

1429 3rd Avenue PROJECT: Proposed 16-Unit Congregate Board and Lodge Addition Neighborhood Meeting Recap

1. Overview & Purpose

At the recommendation of the City Council, an informal neighborhood open house meeting was hosted at **1422 2nd Avenue (Wrestling Brotherhood)** to present plans for a proposed **16-unit micro-apartment addition** at the adjacent property (**1429 3rd Avenue**) and engage directly with surrounding property owners.

The goal was to review site plans, discuss the Conditional Use Permit (CUP) request for Congregate Housing expansion, explain day-to-day operations, and address any neighborhood questions prior to formal municipal public hearings.

2. Project Specifications

- **Subject Property:** 1429 3rd Avenue
- **Proposed Structure:** A 2-story, 16-unit addition physically connected to the existing facility.
- **Unit Layout:** Micro-apartments featuring individual private kitchenettes and private full bathrooms.
- **Common Amenities:** Centralized dining room, community lounge, private administrative meeting spaces, and an enclosed rear courtyard.
- **Requested Land Use:** Conditional Use Permit (CUP) for **Congregate Housing** under the existing multi-family zoning designation.
- **Program Model:** "Revive" independent, supportive housing serving individuals who have completed primary treatment/outpatient programming and are transitioning into long-term community independence.

3. Key Discussion Points & Neighborhood Clarifications

A. Parking & Transportation Impact

- **Neighborhood Inquiry:** Questions regarding off-street parking sufficiency and potential overflow onto adjacent streets.
- **Applicant Response:**
 - The requested CUP designation requires 0.5 parking stalls per dwelling unit, which the current site configuration satisfies.
 - Approximately 90% of program participants do not own personal vehicles or hold active driver's licenses.
 - The location is ideal for its proximity to public transit stops, bike routes, and walking access to employment and recovery support resources (e.g., local 5th Ave AA/NA Meetings).

B. Security, Resident Screening & House Rules

- **Neighborhood Inquiry:** Protocols regarding resident selection, safety oversight, and guest policies.
- **Applicant Response:**
 - **Screening:** All candidates undergo mandatory Minnesota state background checks prior to acceptance.
 - **Surveillance:** The facility is equipped with 24/7 video surveillance in all shared internal areas and exterior entry points.
 - **Drug/Alcohol Compliance:** Mandatory, 100% random drug and alcohol urinalysis screening is conducted.
 - **Rules:** Private living quarters carry a strict zero-guest policy. Nightly curfews are enforced. Relapses result in immediate discharge or managed referral with probation agents and outpatient program leads.

C. Operational Clarification

- **Applicant Response:** Clarified that the facility operates as an independent Board & Lodge framework. It is not an inpatient treatment center, medical facility, or emergency shelter. Rent is structured to remain accessible (capped at affordable out-of-pocket rates, ~\$650/month for working residents at Revive locations) to foster financial stability and permanent housing transition.

4. Neighborhood Feedback & Summary of Sentiment

- **Track Record Acknowledgment:** Neighboring property owners in attendance (including adjacent commercial and residential neighbors) noted that over the applicants' three years of ownership at 1429 3rd Avenue, the site has been quiet, clean, and well-maintained with no notable police calls or public disturbances.
- **Overall Receptivity:** Attendees expressed support for the ownership's hands-on management approach, local roots, ongoing investment in the neighborhood, and clear communication regarding the addition.

5. Conclusion

The neighborhood meeting achieved its objective of providing complete transparency, clarifying land-use intent, and maintaining open dialogue with adjacent property owners. The applicants remain committed to being accessible contacts for the neighborhood throughout the development process and ongoing operations.