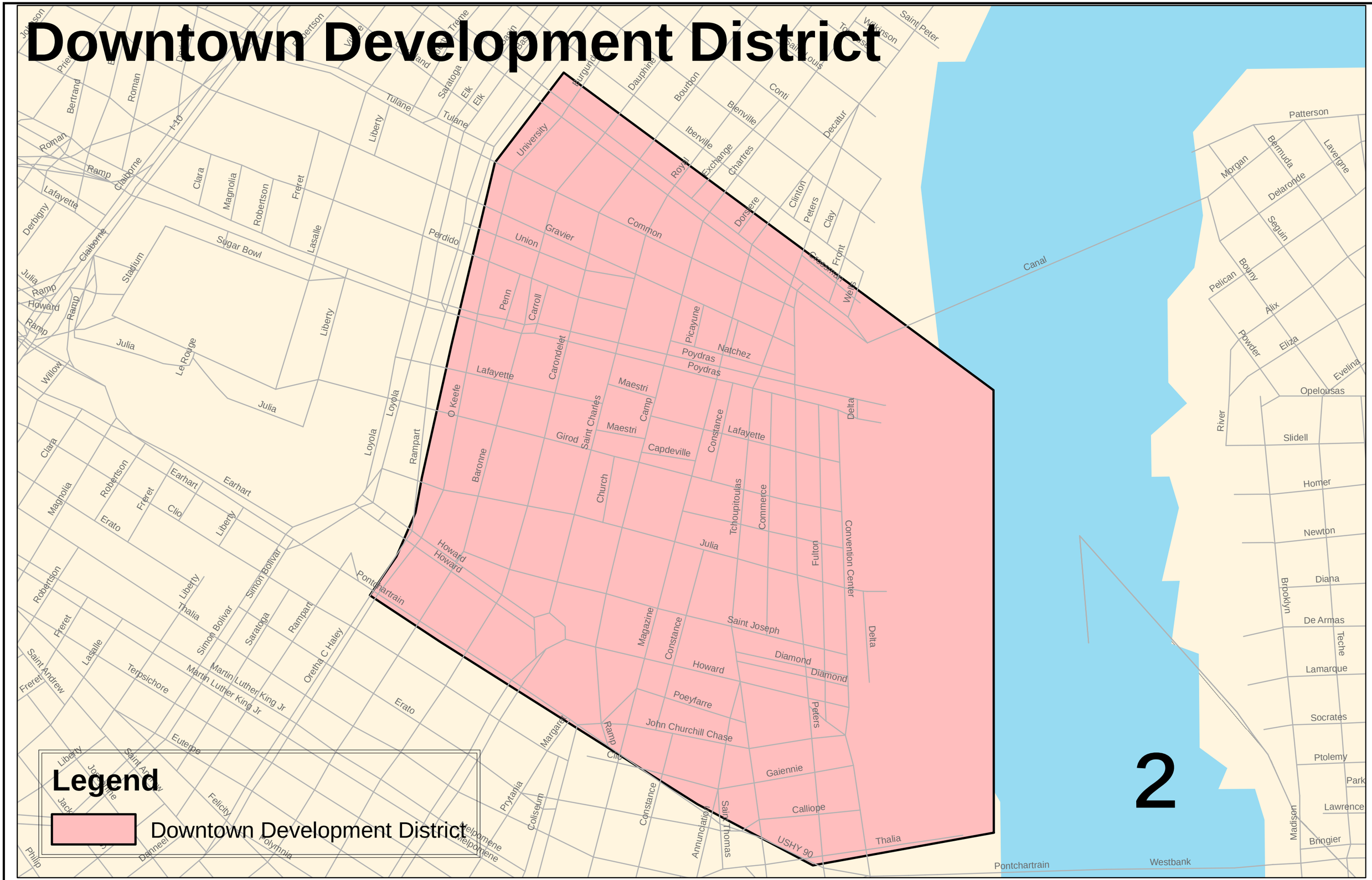Downtown Development District