/C	P/C	P/C	P/C	(d), (s)
Outdoor uses, commercial sales of consumer fireworks					C			(d), (s)
Package delivery service					P	P	P	(d)
Pawn shop					C	P	P	(d), (s)
Small engine repair, automotive bench work					P	P	P	
Tattoo shop			P	P	P	P	P	
Tobacco products shop			P/C	P	P	P	P	(d), (s)
Veterinary clinic				P	P	P	P	(d), (s)
Food and Beverages								
Bar				P/C	P	P	P	(d), (s)
Brew on premises store				P	P	P	P	(d), (s)
Coffee kiosk				P	P	P	P	(d), (s)
Coffee shop, tea house		P/C		P	P	P	P	(d), (s)
Restaurant				P	P	P	P	(d)
Restaurant, fast-food				P/C	P/C	P	P	(d), (s)
Commercial Recreation, Entertainment and Lodging								
Bed and breakfast residence		P	P	P	P			(d), (s)
Bingo hall, auction hall				C	P	P	P	
Hotel					P	P	P	(d)
Motel					P	P	P	(d)
Short term rental dwelling unit	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Health/sports club				P	P	P	P	(d)
Indoor recreation				C	P	P	P	(d)
Outdoor sports/entertainment							P	
Reception hall/rental hall				P	P	P	P	
Steam room/bathhouse facility			P	P	P	P	P	(d)
Theater, assembly hall				P	P	P	P	
Adult Entertainment								
Adult use					C	C	C	(d), (s)
Automobile Services								
Auto convenience market				C	C		P	(d), (s)
Auto service station				C	C		P	(d), (s)
Auto specialty store				C	C		P	(d), (s)
Auto repair station					C		P	(d), (s)
Auto sales, indoor					P	P	P	
Auto sales and rental, outdoor					C			(d), (s)
Car wash, detailing					C			(s)
Parking Facilities								
Parking facility, commercial						P	P	(d), (s)
Transportation								
Bus or railroad passenger station					P	P	P	
Helistop					C	C	C	(d), (s)
Railroad right-of-way	C	C	C	C	C	P	P	(s)
Limited Production, Processing and Storage								

Agriculture	P/C	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Brewery, craft				P/C	P/C	P/C	P/C	(d), (s)
Distillery, craft				P/C	P	P	P	(d), (s)
Finishing shop					P		P	(d), (s)
Limited production and processing					P		P	(d), (s)
~~Mail order house~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	
Plastic products							P	(d)
Printing and publishing				P/C	P	P	P	(s)
Recycling collection center					P			(d), (s)
Recycling drop-off station			P	P	P	P	P	(d), (s)
Storage facility, ~~rental~~ mixed-use						P	P	(d), (s)
Toiletries and cosmetic manufacturing							P	
Warehousing and storage							P	(s)
Wholesale establishment					P	P	P	(d), (s)
Winery, craft				P/C	P/C	P/C	P/C	(d), (s)
Accessory Uses								
Accessory use	P	P	P	P	P	P	P	(d), (s)
Dwelling unit, accessory			P					(d), (s)
Micro-unit dwellings accessory to a religious institution	P	P	P	P	P	P	P	(d), (s)

P - Permitted use C - Conditional use requiring a conditional use permit

Notes to table 66.421, principal uses in business districts:

(d) Definition for the use in Chapter 65, Land Use Definitions and Development Standards.

(s) Standards and conditions for the use in Chapter 65, Land Use Definitions and Development Standards.

(C.F. No. 05-441, § 4, 8-24-05; C.F. No. 07-633, § 2, 8-15-07; C.F. No. 07-1148, § 2, 1-9-08; C.F. No. 08-640, § 5, 7-9-08; Ord No. 10-33, § 2, 10-27-10; Ord No. 11-26, § 2, 3-23-11; Ord No. 11-27, § 1, 4-20-11; Ord No. 12-26, § 1, 5-23-12; Ord 13-51, § 6, 11-13-13; Ord 13-57, § 3, 12-4-13; Ord 15-5, § 3, 2-5-15; Ord 16-5, § 1, 4-13-16; Ord 17-1, § 4, 1-25-17; Ord 17-38, § 5, 10-25-17; Ord 19-10, § 1, 6-26-19; Ord 19-60, § 1(Att. A), 10-9-19; Ord 19-72, § 2, 1-8-20; Ord 22-3, § 1, 1-19-22; Ord 21-33, § 1, 11-10-21; Ord 23-43, § 7, 10-18-23; Ord 23-57, § 3, 12-13-23; Ord 24-21, § 1, 9-18-24)

ARTICLE VI. 67.600. EG EAST GRAND AVENUE OVERLAY DISTRICT

Sec. 67.601. Establishment; intent.

The EG East Grand Avenue Overlay District is established as shown on the official zoning map accompanying this code to provide design standards for development in the east Grand Avenue area.

Sec. 67.602. Standards and regulations.

(a) Design standards. The T~~2~~ District standards in sections 66.341(a) and 66.343 apply.

(b) Building and frontage regulations.

(1) Stepbacks. All portions of a building above a height of forty (40) feet must be stepped back from the minimum front, side street, or rear setback lines a distance equal to the additional height up to ten (10) feet.

(2) Established building line. The maximum front and side street setbacks is ten (10) feet. If an interior lot is on or abutting BC or residential zoning, it may have setbacks up to twenty-five (25) feet to relate to the existing established building façade line. Up to forty (40) percent of the building façade on any lot may exceed this maximum setback to create outdoor seating or gathering areas.

(3) Frontage elements. The base thirty (30) feet of building sides facing abutting public streets must include elements that relate to the human scale at grade. Elements include doors, windows, projections, awnings, canopies, porches, stoops, etc.

ARTICLE V. - GENERAL REQUIREMENTS AND DESIGN STANDARDS

Sec. 69.507. Blocks.

(a) *Block width.* Blocks ~~shall~~must have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width ~~shall~~may be permitted in blocks adjacent to major streets, railroads or topographic barriers.

(b) *Block length.* ~~The lengths, widths and shapes of blocks shall be as are appropriate for the locality and the type of development contemplated, but b~~Block lengths ~~in residential areas shall~~must generally be between ~~not exceed one thousand (1000)~~ three hundred thirty (330) and six hundred sixty (~~10~~660) feet, depending on the surrounding development context. This may be modified by the city council to ensure compliance with the comprehensive plan and development or project plans for sub-areas of the city.

(c) *Crosswalks.* Pedestrianways or crosswalks, not less than eight (8) feet wide, may be required by the city council through the center of blocks ~~more than eight hundred (800) feet long~~ where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation or other community facilities.

(d) *Industrial blocks.* Blocks designed for industrial uses ~~shall~~must be of such length and width as may be determined suitable by the ~~planning commission~~city council for prospective use.

(C.F. No. 03-1028, § 1, 4-7-04)

ARTICLE VI. - IMPROVEMENTS

Sec. 69.600. Required improvements.

(a) *Generally.* In instances where the subdivider owns all the property being served by the following listed improvements, and he petitions the city to construct the same, the subdivider will be charged the full cost of the improvement notwithstanding limitations contained in the city's assessment policy. In the event other properties, not owned by the subdivider, are served by the improvements, and if the city is petitioned to construct the same, the apportionment of costs, if required, will be determined by the City of Saint Paul. Prior to approval of the final plat by the city council, the subdivider must either have installed and dedicated to the city, or guaranteed to install in a manner set forth in section 69.500 et seq., and which meets the standards of the director of public works, the following improvements on the site. Exceptions to these requirements are allowed in the RL residential district; the nature of these exceptions are noted below.

(b) *Water facilities.* Except in the RL residential district, public water service to be installed by the city. Such service must consist of adequate water facilities, including fire hydrants and laterals to the property line. In the RL residential district, where new private wells or central water systems are permitted and existing private systems are not required to connect to a public water main, public water service need not be provided.

(c) *Sewer facilities.* Except in the RL residential district, public sanitary sewer service to be installed by the city. Such service must consist of adequate sanitary sewer facilities, including installation of laterals to the

public right-of-way line. In the RL residential district, where new individual sewage treatment systems are permitted and existing systems are not required to connect to a public sewer system, public sewer facilities need not be provided.

(d) *Storm sewer.* Storm sewer facilities not connected with street construction, to be installed by the city. The subdivider may install or may petition the city to install those storm sewer facilities that are connected with street construction (i.e., catch basins, leads to storm sewers).

(e) *Streets.* Except in the RL residential district, paved public streets, including curb and gutter, for those streets proposed in an approved subdivision. The subdivider may install the improvements~~,~~ or ~~he~~ may petition the city to install such improvements. In the RL residential district, new streets may be unpaved and existing unpaved streets ~~is~~are not ~~be~~ required to be paved.

(f) *Monuments.* Durable iron monuments ~~shall~~must be set at all angle and curve points on the outside boundary lines of the plat, at all block and lot corners, and at all intermediate points on the block and lot lines indicating changes of direction in the lines, prior to the final recording of the plat.

(1) A statement or note on the final plat ~~shall~~must identify the type, size of monument set and the license number of the responsible land surveyor. Monuments set should be of durable iron, no less than one-half inch in diameter and fourteen (14) inches in length.

(2) The plat ~~shall~~must identify the type and size of monuments found and also identify by whom set if known or marked by a license number.

(g) *Street trees.* Street trees having a trunk diameter of not less than two (2) inches measured two (2) feet above grade, ~~shall~~must be installed by the subdivider along all streets at intervals no greater than forty (40) feet and at least one (1) per lot, along with other landscape improvements, to help define the street edge, buffer pedestrians from vehicles, and provide shade. Existing trees which meet the standards of this section may be used to satisfy these requirements. ~~Only honey locust, hard maple, green ash, ginkgo or other long-lived shade tree approved by the city forester shall be planted.~~ Only tree species approved by the city forester can be planted, and must be planted through a Forestry Tree Work Permit Application. Trees must meet the quality and condition standards set forth in *American Standard for Nursery Stock* (ANSI Z60.1-2014).

(h) *Street names and signs.* Street signs at all intersections within or abutting the subdivision to be installed by the city. Street names ~~shall be~~are subject to the approval of the city council.

(i) *Street lights.* Street lights meeting city standards and specifications ~~shall~~must be installed by the subdivider at all interior street intersections within an approved subdivision. Such lights ~~shall~~must also be installed on all interior streets within the subdivision at points designated by the director of public works and ~~shall~~must be no more than two hundred (200) feet apart.

(j) *Topsoil sodding and seeding.* Redistribution of topsoil on the lot and boulevard, to be done by the subdivider. The subdivider ~~shall~~must seed or sod the disturbed boulevard areas.

(k) *Sidewalks.* Public sidewalks along both sides of collector and arterial streets and in such other locations required by the city council. The subdivider may install such improvements or petition the city to install such improvements.

(Ord. No. 17890, § 6, 11-21-91; C.F. No. 93-1718, § 118, 12-14-93; C.F. No. 03-1028, § 1, 4-7-04; Ord 23-43, § 8, 10-18-23)

From: Jenn P
To: *CI-StPaul_Contact-Council
Subject: Support Traditional Neighborhood Zoning
Date: Tuesday, October 7, 2025 9:05:48 PM

You don't often get email from j.l.pierson@gmail.com. Learn why this is important

Dear City Council,

*Not only do I enthusiastically **support the amendments to the T Districts** recommended by the Planning Department and Planning Commission, I would also like to see the City Council officially direct the Planning Commission to explore the **expansion of T-Districts more broadly** throughout the city.*

Sincerely,
Jenn Pierson
890 Kenneth St

From:	Luke Hanson
To:	*CI-StPaul_Contact-Council
Subject:	Approve T District amendments; initiate a follow-up
Date:	Thursday, October 9, 2025 1:35:26 PM

Dear City Councilmembers,

I'm writing to express my enthusiastic support for the proposed updates to the Traditional Neighborhood zoning districts as recommended to you by the Planning Commission. These common-sense changes will make the T Districts easier for City staff to administer, and easier for prospective real estate developers (especially regular folks working on small, locally-financed, neighborhood-scale projects) to understand and follow.

I also want to urge you to quickly initiate another zoning study focused on broadly expanding the T Districts throughout Saint Paul. I suggest four concepts to be included within the scope of the study:

- Rezoning land along arterial and collector streets in Saint Paul into the T Districts (including but not limited to high-frequency transit routes)
- Simplifying the Zoning Code by sunsetting the Business districts and the Vehicular Parking district (perhaps consolidating them into the T Districts
- Identifying formerly commercial buildings that are currently zoned in the H Districts and rezoning them into T Districts (to re-enable commercial uses in the future)
- Adding language to the H Districts that would enable small-scale commercial land uses within them (e.g. corner stores and Accessory Commercial Units) under certain conditions

Prior to the 1970s, Saint Paul's zoning rules allowed for both residential and commercial uses along its arterial streets. In 1975, the City Council adopted an extremely rigid new Zoning Code and Zoning Map that essentially forbid new commercial spaces from opening in places where they didn't exist in 1975. I believe these rigid rules have needlessly impeded the organic development of local business nodes and walkable neighborhoods for the past fifty years. If the City of Saint Paul aims to attract more local businesses, strengthen its tax base, and become a more walkable city, I am convinced that expanding the T Districts (so that the City's zoning rules would be much like they were prior to 1975) is an obvious and essential step towards those goals.

I wrote three essays on this topic which were published by streets.mn in June. I will link those essays here (Part 1, Part 2, and Part 3) so that they can be included in the public record, if possible.

Thank you for the invitation to comment.

Luke Hanson
1423 Eleanor Avenue

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: Ord 25-61

File ID:	Ord 25-61	**Type:**	Ordinance	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	Christine Boulware	**In Control:**	City Council
				File Created:	10/03/2025
File Name:	Hamm's Local Heritage Preservation District			**Final Action:**	

Title: Amending Chapter 74 of the Legislative Code by enacting a new section designating the Theodore Hamm Brewing Company Heritage Preservation District as a Heritage Preservation Site.

Notes:

		Agenda Date:	10/15/2025
Sponsors:	Johnson	**Enactment Date:**	
Attachments:	Hamm's Historic District Packet, PC RES 25-41, PC Action Minutes 9-19-25, Payne-Phalen Community Council public comment, Montana Scheff public comment	**Financials Included?:**	
Contact Name:	651-266-6715	**Hearing Date:**	
Entered by:	christina.hong@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Ord 25-61

Amending Chapter 74 of the Legislative Code by enacting a new section designating the Theodore Hamm Brewing Company Heritage Preservation District as a Heritage Preservation Site.

WHEREAS, on April 2025 HPC staff received a nomination form from JB Vang Partners that was prepared by local architectural historians for the designation of the Theodore Hamm Brewing Company Heritage Preservation District as a Saint Paul Heritage Preservation Site; and

WHEREAS, Heritage Preservation staff reviewed the nomination form and determined it was complete and scheduled the nomination for a public hearing before the Heritage Preservation Commission (“HPC”) to determine whether the Theodore Hamm Brewing Company Heritage Preservation District met the criteria for designation under Leg. Code § 73.05(a); and

WHEREAS, pursuant to Minnesota Statutes § 471.193 and Legislative Code § 73.04(3), the HPC initiated the process to designate the Theodore Hamm Brewing Company Historic District, in the Dayton's Bluff neighborhood of Saint Paul, at the following addresses: 707 Minnehaha Ave E., 685 Minnehaha Ave E., 722 Payne Ave., 720 Payne Ave., 691 Drewry Ln., 694 Minnehaha Ave E., 688 Minnehaha Ave E., 704 Minnehaha Ave E., 700 Minnehaha Ave E., and 680 Minnehaha Ave. E. (see map for district boundaries), as a Saint Paul Heritage Preservation Site; and

WHEREAS, on May 19, 2025, the HPC, having provided notice to affected property owners within 100 feet of the proposed district boundaries, published notice in a newspaper of general circulation, and posted the agenda to the city website and the City's Early Notification System, duly conducted a public hearing on the Theodore Hamm Brewing Company Heritage Preservation District nomination where all interested parties were given an opportunity to be heard and based upon all the testimony and the records received, the HPC found that Theodore Hamm Brewing Company Heritage Preservation District met the criteria for designation under Leg. Code § 73.05(a)(1, 3, and 7) as set forth in the HPC Resolution which are incorporated herein by reference, and pursuant to Leg. Code § 73.05(e), considered the proposed boundaries and program for preservation of the Theodore Hamm Brewing Company Heritage Preservation District, where all interested parties, including the applicant and owners, were given an opportunity to be heard, and upon the close of the public hearing and following discussion of the matter, the HPC, based upon the testimony received and the report of staff, determined pursuant to Leg. Code § 73.05(e) that the Theodore Hamm Brewing Company Heritage Preservation District is eligible for designation as a Saint Paul Heritage Preservation site based upon the eligibility criteria set forth under Leg. Code § 73.05(a) and, accordingly, proposed boundaries and a program for preservation for the Site and duly moved to recommend to the City Council for all the reasons set forth in HPC Resolution dated May 19, 2025, that a new section entitled Theodore Hamm Brewing Company Preservation Site and Program for Preservation be added to the Legislative Code at § 74.10 which is presently reserved; and

WHEREAS, the HPC pursuant to Leg. Code § 73.05(b) advised the Planning Commission of the proposed designation along with proposed boundaries, and program for preservation; and

WHEREAS, on September 19, 2025, the HPC pursuant to Leg. Code § 73.05(b), secured a recommendation from the Planning Commission with respect to the relationship of the proposed heritage preservation site designation to the City's comprehensive plan, the Commission's opinion as to the effect of the proposed designation upon the surrounding neighborhood, and the Commission's opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation; and

WHEREAS, the Planning Commission found the proposed designation to be consistent with comprehensive plan policies contained in the plan's Heritage Preservation Chapter at HP-1, HP-2, HP-6 and HP-9 and, accordingly, voted to recommend the designation of the Theodore Hamm Brewing Company Heritage Preservation District, as set forth in Planning Commission Resolution No. 25-41, which is based upon the report of the Commission's staff dated September 17, 2025, both of which are incorporated herein by reference; and

WHEREAS, the HPC, pursuant to Minnesota Statutes § 471.193, Subd. 6 and Leg. Code § 73.05(c), provided copies of the proposed designation, boundaries, and program for preservation to the State Historic Preservation Office (SHPO) for review and comment; and

WHEREAS, on October _____, 2025, the SHPO commented that "We concur that _____is an ideal candidate for local designation" and, regarding the program for preservation, "The proposed preservation program for the Theodore Hamm Brewing Company Heritage Preservation District will help establish a desired and consistent level of quality and aesthetics for the character-defining features of the historic complex; and

WHEREAS, on October 22, 2025, pursuant to Leg. Code § 73.05(f), the Council of the City of Saint Paul duly conducted a public hearing, having provided notice to affected property owners within 100 feet of the subject address, published notice in a newspaper of general circulation, and posted the agenda to the city website and the City's Early Notification System, pursuant to Leg. Code § 73.05(e), at which time all interested parties were given an opportunity to be heard; and

WHEREAS, the City Council, having considered all the facts and testimony, including the recommendations of the planning commission and the HPC report, hereby finds that creating and designating a Theodore Hamm Brewing Company Heritage Preservation Site and Program for Preservation is a public necessity required in the interests of the health, prosperity, safety and welfare of the citizens of Saint Paul by fulfilling the public policies set forth under Leg. Code § 73.01(1-5) and in so designating the Theodore Hamm Brewing Company Heritage Preservation Site and Program for Preservation the Council hereby adopts as its formal statement of legislative reasons for creating and designating the Theodore Hamm Brewing Company Heritage Preservation Site and Program for Preservation, the reasoning set forth in the HPC Resolution, now, therefore

THE COUNCIL OF THE CITY OF SAINT PAUL DOES ORDAIN:

SECTION 1

Program for Preservation

Sec. 73.05(a)(1) The character, interest, and value of the Theodore Hamm Brewing Company, as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, and the United Sates meets designation criterion 1. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. The nomination notes the theme of the district is its significance in the area of Industry as one of the most important breweries to operate in the state of Minnesota. The related State historic context is "Urban Centers, 1870-1940" and the local historic context, established by the Saint Paul HPC, is "German American Community and Dayton's Bluff: 1882-1900." The Theodore Hamm Brewing Company had a large role in the development and longevity of the brewing industry in Saint Paul and more specifically, the development of the Dayton's Bluff, Payne Phalen, Railroad Island and Swede Hollow neighborhoods and culture.

Sec. 73.05(a)(3) The Theodore Hamm Brewing Company identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul. The nomination identifies the association with three of Saint Paul's more influential businessmen. Applying the scientific and technological innovations of the time to improve and expand the plant and operations, the Hamm Brewery became a leader in the brewing industry locally, regionally, and in Minnesota. The company founder, his son, and grandson influenced development in Saint Paul and the Twin Cities region; the report identifies these significant persons as: Theodore Hamm, William Hamm Sr., and William Hamm Jr.

Sec. 73.05(a)(7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul. The Theodore Hamm Brewing Company has been an established and visual feature of the eastside for 160 years. Its smokestack is a landmark of the skyline, and the massive red brick and stone buildings have a strong visual impact on the surrounding neighborhoods. The brewery complex is uniquely sited near multiple rail lines, next to Phalen Creek, and near the Mississippi River. Access to transportation/distribution, walking distance for workers from adjacent communities, and access to natural resources was the ideal setting for the brewery to survive and thrive, as well as become and remain a hub of community businesses and activity.

The Theodore Hamm Brewing Company is significant under criteria (1), (3) and (7) of Section 73.05 (a) of the Legislative Code.

That Legislative Code Chapter 74, entitled "Heritage Preservation Districts and Programs," is hereby amended by the addition of the following new section to be numbered Section 74.10. and entitled " Theodore Hamm Brewing Company Heritage Preservation Site and Program for Preservation which shall read as follows:

74.10. - Theodore Hamm Brewing Company Heritage Preservation District preservation program

A. Introduction. The City's Legislative Code, Chapter 73 creates the Saint Paul Heritage Preservation Commission and grants powers and duties that include the review of city permits for work at designated sites and districts. Specifically, §73.04(4) states the commission shall protect the architectural character of heritage preservation sites through review and approval or denial of applications for city permits. The following guidelines for design review will serve as the basis for the Heritage Preservation Commission's design review decisions for the Theodore Hamm Brewing Company Heritage Preservation District. The guidelines define the most important elements of the Site's unique physical appearance and state the best means of preserving and enhancing these elements in rehabilitation. Their purpose is to assure that design review will be based on clear standards rather than the tastes or opinions of individual commission members. When applying the guidelines, the Commission, in clearly defined cases of economic hardship, will also consider deprivation of the owner's reasonable use of property. Decisions of the Heritage Preservation Commission are subject to appeal to the City Council (§73.06(h)).

B. General Intent. The City of Saint Paul, a Certified Local Government in the National Historic Preservation Program, has agreed to conduct its design review of locally designated heritage preservation sites and districts according to the Secretary of the Interior's Standards for the Treatment of Historic Properties (2017) (The Standards). The Standards are codified in 36 CFR Part 68 and are applied to projects in a reasonable manner, taking into consideration economic and

technical feasibility. The Standards provide general information to determine appropriate treatments for historic properties. They are intentionally broad in scope in order to apply to a wide range of circumstances. The Standards have been designed to enhance the understanding of basic preservation principals and may be applied to one historic resource or a variety of historic resource types such as Districts, Sites, Buildings, Structures, and Objects. The Standards identifies four primary treatments: preservation, rehabilitation, restoration, and reconstruction.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

The Standards for Rehabilitation provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The accompanying Guidelines apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation are codified in 36 CFR Part 67 <https://www.nps.gov/subjects/taxincentives/upload/regs-nps-36-cfr-67.pdf> , are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide.

The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility <https://www.nps.gov/subjects/taxincentives/upload/role-economic-technical-feasibility-applying-standards.pdf>.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

C. Description

1. Boundaries and Sites: The Theodore Hamm Brewing Company Heritage Preservation District is located along East Minnehaha and Reaney Avenues between Payne Avenue and Stroh Drive in the Dayton's Bluff neighborhood of Saint Paul. The district is roughly bounded by the Union Pacific Railroad tracks on the north, Stroh Drive on the east, the foot of Dayton's Bluff on the south, and the Bruce Vento Regional Trail (the former location of Phalen Creek) in the ravine to the west. There are also two buildings located on the west site of the ravine along Payne Avenue. East Minnehaha Avenue bisects the district and spans the ravine. Reaney Avenue, north of East Minnehaha, also runs east-west, but no longer crosses the ravine and functions more as an internal street. The district encompasses roughly 23 acres of land on the edge of mixed industrial and residential neighborhoods in the Dayton's Bluff, Railroad Island, and Payne Phalen districts, northeast of downtown Saint Paul. The historic district is contiguous and cohesive in terms of the proximity of the buildings and their relationships to each other. The integrity of the district is reinforced by the predominant use of brick in construction of the buildings as well as the deliberate repetition of details visually linking the one-to-six story buildings and associated pump houses, tunnels, silo, shavings vault, retaining wall and bridge. Inventory # RA-SPC-02926

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
MELANIE McMAHON, INTERIM DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

MEMORANDUM

SUBJECT: Proposed designation of the Theodore Hamm Brewing Company Heritage Preservation District as a Saint Paul Heritage Preservation Site

TO: Planning Commission

FROM: Comprehensive & Neighborhood Planning Committee; Chris Hong, City Planner

DATE: September 10, 2025

SUMMARY

The Theodore Hamm Brewing Company Heritage Preservation District, located in the Dayton's Bluff neighborhood, has been nominated for local designation as a Saint Paul Heritage Preservation Site. The Saint Paul Planning Commission is directed to weigh in regarding the proposed designation's conformance to the Comprehensive Plan and effect on the surrounding neighborhood.

1. **Background**
2. **Planning Commission Role**
3. **Site Description**
4. **Comprehensive Plan Conformance**
5. **Effect of Designation on the Surrounding Neighborhood**
6. **Staff Recommendation**
7. **Attachments**
   a) **HPC Resolution recommending designation**
   b) **HPC Staff Report**
   c) **Local Designation Request Letter**
   d) **Local Nomination Map**
   e) **Draft Preservation Program**
   f) **2025 NRHP Nomination – January 2025**
   g) **HPC NRHP comments to SHPO – January 2025**
   h) **NRHP Map – February 2025**
   i) **Draft Planning Commission Resolution**

1. Background

When a nomination for local designation is made, the Saint Paul Heritage Preservation Commission (HPC) is responsible for evaluating whether the property meets criteria for local designation, and for consulting with the Saint Paul Planning Commission and the State Historic Preservation Office (SHPO) regarding the proposed designation. The nomination is then forwarded to the Saint Paul City Council for consideration.

In 2005, the district was nominated to the National Register of Historic Places (NRHP). Due to private property owner objections, the district was not listed in the NRHP and instead received a Determination of Eligibility (DOE) from the National Park Service (NPS). The district was determined eligible under Criterion A as one of the most important breweries to operate in the state of Minnesota and under Criterion B for its association with three of the states more influential businessmen – Theodore Hamm, William Hamm (son), and William Hamm, Jr. (grandson). The period of significance was identified as 1865-1952 (NRIS 05000832).

On January 27, 2025, the HPC reviewed and supported an updated nomination for the Theodore Hamm Brewing Company Historic District to the National Register of Historic Places. The nomination was reviewed and unanimously recommended for listing by the State Historic Preservation Review Board on February 18, 2025. The property was not listed in the National Register due to owner objection. The National Park Service has commented on the listing noting that it is still eligible for listing in the National Register, and the period of significance should be updated to 1865-1965 to reflect the year that Hamm's was sold to a new entity.

This change in date would make buildings constructed between 1952-1965 contributing to the heritage preservation district so long as they retain integrity. The map of the contributing properties will need to be updated to include buildings:

9 – Carpenter Shop (ca. 1865) was incorrectly showing as non-contributing in the NRHP nomination reviewed by the HPC in January
#38 – Warehouse #1 (ca. 1953)
#56 – New Brew House (1955-56)
#59 – Electric and Pipe Shop (1957)
#60 – Silo (ca. 1958, ca. 1960)
#61 – Wash House/Racking Facility (ca. 1962-63)
#65 – Rail Shipping and Storage (1965)
#66 – Pump House No. 11 (ca. 1958)

The property was nominated for designation as a Saint Paul Heritage Preservation Site in April 2025 by JB Vang Partners. Certified letters providing notice of the HPC public hearing along with a description of the project and map were sent to all owners within the proposed district boundaries on April 29, 2025. Notice letters were sent out to property owners within 100' of the project property. Public notice was also sent out via City ENS on April 29, 2025, and posted in the Saint Paul Pioneer Press April 28, 2025 which gave a description and a map location of the project on April 29, 2025. A public hearing

was conducted on May 19, 2025 to review the designation request where all interested parties, including the applicant and owner, were given an opportunity to be heard. The HPC agreed that the property meets criteria 1, 3 and 7 for local designation and voted 3-1 to continue the designation process and forward the nomination to the Saint Paul Planning Commission and the Minnesota State Historic Preservation Office for review and recommendations.

2. Planning Commission Role

Per Saint Paul Legislative Code 73.05(b), the Planning Commission shall make recommendations regarding proposed Heritage Preservation Site designations (emphasis added):

> *The heritage preservation commission shall advise the city planning commission of the proposed designation of a heritage preservation site, including boundaries, and a program for the preservation of a heritage preservation site, and secure from the city planning commission its recommendation with respect to the relationship of the proposed heritage preservation designation to the comprehensive plan of the City of Saint Paul, its opinion as to the effect of the proposed designation upon the surrounding neighborhood, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation of approval, rejection or modification of the proposed designation. Said recommendation shall become part of the official record concerning the proposed designation and shall be submitted by the heritage preservation commission along with its recommendation concerning the proposed designation to the city council. The heritage preservation commission may make such modifications, changes and alterations concerning the proposed designations as it deems necessary in consideration of the recommendations of the city planning commission.*

3. Site Description

The proposed Theodore Hamm Brewing Company Historic District is located along East Minnehaha and Reaney Avenues between Payne Avenue and Stroh Drive in the Dayton's Bluff neighborhood of Saint Paul. The district is roughly bounded by the Union Pacific Railroad tracks on the north, Stroh Drive on the east, the foot of Dayton's Bluff on the south, and the Bruce Vento Regional Trail (the former location of Phalen Creek) in the ravine to the west. There are also two buildings located on the west site of the ravine along Payne Avenue. East Minnehaha Avenue bisects the district and spans the ravine. Reaney Avenue, north of East Minnehaha, also runs east-west, but no longer crosses the ravine and functions more as an internal street. The district encompasses roughly 23 acres of land on the edge of mixed industrial and residential neighborhoods in the Dayton's Bluff, Railroad Island, and Payne Phalen districts, northeast of downtown Saint Paul. The historic district is contiguous and cohesive in terms of the proximity of the buildings and their relationships to each other. The integrity of the district is reinforced by the predominant use of brick in construction of the buildings as well as

the deliberate repetition of details visually linking the one-to-six story buildings and associated pump houses, tunnels, silo, shavings vault, retaining wall and bridge.

The Theodore Hamm Brewing Company Heritage Preservation District meets three of the City's criteria for designation as a Saint Paul Heritage Preservation Site:

- Criterion 1- Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates.
- Criterion 3 – It's identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.
- Criterion 5 – Its identification as a work of an architect, engineer, or master builder whose individual work has influences the development of the City of Saint Paul.

4. Comprehensive Plan Conformance

The proposed designation is in conformance with the City's Legislative Code and the 2040 Comprehensive Plan. Chapter 73 of the Legislative Code states the City's public purposes for the preservation of historic resources, which include safeguarding the City's heritage; protecting and enhancing the city's attractiveness to residents, tourists, and visitors; enhancing the city's visual and aesthetic character, diversity and interest; fostering civic pride among residents; pursuing the City's sustainability goals through strategic reuse of buildings rather than new construction; and to promote the use of historic resources for the education and general welfare of residents.

The Heritage and Cultural Preservation chapter of the 2040 Comprehensive Plan includes the following specific provisions regarding the nomination and protection of historic resources:

- **Policy HP-1.** Prioritize publicly-owned facilities – particularly those owned, maintained or supported by the City and related development authorities – for evaluation, designation and preservation.
- **Policy HP-2.** Preserve, rehabilitate and maintain City-owned historic resources through recognized preservation standards, including the Secretary of Interior's Standards for the Treatment of Historic Properties.
- **Policy HP-6.** Maintain and preserve designated and determined eligible historic and cultural resources.

According to HPC staff, the draft preservation program follows the Secretary of the Interior's Standards for Rehabilitation and is written to be consistent with other local preservation programs while addressing specific materials and features of The Theodore Hamm Brewing Company Heritage District as described in the NRHP nomination. The preservation program does not address interior work, as there are not any interior spaces proposed for local designation at this time.

5. Effect of Designation on the Surrounding Neighborhood

Historic properties can help define the character of their neighborhoods, create a strong sense of place, enhance the quality of life of residents, and serve as a catalyst for investment in surrounding properties. The proposed preservation program's intent is to ensure that development on the site maintains the district's unique architectural character and thereby secure its benefits to the surrounding neighborhood.

There are no other planning considerations relevant to the proposed designation.

6. Staff Recommendation

The Comprehensive and Neighborhood Planning Committee recommends approval of the Planning Commission draft resolution recommending the approval of the proposed designation of the Theodore Hamm Brewing Company Heritage District as a Saint Paul Heritage Preservation Site.

7. Attachments

a) HPC Resolution recommending designation
b) HPC Staff Report
c) Local Designation Request Letter
d) Local Nomination Map
e) Draft Preservation Program
f) 2025 NRHP Nomination – January 2025
g) HPC NRHP comments to SHPO – January 2025
h) NRHP Map – February 2025
i) Draft Planning Commission Resolution

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NAME: Theodore Hamm Brewing Company Heritage Preservation District

DATE: May 19, 2025

Memorializing the decision of the Saint Paul Heritage Preservation Commission on May 19, 2025, recommending the City Council approve the Theodore Hamm Brewing Company complex be designated a Saint Paul Heritage Preservation Site.

WHEREAS, the Saint Paul Heritage Preservation Commission (HPC) is authorized by Chapter 73 of the Saint Paul Legislative Code to review designation applications and provide a recommendation that is forwarded to the City Council; and

WHEREAS, the Theodore Hamm Brewing Company Heritage Preservation District, is significant under criteria (1), (3) and (7) of Section 73.05 (a) of the Legislative Code; and

WHEREAS, on May 19, 2025, the HPC, having provided notice to affected property owners, duly conducted a public hearing on the said application where all interested parties were given an opportunity to be heard; and

WHEREAS, in accordance with Sec. 73.05(a), the HPC considered a staff report addressing the criteria, as follows:

73.05(a)(1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. The nomination notes the theme of the district is its significance in the area of Industry as one of the most important breweries to operate in the state of Minnesota. The related State historic context is “Urban Centers, 1870-1940” and the local historic context, established by the Saint Paul HPC, is “German American Community and Dayton’s Bluff: 1882-1900.” The Theodore Hamm Brewing Company had a large role in the development and longevity of the brewing industry in Saint Paul and more specifically, the development of the Dayton’s Bluff, Payne Phalen, Railroad Island and Swede Hollow neighborhoods and culture.

73.05(a)(3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul. The nomination identifies the association with three of the Saint Paul’s more influential businessmen. Applying the scientific and technological innovations of the time to improve and expand the plant and operations, the Hamm Brewery became a leader in the brewing industry locally, regionally, and in Minnesota. The company founder, his son, and grandson influenced development in Saint Paul and the Twin Cities region; the report identifies these significant persons as: Theodore Hamm, William Hamm Sr., and William Hamm Jr.

73.05(a)(7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul. The Theodore Hamm Brewing Company has been an established and visual feature of the eastside for 160 years. Its smokestack is a landmark of the skyline, and the massive red brick and stone buildings have a strong visual impact on the surrounding neighborhoods. The brewery complex is uniquely sited near multiple rail lines, next to Phalen Creek, and near the Mississippi River. Access to transportation/distribution, walking distance for workers from adjacent communities, and access to natural resources was the ideal setting for the brewery to survive and thrive, as well as become and remain a hub of community businesses and activity; and

WHEREAS, the proposed designation of the Theodore Hamm Brewing Company Heritage Preservation District is generally consistent with the goals and policies of the Comprehensive Plan. Specifically, the Heritage and Cultural Preservation Chapter calls for designation and protection of historic resources and the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties in Policies HP-1, HP-2, HP-6 and HP-9; and

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission adopts the findings in the staff report and recommends to the City Council that the Theodore Hamm Brewing Company Heritage Preservation District be accepted for designation as a Saint Paul Heritage Preservation Site along with the Preservation Program.

MOVED BY	**Commissioner Osten**
SECONDED BY	**Commissioner Ellis**
IN FAVOR	**3**
AGAINST	**1**
ABSTAIN	**0**

SAINT PAUL
MINNESOTA

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE GOODMAN, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

HERITAGE PRESERVATION COMMISSION STAFF REPORT

Information contained within is the professional opinion of City staff utilizing the information that was submitted by the applicant. This staff report will be available to the Heritage Preservation Commission for their deliberations on the application.

DATE OF HPC MEETING: May 19, 2025

FILE NAME: Theodore Hamm Brewing Company Heritage Preservation District
HISTORIC NAME: Theodore Hamm Brewing Company
CURRENT NAME: Hamm's Brewery (informally)
ARCHITECTS: August Maritzen, Louis Lehle, Clarence Johnston Jr.
PERIOD OF SIGNIFICANCE: 1865-1965
WARD: 7
PLANNING DISTRICT: 4 **-** Dayton's Bluff Community Council
STAFF INVESTIGATION AND REPORT: Christine Boulware
DATE OF REPORT: May 9, 2025

Building (map#)	**Address**	**Owner**	**Inventory #**
Credit Union (28)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7019
Pump House No. 8 (29)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7020
Bottling House (41)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7026
Warehouse No. 1 (38)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7024
Wash House/ Racking Facility (61)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7031
Rail Shipping and Storage (65)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7033
Sankey Building (67)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7034
Warehouse No. 3/Case Storage (45)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7027
Garage (69)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7035
Diesel Engine House (40)	707 Minnehaha Ave E	Everest LLC	RA-SPC-7025
Power Plan (32)	685 Minnehaha Ave E	Clapp Investments LLC	RA-SPC-7022
Garage (33)	722 Payne Ave	City of Saint Paul	RA-SPC-7023
Administration Building (49)	720 Payne Ave & 691 Drewry Ln	HCA Building Company	RA-SPC-4977
Silo (60)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7030
New Brew House Addition (56)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7028
Pump House No 11 (66)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7032
Shavings Vault (10)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7009
Retaining Wall and Stairway (12)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7011

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Brew House (2)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-4597
Grit Storage (6)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7006
Hop Storage (25)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7016
Laboratory/Wort Cooler (23)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7015
Stock House No 2 (18)	694 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-4600
Racking Room (7)	688 Minnehaha Ave E	688 Minnehaha Management LLC	RA-SPC-7007
Wash House (8)	688 Minnehaha Ave E	688 Minnehaha Management LLC	RA-SPC-7008
Carpenter Shop (9)	688 Minnehaha Ave E	688 Minnehaha Management LLC	RA-SPC-4601
Machine Shop/Blacksmith Shop/Paint Shop (13)	704 Minnehaha Ave E	11 W Realco LLC	RA-SPC-7012
Electric and Pipe Shop (59)	704 Minnehaha Ave E	11 W Realco LLC	RA-SPC-7029
Stock House No 3 (17)	700 Minnehaha Ave E	700Fish LLC	RA-SPC-7013
Grain Dryer (3)	680 Minnehaha Ave E	HRA City of Saint Paul	RA-SPC-7005

A. PURPOSE: To consider and make a recommendation to the Saint Paul City Council regarding the nomination for the designation of the Theodore Hamm Brewing Company Heritage Preservation District as a Saint Paul Heritage Preservation Site and the preservation program – consistent with the Secretary of the Interior's Standard for Rehabilitation.

B. CODE CITATIONS:

1. Section 73.05 (a) of the City's Legislative Code states, in considering the designation of any area, place, building, structure or similar object in the City of Saint Paul as a heritage preservation site, the commission shall apply the following criteria with respect to such designation:

   (1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates.

   (2) Its location as a site of a significant historic event.

   (3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul.

   (4) Its embodiment of distinguishing characteristics of an architectural or engineering type or specimen.

   (5) Its identification as a work of an architect, engineer, or master builder whose individual work has influences the development of the City of Saint Paul.

   (6) Its embodiment of elements of architectural or engineering design, detail,

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materials, or craftsmanship which represent a significant architectural or engineering innovation.

(7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul.

2. **Section 73.05 (b)** states for *Planning commission review*: The heritage preservation commission shall advise the city planning commission of the proposed designation of a heritage preservation site, including boundaries, and a program for the preservation of a heritage preservation site, and secure from the city planning commission its recommendation with respect to the relationship of the proposed heritage preservation designation upon the surrounding neighborhood, and its opinion and recommendation as to any other planning consideration which may be relevant to the proposed designation, together with its recommendation of approval, rejection or official record concerning the proposed designation and shall be submitted by the heritage preservation commission along with its recommendation concerning the proposed designation to the city council. The heritage preservation commission may make such modifications, changes, and alterations concerning the proposed designations as it deems necessary in consideration of the recommendations of the city planning commission.
3. **Section 73.05 (c)** states for *Communication with the state historical society*. A copy of the heritage preservation commission's proposed designation of a heritage preservation, including boundaries, and a program for the preservation of a heritage preservation site, shall be sent to the state historical society [SHPO] in accordance with Minnesota Statutes, Section 471.193, Subdivision 6.
4. **Section 73.05 (d)** states for *Hearings*. Prior to the heritage preservation commission recommending to the city council any building, district, or object for designation as a heritage preservation site the commission shall hold a public hearing and seek the recommendation of all concerned citizens. Prior to such hearing the heritage preservation commission shall cause to be published in the newspaper of general circulation notice of said hearing at least twenty (20) days prior to the date of the hearing and notice of the hearing shall be sent to all owners of the property within one hundred (100) feet of the boundary of the area to be designated a heritage preservation site.
5. **Section 73.05 (e)** states for *Findings and recommendations.* The heritage preservation commission shall determine if the proposed heritage preservation site(s) is eligible for designation as a determined by the criteria specified in paragraph (a) of this section, and if the heritage preservation commission recommends to the city council that the site(s) be designated as a heritage

preservation site, the commission shall transmit to the city council with its recommendation its proposed program for the preservation of the site.

6. **Section 73.05 (f)** Council designation, hearings. The city council, upon the request of the heritage preservation commission, may by ordinance designate a heritage preservation site. Prior to such designation, the city council or one of its committees shall hold a public hearing, notice of which shall have been published in a newspaper of general circulation at least twenty (20) days prior to the date of the hearing, and notice of the hearing shall be sent to all owners of property which is propped to be designated a heritage preservation site and to all owners of property within one hundred (100) feet of the boundary of the area to be designated a heritage preservation site.
7. **Section 73.04 (g)** Heritage preservation program, amendment. The heritage preservation commission may recommend to the city council that the adopted heritage preservation program for any heritage preservation site be amended and shall send a copy of the proposed amendment to the state historical society. Upon receipt of any such proposed amendments, the council may consider the matter at a public hearing held for that purpose, with published notice of the public hearing in a newspaper at least twenty (20) days prior to the hearing. If adopted by the council, a copy of the amended program shall be maintained on file in the office of the city clerk for public inspection.

C. SITE DESCRIPTION:

The Theodore Hamm Brewing Company Historic District is located along East Minnehaha and Reaney Avenues between Payne Avenue and Stroh Drive in the Dayton's Bluff neighborhood of Saint Paul. The district is roughly bounded by the Union Pacific Railroad tracks on the north, Stroh Drive on the east, the foot of Dayton's Bluff on the south, and the Bruce Vento Regional Trail (the former location of Phalen Creek) in the ravine to the west. There are also two buildings located on the west site of the ravine along Payne Avenue. East Minnehaha Avenue bisects the district and spans the ravine. Reaney Avenue, north of East Minnehaha, also runs east-west, but no longer crosses the ravine and functions more as an internal street. The district encompasses roughly 23 acres of land on the edge of mixed industrial and residential neighborhoods in the Dayton's Bluff, Railroad Island, and Payne Phalen districts, northeast of downtown Saint Paul. The historic district is contiguous and cohesive in terms of the proximity of the buildings and their relationships to each other. The integrity of the district is reinforced by the predominant use of brick in construction of the buildings as well as the deliberate repetition of details visually linking the one-to-six story buildings and associated pump houses, tunnels, silo, shavings vault, retaining wall and bridge.

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D. BACKGROUND:

In 2005, the district was nominated to the National Register of Historic Places. Due to private property owner objections, the district was not listed in the NRHP and instead received a Determination of Eligibility (DOE) from the National Park Service (NPS). The district was determined eligible under Criterion A as one of the most important breweries to operate in the state of Minnesota and under Criterion B for its association with three of the states more influential businessmen – Theodore Hamm, William Hamm (son), and William Hamm, Jr. (grandson). The period of significance was identified as 1865-1952 (NRIS 05000832).

On January 27, 2025, the HPC reviewed and supported an updated nomination for the Theodore Hamm Brewing Company Historic District to the National Register of Historic Places. The nomination was reviewed and unanimously recommended for listing by the State Historic Preservation Review Board on February 18, 2025. The property was not listed in the Nation Register due to owner objection. The National Park Service has commented on the listing noting that it is still eligible for listing in the National Register, and the period of significance should be updated to 1865-1965 to reflect the year that Hamm's was sold to a new entity.
This change in date would make buildings constructed between 1952-1965 contributing to the heritage preservation district so long as they retain integrity. The map of the contributing properties will need to be updated to include buildings:
9 – Carpenter Shop (ca. 1865) was incorrectly showing as non-contributing in the NRHP nomination reviewed by the HPC in January
#38 – Warehouse #1 (ca. 1953)
#56 – New Brew House (1955-56)
#59 – Electric and Pipe Shop (1957)
#60 – Silo (ca. 1958, ca. 1960)
#61 – Wash House/Racking Facility (ca. 1962-63)
#65 – Rail Shipping and Storage (1965)
#66 – Pump House No. 11 (ca. 1958)

E. FINDINGS:

1. The Theodore Hamm Brewing Company Heritage Preservation District is located in Saint Paul, Ramsey County.
2. The property was nominated for designation as a Saint Paul Heritage Preservation Site in April 2025 by JB Vang Partners.
3. The complex was identified as a historic resource in the 1983 Historic Sites Survey of Saint Paul and Ramsey County and is identified by the following inventory numbers: RA-SPC-2926

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4. Certified letters providing notice of the HPC public hearing along with a description of the project and map were sent to all owners within the proposed district boundaries on April 29, 2025.
5. Notice letters were sent out to property owners within 100' of the project property which gave a description and a map location of the project on April 29, 2025.
6. Public notice was also sent out via City ENS on April 29, 2025, and posted in the Saint Paul Pioneer Press April 28, 2025
7. The 2040 Comprehensive Plan, Heritage and Cultural Preservation chapter identifies the following Historic Preservation Goals and Policies:
    a. HP-1. Prioritize publicly-owned facilities – particularly those owned, maintained or supported by the City and related development authorities – for evaluation, designation and preservation. The designation of the Theodore Hamm Brewing Company Heritage Preservation District is consistent with the policy.
    b. HP-2. Preserve, rehabilitate and maintain City-owned historic resources through recognized preservation standards, including the Secretary of Interior's Standards for the Treatment of Historic Properties. The preservation program is consistent with the Secretary of the Interior's Standards for Rehabilitation.
    c. HP-6. Maintain and preserve designated and determined eligible historic and cultural resources. The Theodore Hamm Brewing Company Heritage Preservation District has been determined to be eligible for listing in the National Register of Historic Places and local designation and preservation complies with the policy.
    d. HP-9. Prioritize the preservation of properties and districts designated for heritage preservation from destruction or alteration that would compromise the integrity of their character-defining features. The adoption of an interim protection ordinance, to be in place while the designation process continues, would protect the district from destruction, alteration and loss of integrity of character defining features until the heritage preservation district can be adopted and the preservation program is in place. This also preserves the ability to pursue National Register designation or Certification opening access to Federal and State Historic Rehabilitation Tax Credits as well as Minnesota Historical and Cultural Heritage Grants.
8. The Theodore Hamm Brewing Company Heritage Preservation District meets the following criteria for designation as a Saint Paul Heritage Preservation Site:
    a. CRITERION 1- Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates. Historic contexts are historical patterns that

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can be identified through consideration of the history of the property and the history of the surrounding area. The nomination notes the theme of the district is its **significance in the area of Industry** as one of the most important breweries to operate in the state of Minnesota. The related State historic context is **"Urban Centers, 1870-1940"** and the local historic context, established by the Saint Paul HPC, **is "German American Community and Dayton's Bluff: 1882-1900."** The Theodore Hamm Brewing Company had a large role in the development and longevity of the brewing industry in Saint Paul and more specifically, the development of the Dayton's Bluff, Payne Phalen, Railroad Island and Swede Hollow neighborhoods and culture. The nomination meets criterion1.

b. CRITERION 3 Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul. The nomination identifies the association with three of the Saint Paul's more influential businessmen. Applying the scientific and technological innovations of the time to improve and expand the plant and operations, the Hamm Brewery became a leader in the brewing industry locally, regionally, and in Minnesota. The company founder, his son, and grandson influenced development in Saint Paul and the Twin Cities region; the report identifies these **significant persons as: Theodore Hamm, William Hamm Sr., and William Hamm Jr.** and the nomination meets criterion 3.

c. CRITERION 7 Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul. The Theodore Hamm Brewing Company has been an established and visual feature of the eastside for 160 years. Its smokestack is a landmark of the skyline, and the massive red brick and stone buildings have a strong visual impact on the surrounding neighborhoods. The brewery complex is uniquely sited near multiple rail lines, next to Phalen Creek, and near the Mississippi River. Access to transportation/distribution, walking distance for workers from adjacent communities, and access to natural resources was the ideal setting for the brewery to survive and thrive, as well as become and remain a hub of community businesses and activity. The nomination meets criterion 7.

9. The draft preservation program follows the Secretary of the Interior's Standards for Rehabilitation and is written to be consistent with other local preservation programs while addressing specific materials and features of the Theodore Hamm Brewing Company Heritage Preservation District as described in the NRHP nomination. The preservation program does not address interior work, as there are not any interior spaces proposed for local designation at this time.

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10. The proposed site boundaries for the Theodore Hamm Brewing Company Heritage Preservation District are consistent with the boundaries for the NRHP eligible district nominated in 2025 (see map).

F. CORRESPONDENCE:

Staff have not received any correspondence/testimony regarding this project at the time of writing this report.

G. STAFF RECOMMENDATIONS:

Based on the above findings, staff recommends that the nomination for the designation of the Theodore Hamm Brewing Company Heritage Preservation District, meets criteria 1, 3 and 7 for designation as a Saint Paul heritage preservation site and should be forwarded, along with the draft preservation program and site boundaries to the State Historic Preservation Office, City of Saint Paul Planning Commission, and finally the Saint Paul City Council for review and consideration for designation as a Saint Paul heritage preservation site.

Staff also recommends that the HPC request City Council review and adopt an interim protection ordinance for the Theodore Hamm Brewing Company Heritage Preservation District.

H. SUGGESTED MOTION:

I move to adopt the findings in the staff report and the draft resolution which recommends the nomination for the Theodore Hamm Brewing Company Heritage Preservation District be forwarded to the City Council for review and consideration for designation as a Saint Paul Heritage Preservation Site per findings of fact, presented testimony, submitted documentation and information provided in the staff report.

Second motion:

I move to request that the City Council review and adopt an interim protection ordinance for the Theodore Hamm Brewing Company Heritage Preservation District.

Motion Change

If the HPC decides the nomination does not meet the criteria for local designation and should not be forwarded for review and designation by the City Council, then the draft resolution findings will need to be changed and further findings added explaining why the site does not meet local designation criteria.

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I. ATTACHMENTS:

1. Local Designation Request Letter
2. Local Nomination Map
3. Draft Preservation Program
4. 2025 NRHP Nomination – January 2025
5. HPC NRHP comments to SHPO – January 2025
6. NRHP Map – February 2025
7. Draft Resolution

- End –

Written Testimony: Anyone may submit a written (email is acceptable) testimony/comment to the HPC. To be accepted the testimony/comment must include your full name, address and be written to the Heritage Preservation Commission. Testimony/comments may be sent to the HPC via email askHPC@stpaul.gov. Written testimony/comments will be accepted until Friday, 5pm prior to meeting.

Public Testimony at the Hearing: Anyone may speak at the HPC public hearing. Speakers must state their full name and address before addressing the commission. Speakers have 2 minutes to address the commission. Speakers may only focus on the HPC review of the proposed project. Speakers may not use visual aids or transfer their time to other speakers. Contact HP staff to be added to the speakers list.

Attention. If you want help translating this information, email george.gause@ci.stpaul.mn.us
Atención. Si desea recibir asistencia gratuita para traducir esta información, envíe un correo electrónico a george.gause@ci.stpaul.mn.us
Haddii aad dooneyso in lagaa kaalmeeyo turjumidda akhbaartan, email u dir george.gause@ci.stpaul.mn.us
Ceebtoom. Yog koj xav tau kev pab txhais daim ntawv no, email george.gause@ci.stpaul.mn.us

Information on agenda items being considered by the Heritage Preservation Commission and its committees can be found at http://www.stpaul.gov/HPC Questions or comments? askHPC@stpaul.gov (651) 266-9078

April 29, 2025

Steve George, Chair
City of Saint Paul Heritage Preservation Commission
City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102

Dear Chair George,

I am writing to formally request the Heritage Preservation Commission initiate a process to locally designate the Hamm's Brewery as a historic district.

In 2022 the city designated JB Vang as the tentative developer of the HRA-owned property at Hamm's Brewery and accepted our proposal for adaptive reuse of these historic buildings as a commercial marketplace and unique artist loft style housing. One of the tools necessary to bring this ambitious plan to fruition is historic tax credits, which are only available for properties within a National Register listed district or a locally designated district that has been certified by the National Park Service.

The State Historic Preservation Office (SHPO) and the Minnesota State Review Board recently recommended the Theodore Hamm Brewing Company Historic District as eligible for listing in the National Register of Historic Places (NRHP) and a NRHP nomination is currently under review by the National Park Service (NPS). Based on the historic significance documented in the NRHP nomination, we believe that the property is likely to meet one or more of the City's Criteria for Designation as a local Heritage Preservation Site/District, potentially under Criteria 1, 3, and/or 7.

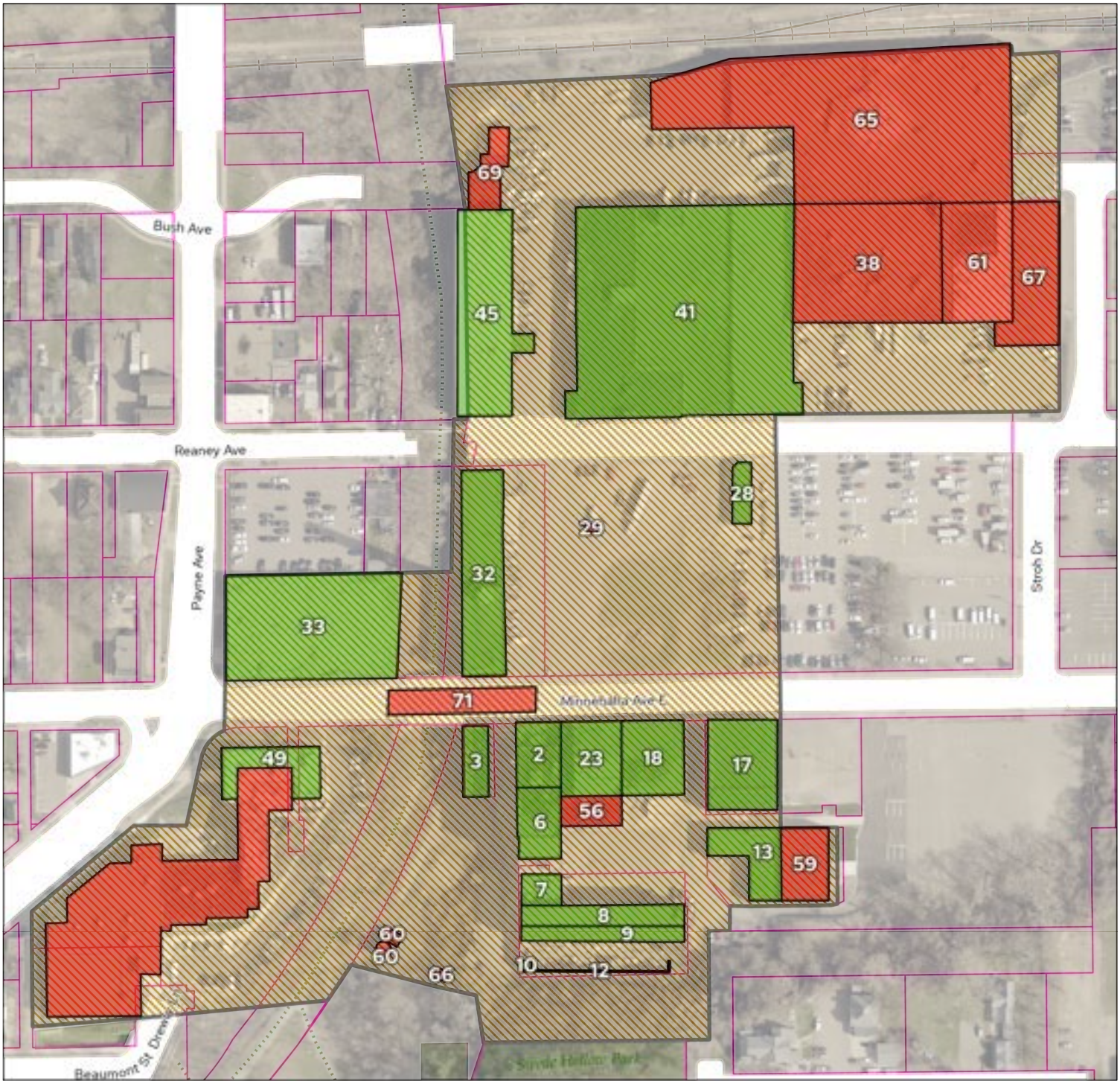
In summary, historic tax credits are necessary to preserve these historic buildings, and those tax credits are achievable through local historic designation. A local designation would allow the district to be certified by NPS in the future as a Certified Local District, which unlocks access to historic tax credits for the rehabilitation of these historic buildings. The historic tax credits are not only a vital component to preserve the historic buildings, but are also a key component to financing the entire development, and without this designation, it is unlikely that the redevelopment will be possible.

Thank you for your consideration of this request.

Sincerely,

J. Kou Vang, President and CEO
JB Vang

Theodore Hamm Brewing Company Historic District



#	Name
2	Brew House (1892)*
3	Grain Dryer (1951-53)*
6	Grit Storage (ca. 1893)*
7	Racking Room (ca. 1893)*
8	Wash House (1901)*
9	Carpenter Shop (ca. 1865)*
10	Shavings Vault (ca. 1901)*
12	Retaining Wall and Stairway (ca. 1901)*
13	Blacksmith/Machine/Paint Shop (1911)*
17	Stock House No. 3 (1907)*
18	Stock House No. 2 (1901)*

#	Name
23	Laboratory/Wort Cooler (1883)*
25	Hop Storage (ca. 1900)*
28	Credit Union (1937)*
29	Pump House No. 8 (1949)
31	Pump House No. 1 (ca. 1939)*
32	Power Plant (1933-34)*
33	Garage (ca. 1936)*
38	Warehouse No. 1 (ca. 1953)
40	Diesel Engine House (1948 or earlier)*
41	Bottling House (1901)*
45	Warehouse No. 3 (1945)*

#	Name
49	Administration Building (ca. 1936)*
56	New Brew House (1955-56)
59	Electric and Pipe Shop (1957)
60	Silo (ca. 1958, ca. 1960)
61	Wash House/Racking Facility (ca. 1962-63)
66	Pump House No. 11 (ca. 1958)
65	Rail Shipping and Storage (1965)
67	Sankey Building (1972)
69	Garage (ca. 1970)
71	Bridge (1978)

Years built shown in parentheses. Asterisks indicate contributing structures.

Theodore Hamm Brewing Company - Local Historic District - Proposed
Contributing resource to the historic district
Non-contributing addition or resource to the historic district

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

0 45 90 180 270 360 Feet

N

Data: St. Paul Enterprise GIS; Parcel Polygons: current Ramsey County data via Minnesota Geospatial Commons; Road and Building Polygons: 2017 impervious surface dataset, Ramsey County; Water bodies via Minnesota DNR. This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering sche is not intended to be use

Date: 5/1/2025 3:41 PM Document Path: C:\Users\jpauldin\City of Saint Paul\PED-Research & Mapping - Documents\Projects\Heritage Preservation\Designations\2025-04-10 - Hamm Brewery Local Designation\v4 - GIS\Hamm Brewery Local Designation.aprx

NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name: Theodore Hamm Brewing Company

other names/site number: Hamm's Brewing Company

2. Location

street & number: Minnehaha Ave. E. between Payne Ave. & Stroh Dr. ☐ not for publication n/a

city or town: St. Paul ☐ vicinity

state: Minnesota code: MN county: Ramsey code: 123 zip code: 55106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☐nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐nationally ☐statewide ☐ locally. (☐See continuation sheet for additional comments.)

Signature of certifying official Patrick McCormack Date

Deputy State Historic Preservation Officer, Minnesota Historical Society

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is: Signature of the Keeper Date of Action

☐ entered in the National Register.
☐ See continuation sheet.

☐ determined eligible for the National Register.
☐ See continuation sheet.

☐ determined not eligible for the National Register.

☐ removed from the National Register.

☐ other, (explain): _____

Theodore Hamm Brewing Company
Name of Property

Ramsey County, Minnesota
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)
- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)
- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
22	7	buildings
		sites
6	3	structure
		objects
28	10	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.
N/A

Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Agriculture/Subsistence: Processing/Brewery

Current Functions
(Enter categories from instructions)

Commerce: Warehouse
Commerce: Business
Industry/Processing/Extraction:
Industrial Storage
Industry/Processing/Extraction:
Manufacturing Facility

7. Description

Architectural Classification
(Enter categories from instructions)
Late Victorian/Romanesque Revival; Late 19th
& Early 20th Century American Movements/
Commercial Style; Modern Movement/Moderne

Materials
(Enter categories from instructions)
foundation Limestone;concrete
walls ;Brick; limestone; concrete
block; metal; wood
roof Asphalt; metal; synthetics
other Stone and precast beltcourses

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)
See attached continuation sheet.

Theodore Hamm Brewing Company
Name of Property

Ramsey County, Minnesota
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Industry

Period of Significance

1865-1952

Significant Dates

1865; 1892-94;

1907; 1933-34;

1948

Significant Person

(Complete if Criterion B is marked above)

Hamm, Theodore; Hamm, William Sr. & Jr.

Cultural Affiliation

Architect/Builder

Maritzen, August; Lehle, Louis;

Johnston, Clarence Jr.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #_____
- ☐ recorded by Historic American Engineering Record #_____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

Theodore Hamm Brewing Company
Name of Property

Ramsey County, Minnesota
County and State

10. Geographical Data

Acreage of Property 25

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1.	15	494160	4978900
2.	15	494590	4978910
3.	15	494610	4978520
4.	15	494180	4978510

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title	Diane Trout-Oertel, Vice President				
organization	Oertel Architects			date	02/28/2005
street and number	1795 St. Clair Avenue			telephone	651/6965186
city or town	St. Paul	state	MN	zip code	55105

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name					
street & number				telephone	
city or town		state		zip code	

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503

The Theodore Hamm Brewing Company is an historic district located along East Minnehaha and Reaney Avenues between Payne Avenue and Stroh Drive in the Dayton's Bluff neighborhood of Saint Paul. The district is roughly bounded by the Union Pacific Railroad tracks on the north, Stroh Drive on the east, the foot of Dayton's Bluff on the south and the Phalen Creek ravine on the west. It also includes two buildings located along Payne Avenue on the west side of the ravine. A major artery, East Minnehaha bisects the district and spans the ravine. A block to the north, also running east-west, Reaney Avenue no longer crosses the ravine and functions like an internal street.[1] The district encompasses approximately 25 acres of land on the edge of a mixed industrial and residential neighborhood northeast of the city's central business district. The district is contiguous and cohesive in terms of the proximity of the buildings and their relationship to each other. The integrity of the district is reinforced by the predominance of brick, which ranges in color from reddish-brown to reddish-tan, and the deliberate repetition of details from building to building which visually links its components. The district includes more than two dozen buildings that range from one to eight stories and a number of associated structures which include pump houses, tunnels, "skyways," a silo, a shavings vault, a retaining wall and a bridge.

When it was established in 1865, the brewery was located outside the city limits and the surrounding area was sparsely settled with a few scattered mills, breweries and other business enterprises that were already taking advantage of the water provided by the creek. A grain mill called the Brainard Mill was in operation just north of the brewery, where the Power Plant (Number 32) is now located, and in circa 1870, Hamm purchased a controlling interest in the mill, which was renamed the Queen Roller Mills. Despite its remote location, the site had many advantages. It was relatively accessible because it was adjacent to the Stillwater Road, the early link between Saint Paul and Stillwater. Due to the creek, the presence of artesian springs and the topography, the site enjoyed plenty of fresh water for brewing and sandstone caves for storing beer. By 1885, the coming of the railroad provided the brewery with new transportation opportunities.

Benefiting from its excellent location, the brewery grew to become the largest brewery in Minnesota and eventually included approximately 34 acres and over 1.3 million square feet of total building area. The progressive attitude of the brewery's leadership ensured that the operation remained on the cutting edge, greatly stimulating business but resulting in substantive modernizations to the physical plant, which repeatedly altered its appearance. Over the years, there were five major expansions to the original brewery, each of which added new buildings, demolished others and modernized and added onto existing buildings.

The first major expansion, which occurred in the 1880s, expanded the brewery north of Minnehaha. The buildings that existed up to this time included a 40-foot by 60-foot four-story limestone facility that housed the brewing operations, a limestone dwelling, a limestone stable and a number of out-buildings, most of which were wood-framed sheds. The major buildings erected from this point on would be constructed of brick. In the 1880s, five buildings constructed under the supervision of A.A. Koehler, included a 60-foot by 100-foot four-story Malt House/Grain Storage Building, now the oldest portion of the Laboratory/Wort Cooler (Number 23), a one-story Power House, now the west half of the Office (Number 1), and an elaborate new office building that was demolished at an unknown date. The office building was located to the east of the old mill, which had been renamed "Hoyt's." An 1886 survey

indicates that Minnehaha Avenue coincided with the city limits at this time but that this portion of Minnehaha was not yet "opened." This segment of Minnehaha became functional in 1889 when a bridge spanning Phalen Creek was completed at this location.

The second major expansion, which occurred in the1890s, was overseen by German-born Chicago architect, August Maritzen. At this time, nearly all existing buildings were demolished except for the Malt House/Grain Storage Building, now the Laboratory/Wort Cooler (Number 23), the Power House, now the Office (Number 1), and the office building, all of which had been built in the previous expansion, plus one building from the original brewery, the Carpenter Shop (Number 9), a limestone building at the southwest corner of the site. The limestone from the buildings that were torn down was probably incorporated in later construction. This second expansion, which was characterized by Romanesque Revival façades of red sandstone and brick, gave the brewery a grand image and featured an impressive new brewing complex which included the Brew House (Number 2), Grit Storage (Number 6) and the Racking Room (Number 7). Although traces remain, today most of the architectural details have been obscured by subsequent remodeling programs which strove to modernize the buildings and make them fit in with later construction.

The third major expansion, which occurred between 1900 and 1911, reflected the shift in architectural fashions after the Victorian era and featured simpler, more-practical buildings which were articulated with details that emphasized the structure of the building. Buildings erected during this period included the Wash House (Number 8), Stock House No. 2 (Number 18), Stock House No. 3 (Number 17) and the original part of the Bottling House (Number 41), which expanded brewery operations north of Reaney Avenue. These buildings were constructed of reddish-brown brick laid in common bond and their restrained masonry details included projected pilasters, corbelled bands and denticulated cornices. Much of this construction survives and continues to shape the character of the district today.

Due to economic conditions and prohibition, the fourth major expansion did not occur until the 1930s, when the brewery was modernized and enlarged to meet new post-repeal demands. The current buildings were situated so close together that a simple expansion was not practical. The decision was made to decentralize the brewery operation, leaving enough space between facilities to allow for future growth. The expansion was overseen by St. Paul architect, Clarence H. Johnston, Jr., whose firm continued to serve as architect for the brewery through the forties. At this time, a new Power Plant (Number 32) was constructed on the site of the old flour mill, which had been used for storage for many years. Other new construction included a major addition to the Bottling House (Number 41), which was expanded to accommodate increased production and the arrival of the canning industry. These buildings were also constructed of reddish-brown brick with restrained masonry details, which included projected pilasters and corbelled string courses that related the buildings to those constructed between 1901 and 1911. At this time, many facilities were remodeled, and there seems to have been an effort to make the older buildings fit in with the newer ones by eliminating Victorian detailing. This expansion also pushed the limits of the brewery north of the railroad tracks, where a new malting plant, a grain elevator and various associated structures were built. Since these structures were demolished in 2001 as part of the Phalen Corridor Project, the area north of the railroad tracks is not included in the district.

The fifth major expansion followed the end of World War II, when increased demand for beer prompted an extensive building program. The expansion was designed by the Johnston firm. Glass block, concrete bands and stack bond brick accents were added to the existing architectural vocabulary established earlier, while decorative brickwork such as corbelling largely disappeared. The use of reddish-brown brick and restrained masonry details, such as projected pilasters, persisted. The Streamline Moderne façade of Stock House No 1 (Number 26), gave the district an updated look. Vertical ribbons of glass block accentuated the height of the building, a device repeated on the façade of Stock House No. 4 (Number 27) to the east. Other new construction included Warehouse No. 3 (Number 45), another addition to the Bottling House (Number 41), the adjacent Warehouse No. 1 (Number 38) and three additions to the warehouse in the northern portion of the brewery demolished as part of the Phalen Corridor Project. This was the last period of expansion that occurred during the period of significance, but the brewery continued to evolve through the 1970s and these later buildings and structures are considered non-contributing components of the district.

The following description of buildings and structures erected by the Theodore Hamm Brewing Company is keyed into a map of the same name. Through the continuous expansion and reinvention of the brewery, buildings constructed adjacent to earlier buildings resulted in "complexes" whose components are treated here as separate buildings, which is consistent with how they have been historically dealt with by the brewery and by the Sanborn Map Company. The largest of these complexes are referred to in the narrative as Complex 'A' and Complex 'B.' The names and numbers given to the individual buildings and structures generally correspond to the identification system developed by Hamm's, a system expanded upon by subsequent owners. To some extent, this system is also consistent with the names and numbers used on the Sanborn Maps in 1926 and thereafter.

The following narrative begins with the area south of Minnehaha, the site of the original brewery. The narrative then proceeds to the buildings along the north side of Minnehaha and then goes on to describe the buildings fronting Reaney Avenue on the south. The narrative concludes with a description of the buildings north of Reaney. The descriptions indicate that most of the buildings are constructed of brick, which is not described in detail for each building or structure, since the brick used throughout the district ranges in color from reddish-brown to reddish-tan and is laid in common bond, with a header course between every five, six or seven courses of stretchers.

South Side of East Minnehaha Avenue

A large complex dominates the portion of the brewery south of Minnehaha. Located on the site of the original brewery, Complex 'A' includes some of the oldest buildings in the district, including the Carpenters Shop (Number 9), which is the only extant component of the original brewery. Complex 'A' is composed of buildings Number 1, Number 2, Number 6, Number 7, Number 8, Number 9, Number 18, Number 23, Number 25 and Number 56, some of which were once free-standing buildings that eventually grew together. Buildings Number 2, Number 18, Number 23 and Number 25 front on Minnehaha, while the remainder extend south toward the bluff. At the foot of the bluff is a limestone retaining wall (Number 12) with two integral structures, the Shavings Vault (Number 10) at its west end and a deteriorated stairway that once connected the brewery to the houses on top of the bluff. To the east of Complex 'A' are a few buildings (Number 13, Number 17, Number 20 and Number 59), all of which were once separated from the complex by a segment of Cable Avenue (later Greenbrier Avenue)

which is now vacated. To the west of Complex 'A,' where Minnehaha Avenue spans the Phalen Creek ravine via a concrete bridge, a paved drive that extends under the bridge separates the complex from a few scattered brewery facilities (Number 3, Number 11, Number 60 and Number 66). Still further west, on the other side of the Phalen Creek ravine, is a building that once belonged to the brewery (Number 49).

2) Brew House, 1892, remodeled circa 1935: At the northwest corner of Complex 'A' is a building that was erected not only to house a state-of-the-art brewing operation, but to serve as the focal point of the brewery and a symbol of its success. Today, its non-descript brick façade gives little evidence that this once-elaborate building was the key component of the 1890s expansion of the brewery overseen by architect August Maritzen. The brick walls of both the front section of the building adjacent to Minnehaha and the higher section to the south now terminate in a flat parapet with a concrete coping. At the front section, a concrete base supports brick-veneer walls with concrete belt courses and rectangular, glass block windows with concrete sills. The Minnehaha façade is otherwise unarticulated except for metal letters individually mounted that read "BREW HOUSE" and two period-styled arm-mounted light fixtures that match those scattered throughout the south half of the site. On the west side, the southern section of the building retains original pilasters, rock-faced red sandstone belt courses and multi-light wood windows, which are housed in large, round-arched, sandstone-trimmed openings at the main floor and top level. Inside, steel beams and columns support the concrete floors and both levels of the flat roof. In addition to the four to six stories above grade, the building has a basement and sub-basement, which are exposed on the west side due to the steep slope down toward the Phalen Creek ravine. This two-story stone base was highly visible from the west until all but a few courses were obscured by a raised roadway that was added along this side of the building at an unknown date. Underneath the raised roadway, which is supported by a steel structure, the basement levels are still exposed to view. Scattered openings once provided access to the adjacent paved area, which continues under the Minnehaha Avenue bridge that spans the ravine.

On the interior the original monumental cast-iron staircase still connects the three main levels, but the decorative cast iron balustrades seen in early photographs have been replaced with steel pipe railing. The walls are glazed with ceramic tile and the floors, which have integral sloped gutters for drainage, are finished with red quarry tile. Remaining equipment from the period of significance includes the bottoms of three brew kettles whose tops were removed in 1997, two lauter tubs circa 1938, one lauter tub circa 1945, two cereal cookers of which one is circa 1933, two horizontal shaft mash mixers circa 1945 and one holding tank introduced in1953 for collecting used grain on its way from lauter tubs to the Grain Dryer Building (Number 3).

As originally designed, the Minnehaha façade was constructed of rusticated sandstone and reddish-brown brick and richly decorated with Victorian Romanesque details. Featuring three bays with round-arched openings on the main floor and top floor, the openings on the two floors in between were square-headed. Multi-light, double-hung wood windows were arranged in groups of three, each group surmounted by a large arched tri-part transom. Located in the slightly-projected center bay, a large round arch, which enclosed the main entrance door with sidelights and transom, was supported on either side by three miniature marble columns set high off the sidewalk on a deep tri-part stone base. Above the entry, in a stone band separating the first and second stories, was carved "HAMM'S

BREWERY." The center bay originally extended above the roof and was crowned with a Victorian-styled dome with four convex sides. The dome was topped with a belvedere that was capped with a roof which had four convex sides and was topped by a finial. Each side of the dome featured a triple window with a pedimented gable.

Since the building was highly visible from the west, this façade was also prominent and similarly featured a raised center bay and similar fenestration. A window with an arched transom, matching the same tri-part configuration seen on the north elevation, marked the main floor and the top floor of the central bay, while tri-part windows on the two floors between were square-headed. Windows in the flanking bays followed the pattern established on the Minnehaha façade, but here the windows were arranged in groups of two rather than three. "HAMM'S BREWERY" was carved in stone at the cornice line. The central bay extended a full story above the main roof and terminated in a pedimented gable, forming the front façade of a rooftop pavilion with arched windows. The center bay of the pavilion rose two more stories and culminated in a dome and belvedere similar in detailing to the lower dome and belvedere on the Minnehaha façade.

On the interior, state-of-the-art equipment was organized in a hierarchal order from top to bottom. On the top level were the malt scale and the water tanks, which fed into the mash cookers on the level below, which in turn fed into the lauter tubs on the level below them. Further below were the brew kettle(s) and the carbon dioxide storage tanks. The monumental cast-iron staircase connected the three main levels, both visually and functionally.

Over the years, repeated alterations were made to the Brew House. A 1933 photograph indicates that the dome and belvedere on the Minnehaha façade had been replaced with a square brick tower. Later the ornamental tower was removed and the rooftop pavilion was replaced with an additional story enclosed with plain brickwork and a flat roof. At the front section of the building facing Minnehaha, all of the 1890s ornamental details were lost when the original exterior was replaced with a brick veneer laid in common bond. After prohibition, the equipment and the interior finishes were also remodeled.

6) Grit Storage, circa1893, remodeled circa1935: Attached to the south side of the Brew House (Number 2), this 70-foot high building served mainly as storage for grain. Like the southern section of the Brew House, the brick façade is articulated with pilasters, rock-faced red sandstone belt courses and brick arches, but on this building, all of the original windows have been filled in with brick. Smaller glass block windows now punctuate the first floor, and the northernmost bay, which lost its original character when it was given an additional story and clad with brick veneer, now has replacement casement windows with glass block transoms. In addition to the four to six stories above grade, the building has two sub-levels, only one of which is exposed below the raised roadway on the west side. Similar to the Brew House (Number 2), the building's stone base is punctuated with scattered openings, many of which are now filled in with brick or block. A small portion of the building is exposed on the east side, where bands of corbelled brick mark the division between the first and second story and between the former parapet and a story that was added. Here some of the original wood doors and multi-light wood windows with arched brick lintels remain. On the interior, the concrete floors and flat roof are supported by steel beams and columns. Twelve pairs of bulk grit storage tanks still rise

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through the second and third floors. Other remaining equipment in the building includes a lauter tub and the bottom of a brew kettle introduced circa 1953.

Highly visible from the valley below, the west elevation was designed as a major façade and was articulated with many of the same details as the adjacent Brew House (Number 2). Although fenestration was treated similarly in that main floor and top floor windows were given arched transoms and openings on the middle floors are square-headed, in this case, windows were singly spaced. Like the Brew House (Number 2), the façade featured a center bay that originally extended a full story above the main roof and terminated in a pedimented gable, forming the front of a rooftop pavilion. Wider and taller than its counterpart on the Brew House, this pavilion also had round-arched openings. Like the Brew House's rooftop pavilion, the middle bay rose two more stories but here it was given a flat roof instead of a dome. Through the years, alterations were repeatedly made. A 1933 photograph indicates that, at some point, the bay to the north of the central pavilion had been raised a story. After Prohibition was repealed, the pediment and rooftop pavilion were removed and replaced by an additional story that terminated in a flat parapet with a concrete coping. It is likely that the façade lost most of its original details at this time.

7) Racking Room, circa 1893, remodeled 1934: Attached to the south side of Grit Storage (Number 6), this building housed filtering, cooling and keg filling operations until the Wash House/Racking Facility (Number 61) was completed circa 1963, after which it was used for storage. The three-story brick building is similar in styling to its neighbors but much smaller and nearly square in plan. Three bays wide, the center bay, which extends one story above the main roof, now terminates in a flat parapet with a concrete coping. The basement is partially exposed and several courses of the rock-faced red sandstone foundation are visible above grade. The façade is articulated with red sandstone belt courses and bands of corbelled brick and soldier coursing. Round-arched window openings at the second and third stories retain original multi-light, double-hung wood windows, while the three large round-arched openings at the first story have been filled in with glass block and brick, as have the basement windows. The exposed east side of the building is similar in appearance, and here two of the large arched openings on the first floor retain original multi-light wood windows and doors surmounted by full semi-circular arched transoms. Bands of corbelled brick divide the first and second stories. Inside, concrete beams and columns support the concrete floors. Like its neighbors, this building lost the pedimented gable that once topped its parapet.

8) Wash House, 1901, remodeled circa 1935: This building accommodated filter cleaning and keg washing on the first floor, a barrel pitching operation on the second floor and barrel making and storage in the basement and on the third level. The building continued to house these operations until the Wash House/Racking Facility (Number 61) was completed circa 1963, after which it was used for storage. Sandwiched between the Racking Room (Number 7) and the Carpenter Shop (Number 9), this long narrow flat-roofed brick building connected the two. A "skyway" connects the north side of the building to the Office (Number 1). Facing west over the ravine, the façade has red sandstone belt courses and Romanesque styling similar to its neighbor to the north. Pilasters divide the façade into two bays each of which contains a large round-arched opening on the first floor and paired round-arched window openings on the upper floors. Openings on the second and third stories retain their four-over-four, multi-light, double-hung wood windows. The large opening in the north bay retains a

wood multi-light double-door and transom, while the one in the south bay has been filled in with a smaller door and a window. The basement is partially exposed and several courses of the rock-faced red sandstone are visible above grade. On the other sides of the building, the brick bearing walls are more simply detailed and here, where less of the basement is exposed as the grade rises to the east, the base appears to be a combination of masonry materials. Openings, which are square-headed at the first and second floors and arched at the third floor and the basement, have brick surrounds. Some of the original brick sills and lintels have been replaced with concrete and black metal straps secure many of the remaining brick lintels. Some of the double-hung six-over-six wood windows remain, while most have been filled in with glass block or brick. A band of corbelled brick near the parapet runs several courses below the metal coping. At the northeast corner, a tower rising one story above the roof, with one window facing north and one east, accommodates an elevator. The building has three additional elevators, two designated on Sanborn maps as barrel elevators. Cast iron columns and steel beams support a brick-arched ceiling on the first floor while steel columns and beams support the floors above. The floors are concrete with the first floor sloped to facilitate rolling barrels from one end of the long building to the other.

9) Carpenter Shop, circa 1865, remodeled 1901 and later: Adjacent to the south wall of the Wash House (Number 8) is the oldest surviving building in the district. Constructed mainly of rock-faced limestone ashlar, the two-story, flat-roofed building sits parallel to the nearby ten-foot high Limestone Retaining Wall (Number 12). Originally a stable, the long narrow rectangular building served a number of purposes over the years and was remodeled many times. In the 1880s, wood-framed sheds were attached to its north and east sides, but these were removed sometime before 1901, when the Wash House (Number 8) was built. The building later became a cooper's shop, and it also served as a carpenter's shop, a sign painter's shop, and a repair shop for draught beer tap equipment.

An 1894 photograph shows a wood-framed clerestory running along the ridge of the low-pitched gable roof. Later photographs show a tower rising from the mid-section of the clerestory. At some point prior to 1937, both the tower and the clerestory were removed and the height of the building was increased with the addition of twelve courses of red brick and a terra cotta coping. A square brick tower at the west end of the roof was also added at this time to accommodate a barrel elevator.

Looking west over the ravine, the façade is dominated by a large arched opening, the former stable entrance which is now partially filled in with brick to accommodate a wood dock door and a wood paneled service door with transom. It is flanked by segmental arched windows which are now boarded up. The narrow façade is otherwise plain except for two square-headed multi-light windows at the second story.

The long south wall, which once had widely-spaced windows only at the first story, now has regularly spaced windows at both the first and second stories. At some point, the number of openings on the first floor was nearly doubled. Today, smaller original windows alternate with larger later windows. Original window openings have limestone voussoirs and sills. Most are now boarded up, but a few still contain wood six-over-six double-hung windows. The newer openings are square-headed and have brick surrounds and concrete sills. Most are now boarded up, but a few still contain steel sash factory windows. All the window openings at the second story are of the newer type. Two period-styled arm-

mounted light fixtures at the parapet are identical to the fixtures scattered throughout the south half of the district. The east wall has been replaced with a concrete block wall with some brick in-fill. This elevation has a steel overhead door and a hollow metal service door on the first floor and a wood window and door at the second level, which is accessed by an exterior wood stairway.

12) Retaining Wall and Stairway, circa 1901: Located at the foot of Dayton's Bluff, the limestone retaining wall marks the southern edge of the district. By map research and field observation, it appears that a portion of the retaining wall served as the rear wall of a "cattle" barn indicated on a 1903 Sanborn map. Removed at an unknown date, the long barn, which probably housed horses used to pull the beer wagons, opened onto a narrow corridor that separated it from the Carpenter's Shop (Number 9). The retaining wall is braced by several limestone buttresses, some of which are likely original and others which appear to be newer. Other buttresses constructed of concrete are obviously later additions. The upper portion of the wall also appears to be a later addition. At the east end of the wall, located to the southwest of the Blacksmith/Machine/Paint Shop (Number 13), is a stairway built into the bluff. The stairway provided a pedestrian connection between the upper and lower portions of Cable Avenue (later Greenbrier Avenue). The stairway was an important feature of the brewery as it provided access from the Hamm mansion on the bluff above the brewery. The bottom of the stairway was reconfigured slightly sometime between 1903 and 1926. The stairway fell into disrepair after the lower segment of Greenbrier Avenue was abandoned in 1979 as part of a land trade agreement between the City and Olympia Brewing Company.

10) Shavings Vault, circa 1901: Located near the southwest corner of the Carpenter's Shop (Number 9), this one- story, flat roofed limestone structure is incorporated into the west end of the Limestone Retaining Wall (Number 12) and was appears to have been built about the same time. The structure was used for the storage of wood shavings until the 1930s. Its height was increased at an unknown date, when several courses of brick were added to the top of the original stone walls.

23) Laboratory/Wort Cooler, 1883, remodeled circa 1903, 1911, 1946 and 1956: Fronting on Minnehaha, this building was originally freestanding but was later connected to the east side of the Brew House (Number 2) at the second story and above by Hop Storage (Number 25). The foundation and basement are a combination of limestone and concrete and the bearing walls are brick. The building has been remodeled so many times that the structure is a combination of systems. Rectangular in plan, the building sits on a concrete base, and its raised basement is separated from the six stories above by a concrete band. The parapet at the flat roof has a concrete coping. The building's utilitarian façade has two string courses and large, evenly-spaced, rectangular glass block windows with operable panels. Metal letters individually mounted between the first and second floors spell out "LABORATORIES."

Built in 1883 as the Malt House/Grain Storage Building, Sanborn maps indicate that it still served its original purpose in 1903, but by 1926, it had been rebuilt with concrete floors and additional columns as part of its conversion to other uses, which included a modernized storage area for hops on the second floor that was installed when storage of hops was transferred here from Hop Storage (Number 25). The building also housed wooden fermenters and wort coolers, which remained there until the 1930s, when they were moved to Hop Storage (Number 25). Sanborn maps indicate that the malt kiln originally

attached to its rear side was not removed until sometime after 1927. At some point, the character of the original building was changed when it was given two additional stories and clad with brick veneer to blend in with buildings on either side.

The building continued to be used for storage until the post World War II era, when it was remodeled to include offices and a laboratory. At this time, the control lab was moved to its second floor from the second floor of the Racking Room (Number 7), and the brew master's office was moved to its first floor from the first floor of the Brew House (Number 2) to make room for a third kettle. At this time, the first floor was also remodeled to accommodate a conference room and a production control room.

25) Hop Storage, circa 1900, remodeled 1911 and circa 1935: Appearing on photographs as early as 1900, this building is identified as Hop Storage on the 1903 Sandborn Map. Connecting the Laboratory/Wort Cooler (Number 23) and the Brew House (Number 2) at their second stories, the narrow, four-story high building was left open at the ground level to accommodate a railroad spur that passed under the building and extended as far south as the Wash House (Number 8.) The spur connected the heart of the brewing complex with facilities north of Minnehaha. Hops delivered by railroad car were stored in this building. After prohibition, when the brewing facilities were upgraded to increase production, the brewing operation expanded into this structure and it was substantially remodeled. The equipment added to the building included a new wort cooler, two lauter tubs, a mash mixer, 200 storage tanks and a high-pressured carbon dioxide gas collecting system circa 1938.

18) Stock House Number 2, 1901: Attached to the east wall of the Laboratory/Wort Cooler (Number 23), which was the Malt House/Grain Storage Building at the time, this 100-foot high rectangular brick building has a flat parapet with a concrete coping. Built to accommodate stock stored in barrels, it also housed wooden starter fermenters and ruh (aging) tanks. The high stone base, now parged, is topped by a projecting water table. Facing Minnehaha, the façade is separated into bays by double pilasters. The corner bays are narrow and have no openings. The intermediate bays have regularly spaced now blind windows with brick surrounds. Some of the original openings, including the raised basement windows, have slightly arched lintels with bricks arranged in a splayed soldier course. A small opening containing a pass-through panel is covered with an iron grate and screening. Metal letters individually mounted on the façade spell out "STOCK HOUSE NUMBER 2". The east elevation is featureless except for a "skyway" that leads to Stock House No. 3 (Number 17) to the east. The rear (south) elevation is also unarticulated except for two brick pilasters that terminate just below the parapet and several now blind windows with square openings that have iron grates over them. Inside, concrete columns and beams support concrete floors. A clay tile enclosed stair and a barrel elevator is located at the southwest corner. Until recently, Stock House No. 2 was connected by a "skyway" to Stock House No.1 (Number 26), which is located on the opposite side of Minnehaha Avenue. The "skyway" was removed in 2004. Brick bearing walls originally enclosed four floors which were capped with a wood attic, and a wood roof over the attic was supported on wood posts. At some point the attic was replaced with a fifth floor, and the building was clad with brick veneer and given a flat roof with a metal coping. The windows were filled in with brick at an unknown date. Sanborn maps indicate that this building replaced ice houses and a dwelling formerly on the site.

56) New Brew House Addition, 1955-56: This rectangular six-story brick building, which is attached to the rear of Laboratory/Wort Cooler (Number 23), connected the complex to a freestanding building to the south, the Office (Number 1). The facility was constructed to meet increased production needs and house new brewing equipment that was needed to continue operations while the existing equipment in the Brew House was being repaired. Beer was brewed here until 1997, when brewery operations ceased. Essentially an in-fill building, only portions of the south and east elevations are exposed to view. The featureless brick walls are unarticulated except for evenly-spaced glass block windows and metal casements. Where the building adjoins Hop Storage (Number 25), it is open at the first story to accommodate the former railroad spur, and here, exposed concrete beams support the stories above.

1) Office (former Power House), ca. 1883, remodeled circa 1893, 1934 and circa 1975: Rectangular in plan, the two-story brick building has a flat roof. The western part of this building is one of the oldest remaining components of the brewery and Sanborn Maps indicate that it had a "terra cotta" (probably clay tile) ceiling supported by iron rods. Where portions of the original building are exposed on the north, west and south sides, the age of the building is reflected in the denticulated cornice line, the terra cotta coping at the parapet and original openings with arched lintels of brick laid in soldier course. Most original windows, which were wood, are now filled in with brick or glass block or replaced by steel sash factory windows. The east façade was remodeled to resemble a tavern in the 1970s, when brick veneer and an imitation mansard roof with wood shingles and five wood-clad gabled dormers were added. Steel columns support the overhang of the mansard roof, which shelters two wood entrance doors. A "skyway" connects the south side of the building to the Wash House (Number 8).

Originally located in a courtyard at the center of the brewery, the building served as the Power House and had an engine room that housed a 60 HP (horsepower) engine, a steam pump, six 150 HP boilers, two 300 HP Heine units and a 350-ton cross compound Corliss-driven ammonia compressor. The building was more than doubled in size during the 1890s expansion of the brewery overseen by architect August Maritzen. The remodeled building included a steam-powered ice machine with a 370-ton refrigeration capacity. None of this equipment remains. After the new Power Plant (Number 32) was built north of Minnehaha in 1933, the building was used for storage. Its 80 foot high brick chimney was removed some time between 1937 and the 1950s. Later the building served as an office, and still later, it accommodated a hospitality room as well. It is currently used for storage.

17) Stock House No. 3, 1907: Fronting on Minnehaha, this deceptively ordinary building was technologically advanced for its time in terms of its structural and fire resistance capabilities. The building was the first brewery facility to make use of the Turner mushroom column system, a reinforced concrete system which had been recently invented by C. A. P. Turner, a Minneapolis civil engineering consultant and professor at the University of Minnesota.[ii] The architect of the building was Louis Lehle, a German-born architect from Chicago. When it was built, the building's modern design, with its economy of detail, was a significant departure from its neighbors to the west, the 1890s Victorian buildings designed by architect August Maritzen.

Rectangular in plan, the 105' high, flat-roofed building has thick brick-bearing walls and sits on a high concrete base which is surmounted by a projected water table. Pilasters divide the north, east and west facades into bays with primarily blind windows, grouped in twos and threes, with brick surrounds.

Random openings contain vents or windows, which are multi-light wood double-hung or steel sash factory units. String courses of corbelled brick separate the first and second and the fourth and fifth stories. Just below the flat parapet a deeper, denticulated corbelling stretches between the pilasters. The rear bay of the building is raised one story. There are eight cylindrical ventilators on the lower roof.

Pilasters divide the Minnehaha façade into five unequal bays. Except for some multi-light wood windows on the upper stories, blind windows are dominant. The central bay, with blind windows arranged in groups of three, is flanked by bays with paired blind windows and a few small square openings with wood access panels, now secured by screens or iron gratings. The corner bays, which are very narrow and windowless, are unarticulated except for period-styled arm-mounted light fixtures mounted between the first and second stories. At the first story on the far right, a large opening that may once have served as the main entrance has been filled in with brick. Above the first story are individually-mounted metal letters that read "STOCK HOUSE NUMBER 3."

On the east side, blind windows, arranged in groups of three with the middle unit recessed slightly, have brick surrounds. Blind windows at the top story are also arranged in groups of three but are square instead of rectangular and are occasionally substituted by louvered vents or multi-light windows. The parapet at the south bay is raised a story to accommodate the additional story at the rear of the building. The east wall was reconstructed following major demolition that enabled replacement of the huge holding tanks on the interior. The west side is similar to the east except at the fifth story where some blind windows are flanked with steel sash factory windows and surmounted by small square openings with wood access panels similar to the ones on the Minnehaha façade. Both a tunnel and a "skyway" with corrugated metal siding lead from the west side of the building to Stock House No. 2 (Number 18). The rear (south) elevation has no pilasters and is featureless except for randomly-placed doors and four-over-four, single-hung wood windows. On the interior, five concrete floors filled with large holding tanks are supported by mushroom columns of reinforced concrete designed to handle loads of 1000 pounds each. The building originally housed 400 glass-lined enameled-steel tanks. The current tanks were installed by Olympia circa 1976. The building appears to have been remodeled several times. Over the years, portions of the exterior have been clad with brick veneer and openings have been filled in with brick.

13) Machine Shop/Blacksmith Shop/Paint Shop, 1911: Located behind Stock House No. 3 (Number 17), is a two-story, L-shaped, flat-roofed brick building that housed three interconnected work areas: a machine and plumbing shop at the north end, a paint shop at the south end, and until the 1920s, a blacksmith and wagon shop in the middle. Today the entire building is used for storage.

The building faces west, as it once fronted on Cable Avenue (later renamed Greenbrier Avenue) before this segment of the street was vacated. At the end of the west leg of the 'L' is the façade, which is articulated with three pilasters. The two resulting bays each have one opening at both levels. At the first level, each bay has a very large steel sash factory window with fixed panes arranged in four rows of fourteen. At the second level, each bay has a steel sash factory window with fixed panes arranged in three rows of seven. Above the second story windows, a band of corbelled brick stretches between pilasters. Mounted on the façade is a period-styled arm-mounted light fixture. The flat roof has a metal coping. The rest of the exterior is strictly utilitarian. At an unknown date, the original wood windows

were replaced with steel sash factory windows or filled in with glass block and an operable vision panel. On the south and west, large openings retain multi-light wood doors. A one-story bay is located at the end of the south leg. One bay on the north side is raised to accommodate an elevator. On the interior, the structural system consists mainly of concrete floors and steel columns and beams, but a wood floor at the second level is supported by an unusual girder and truss system that combines steel rod diagonal members with heavy timber chords.

Sanborn maps indicate that by 1926 a two-story truck garage had been attached to the building's southwest corner. This addition, which was used for storage by 1949, was removed at an unknown date. Earlier maps by the company reveal that the current building replaced a building which housed similar functions and was configured similarly, except that it was smaller. That building had, in turn, been built on the site of a still earlier building which served the brewery as a carriage house. The carriage house, which had two-stories, was a rectangular in plan and had a monitor running along the centerline of its roof, was probably part of the early 1890s expansion.

59) Electric and Pipe Shop, 1957: Strictly utilitarian in appearance, this two-story brick building was connected to the east side of the Blacksmith/Machine/Paint Shop (Number 13) to accommodate an electrical shop. Rectangular in plan, the first floor accommodated an expansion to the machine shop facilities and the second floor housed an office and store room. The side visible from Minnehaha Avenue is faced with brick to match the adjacent building (Number 13), while the remaining walls are of concrete block painted white. Windows are steel sash factory units. Sills are concrete and the coping at the flat roof is metal. There are two overhead doors on the north side.

20) Pump House No. 5, 1933: To the northeast of the Machine Shop/Blacksmith Shop/Paint Shop (Number 13) is a structure that was built to house a well, which tapped into the springs that underlie the area. The small, one-story, flat-roofed structure is square in plan and is constructed of brick except for the east wall, which is constructed mostly of concrete block. The structure has wood windows and doors, some of which are now boarded up. The flat roof has a metal coping and there is a metal vent on the roof. This structure, which was used until 1997 when brewery operations ceased, is typical of several such structures scattered throughout the district.

3) Grain Dryer, 1951-53: Located on the steep eastern slope of the Phalen Creek ravine is a building constructed to dry grain for resale as cattle feed after it had been used in the brewing process. Adjacent to the Minnehaha Avenue bridge and rectangular in plan, the building has three stories, each of which is approximately 15 feet high. The building's foundation, floor and roof slab are concrete, and it has a steel frame structure. Its curtain walls, which consist of a brick veneer on 12-inch clay tile, terminate in a flat parapet with a concrete coping. Two slender stacks rise from the roof. Due to the grade, the first floor is exposed only on the south and west sides. On the west, there are two wood-paneled service doors and three large openings which are now boarded up. At the second and third stories are large window openings containing steel sash factory windows which are now boarded up. Continuous precast concrete bands run above and below the windows. Additional banding occurs between the windows where every other course of brick is recessed. At the first level of the narrow south elevation is an overhead metal door. At each of the second and third stories is a pair of steel sash factory windows with lights arranged in three rows of three. On the east elevation, where only two

stories are exposed above grade, there is a paneled wood door and singly-spaced, steel sash factory windows on the first floor. At the second story the windows are articulated with precast and recessed brick bands in the same manner as the windows on the west side. Likewise, two stories are exposed on the north side, which has a few similar openings. The building is otherwise plain except for a decorative brick band below the precast concrete coping. The band consists of a header course where every other header brick is laid diagonally. When the building was complete, the old grain dryers were removed from the Brew House (Number 2). The building was used as a grain dryer until 1997, when brewery operations ceased, and is now empty. An earlier building on the site was owned and operated by the Bishop and Babcock Company, manufacturers of liquid carbonic acid gas, a by-product of the brewing process.

11) Pump House No. 3, circa 1934, remodeled circa 1950: Behind the Grain Dryer (Number 3) and located halfway down the slope of the Phalen Creek ravine is a small, one-story, rectangular concrete block structure that houses a well which supplied the brewing complex with water. The flat concrete roof slab has a metal coping, and rectangular openings contain wood windows and doors. Sanborn maps indicate that there was a previous structure and a 608-foot deep artesian well at this location by 1903.

66) Pump House No. 11, circa 1958: Also located halfway down the slope but further south is another small, one-story, rectangular concrete block structure that likewise housed a well. The flat concrete roof slab has a metal coping. The openings contain wood windows and doors, some of which are now boarded up.

60) Silo, circa 1960: Near the bottom of the Phalen Creek ravine adjacent to the Bruce Vento Recreational Trail (formerly the Burlington Northern Railroad) is a blue metal silo which was used for the storage of grain. After the grain was used in the brewing process, it was dried in the Grain Dryer (Number 3) and then stored here until it was sold to farmers for cattle feed. Next to the silo is a small, one story, concrete block structure built circa 1958. The concrete slab roof has a metal coping. The windows and doors are now boarded up.

71) Bridge No. 62533, 1978: Minnehaha Avenue spans the ravine via a reinforced concrete bridge designed by the St. Paul Public Works Department. The 148-feet long by 59-feet wide bridge has three spans supported by concrete piers and beams. The bridge replaced Bridge No. 90419, which was built by the Pittsburgh Bridge Company in 1887-9 for the City of St. Paul.[iii] The replacement of this earlier 142-foot long by 38-foot wide bridge, which had a steel structure and a timber deck surfaced with asphalt, was problematic because numerous utilities serving the brewery interfaced with it. Not only were private sewer, water, heat, and electrical conduits attached to the bridge, a loading ramp was attached to its west end. An electrical transformer, as well as other Hamm's structures, had been built below it. A structure housing oil tanks, a railroad spur and Pump House No. 1 were located under the east end of the old bridge. All are now gone except for Pump House No. 1 (Number 31).

49) Administration Building, circa 1936, remodeled 1946 and 1958: To the west of the ravine and fronting on Payne Avenue is a building now occupied by a charter school for Hmong children called the

Hope Community Academy. Built to house all the administrative departments of the brewery, the two-story brick building is set on a raised basement which accommodated a rathskeller where visitors to the brewery were entertained. The building has a concrete foundation and concrete columns that support the concrete floors and roof slab. Curtain walls consist of 12" clay tile faced with brown brick and Bedford limestone belt courses. Windows are individually-spaced multi-light double hung windows separated by pilasters. A major two-story addition to the building's south side was designed by Ellerbe & Company to be similar in appearance. Completed in 1958, the addition required the demolition of the neighboring Drewry Building, which Hamm's had acquired from the Drewry Company, a manufacturer of carbonated beverages that formerly occupied the site. One section of the Drewry Building remained intact during construction so that Hamm's Advertising Department could continue to occupy it until the new construction was complete. Modern for its time, the Administration Building had central air-conditioning. Most of the original interior finishes have been replaced, but the terrazzo floor, featuring a circular medallion with a Hamm's insignia, and an open stairwell near the entry have been preserved. The circular stair retains the original Art Deco details, including a large pendant light fixture suspended at the center of the three-story-high opening, which is wrapped with continuous stainless steel handrails.

North side of East Minnehaha Avenue

33) Garage, circa 1936: Across the street from the Administration Building (Number 49), fronting on Payne Avenue, is a one-story flat-roofed rectangular building that once belonged to the brewery but is now owned by the City of St. Paul. Enclosed by brown brick walls with Bedford limestone belt courses, the building has a concrete foundation, concrete floor, steel columns and steel trusses. Fenestration consists of large individually-spaced steel-framed storefront windows that replaced the original pairs of multi-light windows. Built to house the brewery's fleet of delivery trucks, which had expanded from 25 to 125 by the 1930s, the facility had a modern shop equipped to fully service the vehicles. It is now occupied by the St. Paul Police Department. A concrete tunnel connected the southeast corner of the garage to the northeast corner of the Administration Building (Number 49).

32) Power Plant, 1933-34: Located to the east of the Garage (Number 33), on the opposite side of the Phalen Creek Ravine, the Power Plant was erected on the site of the old flour mill, which had become a storage facility by 1903. A response to the need for more steam and refrigeration after Prohibition was repealed, the new plant was a key component of the expansion which was overseen by local architect Clarence H. Johnston, Jr. A modern replacement for the old Power House south of Minnehaha, now the Office (Number 1), this facility was constructed at the geographical center of the steam load of the projected limits of the brewery. Designed to produce more power than the brewery operation required, the plant sold surplus electricity for many years.

A long, narrow rectangle in plan, the flat-roofed building sits on a concrete base which accommodates the steep grade of the site. Because of the its height, location and orientation, the essentially one-story building, when viewed from the west, appears to be five stories stepping down to three stories tall, and when viewed from the east, appears to be two stories, stepping down to one story. The building's mass consists of three distinct components. A pump room and a three-story circulation component at the

middle of the building separates the five-story high boiler room on the south, adjacent to Minnehaha, from the three-story engine room on the north.

The steel-framed building has concrete floors and a concrete roof slab. Curtain walls, consisting of brick-faced 12" clay tile, terminate in a flat parapet. The cornice consists of two courses of corbelled brick surmounted by a projecting concrete band. Openings, which have concrete sills and denticulated brick lintels, contain steel sash factory windows in various sizes and configurations. On the façade, which looks west over the ravine, windows are grouped in large vertical openings that emphasize the tall spaces within. Doors at the ground level are wood with multi-light windows. Many of the openings are now boarded up. A metal shed was attached to the east side of the building at an unknown date. A tall concrete stack rises approximately 246 feet from the roof of the building. Letters spelling "HAMM" originally ran down the stack but were removed at an unknown date.

The boiler room was equipped with three (and later four) 475 HP water tube boilers fired with automatic underfeed stokers driven by steam engines and a 4-drum gas-fired boiler unit by Bros Boiler Co. of Mpls. which fired a Detroit RotoGrate stoker. The pump room housed a feed-water heater and two pumping units, one driven by a 75 HP electric motor and the other by a single stage 75 HP turbine. The engine room accommodated an existing 350-ton Corliss-driven Vilter ammonia compressor that was moved from the old Power House (Number 1), where it had been installed in 1903, and an existing 375-ton compressor driven by a 600-HP synchronous motor. The engine room also housed a small steam-driven air compressor, an electric motor driven air compressor and two 1250 KVA (kilowatt volt amp) extraction turbines (aka turbo generators) which supplied, by means of underground cables, five transformer banks located throughout the brewery. An existing transformer vault and switchboard was relocated to the building. Later, the building was equipped with a new 2,500 kilowatt G.E. generator, which was required because the preferred source of power was changed from coal-fired steam to electricity. Upgraded and overhauled many times over the years, this equipment still remains in the building.

On the east side of the Power Plant is a paved lot which is now featureless but served an important purpose when the brewery was in operation. Until recently, a multi-track railroad spur, which branched off the Northern Pacific (now Union Pacific) Railroad Tracks to the north, traversed this lot from north to south. The railroad spur originally continued south, crossed Minnehaha Avenue and extended as far south as the Wash House, connecting the railroad tracks with the brewery's major storage and production facilities. A small, rectangular, one-story building used as a bag house was also located here, but it was removed circa 1998, when the railroad spur was removed. Much earlier, a one-story office building that contained the "Dutch Room," a wood-paneled refreshment room for visitors, sat on this lot. A key component of the1880s expansion, it was demolished some time after 1927. Today the lot is empty and serves as vehicular circulation.

31) Pump House No. 1, 1939: Adjacent to the south side of the Power House (Number 32) and located under the east end of Bridge 62533 (Number 71) is a small, one-story, flat-roofed structure that was built to house a well. Similar in appearance to the other pump houses on the site, it has a concrete base, brick walls and a wood door.

26) Stock House No. 1, 1947-48, remodeled 1953: On the east side of the paved lot that separates it from the Power Plant (Number 32) is a building that represents the modern image that the brewery sought after World War II. Designed by the Johnson firm, letters engraved on the façade identify it as the "FERMENTATION BUILDING." Sitting on a raised basement with tiled rooms that were called the fermentation cellars, the six floors above house 16-foot by 35-foot concrete storage tanks, which line both sides of the centrally-located corridors and extend through all floors. Sitting on a three-foot high concrete base, the building has concrete floors and a concrete roof slab which are supported by concrete beams and columns. Curtain walls consist of brick veneer on 12" clay tile. The main component of the building, which is a large seven-story flat-roofed rectangular block, is fronted by a streamline moderne component, which features a centrally-placed tower flanked by one-story wings. The entrance at the base of the tower consists of a wood door with glass block sidelights framed in a ribbed concrete surround. The tower above is capped with a concrete cornice and its height is accentuated by narrow, vertical bands of glass block. The wings flanking the tower are punctuated with rectangular glass block windows with concrete sills.

Behind the component described above is the main mass of the building, which was expanded north in 1953 so that it now abuts the Advertising Warehouse (Number 39). Brick pilasters divide its primarily windowless east, south and west elevations into bays. The pilasters, which terminate a couple of feet below the precast concrete coping, have sloped precast concrete caps. There are no openings on these walls except for a few wood and hollow metal service doors at the ground level.

Removed in 2004, a "skyway" clad in blue metal siding connected the building to Stock House No. 2 (Number 18) directly across the street. Original signage, which read "Home of Hamm's from the Land of Sky Blue Waters," was replaced in the 1960s with "The Strohs Brewing Company" and Stroh's company logo. The two buildings were also connected by a tunnel, probably the same tunnel which Sanborn maps indicate connected earlier buildings on the respective sites.

This building replaced an earlier three-story brick building which culminated in a two-story brick tower. Built as a stock house, by 1926 this earlier building was being used as an ice storage house, and an iron clad grain elevator was attached to its west side. The grain elevator had a 10'-high cupola which was connected to the Malt House and Grain Storage Building (now the Laboratory/Wort Cooler, Number 23) by overhead conveyor that crossed Minnehaha. Behind the grain elevator was a one-story building used for storage of ice boxes.

27) Stock House No. 4, 1948-53: Separated from Stock House No. 1 (Number 26) by a green space and rip-rapped detention pond which were created after Greenbrier Avenue was vacated in 1973, this building was constructed to store stock that was ready for distribution. The large rectangular seven-story brick building sits on a high concrete base which accommodates a significant change in grade from its east to west side. Its curtain walls consist of brick on 12" clay tile. A precast concrete band visually separates the first and second stories. The brick below the band is laid in stacked header bond, while the brick above is laid in common bond. The projected central bay of the façade, which extends a half story above the main roof, features four narrow, closely-spaced pilasters that extend to the concrete coping at the parapet, emphasizing the building's height. Between the pilasters are vertical ribbons of glass block interrupted only by metal spandrel panels at each story. The two bays

flanking the central bay are featureless except for square openings with wooden access panels that occur at floors 1, 3, 4, 6 and 7. Metal letters individually mounted on the façade identify the building as "STOCK HOUSE NUMBER 4." The windowless east side is divided into nine bays by brick pilasters which extend to the precast concrete coping. The west side, which was identical in appearance, was demolished in 2004 to allow for the removal of seven floors of steel-enameled tanks that lined both sides of a central corridor on all floors. The rear elevation is unbroken except for two small square windows at each floor and a centrally-located square opening with a wood access panel at floors 1, 3, 5, 6 and 7. Arm-mounted light fixtures identical to those found on many of the other buildings are located at the southeast, southwest and northwest corners of the building. On the interior, concrete columns and steel beams support concrete floors and a concrete roof slab.

In 1965, Stock House No. 4 (Number 27) was remodeled with additions that accommodated tours to the brewery. This later construction contrasts with the design of the original building. Clad in blue metal siding, a hospitality room called "The Sky Blue Water Room" was built onto the roof. Resembling a large penthouse, it is 'L'-shaped in plan and covers most of the of the stock house's roof. A band of large windows on the west side provides views of downtown St. Paul and the State Capital. Individual windows on the east side are less prominent, and the north and south sides are windowless. On the exterior of the east side of the building, an elevator shaft, also clad in blue metal siding, links the hospitality room to a lobby on the ground. A vertical band of metal-framed windows runs up the center of the east side of the shaft providing views from the cab. The small, one-story brick lobby at grade served as a reception and orientation area for guests to the brewery. Facing Stroh Drive but set back from the street behind a large paved lot, the lobby is separated from the parking by a sunken concrete terrace accessed by stairways on its east and west sides. On the façade, two sets of double doors alternate with large areas of full-height fixed-glass, and a continuous strip of transom windows stretches above. A deep precast-concrete fascia overhangs the glazing. The north and south sides are similar, and here full-height glazing, now boarded up, alternates with brick panels laid in stack bond.

South side of Reaney Avenue
Two freestanding buildings face north to Reaney Avenue.

28) Credit Union, 1937: Replacing a bar and bowling alley built in 1908, this one-story, flat roofed building was used as a personnel office and credit union. Today the building houses various offices. Originally situated at the corner of Reaney Avenue and Greenbrier Avenue before this segment of Greenbrier was vacated, the entrance at the northwest corner of the building was skewed to address both streets. The foundation is concrete and the walls are constructed of brick on 12" clay tile. In addition to typical brick details such as rowlock sills and soldier course headers at openings, a variety of decorative brick accents articulate both façades. A band of brick a few courses below the concrete coping is laid diagonally in a saw-tooth pattern. The west façade has several individually-placed windows, each of which is surmounted by a blind transom window filled in with brick laid in header bond. A soldier course runs above and below the blind transoms, which are separated by brick laid in stack bond. The north façade is similar but much narrower and has only one window. The corner entrance consists of a wood multi-light door flanked by pilasters of brick laid in stack bond, each course consisting of five bricks laid diagonally in a saw-toothed pattern, suggesting the flutes of an engaged column. The "engaged columns" are terminated with soldier courses top and bottom. On the south

and east sides, wood multi-light doors and a few wood, multi-light windows remain. Most of the openings have been filled in with glass block or brick. To the west of the building is a paved area that replaced Greenbrier Avenue.

39) Advertising Warehouse, 1907, remodeled 1934 and 1939: Further west is a building that originally served as an ice plant but was converted to an advertising warehouse when refrigeration made its original function obsolete. It is currently being used as an electrical contractor's office and warehouse. Rectangular in plan, the flat-roofed building has two stories plus a raised basement. The foundation is a combination of masonry materials, now parged. Brick pilasters divide the building's brick bearing walls into bays. The first floor is supported by concrete columns while the wood floors and roof above are supported by cast iron columns and wood beams. Above the windows at the second and third stories, two courses of corbelled brick topped by a limestone band extend between pilasters. The original windows that remain are multi-light, six-over-six, double-hung wood windows. Many windows have been replaced with steel framed, glass block windows with operable panels at the center. Most windows at the raised basement level have been filled in with brick, sheet metal, or other material. Some wood panel doors remain. Rolling wood shutters remain at two overhead door openings on the east side. A metal shed was attached to the west side at an unknown date. Stock House No. 1 (Number 26) abuts the rear of the building.

29) Pump House No. 8, 1949: This small one-story rectangular brick building was attached to the southwest corner of the Advertising Warehouse (Number 39). Built to accommodate a well, it has a concrete foundation, a flat roof with a metal coping, wood doors and windows.

North side of Reaney Avenue

Dominating the area north of Reaney Avenue is Complex 'B,' a sprawling complex that consists of a three-story brick building (Number 41) and several much newer one-story buildings (Numbers 38, 61, 67 and 65) that are attached to its east and north sides. The older building has little in common with the later construction, either in character or in function. Though all the facilities are flat-roofed and largely rectangular in plan, they differ in most other respects, including scale and materials.

41) Bottling House, 1901, remodeled circa 1911, 1934, 1946 and 1953: In the southwest quadrant of Complex 'B' is a flat-roofed, three-story brick building that was built in three or more stages and was remodeled many times as the bottling and canning operations were expanded and modernized over the years. Fronting on Reaney Avenue, the building is a rectangle in plan, and the original portion of the building, roughly the west half, is the oldest remaining brewery construction north of Minnehaha Avenue. Except for the northwest corner, which was originally notched to accommodate an ice house at this location, this half of the building has a limestone foundation and brick bearing walls with string courses of corbelled brick and a denticulated cornice at the flat parapet. For the most part, sills are limestone and lintels are brick or limestone. Windows vary, ranging from original six-over-six, double-hung wood windows to retrofitted steel sash factory windows and steel-framed glass block units. Basement windows have arched brick lintels, and some still contain wood windows while others are filled in. Man doors are wood or hollow metal. One of the three large openings on the rear of the building still contains a double wood door while the other two have been retrofitted with steel overhead doors. On the façade, an elevator tower, which rises two stories above the roof, terminates in a flat

parapet with a denticulated cornice line. A few wood windows and doors remain, including a wood door with sidelights. Sometime prior to 1926, the northwest corner of the original building was in-filled with similar but less-articulated brick construction which replaced an ice house at this location. A metal shed was added at the southwest corner at an unknown date. This part of the building was rebuilt after a fire in 1911 and remodeled in 1934, when a canning line was added. The Hamm Brewery canned beer for the first time in this building in 1935.

The east half of the building is of newer construction. The segment of Greenbrier north of Reaney Avenue was abandoned in 1946 to allow for this significant addition, which enabled the brewery to modernize its bottling operation. When the building was enlarged again in 1953, the six existing bottling lines were increased to fifteen lines, and three additional canning lines were added to the existing one. (None of this equipment remains.) Curtain walls enclosing both additions consist of brick on 12" clay tile. Sills and lintels are precast concrete. Most of the windows in the newer half of the building are either steel sash factory units or glass block windows with operable panels, and some openings are now filled in with brick.

Inside, the floors and roof are supported by fire-proofed steel columns and beams. Two large skylights are located near the middle of the concrete roof slab. As the building was remodeled and enlarged over the years, its interior evolved into a complex arrangement of mezzanines and sloped reinforced-concrete floors that resulted in multiple levels. Tunnels connect this building to several others, including Numbers 45, 38 and 26. A tunnel that leads from its northwest corner once crossed under the railroad to the north side of the tracks and connected this building to the Barley Malt House, now demolished. Another tunnel once connected it to the Triangle Building, a one-story brick facility used for storage of cases and bottles which was built in 1938 and demolished in 1997.

38) Warehouse No. 1, 1953: Attached to the east wall of the Bottling House (Number 41), this facility was built as a warehouse for case storage and truck loading. The three story, flat roofed building has a concrete foundation, concrete floors supported by fire-proofed steel columns and beams, and a steel deck roof. Its curtain walls consist of brick on 12" clay tile. Across the first story is a series of truck docks separated by concrete piers. Glass block windows on the second and third stories alternate with recessed brick modules of the same size, creating horizontal bands. Continuous precast concrete bands run above and below the windows and at the coping. Typical windows have 72 glass blocks, arranged in nine rows of eight. Service doors are hollow metal and overhead doors are steel, with the exception of one that is wood. The building continues to be used for storage today.

61) Wash House/Racking Facility, circa 1962-63: Attached to the east wall of Warehouse No. 1 (Number 38) is a utilitarian one-story brick building with a mezzanine and a basement. The windowless building was originally used for cleaning barrels, racking beer, storing filled kegs and loading trucks. A continuous raised concrete dock with six steel overhead doors stretches across the entire south side of the building. The docks are separated by steel columns. After 1972, the building served as cold storage for kegs filled and palletized in its new neighbor to the east, the Sankey Building (Number 67). It is now occupied by St. Paul Marble, a wholesale distributor of marble slabs for countertops.

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Theodore Hamm Brewing Company
Name of property

Ramsey County, Minnesota
County and State

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65) Rail Shipping and Storage, 1965: Attached to the rear (north) walls of Warehouse No.1 (Number 38) and the Wash House/Racking Facility (Number 61) is a very large, nearly 30-foot high one-story, flat-roofed warehouse. Sitting on a concrete foundation, it is built of concrete block. Smooth-faced concrete block bays alternate with ribbed split-face block bays. It is topped with a deep fascia of pre-finished metal siding. It has hollow metal service doors and steel overhead doors. Erected adjacent to a long, narrow loading dock that had been placed along the railroad tracks, this warehouse was built to handle goods received from and shipped to distant markets by train. Before its construction, the loading dock along the tracks had been connected to the third floor Warehouse No. 1 (Number 38) by a steel trestle used to transport goods to and from the facility.

67) Sankey Building, 1972: The one-story, flat-roofed building occupies a segment of Walsh Street (now Stroh Drive) that was vacated in 1972 and relocated to the east. Constructed to house the modern keg operation, kegs manufactured by the Sankey Corporation were washed, filled and palletized here in one operation. The palletized kegs were then transported via lift trucks to the neighboring cold storage facility or via conveyors to waiting transport trucks or via a reversible tunnel conveyor to the loading dock adjacent to the tracks. Built of ribbed split-face block on a concrete foundation, it has hollow metal service doors and steel overhead doors. A metal shed has been added onto the north side.

45) Warehouse No. 3 (Case Storage), 1945: Located to the west of Complex 'B' along Phalen Creek, is a flat roofed, rectangular brick building that stands due north of the Power Plant (Number 32). The building has five levels, only three of which are above grade on the east side, while all five are exposed on the west where the grade drops down to the creek. The building, which sits on a concrete foundation and base, has steel sash factory windows with concrete sills. Typical windows have twelve lights arranged in four rows of three and are singly spaced or combined in groups of three. Service doors are wood or hollow metal. On the first floor of the east side of the building, there are six large openings which contain steel overhead doors. Square pass-through windows are adjacent to four of them. The west and south sides are dominated by regularly-spaced steel sash factory windows. This building replaced a one-story, 22'-high wooden case storage building.

69) Garage, circa 1970: Attached to the north side of Warehouse No. 3 (Number 45) is a concrete-block building with a concrete foundation and a flat roof with a metal fascia. Three stories high on the west side where the grade drops down to the creek, the building has only one story exposed above grade on the east. Here a metal shed roof shelters three docks with steel overhead doors. The walls are smooth concrete block alternating with ribbed split-face block. There is one overhead door on the north wall.

40) Diesel Engine House, 1948 or earlier: The unusually-tall, one-story, wood-framed building was used as a garage for the diesel engine the Brewery owned and operated so that it could transport goods on the railroad spurs that connected its major storage and production facilities. Situated where the former railroad spurs met up with the Northern Pacific (now the Union Pacific) railroad tracks, the building appears to be older than a 1948 building permit suggests and may have been an older building set on a new concrete foundation at that time. The building has ship-lap siding and a gabled roof with exposed rafter ends. An unusually tall door opening at the east end, which probably contained a wood

door originally, now contains a metal overhead door. A service door at the southeast corner is wood. At some point, a small concrete block addition with a shed roof was built onto the south side.

Conclusion

The foregoing narrative is, for the most part, limited to buildings and structures located on or above grade. The brewery site has an extensive network of piping systems and tunnels which are not accessible at this time. The number, location and condition of these and other sub-surface features, such as foundations of buildings and structures that have been demolished over the years, is not known and awaits future investigation. It should also be noted that the date of construction for a given building is followed by date(s) of substantial remodel(s) that occurred during the period of significance. The brewery was remodeled on a continual basis after the period of significance, and these subsequent remodels are reflected in the building descriptions but are not dated.

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[i] The segment of Reaney Avenue inside the district was vacated in 1973 per city ordinance #2050451.

[ii] This building was the ninth to use Turner system according to Moira Harris in "From Limestone to Rubble at a Brewery Full of Memories" published in the July-August, 2002 issue of the *American Breweriana Journal.* As her source, she cites *The Improvement Bulletin* (St. Paul), April 6, 1907, 17.

[iii] After a great deal of controversy associated with the financing of the bridge and legal proceedings to determine if Minnehaha was a "legal" street, construction and maintenance costs of the bridge appear to have been split 50-50 between the City and the St. Paul and Duluth Railroad Company, which was responsible for the west half. Interestingly, city ordinances associated with the investigation were sponsored by "Alderman Hamm." Among those voting on the ordinances was "Alderman Yeorg."

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National Register of Historic Places Continuation Sheet

Theodore Hamm Brewing Company
Name of property

Ramsey County, Minnesota
County and State

Section 8 Page 1

The Theodore Hamm Brewing Company Historic District is significant under National Register Criterion A as one of the most important breweries to operate in the state of Minnesota and under Criterion B for its association with three of the state's more influential businessmen. By applying the latest scientific and technological innovations to improve and expand its plant and operations, the Hamm Brewery became a leader in the brewing industry, locally and regionally, attaining state significance in the area of industry during the years 1865 to 1952. Both the company and its founder, Theodore Hamm, his son William and grandson William, Jr. influenced development in St. Paul and the Twin Cities area. The Theodore Hamm Brewing Company reflects the historical patterns identified in the Minnesota context entitled "Urban Centers, 1870-1940," and the "German-American Community and Dayton's Bluff: 1882-1900" historic context established by the City of St. Paul's Heritage Preservation Commission.

Background

Born October 14,1825, in a small town in Baden-Baden, Germany called Herbolzheim, where he was raised on a family farm, Theodore Hamm (1825-1903) learned the trade of a butcher in Freiburg before emigrating to America in 1854. After his arrival, he worked as a butcher in Buffalo, New York, and then in Chicago, where Louise Buchholz (1833-1896) who was born in Hasslach, a town near Herbolzheim, joined him. Theodore and Louise married in Chicago and moved to St. Paul in 1856. The Hamms started a boarding house called the Sailors Rest at the corner of Front and Walnut streets, and Theodore operated a saloon at Third Street, now Kellogg Boulevard, and Robert Street and later a hotel and saloon on West Seventh Street near Seven Corners.[i] At the time, there were about six breweries operating in St. Paul.

The Twin Cities Brewing Industry in the mid 1800s

Beginning in the 1840s, German immigrants were coming to St. Paul in numbers, bringing their customs and taste for lager beer with them. Several breweries soon opened to satisfy the demand. In 1848 Anthony Yoerg started St. Paul's first brewery near Seven Corners, and in 1853 Martin Bruggemann started the second in a house on Third Street, now Kellogg Boulevard. In the early seventies, both Yoerg's and Bruggemann's breweries moved to the west side of the Mississippi River to take advantage of the sandstone caves for storage. The third St. Paul brewery, the North Mississippi Company, was established in 1853 on the left bank of the river at Shepard Road and Drake Street.[ii]

In 1855 three more breweries came into existence. One was the City Brewery started by another German immigrant, Dominick Troyer, near Eagle and Exchange Streets in upper town. This brewery was later purchased in 1860 by William Funk and Ullich Schwitzer, and Funk's interest was subsequently sold to Frederick Emmert in 1865. The City Brewery, which grew to become St. Paul's second largest producer in 1871, maintaining a steady production of 6,000 barrels per year, would eventually close circa 1901 and be purchased by the Theodore Hamm Brewing Company.

The other two breweries established in 1855 were the Christopher Stahlman Cave Brewery, started in the caves under West Seventh Street, and the North Star Brewery, started near the caves of Dayton's Bluff on Commercial Street. In 1884, Jacob Schmidt, who had been the brew master at Hamm's, left and bought out the shares of one of the two partners at the North Star Brewery. Following a fire, the

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North Star Brewery was relocated to the site of the recently-closed Stahlmann brewery, which was purchased by Schmidt in 1899, and renamed the Jacob Schmidt Brewing Company. Schmidt's brewery, at one point ranked 7th in the nation in production, would become one of Hamm's fiercest competitors.[iii]

The first brewery in Minneapolis was started in 1850 by John Orth. In 1890, the John Orth Brewing Company consolidated with three other breweries (the Henrich Brewing Association, F. D.Norenberg Brewery & Malt House and Germania Brewing Association) to create the Minnesota Brewing and Malting Company, later shortened to Minneapolis Brewing Company (NRHP-90). New facilities were built on the site of Orth's brewery at 1215 Marshall Street in Minneapolis and opened for production in July of 1892. The Minneapolis Brewing Company (Grain Belt Brewery) went on to compete with Hamm's and Schmidt's breweries in St. Paul for the position of # 1 brewer in Minnesota.[iv]

When Minnesota achieved statehood in 1858, a dozen breweries were in operation and half of them were located in St. Paul.[v] In 1860, Andrew Keller (1825-1873) started the Pittsburgh Brewery in the unsettled area along Phalen Creek just north of downtown St. Paul. Theodore Hamm acquired this small struggling brewery and its equipment in 1864, expanded it and renamed it the Excelsior Brewery. The circumstances surrounding his acquisition of the brewery, its exact site and physical properties are not clear.

Inferences based on City Directories and recorded deeds, as well as newspaper articles written about the brewery, lead to the conclusion that the brewery Hamm acquired from Keller in 1864 was located just northwest of the confluence of Trout Brook and Phalen Creek near the Stillwater Road and that this operation was subsequently relocated to the east bank of Phalen Creek, just north of the part of the ravine that became known as Swede Hollow. Regardless of exactly where the brewery he acquired from Keller was situated, numerous sources indicate that in 1865, Hamm's brewery occupied that portion of the current site which is south of Minnehaha Avenue and west of Greenbriar Avenue. Apparently, Hamm rebuilt the brewery on these two parcels in Irvine's 2nd Addition, which, according to the Grantor-Grantee Mortgage Index, he purchased from George Fetsch in 1865.[vi] It is not clear what, if anything, was already built on the new site when he acquired it, nor why Hamm chose to relocate the brewery he bought from Keller to this particular site.

A conflicting story, which has been much-publicized, gives a different account of the circumstances surrounding Hamm's acquisition of the brewery and its location. This version maintains that the brewery Hamm acquired from Keller in 1864 was a struggling brewery on the current site of Hamm's and that Keller, a good friend, offered it as collateral on a loan from Hamm, who in turn mortgaged his home and his beer garden in the early 1860s to finance Keller's venture in the Second California Gold Rush. When Keller failed to find gold and couldn't repay the loan, Hamm lost his mortgaged home and beer garden and came into possession of the friend's small, defunct brewery.[vii]

Regardless of whether Hamm's founding of the Excelsior Brewery on the east bank of Phalen Creek at Minnehaha Avenue was deliberate or coincidental, the site proved to be ideal for a brewery. In addition to being located on the creek, this site was adjacent to the path of the imminent transportation link from Chicago to St. Paul, which was announced in the *St. Paul Daily* on June 23,1864. The proximity of the

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Brainard flour mill and the caves in Dayton's Bluff were additional advantages. The brewery would benefit immediately from proximity to a region well-suited for growing barley and hops, access to caves for the storing and aging of beer and a source of water for power, brewing, ice-making, keg-washing and domestic needs. Soon it also would benefit from proximity to the railroad.[viii]

The Early Years of the Hamm Brewery

Despite its many advantages, the brewery was a considerable distance from the center of the city. Its only neighbors at the time were the Brainard Flour Mill just to the north and, on the opposite bank of Phalen Creek, the Drewry Brewery, formerly the Putnam & Dexter Brewery, which had been built in 1861. In order to survive in an area still sparsely settled, the brewery had to be a self-contained community. In addition to brewing beer, the Hamm Family grew their own food and raised and butchered their own animals, and they did this on a scale that enabled them to operate a beer garden in conjunction with the brewery. With access to the mill, their only outside needs were salt and sugar. Circa 1874, Hamm entered into a partnership with Philip Thoen and purchased a controlling interest in the mill, then called the Queen Roller Mills.[ix]

In 1865, the brewery had five employees and produced 500 barrels of beer. The following year production increased to 850 barrels. As the East Side attracted more settlers, the brewery gradually increased its capacity and improved its operation. The article "Hamm's a Pioneer Brewery that Never Stopped Modernizing," explains that the brewery's growth in the early years was a period of ups and downs following business cycles of that era. The article describes the delivery of beer by wheelbarrows that carried one or two quarter barrels or one half barrel of beer. The capacity of the plant was fueled largely by manpower and relied on a limited amount of mechanical devices.[x]

This small primitive brewery soon developed into a more sophisticated operation that utilized the best technology available. In 1875, a newspaper article, "An Important Subject," describes the brewery thus:

> The main building is of course the brewery, which is a mammoth affair of stone, five stories in height, with innumerable subterranean cellars and vaults, where the beer is placed to acquire tone and perfection. This building is provided with every convenience, in the way of machinery, vats, bins, etc., with absolute neatness and order which prevails on every hand, Mr. Hamm insisting upon the utmost system and cleanliness being observed, a most important point in such a line of business.

The article mentions the introduction of a new Corliss engine and boiler built by Depew, Howson & Co., describing it as the top equipment of its kind in the state. The pitch machine was another example given of the brewery's commitment to modernization. The steam-operated machine for applying pitch to the kegs was a great labor saver and was the only such machine in the city at the time.[xi]

The first indication that the brewery was emerging as a leading producer was in 1878-79, when it was ranked second in the state by producing 5,770 barrels in 1878 and 7,980 barrels in 1879, behind Chris Stahlmann's brewery, which produced 8,415 and 10,440 barrels respectively. In 1879, 45.9% of beer manufactured in Minnesota was produced in St. Paul and Minneapolis. The success of large breweries

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like Hamm's and Stahlmann's was in part due to the new railroad system in Minnesota that expanded their markets to outlying areas.[xii]

As the business prospered, Hamm bought available land surrounding the brewery. Some of the land was sold to employees to encourage them to settle near the brewery, and a dormitory, since demolished, was built for unmarried employees. Hamm also purchased a parcel of land on the West Side of Phalen creek along the railroad, giving him future access to his brewery through the Drewry tunnel. Additional land that he acquired included the lots on Greenbriar, where the Hamm mansion was built in 1887 and where three additional homes were subsequently built for Theodore Hamm's children.[xiii]

Expansion of the 1880s:

The expansion of the Hamm brewery in the 1880s and the following decade can be attributed to a dramatic increase in immigration and the building of the railroads. The population of St. Paul increased from 20,000 in 1870 to 40,000 by 1880, greatly affecting the local economy. Wholesale trade in St. Paul increased from $8,000,000 in 1867 to $51,000,000 in 1881. It was an ideal time to start a business in St. Paul, and Hamm was able to take advantage of the situation. By 1882, Hamm's was the largest brewery in St. Paul with 45 employees and an annual production of 26,000 barrels, up from 8,000 barrels in 1879. In 1883, the Northern Pacific Railroad connecting the St. Paul and Duluth Railroad to the Pacific was completed, further expanding markets. By 1886, with 75 employees, Hamm's production increased to 40,000 barrels, more than the amount that had been produced by all eleven breweries operating in St. Paul in 1879. Thirty horses were needed to deliver its beer to the local area. Hamm's, now the largest single industry in St. Paul, encompassed the original limestone brew house and stable plus a brick malt house and grain storage building, a brick power plant, a brick office building, the old flour mill, now called Hoyt's, and a few out-buildings. An 1886 plat map indicates that the "Corporate limits of the City of St. Paul on the North" coincided with the centerline of Minnehaha Street (now East Minnehaha Avenue). The brewery operation that had occupied two parcels had expanded to occupy four acres of land that straddled the city limits.[xiv]

Many of St. Paul's breweries were owned by German Americans who maintained a relationship with the brewing industry in Germany to keep pace with the latest techniques. The skill of the brew master was considered critical to the success of the brewery. With no training in the art of brewing, Hamm sought this expertise in German friends. The first documented brew master at Hamm's was Charles Fritchle, who likely was instrumental in the brewery's early success. From 1880 to 1884, Jacob Schmidt helped propel the brewery to the status it achieved in the early 1880s. A few years after Schmidt left Hamm's and went on to purchase the North Star Brewery, Christian Figge assumed the role of master brewer. On September 25, 1892, a reporter for the *St. Paul Pioneer Press* stated, "Mr. Figge is the brew master. This gentleman, we learn, has had a valuable experience in the leading breweries of Germany and of the United States." This position would stay in the Figge family for nearly eighty years, passed down from father to son for three generations. The yeast culture, the key ingredient to the taste of the brew, was initially isolated by master brewer Chris Figge's son William circa 1900 and was thenceforth kept in a special room designed to protect it from contaminates. Over the years, the quality of Hamm's beer would be attributed to the secrets the master brewer being applied with scientific precision in

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hygienic laboratory conditions and to a pure source of water.[xv]

Hamm had originally thought that he would pass on the reins of the brewery to his oldest son, but Theodore, Jr. suddenly died of a case of peritonitis in 1870, casting a shadow of sadness over the Hamm family. The next heir apparent, son William (1858-1931), was pulled from St. John's preparatory school at age fourteen to work and be trained in all aspects of the brewery. This was the beginning of a 60-year career in the family brewery, which would in turn be led by his son William Hamm, Jr. (1893-1970). When Theodore Hamm and Louise returned from a year-long trip to Germany in 1865, their son William presented them with a large Victorian house which overlooked the brewery and downtown St. Paul from the top of Dayton's Bluff. The building of the Hamm mansion, designed by German-born architect Augustus Gauger, was symbolic of the leadership transition from father to son.[xvi]

William's leadership role, which had actually begun in 1880, was formally spelled out in 1896, when the Brewery was incorporated as the Theo. Hamm Brewing Co. with Theodore named as president and treasurer and William listed as vice-president and secretary. When the incorporation papers were drawn up in May of that year, which was the first year that incorporation was an option in Minnesota, 12,500 shares of stock were created and, in turn, 100 shares of common stock were sold at $100 a share. The articles stated that the brewery's purpose was to produce beer and malt and to raise the requisite capital by using its real estate holdings as collateral for any loans. Hamm Brewing Company ledgers from the early 1900s have separate categories for general real estate expenses and for real expenses associated with the Theo. Hamm Realty Co.[xvii]

Expansion of the 1890s:

In 1890-1891, William Hamm, Sr. spent five months touring notable European breweries and concluded that the brewing industry in the United States was technologically superior to Europe's with respect to efficient utilization of space and control of labor costs. Upon his return, he embarked on an ambitious building program which would totally change the image of the brewery. The original brewery was replaced with a monumental, state-of-the-art brewing complex in the Romanesque Revival style. The architect for the new brewery was August Maritzen of Chicago. The project was completed in phases so that the brewery could remain in operation during the construction. In the end, the only original building that remained from the period 1865-1880 was the limestone stable which later served as the carpenter's shop. The first component of the complex was a brew house built in 1892, which was followed by several other buildings that were constructed adjacent to it between 1893 and 1901. Additional new buildings constructed during this major expansion were a paint shop, wagon shop, blacksmith shop and stables for sixty Percheron horses. Other buildings were expanded and remodeled. A newspaper reporter writes of the grand opening of the new brewery in the *St. Paul Pioneer Press*, September 28, 1894:

> Of all the "grand openings" that have ever taken place in the city of St. Paul the grand opening of Hamm's new brewery yesterday certainly secured the largest crowd. To say that from 2 in the afternoon until 6 in the evening 10,000 people visited that magnificent institution and its new additions and enjoying the hospitality of the proprietor would be a very low estimate.

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He goes on to describe the brewery as covering two blocks as one looked down from the Hamm residence on the top of the hill. The plant that cost a quarter of a million dollars was designed so that it could double in size "without laying another brick."[xviii]

By the turn of the century the successful model of the vertically integrated brewery, such as the Anheuser-Busch brewery in St. Louis, was beginning to take over the beer market.[xix] Economies of scale and technological improvements, such as refrigeration and bottled beer, also enabled large regional breweries to increase their production. The expansion and modernization of Hamm's and the Minneapolis Brewing Company in the 1890s enabled these two breweries to increase their combined production capacity to one million barrels in 1900, considerably more than the 706,280 barrels actually produced in all of Minnesota that year. By 1900, Hamm's was beginning to dominate the market producing almost one third of all the beer in Minnesota.[xx] Interestingly, Hamm's and the Minneapolis Brewing Company, the #1 and #2 producers of beer in the state, built a shared cold storage unit in Kittson County in Northwestern Minnesota to fight off the expansion efforts of the G. Heileman Company of La Crosse, Wisconsin.[xxi]

Expansion in the early 1900s:

By 1903, the brewery had expanded north across Reaney Avenue to the tracks and a railroad spur, now gone, traversed the site from north to south, connecting the brewery's facilities on the north side of Minnehaha with those on the south. Mechanical refrigeration and the building of modern cellars made the cooling of beer in the caves obsolete. The brewing equipment at the time included steam-driven refrigeration compressors. Hamm's continued to add brewing equipment, stock cellars and bottling facilities and in 1915 capacity reached 600,000 barrels a year. Typical of its collaboration with large breweries during area, the Bishop & Babcock Manufacturing Company of Cleveland established a plant close to the brewery to collect carbonic gas from fermentation and liquefy the gas for sale to other retail industries, such as manufacturers of soft drinks.[xxii]

Throughout the first two decades of the 20th century, major expansion and modernization continued to occur in the American brewing industry as it took advantage of the technological advances of this age, including improvements in refrigeration and bottling, both of which aided the production and distribution of beer. No longer limited to transporting beer in barrel containers to local saloons, breweries were able to sell beer to distant markets and to businesses other than saloons in labeled bottles that clearly identified their product. The bottling works built by Hamm's in 1901 used the newly invented crown cap, which replaced the earlier porcelain covers, and the lithographed paper labels, which replaced the embossed bottles of the earlier period. Preferred by many patrons over draught beer sold in taverns, as they could now store the bottles at home in their ice boxes, bottled beer soon captured about 20% of the beer market. Newspaper ads between 1905-1910 promoted home delivery. Like other local breweries, Hamm's now sold beer to restaurants, hotels and drug stores. In addition to making direct sales, Hamm's enlisted more than a hundred local beer distributors that helped expand their market.[xxiii]

Hamm's 1903 brewery guide stated that 100 white refrigerated railroad cars were available for shipping product to distant markets and 300 Percheron horses continued to be used for local deliveries. Motorized vehicles gradually replaced the horse-drawn beer wagons, but in 1907, one hundred fifty

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Percheron horses were still delivering bottled beer for sale at seven cents a bottle. During the First World War, Mack trucks traveling at a speed of 15 mph were more common than the horse-drawn beer wagons, the last of which was retired in 1923. However, horses continued to be used in the brewery yards, and the last horse, a gray mare named Dewey who reportedly would drink nothing but Hamm's, was retired from service in 1936.[xxiv]

The modernization and expansion efforts of both Hamm's and the Minneapolis Brewing Company enabled these two brewers to dominate the market in outlying areas, leading to the demise of breweries in some of the rural areas. Refrigeration and mechanization, along with the associated economies, allowed these two breweries to produce beer for distant markets and for a lower cost, squeezing competitors out of the market through price-cutting. Between 1895 and 1915 the costs of production rose faster than prices, further aiding the bigger breweries which could offset the lower profit margin through increased sales and minimize transportation costs through volume discounts by the railroads. In addition, the cost to open a new brewery with state-of-the-art mechanical devices was now out of reach for most brewers. Between 1904 and 1919, the number of breweries in Minnesota decreased from 78 to 51. The pre-prohibition production of beer in Minnesota reached a high in 1913 of 1,700,000 barrels of which Hamm's was producing approximately one third.[xxv]

Prohibition

The Temperance Movement in Minnesota dated back to the early 1850s, when saloons, which were the principal social outlets of the time, attracted a diverse clientele and the hard liquor they served often led to unruly behavior. In 1852, St. Paul had 16 saloons, and the newspapers of the time reported many incidents associated with their intoxicated patrons. Following a decline in activity during the Civil War, temperance societies, such as the St. Croix Valley Temperance Association, became active again. Prohibition sentiment, escalated during the 1890s, fueled by a proliferation of saloons and their high visibility, both of which may be attributed to the competitive practices of the large breweries. Placing show cards on the walls and windows of saloons and beer parlors to advertise their brands, the big breweries of the time, which included Hamm's, the Minneapolis Brewing Company, Anheuser-Busch of St. Louis and Pabst of Milwaukee, also competed with each other in the placing of beer in kegs at retailers. In addition, large breweries purchased beer retail outlets and then rented these retail establishments to individuals willing to sell only their beer.[xxvi]

The advent of this British version of "tied houses" led to a competition between private saloons and brewery-owned saloons. This led to an increase in the number of taverns in many cities, to the point of having one saloon per every 150-180 persons. The profit levels dropped and many saloons not able to survive on a low profit margin began to engage in illegal activities including gambling and prostitution. This precipitated the formation of one of the brewers' main opponents, the Anti-Saloon League of America, in 1893. By 1907, the League's forces began to take hold with prohibition laws in Ohio and in much of the South.[xxvii]

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William Hamm, as president of the Minnesota Brewers Association and Vice President of the United States Brewers Association, addressed his concern at the latter's 48th convention in Milwaukee in 1908:

> The Anti-Saloon League persistently and positively never deviates from its aim and its policy has absolutely fixed that aim and its object in view. So far as the public is concerned, that aim and object is expressed in their slogan, "The Saloon Must Go" but those of us who know, and who have followed their work, know that their aim and object is but one thing, Prohibition, not only upon the statue books, but actual Prohibition to the individual; the wiping out of not only the saloon, but the right to sell in any form, under any conditions, the right to manufacture, and the right of individual consumption; Prohibition not only in towns, cities or villages, county, State, or group of states, but Prohibition national.[xxviii]

Hamm's words would prove to be prophetic as the Eighteenth Amendment was ratified in 1919.

During Prohibition, Hamm's kept the plant open and kept their men employed producing "near beer" (a beverage with less than 1% alcohol), soft drinks, malt syrup, industrial alcohol, syrups, confectioner's supplies, sardines, cigars and corn cob pipes. The company even considered the manufacture of ice cream.[xxix] Prohibition also prompted the brewery to increase its activity in the field of real estate, where brewery assets could be invested more profitably.

Repeal of the Eighteenth Amendment

Coinciding with the national trend, only about one half of the breweries operating in Minnesota on the eve of Prohibition reopened after Repeal. The St. Paul breweries that reopened included Hamm's, Schmidt's and Yoerg's breweries.[xxx] When Prohibition ended on April 7, 1933, Hamm's was prepared. When the whistle blew signaling the exact moment 3.2% beer was legalized in St. Paul, long lines of train cars and trucks loaded with cases and kegs were ready to pull out of the brewery yard. In addition to describing the jubilation surrounding this event, newspapers announced that Hamm's was planning a major renovation of the brewery, including replacement of equipment that had not been updated in over a decade.[xxxi]

William Hamm did not live long enough to see the end of Prohibition, but in anticipation of repeal, he had mapped out an extensive renovation and expansion plan. His son William Jr. (1893-1970), who had served as the brewery's Vice President since the end of World War I and was now its president, implemented this plan immediately. The $3 million expansion and improvement program was directed by St. Paul architect, Clarence Johnston, Jr. The updating of the electrical system was the first priority. A new power plant was built on the site of the flour mill. Three boilers, with 475-horse power, were installed along with provisions for a fourth unit. The 350-ton Corliss driven ammonia compressor, originally installed in the old power plant in 1903, was moved to the new power plant along with an existing 375--ton compressor. All switches and controls for the brewery were located in the power plant. The next project was an upgrade of the brewing complex that included a new mash tub and cereal cooker in the Brew House, a new wort cooler in the adjacent building and 200 new storage tanks in Stock House No. 2.[xxxii]

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In 1934, the brewery expanded to the north of the railroad tracks with the construction of a malting plant and barley elevator. The malting plant contained a Saladin system. Designed by Otto Luebkert, it contained two sections, one for germinating grain and a kiln house for drying. The bottling plant was also updated and furnished with a canning line in 1935, immediately after the successful test-marketing of a version of the modern flat top can of today was conducted in Richmond, Virginia, on January 24,1935.[xxxiii] Circa 1936, a new two-story administration building was built as well as a garage to service one hundred additional vehicles that were added to the current fleet of 25 trucks. By this time, the brewing facilities had been improved with the installation of two new lauter tubs, a mash mixer, two hot water tanks and a high-pressured carbon-dioxide gas-collecting system that doubled brewing capacity. The brewery was now a major regional distributor of two brands, Preferred Stock and Master Brew, to sixteen states.

After Repeal brewing production and sales were concentrated in St. Paul and Minneapolis, whose brewers produced two-thirds of the malt beverages sold in the state between 1933 and 1949. Better roadways and packaging improvements enabled large breweries to market their beer, through distributorships and wholesale networks, to grocery stores and liquor stores in outlying areas. Hamm's was now competing with small local breweries throughout the state. Economies of scale enabled large brewers to absorb advertising and transportation expenses. Neon signs appeared on taverns and liquor stores after prohibition. Billboards appeared along Minnesota roadways. In the late 1930s radio became another way for Hamm's to advertise its beer and its commercials were carried on Minneapolis radio station WCCO. Hamm's began to dominate the brewing industry in Minnesota and by 1940 had a brewing capacity of one million barrels.[xxxiv]

The production of beer produced in Minnesota quickly reached the pre-prohibition level and continued to rise rapidly until 1938 when the effects of World War II began to put restrictions on production. When the United States entered the war in 1941, production dropped 20% from the previous year. Rationing during the war led to a shortage of tin and cork for bottle caps. Old caps were recycled and brewers were prompted to return to the old wired down caps. The beer industry helped pay for the war with over a half million dollars collected in taxes to the federal government in the fiscal year ending in June 1944. Despite the effects of the war, by 1945 a record production of 80 million barrels was reached in the United States.[xxxv]

After World War II

In 1946, Hamm's embarked on a $16 million program that by 1952 had expanded its size to cover 20 acres and increased its number of employees to approximately 1300. The 800,000 barrels per year pre-war capacity had increased to 1.5 million.[xxxvi] To accommodate the increased power requirements, an additional boiler was added and the original three oil boilers were converted to gas. The electrical system was revamped with a new 2,500-kilowatt service. A generator was put into operation. The bottling equipment was modernized to increase its capacity to 175 bottles per hour. To accommodate the increased capacity the bottling plant was enlarged. In addition, the now obsolete carbon dioxide collection by Liquid Carbonic Company was replaced by a new system for the handling and storage of these gases. The brewery and lab house were relocated and modernized. Malt formerly shipped to the brew house from the malting plant by rail was now transported 1200 feet from the malting plant to the

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brew house in an 8-inch pipe running along the rooflines. New wort coolers were added as well as a modernized storage area for hops in Stock House No. 2. A new $2 million fermentation building was built and new modernized equipment was added.[xxxvii]

After World War II, large brewers began to buy and build multiple plants which eventually led to a decline from 605 breweries in the U.S to 440.[xxxviii] At first Hamm's did not follow this trend, and continuing to centralize its production in one manufacturing site, the company entered the national market through advertising instead. Campbell-Mithun advertising agency of Minneapolis created the slogan "The Land of Sky Blue Waters" and their advertising, which won numerous awards, helped sell 1,150,000 barrels in 1951, a record-breaking year which placed Hamm's in fifteenth place in the nation.[xxxix]

In 1952, William Jr., who had been president of the brewery since 1933, became the chairman of the board, a position he held until 1965, when the brewery was sold, and brew master William Figge became the new president. These role changes, which signaled a change in leadership if not ownership, mark the end of the period of significance. After this change in management, Hamm's embarked on new business strategies that transformed the company from a family-owned Minnesota brewery to a nation-wide conglomerate.

The Modern Era

After 1952 the company soon expanded for the first time outside of the St. Paul plant. Hamm's purchased the Rainier Brewing Company of San Francisco in 1953. Hamm's quickly rose in the national ranking to claim 11th place in 1953, 8th place in 1954, 7th place in 1955 and 5th place in 1956, behind Anheuser-Busch, Schlitz, Falstaff, and Ballantine. By 1957 annual production had increased to 3,374,849 barrels, but growth in sales was beginning to level off. Ironically, 1957 was the year that the brewery embarked on an ambitious expansion program, acquiring the Rheingold Brewing Company in Los Angeles and the Gulf Brewing Company in Houston. Acquisition of the Gunther Brewery in Baltimore followed in 1960, the year Hamm's captured 4.44% of the national market, the highest percentage they were ever to reach. Although sales increased to 3,500,000 barrels in 1965, the percentage of the national market slipped to 3.82%. In 1965, Hamm's top ranking in the state dropped to second place with 27.4% of the Minnesota market, slightly behind Grain Belt's 27.9%. Although the number of barrels sold by Hamm's would increase in subsequent years, these trends would continue.[xl]

In 1965, following the blocking of the sale of Hamm's to Molson Breweries in Canada by the justice department, the stockholders of Hamm's accepted an offer by Heublein, Inc. of Hartford, Connecticut for $65,806,300. William C. Figge retired as president the following year and was replaced by Ralph A. Hart, President of Heublein. By 1973 Hamm's had slipped to 13th in the nation. Upon hearing that the brewery was up for sale, six Hamm's distributors agreed to buy it for $6 million. When their attempts to sell 300,000 shares of stock failed, the brewery offer was rejected. The brewery again was for sale in 1975 and was bought by the Olympia Brewing Company of Tumwater, Washington, for $13.7 million.[xli]

In March of 1982 the Pabst Brewing Company of Milwaukee merged with Olympia Brewing Company. The following year, Pabst traded the Hamm's plant in St. Paul to the Stroh Brewing Company of Detroit

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for its plant in Tampa, Florida. This move meant that Hamm's beer would no longer be brewed in St. Paul as Pabst assigned the brewing of the Hamm's products to its Milwaukee plant.[xlii]

In 1996 Stroh bought G. Heileman Brewing Company in La Crosse and one year later officially closed down the Hamm's brewery in St. Paul for good on November 24, 1997. The City of St. Paul intended to purchase the brewery property in connection with a major redevelopment plan called the Phalen Corridor Initiative, but before negotiations could be completed, Stroh sold Hamm's in March of 1998 to St. Paul real estate investor and developer, Howard Gelb, who proceeded to lease individual buildings for cold storage, shipping and light industrial use. In 1999 the City of St. Paul purchased the portion of the brewery north of the Union Pacific Railroad tracks from Mr. Gelb and demolished the buildings to make way for the proposed Phalen Corridor Initiatives expressway. The buildings which were demolished included a 1900 foot high grain elevator, more than a dozen massive storage tanks, a six-story malting plant, four warehouses for case storage as well as several minor support buildings. In 2003, that portion of the brewery which lies south of Minnehaha Avenue was purchased from Mr. Gelb by the City of St. Paul, which is currently developing a plan for its re-use. The buildings located south of Minnehaha Avenue include the oldest remaining structures and represent the core of the original brewery. Mr. Gelb continues to lease the brewery buildings he still owns to other businesses.

Influences on the Development of the East Side of St. Paul

The East Side of St. Paul had its early beginning in the 1840s and 1850s as people built their homes and businesses northeast of and outside of the town of St. Paul. The development of the East Side initially occurred just north of the lower landing, as settlers moved north from Trout Brook along Phalen Creek. In the 1840s, John Wagner, a sheriff for Ramsey County and the principal owner of the land just south of the future site of Hamm's brewery, died and left this land as tax–forfeited property. The city allowed the people living in this area to pay $5.00 a month rent. The area was rapidly settled by the Swedish immigrants in the 1850s and called Swede Hollow or "Svenska Dalen."[xliii]

At the time Theodore Hamm established his brewery, development of the East Side had not extended much further north than Swede Hollow. As the brewery began to grow, Theodore Hamm needed workers. Since the brewery was still difficult to reach from the developed portions of St. Paul, Hamm encouraged employees to build their homes near the brewery and sold them land that he had purchased around the brewery. Dormitories were built for unmarried employees, whose meals were furnished by the brewery. Theodore eventually founded and became president of the Hamm Realty Company. As the Brewery expanded over the years, it continued to serve as a catalyst for development in the area.

Broader Influences of the Brewery and the Hamm Family

The leadership position in the brewery was passed down from father to son, remaining in the Hamm family for three successive generations. All three men were dedicated to staying on the cutting edge of technology, which earned them a prominent place in their field. Both William Hamm, Sr. and William Hamm, Jr. were active in the Minnesota Brewers Association as well as the United States Brewers Association. Moreover, beyond their contributions to the industry, the Hamms exhibited an interest in

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civic affairs and an entrepreneurial spirit, which led to broader influences on the Twin Cities area and the state.

In addition to founding the brewery, Theodore Hamm may be credited with initiating other enterprises, which, though relatively small-scale during his lifetime, evolved into noteworthy institutions. He purchased a significant amount of land surrounding the brewery and started the Hamm Realty Company, which was operated as the real-estate division of the brewery until the 1930s, when it was separated from company control. In 1937, the real estate division was incorporated as a separate company. Called United Properties, it became a leader in the buying, selling and management of property, primarily in the Twin Cities area until 1947, when it reached beyond Minnesota.[xliv] Theodore also formed what was then the first labor union in St. Paul and ironically was elected its first president by the brewery workers that made up its membership.[xlv] This union later merged with Local Union 97 of the International Union of United Brewery Workman of America, as evidenced by a 1912 contract printed in German and English with the Yoerg, Hamm, and Schmidt breweries parties to the contract.

By 1885, Theodore's son William was also making a name for himself in St. Paul. William Sr. was active in civic affairs and engaged in diverse business enterprises, and his leadership in these venues contributed to the development of the city. In the late 1880s, he served on the City Council for three terms, one as president. When St. Paul held its first Winter Carnival in 1886, he was selected as the first king of the now nationally famous event. He was a member of the city's Park Board from 1890 to 1902 and was instrumental in establishing many of St. Paul's parks. While a Director of the Upper Mississippi Barge Line Company, he actively campaigned for the dredging of a nine-foot deep channel in the upper river and thereby helped develop the river's full potential as a trade artery. William Sr. also served as vice president of Commercial Bank and president of the St. Louis, St. Paul and Minneapolis Packet Company.[xlvi]

In 1919 he partnered with theater moguls, Morris Finkelstein and I. H. Ruben, and became the president of the Northwest Theater Circuit. Starting with a few local theaters, including the Princess and the Orpheum (originally the Palace) on Seventh Street in St. Paul, the company eventually owned and controlled 150 movie theaters in Minnesota, Wisconsin and the Dakotas. At one time the Northwest Theater Circuit was the largest theater chain in the country and a major force in the development of the motion picture industry. The company would later be sold for a reported 10 million dollars to Paramount-Famous-Lasky in 1929.[xlvii] In 1920, Hamm took a leading role as owner's representative in the completion of a six-story office building bearing his name (NRHP-97). The same year that the Hamm Building was completed, he built the Capitol Theater in St. Paul, and the following year, he built the State Theater in Minneapolis. In 1926, Hamm purchased the controlling interest in the successful department store, The Emporium, on Robert Street between Seventh and Eighth streets in St. Paul. Hamm would go on to purchase the property and become its president. In addition, William Hamm "financed the construction of many business blocks not only in St. Paul, but (in) Minneapolis and other cities in the Northwest. He helped bring the Ford plant to St. Paul, and the Armour plant to South St. Paul."[xlviii]

Upon William Hamm's death, the *St. Paul Dispatch* on June 11,1931 wrote, "He was a man of extraordinary force and ability, and he exerted in some respects an unequaled influence on the course

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of events and the development not only of St Paul but over a wide extent of surrounding and allied territory."

His son William Hamm, Jr. served as Director of the United States Brewers Foundation, and it was during his presidency of the brewery that Hamm's achieved its greatest national recognition, but his influence also extended beyond the brewery. An active member of the local business community, William Jr. served on St. Paul's Chamber of Commerce and Central Business District Authority. In 1934, he took over the presidency of The Emporium. He also served as a director for many companies, including the First National Bank, United Properties Inc., the Industrial Credit Company, and the Northland Insurance Company. Along with his sisters, Margaret Hamm Kelley, Theodora Hamm Lang and Marie Hamm Ankenny, William established the Hamm Foundation, whose purpose is to benefit educational projects, medical research and other philanthropic activities. In 1954, the foundation also established The Hamm Memorial Psychiatric Clinic in St. Paul and many other institutions that became integral parts of the community. The Foundation absorbed two-thirds of the cost of establishing an Institute for Mental Health on the campus of St. John's University in Collegeville, Minnesota and instituted "Talking Books," a project to provide recorded material to the blind.[xlix]

In the 1950s the brewery developed a marketing program that enabled it to compete with the top breweries in the city, state and nation. Its advertising slogan "From the Land of Sky Blue Waters" and its brand icon, a cartoon bear, became unforgettable accomplishments in the state's and nation's advertising history. The award-winning commercial was likely in part responsible for propelling the brewery into fifth place in the nation in 1956, and it also had an important side effect. It created a compelling image of the state of Minnesota and made the American public aware of its recreational potential. The commercial was so successful in attracting interest to Minnesota that, in the 1960s, the state tourist bureau borrowed the concept for its literature.[l]

Conclusion

During the period of significance, 1865 to 1952, Hamm's grew from a primitive brewery to a major force in the brewing industry, first locally and then regionally. By successfully adapting to changes that occurred over nearly a century, the company consistently took advantage of scientific and technological advances to modernize and expand its plant and operations. Under the leadership of three successive generations of Hamms, the company steadily increased production and sales to become one of the most important industries in the state. As a result of the success of the family-owned brewery, as well as the individual accomplishments of its owners, the Theodore Hamm Brewing Company is eligible for nomination to the National Register under criteria A and B for its significance under Industry.

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[i] John T. Flanagan, *Theodore Hamm In Minnesota: His Family and* Brewery (St. Paul: Pogo Press, 1989): 4-9.
[ii] For areas of early St. Paul that are referenced in this document, see the attached map entitled *Early St. Paul.*
[iii] For a discussion of the first breweries of St. Paul, see Gary J. Brueggeman, "Beer Capital of the State; St. Paul's Historic Family Breweries," *Ramsey County History*, 16.2, (1981): 3-15.
[iv] For a discussion of the history of the Minneapolis Brewing Company , see Jeff R. Lonto, *Legend of a Brewery* (Minneapolis: Studio Z-7 Publishing, 1998).
[v] For a list of fourteen breweries founded in Minnesota between 1849 and 1860, see Dr. J. E. Siebel, *One-Hundred Years of Brewing* (Chicago: H. S. Rich and Company, 1903), 340-346. In addition to seven breweries in the vicinity of St. Paul and Minneapolis, a brewery was listed as being founded in each of the following cities: Stillwater (1851), St. Peter (1856), Mankato (1856), Faribault (1857), St. Cloud (1857), Rochester (1858), and New Ulm (1860). In 1878, in addition to fifteen breweries in the vicinity of St. Paul and Minneapolis, there were approximately 100 in greater Minnesota, the larger breweries located in Stillwater, Faribault, Winona and New Ulm. At the turn of the century, in addition to thirteen breweries in the vicinity of St. Paul and Minneapolis, there were approximately 65 in greater Minnesota, the larger breweries located in Duluth, Rochester, New Ulm, Mankato, Stillwater, Little Falls and Crookston.
[vi] Theodore Hamm and George Fetsch, Mortgage Documents, Grantor – Grantee Mortgage Index, St. Paul, Minnesota, January 1, 1865, and February 8, 1865.
[vii] Moira F. Harris, *Louise's Legacy: Hamm Family Stories* (St. Paul: Pogo Press, 1989) 15-17.
[viii] Charles Edwin Dick, "A Geographical Analysis Of The Development Of The Brewing Industry Of Minnesota" Thesis in the special collections of Wilson Library at the University of Minnesota, Minneapolis, 1981: 213-219.
[ix] For a discussion of the early years of the Hamm brewery, see Flanagan, 1989: 11-16 and Harris, 1998: 51-57.
[x] "Hamm's, a Pioneer Brewery that Never Stopped Modernizing", *Brewery Age,* October 1938: 82-84.
[xi] "An Important Subject," *St. Paul Pioneer Press,* June 6, 1875.
[xii] Charles Edwin Dick, "A Geographical Analysis Of The Development Of The Brewing Industry Of Minnesota" Thesis in the special collections of Wilson Library at the University of Minnesota, Minneapolis, 1981: 219.
[xiii] Atlas of St. Paul, Hopkins, Minnesota, 1884: Plate II.
[xiv] Tom Herold, "St. Paul's Economical Development in the Nineteenth Century," essay in the collections of Ramsey County Historical Society, St. Paul; Dick, 220-26; Peter Blum, "Hamm's Brewery," *The Breweriana Collector,* Summer 1989: 7.
[xv] K. Austin Kerr, "The American Brewing Industry, 1865-1920," *TheDynamics of the Brewing Industry Since 1800,* Ed. R. G. Wilson and T. R. Gourish (London: Routledge, 1998): 178; Jeri Engh, *Hamm's The Story of 100 Years In The Land Of Skyblue Waters* (St. Paul: Theo. Hamm Brewing Company, 1965): 6.
[xvi] Flanagan, 1989: 15-16, 37-38. For a discussion of the early Temperance Movement in Minnesota, see Agnes E. Ellingsen, "A History Of The Temperance Movement In Minnesota To 1865," Thesis in the special collections of the University of Minnesota, Minneapolis, 1933: 46-136.
[xvii] For more information, see Gregory Renner, "Theodore Hamm Brewing Co.", essay in the special collections of St. Thomas University, St. Paul, 1977: 9-11. In *Theodore Hamm in Minnesota: His Family and Brewery*, John T. Flanagan, notes that the Hamm Realty Company was incorporated on May 4, 1896, however it was operated as a division of the Brewery until the early 1930s.
[xviii] Harris, 1998: 66-77; Flanagan, 1989: 22.
[xix] Kerr, 179-180.
[xx] Dick, 108, 111-13, 228.
[xxi] Lonto, 6. The G. Heileman Brewery remained a threat to Minnesota's breweries and ironically had a hand in the closing of all three big breweries in Minnesota Hamm's, Grain Belt, and Schmidt.
[xxii] William H. Lang and Craig Wooley, "Foresight in Brewery's Program Assured; Expansion Tuned to Quality," *Food Engineering*, August 1951: 90; Sonja and Will Anderson, *One Hundred Years of Brewing* (Newton: Anderson, 1973: 113-14.
[xxiii] Moira F. Harris, *The Paws of Refreshment: The Story of Hamm Beer Advertising* (St. Paul: Pogo Press, 1990): 15-16.

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[xxiv] Engh, 11; Harris, 1990:8.
[xxv] Dick, 115-16, 244-252.
[xxvi] Dick, 233.
[xxvii] Kerr, 186-92. The temperance movement in the United States dated back to 1826, when the "American Society for the Promotion of Temperance" ("The American Temperance Society") was founded in Boston.
[xxviii] Harris, 1990: 12-13.
[xxix] Engh, 10.
[xxx] Dick, 257.
[xxxi] "Dateline April 7, 1933: Prohibition Ends!," *Reflections from the land of sky blue waters,* Vol. 6, No. 2 (March/April 1958): 3, 14.
[xxxii] "Hamm's, a Pioneer Brewery that Never Stopped Modernizing", *Brewery Age,* October 1938: 82-92.
[xxxiii] Herman W. Ronnenberg, "The American Brewing industry Since 1920," *The Dynamics of the Brewing Industry Since 1800,* Ed. R. G. Wilson and T. R. Gourish (London: Routledge, 1998): 200; Harris, 1990: 15-16.
[xxxiv] Dick, 261; Harris, 1990: 17.
[xxxv] Dick, 274; Ronnenberg: 201-2.
[xxxvi] Flanagan, 1989: 89.
[xxxvii] Lang, 90-98.
[xxxviii] Dick, 277.
[xxxix] Harris, 1990: 21.
[xl] Dick, 149, 161-166.
[xli] Flanagan, 1989: 96-101.
[xlii] Lee Engerstrom, "Stroh swaps for brewery on East Side," *St. Paul Pioneer Press,* final ed., Section A, 06 May 1983: 1,4.
[xliii] Jerry Feders, "Early Neighborhood Developments On The East Side Of St. Paul," essay in the collections of Ramsey Historical Society written at St. Thomas, 1977: 9-11.
[xliv] Flanagan, 1989: 44-47
[xlv] Engh, 5.
[xlvi] For a discussion of William Sr.'s achievements, see Flanagan, 1989:37-49; Harris, 1998: 63-64.
[xlvii] For a more complete discussion, see Flanagan, 1989:44. Finkelstein had emigrated to Minnesota in 1887 from Lithuania and built a successful jewelry business in St. Paul. Much later, he and Reuben, who owned a theater in Des Moines, built the Princess Theater on property owned by Finkelstein. The two men went on to build the Palace, subsequently called the Orpheum, and later took over the Garrick Theaters in Minneapolis and St. Paul. At this point John Norton, a real estate mogul, introduced them to William Sr., who lent them money to greatly expand their holdings.
[xlviii] Engh, 8.
[xlix] Reflections, Fall 1983; for a discussion of the life and achievements of William Jr. and the charitable contributions of the Hamm family, see Flanagan, 1989: 83-109.
[l] For a discussion of Hamm's advertising history, see Harris, 1990.

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BOUNDARY DESCRIPTION

Beginning at the northeast corner of Block 49 of the Arlington Hills Addition and proceeding southerly along the western edge of the Burlington Northern Railroad right-of-way to the northeast corner of lot 18 of Block 4 of Borup and Payne's Addition, thence proceeding west along the north property lines of lots 18 through 14 of Block 4, thence south along the eastern edge of Payne Avenue to the point where it intersects the west property line of lot 6, Block 2 of Irvine's Second Addition, thence south along the west property lines of lots 6 through 11 of Block 2 to the southwest corner of lot 11, thence east along the south property line of lot 11 and continuing east across the Burlington Northern Railroad right-of-way to Block 4 of the Theo. Hamm Brewing Co. Addition, thence southerly along its west property line, thence east along its south property line to Block 2 of Schurmeier and Evans Addition, thence north along the west boundary of Block 2 to Warren's Garden Lots, thence east along its south property line, thence north along its east property line to the north edge of Minnehaha Avenue, thence east to the southeast corner of lot 15, Block 57 of Arlington Hills Addition, thence north to the northeast corner of lot 15, thence west along the north property lines of lots 15 through 11 of Block 57 to the northeast corner of lot 10, thence north to the north edge of Reaney Avenue, thence east along the north edge of Reaney Avenue to the west edge of Stroh Drive, thence north along west edge of Stroh Drive to the Union Pacific Railroad right-of-way, thence west along the south edge of the Union Pacific Railroad right-of-way to the point of beginning.

BOUNDARY JUSTIFICATION

The boundary of the Theodore Hamm Brewing Company encompasses the brewery's resources that retain historic integrity and represent the brewing process. These functionally related resources are concentrated south of the Union Pacific Railroad (now Phalen Corridor), west of Stroh Drive, north of Dayton's Bluff and east of Payne Avenue. Originally, the brewery complex extended north of the Union Pacific Railroad and included a series of concrete grain elevators and warehouses that were demolished in 2001 for the construction of the Phalen Corridor Project. Therefore, this area is not included within the district boundary.

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LIST OF RESOURCES

1	Office (former Power House)	ca. 1883	Contributing Building
2	Brew House	1892	Contributing Building
3	Grain Dryer	1951-53	Contributing Building
6	Grit Storage	1893	Contributing Building
7	Racking Room	1893	Contributing Building
8	Wash House	1901	Contributing Building
9	Carpenter Shop	ca.1865	Contributing Building
10	Shavings Vault	ca. 1901	Contributing Structure
11	Pump House No. 3	ca. 1934	Contributing Structure
12	Retaining Wall and Stairway	ca. 1901	Contributing Structure
13	Blacksmith/Machine/Paint Shop	1911	Contributing Building
17	Stock House No. 3	1907	Contributing Building
18	Stock House No. 2	1901	Contributing Building
20	Pump House No. 5	1933	Contributing Structure
23	Laboratory/Wort Cooler (former Malt House/Grain Storage)	1883	Contributing Building
25	Hop Storage	1911	Contributing Building
26	Stock House No. 1	1947-48	Contributing Building
27	Stock House No. 4	1948-53	Contributing Building
28	Credit Union	1937	Contributing Building
29	Pump House No. 8	1949	Contributing Structure

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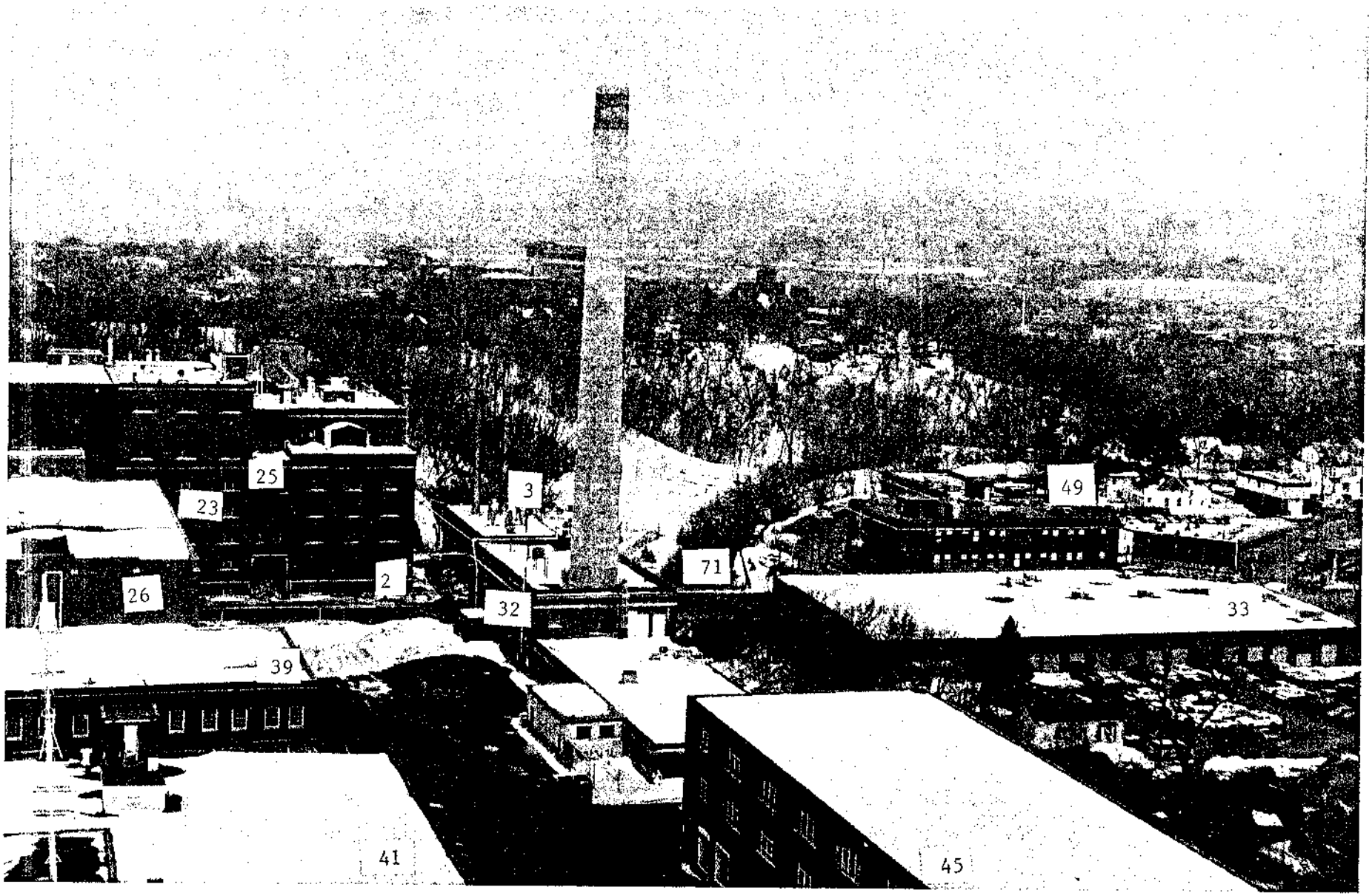
31	Pump House No. 1	ca. 1939	Contributing Structure
32	Power Plant	1933	Contributing Building
33	Garage	ca. 1936	Contributing Building
38	Warehouse No. 1	1953	Noncontributing Building
39	Advertising Warehouse	1907	Contributing Building
40	Diesel Engine House	1948 or earlier	Contributing Building
41	Bottling House	1901-1953	Contributing Building
45	Warehouse No. 3	1945	Contributing Building
49	Administration Building	ca. 1936	Contributing Building
56	New Brew House	1955-56	Noncontributing Building
59	Electric and Pipe Shop	1957	Noncontributing Building
60	Silo	ca. 1960	Noncontributing Structure
61	Wash House/Racking Facility	1962-63	Noncontributing Building
66	Pump House No. 11	ca. 1958	Noncontributing Structure
65	Rail Shipping and Storage	1965	Noncontributing Building
67	Sankey Building	1972	Noncontributing Building
69	Garage	ca. 1970	Noncontributing Building
71	Bridge	1978	Noncontributing Structure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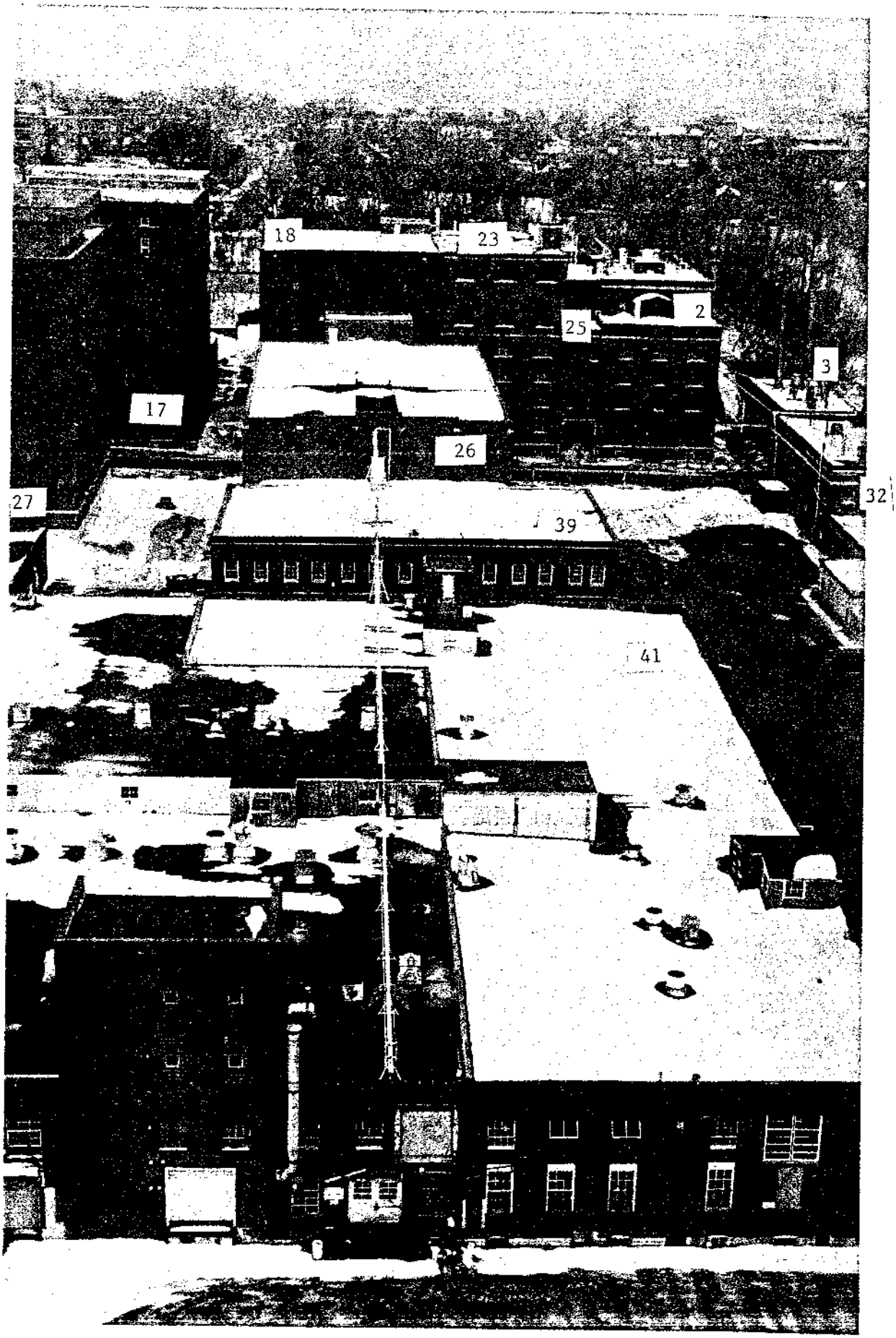
18
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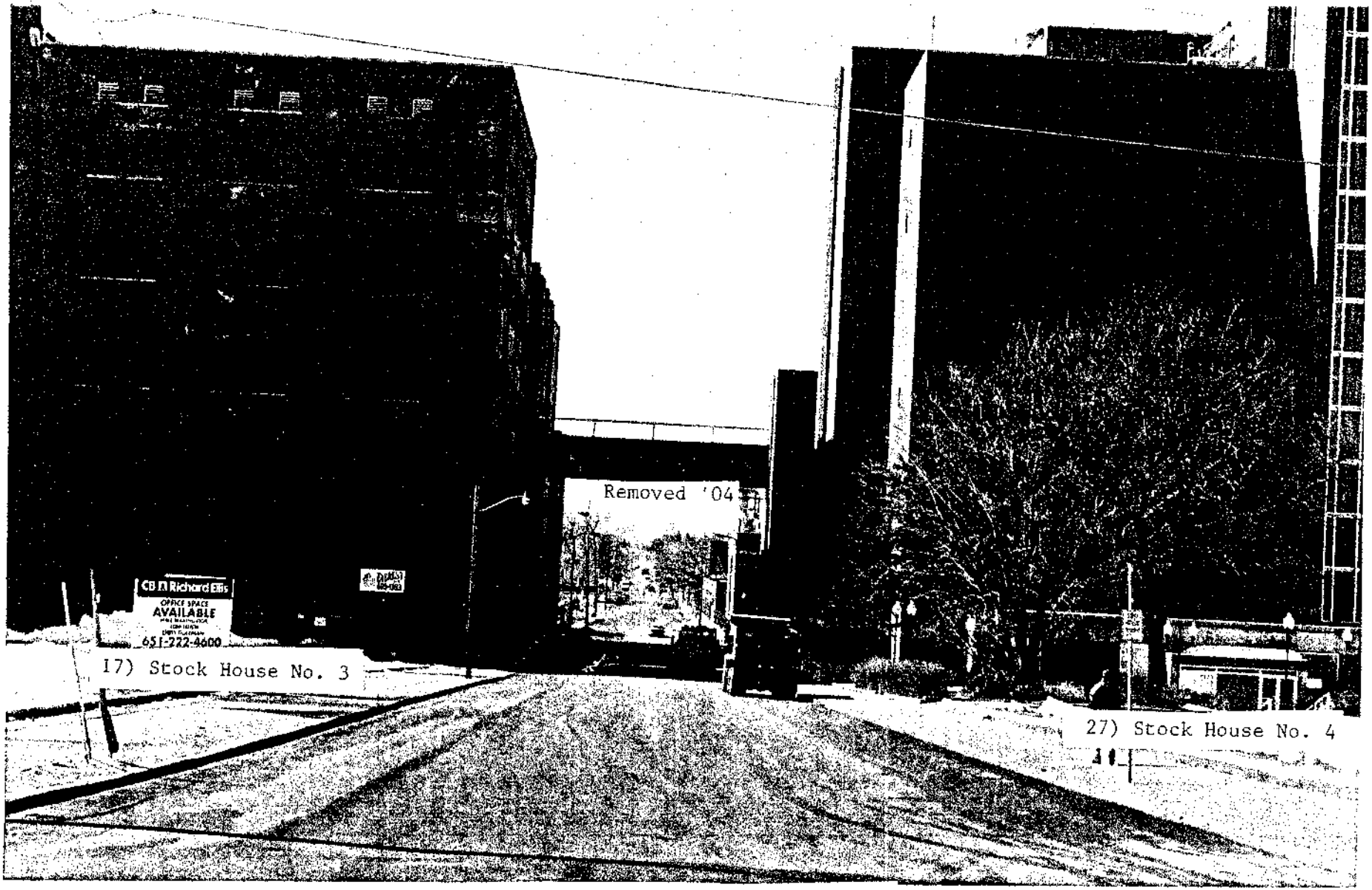
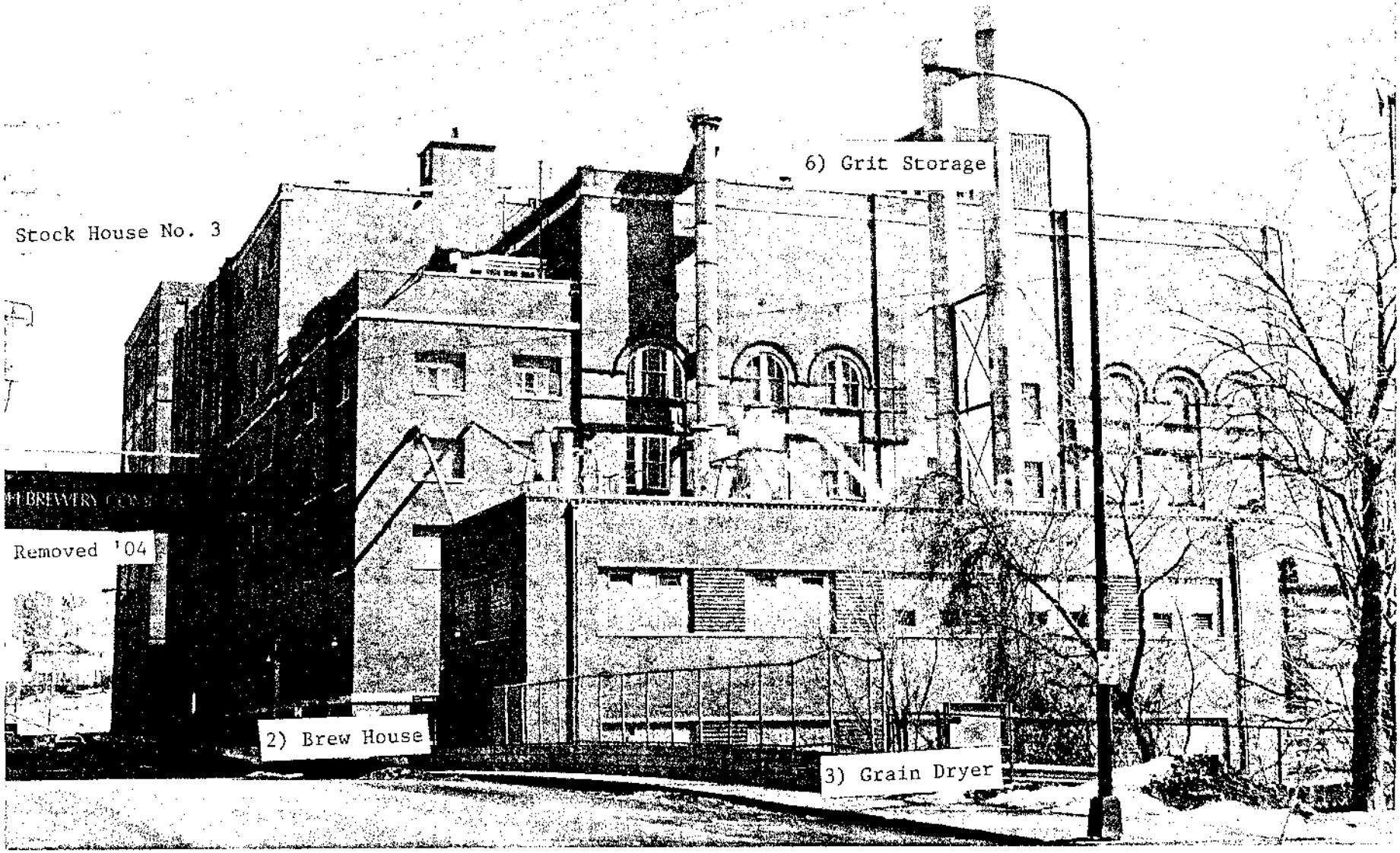


Streetscape: Looking east on Minnehaha Ave

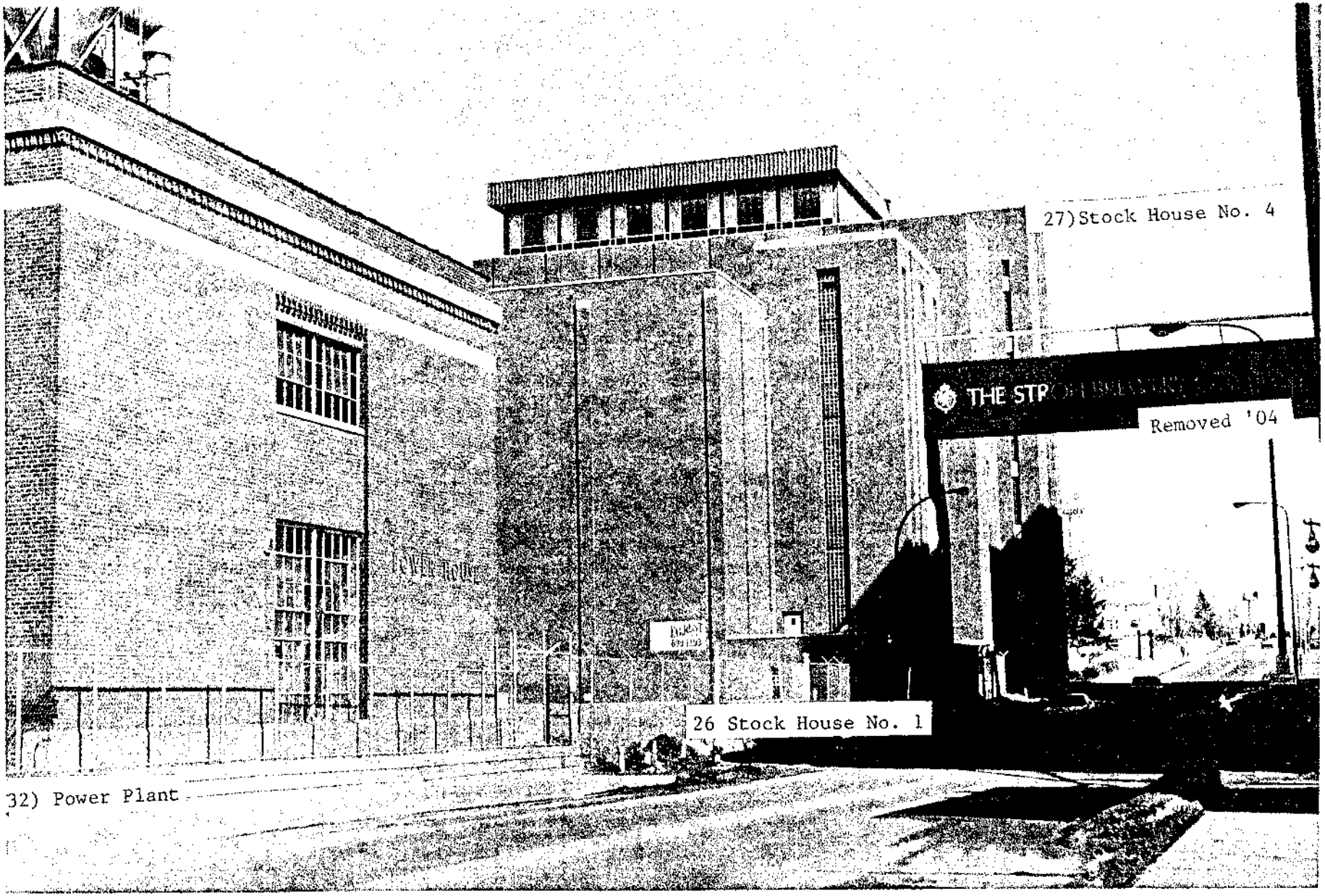


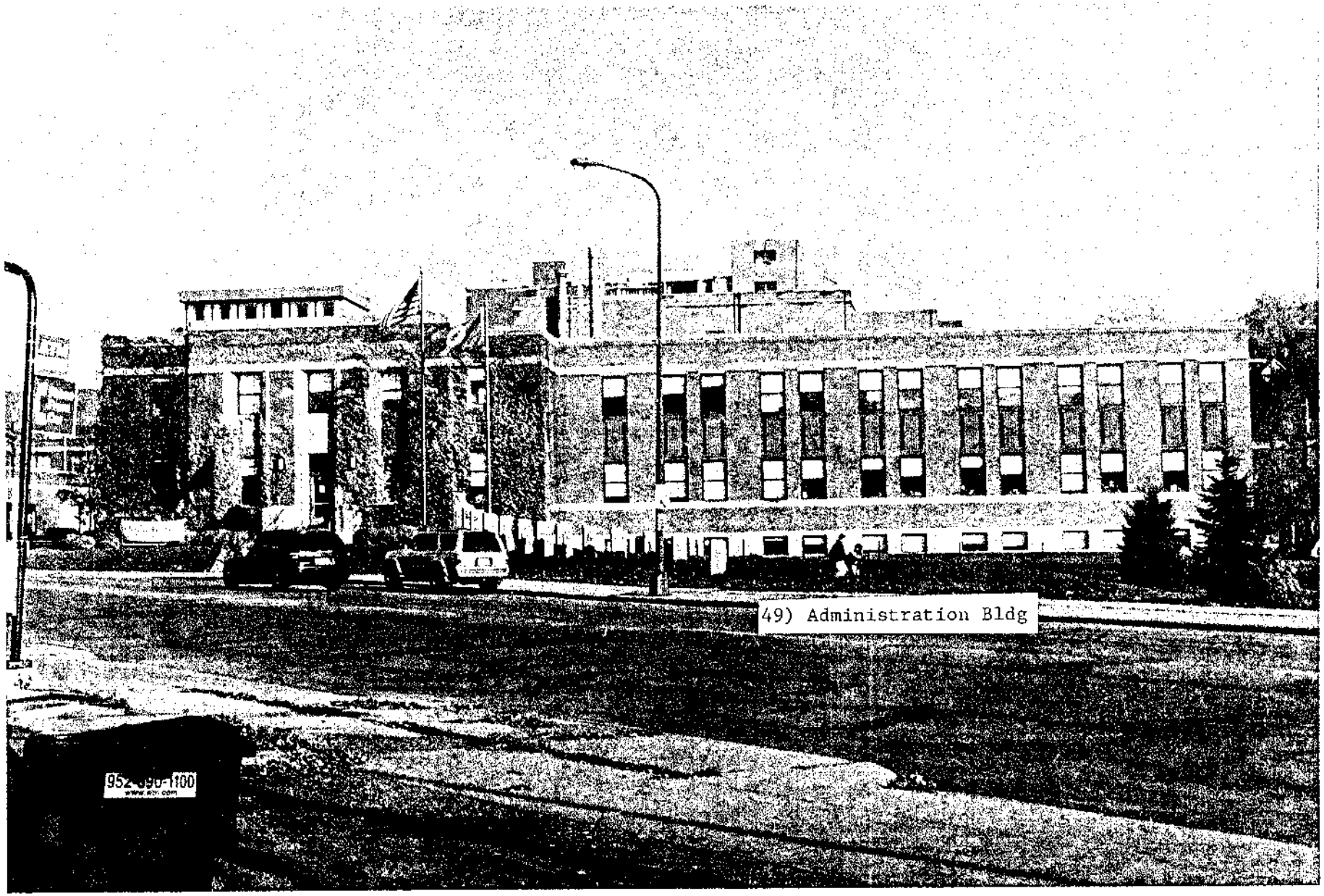
Streetscape: Looking west on Minnehaha Ave

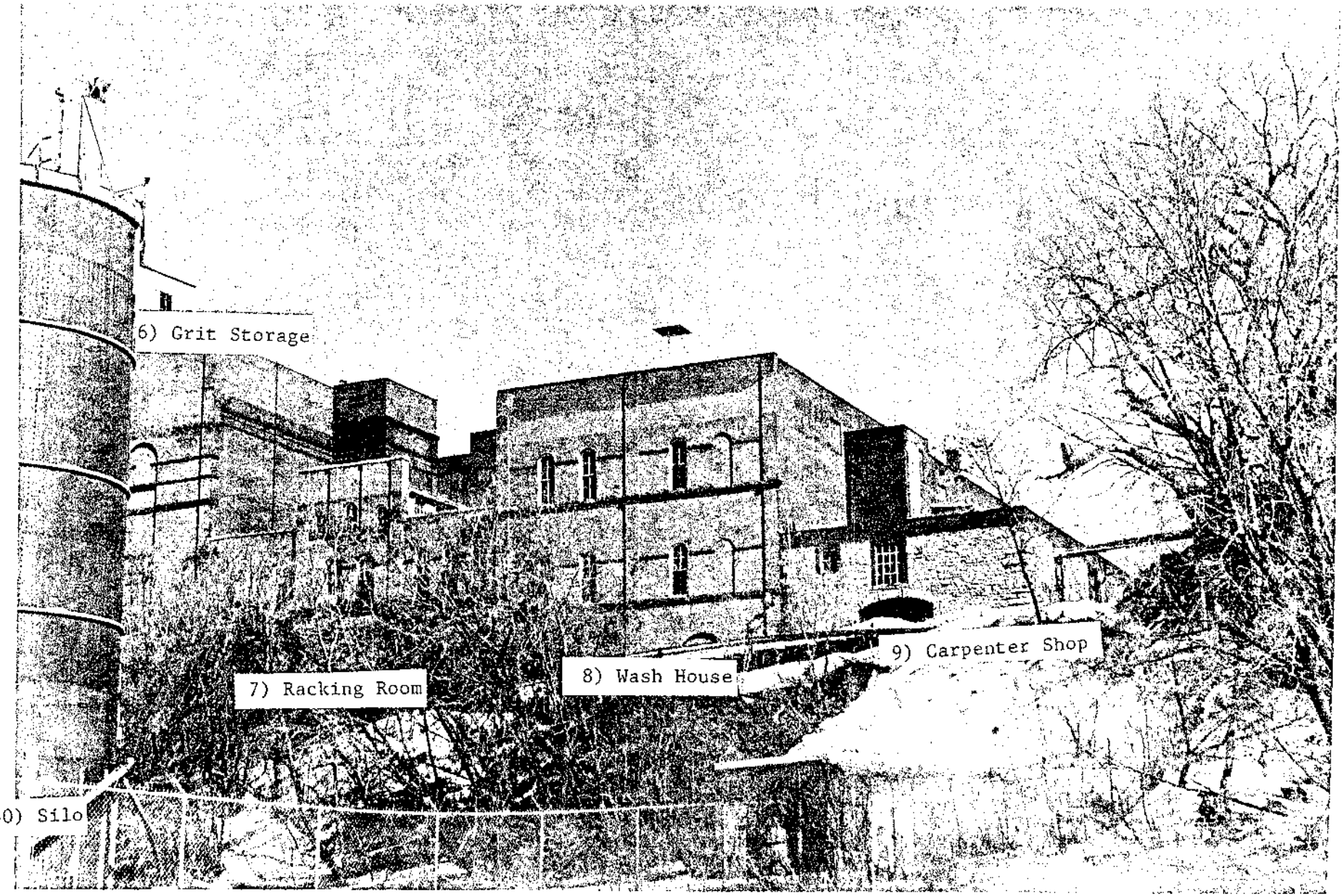
23) Lab/Wort Cooler

18) Stock House No. 2

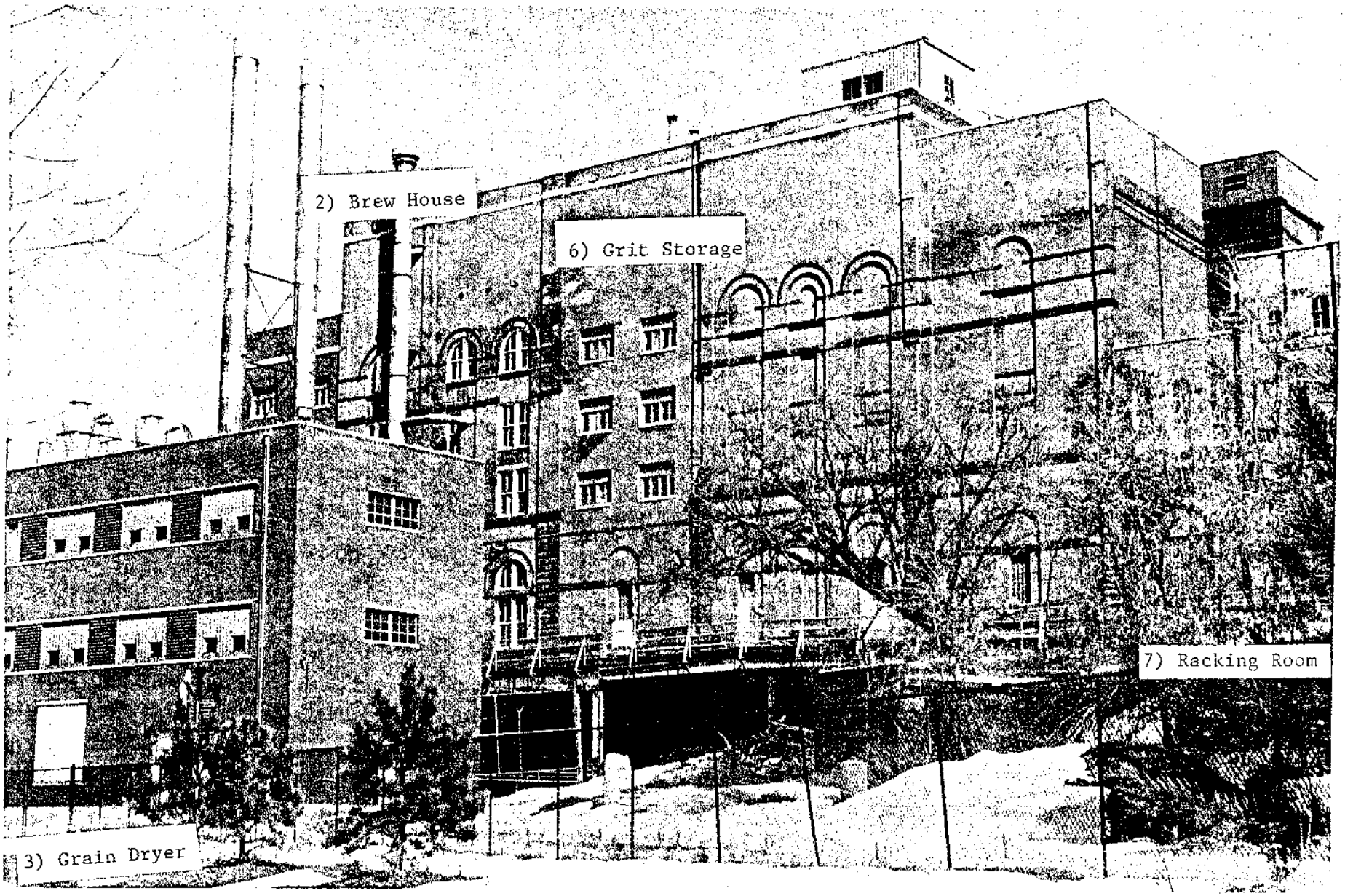
17) Stock House No. 3

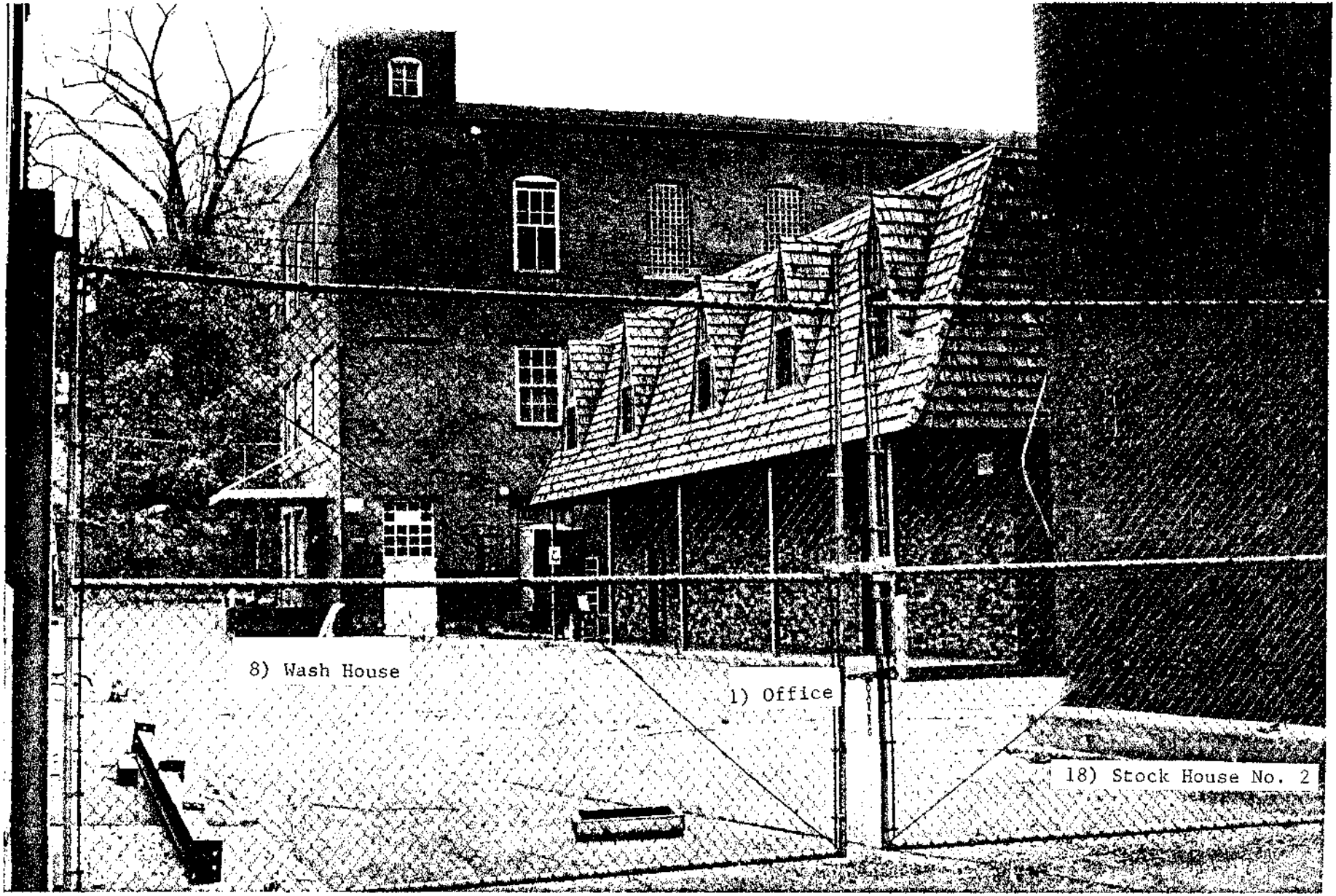

27)Stock House No. 4
Removed '04
26 Stock House No. 1
32) Power Plant


49) Administration Bldg

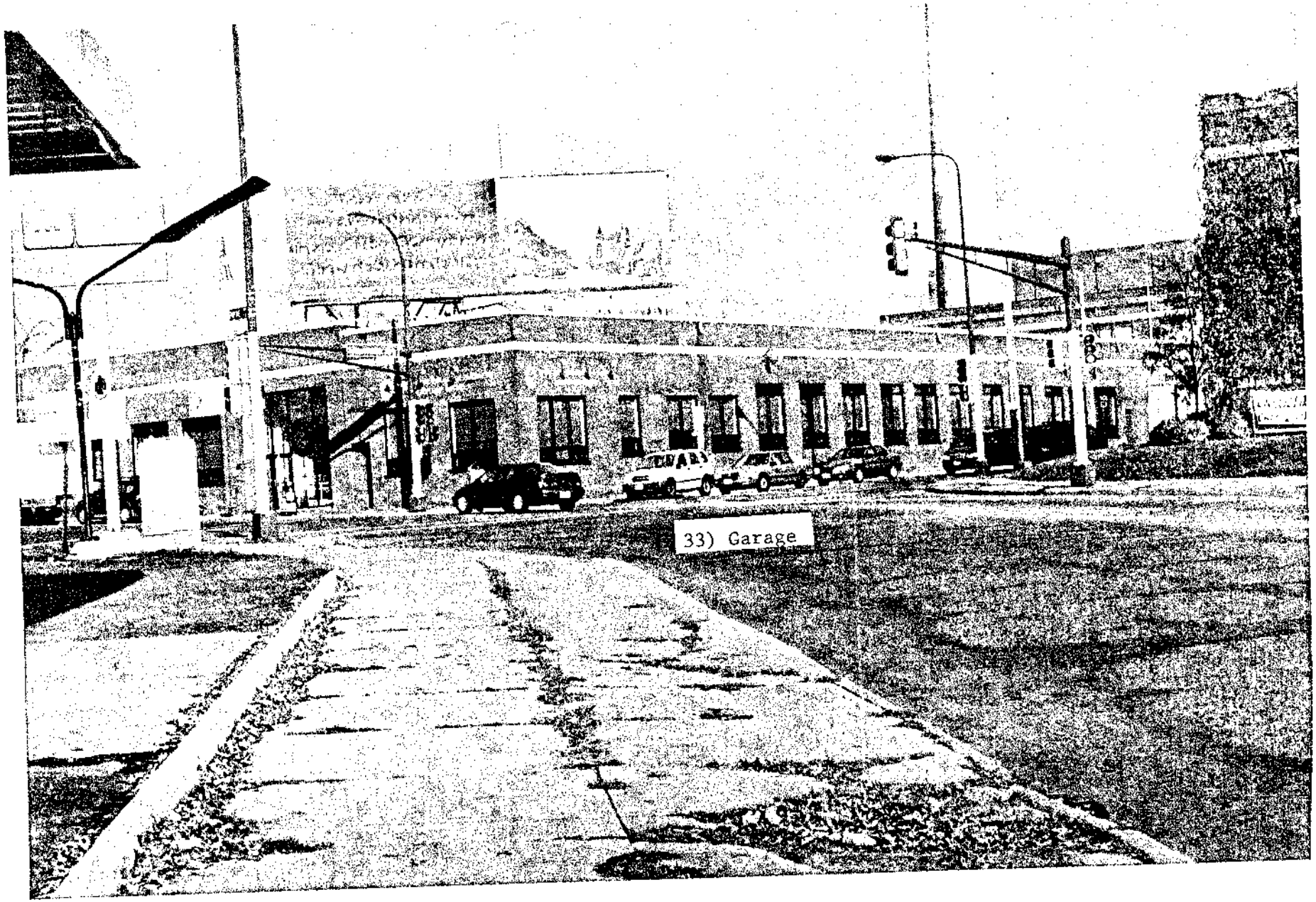


66) Pump House No. 11

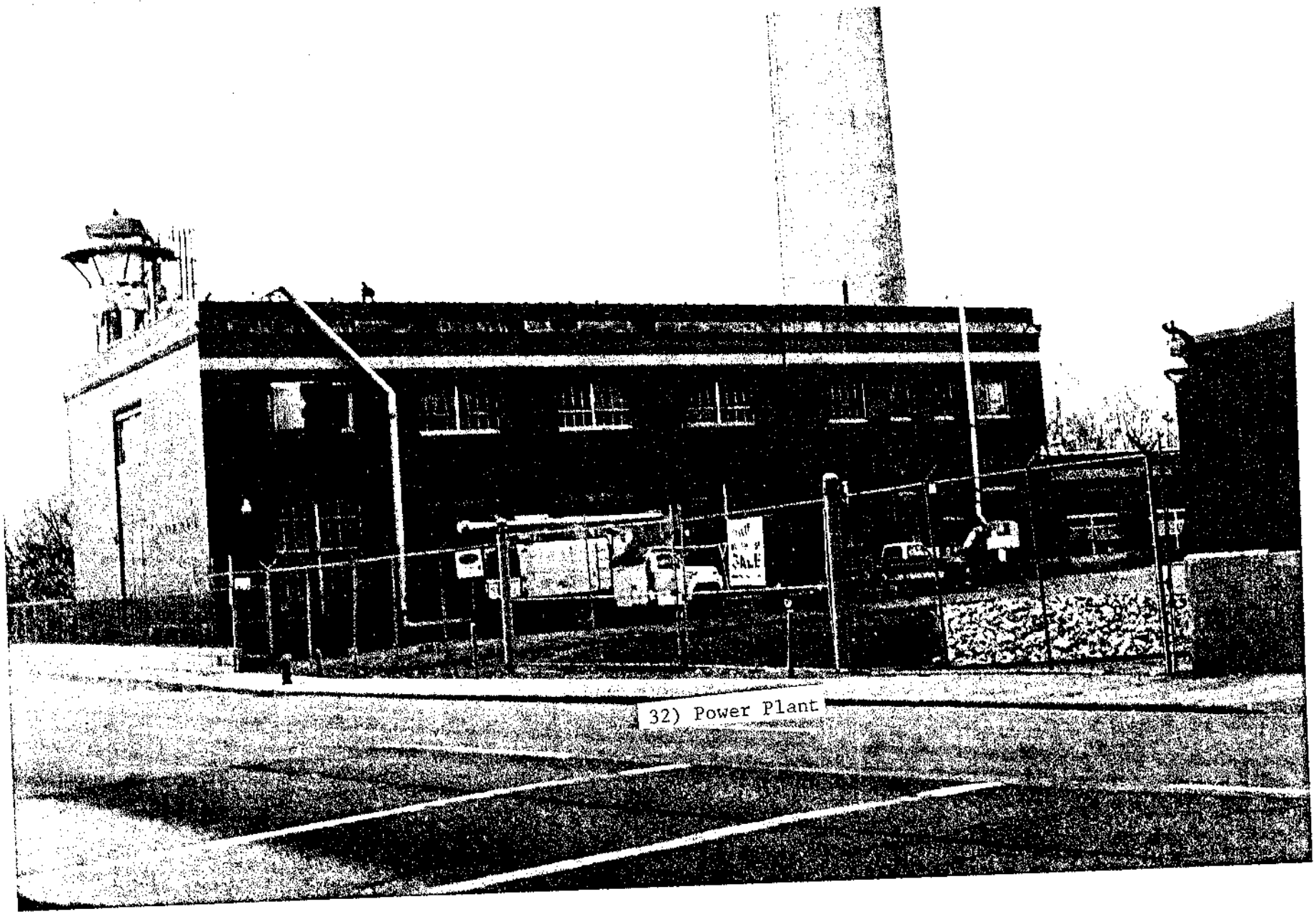

2) Brew House
6) Grit Storage
7) Racking Room
3) Grain Dryer


8) Wash House
1) Office
18) Stock House No. 2

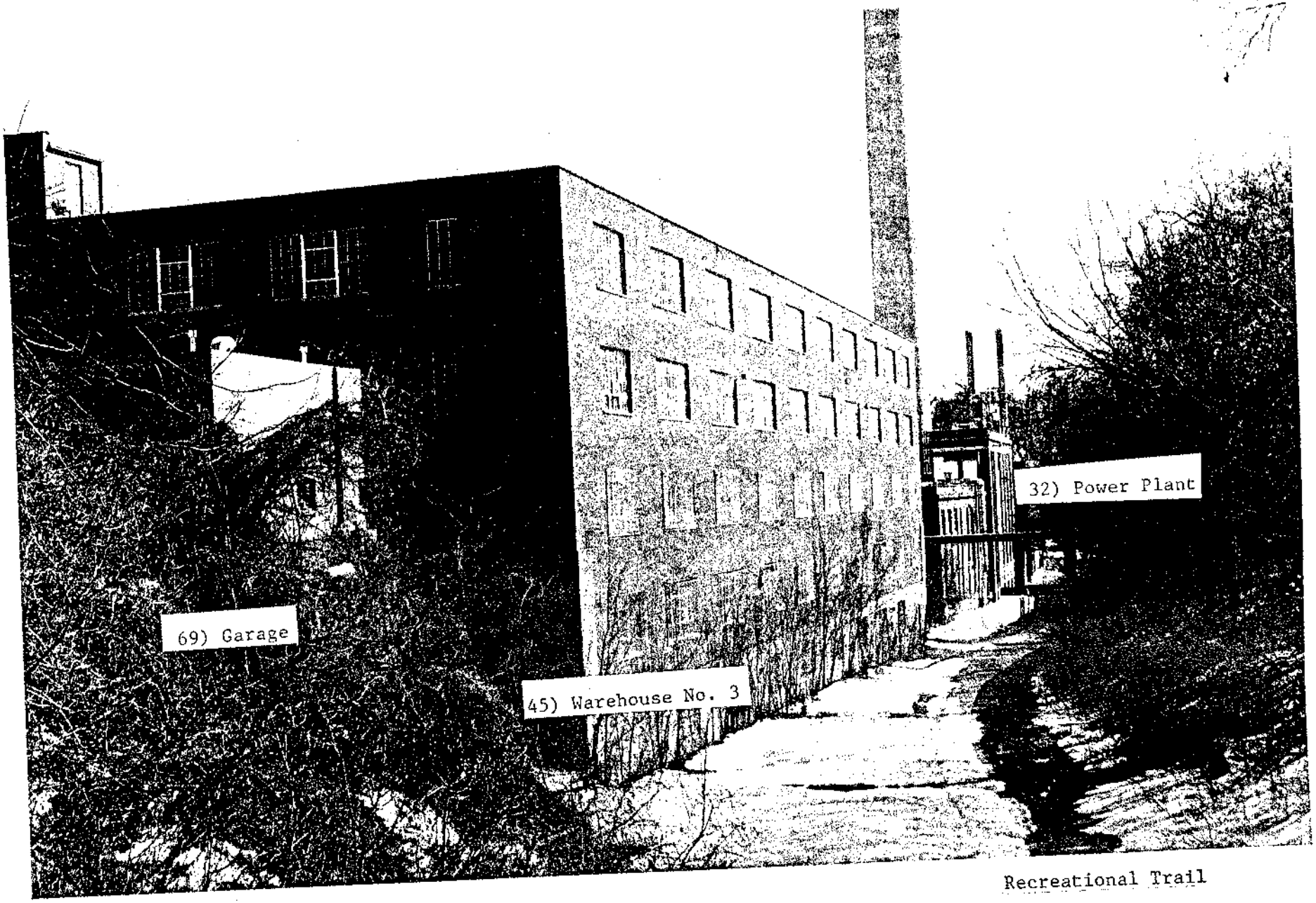
8) Wash House
59) Electric & Pipe Shop
13) Blacksmith/Machine/Paint Shop
17) Stock House No. 3



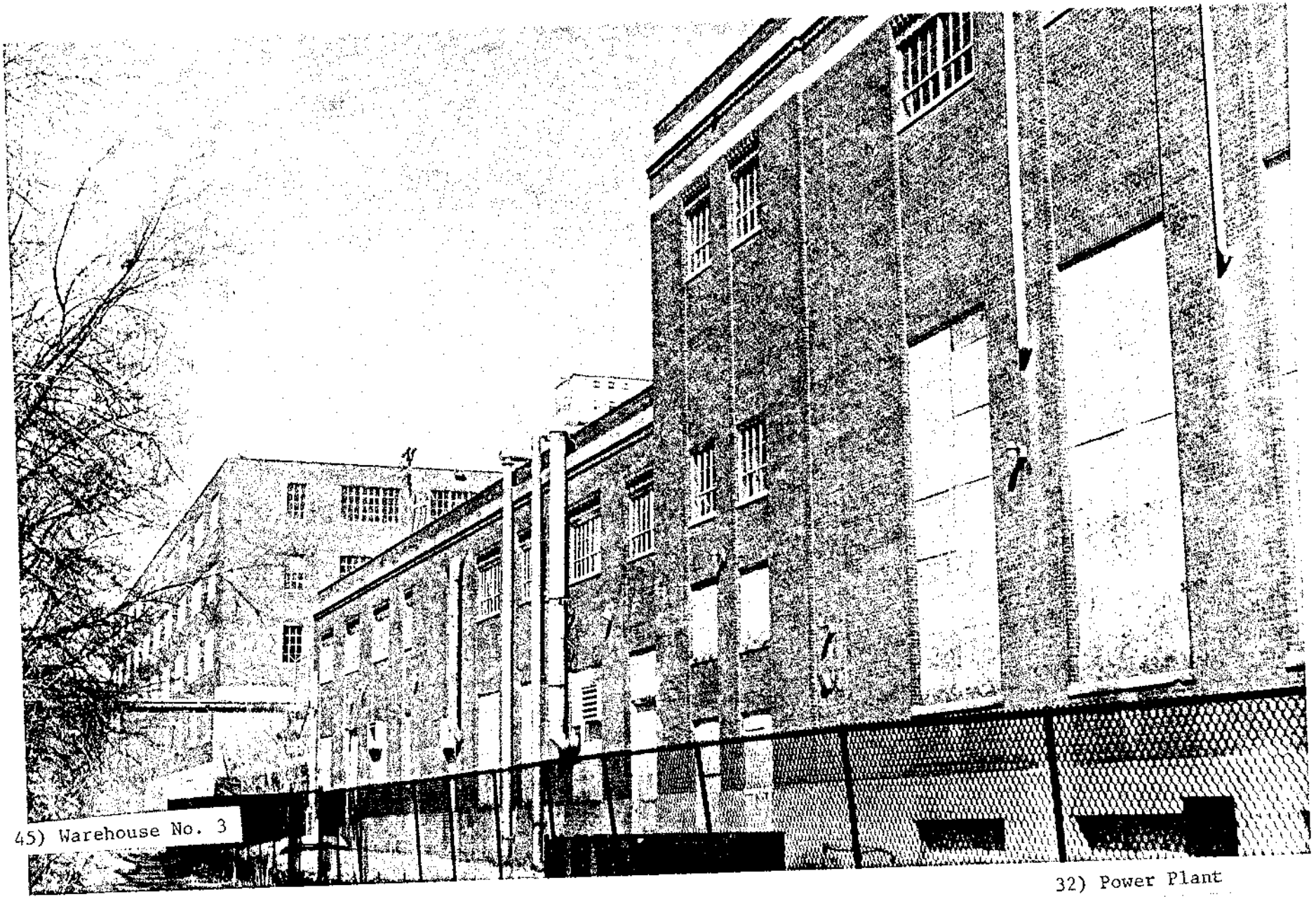
33) Garage



32) Power Plant



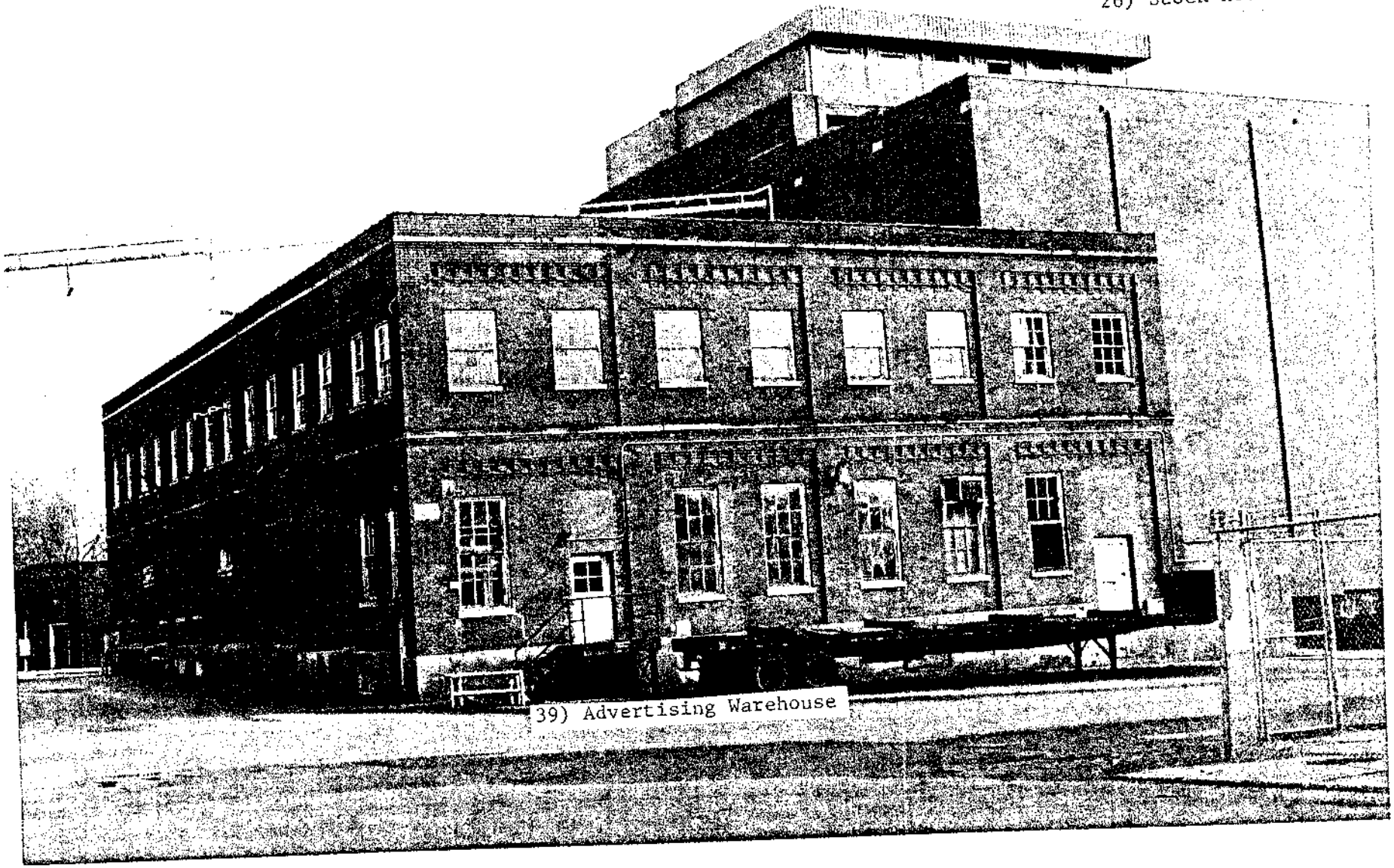
Recreational Trail



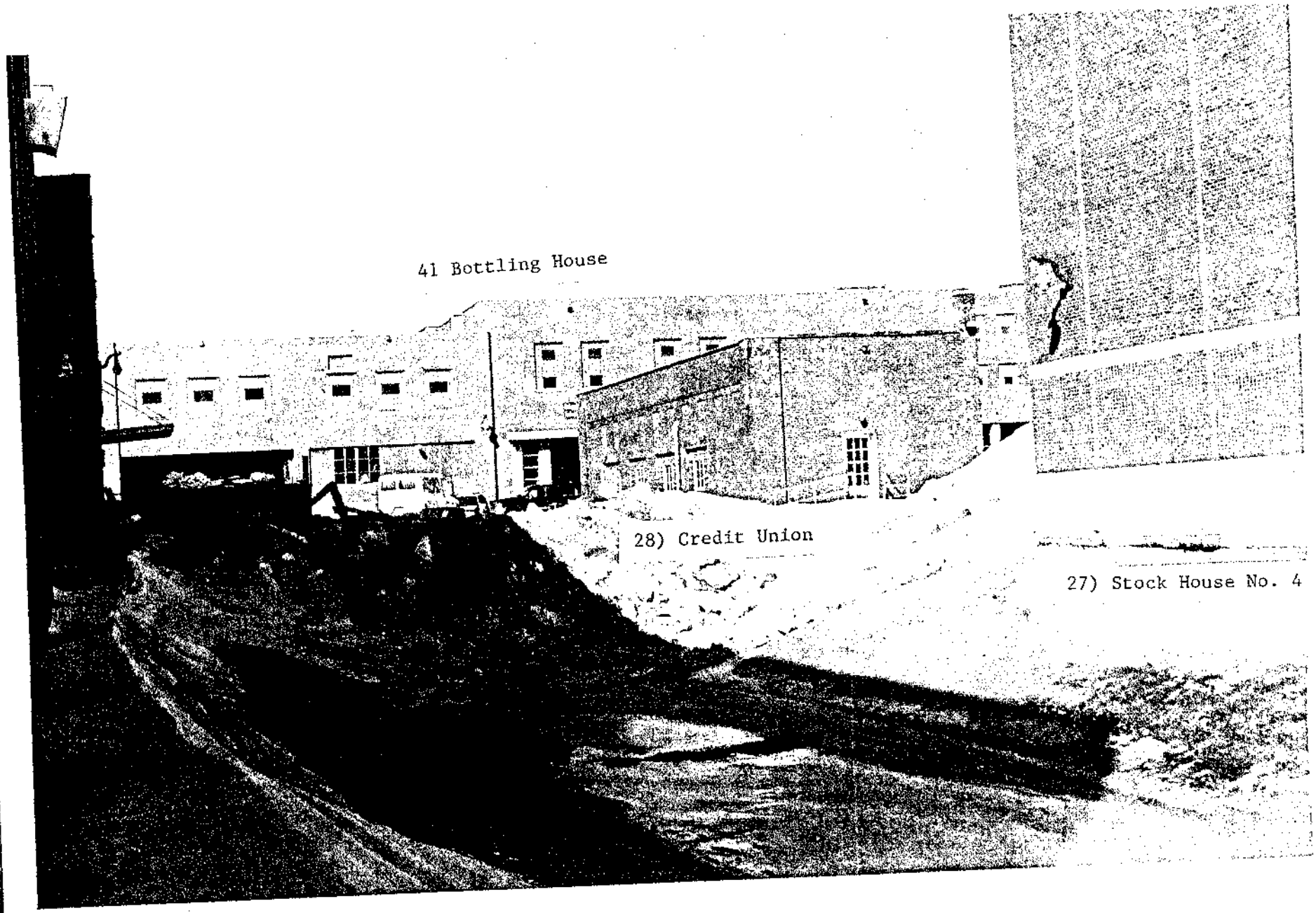
45) Warehouse No. 3

32) Power Plant

26) Stock House No. 1

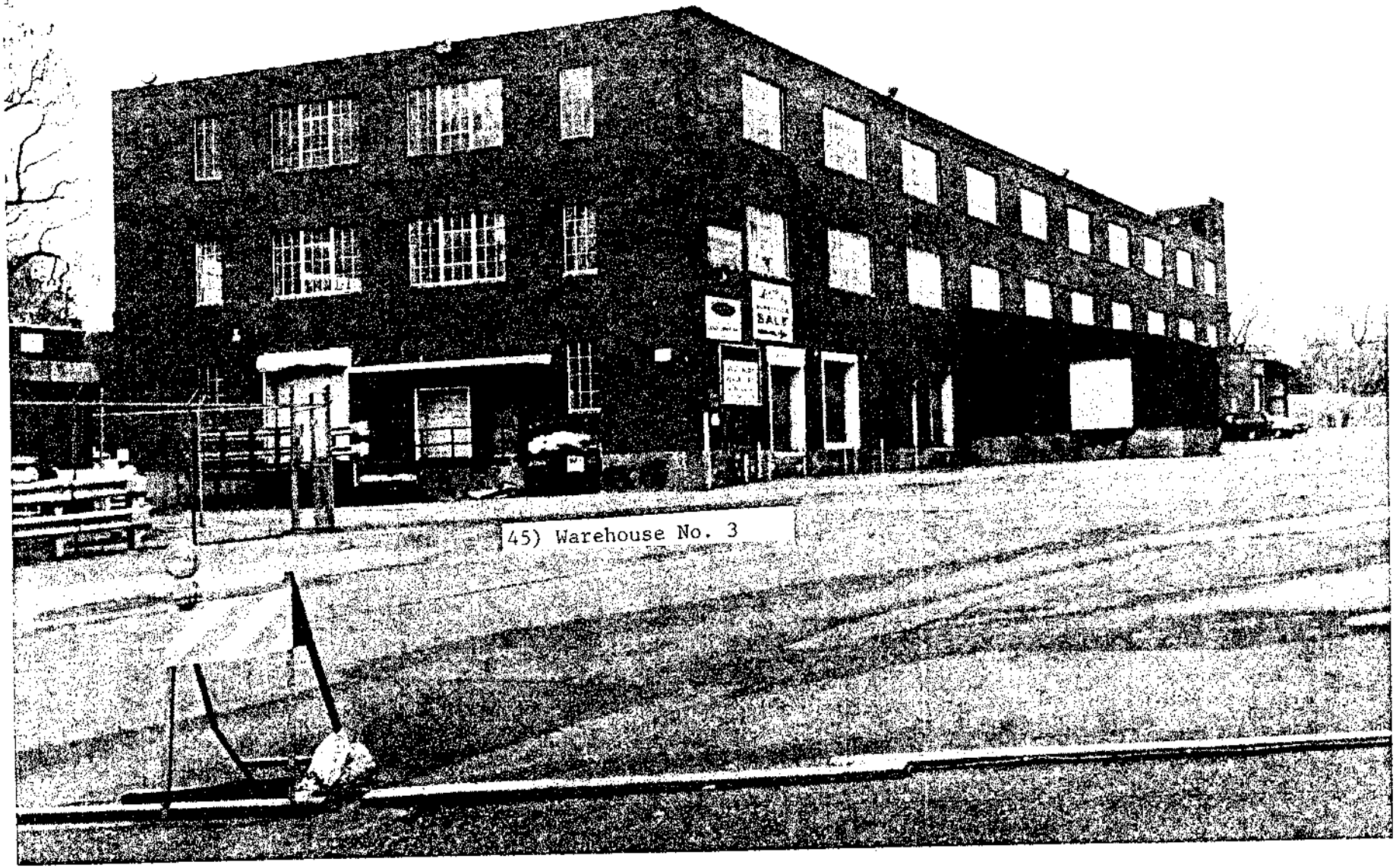


39) Advertising Warehouse

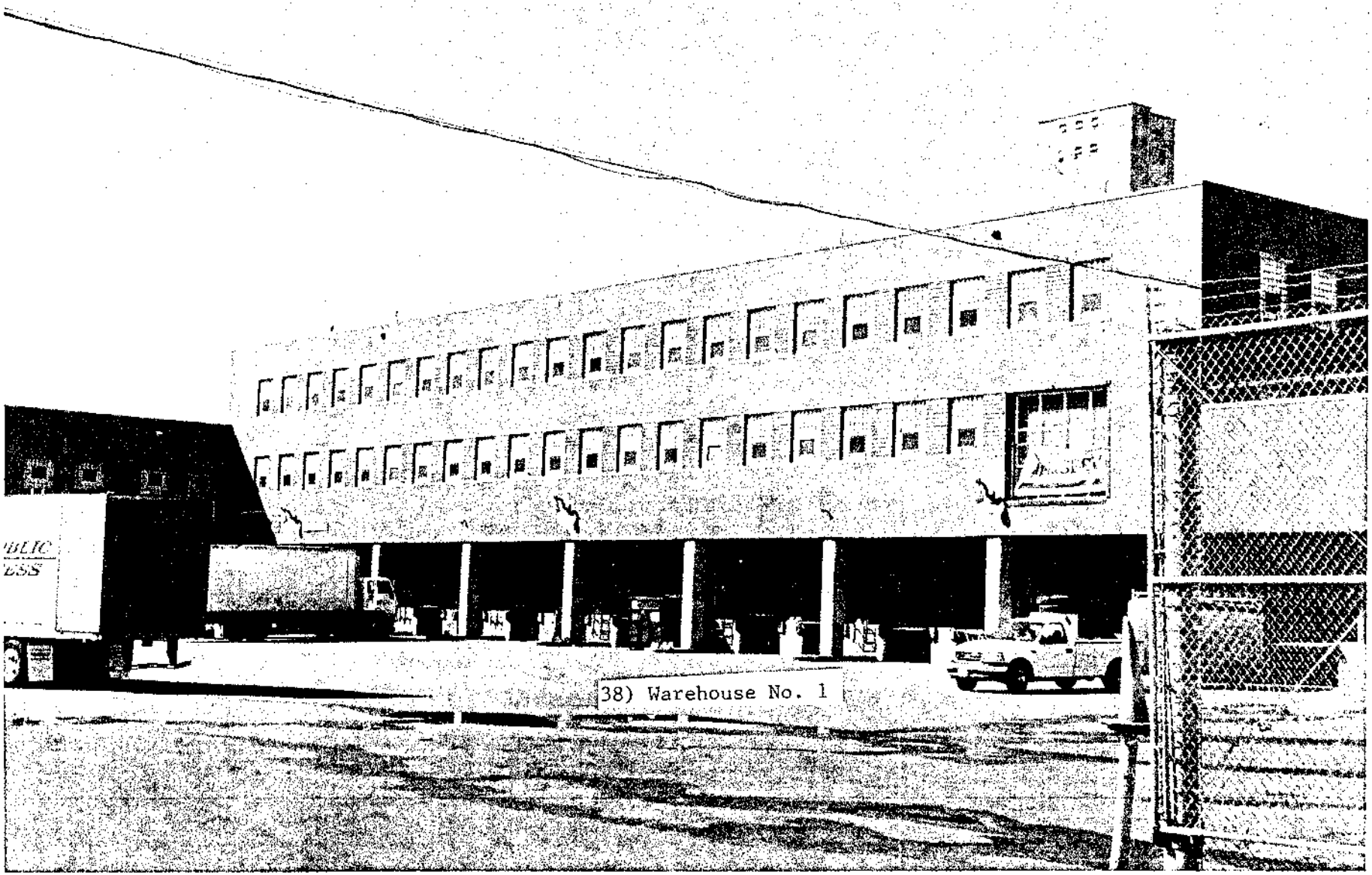

41 Bottling House
28) Credit Union
27) Stock House No. 4

27) Stock House No. 4

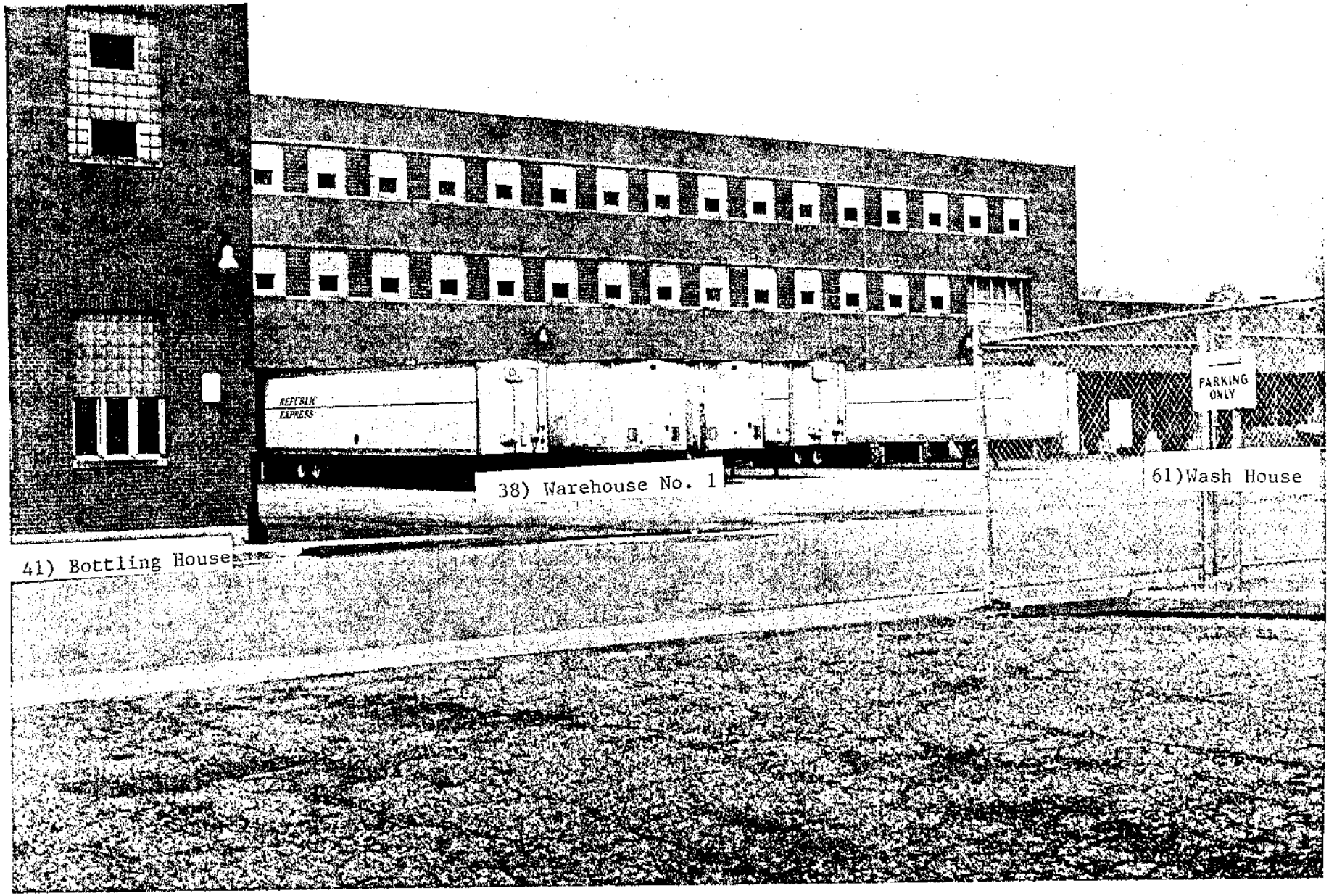
28) Credit Union

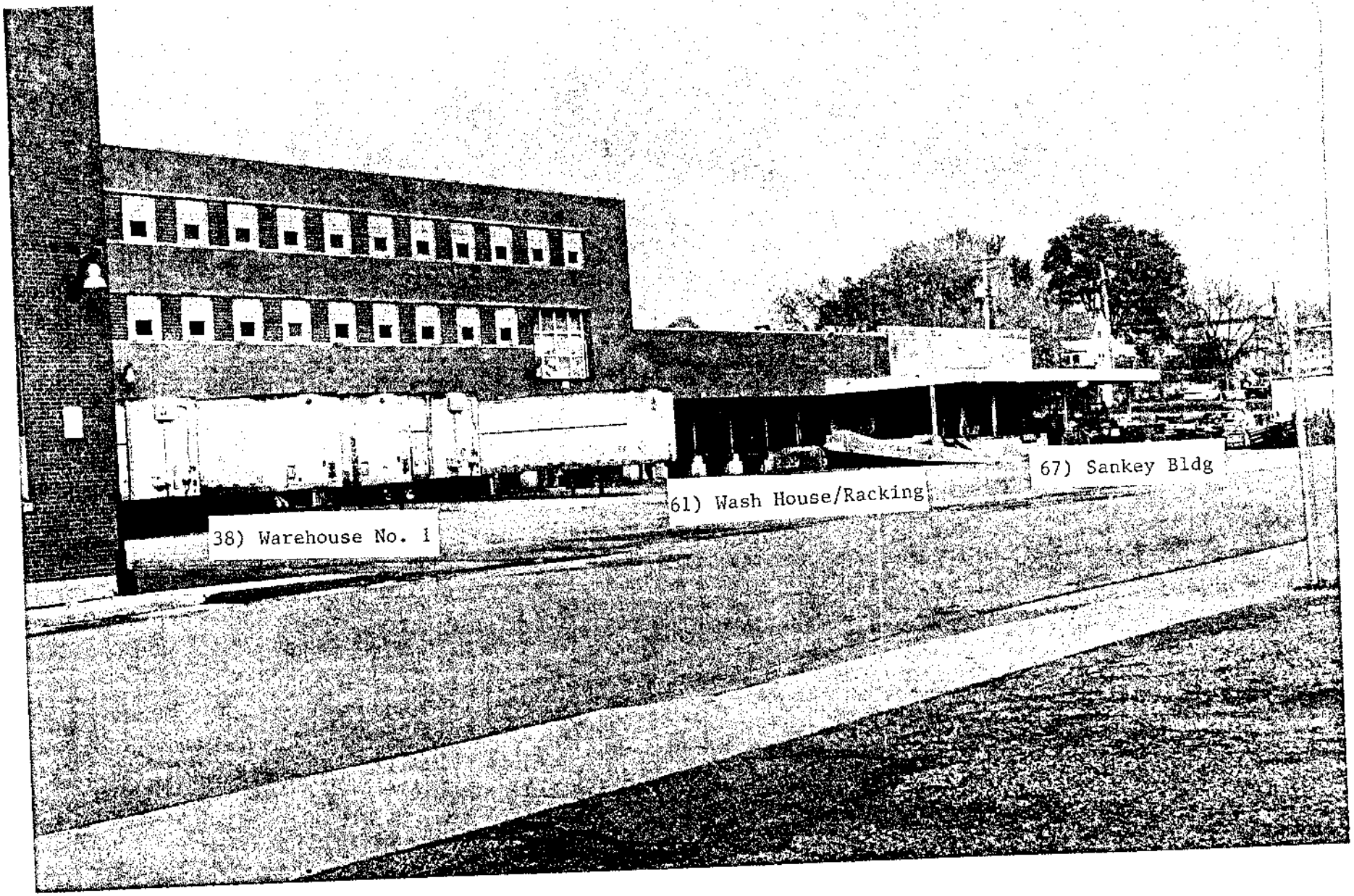


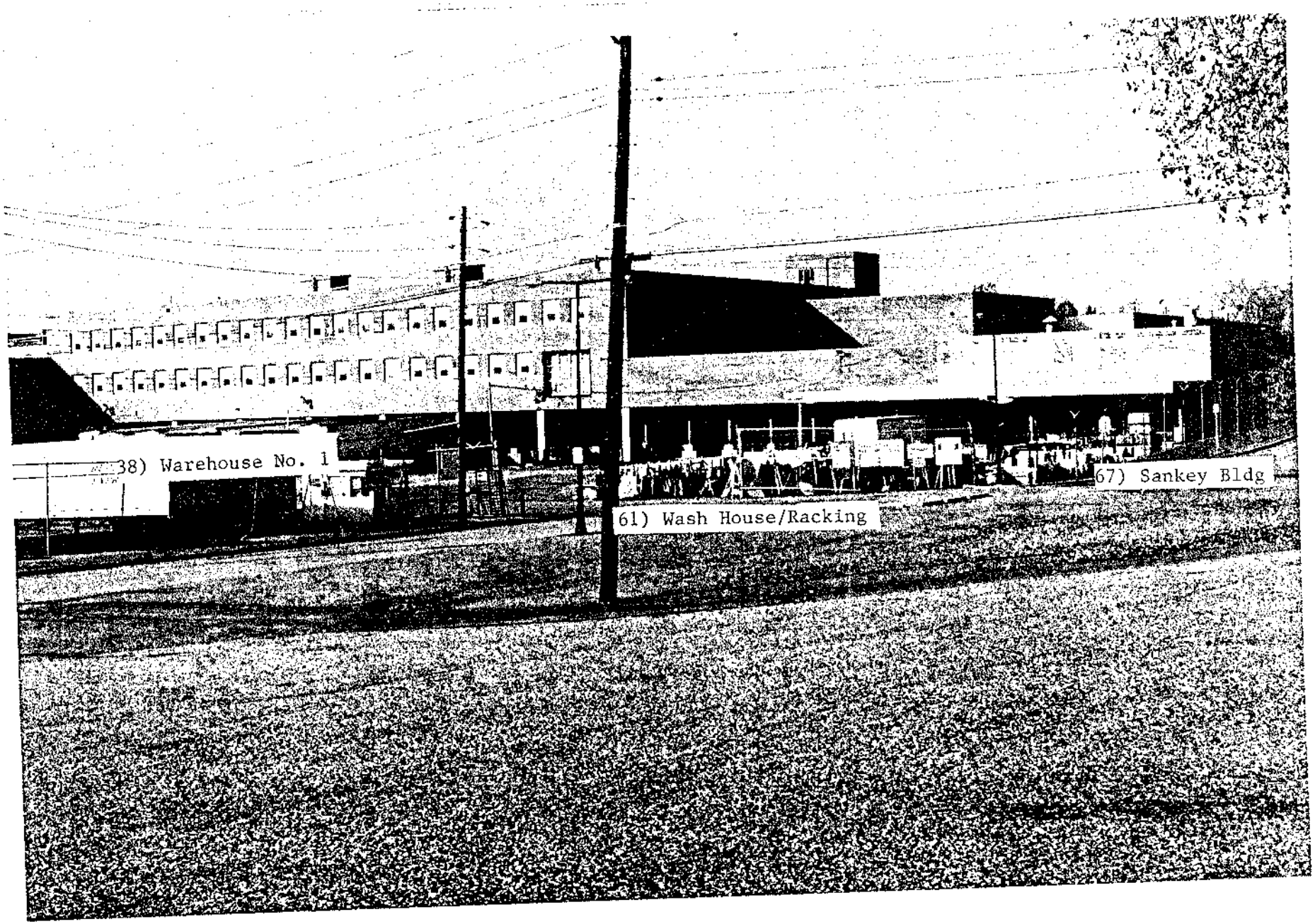
45) Warehouse No. 3

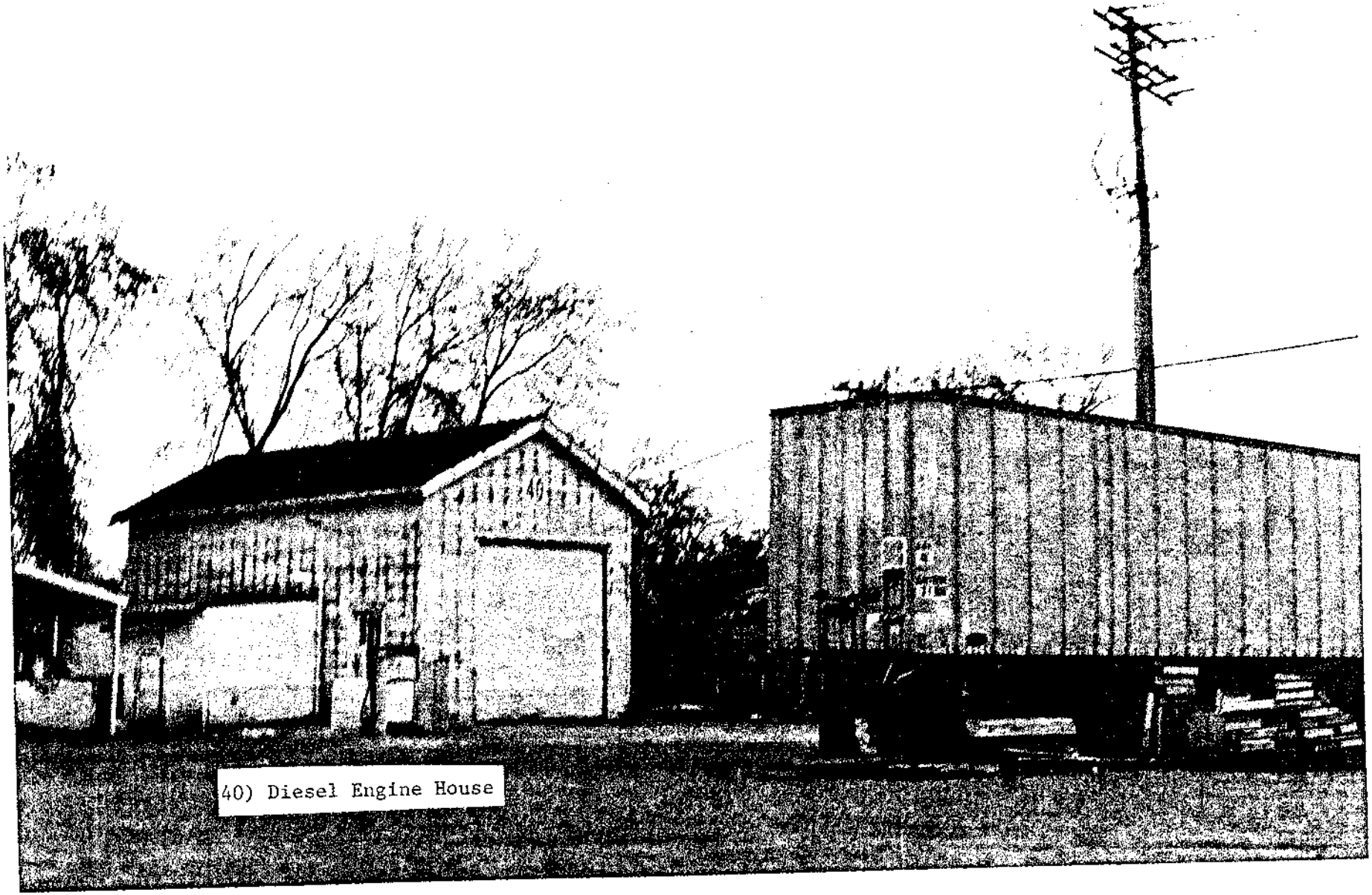


38) Warehouse No. 1

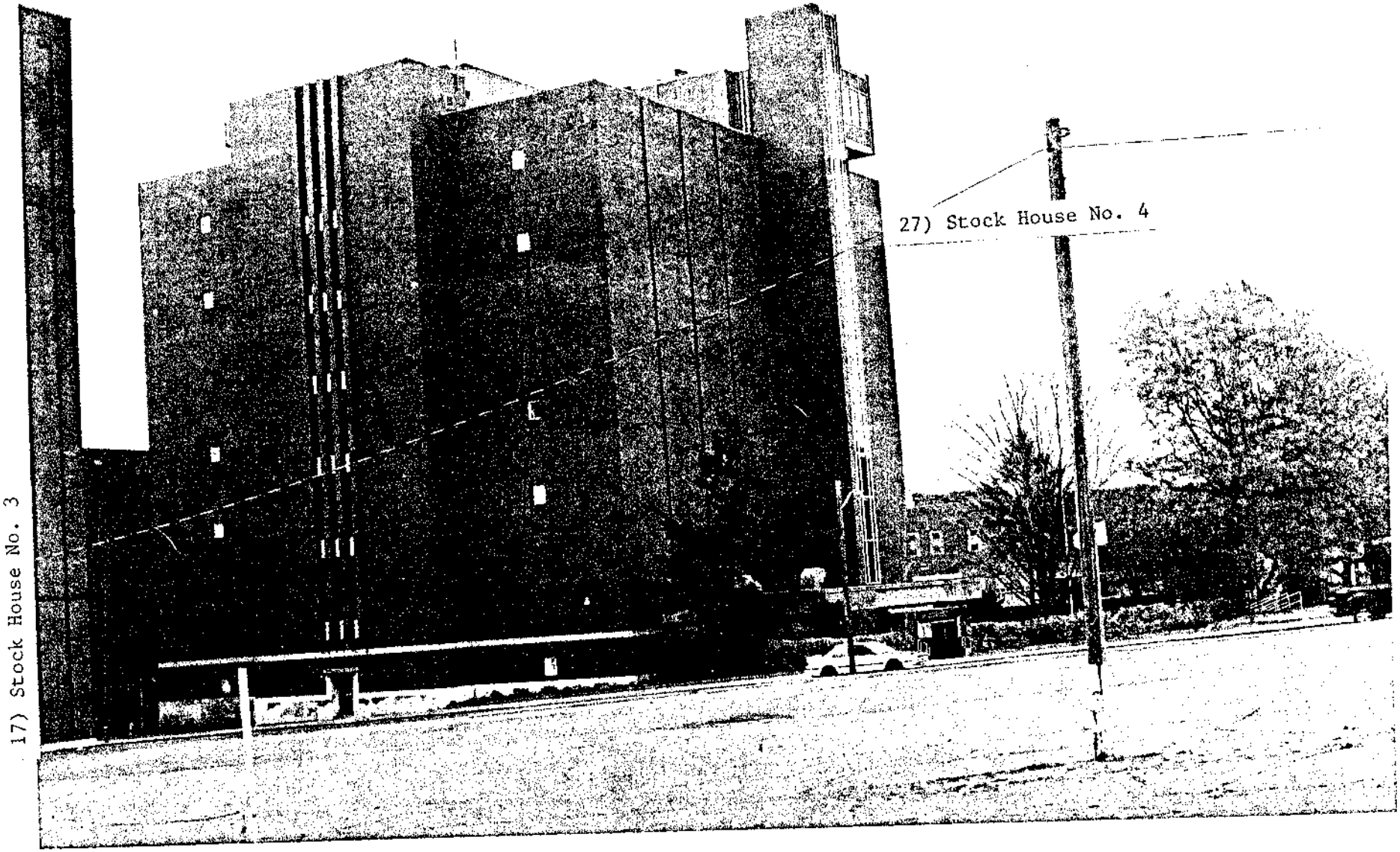

REPUBLIC EXPRESS
PARKING ONLY
38) Warehouse No. 1
61)Wash House
41) Bottling House


38) Warehouse No. 1
61) Wash House/Racking
67) Sankey Bldg


38) Warehouse No. 1
61) Wash House/Racking
67) Sankey Bldg



40) Diesel Engine House



17) Stock House No. 3

27) Stock House No. 4

65) Rail Shipping

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE NEWTON, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

February 11, 2025

MN State Historic Preservation Office
c/o Amy Spong
Administration Building 203
50 Sherburne Avenue
Saint Paul, MN 55155
amy.spong@state.mn.us

VIA EMAIL

Dear Ms. Spong:

RE: Certified Local Government comment on the nomination of: **Theodore Hamm Brewing Company Historic District, Minnehaha Ave. E Between Payne Ave. & Stroh Dr., Saint Paul, Ramsey County** to the National Register of Historic Places.

Thank you for the opportunity to comment on the National Register nomination of the Theodore Hamm Brewing Company Historic District. Saint Paul Heritage Preservation Commissioner, Stuart MacDonald, meets the Federal Standards for Historic Architecture and has reviewed the National Register nomination of the above property. Heritage preservation staff, Christine Boulware, meets the Federal Standards for History and Architectural History and prepare a report and recommendation for the HPC.

The commissioners reviewed the report agreed that the proposed district meets National Register Criteria A and B. The Saint Paul Heritage Preservation Commission allowed for public comment during the February 10, 2025, meeting and received one letter of testimony in support of listing the district and one letter opposing the listing. At the meeting, Ashley Bisner, with JB Vang partners, expressed support for the nomination and provided staff with written comments (enclosed). Paul Hardt, 291 7th Street West, Apt. 906, of Saint Paul spoke in favor of the nomination. Sean Ryan, 688 Minnehaha Avenue East, Saint Paul, spoke on behalf of the organizations owned by Rob Clapp in opposition to the designation stating it will negatively impact their properties.

Need this translated? Call us at 651-266-6565
¿Necesita esta traducción? Comuníquese con nosotros al 651-266-6565.
Ma u baahan tahay tarjamadaan Nago soo wac 651-266-6565.
Xav tau qhov no txhais los? Hu rau peb ntawm 651-266-6565.

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE NEWTON, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

The commissioners discussed the nomination and asked questions of Lauren Anderson, with New History, who updated and submitted the National Register nomination for consideration. The Historic Preservation Commission voted unanimously to support the nomination of the Theodore Hamm Brewing Company Historic District for listing in the National Register of Historic Places.

Sincerely,

Christine Boulware
Historic Preservation Specialist

Encl: HPC staff report 2-10-2025
Dan Hall, owner's attorney letter – opposing
Nicolle Newton, HRA letter – supporting
Ashley Bisner, JB Vang letter - supporting

cc: Councilmember Johnson
Everest LLC
Clapp Investments LLC
HCA Building Company
Ramsey County Regional Railroad Authority
688 Minnehaha Management LLC
Swede Dayton Properties
704 Minnehaha LLC
700Fish LLC
HRA City of Saint Paul
Saint Paul City Council
File

Figure C. District map with approximate 2005 boundaries overlaid. Background image courtesy of Ramsey County.

Outlook

RE: Hamm Brewery Map

From Way, Ginny (ADM) <ginny.way@state.mn.us>
Date Wed 4/30/2025 1:23 PM
To Christine Boulware <christine.boulware@ci.stpaul.mn.us>

Think Before You Click: This email originated **outside** our organization.

Christine,

Yes, the carpenter shop is also considered a contributing structure. Below is an excerpt from section 7, page 13 of the nomination. I'll make sure you get a copy of the final when we have addressed the NPS concerns.

9) Carpenter Shop, ca. 1865, remodeled 1901 and later
Contributing - (Photos 0004, 0017, and 0018)

Formerly, a two-story, flat-roofed building constructed of rock-faced limestone was located directly to the south of the Wash House/Building 8. This building was the oldest surviving building in the district. Originally a stable, the building served a number of purposes over the years and was remodeled many times. The building later became a cooper's shop, and it also served as a carpenter's shop, a sign painter's shop, and a repair shop for draught beer tap equipment. Today, the building's roof, east exterior wall, and interior partitions and finishes have been removed; only one and one-half stories at the south and west exterior walls remain. The building serves as outdoor patio space for the brewery in Buildings 7 and 8. Walls are stabilized with non-historic metal bracing. The primary west façade retains a central arched door opening (partially infilled with brick) flanked by two smaller arched window openings, all with limestone voussoirs; two window openings remain at the second level, one with a multi-light steel window. The south elevation features several window openings at the first level, including arched window openings with limestone voussoirs and the remnants of hung wood windows, and square-headed window openings with brick surrounds and the remnants of steel sash windows. Remnants of former second-level window openings are located at the top of the elevation.

Ginny Way (she/her) | **National Register Architectural Historian**
State Historic Preservation Office
MN Department of Administration
ginny.way@state.mn.us
(651) 201-3293

Please subscribe to receive SHPO notices

From: Christine Boulware <christine.boulware@ci.stpaul.mn.us>
Sent: Wednesday, April 30, 2025 1:16 PM
To: Way, Ginny (ADM) <ginny.way@state.mn.us>
Subject: Re: Hamm Brewery Map

CITY OF SAINT PAUL
HERITAGE PRESERVATION COMMISSION RESOLUTION
FILE NAME: Theodore Hamm Brewing Company Heritage Preservation District
DATE: May 19, 2025

Memorializing the decision of the Saint Paul Heritage Preservation Commission on May 19, 2025, recommending the City Council approve the Theodore Hamm Brewing Company complex be designated a Saint Paul Heritage Preservation Site.

WHEREAS, the Saint Paul Heritage Preservation Commission (HPC) is authorized by Chapter 73 of the Saint Paul Legislative Code to review designation applications and provide a recommendation that is forwarded to the City Council; and

WHEREAS, the Theodore Hamm Brewing Company Heritage Preservation District, is significant under criteria (1), (3) and (7) of Section 73.05 (a) of the Legislative Code; and

WHEREAS, on May 19, 2025, the HPC, having provided notice to affected property owners, duly conducted a public hearing on the said application where all interested parties were given an opportunity to be heard; and

WHEREAS, in accordance with Sec. 73.05(a), the HPC considered a staff report addressing the criteria, as follows:

73.05(a)(1) Its character, interest, or value as part of the development, heritage or cultural characteristics of the City of Saint Paul, State of Minnesota, or the United Sates. Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. The nomination notes the theme of the district is its significance in the area of Industry as one of the most important breweries to operate in the state of Minnesota. The related State historic context is “Urban Centers, 1870-1940” and the local historic context, established by the Saint Paul HPC, is “German American Community and Dayton’s Bluff: 1882-1900.” The Theodore Hamm Brewing Company had a large role in the development and longevity of the brewing industry in Saint Paul and more specifically, the development of the Dayton’s Bluff, Payne Phalen, Railroad Island and Swede Hollow neighborhoods and culture.

73.05(a)(3) Its identification with a person or persons who significantly contributed to the culture and development of the City of Saint Paul. The nomination identifies the association with three of the Saint Paul’s more influential businessmen. Applying the scientific and technological innovations of the time to improve and expand the plant and operations, the Hamm Brewery became a leader in the brewing industry locally, regionally, and in Minnesota. The company founder, his son, and grandson influenced development in Saint Paul and the Twin Cities region; the report identifies these significant persons as: Theodore Hamm, William Hamm Sr., and William Hamm Jr.

73.05(a)(7) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community, or the City of Saint Paul. The Theodore Hamm Brewing Company has been an established and visual feature of the eastside for 160 years. Its smokestack is a landmark of the skyline, and the massive red brick and stone buildings have a strong visual impact on the surrounding neighborhoods. The brewery complex is uniquely sited near multiple rail lines, next to Phalen Creek, and near the Mississippi River. Access to transportation/distribution, walking distance for workers from adjacent communities, and access to natural resources was the ideal setting for the brewery to survive and thrive, as well as become and remain a hub of community businesses and activity; and

WHEREAS, the proposed designation of the Theodore Hamm Brewing Company Heritage Preservation District is generally consistent with the goals and policies of the Comprehensive Plan. Specifically, the Heritage and Cultural Preservation Chapter calls for designation and protection of historic resources and the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties in Policies HP-1, HP-2, HP-6 and HP-9; and

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission adopts the findings in the staff report and recommends to the City Council that the Theodore Hamm Brewing Company Heritage Preservation District be accepted for designation as a Saint Paul Heritage Preservation Sites along with the Preservation Program.

MOVED BY
SECONDED BY
IN FAVOR
AGAINST
ABSTAIN

city of saint paul
planning commission resolution
file number _____
date _____

Resolution on Recommendations to the Heritage Preservation Commission Regarding the Nomination of the Theodore Hamm Brewing Company Heritage Preservation District as a Local Heritage Preservation Site

WHEREAS, the Theodore Hamm Brewing Company Heritage Preservation District has been nominated for designation as a local heritage preservation site; and

WHEREAS, the Saint Paul Heritage Preservation Commission has initiated review of said nomination pursuant to Saint Paul Legislative Code § 73.05; and

WHEREAS, § 73.05(b) states that the Saint Paul Planning Commission shall advise the Heritage Preservation Commission regarding the proposed designation based on consideration of the Saint Paul Comprehensive Plan, consideration of potential effects on the surrounding neighborhood of the designation, and evaluation of other planning considerations as related to the nomination; and

WHEREAS, the Planning Commission finds that policies HP-1, HP-2 and HP-6 of the Heritage Preservation Chapter of the 2040 Comprehensive Plan are consistent with the proposed designation; and

WHEREAS, the Planning Commission finds that the effect of the proposed designation on the neighborhood would be positive, helping to define the character of the neighborhood, create a strong sense of place, enhance the quality of life of residents, and serve as a catalyst for investment in surrounding properties; and

WHEREAS, the Planning Commission hereby forwards its recommendation on to the Heritage Preservation Commission,

NOW, THEREFORE, BE IT RESOLVED, that based on consideration of the Saint Paul Comprehensive Plan, consideration of potential effects on the surrounding neighborhood of the designation, and evaluation of other planning considerations, that the Saint Paul Planning Commission recommends approval of the proposed designation of the Theodore Hamm Brewing Company Heritage Preservation District as a local heritage preservation site.

moved by _____
seconded by _____
in favor _____
against _____

city of saint paul
planning commission resolution
file number 25 - 41
date September 19, 2025

Resolution on Recommendations to the Heritage Preservation Commission Regarding the Nomination of the Theodore Hamm Brewing Company Heritage Preservation District as a Local Heritage Preservation Site

WHEREAS, the Theodore Hamm Brewing Company Heritage Preservation District has been nominated for designation as a local heritage preservation site; and

WHEREAS, the Saint Paul Heritage Preservation Commission has initiated review of said nomination pursuant to Saint Paul Legislative Code § 73.05; and

WHEREAS, § 73.05(b) states that the Saint Paul Planning Commission shall advise the Heritage Preservation Commission regarding the proposed designation based on consideration of the Saint Paul Comprehensive Plan, consideration of potential effects on the surrounding neighborhood of the designation, and evaluation of other planning considerations as related to the nomination; and

WHEREAS, the Planning Commission finds that policies HP-1, HP-2 and HP-6 of the Heritage Preservation Chapter of the 2040 Comprehensive Plan are consistent with the proposed designation; and

WHEREAS, the Planning Commission finds that the effect of the proposed designation on the neighborhood would be positive, helping to define the character of the neighborhood, create a strong sense of place, enhance the quality of life of residents, and serve as a catalyst for investment in surrounding properties; and

WHEREAS, the Planning Commission hereby forwards its recommendation on to the Heritage Preservation Commission,

NOW, THEREFORE, BE IT RESOLVED, that based on consideration of the Saint Paul Comprehensive Plan, consideration of potential effects on the surrounding neighborhood of the designation, and evaluation of other planning considerations, that the Saint Paul Planning Commission recommends approval of the proposed designation of the Theodore Hamm Brewing Company Heritage Preservation District as a local heritage preservation site.

moved by _____
seconded by _____
in favor _____
against _____

Saint Paul Planning Commission
City Hall Conference Center Room 40
15 Kellogg Boulevard West
Action Minutes
September 19, 2025
8:30 - 11:00 a.m.

I. Approval of Minutes from September 5, 2025

Minutes for the September 5, 2025, Planning Commission were approved.

II. Chair's Announcements

Commissioner Presley announced to the commissioners that Commissioner Ochoa has resigned.

III. Planning Director's Announcements

Director Robinson stated that she will send out a list of vacant ward seats that need to be filled by new commissioners.

IV. Zoning Committee

25-055-586 1059 Maryland Rezoning - Rezone from B2 community business to T2 traditional neighborhood 1059 Maryland, NW corner of Maryland Avenue and Earl Street, B2, District Council 5, Ward 6 *(Stefan Hankerson 651-266-6646)*

MOTION: A motion was made and passed to approve the rezoning of 1059 Maryland Ave.

V. Comprehensive & Neighborhood Planning Committee

Commissioner Presley gave the report for the committee.

Hamm's Brewery Local Historic Designation – Proposed designation of Theodore Hamm Brewing Company Heritage Preservation District as a Saint Paul Heritage Preservation site. *(Chris Hong, 651-266-6572 and Christine Boulware, 651-266-6715)*

MOTION: A motion was made and passed to recommend to the City Council to designate the Hamm's Brewery as a Heritage Preservation District.

Mississippi River Corridor Critical Area (MRCCA) – Discussion item. Review public hearing testimony and recommendations. *(Tony Johnson, 651-266-6620)*

VI-. Transportation Committee

None.

VII. Old Business

None.

VIII. New Business

None.

IX Adjournment

10:15 a.m.

Payne-Phalen
COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 www.paynephalen.org 651-774-5234 district5@paynephalen.org

October 1, 2025

Saint Paul City Council
Rebecca Noecker, President
15 Kellogg Blvd West, 310 City Hall
Saint Paul, MN 55102

VIA EMAIL

Re: Local Historic Designation of Hamm's Brewery Site

Dear Council President Noecker and Council Members,

On Tuesday, September 23, 2025, the Payne-Phalen Community Council heard a presentation from Ashley Bisner of JB Vang. The developer is applying for Local Historic Designation for the site. Plans for the site include both commercial and residential use. The designation would allow for use of Historic Tax Credits which will make the project more viable.

Following the discussion, the Payne-Phalen Community Council voted unanimously to support the application for Local Historic Designation for the Hamm's Brewery site.

As you know, PPCC has been a strong supporter of community-centered redevelopment of the Hamm's Brewery complex and we recognize that historic designation and preservation are critical components of this project.

Thank you for your consideration of our position in this matter. Please contact us if you have any questions.

Sincerely,

Rebecca Nelson

Rebecca Nelson
Board President

cc. CM Cheniqua Johnson, Ward 7
Jack Byers, Executive Director
Stephanie Harr, JB Vang
Ashley Bisner, JB Vang

From: Montana Scheff
To: #CI-StPaul_Council
Subject: Hamm"s Eastside Project
Date: Tuesday, October 14, 2025 1:35:25 PM

Some people who received this message don't often get email from montana@whittieradvertising.com. Learn why this is important

Think Before You Click: This email originated **outside** our organization.

Dear Members of the Saint Paul City Council,

My name is **Montana Scheff**, and I own and am restoring a historic home in the Cathedral Hill neighborhood of Saint Paul. I also own **Whittier**, a marketing firm located in Lowertown. As someone who both lives and works in Saint Paul, I want to add my voice in **strong support of the Hamm's Eastside Site redevelopment by JB Vang**.

In addition to my personal investment in the city, I have long been involved in preservation efforts as the **former Vice President of the Clarence H. Johnston Society** and a **former board member of the Preservation Alliance of Minnesota**. From that experience, I understand that while historic designation can sometimes be subjective, this project clearly meets the criteria. The Hamm's site is not only a vital part of Saint Paul's history, but also an essential piece of the East Side's cultural identity.

Recognizing this site with historic designation and the accompanying tax credits is crucial to preserving its legacy while supporting meaningful, community-focused growth. This redevelopment also promises significant community benefits—creating **green spaces, affordable housing, and renewed neighborhood vitality**.

I urge you to recognize and support the immense historical and community value of this project.

Sincerely,

Montana Scheff
Founder & Executive Creative Director
Whittier

MONTANA SCHEFF
[Executive Creative Director]

WHITTIER
[Agency + Studio]
275 4th Street East
Suite 100
Saint Paul, MN 55101
(612) 232-5481
montana@whittieradvertising.com
whittieradvertising.com
@whittieragency

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: Ord 25-58

File ID: Ord 25-58 **Type:** Ordinance **Status:** Second Reading

Version: 2 **Contact Number:** 651-266-6646 **In Control:** City Council

File Created: 09/22/2025

File Name: 1059 Maryland Avenue Rezoning **Final Action:**

Title: Considering the application of the Housing and Redevelopment Authority (HRA) to rezone property at 1059 Maryland Avenue (NW Corner of Earl St) from B2 Community Business to T2 Traditional Neighborhood and amending Chapter 60 of the Legislative Code pertaining to the Zoning Map.

Notes:

Agenda Date: 10/15/2025

Sponsors: Yang **Enactment Date:**

Attachments: 1059 Maryland Rezoning Planning Commission Resolution, Planning Commission Minutes September 19 2025.php, 1059 Maryland Rezoning Packet, Zoning Committee Summary August 28 2025, 1059 Maryland 60-day Extension Letter, 1059 East Maryland Avenue Rezoning Payne-Phalen Letter, 1059 Maryland Ave Rezoning CC Presentation **Financials Included?:**

Contact Name: Stefan Hankerson **Hearing Date:**

Entered by: stefan.hankerson@ci.stpaul.mn.us **Ord Effective Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
2	City Council	10/08/2025	Laid Over to Second Reading	City Council	10/15/2025		

Action Text: Laid over to October 15, 2025 for Second Reading

Notes: *Stefan Hankerson, City Planner, gave a staff report.*

Text of Legislative File Ord 25-58

Considering the application of the Housing and Redevelopment Authority (HRA) to rezone property at 1059 Maryland Avenue (NW Corner of Earl St) from B2 Community Business to T2 Traditional Neighborhood and amending Chapter 60 of the Legislative Code pertaining to the Zoning Map.

WHEREAS, Housing and Redevelopment Authority (HRA), File # 25-055-586, has applied to rezone from B2 Community Business to T2 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 1059 Maryland Avenue, Parcel Identification Number (PIN) 21.29.22.34.0199, legally described as East 30 feet of Lot 29 and all of Lot 30 with

vacated streets accruing, Block 7, J.A. and W.M. Stees Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on September 5, 2025, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing, as substantially reflected in the minutes, made the following findings of fact:

The zoning application requests a rezoning of the parcel from B2 Community Business to T2 Traditional Neighborhood. §61.801(b) provides for changes to the zoning of property initiated by the property owner.

The proposed T2 zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of this parcel as Urban Neighborhood, which allows for multi-family housing scattered throughout Urban Neighborhoods, and neighborhood-serving commercial uses at the intersection of arterial and collector streets. Maryland Avenue is an arterial street.

The intent of the T2 district is "... to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage." The permitted uses in T2 reflect the purpose of the Urban Neighborhood designation. The following policies apply:

2040 Comprehensive Plan:

Policy LU-35. Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.

Policy LU-36. Promote neighborhood-serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development.

The proposed zoning is compatible with the surrounding uses. The proposed T2 zoning permits commercial uses similar or complimentary to the existing businesses and residences on Maryland Ave and the surrounding residential uses. "The T2 traditional neighborhood district... encourages but does not require, a variety of uses and housing types...". The T2 zoning designation at this parcel allows for a variety of uses and housing types that are compatible with the surrounding uses.

The proposed zoning is consistent with the way this area has developed. The commercial uses allowed in T2 Traditional Neighborhood are similar to the existing commercial, residential, and institutional uses along Maryland Ave. The surrounding blocks of Maryland Ave are zoned B2 and H2, and T2 allows similar or complimentary uses to those allowed in B2 and H2. Furthermore, areas of Maryland Ave are zoned T2 two blocks west of the proposed rezoning.

Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term "applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property." The proposed T2 zoning would not constitute spot zoning because the permitted uses in T2 are consistent with the existing commercial, residential, and institutional uses along Maryland Ave, and consistent with the broader land use patterns along Maryland Ave.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of the Housing and Redevelopment Authority (HRA) to rezone from B2 community business to T2 traditional neighborhood at 1059 Maryland Avenue is hereby approved.

City of Saint Paul
Planning Commission Resolution
File Number 25-40
Date September 19, 2025

WHEREAS, Housing and Redevelopment Authority (HRA), File # 25-055-586, has applied to rezone from B2 Community Business to T2 traditional neighborhood under the provisions of § 61.801(b) of the Saint Paul Legislative Code, property located at 1059 Maryland Avenue, Parcel Identification Number (PIN) 21.29.22.34.0199, legally described as East 30 feet of Lot 29 and all of Lot 30 with vacated streets accruing, Block 7, J.A. and W.M. Stees Addition; and

WHEREAS, the Zoning Committee of the Planning Commission, on September 5, 2025, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of § 61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing, as substantially reflected in the minutes, made the following findings of fact:
The zoning application requests a rezoning of the parcel from B2 Community Business to T2 Traditional Neighborhood. §61.801(b) provides for changes to the zoning of property initiated by the property owner.

1. The proposed T2 zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of this parcel as Urban Neighborhood, which allows for multi-family housing scattered throughout Urban Neighborhoods, and neighborhood-serving commercial uses at the intersection of arterial and collector streets. Maryland Avenue is an arterial street.
   The intent of the T2 district is "... to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage." The permitted uses in T2 reflect the purpose of the Urban Neighborhood designation. The following policies apply:
   2040 Comprehensive Plan:
   Policy LU-35. Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.
   Policy LU-36. Promote neighborhood-serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development.
2. The proposed zoning is compatible with the surrounding uses. The proposed T2 zoning permits commercial uses similar or complimentary to the existing businesses and residences on Maryland Ave and the surrounding residential uses. *"The T2 traditional* neighborhood district... encourages but does not require, a variety of uses and housing types...". The T2 zoning designation at this parcel allows for a variety of uses and housing types that are compatible with the surrounding uses.

moved by Taghioff
seconded by _____
in favor Unanimous
against _____

3. The proposed zoning is consistent with the way this area has developed. The commercial uses allowed in T2 Traditional Neighborhood are similar to the existing commercial, residential, and institutional uses along Maryland Ave. The surrounding blocks of Maryland Ave are zoned B2 and H2, and T2 allows similar or complimentary uses to those allowed in B2 and H2. Furthermore, areas of Maryland Ave are zoned T2 two blocks west of the proposed rezoning.
4. Court rulings have determined that “spot zoning” is illegal in Minnesota. Minnesota courts have stated that this term “applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property.” The proposed T2 zoning would not constitute spot zoning because the permitted uses in T2 are consistent with the existing commercial, residential, and institutional uses along Maryland Ave, and consistent with the broader land use patterns along Maryland Ave.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of the Housing and Redevelopment Authority (HRA) to rezone from B2 community business to T2 traditional neighborhood at 1059 Maryland Avenue is hereby approved.

Saint Paul Planning Commission
City Hall Conference Center Room 40
15 Kellogg Boulevard West
Action Minutes
September 19, 2025
8:30 - 11:00 a.m.

I. Approval of Minutes from September 5, 2025

Minutes for the September 5, 2025, Planning Commission were approved.

II. Chair's Announcements

Commissioner Presley announced to the commissioners that Commissioner Ochoa has resigned.

III. Planning Director's Announcements

Director Robinson stated that she will send out a list of vacant ward seats that need to be filled by new commissioners.

IV. Zoning Committee

25-055-586 1059 Maryland Rezoning - Rezone from B2 community business to T2 traditional neighborhood 1059 Maryland, NW corner of Maryland Avenue and Earl Street, B2, District Council 5, Ward 6 *(Stefan Hankerson 651-266-6646)*

MOTION: A motion was made and passed to approve the rezoning of 1059 Maryland Ave.

V. Comprehensive & Neighborhood Planning Committee

Commissioner Presley gave the report for the committee.

Hamm's Brewery Local Historic Designation – Proposed designation of Theodore Hamm Brewing Company Heritage Preservation District as a Saint Paul Heritage Preservation site. *(Chris Hong, 651-266-6572 and Christine Boulware, 651-266-6715)*

MOTION: A motion was made and passed to recommend to the City Council to designate the Hamm's Brewery as a Heritage Preservation District.

Mississippi River Corridor Critical Area (MRCCA) – Discussion item. Review public hearing testimony and recommendations. *(Tony Johnson, 651-266-6620)*

VI-. Transportation Committee

None.

VII. Old Business

None.

VIII. New Business

None.

IX Adjournment

10:15 a.m.

Staff Report

Saint Paul Planning Commission
Zoning Committee

Zoning Application: 1059 Maryland Ave Rezoning (25-055-586)

Location	1059 Maryland Avenue
Application Type	Rezoning
Applicant	Housing and Redevelopment Authority (HRA)
Request	Rezone from B2 Community Business to T2 Traditional Neighborhood
Staff Recommendation Summary	Approve
District Council Recommendation	The Payne-Phalen Community Council has not submitted a recommendation as of this writing.
Public Hearing Date	8/28/2025
Deadline for Action	11/12/2025
Staff	Stefan Hankerson, 651-266-6646, stefan.hankerson@ci.stpaul.mn.us

Parcel Information

PIN	21-29-22-34-0199
Legal Description	East 30 feet of Lot 29 and all of Lot 30 with vacated streets accruing, Block 7, J.A. and W.M. Stees Addition
Parcel Size	8276 sq. Ft.
Existing Land Use	Vacant
Zoning	B2 Community Business
Surrounding Land Use	North: Single-family residence (H2) East: Church (H2) South: Restaurant (B2) West: Single-family residence (H2)
2040 Future Land Use Designation	Urban Neighborhood
History	The parcel was acquired by the Housing and Redevelopment Authority in 2011. It has been vacant since the acquisition. The property has been zoned B2 since 1975.

Figure 1. Aerial map of Subject Parcel

Application Request

The zoning application requests a rezoning of the parcel from B2 Community Business to T2 Traditional Neighborhood. §61.801(b) provides for changes to the zoning of property initiated by the property owner.

Zoning Analysis

Rezoning Findings of Fact:

1. The proposed T2 zoning is consistent with the Comprehensive Plan. The 2040 Comprehensive Plan designates the future land use of this parcel as Urban Neighborhood, which allows for multi-family housing scattered throughout Urban Neighborhoods, and neighborhood-serving commercial uses at the intersection of arterial and collector streets. Maryland Avenue is an arterial street.

   The intent of the T2 district is "*… to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage*." The permitted uses in T2 reflect the purpose of the Urban Neighborhood designation. The following policies apply:

   2040 Comprehensive Plan:

   Policy LU-35. Provide for multi-family housing along arterial and collector streets, and in employment centers to facilitate walking and leverage the use of public transportation.

   Policy LU-36. Promote neighborhood-serving commercial businesses within Urban Neighborhoods that are compatible with the character and scale of the existing residential development.

2. The proposed zoning is compatible with the surrounding uses. The proposed T2 zoning permits commercial uses similar or complimentary to the existing businesses and residences on Maryland Ave and the surrounding residential uses. *"The T2 traditional neighborhood district… encourages but does not require, a variety of uses and housing types…".* The T2 zoning designation at this parcel allows for a variety of uses and housing types that are compatible with the surrounding uses.
3. The proposed zoning is consistent with the way this area has developed. The commercial uses allowed in T2 Traditional Neighborhood are similar to the existing commercial and institutional uses along Maryland Ave. The surrounding blocks of Maryland Ave are zoned B2, and T2 allows similar or

complimentary uses to those allowed in B2. Furthermore, areas of Maryland Ave are zoned T2 two blocks west of the proposed rezoning.

4. Court rulings have determined that "spot zoning" is illegal in Minnesota. Minnesota courts have stated that this term *"applies to zoning changes, typically limited to small plots of land, which establish a use classification inconsistent with the surrounding uses and create an island of nonconforming use within a larger zoned property*." The proposed T2 zoning would not constitute spot zoning because the permitted uses in T2 are consistent with the existing commercial uses along Maryland Ave, and consistent with the broader land use patterns along Maryland Ave.

Action

Recommended Motion

Based on the above findings, staff recommends **approval** of the rezoning from B2 Community Business to T2 Traditional Neighborhood.

Additional Options

- Deny the rezoning
- Lay over

Any motion should be supported by the findings. This may require changes in the staff-recommended findings.

Attachments

REZONING APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

PD=5

Zoning Office Use Only
File # 25-055586
Fee Paid $ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Property Owner(s) Housing and Redevelopment Authority of the City of Saint Paul
Address 25 W 4th Street, Suite 1300 City Saint Paul State MN Zip 55102
Email jo Phone
Contact Person (if different) Joe Musolf Email
Address 25 W 4th Street, Suite 1300 City Saint Paul State MN Zip 55102
(Attach additional sheet if necessary to include all of the owners of at least 67% of the area of the property to be rezoned.)

PROPERTY INFO

Address/Location 1059 Maryland Avenue East
PIN(s) & Legal Description 212922340199
(Attach additional sheet if necessary.)
Lots 29 and 30, except the West 10 feet of Lot 29, Block 7, J. A. and W. M. Stees' Addition to St. Paul, Ramsey County, Minnesota Lot Area 8,276.40 s.f. Current Zoning B2

TO THE HONORABLE MAYOR AND CITY COUNCIL:

Pursuant to Saint Paul Zoning Code § 61.801 and Minnesota Statues § 462.357, Housing and Redevelopment Authority of the City of Saint Paul,

owner(s) of land proposed for rezoning, hereby petition(s) to rezone the above described property from a B2 zoning district to a T2 zoning district, for the purpose of:

future redevelopment as either multifamily residential or mixed use

RECEIVED
JUL 16 2025
BY: _____

Attach additional sheets if necessary. Attachments as required: ☐ Site Plan ☐ Consent Petition ☐ Affidavit

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Subscribed and sworn to before me

Date July 16 2025

Laura L Eckert
Notary Public

LAURA L ECKERT
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2030

By: _____
Fee owner of property

Title: Executive Director of HRA

Rev 8.5.2019

Report Name: SP-Owners Report

Printed: 7/18/2025
Page: 1

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 21-29-22-34-0199
Property Address: 1059 MARYLAND AVE E 55106-2723

Housing And Redev Auth St Paul
25 4th St W Ste 1100
St Paul MN 55102-1634

Owner
Taxpayer

J. A. AND W. M. STEES ADDITION TO ST. PAUL, RAMSEY CO., MINN. VAC STS ACCRUING & E 30 FT OF LOT 29 & ALL C
30 BLK 7

Payne-Phalen COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 www.paynephalen.org 651-774-5234 district5@paynephalen.org

August 19, 2025 VIA EMAIL

Zoning Committee of the St. Paul Planning Commission
c/o Stephan Hankerson, Senior Planner
25 West 4th Street, 1400 City Hall Annex
St. Paul, MN 55102
RE: Rezoning application – 1059 East Maryland Avenue

Dear Zoning Committee:

I am writing to you on behalf of the Board of Directors of the Payne-Phalen Community Council concerning the proposed rezoning of the parcel at 1059 Maryland Avenue to T2 Traditional Neighborhood. PPCC supports this rezoning and looks forward to new development that fosters and supports compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. This Zoning category makes a great deal of sense especially given the plans now being developed for the H-Line Bus Rapid Transit and the Purple Line Bus Rapid Transit.

By way of providing some background, as you may be aware, several years ago in 2021, the City's Housing and Redevelopment Authority and the Planning and Economic Development Department contemplated selling this site for construction of a single-family home. Given the history of past uses on this site, as well as its location and potential, PPCC does not support such a low-density solution. At that time in Summer 2021, PPCC's Executive Committee met, reviewed the City's proposal, and communicated to the City that low intensity housing-only was *not* the best or fullest use of the site. Committee members recalled a former building on the site that had a retail use on the corner and housing above. (They mentioned a vacuum cleaner store and several apartments). They couldn't recall why the building was demolished but said that it felt like a loss in the neighborhood. The Committee talked about how 1059 Maryland would be a good spot for an ice cream store, a coffee shop or some other food related business especially because of its walkability. They said that that commercial/residential combination on that site (and on the other corners of that particular intersection) felt like a node and that it was – and in the future should continue to be – an necessary mid-point that shortens the distance between the commercial uses at Arcade and Maryland and at Clarence and Maryland. In all, they agreed that new construction on the site should be mixed use and have a similar

intensity to what was lost. We are heartened to know that the City is now rezoning this property to accommodate such possibilities.

Thank you for including this letter in the packet of materials for the public hearing. We are grateful to the Zoning Committee 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

Jack Byers, Executive Director

cc. Council Member Nelsie Yang, Ward 6
Joe Musof, Department of Planning and Economic Development
Bill Dermody, Department of Planning and Economic Development
Paul Dubruiel, Department of Safety and Inspections
Anne DeJoy, East Side Neighborhood Development Company
Rebecca Nelson, PPCC Board President
PPCC Board of Directors

Application of

HRA City of Saint Paul

Zoning map

application number: 25-055-596 ▪ type: Rezone ▪ date: 07/23/2025 ▪ planning district: 5

Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

- **RL** One-Family Large Lot
- **H1** Residential
- **H2** Residential
- **RM1** Multiple-Family
- **RM2** Multiple-Family
- **RM3** Multiple-Family
- **T1** Traditional Neighborhood
- **T2** Traditional Neighborhood
- **T3** Traditional Neighborhood
- **T3M** T3 with Master Plan
- **T4** Traditional Neighborhood
- **T4M** T4 with Master Plan
- **OS** Office-Service
- **B1** Local Business
- **BC** Community Business (converted)
- **B2** Community Business
- **B3** General Business
- **B4** Central Business
- **B5** Central Business Service
- **IT** Transitional Industrial
- **ITM** IT with Master Plan
- **I1** Light Industrial
- **I2** General Industrial
- **I3** Restricted Industrial
- **F1** River Residential
- **F2** Residential Low
- **F3** Residential Mid
- **F4** Residential High
- **F5** Business
- **F6** Gateway
- **VP** Vehicular Parking
- **PD** Planned Development
- **CA** Capitol Area Jurisdiction

0 20 40 80 120 160 Feet

N

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

Application of

HRA City of Saint Paul

Land use map

application number: 25-055-596 ▪ type: Rezone ▪ date: 07/23/2025 ▪ planning district: 5

Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

Single Family Residential
- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park

Multifamily Residential
- Single Family Attached
- Multifamily

Commercial
- Office
- Retail and Other Commercial

Mixed Use
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other

Other Uses
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

0 20 40 80 120 160 Feet

N

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

Application of

HRA City of Saint Paul

Aerial map

application number: 25-055-596 ▪ type: Rezone ▪ date: 07/23/2025 ▪ planning district: 5

Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

0 20 40 80 120 160 Feet

N

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE NEWTON, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

DATE: August 29, 2025

TO: Planning Commission

FROM: Zoning Committee

SUBJECT: Results of August 28, 2025, Zoning Committee Hearing

NEW BUSINESS

		Recommendation	
		Staff	**Committee**
1.	**1059 Maryland Rezoning (25-055-586)** Rezone from B2 community business to T2 traditional neighborhood	Approval	Approval (5 – 0)

Address: 1059 Maryland Avenue

District Comment: District 5 submitted a letter recommending approval

Support: 0 people spoke, 0 letters

Opposition: 0 people spoke, 0 letters

Hearing: closed

Motion: Approval

Need this translated? Call us at 651-266-6565
¿Necesita esta traducción? Comuníquese con nosotros al 651-266-6565.
Ma u baahan tahay tarjamadaan Nago soo wac 651-266-6565.
Xav tau qhov no txhais los? Hu rau peb ntawm 651-266-6565.

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE NEWTON, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

August 1, 2025*

Attn: Joe Musolf
Housing and Redevelopment Authority of Saint Paul
25 W 4th Street Suite 1300

RE: Zoning File # 25-055-586, 1059 Maryland Rezoning

Dear Mr. Musolf:

On July 16, 2025, you applied for a rezoning at 1059 Maryland Avenue.

Minnesota Statutes 15.99 requires that all city action on zoning applications be completed within 60 days of the date the application is made but allows the City to extend this period for an additional 60 days (total of 120 days). In order to accommodate necessary staff review of your application, the City of Saint Paul is hereby extending the deadline for action from September 13, 2025, (original 60 day deadline) to November 12, 2025 (additional 60 day deadline).

Please contact me at 651-266-6646 or Stefan.Hankerson@ci.stpaul.mn.us if you have questions.

Sincerely,

Stefan Hankerson

Stefan Hankerson
City Planner

cc: File # 25-055-586
Zoning Administrator
District 5 Community Council

Payne-Phalen COMMUNITY COUNCIL

567 Payne Avenue, St. Paul MN 55130 www.paynephalen.org 651-774-5234 district5@paynephalen.org

August 19, 2025 VIA EMAIL

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c/o Stephan Hankerson, Senior Planner
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St. Paul, MN 55102
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By way of providing some background, as you may be aware, several years ago in 2021, the City's Housing and Redevelopment Authority and the Planning and Economic Development Department contemplated selling this site for construction of a single-family home. Given the history of past uses on this site, as well as its location and potential, PPCC does not support such a low-density solution. At that time in Summer 2021, PPCC's Executive Committee met, reviewed the City's proposal, and communicated to the City that low intensity housing-only was *not* the best or fullest use of the site. Committee members recalled a former building on the site that had a retail use on the corner and housing above. (They mentioned a vacuum cleaner store and several apartments). They couldn't recall why the building was demolished but said that it felt like a loss in the neighborhood. The Committee talked about how 1059 Maryland would be a good spot for an ice cream store, a coffee shop or some other food related business especially because of its walkability. They said that that commercial/residential combination on that site (and on the other corners of that particular intersection) felt like a node and that it was – and in the future should continue to be – an necessary mid-point that shortens the distance between the commercial uses at Arcade and Maryland and at Clarence and Maryland. In all, they agreed that new construction on the site should be mixed use and have a similar

intensity to what was lost. We are heartened to know that the City is now rezoning this property to accommodate such possibilities.

Thank you for including this letter in the packet of materials for the public hearing. We are grateful to the Zoning Committee 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

Jack Byers, Executive Director

cc. Council Member Nelsie Yang, Ward 6
Joe Musof, Department of Planning and Economic Development
Bill Dermody, Department of Planning and Economic Development
Paul Dubruiel, Department of Safety and Inspections
Anne DeJoy, East Side Neighborhood Development Company
Rebecca Nelson, PPCC Board President
PPCC Board of Directors

1059 Maryland Avenue

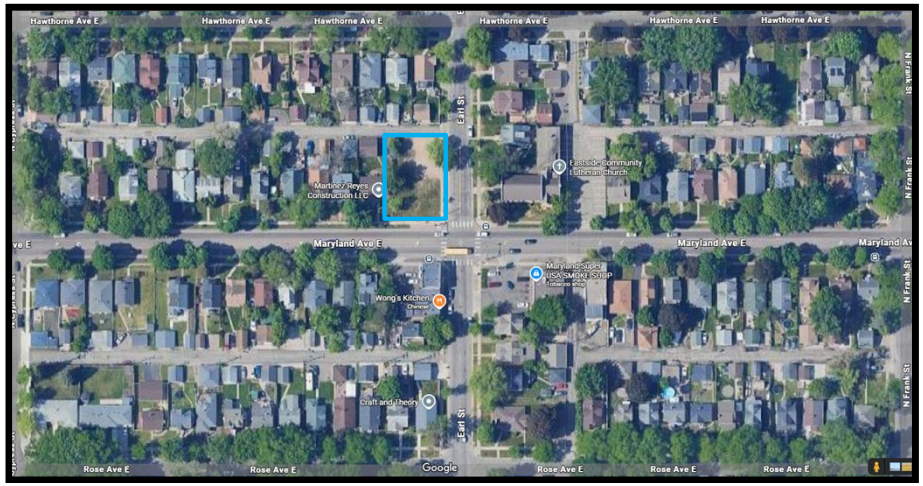
#25-055-586 **Rezone from B2 Community Business to T2 Traditional Neighborhood**

SAINT PAUL
MINNESOTA

STPAUL.GOV

Location

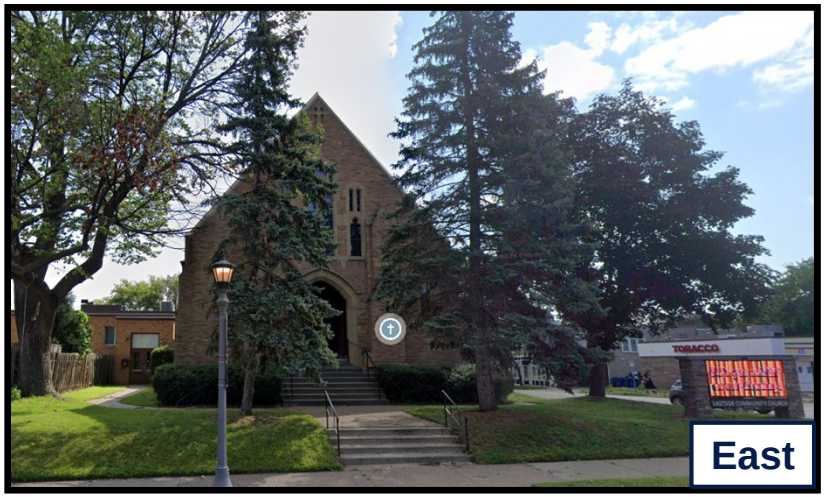
1059 Maryland Avenue



Land Use & Zoning

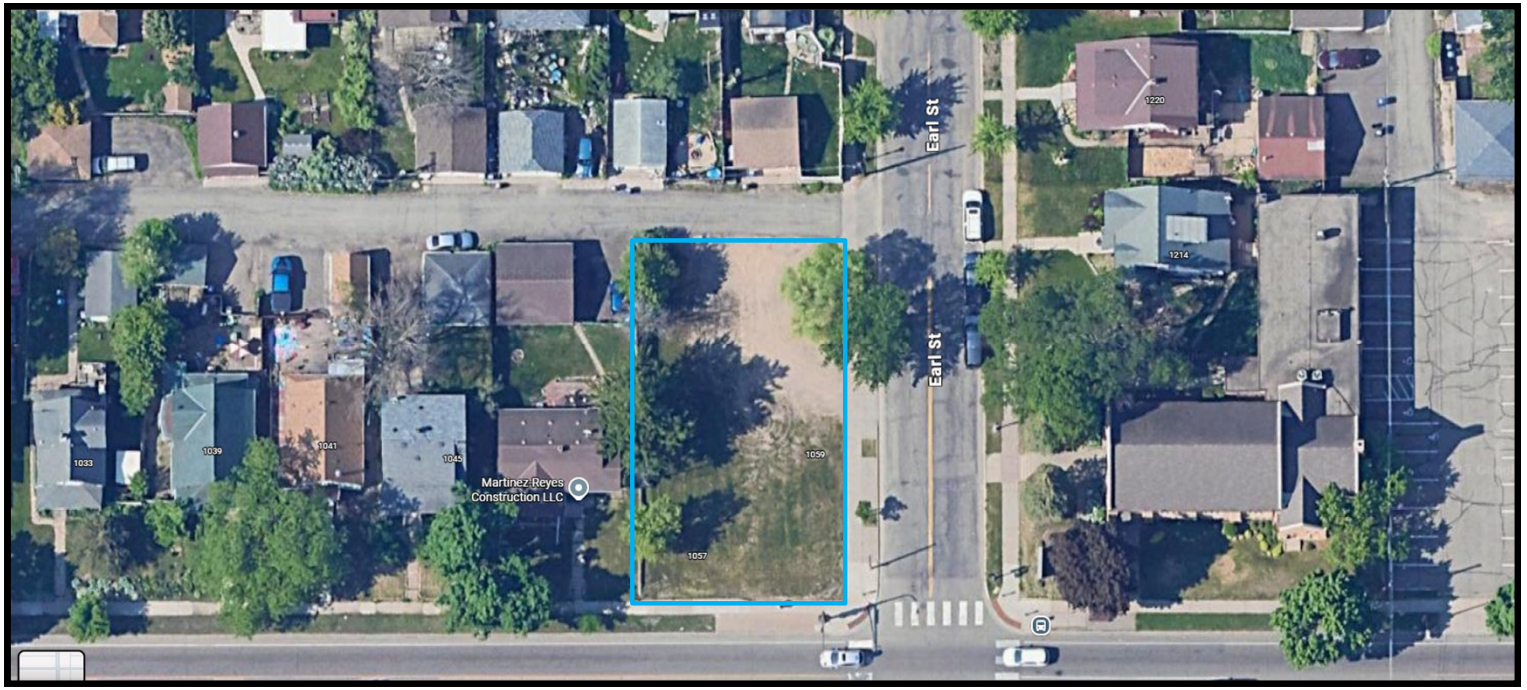
- **North:** Single-family residence **(H2)**
- **East:** Church **(H2)**
- **South:** Restaurant **(B2)**
- **West:** Single-family residence **(H2)**

Surrounding Properties



Zoning Application

- **Application:** Rezone from B2 to T2.



Findings

- **The proposed T2 zoning is consistent with the Comprehensive Plan.**
- **The proposed zoning is compatible with the surrounding uses.**
- **The proposed zoning is consistent with the way this area has developed.**
- **The proposed T2 zoning would not constitute spot zoning.**

Staff Recommendation

Based on the above findings, staff recommends **approval** of the rezoning from B2 Community Business to T2 Traditional Neighborhood.

District Council Recommendation and Letters

- **The District 5 Planning Council submitted a letter of recommendation.**
- **Letters in support: 0**
- **Letters of concern/opposition: 0**

Zoning Committee and Planning Commission

- **Zoning Committee results:** Recommend approval (5-0), no public testimony.
- **Planning Commission results:** Recommend approval by voice vote.

Questions?

1003 Arcade St

PEDCUP-000056-2025: Conditional use permit for a rental hall/event center.

SAINT PAUL
MINNESOTA

STPAUL.GOV

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RES PH 25-227

File ID:	RES PH 25-227	**Type:**	Resolution-Public Hearing	**Status:**	Agenda Ready
Version:	1	**Contact Number:**	Chris Hong	**In Control:**	City Council
				File Created:	10/01/2025
File Name:	0 Empire Drive Conditional Use Permit			**Final Action:**	

Title: Approving the application of Saint Paul Public Schools for a conditional use permit for an outdoor trade school in an I2 zoning district at 0 Empire Drive. (To be withdrawn)

Notes:

		Agenda Date:	10/08/2025
Sponsors:	Noecker	**Enactment Date:**	
Attachments:	0 Empire Packet, 0 Empire 60 Day Extension	**Financials Included?:**	
Contact Name:	651-266-6572	**Hearing Date:**	
Entered by:	chris.hong@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File RES PH 25-227

Approving the application of Saint Paul Public Schools for a conditional use permit for an outdoor trade school in an I2 zoning district at 0 Empire Drive. (To be withdrawn)

WHEREAS, Saint Paul Public Schools, File # PEDCUP-000033-2025, have applied for a conditional use permit for an outdoor trade school in an I2 zoning district under the provisions of § 61.501 and § 66.500 of the Saint Paul Legislative Code on property located at 0 Empire Drive, Parcel Identification Number (PIN) 31.29.22.22.0123, legally described as Lot 1, Block 3, Empire Builder Industrial Park No. 2; and

WHEREAS, the City Council, on October 8, 2025, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application; and

WHEREAS, the City Council, based on the evidence presented at the public hearing, made the following findings of fact:
The zoning application requests a conditional use permit for an outdoor trade school in an I2 general industrial district. Section 66.520 indicates that trade schools are a conditional use requiring a conditional use permit in the I2 zoning district. Saint Paul Public Schools is leasing the subject parcel from the Port Authority of the City of Saint Paul to construct the proposed “heavy machinery sandbox” training facility and provide heavy equipment training offered in partnership with the

International Union of Operating Engineers Local 49. Classes will be offered on-site 2 - 3 days per week.

Conditional Use Permit Standards:

Zoning Code § 61.501 lists five standards that all conditional uses must meet.

(a) The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the City Council.

The condition is met. The subject parcel is identified as Industrial in the 2040 Comprehensive Plan. This land use designation typically supports uses that create employment opportunities. However, the proposed use would provide direct training for industrial jobs, thus preserving the intent of industrial land. Policy LU-46 states that industrial land should be protected from conversions to residential or institutional uses. A recommendation for the proposed conditional use permit to only apply to trade schools would prevent the CUP from being used by a more typical classroom school and uphold this policy.

(b) The use will provide adequate ingress and egress to minimize traffic congestion in the public streets.

This condition is met. Students will be picked up and dropped off together on a school bus. Street parking is available for instructors along Empire Drive. No one else is expected to access the site.

(c) The use will not be detrimental to the existing character of the development in the immediate neighborhood or endanger the public health, safety and general welfare.

This condition is met. The heavy equipment to be used at the school is in keeping with the industrial nature of the area. The subject parcel is lined with mature trees on three sides, creating a visual screen and buffering the surrounding area from potential noise and dust. The side of the parcel that is more open shares a lot line with Local 49, SPPS' partner in the proposed project.

(d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This condition is met. The proposed use will not prevent future development that is consistent with the Comprehensive Plan and existing zoning. No building - institutional or otherwise - is being constructed for the use and the use itself is compatible with future industrial uses.

(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

This condition is met. The Applicant is not requesting any variances for the site.

RESOLVED, that the Council of the City of Saint Paul hereby grants a conditional use permit to Saint Paul Public Schools.

Staff Report

Saint Paul Planning Commission
Zoning Committee

Zoning Application: Sandbox School CUP

Location	0 Empire Dr, at the end of the Empire Drive cul-de-sac
Application Type	Conditional Use Permit
Applicant	Saint Paul Public Schools
Request	Conditional use permit (§61.501) for an outdoor trade school in an I2 (§66.500) zoning district
Staff Recommendation Summary	Approval
District Council Recommendation	Frogtown Neighborhood Association has not submitted a recommendation as of this writing.
Public Hearing Date	September 25, 2025
Deadline for Action	November 22, 2025
Staff	Chris Hong, 651-266-6572, chris.hong@ci.stpaul.mn.us

Parcel Information

PIN	31-29-22-22-0123
Legal Description	Lot 1, Block 3, Empire Builder Industrial Park No. 2
Parcel Size	1.38 acres
Existing Land Use	Vacant land
Zoning	I2 general industrial
Surrounding Land Use	North: Railroad tracks (I2), auto parts store (I2) East: Office building (I2), light manufacturing (12) South: Office building (I1), credit union (I1) West: Vacant industrial land (I1, I2), light manufacturing (I1, I2)
2040 Future Land Use Designation	Industrial
History	The site was zoned to I2 general industrial in 1975.

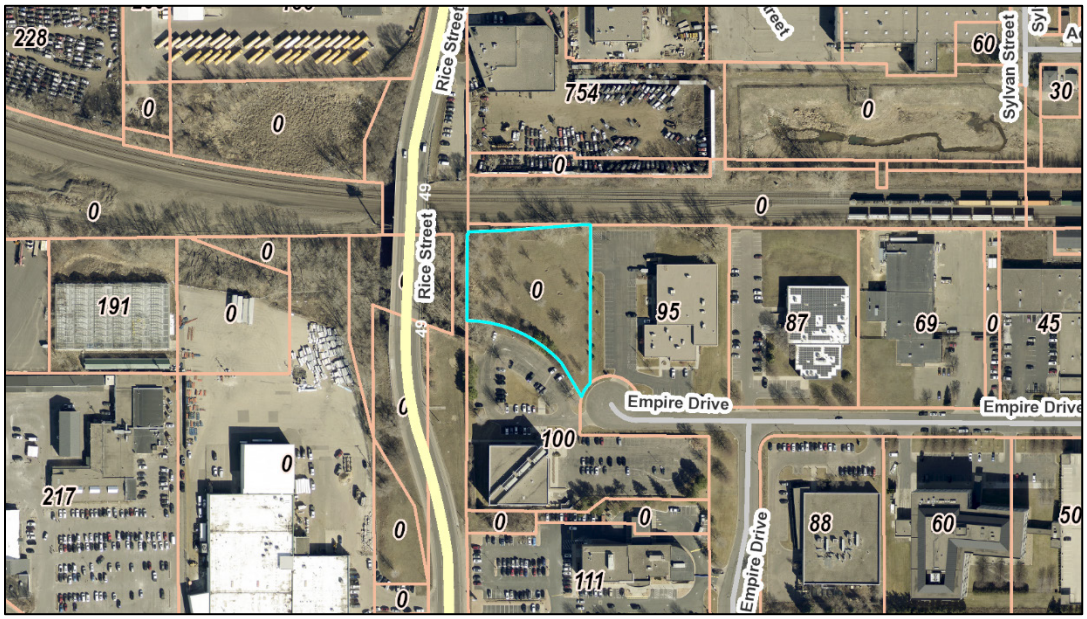


Figure 1. Aerial Map of Subject Parcel

Applicant Request

The zoning application requests a conditional use permit for an outdoor trade school in an I2 general industrial district. Section 66.520 indicates that trade schools are a conditional use requiring a conditional use permit in the I2 zoning district.

Saint Paul Public Schools is leasing the subject parcel from the Port Authority of the City of Saint Paul to construct the proposed "heavy machinery sandbox" training facility and provide heavy equipment training offered in partnership with the International Union of Operating Engineers Local 49. Classes will be offered on-site 2 – 3 days per week.

Zoning Analysis

Conditional Use Permit Standards:

Zoning Code § 61.501 lists five standards that all conditional uses must meet.

(a) *The extent, location and intensity of the use will be in substantial compliance with the Saint Paul Comprehensive Plan and any applicable subarea plans which were approved by the City Council.*

The condition is met. The subject parcel is identified as Industrial in the 2040 Comprehensive Plan. This land use designation typically supports uses that create employment opportunities. However, the proposed use would provide direct training for industrial jobs, thus preserving the intent of industrial land. Policy LU-46 states that industrial land should be protected from conversions to residential or institutional uses. A recommendation for the proposed conditional use permit to only apply to trade schools would prevent the CUP from being used by a more typical classroom school and uphold this policy.

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This condition is met. Students will be picked up and dropped off together on a school bus. Street parking is available for instructors along Empire Drive. No one else is expected to access the site.

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This condition is met. The heavy equipment to be used at the school is in keeping with the industrial nature of the area. The subject parcel is lined with mature trees on three sides, creating a visual screen and buffering the surrounding area from potential noise and dust. The side of the parcel that is more open shares a lot line with Local 49, SPPS' partner in the proposed project.

(d) The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

This condition is met. The proposed use will not prevent future development that is consistent with the Comprehensive Plan and existing zoning. No building – institutional or otherwise – is being constructed for the use and the use itself is compatible with future industrial uses.

(e) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

This condition is met. The Applicant is not requesting any variances for the site.

Action

Recommended Motion

Move to adopt the staff recommendation to approve a conditional use permit for an outdoor trade school in an I2 zoning district at 0 Empire Drive.

Additional Options

- Deny the conditional use permit
- Add conditions
- Lay over

Any motion should be supported by the findings. This may require changes in the staff-recommended findings.

CONDITIONAL USE PERMIT APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only
File # _____
Fee Paid $ _____
Received By / Date _____
Tentative Hearing Date _____

APPLICANT

Name Independent School District 625, Saint Paul Public Schools
(must have ownership or leasehold interest in the property, contingent included)
Address 360 Colborne Street City Saint Paul State MN Zip 55102
Email [redacted] Phone 651-744-1800
Name of Owner (if different) Saint Paul Port Authority Email [redacted]
Contact Person (if different) Darryl Pratte Email [redacted]
Address 1930 Como Avenue City Saint Paul State MN Zip 55108

PROPERTY INFO

Address/Location 0 Empire Drive, Saint Paul, MN
PIN(s) & Legal Description 312922220123
(attach additional sheet if necessary)
Empire Builder Industrial Park No. 2, Ramsey County Lot Area 1 Current Zoning Block 3

TYPE OF PERMIT: Application is hereby made for a Conditional Use Permit under provisions of Zoning Code Section(s) 65.811(b), 65.812, 66.513 and Table 66.521 for the following use or purpose:
to construct a heavy machinery sandbox training facility which includes a sand area for heavy equipment training, to be used in conjuction with an educational training program for high school students offered in partnership with The International Union of Operating Engineers Local 49 for students to learn skilled trades.

SUPPORTING INFORMATION: Explain how the use will meet all of the applicable standards and conditions for the use. If you are requesting modification of any standards or conditions for a conditional use, explain why the modification is needed and how it meets the requirements for modification of special conditions in Zoning Code § 61.502. Attach additional sheets if necessary.

The I2 general Industrial District is intended primarily for manufacturing, assembling and fabrication activities, including large scale or specialized industrial operations whose external effects will be felt in surrounding districts. The I2 district permits the manufacturing, processing and compounding of semi-finished products from raw material and prepared material. The processing of raw material in bulk form to be used in an industrial operation is a permitted use in the I2 district.
Per Table 66.521. Industrial District Uses: a School or Trade school is a Conditional use in District I2 with no additional standards or conditions. To the extent the activity on site - moving sand around - is considered General Outdoor Processing per Sec. 65.812, then it is a Conditional use with standards and conditions. Those standards and conditions are met as follows:
(a) It is at least three hundred (300) feet from a residential or traditional neighborhood district boundary.
(b) It will be conducted, operated and maintained in accordance with any necessary permits of the state pollution control agency, the county and the city.
(c) The required site plan and narrative describing the measures applicant will take to contain on the property any dust, odor, noise or other potentially adverse effects are attached.

■ Required site plan is attached

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Jonathan Pettigrew Digitally signed by Jonathan Pettigrew DN: C=US, E=jonathanpettigrew@spps.org, O=Saint Paul Public Schools, OU=Facility Planning, CN=Jonathan Pettigrew Date: 2025.07.24 16:18:05-05'00' **Date** July 25, 2025

Rev 7.4.2019

Saint Paul Public Schools

Facilities Department
Custodial Services ● Capital Project Delivery ● Energy & Waste Management
Environmental Health & Safety ● Facility Planning ● Furniture & Moves ● Grounds
Real Estate ● Risk/Insurance ● Maintenance ● Warehouse & Distribution

Education & Operations Service
1930 Como Avenue
Saint Paul, MN 55108-2778

Telephone: (651) 744-4800 ● Fax: (651) 290-8362 ● www.spps.org

Saint Paul Public Schools / Operating Engineers Pathway
Sandbox Project Narrative

August 21, 2025

Introduction

Saint Paul Public Schools, with support from the Local 49 and Minnesota Virtual Academy, is launching the Operating Engineers Pathway for 12th grade students in Fall 2025.

Students will take a series of 4 classes for high school elective credit, articulated college credit, and earn hours toward an apprenticeship in heavy machines operating. Hands-on learning is an integral part of this career pathway and the sandbox will provide invaluable opportunities for the students since no other learning sandbox exists in the Twin Cities.

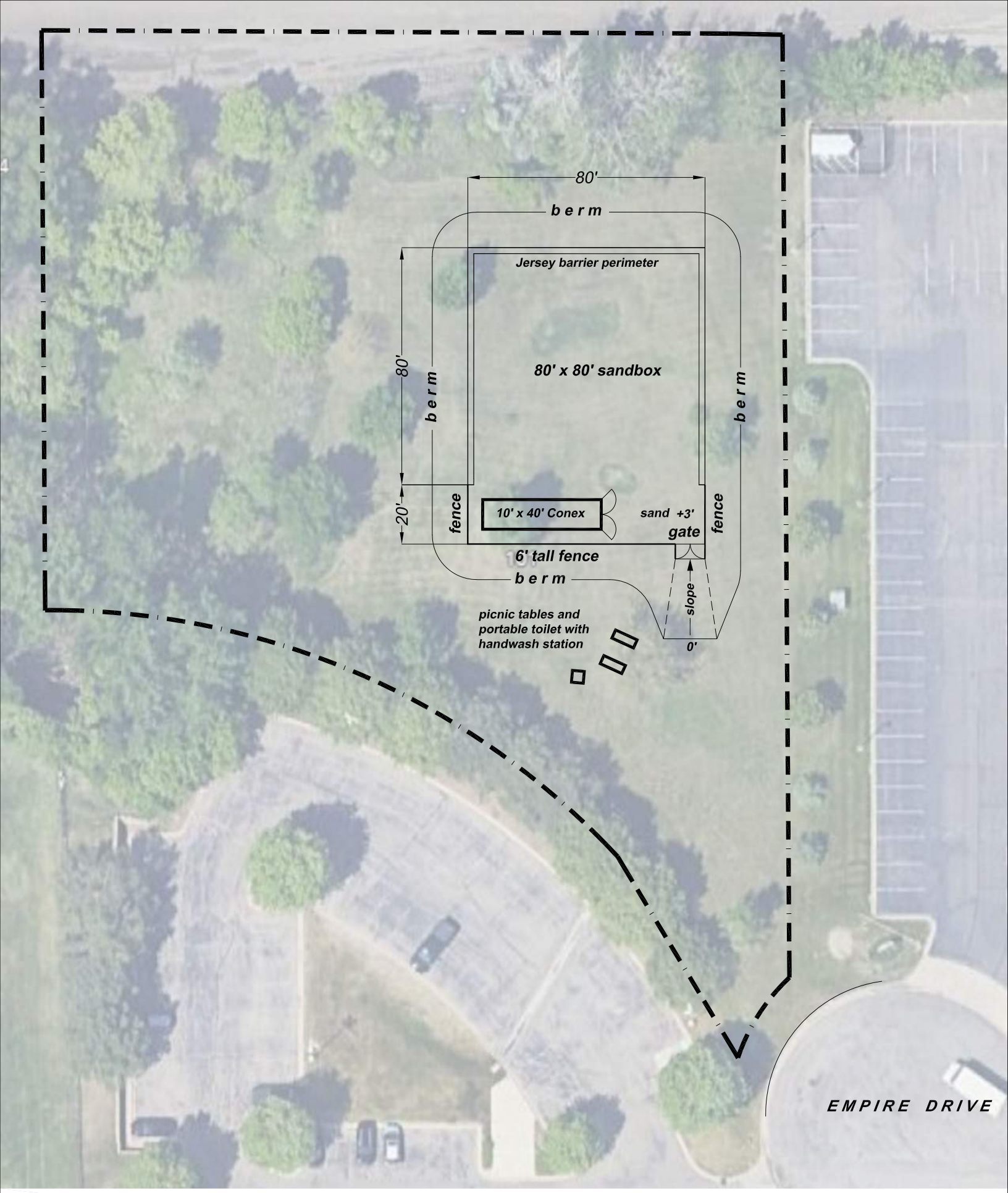
Community impact of this new pathway includes: supporting workforce needs in the St. Paul area and opportunities for collaboration and support from local industry partners who have already expressed enthusiasm and financial support for this project.

Description of Operations

All equipment will be stored and locked in Conex boxes when not in use. Equipment will include 2 skid steers and 1 compact excavator. Because the equipment is relatively "small" and will be used during limited hours, no noise issues are anticipated. Trees on the perimeter of the site should minimize both noise and visual disturbance to adjacent neighbors. Additional site elements include some picnic tables and a portable toilet with a handwashing station.

Students will access the site during their class period. Students will use the Sandbox classroom 2-3 days per week approximately mid to late September through late November, and then again from early March through the end of the school year (weather permitting).

Bus access, for drop-off and pick-up, will be in the cul-de-sac area on Empire Drive. A total of up to 10 cars will make use of the street parking along Empire Drive.



SPPS / PATHWAYS SANDBOX PROJECT

SITE DIAGRAM

8/21/2025

Application of

Independent School District 625, Saint Paul Public Schools

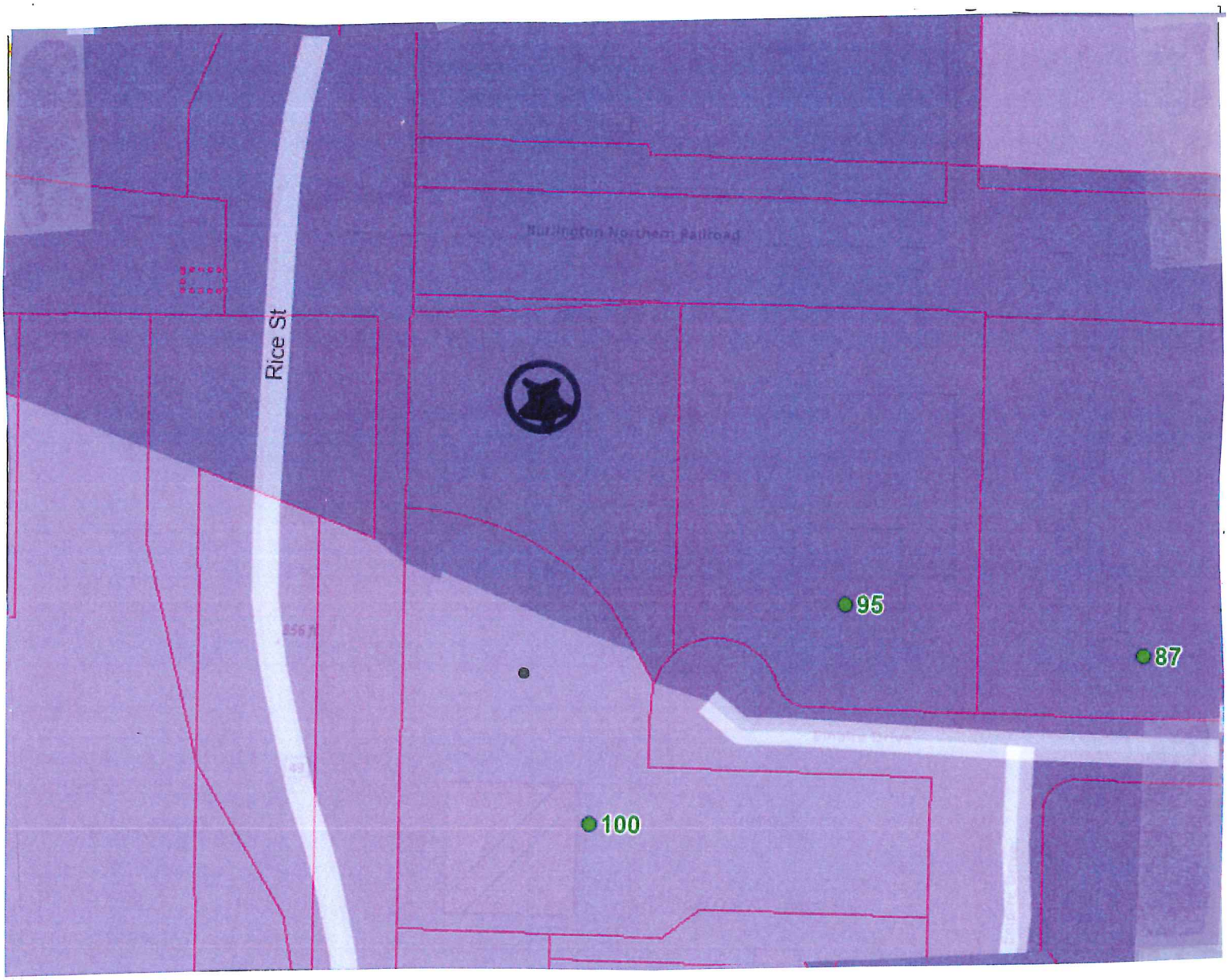
Aerial map

Application of

Independent School District 625, Saint Paul Public Schools

401

Zoning map



Subject parcel(s) are outlined in blue

Other parcels are outlined in pink

- **RL** One-Family Large Lot
- **H1** Residential
- **H2** Residential
- **RM1** Multiple-Family
- **RM2** Multiple-Family
- **RM3** Multiple-Family
- **T1** Traditional Neighborhood
- **T2** Traditional Neighborhood
- **T3** Traditional Neighborhood
- **T3M** T3 with Master Plan
- **T4** Traditional Neighborhood
- **T4M** T4 with Master Plan
- **OS** Office-Service
- **B1** Local Business
- **BC** Community Business (converted)
- **B2** Community Business
- **B3** General Business
- **B4** Central Business
- **B5** Central Business Service
- **IT** Transitional Industrial
- **ITM** IT with Master Plan
- **I1** Light Industrial
- **I2** General Industrial
- **I3** Restricted Industrial
- **F1** River Residential
- **F2** Residential Low
- **F3** Residential Mid
- **F4** Residential High
- **F5** Business
- **F6** Gateway
- **VP** Vehicular Parking
- **PD** Planned Development
- **CA** Capitol Area Jurisdiction

0 70 140 280 420 560 Feet

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

SAINT PAUL
PLANNING & ECONOMIC DEVELOPMENT

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
NICOLLE NEWTON, DIRECTOR

City Hall Annex, 25 West 4th Street, Suite 1300
Saint Paul, MN 55102
Tel: 651-266-6565

August 1, 2025

Darryl Pratte
Independent School District 625
360 Colborne Street
Saint Paul, Minnesota 55102

RE: Zoning File 0 Empire CUP

On Friday, July 25, you applied for a conditional use permit at 0 Empire Drive (PIN 312922220123).

Minnesota Statutes 15.99 requires that all city action on zoning applications be completed within 60 days of the date the application is made, but allows the City to extend this period for an additional 60 days (total of 120 days). In order to accommodate necessary staff review of your application, the City of Saint Paul is hereby extending the deadline for action from September 23, 2025 (original 60 day deadline) to November 22, 2025 (additional 60 day deadline).

Please contact me at chris.hong@ci.stpaul.mn.us if you have questions.

Sincerely,

Chris Hong
City Planner

cc: Zoning Administrator

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH SAO 25-57

File ID: RLH SAO 25-57 **Type:** Resolution LH Summary Abatement Order **Status:** Agenda Ready

Version: 2 **Contact Number:** **In Control:** City Council

File Created: 10/01/2025

File Name: 42 Baker Street **Final Action:**

Title: Making finding on the appealed nuisance abatement ordered for 42 BAKER STREET WEST in Council File RLH SAO 25-53.

Notes: Paul Warner
warnerp61@gmail.com
763-353-5433

Agenda Date: 10/15/2025

Sponsors: Noecker **Enactment Date:**

Attachments: 42 Baker St W.appeal 8-27-25.pdf, 42 Baker St W.photos 8-20-25.pdf, 42 Baker St W.photos 9-22-25.pdf, 42 Baker St W.Quit Claim Deed 8-4-25.pdf, 42 Baker St. W.Warner Ltr.9-26-25, 42 Baker St. W.Zimny email.9-30-25, 42 Baker St. W.Warner Ltr.10-10-25 **Financials Included?:**

Contact Name: **Hearing Date:**

Entered by: Mai Vang **Ord Effective Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	10/07/2025	Referred	City Council	10/15/2025		

Action Text: Referred to the City Council due back on 10/15/2025

Notes: *The nuisance(s) are not abated.*

Voicemail left at 12:36 pm: This is Marcia Moermond trying to close out the file for 42 Baker St W. We'll try back in a few minutes.

Tried calling again 12:43 pm: mailbox full.

Moermond: we were unable to reach him. I have photos taken September 22 showing the property is still not in compliance, and recommend the Council make a finding the nuisance has not been abated and authorize Department of Safety & Inspections to take action after the Council Public Hearing next Wednesday.

Text of Legislative File RLH SAO 25-57

Making finding on the appealed nuisance abatement ordered for 42 BAKER STREET WEST in Council File RLH SAO 25-53.

WHEREAS, the City Council adopted RLH SAO 25-53 on October 1, 2025 which granted an extension to October 3, 2025 to abate the nuisance conditions at 42 Baker Street West; and

WHEREAS, the Legislative Hearing Officer reviewed this case on October 7, 2025 to determine if the owner and/or responsible party abated the nuisance conditions related to the Summary Abatement and Vehicle Abatement Orders and found these conditions were not abated; now, therefore, be it

RESOLVED, that the Saint Paul City Council adopts the finding of the legislative hearing officer that the nuisance condition is not abated and therefore authorizes the Department of Safety and Inspections to proceed with this nuisance abatement.

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

RECEIVED
AUG 27 2025
CITY CLERK

We need the following to process your appeal:

- ☑ **$25 filing fee** (non-refundable) **(payable to the City of Saint Paul) (if cash: receipt number** 957207)
- ☑ **Copy of the City-issued orders/letter being appealed & any attachments you may wish to include**
- ☒ Walk In ☐ Mail ☐ Email

Appeal taken by: mai

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, 9/9/25
Location of Hearing:

☒ **Telephone:** *you will be called between* 11 AM & 1 pm

☐ **In person** (*Room 330 City Hall*) **at:** _____
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 42 Baker St W City: St Paul State: MN Zip: 55107

Appellant/Applicant: Paul. Warner Email warnerpla@gmail.com

Phone Numbers: Business _____ Residence 7633533433 Cell _____

X *Signature:* _____ Date: 8/27/25

Name of Owner (if other than Appellant): Alabama 2 LLC

Mailing Address if Not Appellant's: ?

Phone Numbers: Residence ? Cell ?

What is being appealed and Why? Attachments Are Acceptable

- ☐ **Vacate Order/Condemnation/ Revocation of Fire C of O**
- ☑ **Summary/Vehicle Abatement**
- ☐ **Fire C of O Deficiency List/Correction**
- ☐ **Code Enforcement Correction Notice**
- ☐ **Vacant Building Registration**
- ☐ **Other** (Fence Variance, Code Compliance, etc.)

Revised 8/17/2023

SAINT PAUL
SAFETY & INSPECTIONS

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

8/20/25

VEHICLE ABATEMENT ORDER

Occupant
42 Baker St W
St Paul MN 55107

Alabama 2 LLC
3033 Excelsior Blvd. Ste 100
Minnetonka MN 55416-4688

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266-8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj. Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

As owner or person(s) responsible for 42 Baker you are hereby notified THE FOLLOWING VEHICLES ARE IN VIOLATION OF THE SAINT PAUL LEGISLATIVE CODE, CHAPTERS 45, OR 163:

Vehicle	#1	#2	#3
Make	Chevrolet		
Color	Blue		
License	No Plate		
Violation	A, B, C, D		

Vehicle	#4	#5	#6
Make			
Color			
License			
Violation			

VIOLATION CODE:
A - Lacks current license/tabs
B - Open to entry/unsecured
C - Missing vital parts/dismantled
G. Flat tires
I. - Other _____
D - Appears undriveable/inoperative
E - Unimproved surface
F – Commercial vehicle on residential property
H – Violation of side yard setback

FAILURE TO COMPLY MAY RESULTS IN TAGGING AND/OR TOWING CHARGES: If the City impounds and disposes of the vehicle(s), the charges assessed to the above property will be approximately $1,000.00 for each vehicle. This charge does not include impound fees and other related costs for release of vehicle(s).

Vehicles found to be in violation on or after 8/27/25 will be removed, impounded and disposed of in accordance with law. The cost of this abatement will be charged against the property as a special assessment to be collected in the same way as property taxes. Noncompliance with this order and repeat violations will result in the issuance of criminal citation

Issued by: Kedrowski *Badge Number:* 320 *Phone Number:* 651-266- 9141

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8585. You must submit a copy of this Vehicle Violation Notice with your appeal application.

*WARNING: Code inspection and enforcement trips cost the taxpayers money. If multiple trips within a year to your property are required to ensure compliance with the law, you may be charged for the cost of inspections and enforcement trips to your property. Such charges are in addition to any other fines or assessments which may be levied against you and your property.

CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
DIVISION OF CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

SUMMARY ABATEMENT ORDER

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266-8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

TO: Occupant
42 Baker St W
St Paul MN 55107

TO: Alabama 2 LLC
3033 Excelsior Blvd Ste 100
Minnetonka MN 55416

As owner or person(s) responsible for: 42 Baker you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.

☒ **Remove improperly stored or accumulated refuse including: garbage, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas.**
Remove all car parts, scrap wood, furniture and debris. Thanks

☐ **Cut and remove tall grass, weeds and rank plant growth.**

☐ **Remove and properly dispose of all animal feces from yard areas.**

☐ **IMMEDIATELY secure all buildings which are open to unauthorized entry, including:**

☐ **Other:**

If you do not correct the nuisance or file an appeal before 8-27-25, the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately $ 450 per hour plus expenses for abatement.

You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times

FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION

Issued by: Kedrowski *Badge Number* 320 *Phone Number (651)* 266-9141

If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday

APPEALS: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, which ever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266-8688. You must submit a copy of this Summary Abatement Notice with your appeal application.

*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property

42 Baker St W.photos 8/20/25

42 Baker St W.photos 8/20/25

42 Baker St Photo 9-22-25

No delinquent taxes & transfer entered

Aug 4, 2025 3:33 PM

Ramsey County, Minnesota
Tracy M. West
County Auditor and Treasurer

Doc No **A05074434**

Certified, filed and/or recorded on
Aug 4, 2025 3:33 PM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Uecker, County Recorder
Tracy M. West, County Auditor and Treasurer

Deputy 318 Pkg ID 1672744E

County Conservation Fee	$5.00
Document Recording Fee Abstract	$46.00
Environmental Response Fund .0001	$0.05
State Deed Tax .0033	$1.65
Document Total	$52.70

This cover sheet is now a permanent part of the recorded document.

28-M QUIT CLAIM DEED
Individual(s) to Corporation, Partnership or
Limited Liability Company

Minnesota Conveyancing Forms • 028-mv1 • Valley PC Services (9/99)

STATE DEED TAX DUE HEREON: $1.70

Date: August 4, 2025

FOR VALUABLE CONSIDERATION, Paul A. Warner, a single person and heir to the Estate of Harriet J. Barriault, Grantor, hereby conveys and quitclaims to Alabama 2, LLC, a limited liability company under the laws of Minnesota, Grantee, real property in Ramsey County, Minnesota, described as follows:

Lot 10, except the West 10 feet thereof, Block 132, West St. Paul Proper, Ramsey County, Minnesota.

Subject to restrictions, reservations, covenants and easements of record, if any.

together with all hereditaments and appurtenances.

This deed is intended to convey after acquired title.

Check Box if Applicable:

☐ The Seller certifies that the seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document.
☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

The total consideration of this transfer is $3,000.00 or less.

Paul A. Warner

STATE OF MINNESOTA)
)ss.
COUNTY OF RAMSEY)

The foregoing instrument was executed and acknowledged before me on this 4 day of August, 2025, by Paul A. Warner, a single person and heir to the Estate of Harriet J. Barriault, Grantor.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

BRIAN M MARCELLUS
Notary Public
Minnesota
My Commission Expires Jan. 31, 2028

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Check here if part or all of the land is Registered (Torrens) ☐

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

Alabama 2, LLC
3033 Excelsior Blvd., Suite 100
Minneapolis, MN 55416

THIS DOCUMENT WAS DRAFTED BY (NAME AND ADDRESS)

West Title, LLC
4301 Highway 7, Suite 100
St. Louis Park, MN 55416
250645344

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

September 26, 2025

Paul Warner
o/b/o 42 Baker St. W
St. Paul, MN 55107

VIA EMAIL: warnerp61@gmail.com

Re: Appeal for Property at 42 Baker Street West

Dear Paul Warner:

This is to confirm that at the Legislative Hearing on Tuesday, September 23, Legislative, at which we were unable to reach you, Legislative Hearing Officer Marcia Moermond continued the matter to Legislative Hearing **Tuesday, September 30, 2025 via phone between 11 am and 1 pm**. Note the incoming number shows as **612-315-7905.**

If we are unable to reach you on September 30th, the recommendation will be that the City Council grant to October 3, 2025 for compliance. Of course, this can be discussed further on September 30th should the hearing be conducted.

The Council Public hearing will be scheduled for the following day, **Wednesday, October 1, 2025 at 3:30 pm. in room 300 City Hall**. If you will be contesting Ms. Moermond's recommendation you may:

-appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*)

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant
Sincerely,
/s/
Joanna Zimny

c: CE Supervisors

From:	*CI-StPaul_LegislativeHearings
To:	warnerp61@gmail.com
Cc:	Lisa Martin; Richard Kedrowski; Sean Westenhofer
Subject:	FW: 42 Baker St. W.Warner Ltr.9-26-25
Date:	Tuesday, September 30, 2025 1:05:00 PM
Attachments:	42 Baker St. W.Warner Ltr.9-26-25.pdf image001.png

Mr. Warner,

As we were unable to reach you today by phone, the recommendation at tomorrow's Council Public Hearing will be as outlined in Friday's letter (attached again), with a compliance date of October 3.

After the October 1 Public Hearing, Ms. Moermond will review this case under a new resolution at an October 7 Legislative Hearing at 11:00 a.m. to determine if you have abated the nuisance(s) listed above on deadline. The City Council Public Hearing will be scheduled for Wednesday October 15, 2025 at 3:30 pm. in room 300 City Hall, after which the Department of Safety & Inspections will be authorized to take action to abate the nuisance condition(s). You are welcome to attend any of these hearings.

Thank you,
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: Joanna Zimny **On Behalf Of** *CI-StPaul_LegislativeHearings
Sent: Friday, September 26, 2025 11:04 AM
To: 'warnerp61@gmail.com' <warnerp61@gmail.com>
Cc: Lisa Martin <lisa.martin@ci.stpaul.mn.us>; Richard Kedrowski <Richard.Kedrowski@ci.stpaul.mn.us>; Sean Westenhofer <sean.westenhofer@ci.stpaul.mn.us>
Subject: 42 Baker St. W.Warner Ltr.9-26-25

Good morning,

Please see attached.

Thank you,
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
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joanna.zimny@ci.stpaul.mn.us
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Please consider the environment before printing this email

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

October 10, 2025

Paul Warner
o/b/o 42 Baker St. W
St. Paul, MN 55107

VIA EMAIL: warnerp61@gmail.com

Re: Appeal for Property at 42 Baker Street West

Dear Paul Warner:

This is to confirm that at the making-finding Legislative Hearing on Tuesday, October 7, at which we were unable to reach you, Legislative Hearing Officer Marcia Moermond found that **the nuisance(s) were not abated on deadline**, and the Department of Safety & Inspections will be authorized to take action to abate the nuisance condition(s) after the October 15 Council Public Hearing.

This matter will go before the City Council at Public Hearing on **Wednesday, October 15, 2025 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*).

If you don't wish to contest then no further action is needed and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions please contact our office at 651-266-8585.

Legislative Hearing Executive Assistant
Sincerely,
/s/
Joanna Zimny

c: CE Supervisors

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH VO 25-19

File ID:	RLH VO 25-19	**Type:**	Resolution LH Vacate Order	**Status:**	Agenda Ready
Version:	3	**Contact Number:**		**In Control:**	City Council
				File Created:	09/25/2025
File Name:	705 Dayton			**Final Action:**	

Title: Appeal of Isaac Garland and Franchesca Vann-Wickstrom to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 705 DAYTON AVENUE. (Public hearing continued to October 15, 2025)

Notes: Walk-in. LH on 9/30/25 at 1:30 p.m. in Room 330 City Hall.
Isaac Garland & Franchesca Vann-Wickstrom
651-867-8487

called re: CPH 11:04 am 10/8/25: MAILBOX FULL - JZ

Agenda Date: 10/15/2025

Sponsors: Bowie

Enactment Date:

Attachments: 705 Dayton Ave.appeal.9-25-25.pdf, 705 Dayton Ave.Photos 4-3-24.pdf, 705 Dayton Ave.Kedrowski email 9-29-25.pdf, 705 Dayton Ave.Photos 6-3-24.pdf, 705 Dayton Ave.Vann-Wickstrom Ltr.10-3-25, 705 Dayton Ave.Zimny email.10-8-25, 705 Dayton Ave.Vann-Wickstrom Ltr.10-10-25

Financials Included?:

Contact Name:

Hearing Date:

Entered by: Racquel.Naylor@ci.stpaul.mn.us

Ord Effective Date:

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	09/30/2025	Referred	City Council	10/08/2025		

Action Text: Referred to the City Council due back on 10/8/2025

Notes: *Layover to LH October 7, 2025 at 11 am (rescheduled due to scheduling error).*

Moermond: we have no staff to handle at 11:00 so we'll continue it one week.

2	Legislative Hearings	10/07/2025	Referred	City Council	10/08/2025		

Action Text: Referred to the City Council due back on 10/8/2025

Notes: *Grant to January 9, 2026 for compliance with orders. Property referred back to Fire C of O program.*

Franchesca Vann Wickstrom, owner, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: this was issued to Theodore Vann who is listed as the owner. A

lot of issues not done after the hearing from last year. Compliance date has passed. We gave a Vacate date of September 25 to have this in compliance. We still have the outstanding issues remaining.
Vann Wickstrom: I apologize I'm not in person. Since I last saw you I was supposed to go get the deed, I had the quit claim deed, I passed the inspections by Richard Kedrowski. I've been in 3 car accidents since I last saw you. My family member came around and stole my car. They still had my keys. I want to apologize again for not being in person, I have all that information to prove to you. July 2024 after I saw you I was hit by a car in my back. We were parked. I was in between the car and a curb. That day was the same day the guy was coming to fix my windows. I lost my job. I was on unemployment. [lists various health issues and hospital visits] Let me back up. When I was supposed to get the other citations checked, I ended up in the hospital and I emailed Mr. Kedrowski. I tried to call him, he didn't respond.

I've been working on programs; they keep putting my on the waiting lists. I've been proactive. I've called House Calls. I have had 3 dumpsters out from House Calls. We hired some young teenage boys to help. We still need more dumpsters. February 1 we were in a car accident on 94. A 16 year old hit us doing 70 mph. We did two 360 degree turns, hit into the cement median. [lists health issues with herself and husband] I got a job September 11 working as a housing coordinator from home, which was perfect. I've been going back and forth with the doctor after the first accident, since what they did didn't work. My husband hasn't worked since July of 2024.

Also, CPS—I'm on my sixth CPS case because my family is trying to cite me against this home. I'm working as hard as I can to repair this home. I've filled out grant money, signed up for government money, all of that. In May I was finally evaluated from the County so I qualify for PCA hours, 3.5 hours a day, 7 days a week, which Isaac is going to do. I have proof of that, a budget a year, right now they're giving me $21,000 for the remainder of the year. Next year it will be $30,000+. So I have income, I'm just waiting on the County to deem me actually disabled.

Little by little. Some of the stuff has been done. The windows, uh, I am actually looking into that. I just got on the Power On program, my niece and her spouse, same thing that happened last time, they moved and transferred all the mail intentionally to their house. They did the same thing again. I've been in and out of the ER, I just had [medical procedure] September 3. I am working. I have the proof to show you. I even had House Calls, when Mr. Kedrowski wrote me up for the mattresses in the yard, but Lauren Lightner Ross emailed him and me and he never responded to that either. I've been reaching out to communicate and let someone know I am trying my hardest. I don't want to lose this home. It has been in my family since the 1960's. I didn't expect to become—my 21-year career as a nurse and CNA –is now over with because of my injury. That's why I'm not in person today. I'm not trying to give a sob story or anything but it's just been—life has been "life-ing". I don't even have my daughter; I'm trying to get the house fixed so my daughter can come home because someone called CPS and said it is a bad environment but I had already taken her back out to her aunt's to stay because I don't want to be selfish. This isn't an environment for her to live in. I can tell you looking at this –the electrical stuff has all been taken care of. My uncle will be doing the walls in the bathroom. He's a certified electrician. He will be helping with the windows. The plumbing in the basement has been fixed. The carpet on the stairs I ripped up right away, that's gone. What needs to be done is the windows, the walls, the doors, and then my ceiling. And the porch. That is what I'm looking into all night long trying to find an affordable—because I am not working right now—and haven't since May. I get a settlement; I have a lawyer. My husband settled months ago, after our car was stolen in November, we didn't get another car until January. We didn't even have that car for a whole week before we got into that accident on the freeway. I've been in 3 car accidents. July 2024, February 1, 2025 and just another one in May 2025 when the guy hit us head on. I have the documentation so you can see everything. Like I said, life has been "life-ing" and I'm trying my hardest. I am trying.

Moermond: can you tell me why you haven't got the property in your name?

Vann Wickstrom: after I saw you guys, the day before Mother's Day, I had the bag in the car with the quit claim deed to the house, I had the paperwork from when I saw you last, from my bankruptcy, on top of that my husband left his check money in there ($3,500). We see on the camera my nephew and his friend broke into my husband's car and stole his stuff. I had to start all over again to do that, get the papers signed. I tried to give the County the copy I had, they told me they needed a wet signature. When all of this happened my niece who wrote the quit claim deed in my name? Doesn't talk to any of us. I've tried to reach out for over a year. I also have paperwork to turn in because they wouldn't take a dry signature on a copy. I tried to call South Carolina where she was based to see if they had a wet signature paper they and they don't. The only one who can help is the judge. I tried to reach out to Benjamin Linker, I think, and have him talk to the judge for me months ago to see if he would do it for

me. I had to have a whole other court date scheduled. So, March 5 I was supposed to get my paperwork renewed as special administrator, I was in the hospital. I talked to Benjamin Linker about what I needed to do and what to turn in. My mobility is messed up. I didn't have health insurance; I lost it in February. Because I'm legally married is why me and my daughter's case had to all be as one through the County. I just got my health insurance back in June. My niece doesn't talk to me, so I have to wait for a court date to talk to a judge. They will not accept a copy.

Moermond: have you petitioned the court?

Vann Wickstrom: I didn't know I could do that.

Moermond: you can request time in front of the judge.

Vann Wickstrom: to be special administrator, yeah. I renewed that paperwork.

Moermond: what are you asking for today?

Vann Wickstrom: if you can give me a time, a little more time. I'm at your leisure I just need to finish calling these programs to help me, or I'll call my lawyer to see if I can get an advance to get these windows fixed. My uncle can fix everything else. He could do the windows but I don't have the funding. He works at Ace Frattalone's on Grand. He can give me a discount on cutting glass but he can't put it in. This is 12 windows.

Moermond: we talked a lot about what has been going on the last year and a half or so. We started this conversation May 7, a year and a half out and we've talked 3 times before we sent to Council and the deadline was September 1, 2024. We're a year past the original deadline. Ms. Martin, no enforcement in a year?

Martin: we've tried to gain entry to see unsuccessfully and there are no permits. Plus, the cyber-attack.

Moermond: that explains the last few months, but not the preceding 10 months.

Vann Wickstrom: the electrical maintenance says to secure the outlet box in the laundry. That was fixed. Remove defective fixture over kitchen sink or he said I could replace the light, I did that. Repair all fixtures throughout the house. Last year, they came and fixed all the bulbs and gave me new bulbs and changed the thermostat for the furnace. It was a program that did it. The electrical is all done. Then some wires hanging out at the top of the stairs—

Moermond: it appears you are saying you have done these things but an inspector hasn't been able to get in to check and no permits were pulled for the work. That does need to be sorted out. I want to get this done, I'm also thinking this isn't an owner-occupied house and really does belong in the Fire Certificate of Occupancy program. You're going to have to have a Responsible Party then, and that is someone who is acting on behalf of the owner. We don't have a clear owner. You have to get that straightened out. It has been more than a year and it hasn't happened. I appreciate you trying to deal with it now and again but I can't call it owner occupied anymore. I understood last time we spoke you were working hard on it but it doesn't make sense anymore.

Vann Wickstrom: yes ma'am. When was our court date last? After I saw you, it was the day before mother's day they came and stole all of that—my gun permit, the money, everything, it was in a bag. My original keys were in there and that's how they came back month's later and stole my car. I have police reports for that. I know what you're saying, it has been more than enough time. I should have been more proactive. Me being sick really isn't an excuse, but I checked out. In the will the house WAS given to me and the will got filed. I am---this is owner occupied. She willed the house to me.

Moermond: I don't see that. I see a disputed title and that you need to get it through probate and get your name attached to the property. I'm not going to look at anything except for literally what Ramsey County recorder's office has as the owner. I'll recommend the Council gives you an extension through January 9, 2026. That's when you have to have these things taken care of. I'll also ask this is referred back to the Fire Certificate of Occupancy program. Get that title straightened out right away. You may need an attorney, or a legally Responsible Party—which, the owner is dead---not sure you'd manage that. Talk to an attorney is the best advice I can give.

2	City Council	10/08/2025	Continue Public Hearing	City Council	10/15/2025

Action Text: Public hearing continued to October 15, 2025

Text of Legislative File RLH VO 25-19

Appeal of Isaac Garland and Franchesca Vann-Wickstrom to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 705 DAYTON AVENUE. (Public hearing continued to October 15, 2025)

AMENDED 10/8/25

WHEREAS, in the matter of the Appeal of Isaac Garland and Franchesca Vann-Wickstrom to a Notice of Condemnation as Unfit for Human Habitation and Order to Vacate at 705 DAYTON AVENUE, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant; and

WHEREAS, the Legislative Hearing Officer's recommendation is that the City Council deny the appeal and grant an extension to January 9, 2025 for compliance, noting that the property is being referred back to the Fire Certificate of Occupancy Program ~~forthcoming~~; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

RLH VO 25-19

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
SEP 25 2025
CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- [X] **$25 filing fee** (non-refundable) **(payable to the City of Saint Paul) (if cash: receipt number** 957220 **)**
- [X] **Copy of the City-issued orders/letter being appealed & any attachments you may wish to include**
- [X] Walk In [ ] Mail [ ] Email

Appeal taken by: Racquel

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, September 30, 2025
Location of Hearing:

- [ ] **Telephone:** *you will be called between* _____ & _____
- [X] **In person** *(Room 330 City Hall)* **at:** 1:30 p.m.
  (required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 705 Dayton City: St paul State: MN Zip: 55104

Isaac Garland & vann-wickstrom ayanod

Appellant/Applicant: franchesca Email franchescavann

Phone Numbers: Business 651-867 8487 Residence _____ Cell _____

Signature: franchesca vannwickstrom (ig) Date: 9-25-25

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Residence _____ Cell _____

What is being appealed and Why? Attachments Are Acceptable

- [X] **Vacate Order/Condemnation/ Revocation of Fire C of O** more time and to keep the house
- [ ] **Summary/Vehicle Abatement**
- [ ] **Fire C of O Deficiency List/Correction**
- [ ] **Code Enforcement Correction Notice**
- [ ] **Vacant Building Registration**
- [ ] **Other** (Fence Variance, Code Compliance, etc.)

Revised 8/17/2023

SAINT PAUL
SAFETY & INSPECTIONS

Department of Safety and Inspections (DSI)
Angie Wiese, PE (MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
St. Paul, Minnesota 55101-1806
Phone: 651-266-8989 Fax: 651-266-8951
Visit our website at www.stpaul.gov/dsi

Date: September 18, 2025

NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION & ORDER TO VACATE

Theodora C. Vann

705 Dayton Ave

St. Paul MN 55104-6634

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premise at 705 Dayton Ave is "Unfit for Human Habitation". In Accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on September 18, 2025, and ordered vacated no later than September 25, 2025.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, *Vacation of Structure or Unit:*

"Any dwelling unit, structure or portion thereof which has been condemned or placarded as unfit for occupancy shall be vacated within the time set forth in the placard and/or order. No person shall occupy or let for occupancy any structure which is condemned."

THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL, DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE ENFORCEMENT.

Principle Violations: These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. SPLC 34.09. - **WINDOWS:** Repair and maintain the window in good condition including the glass, sash, frame, and screens. Windows shall be without cracks or holes, sashes shall be in sound conditions, the window shall be easily opened and maintain the open position. All screens shall be maintained in a professional state of maintenance and repair.

   PLEASE REPAIR ALL BROKEN WINDOWS AND REMOVE THE BOARDS FROM THE WINDOWS AS NEEDED THROUGHOUT THE HOUSE. THANK YOU.

2. SPLC 34.10. - **WALLS:** All walls must be maintained in a sound condition and in a professional state of maintenance and repair.

   PLEASE REPAIR THE DAMAGED WALL TILES IN THE SECOND FLOOR BATHROOM AND REPAIR WALLS AS NEEDED THROUGHOUT THE HOUSE. THANK YOU.

3. SPLC 33.03. - **PLUMBING:** Repair or replace and maintain all parts of the plumbing system to an operational condition. Permits may be required.

   REPAIR OR REPLACE OPEN FACED DRAIN IN THE BASEMENT AS NEEDED.

   THERE IS NO PERMIT FOR THE PEX PLUMBING AND DRAIN REPAIRS THROUGHOUT THE PROPERTY. PLEASE HAVE A PLUMBER MAKE NECESSARY REPAIRS AS NEEDED. THANK YOU.

4. SPLC 34.10. - **FLOORS:** All floors must be maintained in a sound condition and in a professional state of maintenance and repair.

   PLEASE REMOVE, REPAIR, OR REPLACE THE DEFECTIVE CARPETING ON THE STAIRWAY TO THE SECOND FLOOR. THANK YOU.

5. SPLC 34.09. - **DOOR(S):** All doors and its hardware shall be in sound condition and fit within its frame. Doors shall be maintained in a professional state of maintenance and repair. Repair or replace the damaged door, hardware, or frame.

   PLEASE REPAIR OR REPLACE THE DAMAGED DOORS AT THE FRONT ENTRY, SECOND FLOOR REAR BEDROOM AND THE REAR STORM DOOR. THANK YOU.

6. SPLC 34.09. - **DECK/STAIRWAY:** Repair or replace the unsafe stairways, porch, decks, guardrails, and handrail in a professional state of maintenance and repair. This work may require a permit(s). Call DSI at (651) 266-9090.

   PLEASE REPAIR THE DETERIORATED DECK BOARDS ON THE FRONT PORCH AND THE CRACKED STAIR TREAD ON THE FRONT PORCH STAIRS. THANK YOU.

7. SPLC 34.10. - **CEILINGS:** All ceilings must be maintained in a sound condition and in a professional state of maintenance and repair.

   PLEASE REPAIR THE WATER DAMAGED CEILING IN THE LIVING ROOM. THANK YOU.

8. SPLC 45.03.10. – **ELECTRICAL MAINTENANCE:** Remove unapproved exposed wiring and repair or replace damaged electrical fixtures. Install in accordance with the electrical code. This work requires a permit. Call DSI at (651) 266-9090.

   PLEASE SECURE THE OUTLET BOX IN THE LAUNDRY AREA.

   REMOVE DEFECTIVE LIGHT FIXTURE OVER THE KITCHEN SINK, AND REPAIR ALL FIXTURES THROUGHOUT THE HOUSE AS NEEDED. THANK YOU.

Authorization to reoccupy this/these dwelling unit (s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment, or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

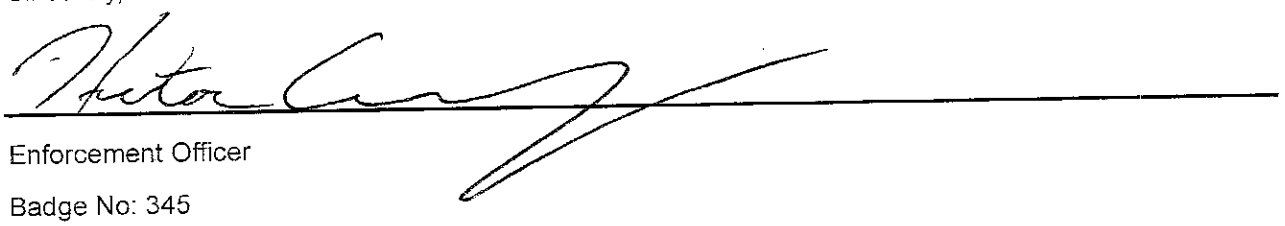
You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8585.

Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

If you have any questions concerning this matter, please contact Inspector Hector Caballero, at (651) 266-9158. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.

Sincerely,



Enforcement Officer

Badge No: 345

Cc: Posted to ENS

Date:	**April 03, 2024**	**HP District:**	**HPC: Historic**
File #:	**24 - 024737**	**Property Name:**	**Edward Randall House**
Folder Name:	**705 DAYTON AVE**	**Survey Info:**	**RA-SPC-0960**
PIN:	**022823110041**		

Date:	**April 03, 2024**	**HP District:**	**HPC: Historic**
File #:	**24 - 024737**	**Property Name:**	**Edward Randall House**
Folder Name:	**705 DAYTON AVE**	**Survey Info:**	**RA-SPC-0960**
PIN:	**022823110041**		

Date:	**April 03, 2024**	**HP District:**	**HPC: Historic**
File #:	**24 - 024737**	**Property Name:**	**Edward Randall House**
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PIN:	**022823110041**		

Date:	**April 03, 2024**	**HP District:**	**HPC: Historic**
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PIN:	**022823110041**		

Date:	**April 03, 2024**	**HP District:**	**HPC: Historic**
File #:	**24 - 024737**	**Property Name:**	**Edward Randall House**
Folder Name:	**705 DAYTON AVE**	**Survey Info:**	**RA-SPC-0960**
PIN:	**022823110041**		

Mai Vang

From: Richard Kedrowski
Sent: Monday, September 29, 2025 1:50 PM
To: Mai Vang
Cc: Lisa Martin; Marcia Moermond; Joanna Zimny; Hector Caballero
Subject: Re: 705 Dayton Ave

Good afternoon Mai,

I have 40 photos from June 3, 2024 of this property for the last time that Francesca was before your court. Nothing has changed except for the few safety items that were completed to get this house out of the vacant buildings program. If those photos are not in the file, please let me know and I will find a way to get them over to you.

No permits were pulled for the remaining work, which included plumbing and electrical work and an open drain in the basement floor. None of the windows were fixed on the east side of the house. I have been sending excessive consumption fees almost every two weeks and trying to make contact with Francesca since she defaulted on her court agreement to have the repairs completed. The fees only halted when our software went down.

I brought this to Steve Magner and asked him how he thought we should proceed and his recommendation was that we should re-condemn the property for failure to complete the repairs.

Please let me know what you need from me and I will get it to you before the hearing tomorrow.

Thanks,
Dick

Sent from my iPhone

> On Sep 29, 2025, at 11:23 AM, Hector Caballero <Hector.Caballero@ci.stpaul.mn.us> wrote:
>
> Hi Mai,
>
> These are what I had taken. Richard will be sending you his photos as well.
>
> Thanks,
>
> [Logo Description automatically generated]<https://www.stpaul.gov/>
> Hector M. Caballero Jr.
> Pronouns: he/him/his
> DSI Inspector II
> Department of Safety & Inspections (DSI)
> 375 Jackson Street, Suite 220
> Saint Paul, MN 55101
> Hours: 6;30 A.M-3:00 P.M
> P: 651-266-9158
> Hector.Caballero@ci.stpaul.mn.us<mailto:Hector.Caballero@ci.stpaul.mn.
> us> [signature_536212917]<http://www.stpaul.gov/mfb>
> [signature_642252292]<http://www.stpaul.gov/myt>
> [signature_538268036]<http://www.stpaul.gov/mtw>

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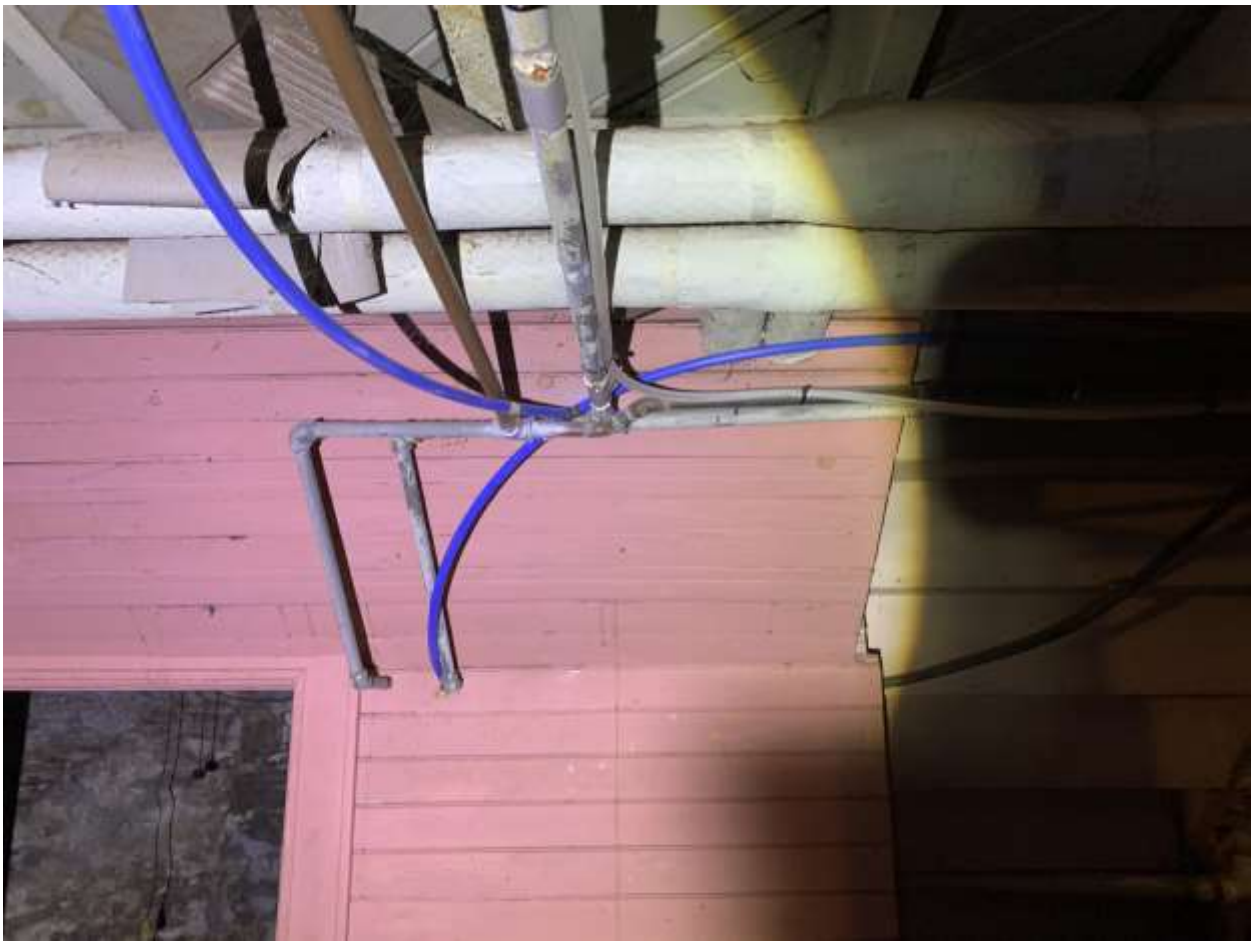

Rheem
PROFESSIONAL

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

October 3, 2025

Franchesca Vann-Wickstrom
705 Dayton Ave
St. Paul, MN 55104

VIA EMAIL: franchescavann@yahoo.com

Re: Appeal for property at 705 Dayton Avenue

Franchesca Vann-Wickstrom:

This is to confirm that this matter was rescheduled to Legislative Hearing on **Tuesday, October 7, 2025 at 11 am in room 330 City Hall/Court House.**

If you have any questions please contact our office at 651-266-8585.

Sincerely,

/s/
Joanna Zimny
Legislative Hearing Executive Assistant

c:
CE Supervisors
Hector Caballero – Department of Safety & Inspections, Code Enforcement

From:	*CI-StPaul_LegislativeHearings
To:	franchescavann@yahoo.com
Bcc:	Mai Vang
Subject:	705 Dayton Council Public Hearing
Date:	Wednesday, October 8, 2025 11:07:00 AM
Attachments:	image001.png
Importance:	High

Good morning Franchesca,

I just tried calling you but was unable to leave a Voicemail as your mailbox was full; your item is on the Council Public Hearing today and I was calling to see if you were going to contest yesterday's recommendation. The Hearing Officer is out sick so if you *ARE* contesting, we will need to continue the Council Public Hearing to next week. If you *aren't* then it isn't a problem and the Council will proceed today without any discussion for the January 6 deadline as discussed yesterday.

Please confirm either way, either by phone or email at 651-266-8585.

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

October 10, 2025

Franchesca Vann-Wickstrom
705 Dayton Ave
St. Paul, MN 55104

VIA EMAIL: franchescavann@yahoo.com

Re: Appeal for property at 705 Dayton Avenue

Franchesca Vann-Wickstrom:

Per my email and attempted phone call on October 8, this is to confirm that the October 8 City Council meeting the City Council continued this Public Hearing to Wednesday, October 15, 2025. The Legislative Hearing officer's recommendation is that the City Council **grant to January 9, 2026 for compliance with orders or property must be vacated.** The property will be referred back to Fire Certificate of Occupancy program.

This matter will go before the City Council at Public Hearing on **Wednesday, October 15, 2025 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*).

If you don't wish to contest then no further action is needed and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions please contact our office at 651-266-8585.

Sincerely,

/s/
Joanna Zimny
Legislative Hearing Executive Assistant

c:
CE Supervisors
Hector Caballero – Department of Safety & Inspections, Code Enforcement

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH TA 25-275

File ID: RLH TA 25-275 **Type:** Resolution LH Tax Assessment Appeal **Status:** Agenda Ready

Version: 2 **Contact Number:** **In Control:** City Council

File Created: 06/09/2025

File Name: 1762 Englewood Avenue **Final Action:**

Title: Ratifying the Appealed Special Tax Assessment for property at 1762 ENGLEWOOD AVENUE. (File No. VB2510A, Assessment No. 258833) (Public hearing continued to August 27, 2025)

Notes: Mike Mortimer: 651-208-5529

Brad Eggen
Beggenlaw@goldengate.net
612-630-3227

Agenda Date: 10/15/2025

Sponsors: Privratsky **Enactment Date:**

Attachments: 1762 Englewood Ave.Reg Notice 11-27-24.pdf, 1762 Englewood Ave.Warning Ltr 12-27-24.pdf, 1762 Englewood Ave.Mortimer Ltr.6-12-25, 1762 Englewood WP 7-11-25, 1762 Englewood Ave.Zimny Eggen email chain.7-14-25 **Financials Included?:**

Contact Name: **Hearing Date:**

Entered by: mai.vang@ci.stpaul.mn.us **Ord Effective Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	06/10/2025	Laid Over	Legislative Hearings	07/08/2025		

Action Text: Laid Over to the Legislative Hearings due back on 7/8/2025

Notes: *Layover to July 8, 2025 10 am for review of work plan. Recommendation forthcoming.*

Mike Mortimer, owner, appeared via phone
Lana Ferguson, wife, appeared via phone

[Moermond gives background of appeals process]

Staff report by Supervisor James Hoffman: Opened as a Category 1 Fire due to fire damage. Outstanding Vacant Building fee from December 27, 2024 through December 27, 2025. Renewal letter November 27 and warning letter December 27. Changed to a Category 2 due to work being done. History of orders on the property. Three Summary Abatement Orders written. All done by owner. February 21, 2025 most recent orders for garbage, also done by owner.

Mortimer: I never had an inspector come out from the City. I've had building inspectors. Clint is the guy's name. Clint Zane has come out and seen what we've done and okayed it. Another inspector is from the area and stopped in many times. I'm not working with anyone—no one ever calls or comes out to see---I'm sure they just drive by.

Lana Ferguson: they're talking about garbage complaints.

Mortimer: this last winter we hauled a bunch of stuff out. I have no idea what the City is trying to do. Matt Dornfeld used to come out.

Moermond: he was out last week.

Mortimer: he was? Why don't they ever call and tell me they are going to be there?

Moermond: they can see what they need to from the exterior. We've been dealing with this for several years. I really want you to get this rehab done. You said you're getting close, what does that look like?

Mortimer: finishing countertops and sinks and that stuff. Trying to finish floors. It is painted and I have one fire door left to do downstairs. New stairway, new entry on back. I removed a big pile of dirt from underneath the crawl space. Four new furnaces that---

Moermond: you have a rough in inspection done on mechanical, warm air, plumbing and electric. None have been finaled. I hear your contractors are done with the work but they need to get the inspectors out to final those permits. Apollo Heating. Christopher Brunsumon. That would be great to get those finaled. Then you have some building items left. It is June and those permits were pulled in March of 2024. They're getting old.

Mortimer: we're getting wrapped up. Countertops done so we can finish the plumbing. It is hard. We run into stuff all the time to fix. No one has come from your department at all to see what's going onside.

Moermond: to be clear, it isn't my department. Mr. Hoffman, can you speak to the Vacant Building items?

Hoffman: Matt has been out once a month since the start of the year. He's there to check on progress on the rehab and check to make sure its secure and there's no trash or long grass. His purpose isn't to do with the rehab side. He's looking at property maintenance and whether or not it is secure of vacant when he should be.

Mortimer: a judge said to me at court what is taking you so long to do this job? I said Ma'am they won't give me the permit to do the work. Then she said get him a permit. Then I got one a month and half later. Then the plumber called and said they won't give me a permit. Then the heating guy---I told him to go back to the court---

Moermond: that would be me.

Mortimer: then that person told them to get these people a permit. Then they got permits to do the work.

Moermond: I believe the problem was they were trying to pull permits online but in this situation they have to be done in person. What I want to see happen is to get you done with this thing. You have $5,000 hanging over your head. You're arguing that Vacant Building inspectors haven't talked with you. Department of Safety & Inspections is saying they don't do that for Vacant Buildings. They'll visit the exterior and make sure it is secure and things are maintained and then leave. I'm hearing you want to see the Vacant Building fee decreased or deleted due to lack of services?

Mortimer: doors have been locked for years. They didn't check any doors. The basement door had been kicked in the other day and I fixed that.

Moermond: I'd like a plan of when you'll get out of the Vacant Building program and when permits will be finaled. I need something to hang my hat on that to look at possibly decreasing or prorating your fee.

Mortimer: about a year ago I started having health problems (lists cardiac concerns/procedures). It has set me back quite a bit. That's been going on for 2 years. I'm lucky to be alive.

Lana Ferguson: he's having problems from his heart operation. He isn't recovering as quickly as they thought.

Moermond: I appreciate the background, but I don't need details on the record. I want to protect your medical privacy. I'm really hoping your contractors can complete their work. I understand your health is impeding some of the work. In the records I have a company called Dotson LLP doing your building work. Reaching out to them would be helpful. That permit was from February 2023. The contractor should be getting that permit finaled; it is more than 2 years old. You need to call to get those people out. I hear you doing the work yourself, that may not be viable anymore. Consider all your options. I'd like to give you a chance to share your plans, but I'm looking for a way out of this for you go. This isn't getting easier; it is getting harder each year. This is losing money for you the longer it takes you. You aren't benefiting from bringing in rent or living there. Getting this off your plate, off our plate, is the best for everyone. Please take some time to put a plan together for getting done and share it so we can craft a solution on this one. Share a plan with Joanna Zimny to update us and we can have another conversation.

Mortimer: anything works for me. The taxes have been paid.

Moermond: I know, you're paying those fees and taxes but not getting any money out of the property. No income.

Mortimer: that's due to my health.

Moermond: if we go a month out, does that still work? July 8th.

Mortimer: yes.

Lana Ferguson: I was wondering about the Vacant Building guy who has been out and reported back to you? If you have a building under construction you have waste going somewhere. We pick it up all the time. If it has been reported it isn't unkempt we just have more to take to the dump.

Moermond: I understand.

Mortimer: I haul it just about every day. Clint Zane is the best inspector you have got and looked over the foundation and floor joists and walls we've built.

Moermond: I appreciate that and I have access to his notes. I want to see that plan.

1	Legislative Hearings	07/08/2025	Referred	City Council	07/16/2025

Action Text: Referred to the City Council due back on 7/16/2025

Notes: *Recommendation forthcoming pending review of PO work plan.*

Update 7/14: continue CPH to 8/13 and recommend reduction from $5,077 to $2,539 if CC certificate is issued by 8/13 (per LHO).

Mike & Lana Mortimer, owners, appeared via phone
Brad Eggen, attorney, appeared via phone

Moermond: when we last spoke June 10th it was clear that we needed a plan, and follow up communication indicating that. I wanted an end game on how that will be done. We haven't received anything.

Eggen: I've been playing catch up on this issue. I know the Court is fatigued with this. There was a significant health setback. Mike got back out of the hospital a week ago. He's 80 years old. When we spoke yesterday I said I will try to connect with the inspector's office. Mike is impressed with Clint Zane, I wasn't successful reaching him. I also spoke with Matt Dornfeld, I could argue this doesn't fit the description of a Vacant Building and I don't know how productive it would be. Matt was very professional but couldn't discuss because it is in the hands of the Legislative Hearing officer. I was able to get Mike to go out yesterday and he's reported back that the plumbing is ready to go, ready to be done in a week. Electrical is adding fixtures, a one-day project. Heating is done and had a meeting with Xcel to make sure the meter is reading but they never showed. I also got some cooperation from

Mai Vang to get a copy of the file, she was helpful but almost all of it was from 2018 which is nearly 3 years prior to the fire.

I'd hoped the work plan would be filed but with Mike's health. We're wondering what a realistic time frame to get meaningful information in your hands. Mike would tell you by early August it should be done. Lana may say that's overly optimistic.

Moermond: I don't know how I could have been clearer about the expectation. The letter from my office says I needed that plan, not we'd be discussing it today. If Mr. Mortimer needs to hire a contractor then that's what should be done, because it is costing more in Vacant Building fees and attorney's costs. Regarding it being a Vacant Building the Council voted on that already and said it was, I can't engage in that. I need a solid plan and need to be done with this.

The City just did a Building Deficiency inspection on July 1. I don't see any follow up on that yet. Typically, they will send a letter in a couple of weeks so you'd be staring down something even more serious. This needs to get done. You don't want to be involved in a nuisance abatement procedure. That's looking at demo. We don't want to do that. You got to get it done because they're raising the stakes on this. Hire someone, time is of the essence. If it is done it short-circuits the whole conversation. I'm disappointed I don't have a plan in front of me now. The request was for a record of all the appeals associated with the property, which is a very large pile. That is what was sent. All that is in front of us today is the Vacant Building fee assessment. Hopefully we can get it pro-rated. We're kind of in a bind with you coming forward with an end-game. A verbal report isn't going to cut it. An actual plan. A simple worksheet was sent a month ago. When can you have it to me? I'm looking for it in a couple days.

Eggen: I will work with them to get something there as quickly as possible. It should be a matter of documentation.

Moermond: your Council Public Hearing is July 16, and I was hoping for a work plan IN MY HANDS and ask them to continue it a couple weeks to hopefully prorate it. I don't have that. We've been running into the same issues for years. You need to expedite it is worth the money at this point.

Eggen: I will work hard with Mike and try to get a document to you by the end of this week.

Moermond: every month that passes makes it harder for me to prorate. I look forward to getting that information from you.

2	City Council	07/16/2025	Continue Public Hearing	City Council	08/13/2025
	Action Text:	Public hearing continued to August 13, 2025			
2	City Council	08/13/2025	Continue Public Hearing	City Council	08/27/2025
	Action Text:	Public hearing continued to August 27, 2025			
2	City Council	08/27/2025	Continue Public Hearing	City Council	09/17/2025
	Action Text:	Public hearing continued to September 17, 2025			
2	City Council	09/17/2025	Continue Public Hearing	City Council	10/15/2025
	Action Text:	Public hearing continued to October 15, 2025			

Text of Legislative File RLH TA 25-275

Ratifying the Appealed Special Tax Assessment for property at 1762 ENGLEWOOD AVENUE. (File No. VB2510A, Assessment No. 258833) (Public hearing continued to August 27, 2025)

WHEREAS, the Office of Financial Services Assessment Section has attached to this Council File both a report of completion outlining the costs and fees associated with Collection of Vacant Building Registration fees billed during September 5 to December 20, 2024. (File No. VB2510A, Assessment No. 258833) and the assessment roll including all properties for which these assessments are proposed for Council ratification; and

WHEREAS, the City Council's Legislative Hearing Officer has reviewed an appeal of this assessment and developed a recommendation for the City Council with respect to this assessment; and

WHEREAS, a public hearing having been conducted for the above improvement, and said assessment having been further considered by the Council and having been considered financially satisfactory; Now, Therefore, Be It

RESOLVED, that pursuant to Chapter 14 of the Saint Paul City Charter, said assessment is hereby forthcoming.

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

November 27, 2024

Michael T Mortimer/Lana Haston
Po Box 270094
St Paul MN 55127-0094

Customer #:1860745
Bill #: 1916757

VACANT BUILDING REGISTRATION RENEWAL NOTICE

Dear Sir or Madam:

As the owner or responsible person for the property located at
1762 ENGLEWOOD AVE
you are required by law to register this building with the Department of Safety and Inspections on the form provided with this letter and to pay the annual Vacant Building registration fee of $4,918.00 . The purpose of this fee is to provide partial reimbursement to the City for administrative costs. This fee is due annually as required in Saint Paul Legislative Code Chapter 43.

The renewal due date for this building is December 27, 2024 . The annual registration fee and the enclosed registration form for this building is due on the renewal date. If you pay by mail, please fill in the enclosed registration form and return it with your payment.

If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

You may pay this registration fee online by going to online.stpaul.gov and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can found on this letter.
If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Do Not Mail Cash

You may file an appeal to this fee (unless the fee has been previously appealed) or registration requirements by contacting the City Clerk's Office at (651) 266-8688. Any appeal must be made within ten (10) days of the date of this notice.

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All catergory 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

Category 3: All requirements listed for Category 2 vacant buildings, AND obtain a Certificate of Occupancy OR Certificate of Code Compliance prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

You must contact the Enforcement officer , Matt Dornfeld, at 651-266-1902 to find out what must be done before this building can be legally reoccupied.

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Matt Dornfeld, at 651-266-1902.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form
SM: md
vb_registration_renewal_notice 11/14

DEPARTMENT OF SAFETY AND INSPECTIONS
Steve Magner, Manager of Code Enforcement

CITY OF SAINT PAUL

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-1919
www.stpaul.gov/dsi

December 27, 2024

Michael T Mortimer/Lana Haston
Po Box 270094
St Paul MN 55127-0094

Customer #: 1860745
Bill #: 1916757

VACANT BUILDING REGISTRATION FEE
WARNING LETTER

The Saint Paul City Council has adopted legislation which requires owners of vacant buildings to pay an annual fee and submit a registration plan on the form(s) enclosed with this letter. The annual fee is $4,918.00. The purpose of this fee is to partially reimburse the City for administrative costs for registering and processing the Vacant Building Owner Registration forms and for the cost of monitoring these properties for compliance with Saint Paul Legislative Codes.

The fee for the vacant building located at 1762 ENGLEWOOD AVE is now past due. You have fifteen (15) days from the date of this letter to pay this bill before this fee is sent to assessment, to be collected with your property taxes.

DO NOT MAIL CASH

Saint Paul Legislative Code, Chapter 43, requires this fee be paid no later than thirty (30) days after the building becomes vacant, and if not paid, the owner shall be subject to collections and prosecution as prescribed in the Legislative Code. Also, if at any time the registration fee is unpaid and owing, building permits will be denied for this building.

The full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.

The owner(s) still will be subject to a criminal Summons and Complaint for failure to pay this vacant building registration fee. This citation will necessitate a court appearance in Ramsey County District Court and the owner(s) will be subject to penalties provided for by law. The enclosed registration form must accompany the fee payment.

You may pay this registration fee online by going to online.stpaul.gov and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.

Category 2: Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

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If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

If you have questions about this registration fee or other vacant building requirements, please contact the Enforcement Officer, Matt Dornfeld, at 651-266-1902.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

You may file an appeal to this fee or registration requirements, unless the fee was previously appealed, by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

Steve Magner
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information
Vacant Building Registration Form
SM: md
vb_warning_letter 2/15

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 12, 2025

Michael Mortimer
PO Box 270094
St. Paul, MN 55127

VIA MAIL

Re: Appealed tax assessment for property at 1762 ENGLEWOOD AVENUE. (File No. VB2510, Assessment No. 258810)

Dear Mr. Mortimer,

This letter is to confirm that at the Tuesday, June 10th, Legislative Hearing for your appealed tax assessment Legislative Hearing Officer Marcia Moermond recommended continuing the matter to Tuesday, July 8, 2025 via phone between 10 am and 12 pm for discussion and review of your proposed work plan.

Included is a blank plan and a sample (note: this is for a Category 3 Vacant Building so may be more detailed than yours needs to be). It can be returned to our office at 15 W Kellogg Blvd, room 310, or emailed to me at joanna.zimny@ci.stpaul.mn.us. Please contact our office with questions at 651-266-8585.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant

Encl: blank work plan
Sample work plan

WORK PLAN - BREAKDOWN COST OF REHABILATION

(To be done in accordance with the Code Compliance Inspection Report) Address: 1762 Englewood Avenue, St. Paul

WEEK OF	TASKS	CONTRACTOR	Supplies/Materials on hand (if any)	Needed Sunnlies/Materials	Owner/Developer Labor	Value of Cost
7/15/2025	Electric: Installation of fixtures	Chris Electric	(all previously provided)	(all previously provided)	reviewed by owner Mortimer	all previously paid
7/15/2025	Heating: dust removal & cleanup, activation of gas meters w/ Excel install	Apollo Heating	(all previously provided, except Excel meters)	Excel meters - scheduled previously but Excel did not make the appointment	reviewed by owner Mortimer	fully paid already
7/15/2025	General labor work: Install and place floors in bathrooms, install drop-in sinks and countertops, and install vanity, set cabinets	general laborers under Mortimer's supervision	(all currently at the site)	(all currently available)	reviewed by owner Mortimer	approximately $1,000
7/30/2025*	Plumbing: (after completion of general labor work), kitchen sink installation, air tests; hook up water lines, activate water	Focus Plumbing Services	(all previously provided)	(all previously provided)	reviewed by owner Mortimer	approximately $7,250 owed for prior and remaining work
.						
			..			
				.		

* The plumbing contractor, Focus Plumbing Services, LLC, has advised that a "buffer time period should be considered in the event that the general labor work itemized above is not timely as expected; this general labor work to be completed the week of 7/14/2025.

Total Project Cost: (approx.) $ 8,250

Note: (Code Enforcement Officers estimate the cost to repair this structure is $ to $

From: *CI-StPaul_LegislativeHearings
To: Brad C. Eggen
Cc: *CI-StPaul_LegislativeHearings
Subject: RE: 1762 Englewood Ave.Mortimer Ltr.6-12-25
Date: Monday, July 14, 2025 12:33:42 PM
Attachments: image001.png
image003.png
Importance: High

Mr. Eggen,

At the Council Public Hearing Wednesday (7/16), she will ask the Council to continue the matter to Council Public Hearing Wednesday, August 13, 2025 at 3:30 pm. If the project is completed by that time and has recidved its Code Compliance certificate, she will recommend a reduction of the assessment by half ($5,077 to $2,539), otherwise the recommendation will be to approve in full.

No need to attend this Wednesday, I will send information on how to testify on 8/13 in my follow up letter should you wish too.

Can you relay this to Mr. Mortimer? I will send a formal follow up letter out, but I doubt he will receive it by Wednesday.

Thank you!
Joanna

SAINT PAUL MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: *CI-StPaul_LegislativeHearings
Sent: Friday, July 11, 2025 11:34 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>; 'Brad C. Eggen' <beggenlaw@goldengate.net>
Cc: Clint Zane <Clint.Zane@ci.stpaul.mn.us>
Subject: RE: 1762 Englewood Ave.Mortimer Ltr.6-12-25

Also, while i haven't heard specifically back, I do want to note that none of the outstanding permit issues are addressed in that work plan. Here is the current permit standing as of today:

	10/02/2017	17 193713	Open	RE - Real Estate Assessments	Owner Michael T Mortimer/Lana C Haston
1762 Englewood Ave					
	06/30/2025	25 046239	Open	CS - CSO Complaint - Permit - Complaint	work being done without permits
	02/21/2025	25 012987	Resolved	CS - CSO Complaint - Garbage Rubbish - Complaint	Shelf along the alley.
	09/05/2024	24 074428	Approved for Perm Water	WA - SPRWS Plumbing Permit - Existing Building - Inside - Add / Repair /Relocate/ Replace	Contractor Mark Esparolini Focus Plumbing Service LLC - Meter Reset after fire
	08/29/2024	24 072886	Inspected	E - Electrical Permit - Service & Circuits - Residential Repair/Alter	Contractor Mr. CHRISTOPHER BRUNSOMAN Chris Electric Inc - REWIRE GUTTED 4PLEX, EXISTING SERVICES (5) TO REMAIN.
	04/30/2024	24 032602	Inspected	PG - Plumbing/Gasfitting/Inside Water Piping - Plumbing/Inside Water (All) - Commercial Replace	Contractor Mark Esparolini Focus Plumbing Service LLC - 4 UNIT REMODEL
	03/08/2024	24 018259	Inspected	W - Warm Air, Ventilation & General Sheet - Warm Air Only - Residential Replace	Contractor Apollo Heating And Ventilating - 03.08.2024 - ATTACHMENTS FORWARD TO INSPECTOR. LV UNIT 1, 2, 3 AND 4 - REPLACE 4 FURNACES 96.5%
	03/08/2024	24 018258	Inspected	M - Mechanical Permit - Gas - Residential Replace	Contractor Apollo Heating And Ventilating - UNIT 1, 2, 3 AND 4 - PROVIDE MAIN GAS LINE FOR FURNACE FROM GAS METER. GAS FURNACES X4. REPLACING 4 FURNACES IN A DUPLEX.
	08/01/2023	23 068160	Finaled	RW - PW Right of Way Permit - Excavation - Utility	Contractor Susan Blue Centurylink (Lumen) - BORE 55' CNDT & CB / FIBER WS WHEELER BET ENGLEWOOD & MINNEHAHA; AND PL 1 HH & 1 CAB; 20' ROAVING SIDEWALK CLOSURE 120' PARKING LANE CLOSURE WS WHEELER BET ENGLEWOOD & MINNEHAHA CITY PLAN 22-781 APPROVED: 10/25/2022 Utility PROJ: N.916059-3-B (4 of 5) GSOC TKT: ? LOCATES REQUIRED TO DIG/POTHOLE [If no GSOC TKT provided] GOOD FOR: 2 DAYS OF WORK 07/24/23 - 08/24/23 M-F 9-3 REQUESTED BY: ERIK SANDOZ PHONE: 320-248-9698 Utility DESIGNER: Lee Sexton PHONE: 612-798-7705 CONTRACTOR: TelCom Construction, LLC FACILITY OWNER: CenturyLINK
	05/05/2023	23 036486	Resolved	CS - CSO Complaint - Garbage Rubbish - Complaint	garbage piled up by the fence and fence is falling down
	02/02/2023	22 120576	Inspected	B - Building Permit - Residential (Multi-Fam) - Repair	Contractor Dotson Llp - REMOVE FIRE DAMAGED ROOFING STRUCTURE. REPLACE WITH TRUSSES AND REROOF WHOLE STRUCTURE, INSTALL NEW INSULATION, PLUMBING, ELEC, HEATING AND COOLING SYSTEMS. FINISH INSIDE STRUCTURE - ENLARGE EXISTING APT

I do see at first glance they are the same contractors, but none of these inspections have gone beyond rough in and the last time anyone was out for many was last fall. Permits also expire within a year, tpuically. Mike or yourself may want to Confirm with Clint Zane what's going on; especially since there's that recent complaint about work being done without permits (not sure what that is about). He's copied here, but I know Mike has been speaking with him from the hearing it sounds like.

Thanks,
Joanna

SAINT PAUL MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: *CI-StPaul_LegislativeHearings
Sent: Friday, July 11, 2025 11:25 AM
To: 'Brad C. Eggen' <beggenlaw@goldengate.net>
Cc: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: RE: 1762 Englewood Ave.Mortimer Ltr.6-12-25

Received, thank you. I have sent to staff for review and will send you the LHO recommendation as soon as I hear something.

Have a good weekend,

Joanna

From: Brad C. Eggen <beggenlaw@goldengate.net>
Sent: Friday, July 11, 2025 11:00 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: Re: 1762 Englewood Ave.Mortimer Ltr.6-12-25

Joanna,

Would you please be so kind as to forward this email and document to the Legislative Hearing Officer?

Ms. Moermond:

Attached is my client Mike Mortimer's Work Plan Breakdown Cost of Rehabilitation as discussed at the teleconference this Tuesday.

Thank you for your patience. This was completed following in person meetings with the involved contractors and Mr. Mortimer. Please contact me personally with any questions or concerns.

Respectfully submitted,

Brad C. Eggen
Law Office of Brad C. Eggen
330 S Second Avenue, Ste. 350
Minneapolis, MN 55401
Tel No.: (612)630-3227
Fax No.: (612)-630-3207

This email message is for the sole use of the intended recipient(s) and may contain private, confidential, and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please immediately notify the sender by return email and destroy all copies of the message. Receipt of this email message by anyone other than the intended recipient(s) is not a waiver of any attorney-client or work product privilege.

On 2025-07-03 12:20, *CI-StPaul_LegislativeHearings wrote:

> Mr. Eggen,
>
> This is what was sent to Mr. Mortimer, see attached.
>
> Joanna
>
> SAINT PAUL
> MINNESOTA
>
> **Joanna Zimny**
> Legislative Hearing Executive Assistant
> Legislative Hearing Office
> Pronouns: she/her/hers
> Saint Paul City Hall
> Suite 310
> 15 W. Kellogg Blvd.
> Saint Paul, MN 55102
> P: 651-266-8585
> joanna.zimny@ci.stpaul.mn.us
> www.StPaul.gov
> Please consider the environment before printing this email

City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH SAO 25-55

File ID: RLH SAO 25-55 **Type:** Resolution LH Summary Abatement Order **Status:** Agenda Ready

Version: 2 **Contact Number:** **In Control:** City Council

File Created: 09/16/2025

File Name: 2016 Fremont **Final Action:**

Title: Appeal of Mark Puchala II to a Summary Abatement Order and Vehicle Abatement Order at 2016 FREMONT AVENUE. (Public hearing continued to October 15, 2025)

Notes: Walk-in. LH teleconference on Tuesday, September 30, 2025 between 11:00 a.m. and 1:00 p.m. Call 651-367-9296.
Email sent to inspector, appellant copied.
MarkPuchalaii@gmail.com

Agenda Date: 10/15/2025

Sponsors: Johnson **Enactment Date:**

Attachments: 2016 Fremont Ave.appeal.9-16-25.pdf, 2016 Fremont Ave.photos 9-30-25.pdf, 2016 Fremont Ave.Puchala Ltr.10-3-25, 2016 Fremont Ave.Puchala Zimny email chain.10-8-25 **Financials Included?:**

Contact Name: **Hearing Date:**

Entered by: Racquel.Naylor@ci.stpaul.mn.us **Ord Effective Date:**

History of Legislative File

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	09/30/2025	Referred	City Council	10/08/2025		

Action Text: Referred to the City Council due back on 10/8/2025

Notes: *Grant to October 13, 2025 for compliance with TG&W order. Grant to November 3, 2025 for compliance with the VAO.*

Mark Puchala, owner, appeared via phone

Moermond: I know we've talked before but I'll restate. [Moermond gives background of appeals process]

Staff report by Supervisor Lisa Martin: September 11, 2025 a Summary Abatement Order was issued to cut the tall grass and weeds from property including boulevard. Also, a Vehicle Abatement Order for camper in back yard, no tabs. Deadline of September 18th for both. Nothing is changed; it is now September 30th.

Puchala: I have my partner with me, the camper is theirs. We had the inspector come a long time ago about the camper, and he said as long as we park it and put brakes below and around the tires we don't need registration and can sit as it was. It is now a stationary building essentially. The only weeds

are my sow thistle, horseweed and an ash tree and maple tree. If I fence it off does that change anything?

Moermond: fence around the weeds?

Puchala: they are my plants, but sure.

Moermond: what am I missing with the plants?

Puchala: I'm trying to get out weeds. I am finishing up the lawn to legumes program. I went and got a sign from them. I've been trying to let the plants grow to identify them. I'm removing the yellow foxtail. There is one form of grass I can see where it is above the 8", I just haven't been able to identify yet, that is next to my food garden. I have horse weed and milk weed on the boulevard but I'm removing the rag weed. I'm trying to preserve the biodiversity for pollinators. Those are the things I'm getting flagged for. Anthony Munos came in person a month or 2 ago and was pointing out my sedge which is a native plant that is supposed to be exempt but he said even though it is 3" high the fact it is more than 8" long it has to be mowed. It is covered by the U of M extension as a native grass that should be kept.

Moermond: back to the parking, Ms. Martin, I haven't heard it is ok to put bricks in. it seems that it should be approved by zoning.

Martin: no site plan given for approval, you need asphalt or concrete. I've never seen one approved in this type of situation.

Puchala: we simply did what the inspector told us to do. It sounds like we need to install a lot of asphalt or concrete and that would pass?

Moermond: what you need to do is talk to Zoning about what you'd like to do for parking in that area. The current situation isn't code compliant.

Puchala: I'd like to ask for patience with that, because we just did what we were told.

Martin: the other thing is it is deployed. It is being used.

Puchala: it has to be closed to be stored?

Martin: it says in his own appeal application it is being used as a structure. We don't allow it up and open. Our concern is people living in it. If you are looking for a shed, then it has to be a shed, not a camper used for storage. It has to have current tabs and be on an approved surface.

Puchala: we use it as a patio essentially to go in and watch the birds without scaring them. That isn't allowed unless we do what is approved by Zoning?

*Moermond: it is a vehicle. You are using it as an extension of your built living area, which is fine. AS such, you'd need a building permit if it is used as a structure. IF it is a used in a dual capacity it needs to be taken care of as a vehicle, and that would require tabs and parking on an appropriate surface. There are a couple solutions, but what is going on now isn't compliant. There are considerations zoning will look at such as if there is a parking spot with a driveway leading to it. Is it far enough from the property line? Those types of things. I would rely on their opinion and judgment about whether or not your proposal is acceptable. I don't do zoning so I can't provide that. Let's talk more about your managed landscape. I'm looking at MN Statute 412.925 and I'm not really reading it to encompass the grasses as you're talking about them. It does really talk about a managed natural landscape that is planned, intentional, and maintained. They do say managed natural landscapes do not include turf-grass lawns left unattended for the purpose of returning to a natural state. My assessment from the photos is that is indeed what is happening. It does limit height of turf lawn grasses to be no more than 8". I'm looking for *managed*, not whatever grows up. I don't see that now.*

Puchala: that's what I have trouble understanding because the only grass I found taller than 8" is the yellow foxtail which I have been removing. The rest is only 4-5" and stays that way. It can't grow higher.

Moermond: the photos I'm seeing taken yesterday look much higher than that.

Puchala: could you point me to the section you are looking at? I'm in the yard right now.

Moermond: the stop sign area. The area in the corner where two sidewalks connect.

Puchala: at the crosswalk that's my crown vetch and my goldenrod and milkweed. There is no grass there.

Moermond: I don't see it is managed at all and I am not in agreement. I know we talked about this exact same thing last year and had a conversation about what a plan for the future would be. I don't know if you've considered that further or just let it go, or your intention at this point?

Puchala: my intention is exactly that. I'm in the yard right now trying to go slow and confirm each part. I know with the front path from the door to the road on the stairway we do have a bunch of grass with the yellow tails at the top. That's the foxtail I've been removing. The grass that's shorter behind the garden at the front with the wooden walls is all below 8". Does that all count as too high?

Moermond: I feel like you're splitting hairs on this. Is the crew going to look at which plant is higher or lower? No. If the area has grasses taller than 8" they will mow it. Honestly, we've had this conversation last year at this same time and you said you'd be meeting with a master gardener to put together a plan, has that happened?

Puchala: yes, it did. That's part of why I'm removing the fox tails. I apologize, I don't mean to seem like I'm splitting hairs I'm actually meaning to say I'm trying to whittle down what I can confirm I am removing and what I'm not removing fast enough.

Moermond: I don't see this being managed native planting. It doesn't look managed, it overgrows the sidewalk, no distinguishing features besides overgrown lawn. I see cut plants drying in piles. Piles of sticks. These are signals to me it isn't maintained. I don't see distinguishing between the grasses. It looks to me like a lawn that went un-mowed, you may be pulling things you deem noxious, but I don't know you are managing it. Council may look at it differently. As such, I don't think it meets the spirit of the law or the code, but you can certainly make that case to Council on October 8th. I'm going to recommend that they give you October 13th to deal with the tall grass and weeds. As far as the camper, sounds like you want to talk to Zoning about what may work to store it. It does have to have tabs and they will talk to you about ways for it to be accessible to a driveway, and be on an appropriate surface. That needs to be addressed by November 3rd, that will be my recommendation.

2	City Council	10/08/2025	Continue Public Hearing	City Council	10/15/2025	
	Action Text:	Public hearing continued to October 15, 2025				

Text of Legislative File RLH SAO 25-55

Appeal of Mark Puchala II to a Summary Abatement Order and Vehicle Abatement Order at 2016 FREMONT AVENUE. (Public hearing continued to October 15, 2025)

WHEREAS, in the matter of the Appeal of Mark Puchala II to a Summary Abatement Order and Vehicle Abatement Order at 2016 FREMONT AVENUE, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant;

WHEREAS, the Legislative Hearing Officer recommends that the City Council grant to October 20, 2025 for compliance with Tall, Grass & Weeds order and grant to November 3, 2025 for compliance with the Vehicle Abatement Order; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.

APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED
SEP 16 2025
CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585
legislativehearings@ci.stpaul.mn.us

We need the following to process your appeal:

- [x] **$25 filing fee** (non-refundable) **(payable to the City of Saint Paul) (if cash: receipt number** 957217 **)**
- [x] **Copy of the City-issued orders/letter being appealed & any attachments you may wish to include**

[x] Walk In [ ] Mail [ ] Email

Appeal taken by:

HEARING DATE & TIME
(provided by Legislative Hearing staff)
Tuesday, September 30, 2025
Location of Hearing:

[x] **Telephone:** *you will be called between* 11:00 a.m. & 1:00 p.m.
Call cell *

[ ] **In person** *(Room 330 City Hall)* **at:** _____
(required for all condemnation orders and Fire C of O revocations and orders to vacate)

Address Being Appealed:

Number & Street: 2016 Fremont Ave E City: Saint Paul State: MN Zip: 55119

Appellant/Applicant: Mark Puchala Email MarkPuchalajr@gmail.com

Phone Numbers: Business (612)282-1010 Residence ~~N/A~~ Cell* (651)367-9296

Signature: _____ Date: 16 Sept, 2025

Name of Owner (if other than Appellant): _____

Mailing Address if Not Appellant's: _____

Phone Numbers: Residence _____ Cell _____

What is being appealed and Why? Attachments Are Acceptable

- [ ] **Vacate Order/Condemnation/ Revocation of Fire C of O**
- [x] **Summary/Vehicle Abatement**
- [ ] **Fire C of O Deficiency List/Correction**
- [ ] **Code Enforcement Correction Notice**
- [ ] **Vacant Building Registration**
- [ ] **Other** (Fence Variance, Code Compliance, etc.)

Yard: Been working to fence off the areas he pointed out; supporting pollinators.

Camper (vehicle): We put bricks under the camper like he told us to. It's used as a structure, now. Why does it need tabs? Ready to do what we're told. But he keeps changing what he wants,

Revised 8/17/2023

9/11/25

CITY OF SAINT PAUL
DEPARTMENT OF SAFETY AND INSPECTIONS
DIVISION OF CODE ENFORCEMENT
375 Jackson Street, Suite 220
Saint Paul, MN 55101- 1806

SUMMARY ABATEMENT ORDER

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266- 8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj.

TO: Mark Ruchala
2016 Fremont Ave
Saint Paul MN 55119 - 4014

TO: _____

As owner or person(s) responsible for: 2016 Fremont Ave **you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.**

☐ **Remove improperly stored or accumulated refuse including: garbage, rubbish, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from yard areas.**

☒ **Cut and remove tall grass, weeds and rank plant growth.** Cut/trim Grass and Weeds exceeding 8 inches in height on Boulevard and Property.

☐ **Remove and properly dispose of all animal feces from yard areas.**

☐ **IMMEDIATELY secure all buildings which are open to unauthorized entry, including:**

☐ **Other:**

If you do not correct the nuisance or file an appeal before 9/18/25, the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipment, etc. The rate will be approximately $ 450 per hour plus expenses for abatement.

You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times

FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION

Issued by: Anthony Moos *Badge Number* 331 *Phone Number (651)* 266-9058

If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday

APPEALS: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, which ever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266- 8688. You must submit a copy of this Summary Abatement Notice with your appeal application.

*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and any other fines or assessments which

SAINT PAUL
SAFETY & INSPECTIONS

CITY OF SAINT PAUL
Department of Safety and Inspections
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

VEHICLE ABATEMENT ORDER

Mark Puchala
2016 Fremont Ave
Saint Paul MN 55119-4014

Yog hais tias koj tsis to taub tsab ntawv no, hu rau ntawm (651) 266-8989. Lawv mam nrhiav ib tug neeg txhais lus los pab koj. Si necessita un traductor, por favor llamanos al (651)266-8989. No costo.

As owner or person(s) responsible for 2016 Fremont Ave you are hereby notified THE FOLLOWING VEHICLES ARE IN VIOLATION OF THE SAINT PAUL LEGISLATIVE CODE, CHAPTERS 45, OR 163:

Vehicle	#1	#2	#3
Make	RV		
Color	Brown/White		
License	unknown		
Violation	A, D, E		

Vehicle	#4	#5	#6
Make			
Color			
License			
Violation			

VIOLATION CODE:

A - Lacks current license/tabs
B - Open to entry/unsecured
C - Missing vital parts/dismantled
G. Flat tires
I. - Other _____
D - Appears undriveable/inoperative
E - Unimproved surface
F – Commercial vehicle on residential property
H – Violation of side yard setback

FAILURE TO COMPLY MAY RESULTS IN TAGGING AND/OR TOWING CHARGES: If the City impounds and disposes of the vehicle(s), the charges assessed to the above property will be approximately $1,000.00 for each vehicle. This charge does not include impound fees and other related costs for release of vehicle(s).

Vehicles found to be in violation on or after 7/18/25 **will be removed, impounded and disposed of in accordance with law. The cost of this abatement will be charged against the property as a special assessment to be collected in the same way as property taxes. Noncompliance with this order and repeat violations will result in the issuance of criminal citation**

Issued by: Anthony Manos *Badge Number:* 331 *Phone Number:* 651-266-9058

Appeals: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, whichever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310, City Hall, St. Paul, MN 55102. The telephone number is (651) 266-8585. You must submit a copy of this Vehicle Violation Notice with your appeal application.

*WARNING: Code inspection and enforcement trips cost the taxpayers money. If multiple trips within a year to your property are required to ensure compliance with the law, you may be charged for the cost of inspections and enforcement trips to your property. Such charges are in addition to any other fines or assessments which may be levied against you and your property.

Mai Vang

From: Lisa Martin
Sent: Tuesday, September 30, 2025 11:39 AM
To: Mai Vang
Cc: Marcia Moermond; Joanna Zimny
Subject: Fwd: 2016 Fremont appeal photos

Sent from my iPhone

Begin forwarded message:

> **From:** Anthony Munos <Anthony.Munos@ci.stpaul.mn.us>
> **Date:** September 30, 2025 at 7:22:59 AM CDT
> **To:** Lisa Martin <lisa.martin@ci.stpaul.mn.us>
> **Cc:** Richard Kedrowski <richard.kedrowski@ci.stpaul.mn.us>
> **Subject: 2016 Fremont appeal photos**

STOP

RUTH ST
540 N
FREMONT
STOP

BIKE LANE

CORNER
TO HERE

Sent from my iPhone

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

October 3, 2025

Mark Puchala II
2016 Fremont Ave. E.
St. Paul, MN 55119

VIA EMAIL: markpuchalaii@gmail.com

Re: Appeal for property at 2016 Fremont Avenue East

Mark Puchala II:

This is to confirm that at the Legislative Hearing on September 30, 2025 Legislative Hearing Officer Marcia Moermond recommended that the City Council grant t**o October 13, 2025 for compliance with tall grass and weeds order and grant to November 3, 2025 for compliance with the Vehicle Abatement Order.**

This matter will go before the City Council at Public Hearing on **Wednesday, October 8, 2025 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*).

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion.

Ms. Moermond will review this case under new resolutions at an October 14 & November 4 Legislative Hearings at 11:00 a.m. to determine if you have abated the nuisance(s) listed above on deadline. The City Council Public Hearings will be scheduled for Wednesday, October 22 and Wednesday November 12, 2025 at 3:30 pm. in room 300 City Hall. You are welcome to attend any of these hearings. If you are contesting Ms. Moermond's recommendation from the October 14 or November 4 hearings, you may appear in person. If you have any questions, please contact our office at 651-266-8585.

Sincerely,

/s/
Joanna Zimny
Legislative Hearing Executive Assistant

c:

CE Supervisors
Anthony Munos – Department of Safety & Inspections, Code Inspector

From:	*CI-StPaul_LegislativeHearings
To:	markpuchalaii@gmail.com
Cc:	Mai Vang; Anthony Munos; Lisa Martin; Richard Kedrowski; Sean Westenhofer
Subject:	FW: 2016 Fremont Ave.Puchala Ltr.10-3-25
Date:	Wednesday, October 8, 2025 11:37:00 AM
Attachments:	2016 Fremont Ave.Puchala Ltr.10-3-25.pdf image001.png
Importance:	High

Mark,

Per our conversation, this email is to confirm our discussion that your Council Public Hearing originally scheduled for today, October 8 will be rescheduled to 3:30 PM Wednesday, October 15, 2025 in room 300 City Hall/Court House.

As such, your compliance date will be pushed from October 13, to October 20th. I noticed you had some questions when I mentioned the Making-finding hearing, please reference my original letter (attached and sent last Friday). This hearing will moved to October 21 (from 10/14), however your **October 22 Council Public Hearing will remain the same** as noticed in the letter. All your NOVEMBER deadlines ALSO remain the same (per the attached letter).

Please let us know if you have any questions,

Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
Please consider the environment before printing this email

From: Joanna Zimny **On Behalf Of** *CI-StPaul_LegislativeHearings
Sent: Friday, October 3, 2025 9:58 AM
To: markpuchalaII@gmail.com
Cc: Anthony Munos <Anthony.Munos@ci.stpaul.mn.us>; Lisa Martin <lisa.martin@ci.stpaul.mn.us>; Richard Kedrowski <Richard.Kedrowski@ci.stpaul.mn.us>; Sean Westenhofer <sean.westenhofer@ci.stpaul.mn.us>

Subject: 2016 Fremont Ave.Puchala Ltr.10-3-25

Good morning,

Please see attached.

Thank you,
Joanna

SAINT PAUL
MINNESOTA

Joanna Zimny
Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
Saint Paul City Hall
Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
P: 651-266-8585
joanna.zimny@ci.stpaul.mn.us
www.StPaul.gov
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City of Saint Paul

City Hall and Court House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Master

File Number: RLH SAO 25-54

File ID:	RLH SAO 25-54	**Type:**	Resolution LH Summary Abatement Order	**Status:**	Agenda Ready
Version:	2	**Contact Number:**		**In Control:**	City Council
				File Created:	08/28/2025
File Name:	1593 Margaret Street			**Final Action:**	

Title: Making finding on the appealed nuisance abatement ordered for 1593 MARGARET STREET in Council File RLH SAO 25-50.

Notes: Kathryn Weigelt
katieweigelt@gmail.com
651-491-4344

		Agenda Date:	10/15/2025
Sponsors:	Johnson	**Enactment Date:**	
Attachments:	1593 Margaret St.Weigelt Ltr 8-15-25.pdf, 1593 Margaret St.Weigelt Ltr.10-10-25	**Financials Included?:**	
Contact Name:		**Hearing Date:**	
Entered by:	mai.vang@ci.stpaul.mn.us	**Ord Effective Date:**	

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Legislative Hearings	10/07/2025	Referred	City Council	10/15/2025		

Action Text: Referred to the City Council due back on 10/15/2025

Notes: *The nuisance is not abated.*

Katherine Weigelt, owner, appeared via phone

Moermond: we are checking up on the orders for abatement at your property. I have Lisa Martin on the line. Today we're making a finding about whether or not the nuisance has been abated and if not the Council authorizing the Dept to take care of it.

Staff update by Supervisors Lisa Martin: we had an inspector out this morning. Some of the boulevard plantings are at 28", they should be less than 18". We also have overhanging vegetation onto the sidewalk and street. It isn't abated.

Weigelt: we have some pickup to do this evening, we had issues with our dog and taking them to the ER. I don't believe we received anything in writing. As I understood after the hearing last time said 36" and the removal would get us under 36". I'm just hearing 8" now.

Moermond: 18".

Weigelt: I heard 36".

Moermond: both are mentioned in your orders. Which I know can be confusing. [reads code]

Weigelt: what was seen this morning is still part of our raking and bagging. I understood we had through the 7th, which is tonight, and we need that time unfortunately due to the unexpected emergency.

Moermond: I have October 1 as the deadline. Let me check the letter to you.

Weigelt: I never received a letter. I have the 7th on the calendar.

Moermond: it was sent August 15 via email to katieweigest@gmail.com.
Weigelt: ok. I will look through.

Zimny: I'll forward it again.

Weigelt: in the hearing we discussed October 7 to get through the growing season.

Moermond: I hear that, our records all say October 1. We'll get that letter to you now. It would come from legislativehearings@ci.stpaul.mn.us. We didn't get a bounce back on it. That being said, this doesn't go before Council until October 15. Next Wednesday. We'll just ask the inspector to do a drive by next Wednesday so you sort of by default have an extension. That gives you a chance to wrap up on that, does that sound ok?

Weigelt: that's fair. Thank you for resending the email now, I have now received it.

Text of Legislative File RLH SAO 25-54

Making finding on the appealed nuisance abatement ordered for 1593 MARGARET STREET in Council File RLH SAO 25-50.

WHEREAS, the City Council adopted RLH SAO 25-50 on August 27, 2025 which granted an extension to October 1, 2025 to abate the nuisance conditions (to cut or remove overgrown vegetation) at 1593 Margaret Street; and

WHEREAS, the Legislative Hearing Officer reviewed this case on October 7, 2025 to determine if the owner and/or responsible party abated the nuisance conditions and found these conditions were not abated; now, therefore, be it

RESOLVED, that the Saint Paul City Council adopts the finding of the legislative hearing officer that the nuisance condition is not abated and therefore authorizes the Department of Safety and Inspections to proceed with this nuisance abatement.

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

August 15, 2025

Kathryn Weigelt
1593 Margaret St.
St. Paul, MN 55106

VIA EMAIL: katieweigelt@gmail.com

Re: Appeal for Property at 1593 Margaret Street

Dear Kathryn Weigelt:

This is to confirm that at the Legislative Hearing on Tuesday, August 12, Legislative]=43*Hearing Officer Marcia Moermond recommended that the City Council g**rant to October 1, 2025 for compliance with the July 22 order.**

This matter will go before the City Council at Public Hearing on **Wednesday, August 27, 2025 at 3:30 pm. in room 300 City Hall**. If you are contesting Ms. Moermond's recommendation you may:

-appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*)

If you don't wish to contest then **no further action is needed** and the Council will proceed with Ms. Moermond's recommendation above without discussion.

After the August 27 Public Hearing, Ms. Moermond will review this case under a new resolution at an October 7 Legislative Hearing at 11:00 a.m. to determine if you have abated the nuisance(s) listed above on deadline. The City Council Public Hearing will be scheduled for Wednesday October 15, 2025 at 3:30 pm. in room 300 City Hall. You are welcome to attend any of these hearings. If you are contesting Ms. Moermond's recommendation from the October 7 Legislative Hearing, you may appear in person.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant
Sincerely,
/s/
Joanna Zimny

c: CE Supervisors
Anthony Munos – Department of Safety & Inspections, Code Enforcement

CITY OF SAINT PAUL
OFFICE OF THE CITY COUNCIL
310 CITY HALL
15 WEST KELLOGG BOULEVARD
SAINT PAUL, MN 55102-1615
Marcia Moermond, Legislative Hearing Officer
EMAIL: legislativehearings@ci.stpaul.mn.us
PHONE: (651) 266-8585 FAX: (651) 266-8574

October 10, 2025

Kathryn Weigelt
1593 Margaret St.
St. Paul, MN 55106

VIA EMAIL: katieweigelt@gmail.com

Re: Appeal for Property at 1593 Margaret Street

Dear Kathryn Weigelt:

This is to confirm that at the making-finding Legislative Hearing on Tuesday, October 7, Legislative Hearing Officer Marcia Moermond **found that the nuisance is not abated and the matter is not resolved.** The Department of Safety & Inspections will be authorized to take action to abate the nuisance conditions after the October 15, 2025 Council Public Hearing (if not in compliance).

This matter will go before the City Council at Public Hearing on **Wednesday, October 15, 2025 at 3:30 pm. in room 300 City Hall.** If you are contesting Ms. Moermond's recommendation you may:

1. appear in person (*please arrive before 3:30 p.m. and check in with staff outside Council chambers when you arrive*).

If you don't wish to contest then no further action is needed and the Council will proceed with Ms. Moermond's recommendation above without discussion. If you have any questions please contact our office at 651-266-8585.

Sincerely,
/s/
Joanna Zimny
Legislative Hearing Executive Assistant
Sincerely,
/s/
Joanna Zimny

c: CE Supervisors
Anthony Munos – Department of Safety & Inspections, Code Enforcement