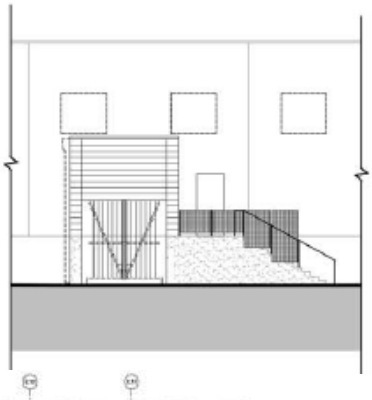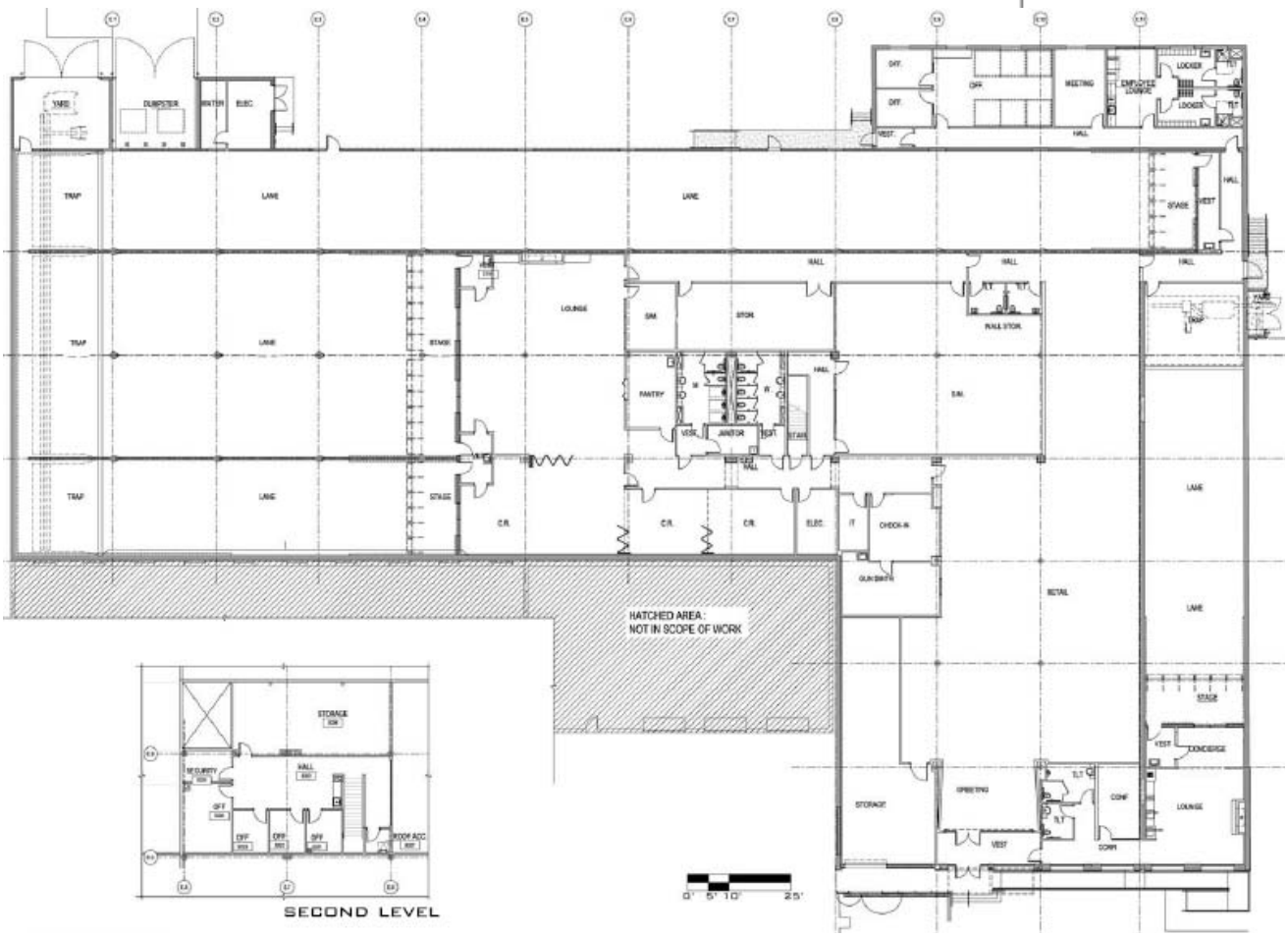2901 Cullen Proposed Redevelopment