

1817 Broadway S Sober Housing

Common Ground

6/27/23

Neighborhood Information Meeting

Overview

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- About our Project
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- Exhibits:
 - Site Plan
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- Q&A

Introduction

Common Ground

- Outpatient treatment provider in Rochester since 2000. Also provide Outpatient treatment, residential treatment, and sober housing in Winona and Outpatient treatment and sober housing in Red Wing.
- Corporate office location: 2227 7th St NW Rochester, MN 55901
- Staff introductions
 - Mattea McGuire, CEO
 - Jacob McGuire, CFO
 - Tara Markus, LADC-S Program Director
 - Emily Lanz, CPRS-S Housing Coordinator
 - Additional team members (Clinical Supervisor, LADCs, CPRSs)

About our Project

- Converting Best Price Inn into a sober living environment for clients who are currently receiving outpatient treatment services at Common Grounds' NW Rochester site or have recently graduated.
- Double occupancy per room in 8 south rooms, 1 room as a conference room, 2 Certified Peer Recovery Specialist offices in current owner living quarters, and remaining rooms will be single occupancy longer term, depending on the need.
- Current owner living quarters kitchen will be shared common kitchen

The Application Process

- Applicant meets with city teammates to review application requirements
- Attend applicant-hosted neighborhood information meeting
- Applicant submits development application within 30 days of NIM
- Applicant completes other required applications & sign-offs (building permits etc)
- If application meets all requirements, application is approved
- Full application review by city, county, and state departments within 14 days of receiving application
- Applicant proceeds with project

Site Plan

Building height, setbacks, Floor Area Ratio, and 18 parking will all remain the same as the current property use as no major modifications will be happening.



Landscape Plan

No major changes to current landscaping will occur

We will make sure the bushes, trees, shrubs, and lawn are well maintained

The back of the building will be cleaned up and maintained

Building Elevation

No changes to the current building elevation will occur

Photometric Plan

No exterior work or modifying the current exterior lighting will occur

We will make sure deferred maintenance is taken care of such as power washing the building, painting, fix siding issues, etc.

Traffic Impacts

A bicycle parking area will be added

A majority of our residents will not have a vehicle so the traffic should not be impacted

A company transport vehicle will be used to transport residents to and from group therapy when needed

The city bus will be used for some residents as well

Q & A

Thank you!

Still have Questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email

communitydevelopment@rochestermn.gov or phone (507)328-2600