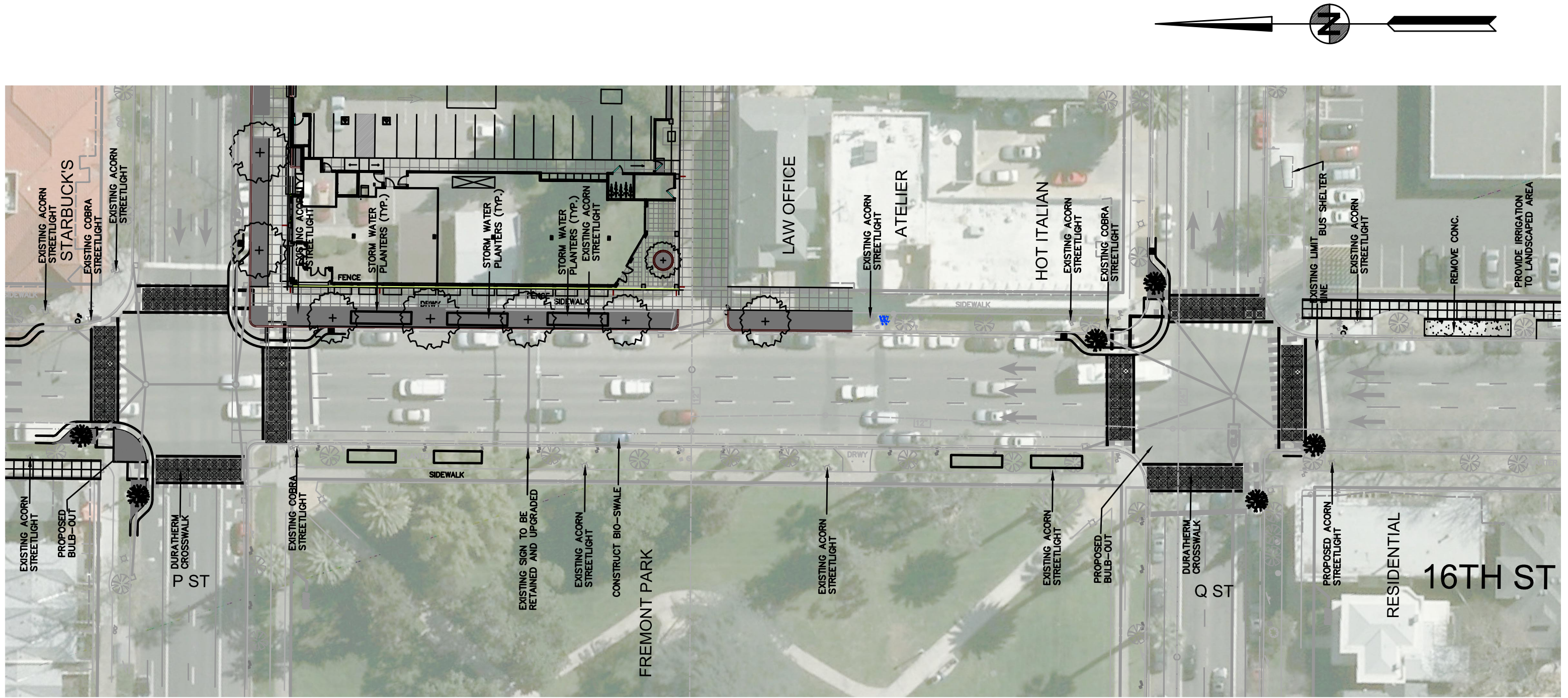




16TH STREET STREETScape PROPOSED DRAFT