

Stone Arch Park

City plans call for the “**public acquisition** of the triangular piece of land owned by Lupe Development at 6th Avenue and Main Street...



Photo: Michael Hicks



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“...This should be a **public transition space** from the activity node at 6th Avenue and the **Stone Arch Bridge** to the **bike trail** to Dinkytown and the U of M campus.”

Adopted as part of the *Minneapolis Plan for Sustainable Development*, 2009
Policy 6 on Page 5-9 of the *Master Plan for the Marcy-Holmes Neighborhood*, 2003



Rationale

A future park on the 600 Main Street parcel adjacent to the Stone Arch Bridge would extend the seamless park system on the river side of Main Street.

- **The site is at the northern terminus of the Stone Arch Bridge.** There are few more visible public locations in the City of Minneapolis that warrant long-term protection as a public space.
- **The site is on the riverward side of the designated parkway in the area (Main Street).** As the map above demonstrates, the land on the river side of the parkway is all currently or programmed to be park and open space. The few private uses that have been permitted in this area have a river-dependent use, such as the Xcel substation near St. Anthony Falls.
- **The Minneapolis Plan for Sustainable Development** calls for the “public acquisition of the triangular piece of land owned by Lupe Development at 6th Avenue and Main Street. “...This should be a public transition space from the activity node at 6th Avenue and the Stone Arch Bridge to the bike trail to Dinkytown and the U of M campus.” (Page 5-9 of the Marcy-Holmes Neighborhood Master Plan, which was adopted into the Minneapolis Plan for Sustainable Development)
- **The MPRB Comprehensive Plan prioritizes a road and trail connection** between Main Street SE and East River Road. This parcel will become a key part of the preservation of riverfront through that area.
- **The Land is part of the Central Mississippi Riverfront Regional Park** meaning it has been recognized to have regional value as a long-term park asset, and opening up funding streams available through the Metropolitan Council.
- **The property owners recognized the value of a park at this site** when they wrote, “We believe the MPRB would derive much greater value for either parkland and/or parking supporting the future recreational needs of the riverfront. A portion of this area is at the trailhead of the Stone Arch Bridge, and would be adjacent to the proposed bike path eastward to the University of Minnesota.” (August 7th, 2003 letter to MPRB)



The view down the Stone Arch Bridge toward the potential park site.

The park (or development) would be where the cars are in this photo.

Financing Options

- **Met Council’s Park Acquisition Opportunity Fund**
Cities are eligible for up to \$1.7 million per year to acquire land within regional parks (which includes this land). The funds can support up to 75% of a project’s cost, and there are no known restrictions on the use of the funds for condemnation.
- **I-35W Mitigation Parkland Acquisition Fund**
These funds were given to the MPRB in 2008 to compensate for the condemnation of land less than ¼ mile downstream at the I-35W bridge crossing. Up to \$700,000 can be used toward the purchase price of land within a regional park adjacent to the Mississippi River (which includes this land). There are no known restrictions on the use of the funds for condemnation.
- **Legislative Bonding**
During the 2010 session, Minneapolis could request money to acquire the park, as well as land for the future connection between Main Street and East River Road.
- **Legacy Amendment Funding**
During the 2010 session, Minneapolis could request money to acquire the park.
- **The Mississippi Watershed Management Organization**
may also have funding available for park acquisition