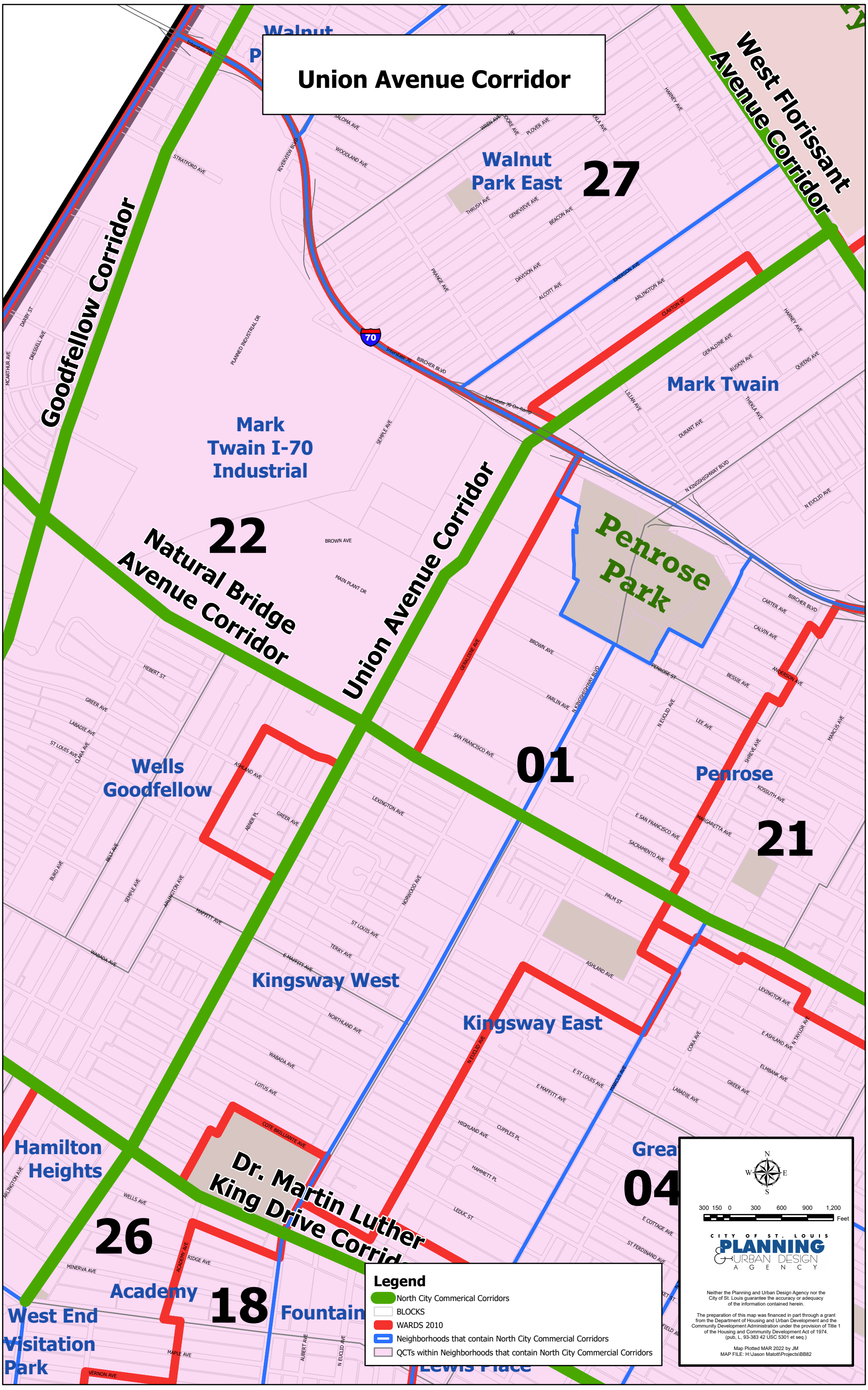Union Avenue Corridor