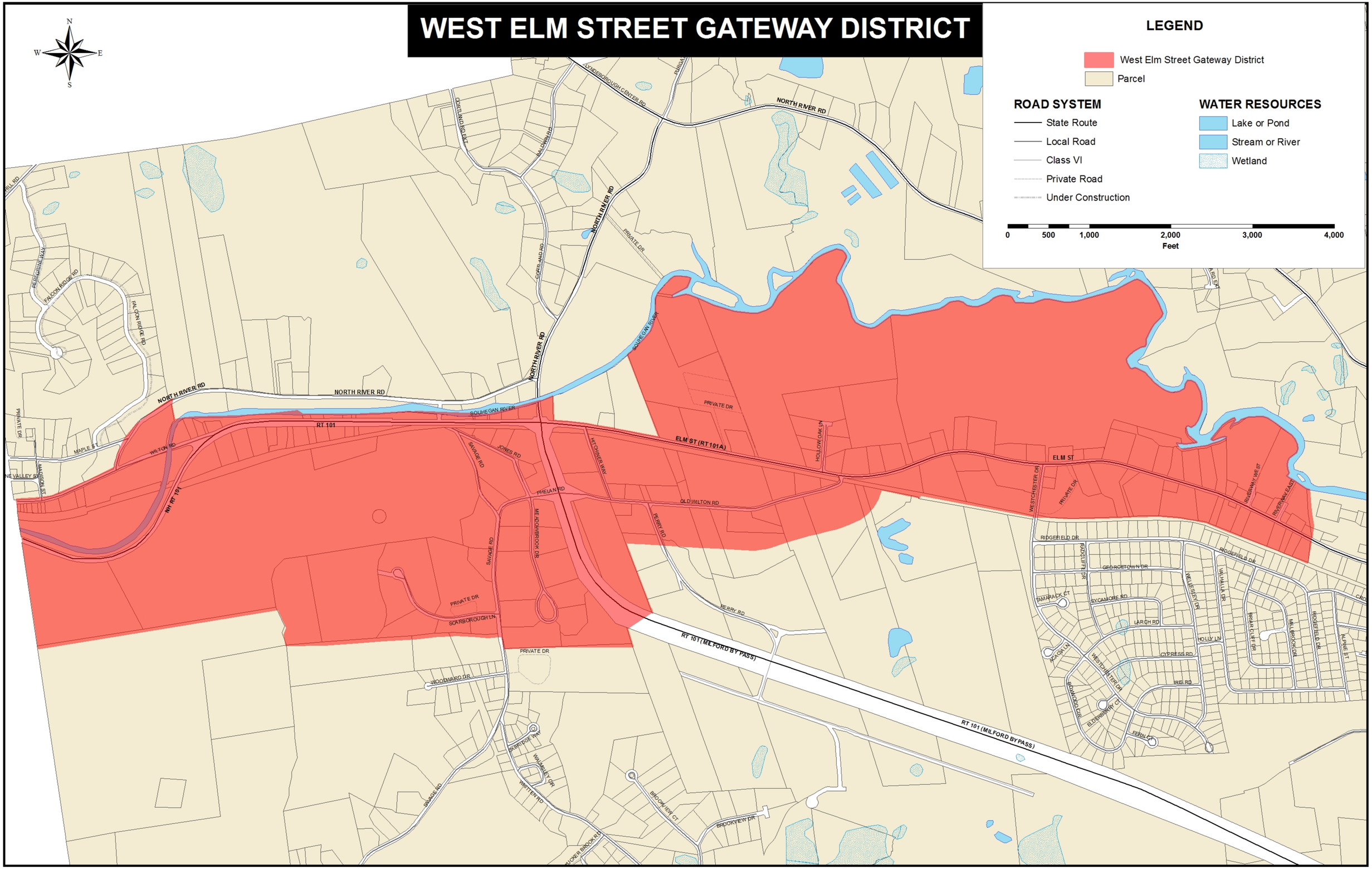WEST ELM STREET GATEWAY DISTRICT