

LAND USE APPLICATION SUMMARY

Property Location: 2836 33rd Avenue South
Project Name: St. Albert the Great Partial Public Alley Vacation
Prepared By: Aaron Hanauer, Senior City Planner, (612) 673-2494
Applicant: Church of St. Albert the Great
Project Contact: Joseph Gillespie
Request: To vacate a part of the alley in Block 2, South Minneapolis Addition to Minneapolis, bounded by 28th and 29th Streets E., and 32nd and 33rd Avenues S and to add a section of new alley easement to the property at 2836 33rd Avenue South.

Required Applications:

Vacation	To vacate a portion of the public alley and to add a new alley easement on the property at 2836 33 rd Avenue South.
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SITE DATA

Legal Description	To vacate that part of the North - South Alley donated and dedicated to the public in Block 2, South Minneapolis Addition to Minneapolis, according to the recorded plat thereof Hennepin County, Minnesota and that part of the East - West Alley conveyed to the City of Minneapolis for Alley and Highway purposes per book 1402 of Deeds, Page 468 which lies north of the north line and its westerly extension of Lot 11, said Block 2, and which lies southwesterly of a line drawn from a point on the north line of said Lot 11 distant 7.32 feet east from the Northwest corner of said Lot 11 to a point on the east line of Lot 15 said Block 2 said point being 19.32 feet north of the southeast corner of said Lot 15.
Existing Zoning	RIA/Single Family District
Lot Area	69,985 square feet / 1.61 acres
Ward(s)	2
Neighborhood(s)	Longfellow
Designated Future Land Use	Urban Neighborhood
Land Use Features	N/A
Small Area Plan(s)	N/A

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The Church of St. Albert the Great is located in south Minneapolis along East 29th Street between 32nd Avenue South and 33rd Avenue South. There are three buildings as part of the religious institution's parcel; the church building (1949), school building (1935) and a parsonage. The church and school building front East 29th Street and the parsonage fronts 33rd Avenue South.

The portion of the parcel where the parsonage is located is separated from the rest of the parcel by a public alley. This north-south public alley services the properties on the eastern block face of 32nd Avenue South and the western block face of 33rd Avenues South. Originally, the alley spanned from East 28th Street to East 29th Street. Circa 1935, when the public school building was built, the public alley was altered to have its southern entrance/exit point be on 33rd Avenue South. Currently, a portion of the school building encroaches within the alley right-of way.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The surrounding properties consist of mainly low-density residential buildings. East Lake Street is located a block south of the subject property.

PROJECT DESCRIPTION. Joseph Gillespie, on behalf of the Church of St. Albert the Great, submitted an application to vacate the southwestern portion of the public alley that is triangular shaped. The purpose of the vacation request is twofold: 1) to facilitate better turning movements at the corner of the alley and 2) to eliminate the school building encroachment on the current alley right-of-way. As part of the vacation request, the applicant would be adding an easement to the opposite corner of the alley that would be vacated in order to allow for adequate vehicular access within the public alley. If the vacation request is approved, the southern portion of the alley would receive a new concrete surface; the northern portion of the alley was reconstructed in August. The alley is 10 feet wide for the straight portions (the legal right-of-way width will be 12 feet for the straight portions) and widens to 14 feet at the angle (the legal right of way width will be 16 feet for the angle). There are no physical changes proposed to the buildings as part of this application.

PUBLIC COMMENTS. There have been no public comments received at the time of publication of the staff report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VACATION

The applicant is proposing to vacate a part of the alley in Block 2, South Minneapolis Addition to Minneapolis, bounded by 28th and 29th Streets E., and 32nd and 33rd Avenues S and to have a section of new alley easement added. The area to be vacated is legally described as follows:

To vacate that part of the North - South Alley donated and dedicated to the public in Block 2, South Minneapolis Addition to Minneapolis, according to the recorded plat thereof Hennepin County, Minnesota and that part of the East - West Alley conveyed to the City of Minneapolis for Alley and Highway purposes per book 1402 of Deeds, Page 468 which lies north of the north line and its westerly extension of Lot 11, said Block 2, and which lies southwesterly of a line drawn from a point on the north line of said Lot 11 distant 7.32 feet east from the Northwest corner of said Lot 11 to a point on the east line of Lot 15 said Block 2 said point being 19.32 feet north of the southeast corner of said Lot 15.

The section of new alley easement that will be added to the property at 2836 33rd Avenue South is legally described as follows:

That part of Lot 10, Block 2, South Minneapolis Addition to Minneapolis according to the recorded plat thereof Hennepin County, Minnesota which lies southerly, southwesterly and westerly of the following described line: Commencing at the southeast corner of said Lot 10; thence North 89 degrees 58 minutes 40 seconds West, assumed bearing, along the south line of said Lot 10 a distance of 108.59 feet to the point of beginning of the line to be herein described; thence North 78 degrees 40 minutes 19 seconds West 20.40 feet; thence North 44 degrees 49 minutes 41 seconds West 13.95 feet; thence North 10 degrees 59 minutes 15 seconds West 20.40 feet to a point on the west line of said Lot 10 said point being 2.09 feet south of the northwest corner of said Lot 10 and said line there terminating. Subject to Alleys.

RESPONSES FROM UTILITIES AND AFFECTED PROPERTY OWNERS. Minneapolis Public Works has reviewed the vacation petition and recommends approval of the request. Center Point and Xcel Energy were the only referral agencies that responded during the comment period prior to the printing of the report. Neither agency requested an easement over the portion of the alley that is to be vacated.

FINDINGS. If a section of new alley easement is recorded with Hennepin County that allows public access on the portion of the property described above, the Department of Public Works and the Department of Community Planning and Economic Development find that the area proposed for vacation is not needed for any public purpose.

RECOMMENDATIONS

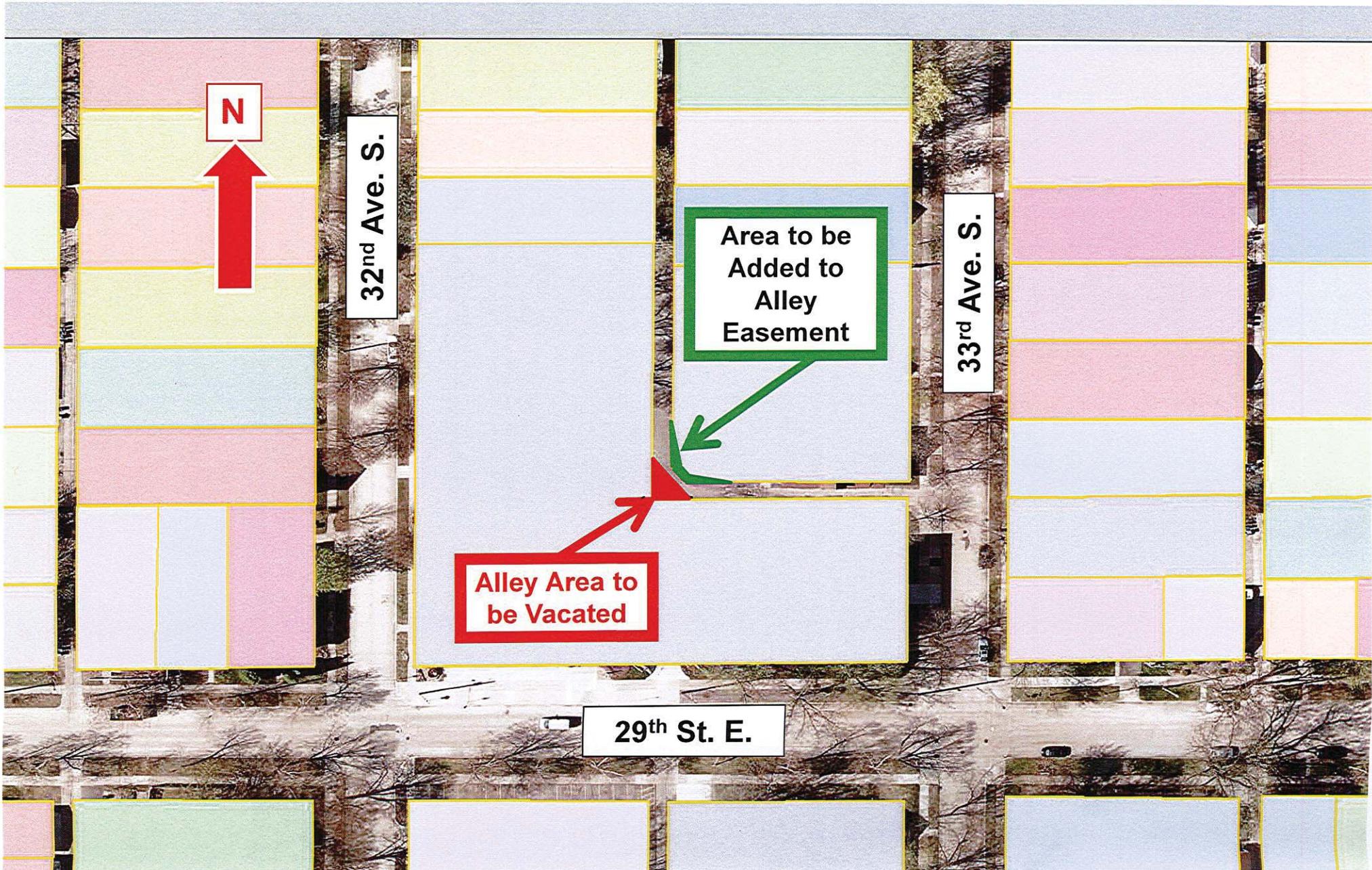
The Department of Community Planning and Economic Development recommends that the City Planning Commission and City Council adopt staff findings for the application by Joseph Gillespie:

A. Vacation

Recommended motion: **Approve** the application (Vacation file 1651) to vacate part of the alley in Block 2, South Minneapolis Addition to Minneapolis, bounded by 28th and 29th Streets E., and 32nd and 33rd Avenues S, subject to the recording of a new alley easement as described in the attached Easement Deed.

ATTACHMENTS

1. Map of area to be vacated
2. Site plan showing area to be vacated
3. Survey
4. Public Works letter
5. Letter from utilities
6. Draft easement deed
7. Draft resolution
8. Aerial and images



ST_ALBERTS ALLEY
(PD2289)

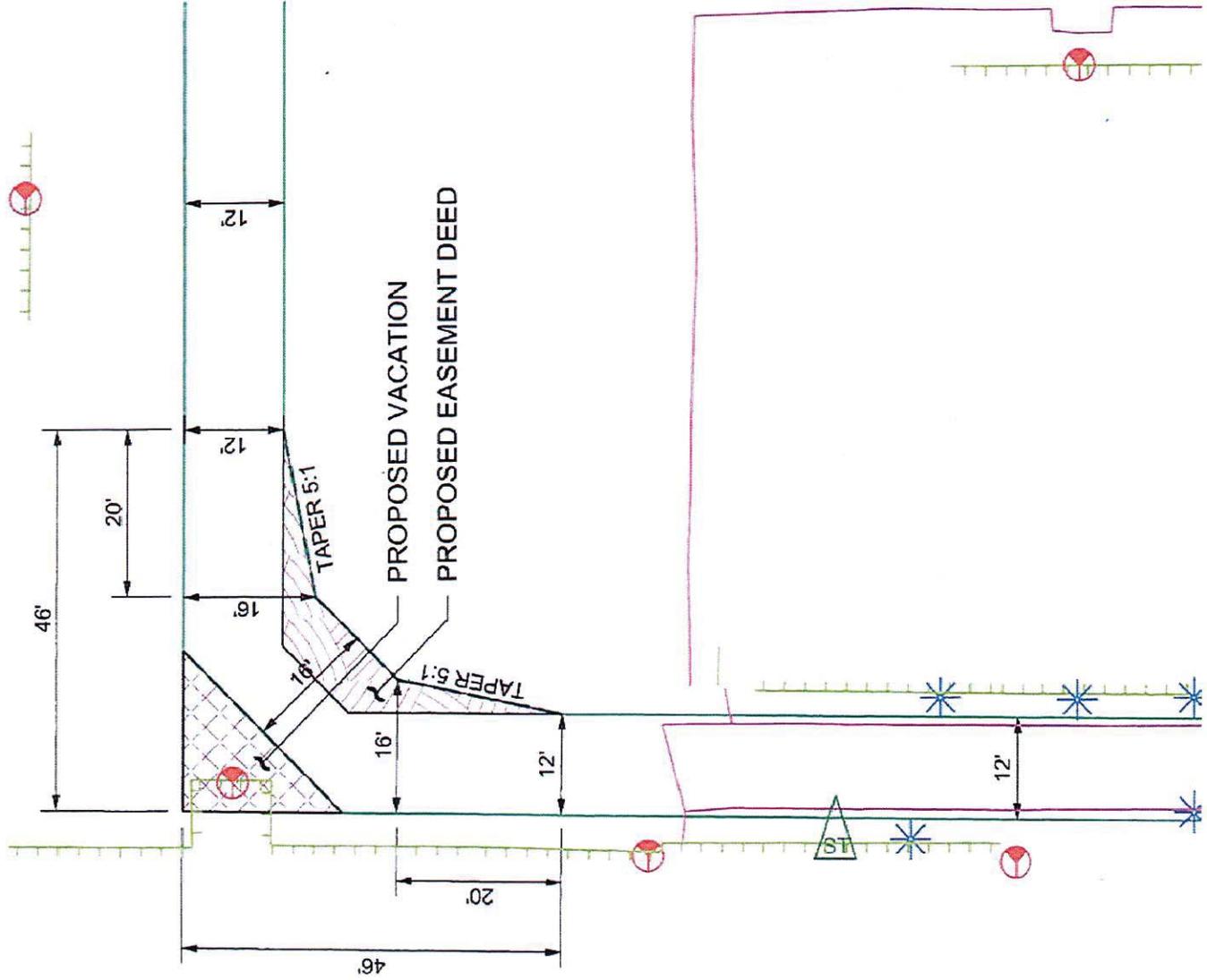


EXHIBIT SHOWING NEW BOUNDARY CONFIGURATION

ST. ALBERT THE GREAT
2836 33rd Ave. S.
Minneapolis, MN 55406

Legal Description of Subject Property

Lots 8 thru 17 inclusive and the North 16.00 feet of Lot 18 in Block 2, South Minneapolis Addition to Minneapolis, Hennepin County, Minnesota. Together with vacant alley adjacent to Lots 1, 2, 3, 13, and 14, said Block 2. Property is Math Abstract and Terrace, Threes certificate No. 124191, (not provided)

PROPOSED ALLEY VACATION DESCRIPTION

To vacate that part of the Alley shown and dedicated to the public in Block 2, South Minneapolis Addition to Minneapolis, Hennepin County, Minnesota which lies southerly, westerly and easterly of the north line and its westerly extension of Lot 11, said Block 2, and which lies southerly of the line drawn from a point on the north line of said Lot 11 distant 7.33 feet east from the Northwest corner of said Lot 11 to a point on the east line of Lot 15 said Block 2 said point being 15.33 feet north of the southeast corner of said Lot 15.

PROPERTY TO BE DEEDED TO THE CITY OF MINNEAPOLIS

That part of Lot 18, Block 2, North Minneapolis Addition to Minneapolis according to the record and shown Hennepin County, Minnesota which lies southerly, westerly and easterly of the following described line: Commencing at the southeast corner of said Lot 18; thence North 89 degrees 58 minutes 40 seconds West, assumed bearing, along the north line of said Lot 18 a distance of 168.00 feet to the point of beginning of the line to be hereinafter described; thence North 78 degrees 40 minutes 19 seconds West 26.48 feet; thence North 44 degrees 49 minutes 41 seconds West 13.50 feet; thence North 18 degrees 40 minutes 15 seconds West 20.40 feet to a point on the west line of said Lot 18 said point being 2.09 feet south of the northern corner of said Lot 18 and said line there terminating.

Proposed legal description of property

Lots 8 thru 17 inclusive and the North 16.00 feet of Lot 18 in Block 2, South Minneapolis Addition to Minneapolis, Hennepin County, Minnesota. Together with vacant alley adjacent to Lots 1, 2, 3, 13, and 14, said Block 2, together with that part of vacant alley in said Block 2 which lies north of the north line and its westerly extension of Lot 11, said Block 2, and which lies southerly of a line drawn from a point on the north line of said Lot 11 distant 7.33 feet east from the Northwest corner of said Lot 11 to a point on the east line of Lot 15 said Block 2 said point being 15.33 feet north of the southeast corner of said Lot 15. S34°27' that part of Lot 18, Block 2, North Minneapolis Addition to Minneapolis according to the recorded plan, Hennepin County, Minnesota which lies southerly, westerly and easterly of the following described line: Commencing at the southeast corner of said Lot 18; thence North 89 degrees 58 minutes 40 seconds West, assumed bearing, along the north line of said Lot 18 a distance of 168.00 feet to the point of beginning of the line to be hereinafter described; thence North 78 degrees 40 minutes 19 seconds West 26.48 feet; thence North 44 degrees 49 minutes 41 seconds West 13.50 feet; thence North 18 degrees 40 minutes 15 seconds West 20.40 feet to a point on the west line of said Lot 18 said point being 2.09 feet south of the northern corner of said Lot 18 and said line there terminating.

MISCELLANEOUS NOTES

Property Address: 2836 S. 2840 33rd Ave. S., Minneapolis, MN
PID No. 21-020-23-0034

Title commitment or Certificate of Title showing assessments and legal description of record not provided.

Not all improvements located.

Certification

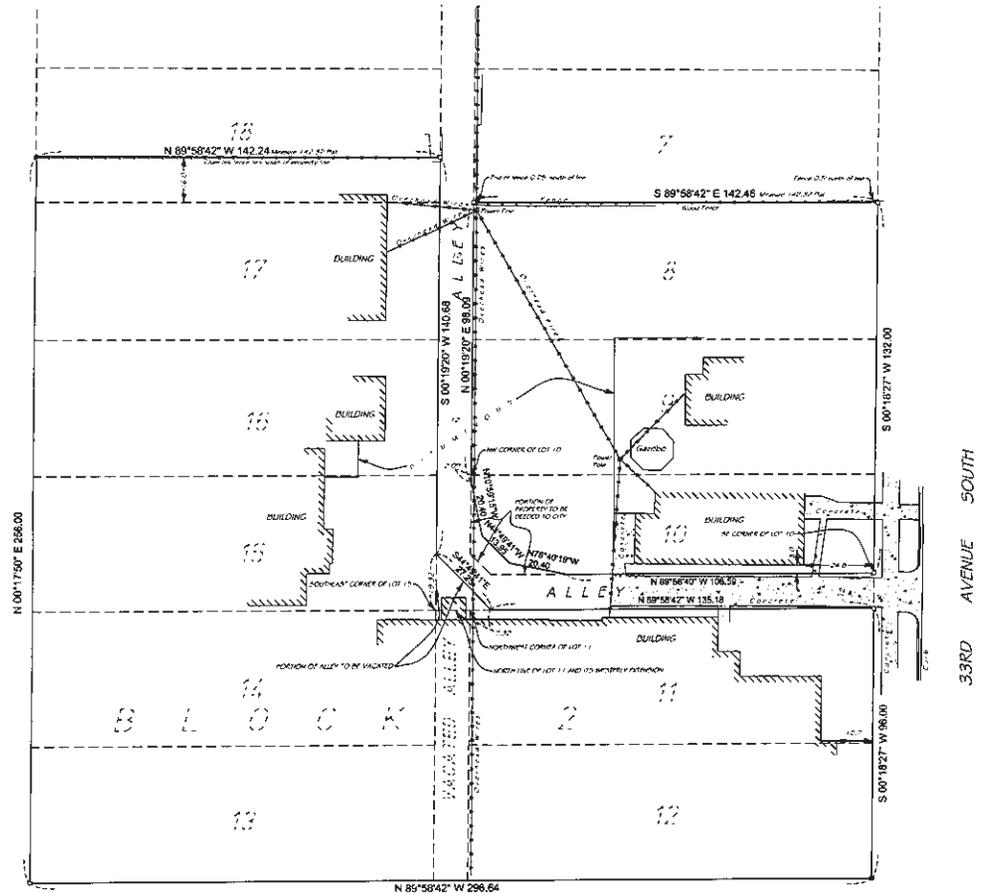
The only assessments shown are from plans of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Surveyed this 27th day of June 2015.

Prepared by:
The Gregory Group, Inc. d.b.a.
Lot Survey Company
7831 7th Avenue N.
Brooklyn Park, MN 55428
phone 763-460-3090
fax 763-460-3022

Signed: *[Signature]*
Gregory R. Pappas Registration No. 24992

File No. P.L. No. 108D-24 Rev. 6/2012



North Arrow

32ND AVENUE SOUTH

33RD AVENUE SOUTH

29TH STREET E

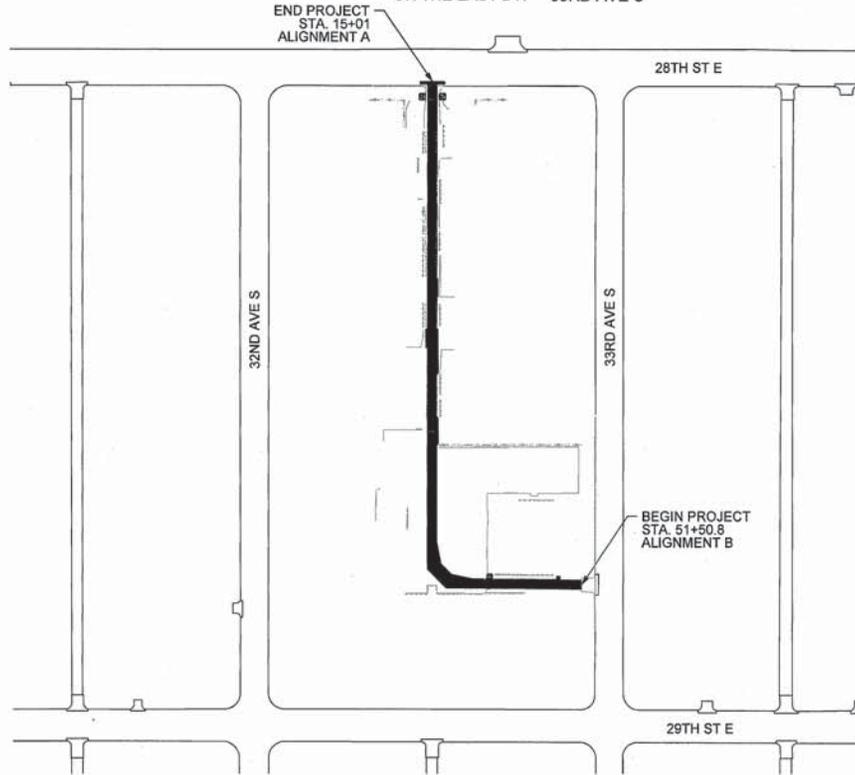
B L O C K

LEGEND	
CENTERLINE	---
EROSION CONTROL LOCATOR	○
HEDGE	
SHRUB	* * *
SOD	□
TREE, CONIFEROUS	△
TREE, DECIDUOUS	○
PROPERTY LINE	---
BUILDING	▭
FENCE, WIRE	—•—•—•—•—
FENCE, WOOD	—•—•—•—•—
WALL, RETAINING	▬
UNIDENTIFIED MANHOLE	○
SURVEY CONTROL MONUMENT	+
RAILROAD TRACK	▬
CURB & GUTTER (EXISTING)	▬
CURB & GUTTER (PROPOSED)	▬
CURB & GUTTER (REMOVE)	▬
DRIVEWAY, RESIDENTIAL (6 IN. CONCRETE)	▬
DRIVEWAY, COMMERCIAL (8 IN. CONCRETE)	▬
REMOVE PAVEMENT (BITUMINOUS)	▬
REMOVE PAVEMENT (CONCRETE)	▬
SIDEWALK (3.5 IN. CONCRETE)	▬
SIDEWALK (6 IN. CONCRETE)	▬
SOIL BORING	○
CABLE TV CONDUIT	▬
FIBER OPTIC CONDUIT	▬
TELEPHONE CONDUIT	▬
COMMUNICATION MANHOLE	○
GAS PIPE	▬
GAS MANHOLE	○
GAS VALVE	○
POWER CONDUIT	▬
POWER MANHOLE	○
POWER POLE	○
SANITARY SEWER LAMPHOLE	○
SANITARY SEWER PIPE (EXISTING)	▬
SANITARY SEWER PIPE (PROPOSED)	▬
SANITARY SEWER MANHOLE (EXISTING)	○
SANITARY SEWER MANHOLE (PROPOSED)	○
SANITARY SEWER MANHOLE, BLIND (EXISTING)	○
SANITARY SEWER MANHOLE, BLIND (PROPOSED)	○
SANITARY SEWER LIFT STATION	○
STEAM PIPE	▬
STORM SEWER CATCH BASIN (EXISTING)	▬
STORM SEWER CATCH BASIN (PROPOSED)	▬
STORM SEWER CATCH BASIN RUN (EXISTING)	▬
STORM SEWER CATCH BASIN RUN (PROPOSED)	▬
STORM SEWER GRIT CHAMBER	▬
STORM SEWER PIPE (EXISTING)	▬
STORM SEWER PIPE (PROPOSED)	▬
STORM SEWER MANHOLE (EXISTING)	○
STORM SEWER MANHOLE (PROPOSED)	○
STORM SEWER MANHOLE, BLIND (EXISTING)	○
STORM SEWER MANHOLE, BLIND (PROPOSED)	○
STORM SEWER LIFT STATION	○
TRAFFIC CONDUIT (EXISTING)	▬
TRAFFIC CONDUIT (PROPOSED)	▬
TRAFFIC HANDHOLE, MPLS	▬
TRAFFIC LOOP DETECTOR	▬
TRAFFIC PARKING METER	▬
TRAFFIC SIGN	▬
TRAFFIC SIGNAL PEDESTAL	▬
TRAFFIC STREETLIGHT	▬
WATER HYDRANT (EXISTING)	○
WATER HYDRANT (PROPOSED)	○
WATER PIPE	▬
WATER MANHOLE (EXISTING)	○
WATER MANHOLE (PROPOSED)	○
WATER MANHOLE VALVE (EXISTING)	○
WATER MANHOLE VALVE (PROPOSED)	○
WATER STOP BOX	○

**CITY OF MINNEAPOLIS
DEPARTMENT OF PUBLIC WORKS**

PROJECT NAME: 28TH ST E AND 33RD AVE S ALLEY
PROJECT NUMBER: L.P. 600D 2289

LOCATION: AN AREA BOUNDED ON THE NORTH BY: 28TH ST E
ON THE SOUTH BY: 29TH ST E
ON THE WEST BY: 32ND AVE S
ON THE EAST BY: 33RD AVE S



INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ESTIMATED QUANTITIES
3	DETAILS AND STANDARD PLATES
4	TEMPORARY EROSION CONTROL PLAN
5 - 8	PAVING PLAN/PROFILE
9	EASEMENT PLAN

THIS PLAN CONTAINS 9 SHEETS

SPECIFICATIONS
THE 2014 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE 2014 EDITION OF THE MATERIALS LAB SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION SHALL GOVERN.
ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE MN MUTCD, INCLUDING FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

HORIZONTAL DATA
HENNEPIN COUNTY COORDINATE SYSTEM
DATUM: NAD83, 1986 ADJUSTMENT (NON HARN)
UNITS: US SURVEY FEET

VERTICAL DATA
DATUM: NGVD29

[Signature] 7/20/15
APPROVED: MINNEAPOLIS CITY ENGINEER OR DEPUTY CITY ENGINEER DATE

[Signature] 7/20/15
APPROVED: DIRECTOR, TRAFFIC & PARKING SERVICES DATE

[Signature] 7/20/15
APPROVED: DIRECTOR, TRANSPORTATION PLANNING & ENGINEERING DATE

[Signature] 7/20/15
APPROVED: DIRECTOR, TRANSPORTATION MAINTENANCE & REPAIR DATE

[Signature] 7/20/2015
APPROVED: DIRECTOR, SURFACE WATER SEWERS DATE

[Signature] 7/20/2015
APPROVED: DIRECTOR, WATER TREATMENT & DISTRIBUTION DATE



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature] 44241 7/20/15
JEFFREY S. HANDELAND LIC. NO. DATE



TITLE SHEET	
DRW: BNP	DATE: 07/08/15
CHK: RJC	DATE: 07/10/15
APP: JSH	DATE:

28TH ST E AND 33RD AVE S ALLEY	
L.P. 600D 2289	
1 OF 9	

FILE NAME = 2289-TITLE-001.dgn DATE PRINTED = 7/17/2015 10:29:23 AM





Minneapolis
City of Lakes

**Department of
Public Works**

Steven A Kotke, P.E.
City Engineer
Director

350 South 5th Street - Room 203
Minneapolis MN 55415

Office 612 673-3000
Fax 612 673-3565
TTY 612 673-2157

August 20, 2015

Aaron Hanauer
CPED-Planning
250 4th St. So., Room 300
Minneapolis, MN 55415

RE: Vacating a triangular corner in the "L"-shaped alley in Block 2, South Minneapolis Addition, bounded by 28th and 29th Streets East, and by 32nd and 33rd Avenues. (Vacation 1651)

Dear Mr. Hanauer:

Public Works staff has reviewed this vacation petition and recommends Approval of said petition.

The alley portion being vacated is legally described as follows:

That part of the North - South Alley donated and dedicated to the public in Block 2, South Minneapolis Addition to Minneapolis, according to the recorded plat thereof Hennepin County, Minnesota and that part of the East - West Alley conveyed to the City of Minneapolis for Alley and Highway purposes per book 1402 of Deeds, Page 468 which lies north of the north line and its westerly extension of Lot 11, said Block 2, and which lies southwesterly of a line drawn from a point on the north line of said Lot 11 distant 7.32 feet east from the Northwest corner of said Lot 11 to a point on the east line of Lot 15 said Block 2 said point being 19.32 feet north of the southeast corner of said Lot 15.

Sincerely,

Don Elwood, P.E.,
Director, Transportation Engineering & Design

Cc: Dennis Morris





700 West Linden Avenue
PO Box 1165
Minneapolis, MN 55440-1165

August 25, 2015

City of Minneapolis
250 South 4th Street Room 300
Minneapolis, MN 55415
Aaron Hanauer
Senior Planner

RE: Vacation file No. 1651

Dear Mr. Hanauer:

With reference to your requests, CenterPoint Energy has no natural gas mains or services in conflict within the requesting area and CenterPoint Energy has no objection to this proposal.

If you have any questions, please contact me at 612-321-5381.

Respectfully,
CENTERPOINT ENERGY

A handwritten signature in cursive script that reads "Chuck Mayers".

Chuck Mayers
Right-of-Way Specialist
Engineering Services
charles.mayers@centerpointenergy.com
612-321-5381

Petition to Vacate
City Of Minneapolis Street, Alley or Utility Easement

Petitioner: Church of St. Albert the Great
Address: 2836 33rd Ave. S., Minneapolis MN 55406
Contact: Joseph Gillespie (612) 724-3643

Vacation File No.
1651
Page 1 of 3

Description of Easement to be vacated: Part of the alley in Block 2, South Minneapolis Addition to Minneapolis, bounded by 28th and 29th Streets E., and 32nd and 33rd Avenues S. A section of new alley easement will be added as shown on the drawings.

Review and Comment

Utility easements cannot be reserved unless there is an existing facility within the area to be vacated. If there is an existing utility, please enclose a map showing its location.

Name of Reviewing Agency XCEL ENERGY - SEAN LAWLER

Phone: 612-330-1956

e-Mail: sean.w.lawler@xcelenergy.com

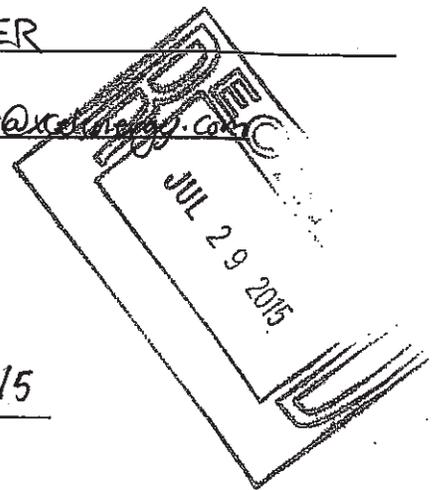
Approve petition as requested

Deny petition (provide explanation)

Reserve Easements (provide description)

By: 

Date 9/8/15



Comments:

**Easement Deed
Corporation to Corporation**

State Deed Tax Due Hereon: \$ _____

Date: _____, 2015

FOR VALUABLE CONSIDERATION, **The Church of Saint Albert The Great, of Minneapolis** under the laws of the State of Minnesota, **Grantor**, hereby conveys and quitclaims to the **City of Minneapolis**, a municipal corporation under the laws of Minnesota, **Grantee**, a perpetual right and easement for public alley purposes over, under, and across the following described land lying in Hennepin County, Minnesota.:

That part of Lot 10, Block 2, South Minneapolis Addition to Minneapolis according to the recorded plat thereof Hennepin County, Minnesota which lies southerly, southwesterly and westerly of the following described line: Commencing at the southeast corner of said Lot 10; thence North 89 degrees 58 minutes 40 seconds West, assumed bearing, along the south line of said Lot 10 a distance of 108.59 feet to the point of beginning of the line to be herein described; thence North 78 degrees 40 minutes 19 seconds West 20.40 feet; thence North 44 degrees 49 minutes 41 seconds West 13.95 feet; thence North 10 degrees 59 minutes 15 seconds West 20.40 feet to a point on the west line of said Lot 10 said point being 2.09 feet south of the northwest corner of said Lot 10 and said line there terminating. Subject to Alleys.

together with all hereditaments and appurtenances belonging thereto.

Total consideration for transfer of this real property is less than \$500.00.
Grantor certifies that they have no knowledge of any wells on this property.

The Church of Saint Albert The Great, of Minneapolis

By _____
Its

**STATE OF MINNESOTA
COUNTY OF HENNEPIN**

The foregoing was acknowledged before me this _____ day of _____, 2015, by _____, the _____ of The Church of St. Albert The Great, of Minneapolis on behalf of said organization.

NOTARIAL STAMP OR SEAL

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

City of Minneapolis Public Works
309 2nd Ave So
Minneapolis, Mn 55401-2268

THIS INSTRUMENT WAS DRAFTED BY

RIGHT OF WAY SECTION
TRANSPORTATION PLANNING AND ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS

By Bender

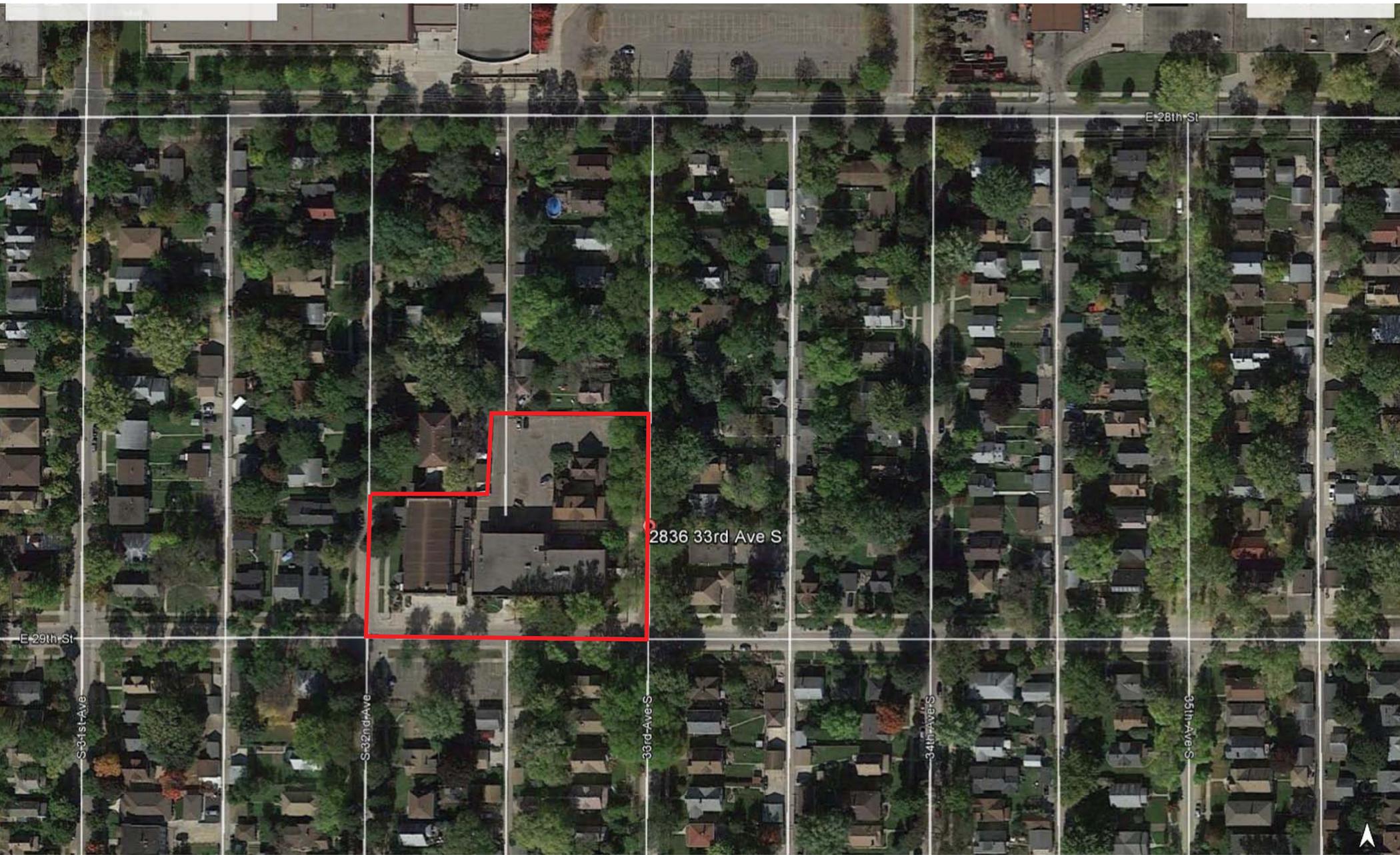
Vacating that part of the alley in Block 2, South Minneapolis Addition to Minneapolis, bounded by 28th and 29th Streets E., and 32nd and 33rd Avenues S. A section of new alley easement will be added as shown on the drawings (Vacation File No. 1651).

Resolved by The City Council of The City of Minneapolis:

To vacate that part of the North - South Alley donated and dedicated to the public in Block 2, South Minneapolis Addition to Minneapolis, according to the recorded plat thereof Hennepin County, Minnesota and that part of the East - West Alley conveyed to the City of Minneapolis for Alley and Highway purposes per book 1402 of Deeds, Page 468 which lies north of the north line and its westerly extension of Lot 11, said Block 2, and which lies southwesterly of a line drawn from a point on the north line of said Lot 11 distant 7.32 feet east from the Northwest corner of said Lot 11 to a point on the east line of Lot 15 said Block 2 said point being 19.32 feet north of the southeast corner of said Lot 15.

Upon the condition that a section of the new alley easement will be added as shown on the drawings and legally described as follows:

That part of Lot 10, Block 2, South Minneapolis Addition to Minneapolis according to the recorded plat thereof Hennepin County, Minnesota which lies southerly, southwesterly and westerly of the following described line: Commencing at the southeast corner of said Lot 10; thence North 89 degrees 58 minutes 40 seconds West, assumed bearing, along the south line of said Lot 10 a distance of 108.59 feet to the point of beginning of the line to be herein described; thence North 78 degrees 40 minutes 19 seconds West 20.40 feet; thence North 44 degrees 49 minutes 41 seconds West 13.95 feet; thence North 10 degrees 59 minutes 15 seconds West 20.40 feet to a point on the west line of said Lot 10 said point being 2.09 feet south of the northwest corner of said Lot 10 and said line there terminating. Subject to Alleys.



E 28th St

2836 33rd Ave S

E 29th St

S 31st Ave

S 32nd Ave

33rd Ave S

34th Ave S

S 35th Ave S



