

**WORK SESSION AGENDA  
WYOMING CITY COUNCIL MEETING  
CITY COUNCIL CHAMBERS**

**Monday, July 10, 2023, 5:30 P.M.**

- 1) Call to Order**
- 2) Student Recognition**
- 3) Public Comment on Agenda Items (3 minute limit per person)**
- 4) Fire Department Fleet Discussion**
- 5) Proactive Code Enforcement**
- 6) City Center Update**
- 7) Any Other Matters**
- 8) Acknowledgement of Visitors/Public Comment (3 minute limit per person)**

## STAFF REPORT

Date: July 3, 2023  
Subject: Fire Platform Truck and Associated Equipment  
From: Deputy Public Safety Chief, Kip Snyder  
Meeting Date: July 10, 2023

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### **RECOMMENDATION:**

It is recommended City Council approve the designation of up to \$1,900,000 for the purchase of a platform aerial fire truck from the Halt Fire, Inc. (Pierce Manufacturing) stock program. It is also recommended City Council approve the designation of up to \$75,000 for associated equipment from various vendors to outfit the platform truck for service. There are currently no platform trucks available on the Pierce stock list, but it is expected that there will be one or more available on a stock list that is released at the beginning of every month. Designation of these funds in advance will allow the City to move quickly on a purchase as apparatus historically do not remain on the list for long.

### **COMMUNITY, SAFETY, STEWARDSHIP:**

A platform aerial is a specialized apparatus used extensively for high elevation rescue situations and aerial firefighting strategies. The city currently utilizes a straight stick ladder, but the new platform will provide a basket for people to be safely removed from buildings. This provides an alternative to them having to navigate down a 107' elevated ladder in hazardous conditions like inclement weather and will accommodate persons who may be elderly or have a fear of heights. A platform basket allows people to enter a solid basket and then the basket is removed from the building and placed onto the ground for a safe transition for people and the firefighters working at emergency scenes.

A Pierce platform truck is preferred and recommended at this time for the following reasons;

- Turnaround time for this specific platform from purchase order to delivery is 6 months compared to 28-30 months for a fully custom order.
- The earlier delivery option that is offered through the Pierce stock program will allow significant savings in wear and tear and may extend the life of our already overstretched fire fleet.
- Pierce products have a history of dependability in terms of customer service and parts availability with our City Motor Pool.
- One of our current motor pool mechanics attended training in Wisconsin for one week a month for four months to become a certified Pierce technician.
- Purchase of a platform from the Pierce stock program list will allow for limited custom changes.
- Eighty-eight percent of our current fleet are manufactured by Pierce.

- Standardization and consistency in equipment/apparatus contributes to firefighter safety and more efficient service delivery to our community.
- The purchase of this platform will contribute toward the assurance that our fire response vehicles continue to be readily available to provide medical, fire, and rescue services throughout the Wyoming community and provide much needed redundancy and depth in the Fire's response capabilities.
- Sourcewell is a national purchasing cooperative with thousands of participating entities including public government, higher education, K-12 education, nonprofit, tribal government, and other public agencies across the United States and Canada. The City of Wyoming is a Sourcewell member. Wyoming Public Works makes approximately 50% of its large equipment/higher cost purchases from this source. Pierce Manufacturing is a highly rated fire equipment vender for Sourcewell (#1) and would allow for an accelerated purchase of this platform.

This apparatus is tentatively slated to deploy out of the Central Fire Station (Station 1) to service all residential and/or commercial buildings three (3) stories or higher. This includes, most notably, the new HoM Flats residential housing complex and the University of Michigan Health West Hospital.

#### **DISCUSSION:**

Our current platform was taken out of service nearly two years ago, four years before its original replacement date. This platform failed a five-year comprehensive ladder test making it unsafe for use. This was due to the above expected use causing excessive wear and tear.

If approved, the platform will be strategically placed for maximum use and deployment during emergency operations. All members of the department will be trained in its use prior to use. Its use and deployment will allow the current ladder being utilized to be rotated out of front-line service to fulfill its estimated life expectancy as set by the Fleet Supervisor.

For this new platform to be fully prepared for service, the purchase of associated equipment is required and is estimated to cost up to \$75,000. This equipment will be purchased from various vendors/sources and quotes will be provided as required. Some of these items include all new EMS equipment, hose, a Lucas CPR machine, water rescue suits, various tools, chain saw, ladders, nozzles, etc.

#### **BUDGET IMPACT:**

A portion of the funds for the platform truck and associated equipment exist in the Motor Pool Capital Outlay account number 662-441-58500-985.000. The remainder of the funds exist in the Fire Fighting Capital Outlay account number 101-337-33900-985.000, minus approximately \$6,100 which will be available in the Fire Fighting Motor Pool Rental account number 101.337.33900.947.100. No budget amendment is required.

# FIRE DEPARTMENT

FLEET OVERVIEW

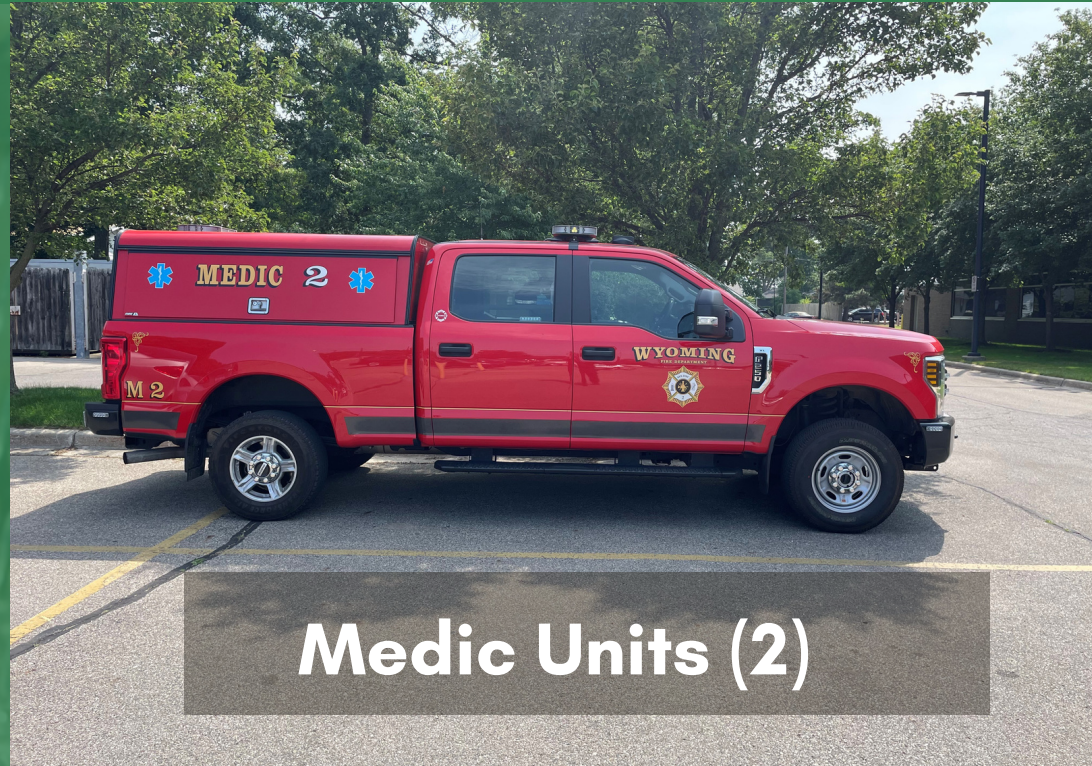


# OBJECTIVES

- To describe our current fleet, including the capabilities and limitations of each apparatus.
- To provide an understanding of the proposed need to replace our platform truck and outline the costs associated with the purchase.
- To provide an overview of how we respond to calls for service and the factors that may influence our response.



# CURRENT FLEET



Medic Units (2)



Squad Units (2)



Engines (4)



Ladder (1)

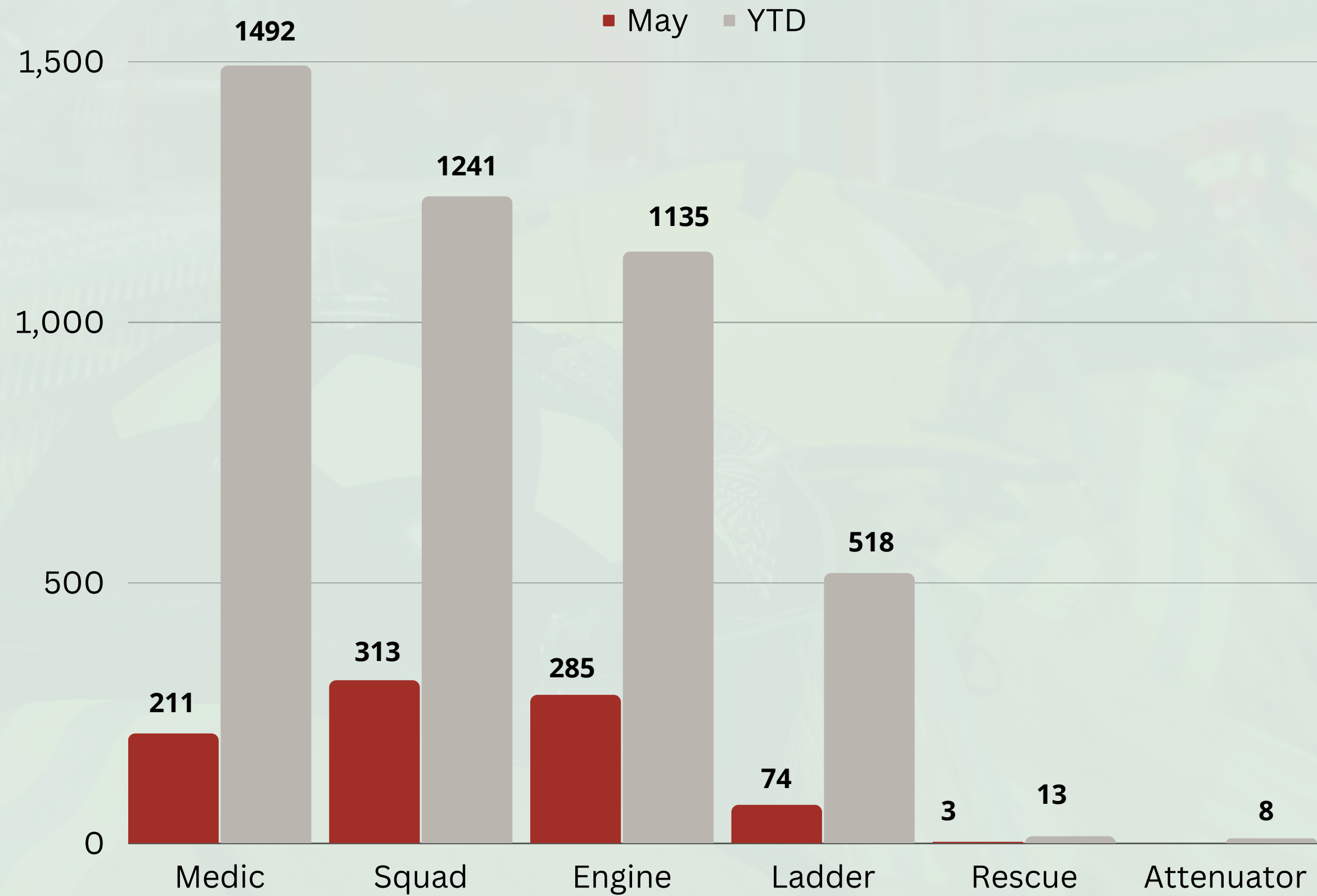


Rescue (1)



Attenuator (1)

# FLEET RESPONSE



# MEDIC UNIT



## Capabilities:

- Medical Response
- Personnel Transport
- Most utilized unit

## Limitations:

- No fire suppression capabilities
- No extrication equipment
- No ladder
- No technical rescue equipment
- May require an additional unit from another district to assist in the response

## Non-Primary Response:

*Personnel from this unit are utilized to supplement other apparatus.*

- Car Fires
- Fire Alarms
- Grass Fires
- Structure Fires
- Extrication
- Technical Rescues

### **Medic 1 - 2020 Ford F250**

- Purchase Price \$50,292
- Deploys from 36th St Station
- 25,092 Miles
- Replacement Date: 2028

### **Medic 84 - 2019 Ford F250**

- Purchase Price \$43,503
- Back-up to Medic 1
- Stored at 36th St Station
- 27,811 Miles
- Replacement Date: 2028

# SQUAD UNIT

## Capabilities:

- Medical Response
- Fire Suppression
- Ladders (limited to 2-story rescues – up to 24ft)
- Personnel Transport
- Second most utilized unit
- 500-gallon water capacity

## Limitations:

- No extrication equipment
- No technical rescue equipment
- Limited space for equipment
- Requires additional unit(s) to respond to:
  - Car fires
  - Grass Fires
  - Structure Fires
  - Extrication
  - Technical Response



## **Squad 74 - 2022 Pierce**

**Purchase Price: \$357, 246**

**Deployed from: Burton St Station**

**Hours: 561 | Miles: 6,358 | Equivalency: 33,660**

**Replacement Date: 2037**

## **Squad 73 - 2022 Pierce**

**Purchase Price: \$353, 079**

**Deployed from: Gezon Station**

**Hours: 524 | Miles: 5,349 | Equivalency: 31, 440**

**Replacement Date: 2037**

# ENGINE (PUMPER)

## Capabilities:

- All Hazard Response
- Specialized Tools
- Extrication Equipment
- Positive Pressure Fans
- Foam Units
- High Rise Fire Equipment
- Third most utilized unit
- 750-gallon water capacity

## Limitations:

- Ladders are limited to a 2-story rescue - up to 24ft

## Response:

- Most call types are handled with one engine

### Exceptions:

- Structure Fires
- High Hazard Fire Alarms
- Technical Rescues
- Extrication
- Gas Leaks



### Engine 1 - 2016 Pierce

Purchase Price: \$500,000

Deployed from: Out of Service/Repair

Hours: 7,011 | Miles: 88,778 | Equivalency: 420,660

Replacement Date: 2042

### Engine 3 - 2012 HME

Purchase Price: \$389,797

Deployed from: Gezon Station

Hours: 5773 | Miles: 68,580 | Equivalency: 346,380

Replacement Date: 2038

### Engine 4 - 2016 Pierce

Purchase Price: \$494,889

Deployed from: 36th St Station

Hours: 3,688 | Miles: 43,980 | Equivalency: 221,280

Replacement Date: 2041

### Engine 5 - 2023 Pierce

Purchase Price: \$717,396

Deployed from: In Transit

Replacement Date: August 2023

# LADDER TRUCK

## Capabilities:

- All Hazard Response
- Specialized Tools
- Extrication Equipment
- Positive Pressure Fans
- Foam Units
- High Rise Fire Equipment
- 4th most utilized vehicle in the fleet
- 480-gallon water capacity

## Limitations:

- Rescues are limited to ladder height (107ft / 9 stories)
- Rescues are limited to mobile adults/additional personnel needed

## Response:

- Most call types can be handled with one ladder

## Exceptions:

- Structure Fires
- High Hazard Fire Alarms
- Technical Rescues
- Extrication
- Gas Leaks



## **Ladder 3 - 2016 Pierce**

**Purchase Price: \$823,225**

**Deployed from: Gezon Station**

**Hours: 4,378 | Miles: 55,889 | Equivalency: 262,6800**

**Replacement Date: 2042**



# PLATFORM OUT OF SERVICE

**\$789,421 | Platform 71 | 1999 Sterling**

- **Out of service since 2021 due to failed safety test**
- **Currently stored at Division Ave Station**
- **Future deployment from 36th St Station**
- **Due for replacement Jan 2025**

## **Capabilities:**

- **All Hazard Response**
- **Specialized Tools & Extrication Equipment**
- **Positive Pressure Fans**
- **Foam Units**
- **High Rise Fire Equipment**
- **Supervisory Oversight**
- **Hose lines can be advanced off the platform (saves time, saves property)**
- **Rescues can be made in inclement weather, with frail patients, people on backboards, and people scared of heights**
- **Rescues can be made quickly. There is no need to climb down the ladder and does not take additional rescuers to assist in ladder travel**
- **250-gallon water capacity**

## **Limitations:**

- **Rescues are limited to platform height (estimated 110ft)**



# WHY NOW?

## Platform *Out of Service*

- Out of Service for over 2 years
- Too costly to bring into NFPA compliance
- Scheduled for replacement in 18 months

## Prioritization of Needs

- Replaced QRV's with Squads
- Replaced incompatible engine
- Added additional personnel

## Rising Cost & Lack of Availability

- Price increases scheduled for August
- Supply chain issues

## Dependency on Mutual Aid

## Recently Approved Building Developments

- New developments approved that exceed 3 stories



# BUDGETED FUNDING

**MOTOR POOL FUND** **\$868,907.82**

- **INCLUDES:**
  - **ACCUMULATED REPLACEMENT FUNDS**
  - **SALE OF ENGINE 5**
  - **SALE OF PLATFORM**
- **IMPACTED BY:**
  - **PURCHASE OF 2 SQUADS**
  - **PURCHASE OF NEW ENGINE 5**

**GENERAL FUND** **\$1,106,092.18**

- **INCLUDES:**
  - **\$896,000 MILLAGE FUNDS**
  - **\$210,092.18 GENERAL FUND**

**TOTAL = \$1,975,000**





## ATTENUATOR

This machine was a remanufactured unit from Motor Pool (rebuilt dump truck). In 2023, to date, it has been utilized for 8 separate incidents.

### Capabilities:

- Roadway Blocking Unit

### Limitations:

- Staffing Dependent

Deploys from 36th St Station | Hours: 5714 | Miles: 68,172 | Equivalency: 342,840  
Replacement Date: N/A



## RESCUE TRUCK

**\$503,372 | Rescue 73 | 2018 Pierce**

This unit is unstaffed and is taken to the scene as needed depending on available personnel.

### Capabilities:

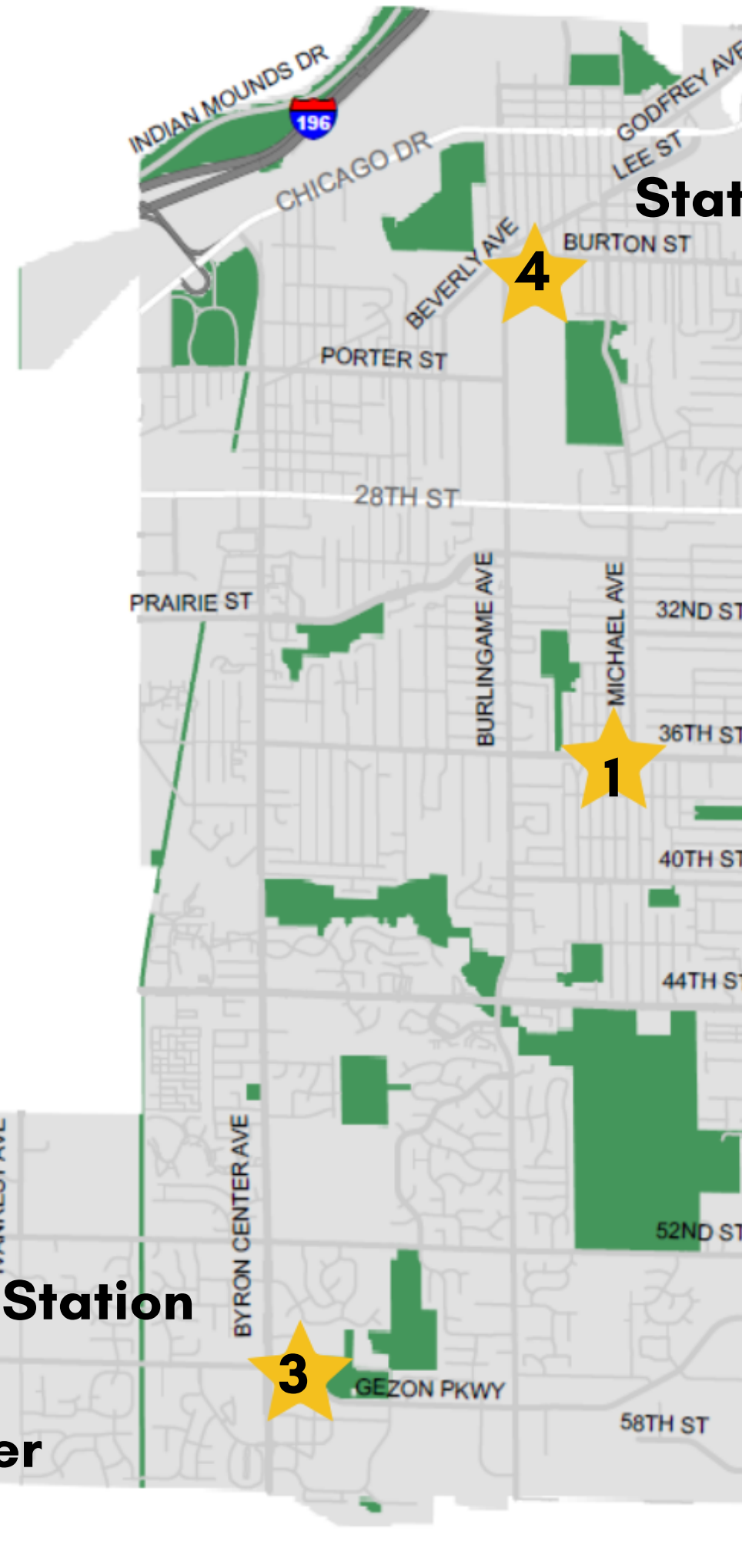
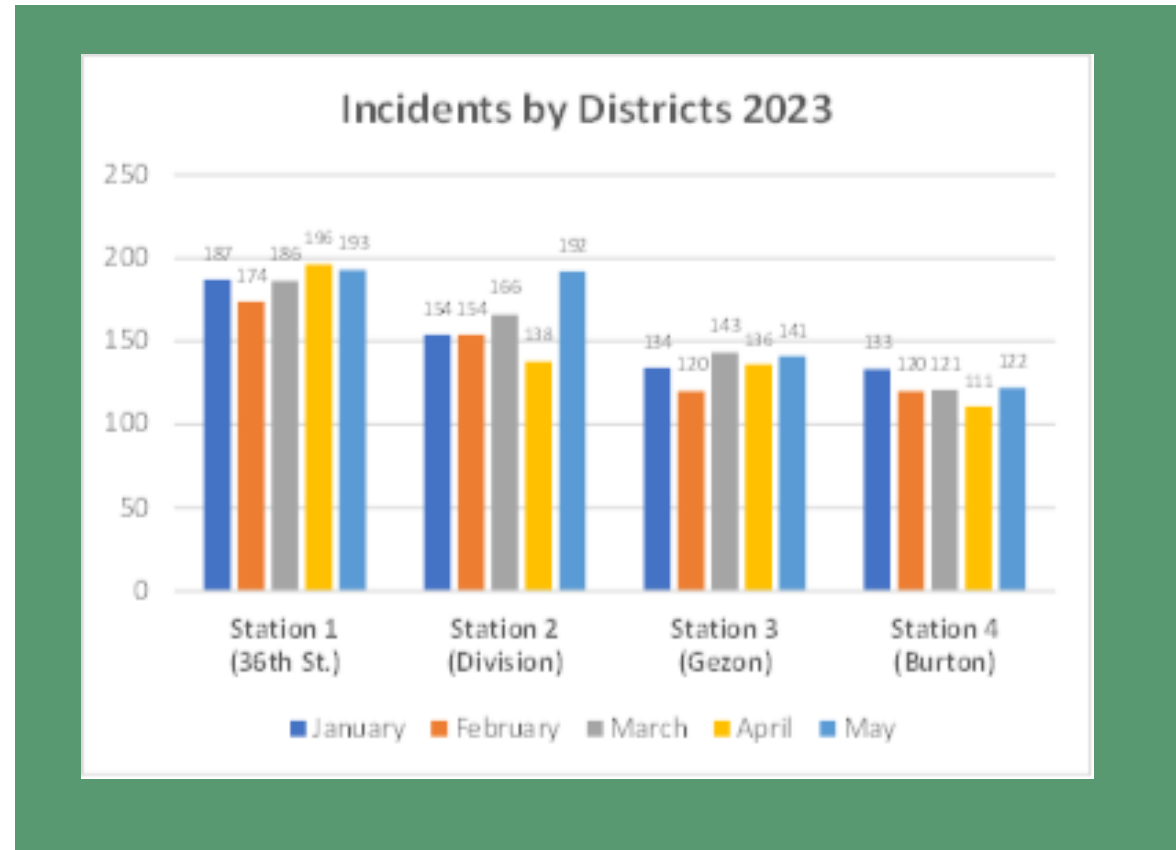
- Specialized Rescue Equipment
- Confined space equipment
- Heavy vehicle extrication equipment
- Airbag lifting equipment
- Ariel lighting device

### Limitations:

- No suppression capabilities
- No ladders

Deploys from 36th St Station | Hours: 840 | Miles: 6,295 | Equivalency: 50,400  
Replacement Date: 2043

# CURRENT DEPLOYMENT



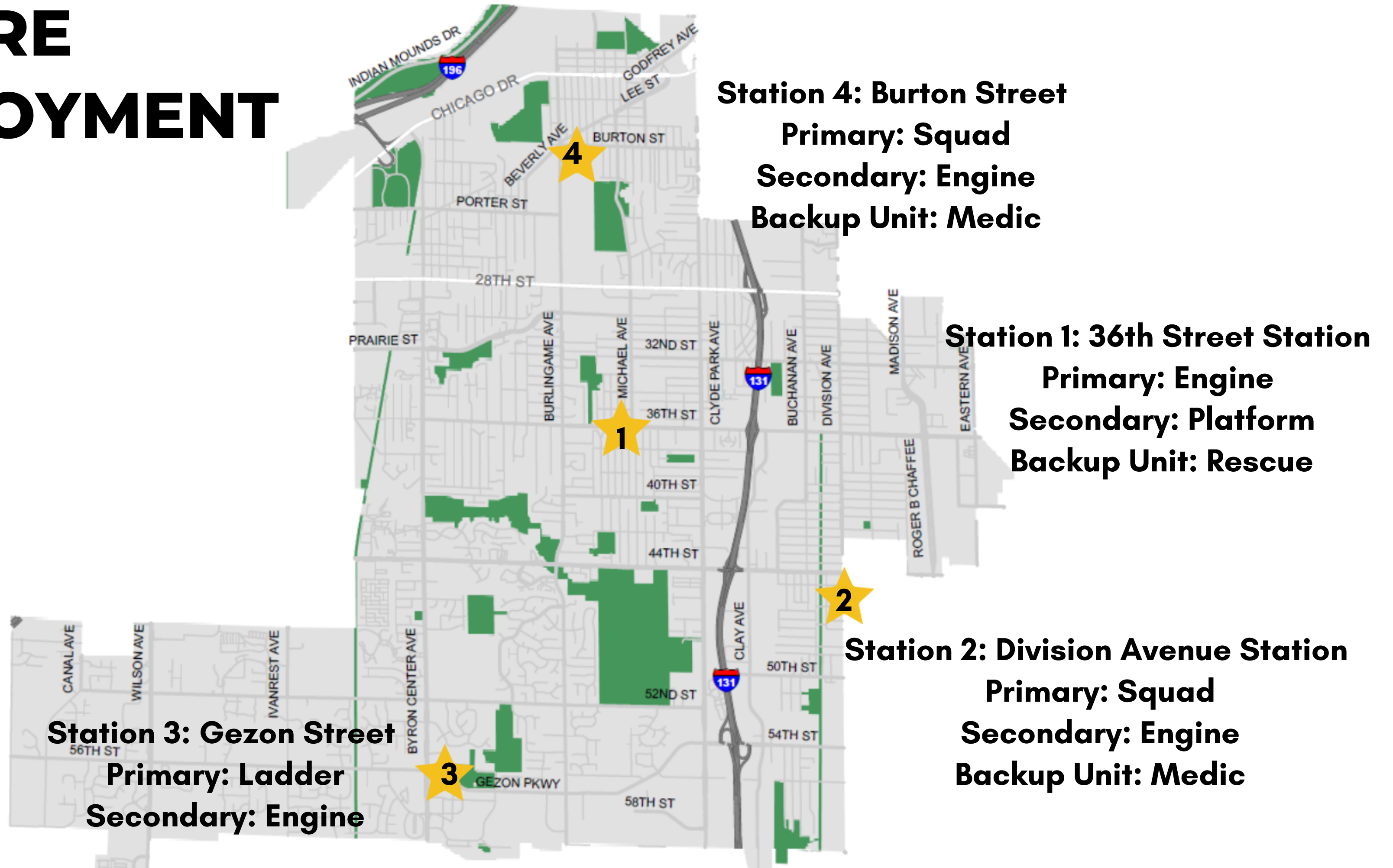
**Station 4: Burton Street Station**  
**Primary: Squad**  
**Secondary: Engine**

**Station 1: 36th Street Station**  
**Primary: Engine**  
**Secondary: Engine & Medic**

**Station 2: Division Avenue Station**  
**Unmanned**

**Station 3: Gezon Street Station**  
**Primary: Squad**  
**Secondary: Ladder**

# FUTURE DEPLOYMENT



# MEDICAL RESPONSE LEVELS

Wyoming Fire is required by our local Medical Control Authority (KCEMS) to respond to ALL ECHO, Med 1 and Med 2 calls.

## ECHO

ECHO

Any viable life-saving cardiac arrest event

## MED 1

Priority One

2022: 3,543 / 71%

Life-Threatening or Potentially Life-Threatening Emergencies

Example:  
Difficulty breathing

## MED 2

Priority Two

2022: 1,424

Any event that can quickly turn life-threatening

Example:  
Neck and back injury

## MED 3

Priority Three

\*No Response\*

Non-Life Threatening Emergency Response

Example:  
Dislocated joints

# General Response Criteria

<b>Medical</b>	<b>1 unit/ 2 or 3 personnel</b>
<b>Medical (Cardiac Arrest)</b>	<b>2 units/ 4 or 5 personnel</b>
<b>Fire Alarm (Low Hazard)</b>	<b>1 unit/ 2 or 3 personnel</b>
<b>Fire Alarm (High Hazard)</b>	<b>3 units/ 7-10 personnel</b>
<b>Carbon Monoxide Alarm</b>	<b>1 unit/ 2 or 3 personnel</b>
<b>Carbon Monoxide Alarm (Medical)</b>	<b>2 units/ 4 or 5 personnel</b>
<b>Vehicle Accident (Injuries)</b>	<b>2 units/ 4 or 5 personnel</b>
<b>Vehicle Accident (Extrication)</b>	<b>3 units/ 7-10 personnel</b>
<b>Mass Casualty Incident</b>	<b>3 units/ 7-10 personnel</b>

# Fire Response Criteria

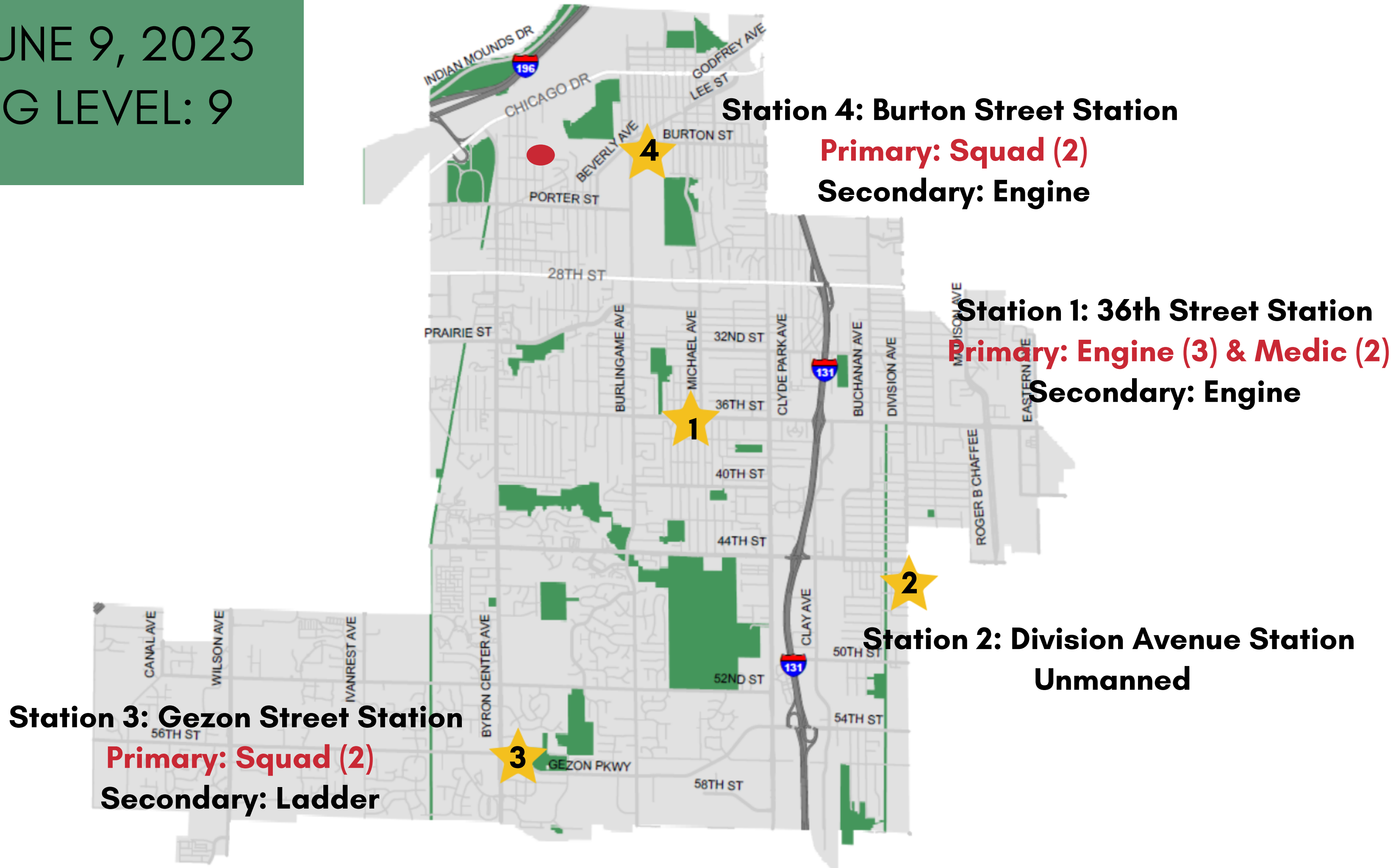
<b>Structure Fire</b>	<b>3 units/ 7-10 personnel</b>
<b>Car Fire</b>	<b>1-2 units/3-5 personnel</b>
<b>Grass/Undergrowth Fire</b>	<b>2 units/4-5 personnel</b>
<b>Trash Fire</b>	<b>1-2 units/ 3-5 personnel</b>
<b>Hazardous Material Incident</b>	<b>3 units/7-10 personnel</b>
<b>Water Rescue</b>	<b>3 units/7-10 personnel</b>
<b>Rope Rescue</b>	<b>3 units/ 7-10 personnel</b>

# FACTORS THAT IMPACT RESPONSE

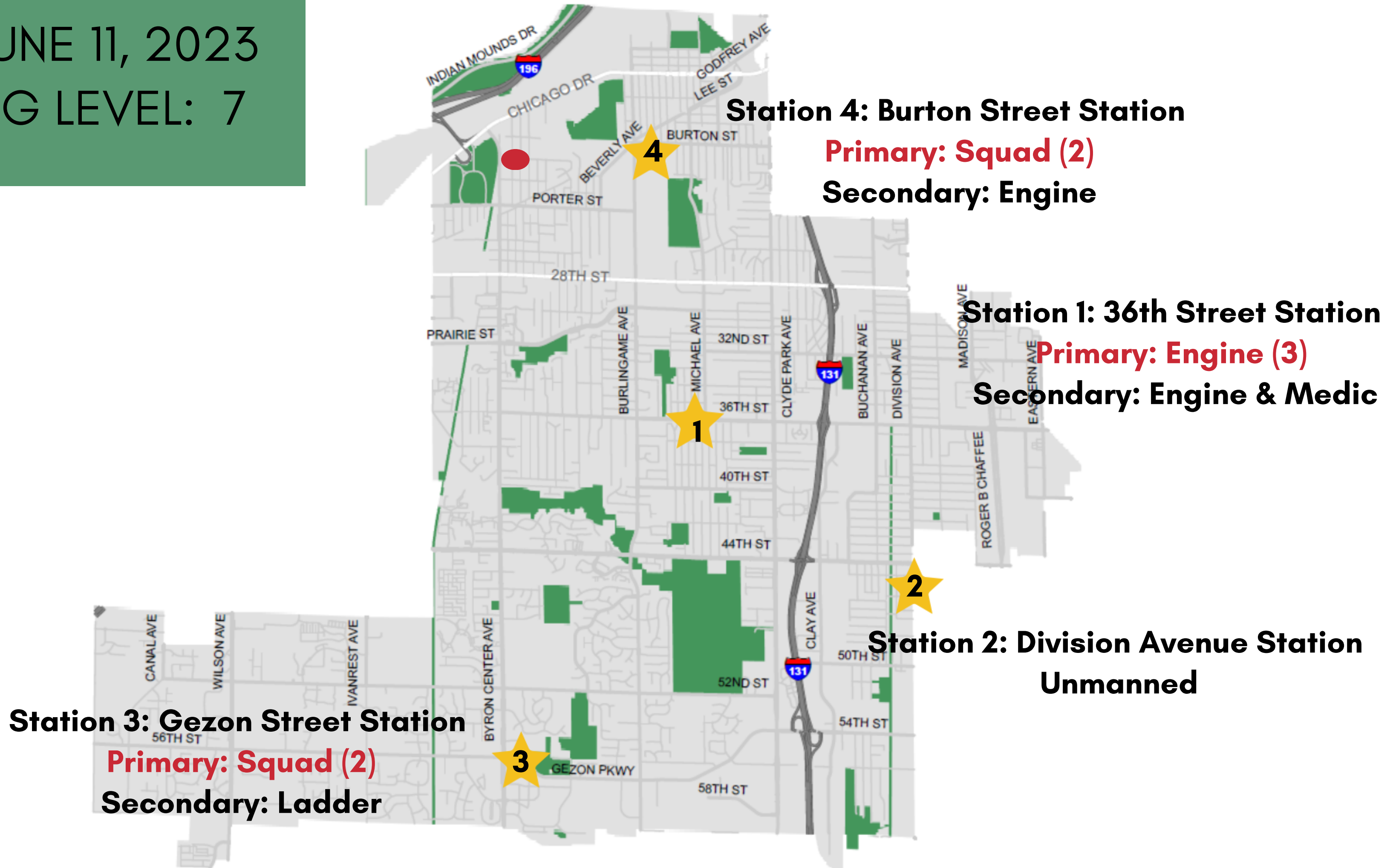
- Staffing
- Pre-determined CAD/Dispatch requirements
- Type of building
- Location of the call
- Response vehicle location
- What response vehicles are we staffing that day
- Simultaneous calls
- Seriousness of call
- Anticipation of extenuating circumstances (eg: multiple patients, scene control, etc.)



DATE: JUNE 9, 2023  
STAFFING LEVEL: 9



DATE: JUNE 11, 2023  
STAFFING LEVEL: 7



# WHAT NEXT...

- Provide an opportunity to tour the Gezon station and showcase our fleet at 6:00 p.m., just prior to the Council meeting on July 17.
- Seek Council approval to purchase a Ladder Truck from Pierce's stock program on July 17.
- Re-evaluate the amortization of our current fleet vehicles.
- Seven new firefighters are scheduled to begin orientation on October 13.
- Burton and Division Station will be expanded to include sleeping quarters.
- All four stations are scheduled to be operational by Fall of 2024
- Provide updates to the community on the impact of millage funding.
- Assess future staffing and organizational needs.





QUESTIONS?

## Memorandum

**DATE:** July 5, 2023  
**TO:** John Shay, City Manager  
**FROM:** Nicole Hofert, Director of Community and Economic Development  
Paul Smith, Assistant Director of Community and Economic Development  
**RE:** Proactive Code Enforcement – City Council Work Session Discussion 7.10.2023

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### Introduction

At the City Council retreat staff spoke with Council about its deployment of targeted code enforcement over the previous year. With the success of the limited roll out of targeted code enforcement, staff asked Council to approve a new code enforcement officer position in the FY2023-2024 budget. The position was approved. This memo and the conversation at the July 10<sup>th</sup> city council work session are intended to provide Council with an outline of the data driven proactive code enforcement approach the department intends to deploy in commercial areas.

### History

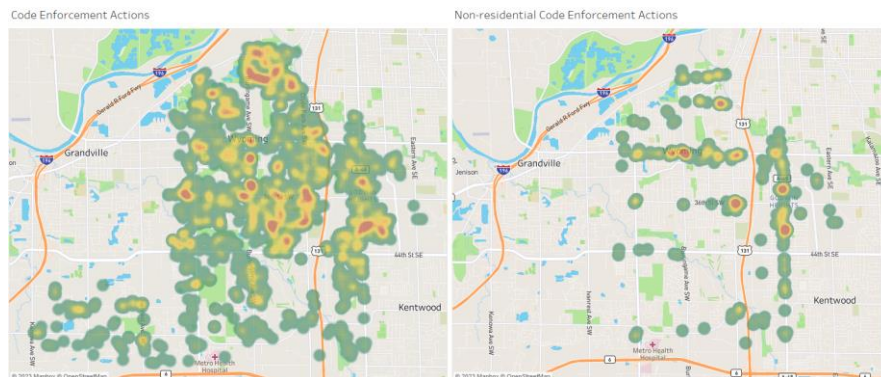
An objective identified in Wyoming[re]imagined was to “enhance image of commercial corridors.” To aid in that effort, targeted code enforcements along 28<sup>th</sup> Street, Division Avenue, and 44<sup>th</sup> Street have helped to educate property owners, correct illegal and unsafe violations, and visually improve corridors.

The initial effort resulted in:

- 37 properties brought into compliance in the 28<sup>th</sup> Street Avenue enforcement.
- 20 illegal signs being removed in the Temporary Sign Ordinance enforcement.
- Enhanced education and communication with commercial property owners on zoning allowances and property maintenance requirements.
- Increased long term compliance, specifically with the education done around the Temporary Sign Ordinance enforcement on 28<sup>th</sup> Street.

### Data Driven Proactive Code Enforcement

In the last year, there have been 1685 active code enforcements undertaken by the City. Of those, 188 were on commercial or industrially zoned properties and 13% (i.e. 12 complaints) of these involved repeat violations.



On average, it takes 26 days to gain compliance on a violation across all zoning districts and 34 days to gain compliance in commercial and industrial zoning districts. The table below shows the average time to resolution by enforcement category in commercial and industrial zoning districts.

<u>Category</u>	<u>Average Time to Resolution Time (Days)</u>
Nuisance	46
Other	34
Weeds	18
Zoning	21
Multiple	103
ALL	34

The intent of the data driven proactive code enforcement approach is to:

- Identify areas that have historically had a high number of code infractions;
- Educate property owners in these areas on the property maintenance code and zoning regulations;
- Work with property owners to gain sustained compliance; and
- Improve the visual aesthetics of the city’s commercial and industrial corridors.

Over time it is believed that this approach will reduce staff time on a per case basis, increase overall compliance, and provide a better foundation for fair and consistent code enforcement in the city.

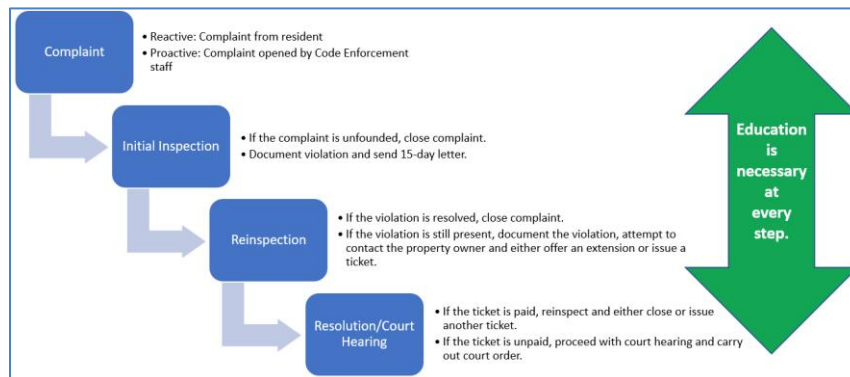
### Proactive Code Enforcement as a Best Practice

The city’s current model of reactive code enforcement is no longer a best practice. A growing number of cities in Michigan and nationally have shifted to a model that focuses on proactive code enforcement. Below is a list of nearby municipalities that utilize a proactive enforcement approach:

- Grand Rapids
- Kentwood
- Alpine
- Grandville

### Education First

The intent of this new model is to lead with education. Staff has found that certain categories of violations can be resolved through better education and dialogue with property owners. While citations may have to be issued if dialogue fails, the department’s policy would be to lead with education.



Code Enforcement and Inspections have a number of handouts that illustrate code requirements for residential property owners. In the coming months, we will be adapting some of those materials for

commercial and industrial properties, and creating additional materials specific to commercial and industrial properties. These educational materials can be used to guide in-person discussions with property owners about correcting violations, but they can also be provided to property owners in districts that have historically had an elevated number of code enforcement actions. Over time, the intent is to refine and adapt our educational materials to assist property owners and shorten average times to resolution.

Staff looks forward to joining with you in presenting this information at the July 10, 2023 City Council Work Session.

###

## Memorandum

**DATE:** July 5, 2023

**TO:** John Shay, City Manager

**FROM:** Nicole Hofert, Director of Community and Economic Development

**CC:** Paul Smith, Assistant Director of Community and Economic Development

**RE:** City Center Update – City Council Work Session Discussion 7.10.2023

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### Introduction

The City Center project is a multi-phase public infrastructure development project that will deliver a pedestrian bridge crossing over 28th Street at Hook Avenue, 4.6 miles of non-motorized trails, relocation of aerial utility and communication lines along 28th Street between Clyde Park Avenue SW and Burlingame Avenue SW, a public plaza and other streetscaping enhancements.

### Funding

The project is fully funded. Support for the project comes from:

- State of Michigan Award: \$20,000,000
- City Center Capital Fund: \$10,000,000
- Kent County ARPA funds: \$6,000,000
- Carbon Reduction Program (CRP) funds: \$803,192

A budget is attached.

### Schedule

With the award of the state funds, the project is estimated to be completed by the end of 2025. Key deliverables are noted below:

- Start of Bridge Construction: Fall 2023
- End of Bridge Construction: Spring 2023
- Start of first phase of utility relocation work: Summer 2023
- End of first phase of utility relocation work: Fall 2023
- Start of construction for first phase of trails: Spring 2024

A detailed schedule and trail map is attached.

### Private Development

This project includes a partnership with a private developer, Magnus Capital. Magnus Capital has a purchase agreement with the City to purchase the former Studio 28 site. Magnus plans to redevelop the site beginning later this year. Their project includes new housing units and Class A commercial space.

### Next Steps

Staff will be bringing to the July 17<sup>th</sup> City Council meeting a Consumers Energy Contract for Phase 1B for approval.

Staff looks forward to joining with you in presenting this information at the July 10, 2023 City Council Work Session.

###

**Wyoming City Center**

<b>Cost Classification</b>	<b>Costs</b>
<b>Real Estate</b>	
Total	\$ 4,295,000.00
<b>Professional Services</b>	
Total	\$ 831,050.00
<b>Utilities - Consumers Energy</b>	
Total	\$ 10,650,000.00
<b>Utilities - Communications</b>	
Total	\$ 923,682.00
<b>Bridge</b>	
Total	\$ 6,529,000.00
<b>Trails - Phase I</b>	
Total	\$ 6,416,218.00
<b>Trails - Phase II</b>	
Total	\$ 3,756,500.00
<b>Legal</b>	
Total	\$ 112,500.00
<b>Streetscaping and Other</b>	
Total	\$ 3,260,000.00
<b>Total Project Cost</b>	<b>\$ 36,773,950.00</b>

**Funding Sources**

Capital Project Fund	\$ 10,000,000.00
Kent County ARPA Funds	\$ 6,000,000.00
Carbon Reduction Funds	\$ 803,192.00
State	\$ 20,000,000.00
Federal	\$ -
<b>Total Revenue</b>	<b>\$ 36,803,192.00</b>

<b>Projected Gap</b>	<b>\$ 29,242.00</b>
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**Loans - both advances to WBRA**

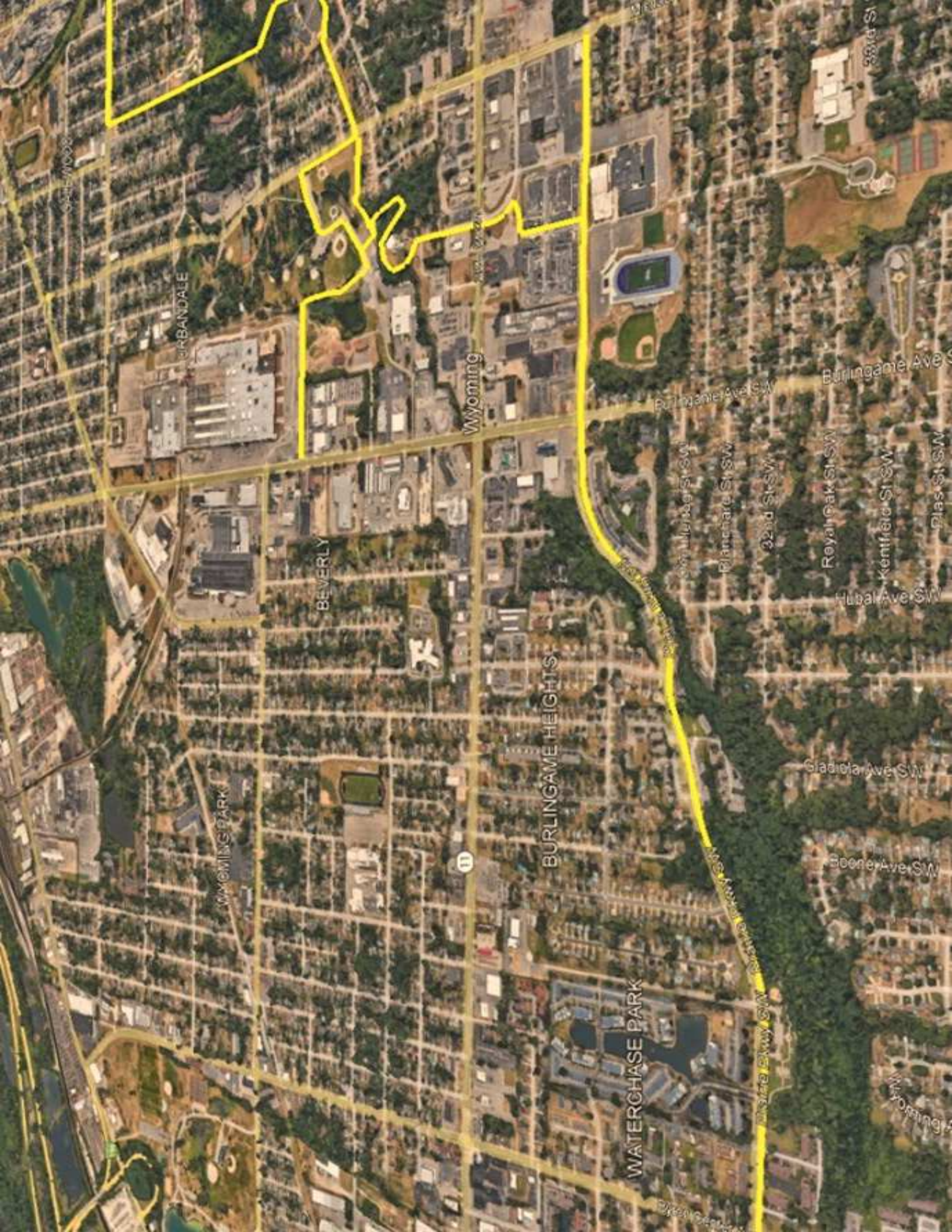
Studio 28 Purchase	\$ 1,962,858.50
Mall Purchase	\$ 4,000,000.00
<b>Total Loans</b>	<b>\$ 5,962,858.50</b>

due upon sale of Loeks property to Magnus Capital; expected Q4 '23, est. \$2.2 million^  
 due August 24, 2030 with 3.0% interest per annum\*

^The initial Fund Advance Agreement is modified to require the WBRA's repayment of the funds advanced under that agreement when after closing on the sale of the remaining Studio 28 property to Magnus or to 28WPhaseThree Limited Dividend Housing Association Limited Partnership and the payment of other City Center Project related expenses, WBRA has sufficient funds to enable WBRA to reasonably make that repayment

\*WBRA shall repay the Advanced Funds after repayment of the WBRA-Magnus Loan unless those funds are then used by WBRA for another City Center Project related expense to which the City Council consents.

	2023												2024						
	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	
<b>Tentative Construction Schedule</b>																			
Utility Schedule - CE Phase 1A	Receive Permits; Finalize Easements					Start Construction - burying of utility lines	Construction Ongoing	Construction Ongoing	Construction Complete and in -service										
Utility Schedule - CE Phase 1B						Execute Contract and payment					Receive Permits; Finalize Easements				Construction start	Construction Ongoing	Construction Ongoing	Construction Complete and in -service	
Bridge Schedule						Out to bid	Award of bid		Mobilization, Removals, Site Grading, Bridge Piers	Mobilization, Removals, Site Grading, Bridge Piers						Pedestrian Bridge Delivery and Erection, Bridge Abutments, Decorative Bridge Cladding, Concrete Bridge Deck, Electric Snowmelt System; Stairs to Bridge, Power for lighting and snowmelt	South Bridge Plaza, Minor Traf Devices, Elevated Pedestrian Ramps, Pedestrian Bridge Ramps at Grade; Bridge Lighting	Surface Restoration, Landscaping, Benches, Amenities	
Trail Schedule - Phase I Trails										Review construction documents; Apply for Permits		Final plans, Send out bids		Tree removals	Start construction April 15				
Trail Schedule - Phase II Trails									Review Preliminary Designs					Review construction documents; Apply for Permits	Final plans, Send out bids			Start Construction	



State Woods

BIRBANDALE

BEVERLY

MEMMING PARK

11

Wyoming

BURLINGAME HEIGHTS

WATERCHASE PARK

Burlingame Ave SW  
Burlingame St SW  
Blanchard St SW  
32nd St SW

Gladiola Ave SW  
Boone Ave SW

Royal Oak St SW  
Kentfield St SW  
Hubal Ave SW  
Plas St SW

38th St

Wyoming

