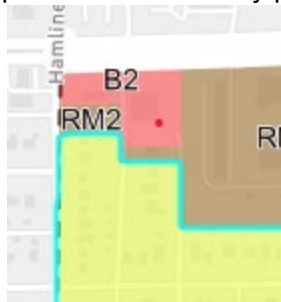


From: [Suzanne Rhees](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Support for T District amendments
Date: Tuesday, November 4, 2025 4:20:22 PM
Attachments: [image.png](#)

You don't often get email from srhees87@gmail.com. [Learn why this is important](#)

My name is Suzanne Rhees and I live at 1220 Hoyt Ave. W. in the Como Park neighborhood. I enthusiastically **support the common-sense 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 **expand T-Districts more broadly** throughout the city. Many neighborhood nodes are unable to attract new businesses or incorporate mixed use due to unreasonably restrictive height limits and setbacks in B2 and B3 district zoning. The lot-by-lot patterns found on the zoning map have tended to "shrink-wrap" these small districts and inhibit their expansion, as in this example. A comprehensive rethinking of existing zoning districts and maps would open the door to many possibilities for missing middle housing, mixed use, and



revitalization.

Thank you,
Suzanne Rhees

From: [Jacob Hooper](#)
To: [*CI-StPaul Contact-Council](#)
Subject: T-District public comment
Date: Wednesday, November 5, 2025 2:07:26 AM

You don't often get email from jacobhoopermn@gmail.com. [Learn why this is important](#)

Greetings City Council,

My name is Jacob Hooper, I am a Saint Paul Resident at 811 como ave. I am writing to express support for 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."

I actually think this doesn't go far enough - more than just update the language I would like to see T-districts expanded significantly throughout Saint Paul.

I would like to be able to walk to a corner store. Being able to reach different city amenities without having to get into a car and drive 15 minutes is a core reason of why I want to live in a city in the first place.

I therefore 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 sunseting 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

Jacob Hooper

From: [Allan Torstenson](#)
To: [*CI-StPaul Contact-Council](#)
Cc: [Allan Torstenson](#)
Subject: 11-5 Public Hearing on T District Zoning Study
Date: Wednesday, November 5, 2025 9:25:10 AM

You don't often get email from allan.torstenson@gmail.com. [Learn why this is important](#)

I agree with the call by other commentators for broadly expanding use of T districts along arterial/collector streets and other places. Two proposed changes to T1 regulations are in conflict with this and would be a mistake.

One proposed change is to apply a requirement for a continuous facade along commercial and mixed-use streets to T1. T1 is used for places along commercial and mixed-use streets where residential, institutional, and small commercial/office buildings do not create a continuous facade along the street and where a requirement for a continuous facade is not appropriate. Adding a continuous facade requirement to T1 would make broader use of T1 in such areas inappropriate. T2 should be used where a continuous facade along the street is desired; it should not be required in T1.

Another proposed change is to add general retail, animal daycare, tattoo shop, and health/sports club to the list of uses permitted in T1. General retail includes such things as grocery stores, drug stores, and liquor stores. These uses are not appropriate in many places where T1 is used and could be used. Permitting these uses in T1 would make T1 inappropriate for broadly expanded use throughout the city. T2 should be used where broader commercial uses are desired; they should not be permitted in T1.

From: [Sustain Saint Paul](#)
To: [*CI-StPaul Contact-Council](#)
Subject: T-District Public Comment - Sustain Saint Paul
Date: Wednesday, November 5, 2025 1:49:23 AM
Attachments: [T-District Statement - 11 5 25 City Council Hearing \(1\).pdf](#)

You don't often get email from info@sustainstpaul.org. [Learn why this is important](#)

Greetings,

Attached is the official statement from Sustain Saint Paul regarding **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." You can also find it at [this link](#).

Please enter this into the record for the City Council hearing for, Wednesday, November 5, 2025.

Jacob Hooper
Director of Operations and Advocacy
Sustain Saint Paul



Abundant housing, low-carbon transportation, and sustainable land use

Sustain Saint Paul

PO Box 16164, Saint Paul, MN 55116

www.sustainstpaul.org | info@sustainstpaul.org

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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, November 5th, 2025

Dear Saint Paul City Council,

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 published by the Planning Commission.

In short, we enthusiastically support all of the proposed updates to the Traditional Neighborhood zoning districts, and we would urge you 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 the Planning Commission's 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.

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