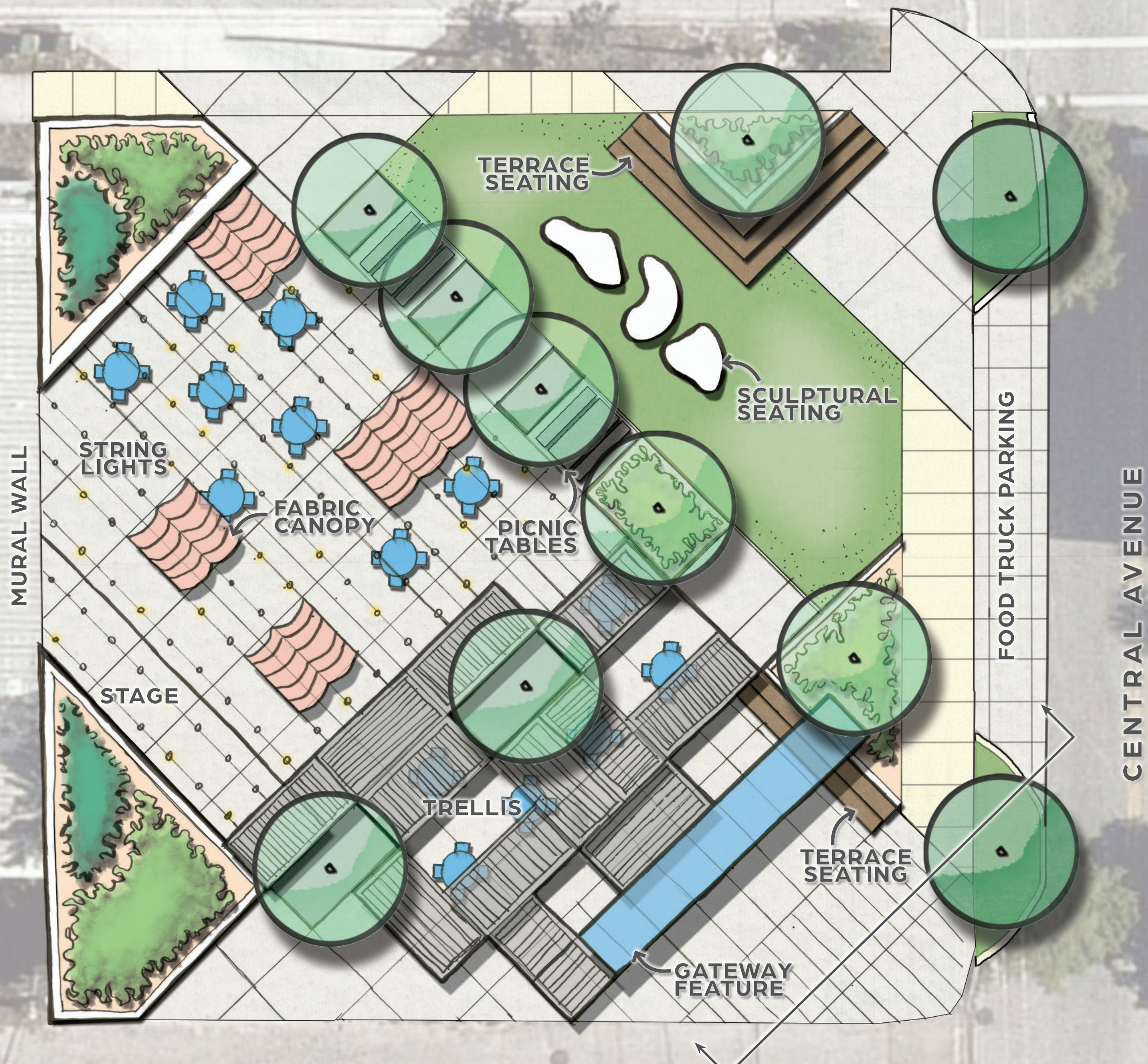
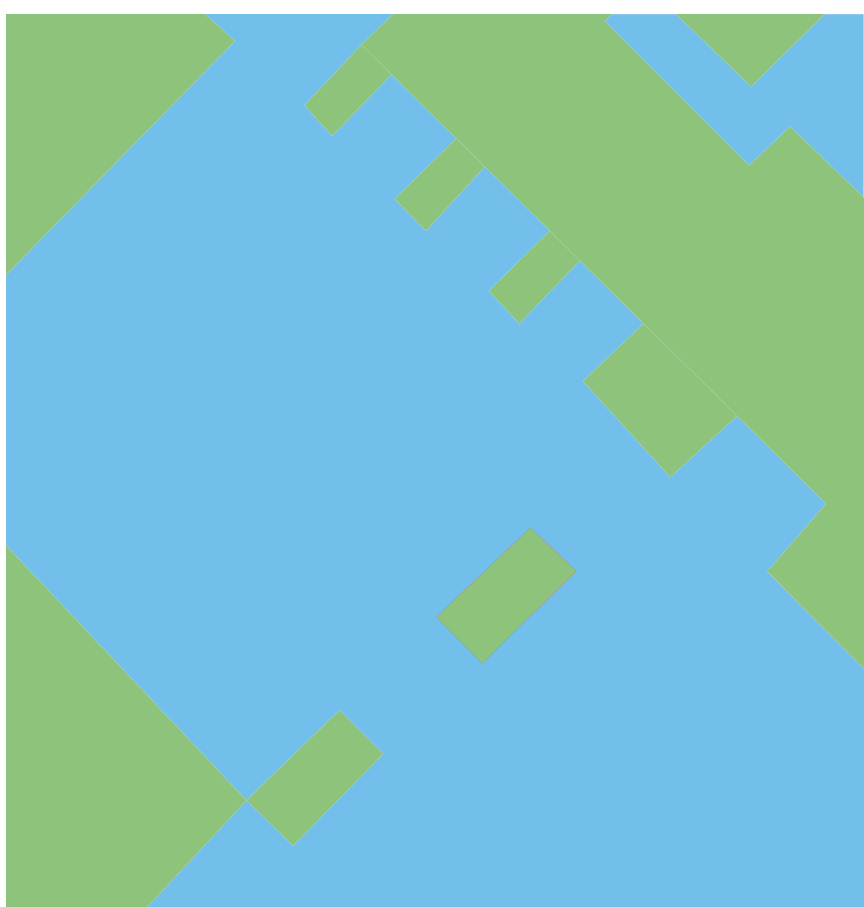


BOULEVARD OF THE ARTS

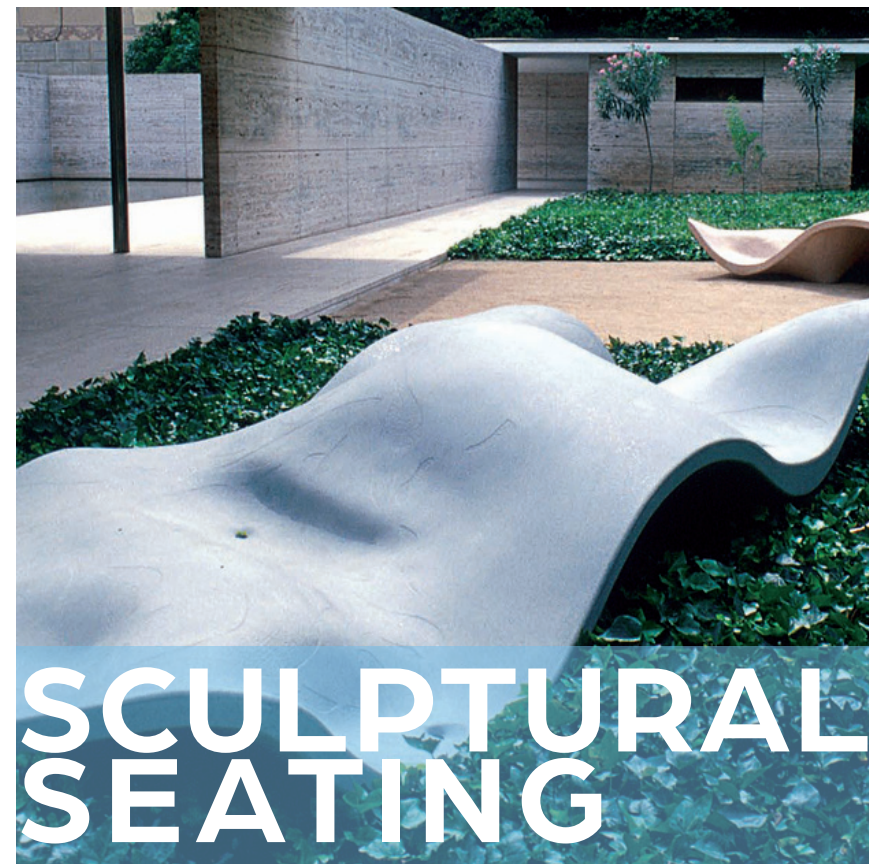
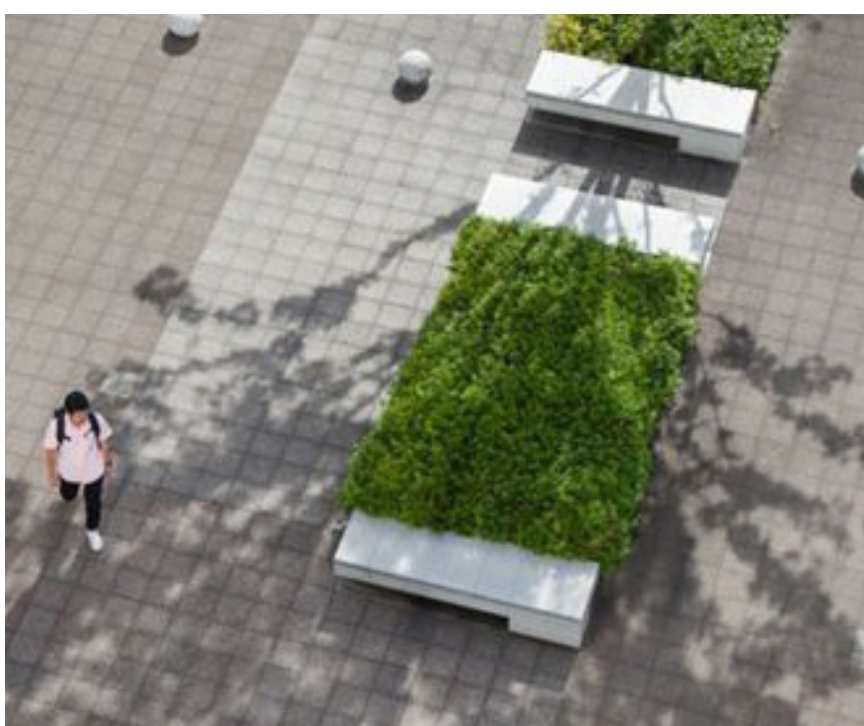
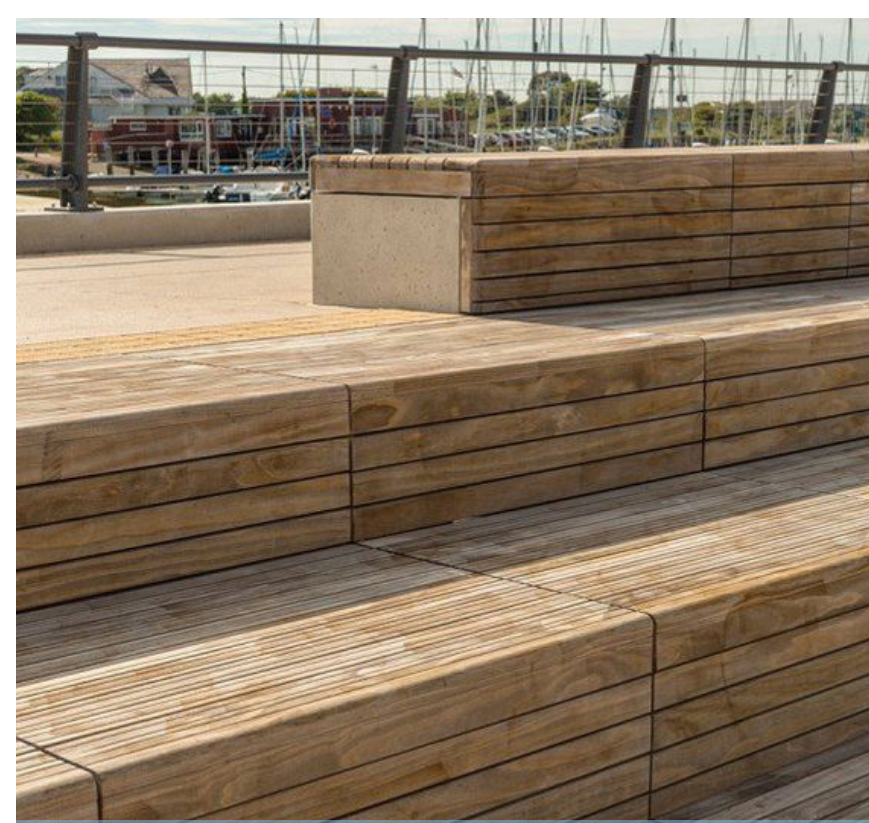
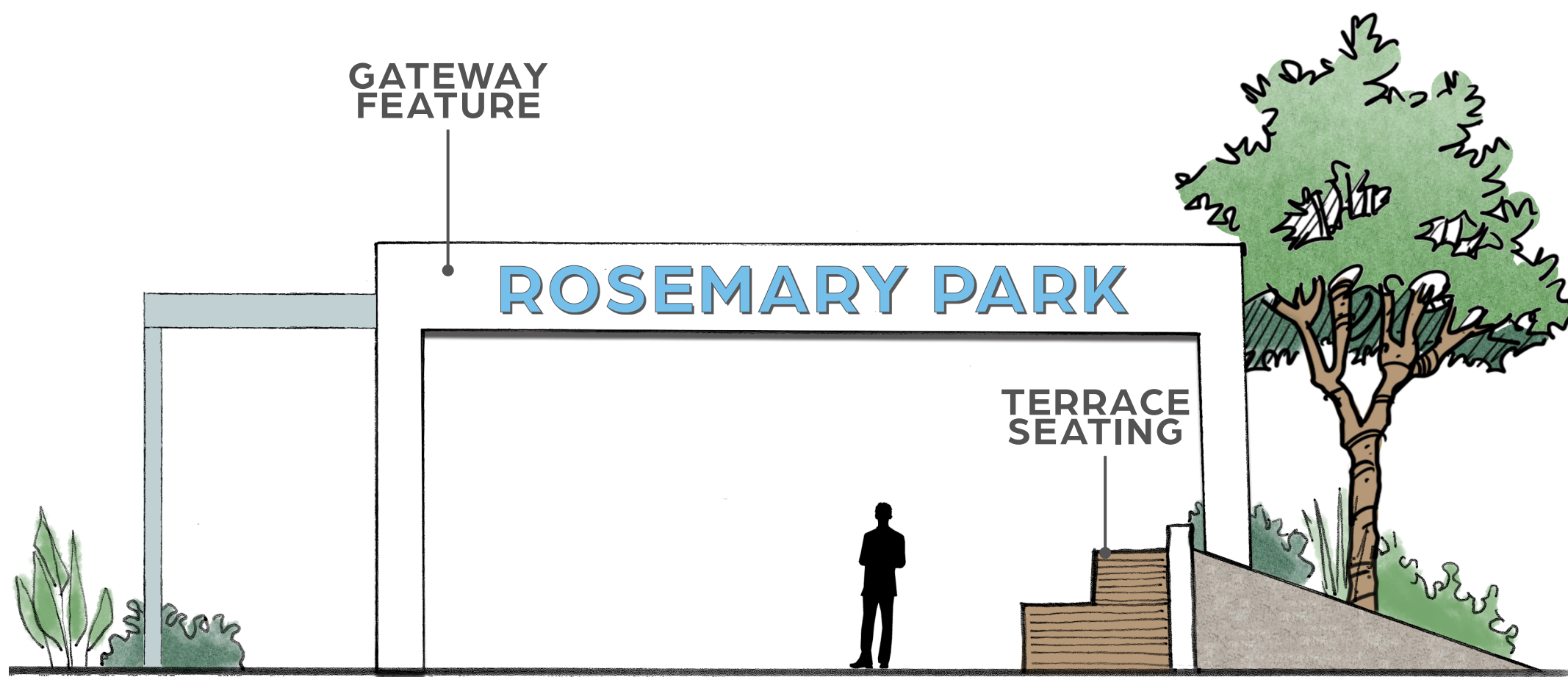


CONCEPT A

urban



66% HARDSCAPE
34% GREENSPACE



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