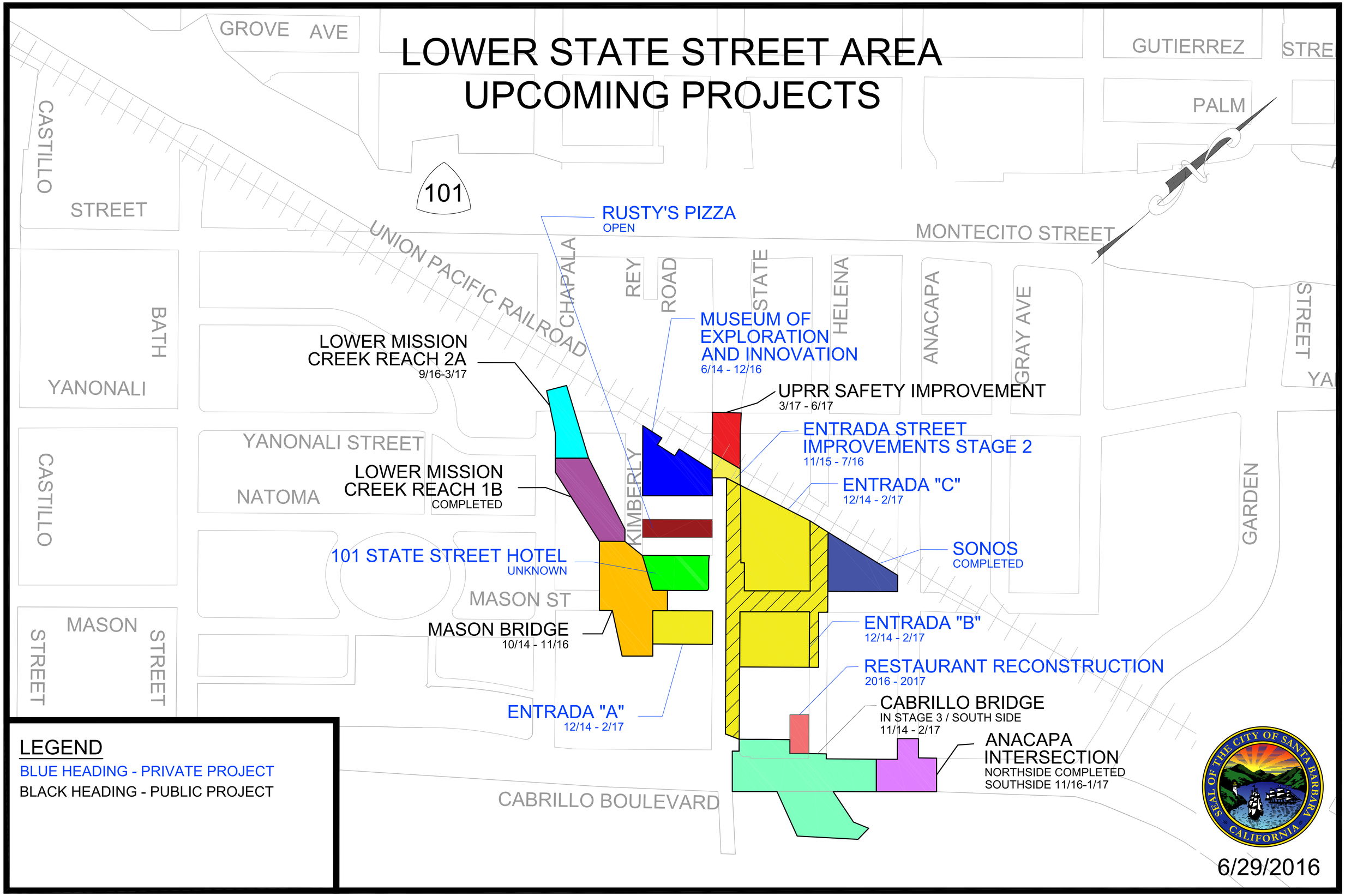LOWER STATE STREET AREA UPCOMING PROJECTS