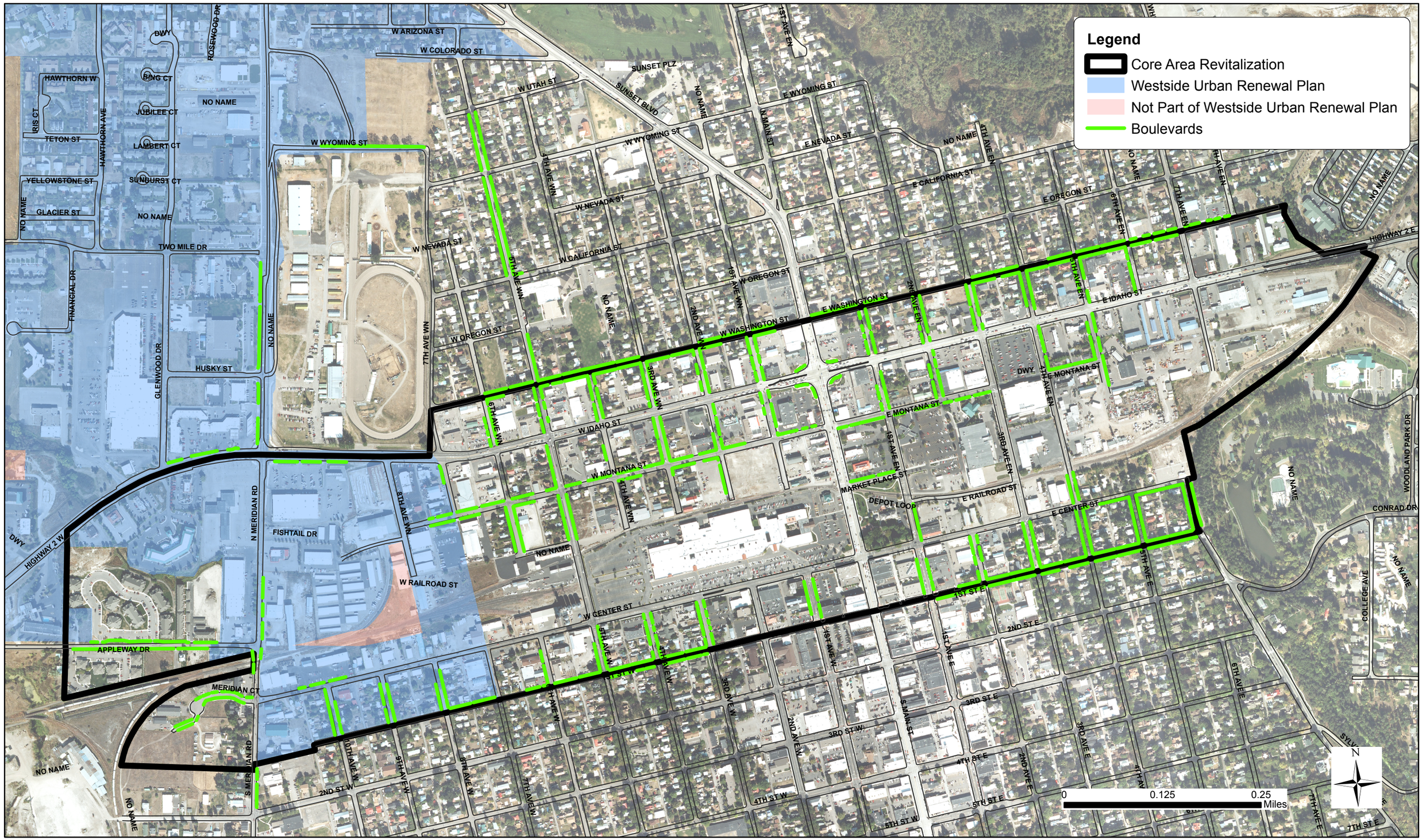Westside Urban Renewal Plan, Core Area Revitalization and Street Boulevards