

Critical Corridors Development & Infrastructure

2024 Program Guidelines



Ramsey County’s Critical Corridors Development & Infrastructure program, funded through the Housing Redevelopment Authority levy, is a redevelopment funding program for inclusive development and public infrastructure within transit, economic and cultural corridors. The county worked with community partners to define Critical Corridors, as shown in green on the [eligibility map](#). The program supports projects that demonstrate efficient land use and compact built form to connect residents to housing, jobs, retail and services, while creating walkable environments.

Selection Priorities

Redevelopment projects that:

- Intensify land use along key corridors, especially those that reduce space used for parking and improve access to transit.
- Facilitate the development of multifamily housing, such as zoning changes.
- Promote development activity in disinvested areas.
- Improve pedestrian or bicycle infrastructure.
- Propel nearby development without displacing current residents or small businesses.

Eligible Activities

Projects need to be located in a [Critical Corridor](#).

- Extraordinary/hard construction costs of housing, commercial or mixed-use redevelopment projects.
 - o Site preparation: clearing, grading, and installation of streets or utilities.
 - o Public realm improvements or amenities. (publicly accessible spaces on private property).
 - o Stormwater management.
 - o Geotechnical soil correction.
 - o Adaptive reuse of buildings.
 - o Building & related structures removal (demolition, deconstruction and clearance).
 - o Parking removal associated with redevelopment (resulting in a net decrease of at least 10% of parking).
- Public site infrastructure improvements (water, sewer, sidewalks, exterior public lights, etc.).
 - o Improvements not associated with a development project must be comprehensive (improving a single sidewalk/streetlight is inadequate).

For Local Units of Government Only:

- Strategic property acquisition (eligibility limited to agencies preserving sites for future higher density development).

Eligible Applicants

Developers (for-profit or nonprofit), government agencies and related development authorities.

Ineligible Activities

- Administrative staff time.
- Building interior renovation.
- Environmental remediation (including soil and groundwater).
- Streetscaping or landscaping.
- Tenant relocation costs & improvements.
- Conceptual design services, legal fees or other soft costs, contingencies and administration.

Funding

- Maximum anticipated award is \$500,000, per project.
- Funds must be expended by December 31, 2026.
- Funds are available on a reimbursement basis.
- Depending on the project, Ramsey County may recommend funding in the form of a loan rather than a grant.

Application Details

Application opens: Tuesday, September 3, 2024.

Application closes: Tuesday, October 15, 2024.

Award decisions: December 2024.

Program webpage:

ramseycounty.us/CriticalCorridors

Pre-application: A pre-application meeting with staff is optional, but highly recommended to ensure project eligibility and program fit. Please email staff to schedule prior to September 3, 2024.

Informational Webinar: August 28, 2024 at 1 p.m. Zoom link is available on the [program webpage](#). A video recording will be posted to the page following the webinar.

Applications will be accepted via [ZoomGrants](#).

Application attachments include:

- Map of proposed project area.
- Proposed site plan layout or renderings.
- Financial proforma.
- Project schedule.
- Municipal resolution in support of the project (e.g., approved plan, rezoning, conditional use permit, variance, support of funding application). If a resolution has already been adopted, please attach. If not, be aware that a resolution will be required for disbursement of funds if awarded.
- Waste management plan (for projects that include building demolition/deconstruction)
 - Please confirm pre-demolition inspection requirements. Call 651-266-1187 or email Elizabeth.Walsh@co.ramsey.mn.us

Scoring and Evaluation

1. Project Outcomes & Opportunity

- Leads to greater intensity of land use.
- Catalyzes development in the area.
- Creates deeply affordable housing.
- Provides essential infrastructure for redevelopment.
- Provides job/entrepreneurship opportunities, particularly for racially & ethnically diverse communities.

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2. Placemaking & Transit-Oriented Development

- Increases connectivity to jobs and amenities.
- Addresses existing gaps in the bicycle and pedestrian transportation system.

3. Community Engagement & Racial Equity

- Community-led or driven.
- Gives decision making power to communities most disproportionately harmed by disinvestment.
- Robust community engagement and outreach.

4. Capacity & Readiness

- Feasibly be completed by December 31, 2026.
- Team has sufficient experience to complete project.
- Financially feasible and has reasonable costs.
- Demonstrates need for Ramsey County funding.

5. Overall Application

Overall alignment with Critical Corridors program goals and priorities, as well as alignment with Ramsey County plans:

- [Economic Competitiveness & Inclusion Plan](#).
- [Equitable Development Framework](#).
- [Ramsey County Strategic Plan](#).
- [Ramsey County Bike and Pedestrian Plan and All Abilities 2050 Transportation Plan](#).
- [Climate Equity Action Plan](#).

Parity in overall Housing Redevelopment Authority levy funding between Saint Paul and suburban cities is also considered.

Application review

Applications will be reviewed by Ramsey County staff and outside reviewers as deemed necessary using the evaluation criteria listed.

Contracting and Reporting

Ramsey County will contract directly with grantees for the portion of work covered by the program award. All grantees are required to submit a final report summarizing the project process, outcomes and impacts of completed work. Award of funds through this program does not guarantee future

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