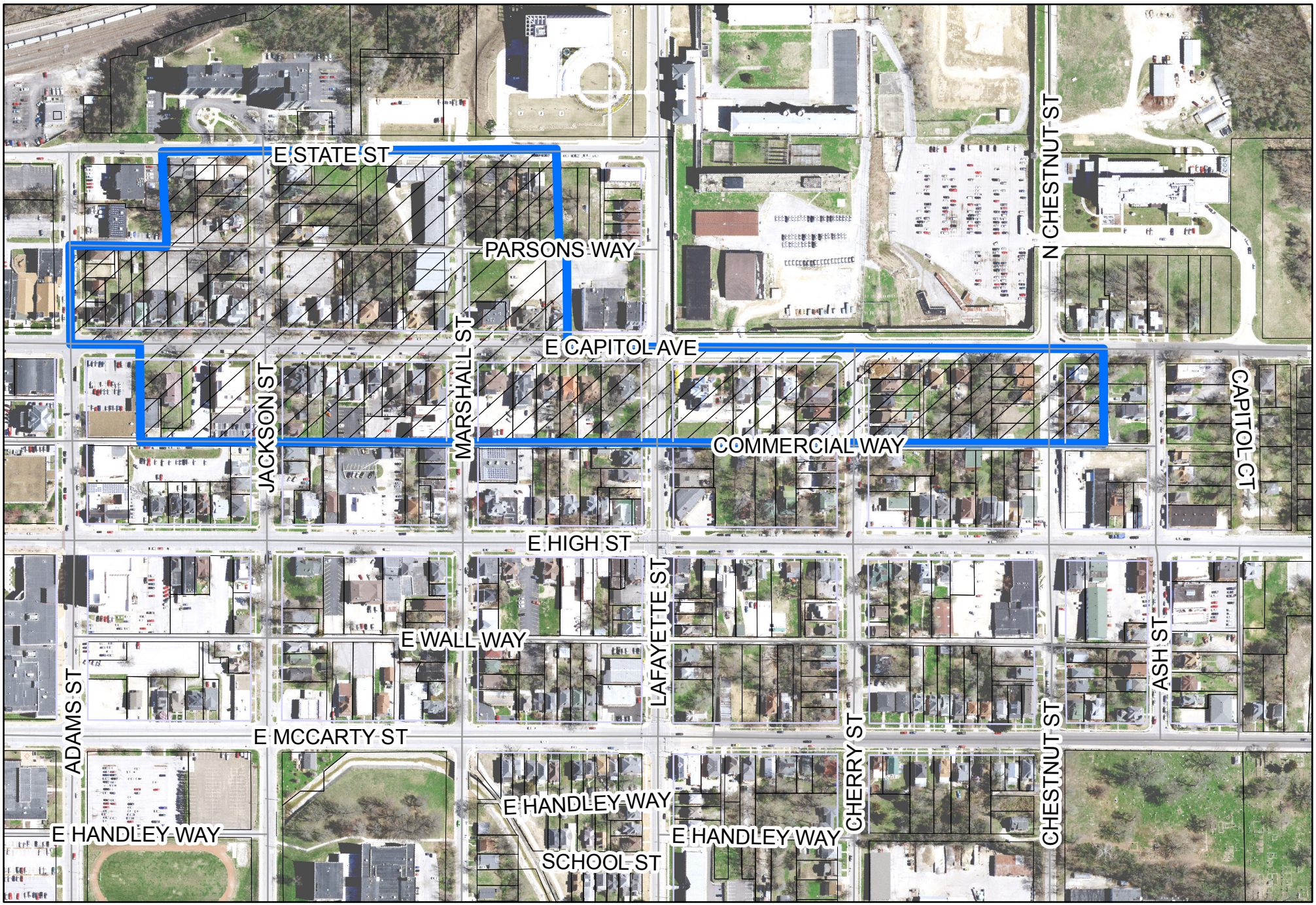Proposed Capitol Avenue Overlay District