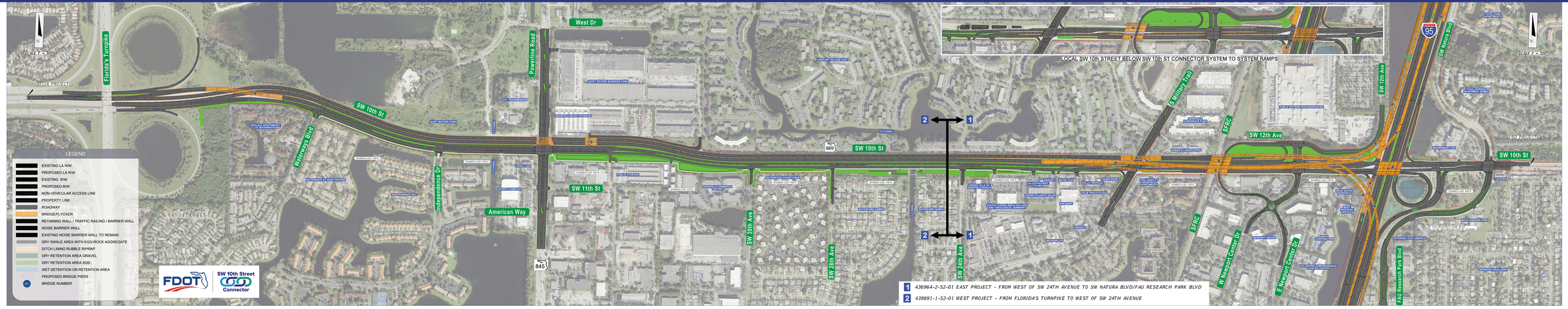SW 10TH STREET PRELIMINARY CONCEPT PLANS