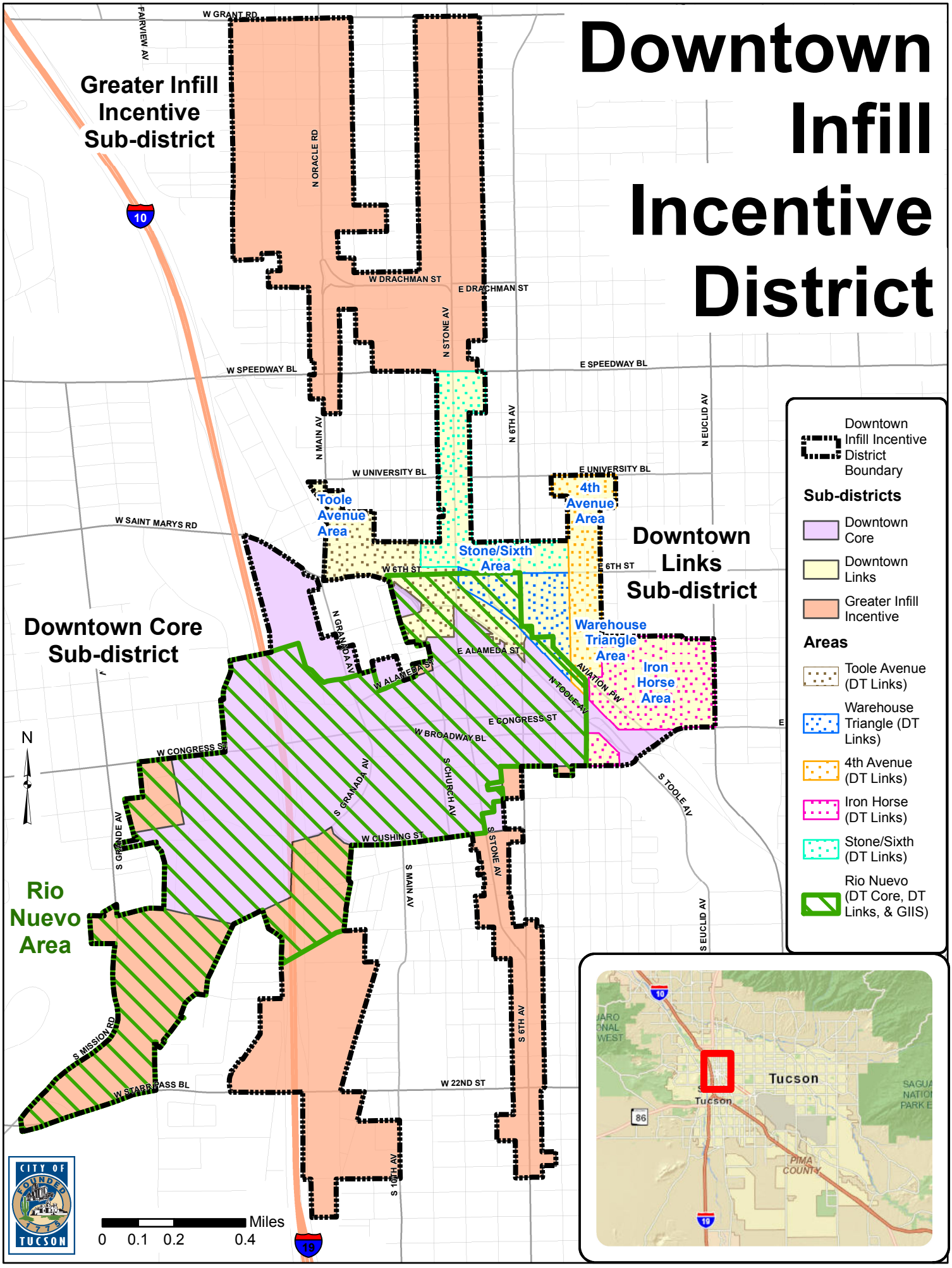Downtown Infill Incentive District