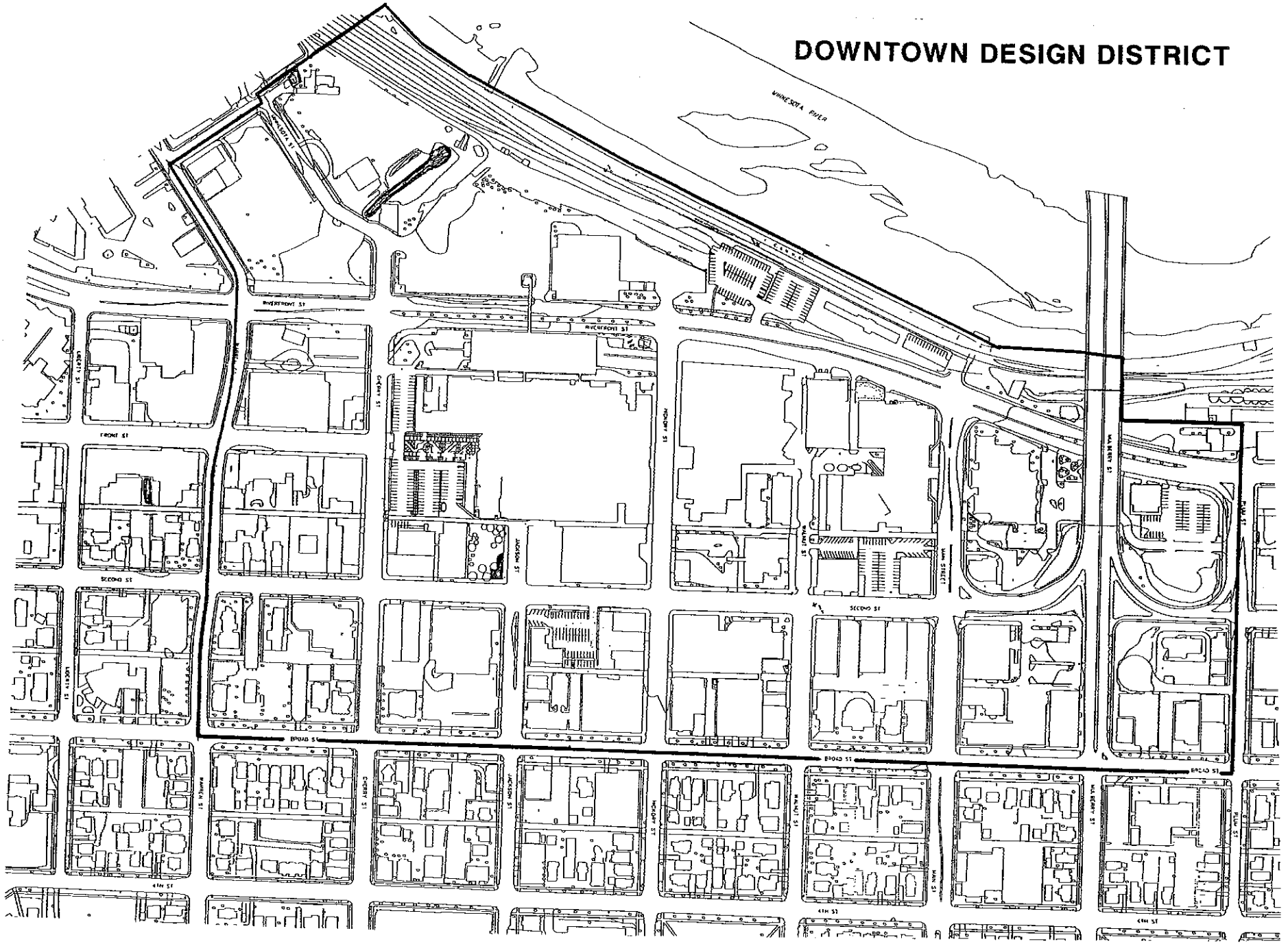DOWNTOWN DESIGN DISTRICT