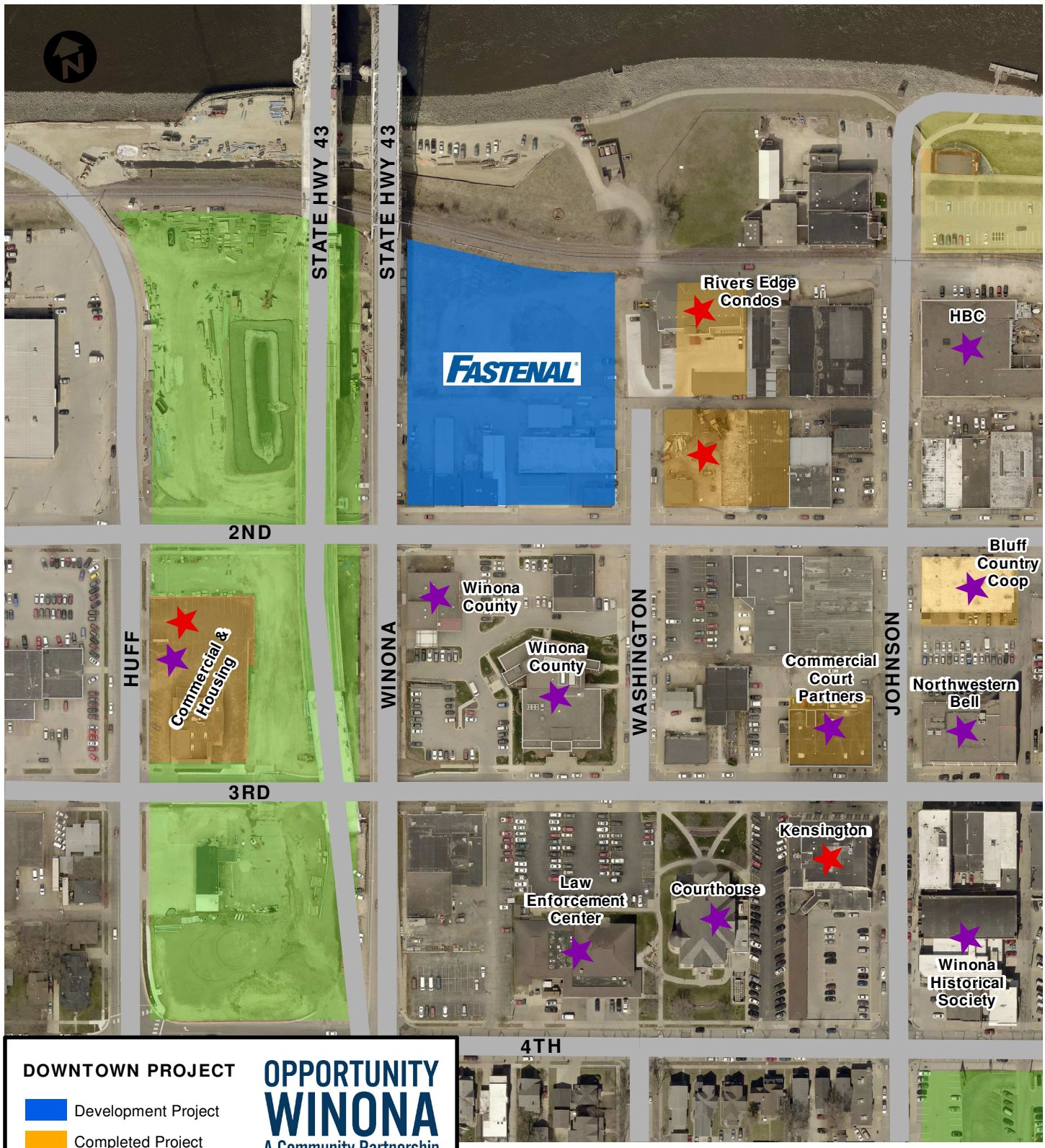KEY DOWNTOWN DEVELOPMENT PROJECT