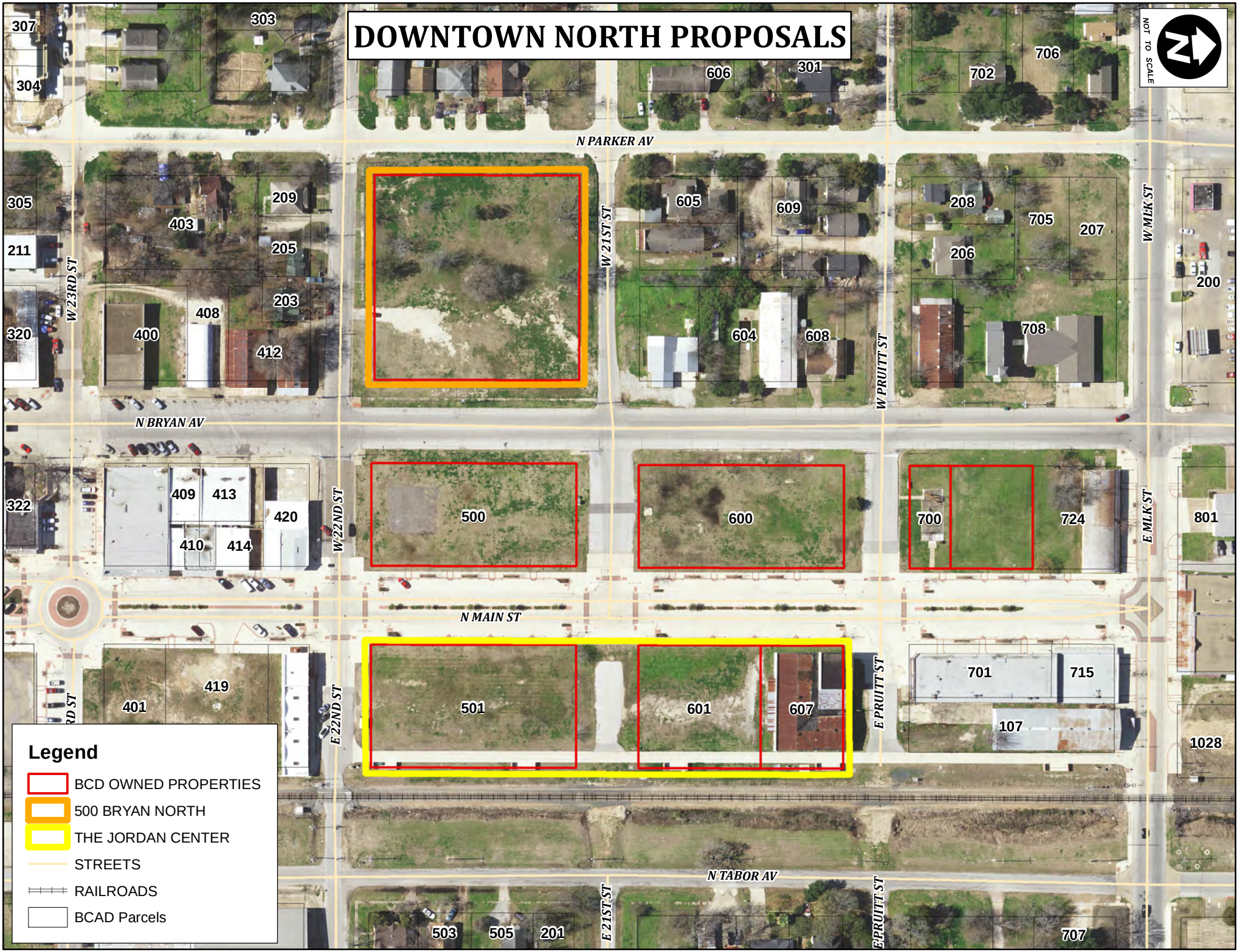DOWNTOWN NORTH PROPOSALS