



MEMORANDUM

TO: City Planning Commission, Committee of the Whole
FROM: [Mei-Ling Anderson](#), City Planner, (612) 673-5342
DATE: May 22, 2014
SUBJECT: Commons at Penn, 2201-2221 Golden Valley Rd. & 1823 Penn Ave. N.

The proposed development is a four-story, mixed-use building at the southwest corner of Penn Avenue North and Golden Valley Road. The subject site contains a total of five parcels which are zoned CI Neighborhood Commercial District. *The Minneapolis Plan for Sustainable Growth* identifies the site as urban neighborhood on the future land use map. The site is located along Penn Avenue North, which is a Community Corridor.

The applicant is proposing to construct a building with 45 residential units, offices and programming space for Building Blocks Non-profit, Inc., a fitness area, and commercial space along Penn Avenue that would potentially contain a clinic serving the community.

Based on staff's preliminary review, the following land use applications have been identified:

- Conditional use permit to allow a community center in the CI Neighborhood Commercial District.
- Conditional use permit to increase the maximum allowed height for a mixed-use building in the CI Neighborhood Commercial District from the greater of three stories or 42 feet to four stories, or 50 feet.
- Variance to reduce the minimum distance between the habitable space of a dwelling and an open parking space from 6 feet to 4.5 feet.
- Variance to reduce the minimum front yard setback adjacent to Queen Avenue North, for the first 25 feet from the south property line, from 20 feet to 16 feet.
- Variance to reduce the minimum front yard setback adjacent to Penn Avenue North, for the first 25 feet from the south property line, from 20 feet to 1.5 feet.
- Variance to reduce the minimum bicycle parking requirement for non-residential uses from nine to five spaces.
- Variance to increase the percentage of required parking spaces that may be satisfied by providing compact spaces from 25 percent to approximately 42 percent. This applies to the non-residential surface parking area.
- Depending on the height of the mechanical equipment, a variance of the screening requirements for mechanical equipment or a variance of the maximum allowed fence height in a required front yard may be needed.
- Site plan review for a four-story, mixed-use building with 45 dwelling units.

The applicant submitted the land use application for this project on May 5, 2014 but a public hearing has not yet been scheduled. The applications required for this project are subject to change, depending on

the additional information that the applicant submits. Staff would like feedback from the Commission on the following, in addition to feedback on the identified applications:

- Exterior building materials
- Window distribution
- Demarcation of the primary entrance at the northeast corner of the site

Commons@Penn
Statement of Proposed Use and Description of Project

Executive Summary

Minnesota-based non-profit developer Building Blocks, led by former NBA star Devean George, is investing in the north Minneapolis community with a hallmark building at the corner of Penn Avenue North and Golden Valley Road, known as Commons @ Penn Avenue (C@P). This four-story, mixed use transit-oriented development is a fusion of affordable workforce housing, commercial/retail opportunities and community spaces supported by a backbone of active engagement and programming that strengthens community in an underutilized market. The 34,000+ square foot, 45-unit building features multiple common spaces, a transit waiting area for commuters, and views to Minneapolis skyline to the east, among many other amenities. The total development cost is \$10.4 million, of which 95% has been secured through financing commitments from public funding sources, and the approval of bond and tax credit financing. The development is fully supported by the Minneapolis City Council, the Hennepin County Board of Commissioners and the local neighborhood group.

Project Description

Housing

Commons @ Penn includes 45 units of multi-family rental housing in a mix of one, two and three bedroom units; 75% of the units will be two and three bedroom units to meet strong market demand for homes accommodating families with children. Each unit features hard surface flooring, full sized kitchen appliances, access to two laundry rooms, and standard nine foot ceilings. The upper floors feature views of the downtown Minneapolis skyline to the east and the Golden Valley area to the west. The building will have underground parking for the tenants and on-grade parking for the commercial/retail tenants.

Amenities for residents include covered and secure parking, a large, on-site fitness center, tot lot with adjacent exercise bikes for parents, an integrated bus shelter, a picnic area, both outdoor and indoor secure bike parking, large program space in the building, and on site retail. The first floor common and retail spaces are all designed with large windows opening up onto the street, to engage people to come in as well as to provide safety to the street.

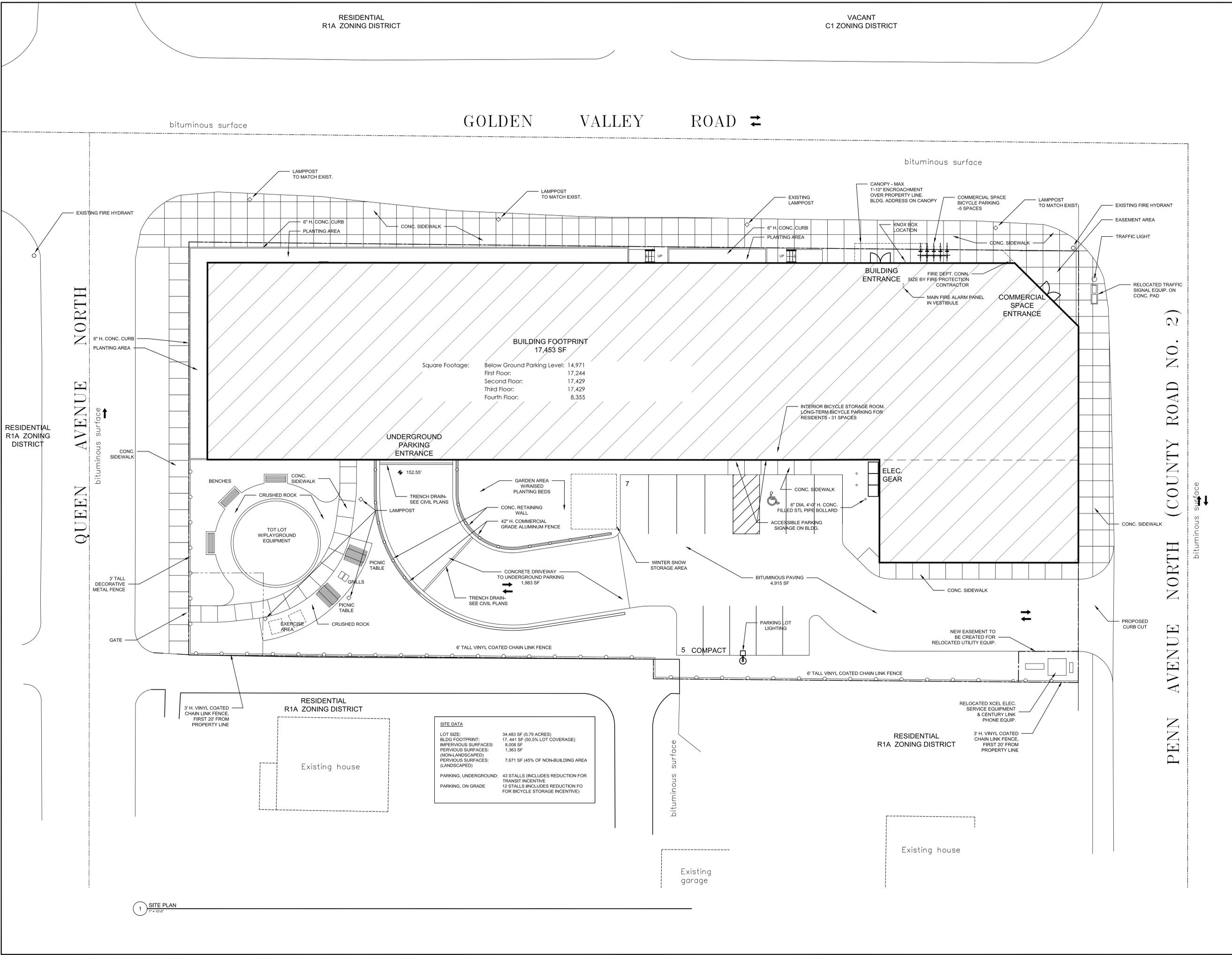
Non-housing space

C@P includes 4,500 square feet of commercial space on the first floor. Some of the commercial space will be occupied by Building Blocks administrative and program space. This will be part of a community service facility per IRS Section 42 and, as such, the capital cost of constructing the space has been included in the tax credit basis. Although the operating costs for the space will be separate from the residential, and rents will be charged, the financing creates top-quality, low-cost space for Building Blocks. This allows them to keep their overhead costs low so that more of their resources can be used for much needed programming.

The balance of the commercial space includes a medical clinic. NorthPoint Health & Wellness Center intends to open a satellite clinic at C@P featuring integrative medicine to the community. The commercial space will be completely separately funded therefore none of the construction costs for this space are included in the Residential portion of the budget.

The combination of uses--housing and commercial--directly meets the needs of the community: housing and support services for tenants, retail spaces to activate the street and provide goods and services as well as jobs to the community, and resources for individuals to start small businesses.

**Building Blocks
The Commons
At Penn Avenue**



BUILDING FOOTPRINT
17,453 SF

Square Footage: Below Ground Parking Level: 14,971
First Floor: 17,244
Second Floor: 17,429
Third Floor: 17,429
Fourth Floor: 8,355

SITE DATA

LOT SIZE: 34,483 SF (0.79 ACRES)
BLDG FOOTPRINT: 17,441 SF (50.5% LOT COVERAGE)
IMPERVIOUS SURFACES: 8,008 SF
PERVIOUS SURFACES: 1,363 SF
(NON-LANDSCAPED)
PERVIOUS SURFACES: 7,671 SF (45% OF NON-BUILDING AREA (LANDSCAPED))

PARKING, UNDERGROUND: 43 STALLS (INCLUDES REDUCTION FOR TRANSIT INCENTIVE)
PARKING, ON GRADE: 12 STALLS (INCLUDES REDUCTION FOR BICYCLE STORAGE INCENTIVE)

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
B	4/25/2014	DD SET
A	2/10/2014	SCHEMATIC PRICING

Commons at Penn Ave.
2201 Golden Valley Road
Minneapolis, MN 55411

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 Architect under the laws of the State of Minnesota.

Date: _____
David J. Witt, R License # 22911

**ARCHITECTURAL
SITE PLAN**

SCALE	N.T.S.
DRAWN BY	DJW
CHECKED BY	
PROJ. ARCH.	
PROJ. MGR.	
JOB NO.	

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A010

1 SITE PLAN
1" = 10'-0"



**MOBILIZE DESIGN
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P.O. Box 11093
1108 W. Broadway Ave.
Minneapolis, MN 55411
p 612.208.0504
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Building Blocks The Commons At Penn Avenue

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7162 SHADY OAK ROAD
EDEN PRAIRIE, MN 55344
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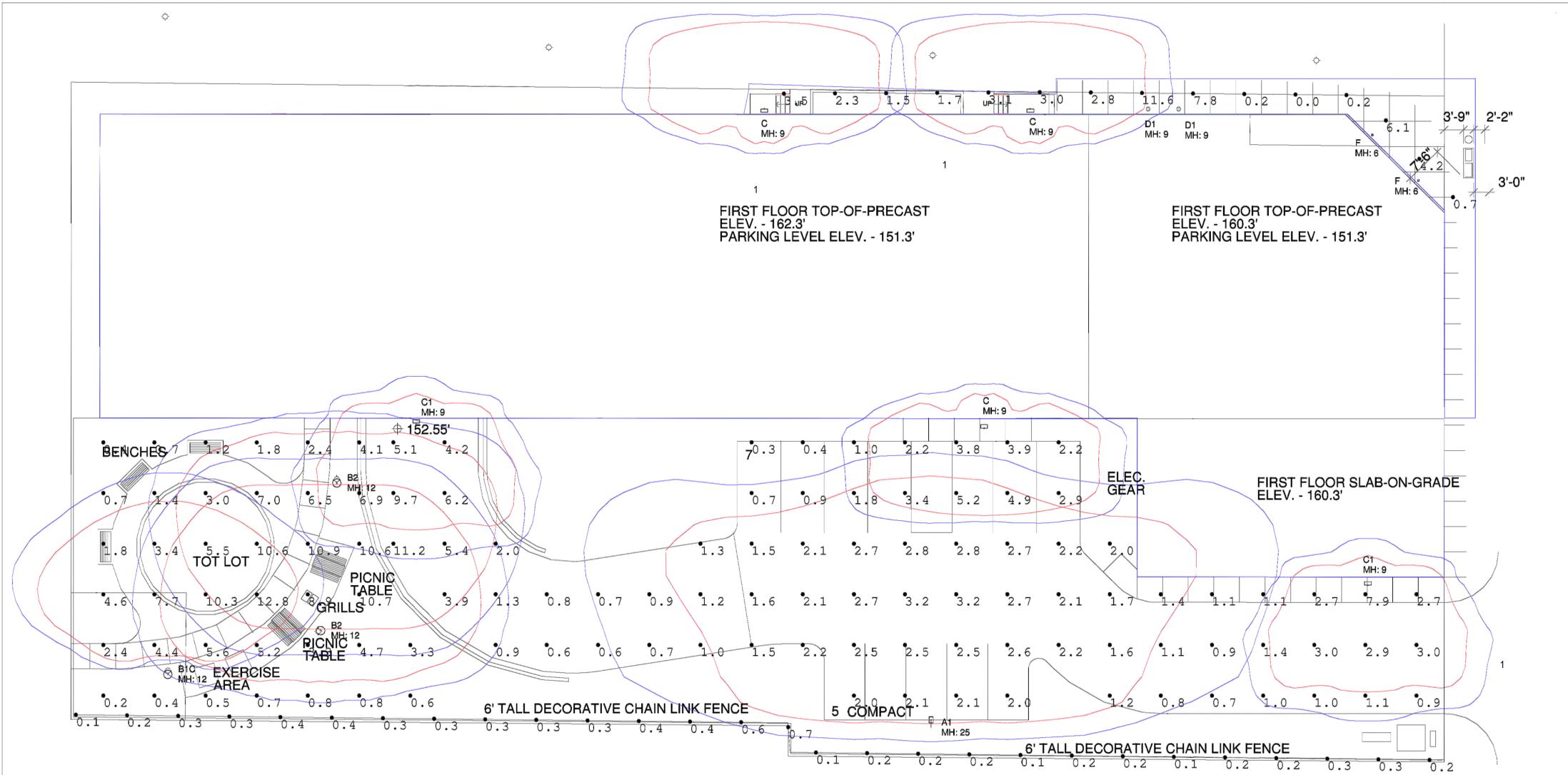
#	Date	Comments

NO.	DATE	DESCRIPTION

Drawn By: AJS
Checked By:
Date: 4/21/2014
Scale: 1" = 10'

Commons at Penn
Site

Page M of 1



Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description
⊞	1	A1	SINGLE	12838	0.900	CL1-90L-5K-3-BC
⊞	1	B1C	SINGLE	5124	0.900	SLVT-T4-56LED-3K-HSS-700
⊞	2	B2	SINGLE	9104	0.900	SLVT-T3-56LED-5K-700
⊞	3	C	SINGLE	3486	0.900	TRP-30L5K-035-3
⊞	2	C1	SINGLE	3372	0.900	TRP-30L5K-035-4
⊞	2	D1	SINGLE	1157	1.000	LF6LEDG4 6LFLED5G430K
⊞	2	F	SINGLE	876	0.900	LD6LED4SW35K8 BL

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Perimeter sidewalk	Illuminance	Fc	3.25	11.6	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	2.39	11.2	0.3	7.97	37.33
South Property Line	Illuminance	Fc	0.28	0.7	0.1	2.80	7.00
Tot Lot	Illuminance	Fc	4.39	12.8	0.2	21.95	64.00

NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
B	4/25/2014	D0 SET
A	2/10/2014	SCHEMATIC PRICING

ISSUE LOG

Commons at Penn Ave.
2201 Golden Valley Road
Minneapolis, MN 55411

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Date:
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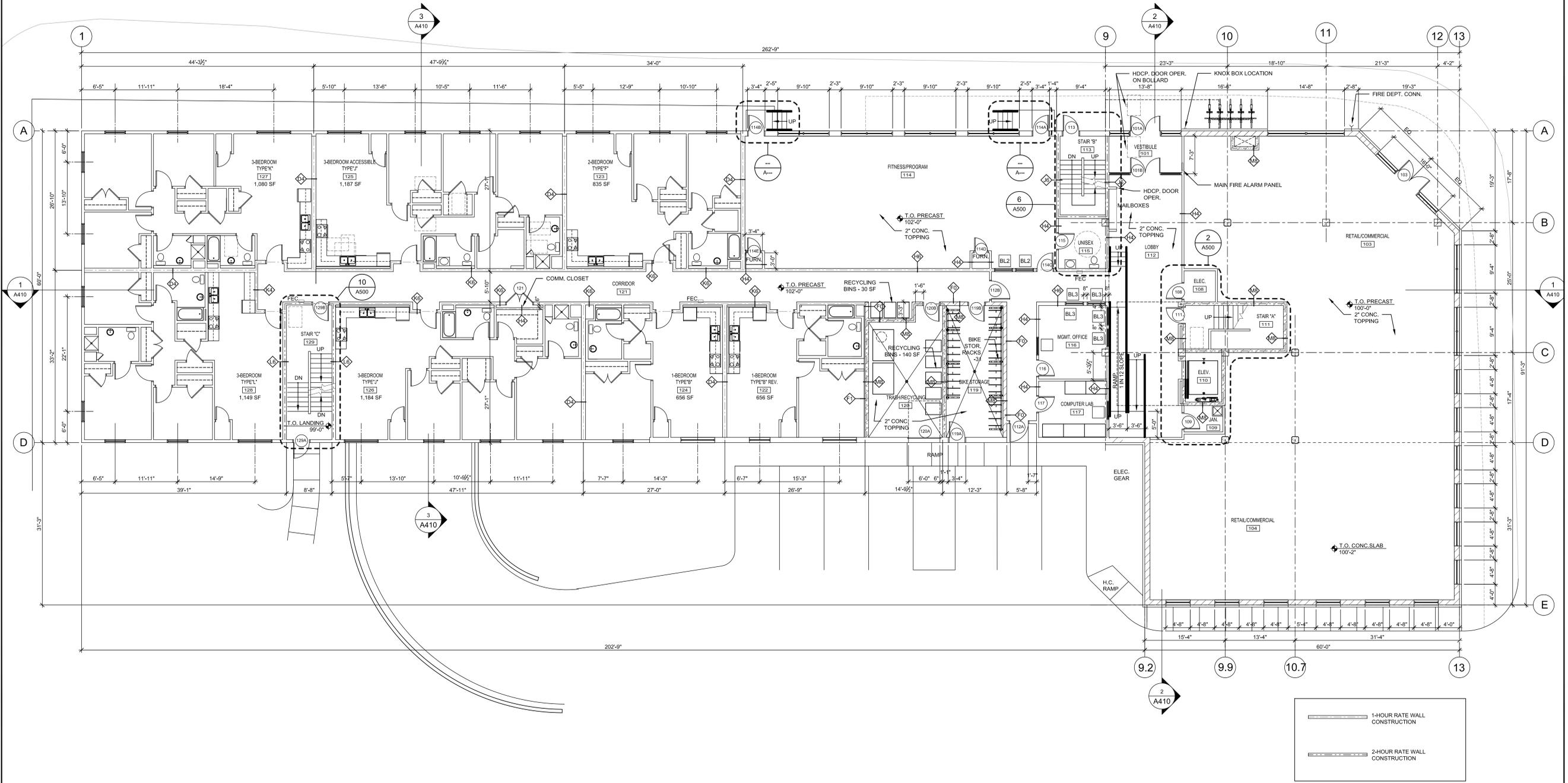
SITE LIGHTING PLAN

SCALE	N.T.S.
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CHECKED BY	
PROJ. ARCH.	
PROJ. MGR.	
JOB NO.	

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A011

**Building Blocks
The Commons
At Penn Avenue**



1 FIRST FLOOR PLAN
1/8" = 1'-0"

NO.	DATE	DESCRIPTION
B	4/25/2014	DD SET
A	2/18/2014	SCHUBERT/FREYKING

NO.	DATE	DESCRIPTION

Commons at Penn Ave.
2201 Golden Valley Road
Minneapolis, MN 55411

Date: _____
David J. Witt, R License # 22911
FIRST FLOOR PLAN

SCALE: N.T.S.
DRAWN BY: DJW
CHECKED BY: _____
PROJ. ARCH: _____
PROJ. MGR: _____
JOB NO. _____

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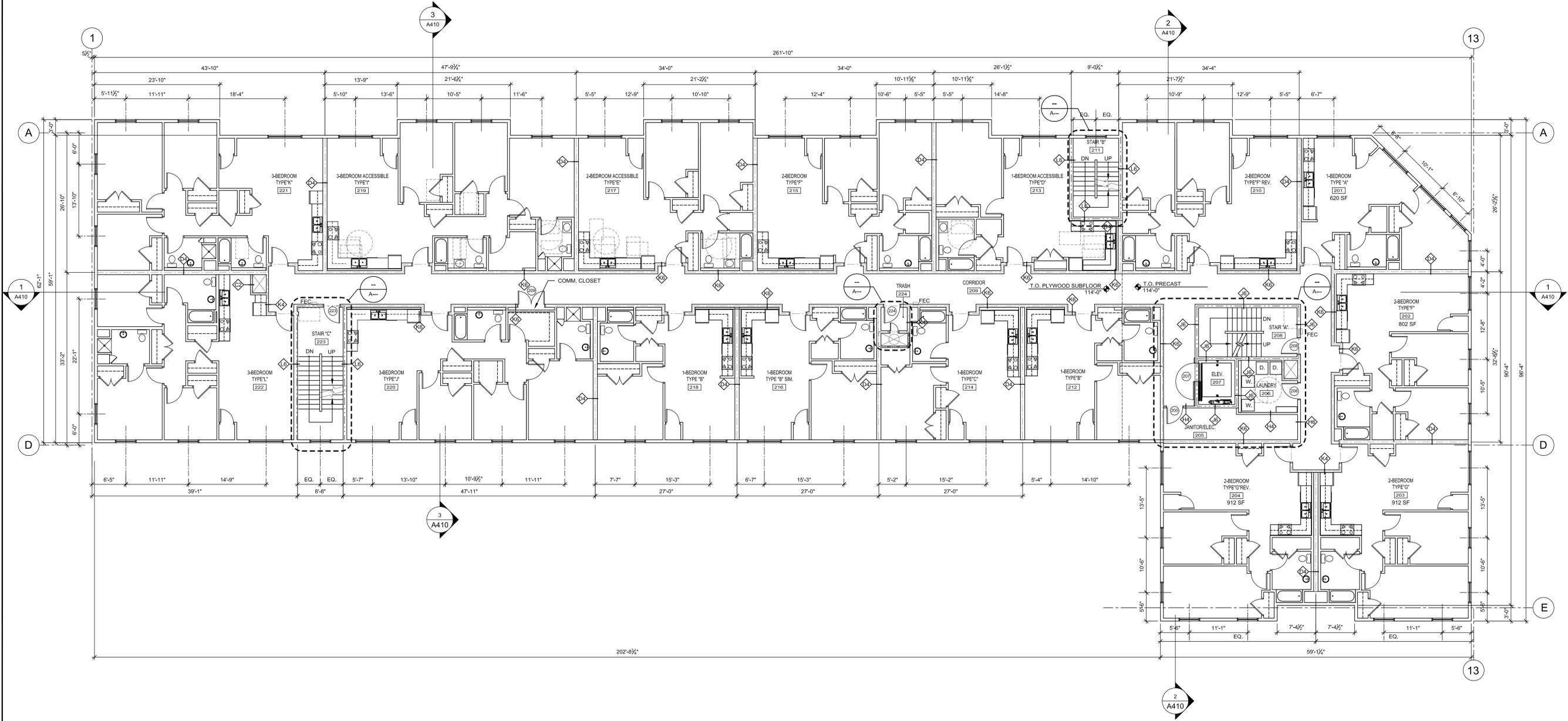
A201



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Building Blocks The Commons At Penn Avenue



1 SECOND FLOOR PLAN
1/8" = 1'-0"

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION
B	4/25/2014	DO SET
A	2/10/2014	SCHEDULED FINISHING

ISSUE LOG

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2201 Golden Valley Road
Minneapolis, MN 55411

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SECOND FLOOR PLAN

SCALE: N.T.S.
DRAWN BY: DJW
CHECKED BY: _____
PROJ. ARCH: _____
PROJ. MGR: _____
JOB NO: _____

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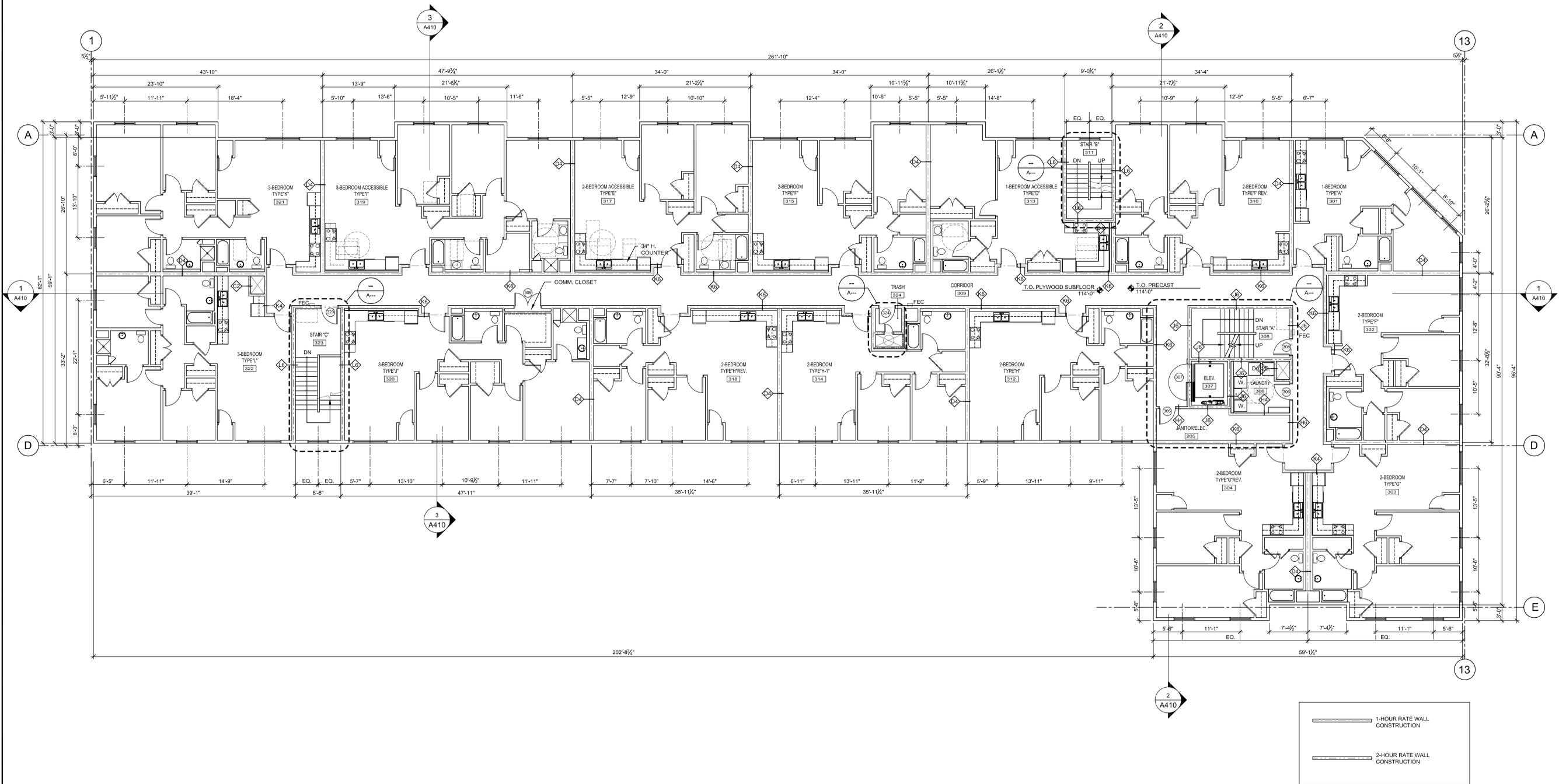




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Building Blocks The Commons At Penn Avenue



1 THIRD FLOOR PLAN
3/8" = 1'-0"

NO.	DATE	DESCRIPTION

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B	4/25/2014	DO SET
A	2/10/2014	SCHEMATIC DEVELOPMENT

ISSUE LOG

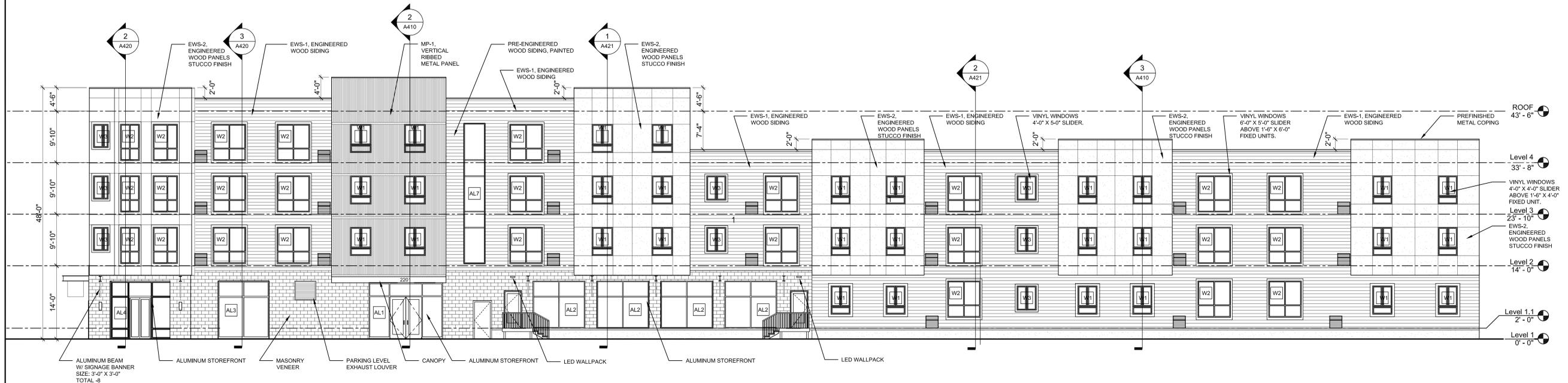
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David J. Witt, R License # 22911
THIRD FLOOR PLAN

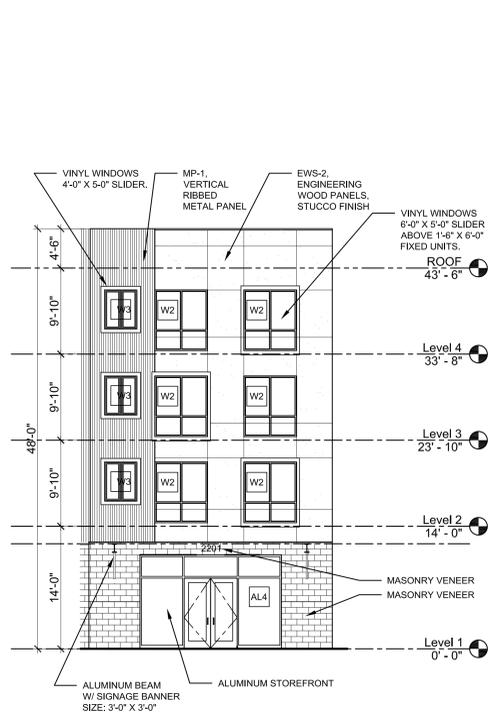
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DRAWN BY DJW
CHECKED BY
PROJ. ARCH.
PROJ. MGR.
JOB NO.
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**Building Blocks
The Commons
At Penn Avenue**



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



3 NORTHEAST DIAGONAL CORNER EXTERIOR ELEVATION
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

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Commons at Penn Ave.
2201 Golden Valley Road
Minneapolis, MN 55411

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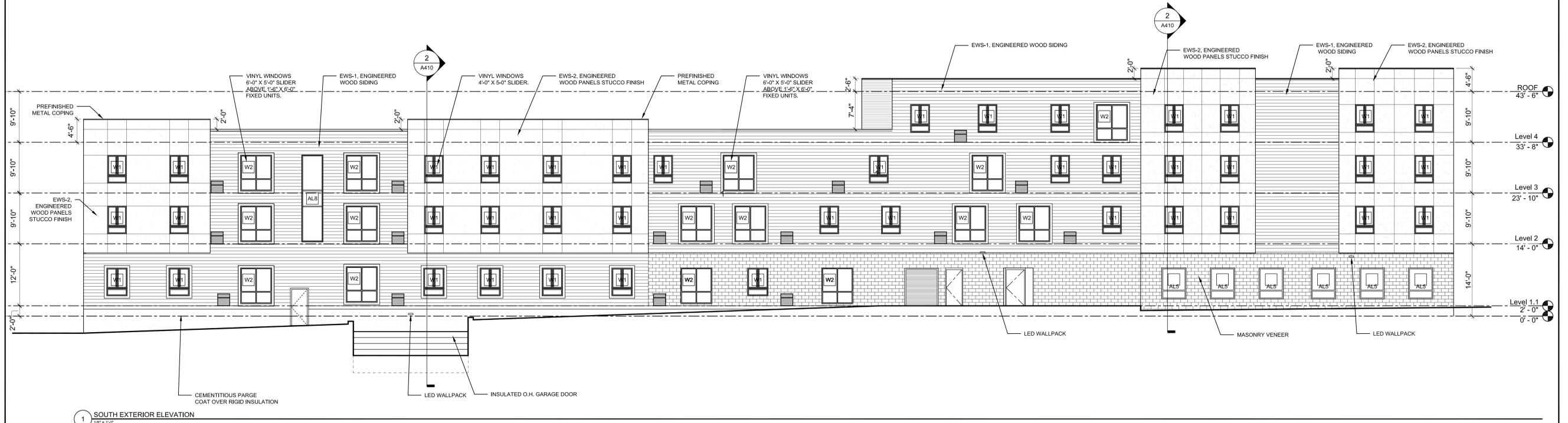
BUILDING ELEVATIONS

SCALE	N.T.S.
DRAWN BY	DJW
CHECKED BY	
PROJ. ARCH.	
PROJ. MGR.	
JOB NO.	

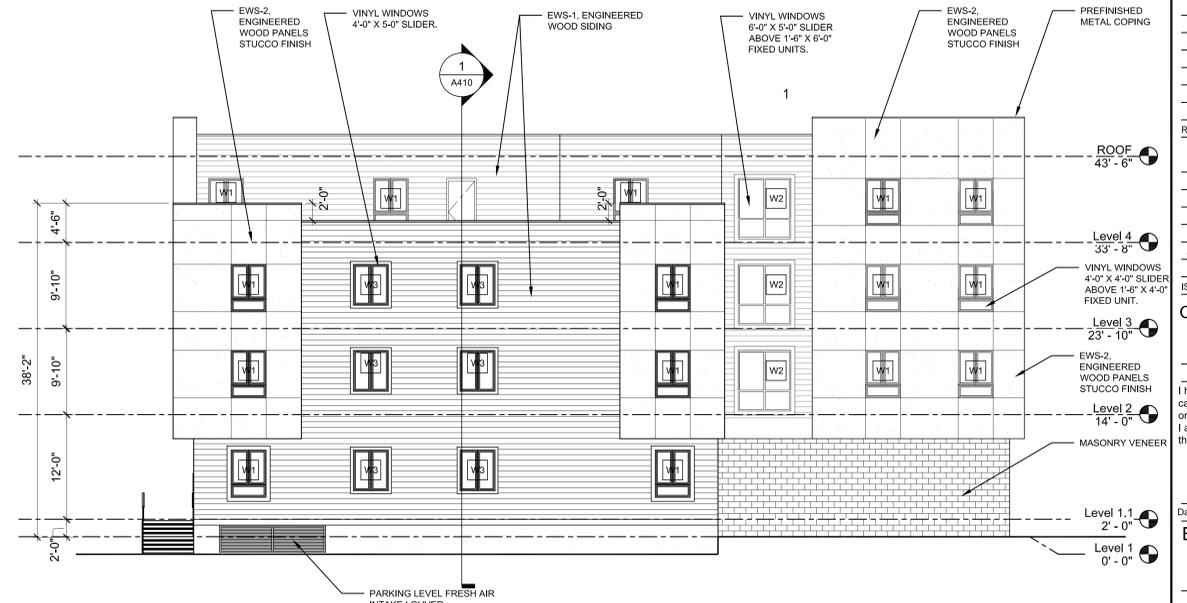
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A400

**Building Blocks
The Commons
At Penn Avenue**



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

NO.	DATE	DESCRIPTION
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REVISION LOG

NO.	DATE	DESCRIPTION
B	4/25/2014	DD SET
A A	2/10/2014	SCHEMATIC PRELIMING

ISSUE LOG

NO.	DATE	DESCRIPTION
Commons at Penn Ave. 2201 Golden Valley Road Minneapolis, MN 55411		

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Date:
David J. Witt, R License # 22911

BUILDING ELEVATIONS

SCALE	N.T.S.
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JOB NO.	



North Elevation



South Elevation



East Elevation



West Elevation



Perspective View Looking Northeast



Perspective View Looking Southeast



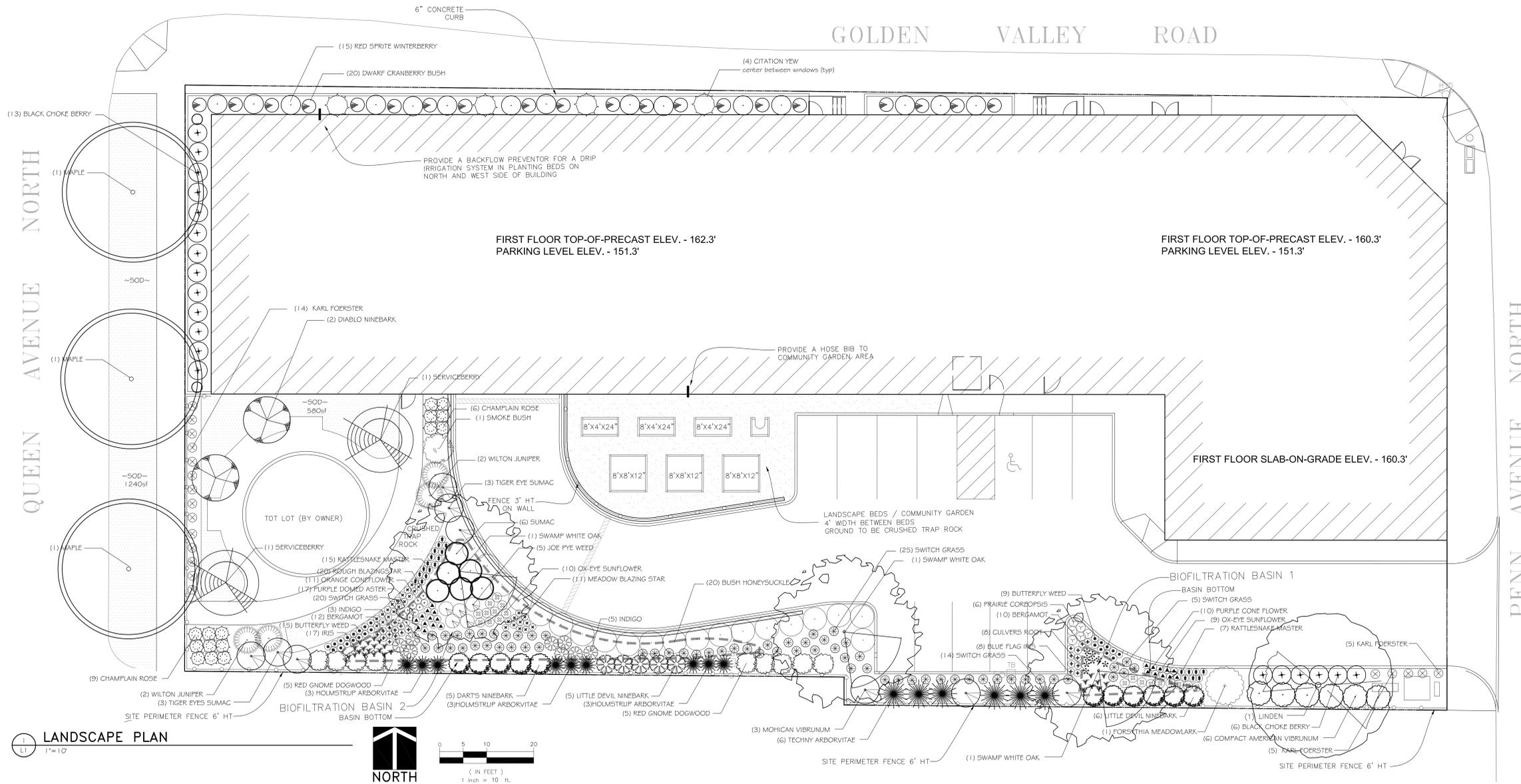
Perspective View Looking Northwest



Commons at Penn Avenue - Streetview Photos
Perspective Looking Southwest on Golden Valley Road & Penn Avenue



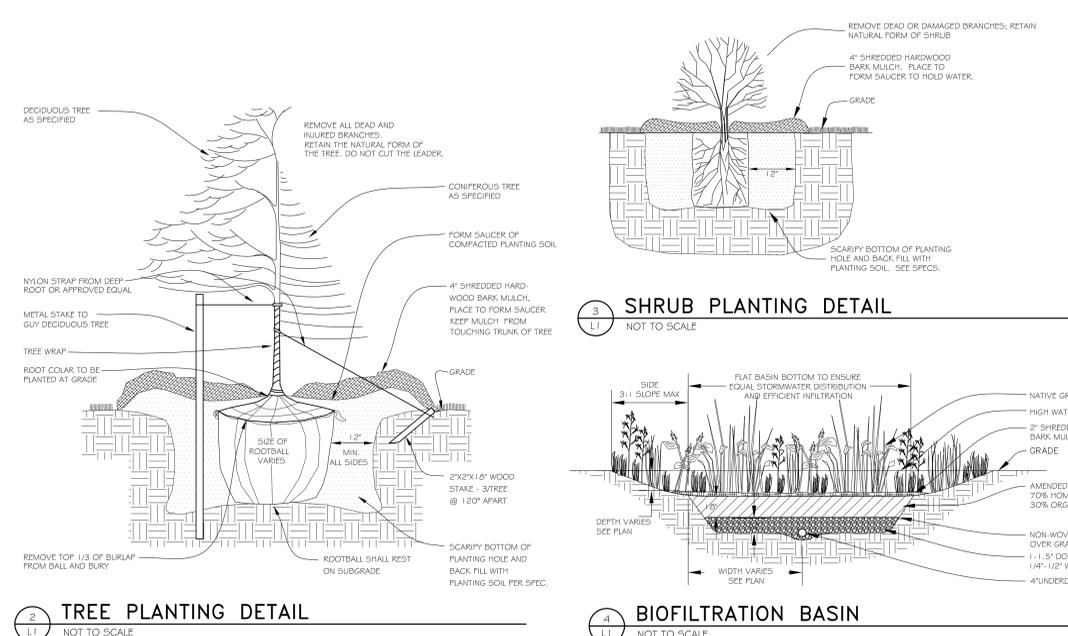
Building Blocks The Commons At Penn Avenue



LANDSCAPE PLAN
1
1" = 10'



PLANT SCHEDULE						PLANT SCHEDULE					
QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND'T	COMMENTS (SEE NOTES)	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT COND'T	COMMENTS (SEE NOTES)
DECIDUOUS TREES						GRASSES					
3	AUTUMN BLAZE MAPLE	ASER X FREDMANII 'JEFFERSON'	2.5" CAL.	B & B	[1]	19	KARL FOERSTER	CALAMAGROSIS ACUTIFLORA	#1	CONT.	[1] [3]
3	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	B & B	[1]	64	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1	CONT.	[1] [3]
1	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	B & B	[1]	PERENNIALS					
ORNAMENTAL TREES						24	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	4"	CONT.	[1] [2]
2	SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	2" CAL.	B & B	[1]	17	NEW ENGLAND ASTER	ASTER NOVAE-ANGLIAE	4"	CONT.	[1] [2]
2	DIABOLO NINEBARK	PHYSCARRUS OPULENTIUS 'WONLO'	#15	CONT.	[1]	8	BLUE FALSE INDIGO	BAPTISIA AUSTRALIS	4"	CONT.	[1] [4]
CONIFEROUS SHRUBS						6	PRAIRIE COREOPSIS	COREOPSIS PALMATA	4"	CONT.	[1] [2]
4	WILTON JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	#5	CONT.	[1]	10	PURPLE CONEFLOWER	ECHINACEA PURPUREA	4"	CONT.	[1] [2]
4	CITATION YEW	TAXUS X MEDIA 'CITATION'	#5	CONT.	[1]	22	RATTLESNAKE MASTER	ERYNGIUM YUCCIFOLIUM	4"	CONT.	[1] [2]
9	HOLMSTRUP ARBORVITAE	THUGA OCCIDENTALIS 'HOLMSTRUP'	#5	CONT.	[1]	5	JOE PYE WEED	EUPATORIUM MACULATUM	4"	CONT.	[1] [3]
6	TECHNY ARBORVITAE	THUGA OCCIDENTALIS 'TECHNY'	#5	CONT.	[1]	19	OX-EYE SUNFLOWER	HELOPSIS HELANTHOIDES	4"	CONT.	[1] [3]
DECIDUOUS SHRUBS						25	BLUE FLAG IRIS	IRIS VERSICOLOR	4"	CONT.	[1] [2]
19	BLACK CHOKEBERRY	ARONIA MELANOCARPA 'ELATA'	#2	CONT.	[1]	12	ROUGH BLAZING STAR	Liatris aspera	4"	CONT.	[1] [2]
10	RED GNOME DOGWOOD	CORNUS ALBA SIBIRICA 'RED GNOME'	#5	CONT.	[1]	11	MEADOW BLAZING STAR	Liatris ligulistylis	4"	CONT.	[1] [2]
1	VELVET CLOAK SUMAC	COTINUS COCCYGNIA 'VELVET CLOAK'	#5	CONT.	[1]	22	WILD BERGAMOT	MONARDA FISTULOSA	4"	CONT.	[1] [2]
16	DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	#2	CONT.	[1]	8	ORANGE CONEFLOWER	Rudbeckia fulgida	4"	CONT.	[1] [2]
1	FORSYTHIA MEADOWLARK	FORSYTHIA X 'MEADOWLARK'	#2	CONT.	[1]	8	CULVER'S ROOT	VERONICASTRUM VIRGINICUM	4"	CONT.	[1] [2]
15	WINTERBERRY	Ilex verticillata 'NANA'	#2	CONT.	[1]	NOTES:					
5	DART'S GOLD NINEBARK	PHYSCARRUS OPULENTIUS 'DART'S GOLD'	#2	CONT.	[1]	[1] MULCH TO BE SHREDDED HARDWOOD BARK @ 4" DEPTH					
11	LITTLE DEVIL NINEBARK	PHYSCARRUS OPULENTIUS 'DONNA MAY'	#2	CONT.	[1]	[2] SPACE 18" O.C.					
15	CHAMPLAIN ROSE	ROSA SP. 'CHAMPLAIN'	#2	CONT.	[1]	[3] SPACE 24" O.C.					
15	FRAGRANT SUMAC	Rhus aromatica 'GRO-LOW'	#5	CONT.	[1]	[4] SPACE 36" O.C.					
6	SMOKEBUSH	Rhus typhina 'SMOKEBUSH'	#5	CONT.	[1]	IRRIGATION NOTES					
6	SMOKEBUSH	Rhus typhina 'SMOKEBUSH'	#5	CONT.	[1]	1. CONTRACTOR TO DESIGN AND INSTALL A FULLY OPERATIONAL IRRIGATION SYSTEM FOR ALL SHRUB BEDS ALONG NORTH AND WEST BUILDING SIDES.					
3	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	#5	CONT.	[1]	2. ALL SHRUB SHALL BE IRRIGATED WITH NETELEM OR EQUIVALENT					
20	DWARF CRANBERRY BUSH	VIBURNUM OBTUSUM 'DWARF CRANBERRY BUSH'	#5	CONT.	[1]	3. CONTRACTOR TO COORDINATE WITH MECHANICAL FOR LOCATION OF BACKFLOW PREVENTOR					
6	COMPACT AMERICAN CRANBERRY BUSH	VIBURNUM TRILOBUM 'BAILEY COMPACT'	#5	CONT.	[1]	4. CONTRACTOR TO PROVIDE SLEEVES UNDER ALL HARD SURFACES BETWEEN SHRUB BEDS					



TREE PLANTING DETAIL
2
1" = 10'

SHRUB PLANTING DETAIL
3
1" = 10'

BIOFILTRATION BASIN
4
1" = 10'

NO.	DATE	DESCRIPTION
△		CLOUDED CHANGE
REVISION LOG		

NO.	DATE	DESCRIPTION
B	4/25/2014	DD SET
A	2/10/2014	SCHEMATIC PRICING

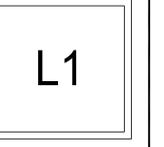
Commons at Penn Ave.
2201 Golden Valley Road
Minneapolis, MN 55411

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 Landscape Architect under the laws of the State of Minnesota.

Date:
Richard Harrison, License # 47742
BUILDING CODE REVIEW, PLANS AND SECTION

SCALE: AS SHOWN
DRAWN BY: RGH
CHECKED BY:
PROJ. ARCH:
PROJ. MGR:
JOB NO.:

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Commons at Penn Avenue - Streetview Photos

1. View Looking West on Golden Valley Road & Penn Avenue





Commons at Penn Avenue - Streetview Photos

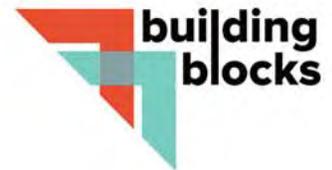
2. View Looking West on Golden Valley Road & Penn Avenue





Commons at Penn Avenue - Streetview Photos

3. View Looking West on Golden Valley Road & Queen Avenue



2138-2198 Golden Valley Rd
Minneapolis, MN 55411 - approximate address

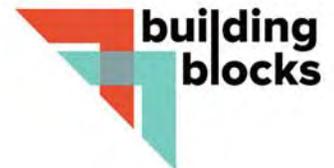
STREET VIEW

You are currently running in Lite mode and 3D Earth view is not available. [Learn more](#) [Dismiss](#)



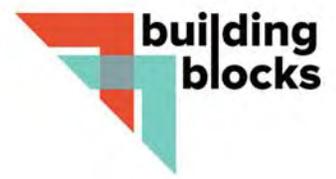
Commons at Penn Avenue - Streetview Photos

4. View Looking East on Golden Valley Road & Penn Avenue



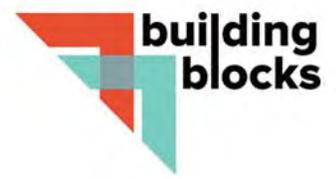


Commons at Penn Avenue - Streetview Photos
5. View Looking East on Golden Valley Road & Penn Avenue





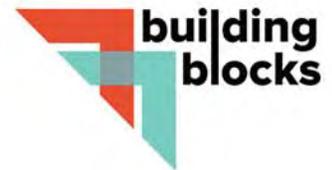
Commons at Penn Avenue - Streetview Photos
6. View Looking North on Penn Avenue & Golden Valley Road





Commons at Penn Avenue - Streetview Photos

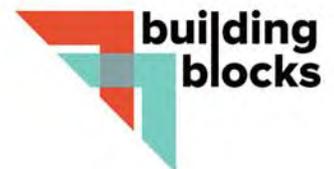
7. View Looking North on Penn Avenue & Golden Valley Road





Commons at Penn Avenue - Streetview Photos

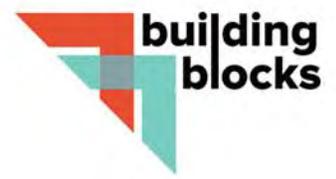
8. View Looking South on Penn Avenue & Golden Valley Road





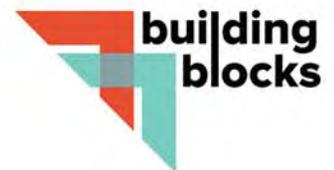
Commons at Penn Avenue - Streetview Photos

9. View Looking South on Penn Avenue & Golden Valley Road





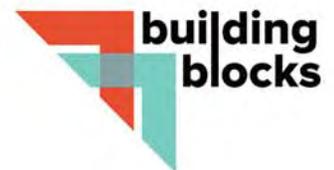
Commons at Penn Avenue - Streetview Photos
11. View Looking Southeast on Queen Avenue & Golden Valley Road





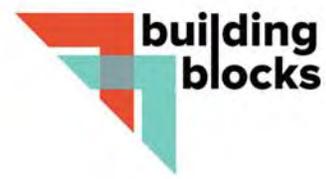
Commons at Penn Avenue - Streetview Photos

12. View Looking Northeast on Queen Avenue





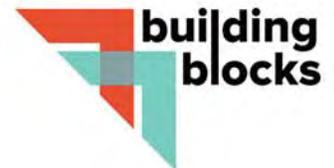
Commons at Penn Avenue - Streetview Photos
13. View Looking Northwest on Penn Avenue





Commons at Penn Avenue - Streetview Photos

14. View Looking Southeast on Penn Avenue & Golden Valley Road



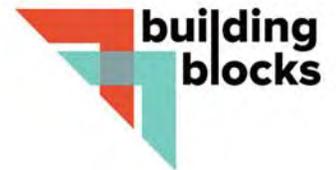


Commons at Penn Avenue - Streetview Photos
15. View Looking Northeast on Penn Avenue & Golden Valley Road





Commons at Penn Avenue - Streetview Photos
16. View Looking Northwest on Penn Avenue & Golden Valley Road





Commons at Penn Avenue - Streetview Photos
17. View Looking North on Queen Avenue

