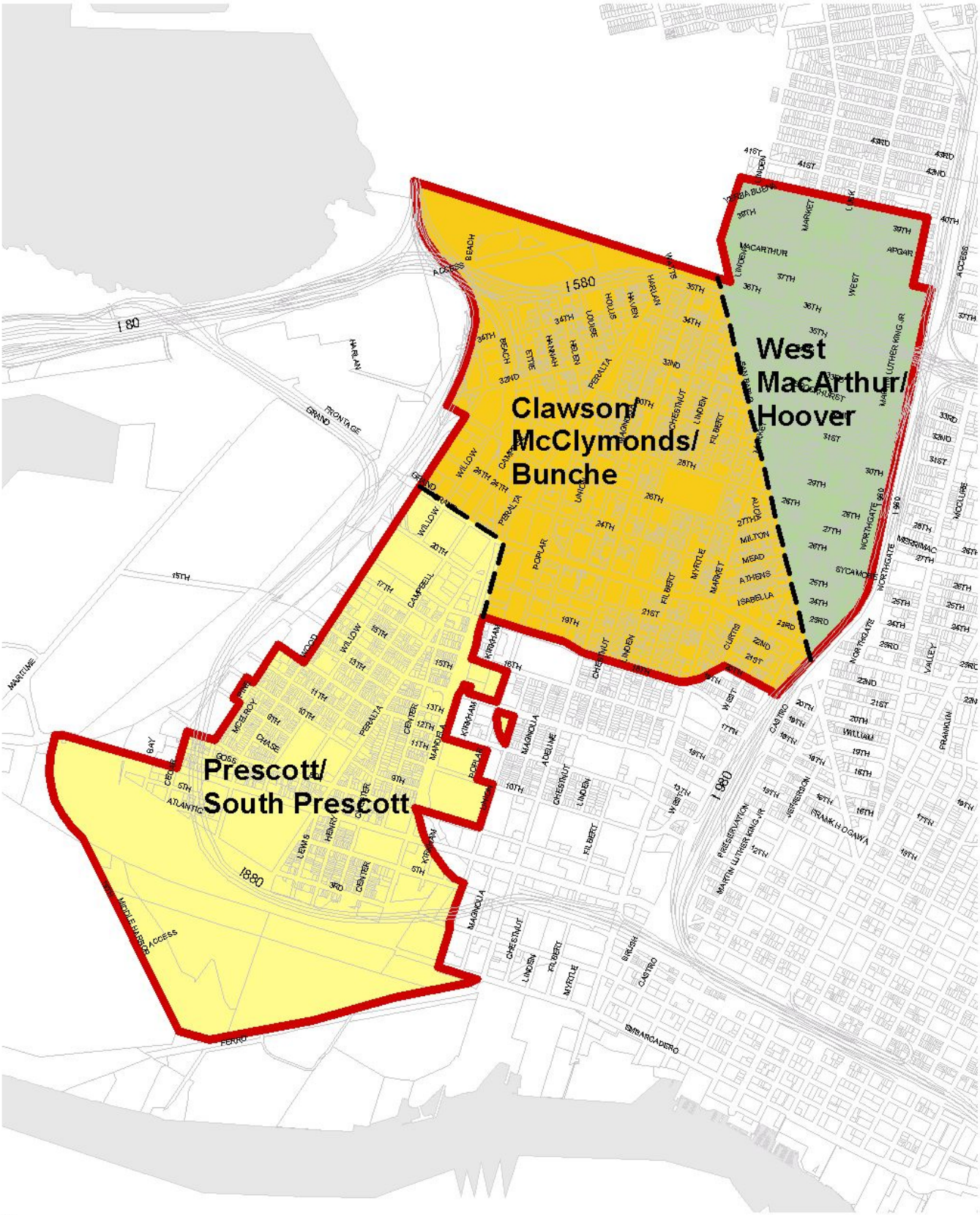West Oakland Redevelopment Project Area