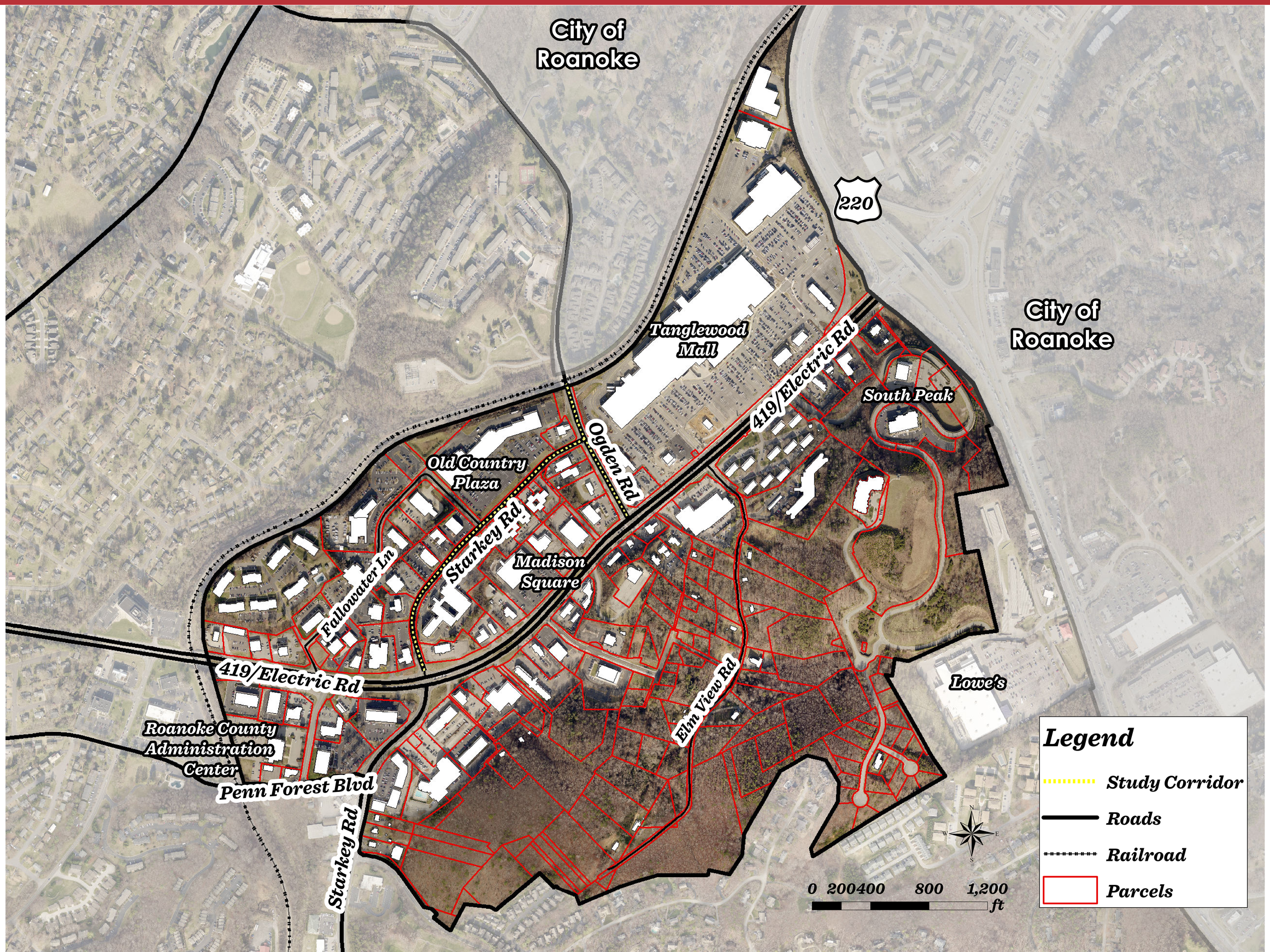419 Town Center Study Area