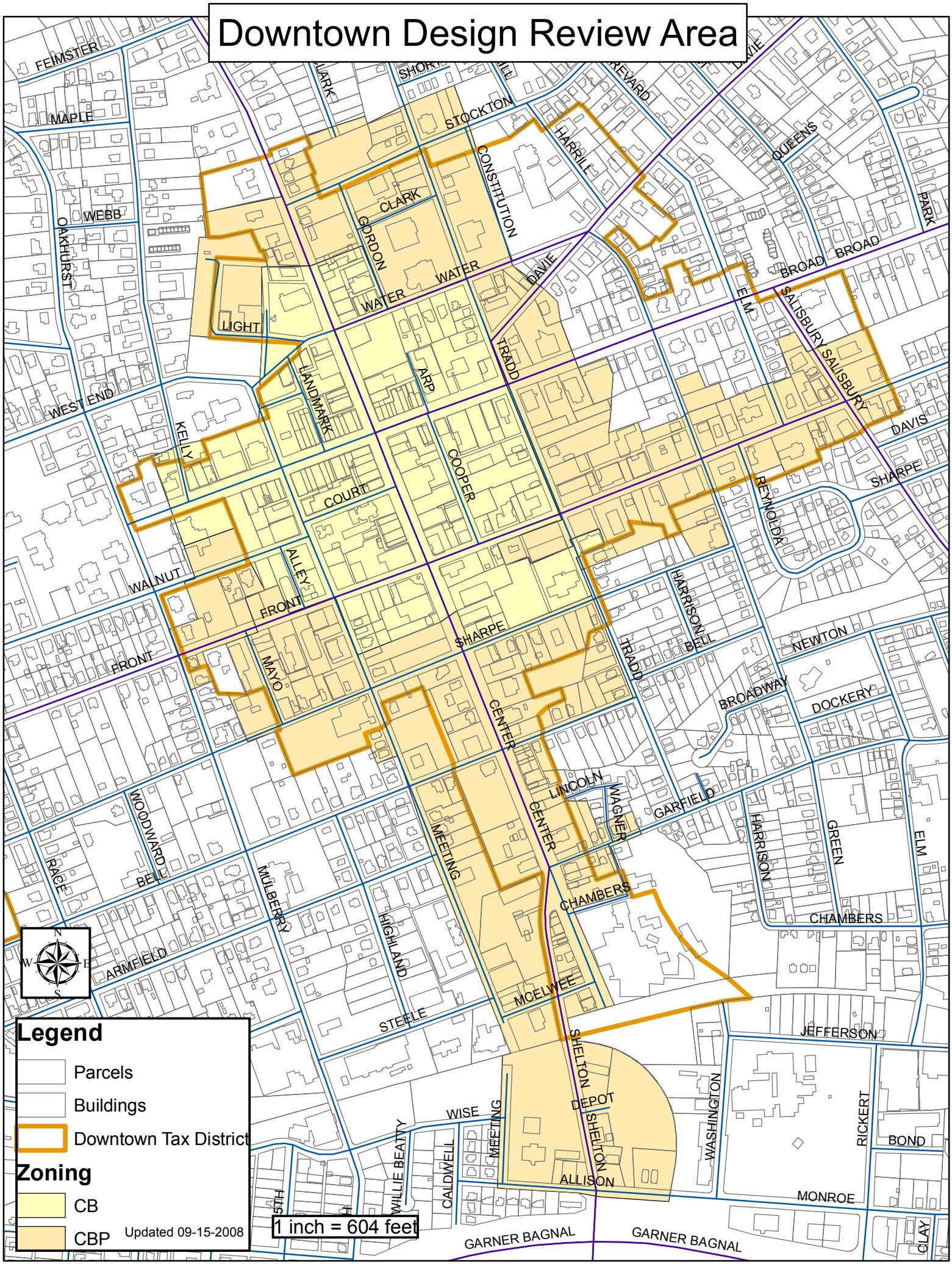Downtown Design Review Area