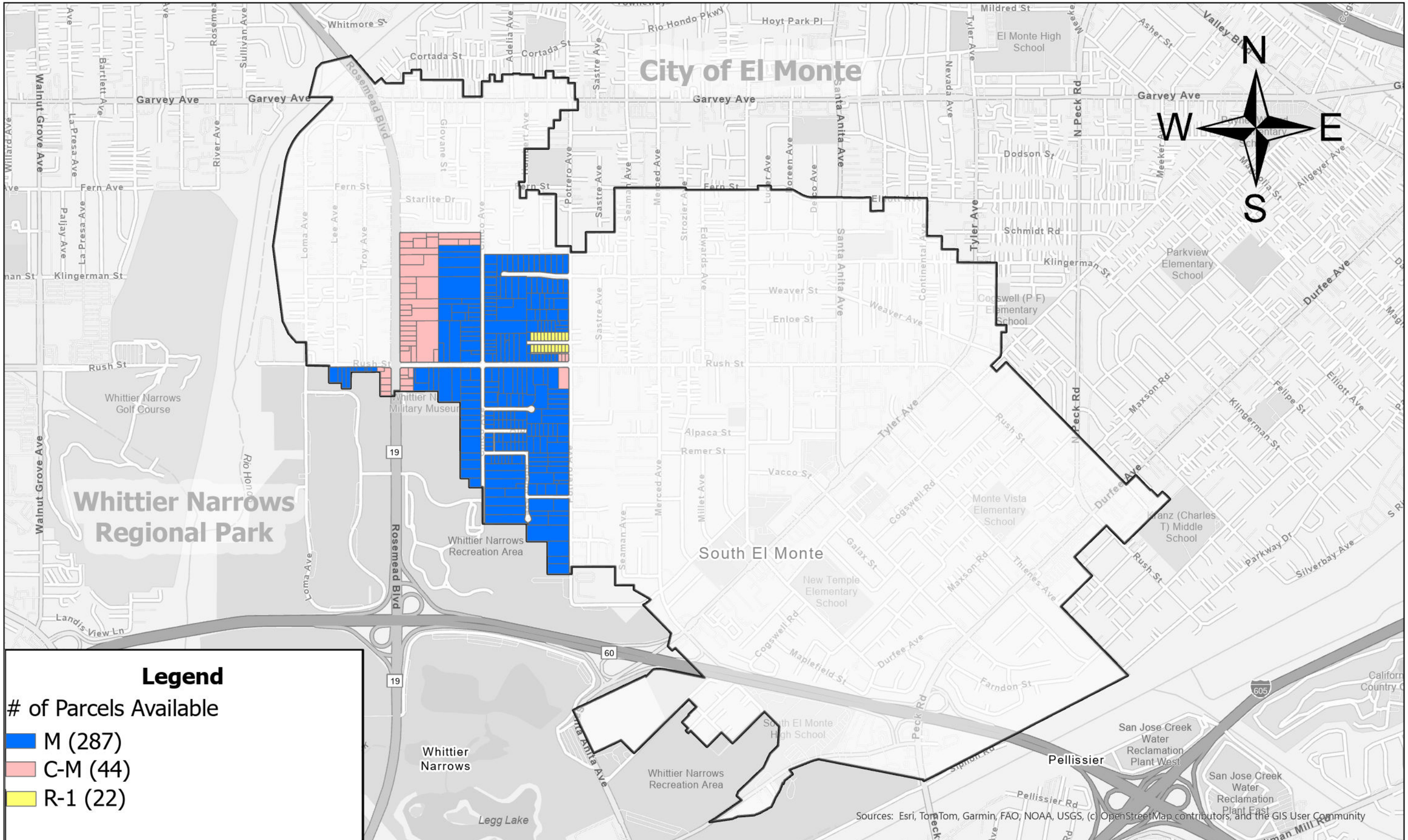Arts District Alternative 1 - West Industrial