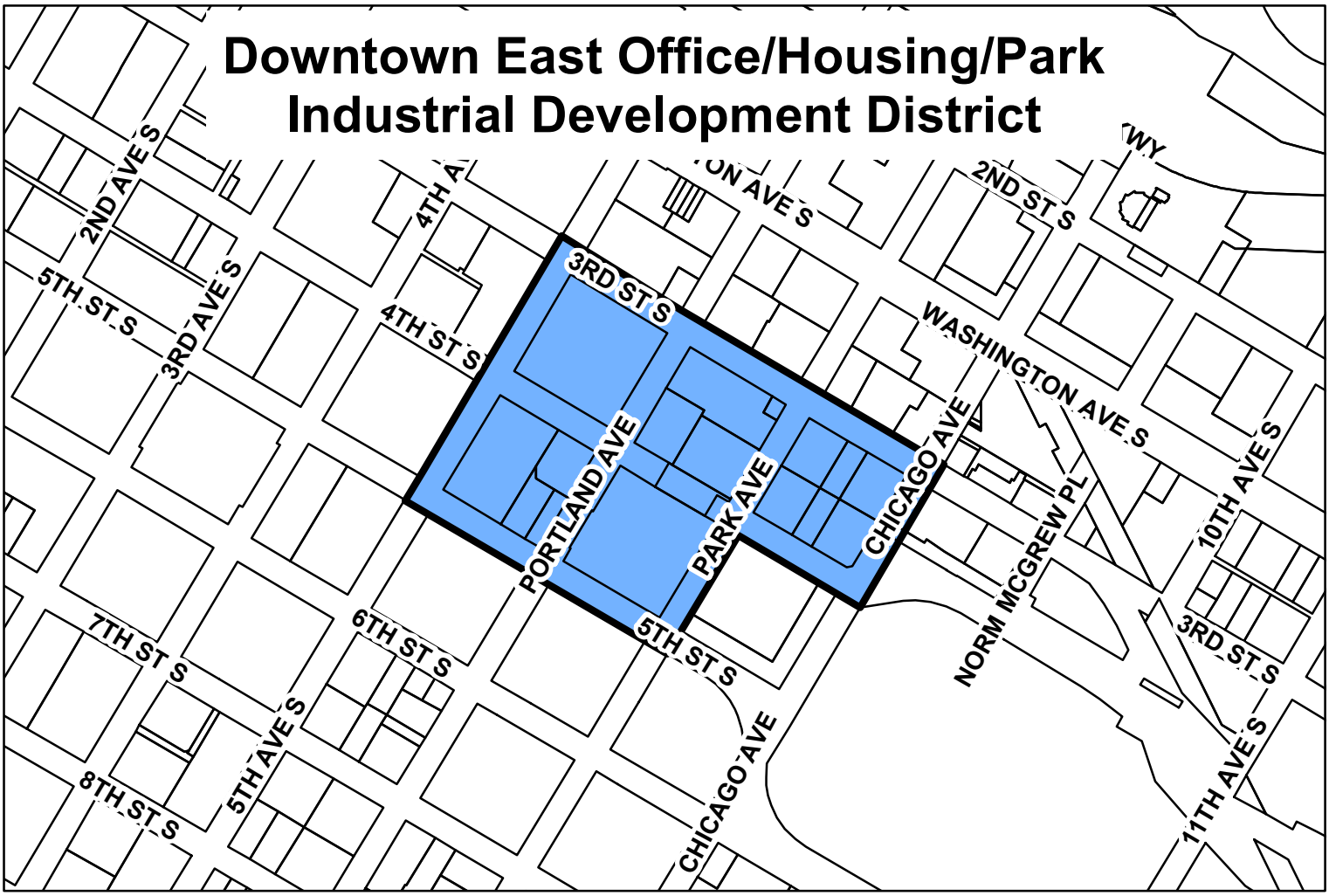Downtown East Office/Housing/Park Industrial Development District