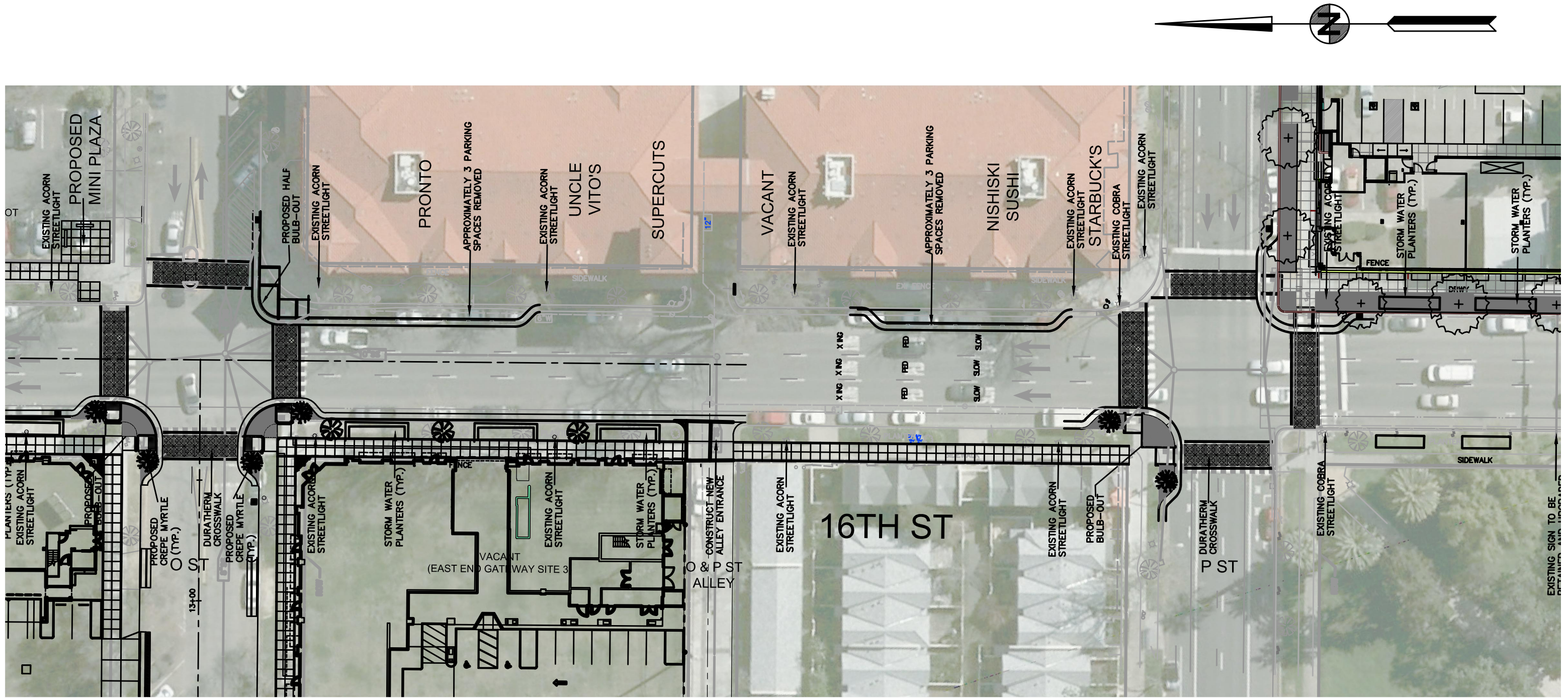




# 16TH STREET STREETScape PROPOSED DRAFT