

# Critical Corridors Pre-Development Planning

## 2023 Program Guidelines

### Purpose

Ramsey County’s Critical Corridors Pre-Development Planning program, funded through the Housing Redevelopment Authority levy, assists local communities in preparing for equitable redevelopment and public realm improvements along transit, economic, and cultural corridors. This program aims to facilitate pedestrian, bicycle, and transit access to connect residents to housing, jobs and destinations while furthering environmental, public health, racial equity and economic prosperity goals.

### Eligible Applicants

Cities, housing authorities, economic development authorities, port authorities, watershed districts and community-based nonprofit organizations in Ramsey County.

### Eligible Activities

- Land use plans: small area plans, corridor plans, station area plans.
- Redevelopment feasibility studies or concept plans
- Market analyses, including “Missing Middle” housing analysis.
- Infrastructure planning and conceptual designs including:
  - o Pedestrian and bike connections.
  - o Public realm improvements.
  - o Walking-oriented development.
  - o Safe Routes to Transit plans.
  - o Sustainable infrastructure plans such as district energy or stormwater systems.
- Land use and/or zoning studies that align with program priorities including:
  - o Parking studies with the goal of reducing parking minimums.
  - o Studies that encourage land use intensification within transit corridors.
- Equitable development policy or plan development.



### Ineligible Activities

- Capital costs and equipment.
- Road-centric planning activities.
- General/routine infrastructure planning.
- Traffic or parking studies without parking reduction goals.
- Site plans.
- Soft costs.

### Funding

- Total funding available: approximately \$100,000 (subject to change).
- Maximum anticipated award: \$50,000 per project.
- Activities funded by this program must be completed by July 1, 2024.
- Funds are available on a reimbursement basis.
- Activities completed prior to award are not eligible for reimbursement.
- Match is not required but may be considered during evaluation.

## Strategic and Selection Priorities

- Alignment with the Economic Competitiveness & Inclusion Plan.
- Intensification of land use, emphasizing pedestrian environment and access to transit.
- Facilitation of multifamily development, including supportive infrastructure or upzoning.
- Prevention, reduction, removal, or redevelopment of blighted areas.
- Improvement of pedestrian or bicycle safety and access.
- Potential to catalyze development without displacing current residents or businesses.
- Project readiness and organizational capacity.
- Parity in overall Housing Redevelopment Authority levy funding between Saint Paul and suburban cities.

## Application Details

### Program webpage:

[ramseycounty.us/CriticalCorridors](https://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 [ella.mitchell@ramseycounty.us](mailto:ella.mitchell@ramseycounty.us) to schedule a call prior to March 7, 2023.

**Webinar:** A Zoom webinar is scheduled for March 1, 2023 at 10 a.m. Applicants are encouraged to attend to learn more about funding availability and program application requirements. The webinar link and recording is available on the program webpage.

**Frequently Asked Questions:** Questions may be submitted anonymously through a webform on the program webpage until March 17, 2023. Responses will be posted the week of March 20, 2023.

**Applications will be accepted via ZoomGrants.**

### Application attachments include:

- Application form.
- Map of proposed project area.
- Letters indicating stakeholder and community support.

**A full list of required application materials will be available on ZoomGrants.**

**Application opens:** Tuesday, March 7, 2023.

**Application closes:** Tuesday, April 4, 2023.

**Award decisions:** May 2023.

## Application Evaluation

When determining funding awards, reviewers will prioritize proposals that further County goals and also align with local plans and priorities. Applications will be reviewed by a committee consisting of Ramsey County and other outside reviewers as deemed necessary. Ramsey County seeks to address racial and ethnic-based disparities so that all residents can experience fair outcomes including the highest level of health, wellbeing, and opportunities for advancement and growth. Please review the Ramsey County Economic Competitiveness & Inclusion Plan, the Equitable Development Framework, Ramsey County Strategic Plan, Ramsey County Bike and Pedestrian Plan and All Abilities 2050 Transportation Plan for the County's goals and priorities.

## 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 funding.

## Staff Contacts

**Ella Mitchell, Economic Development Specialist**  
[ella.mitchell@ramseycounty.us](mailto:ella.mitchell@ramseycounty.us)  
651-413-4975

**Martha Faust, Redevelopment Manager**  
[martha.faust@ramseycounty.us](mailto:martha.faust@ramseycounty.us)  
651-358-4341