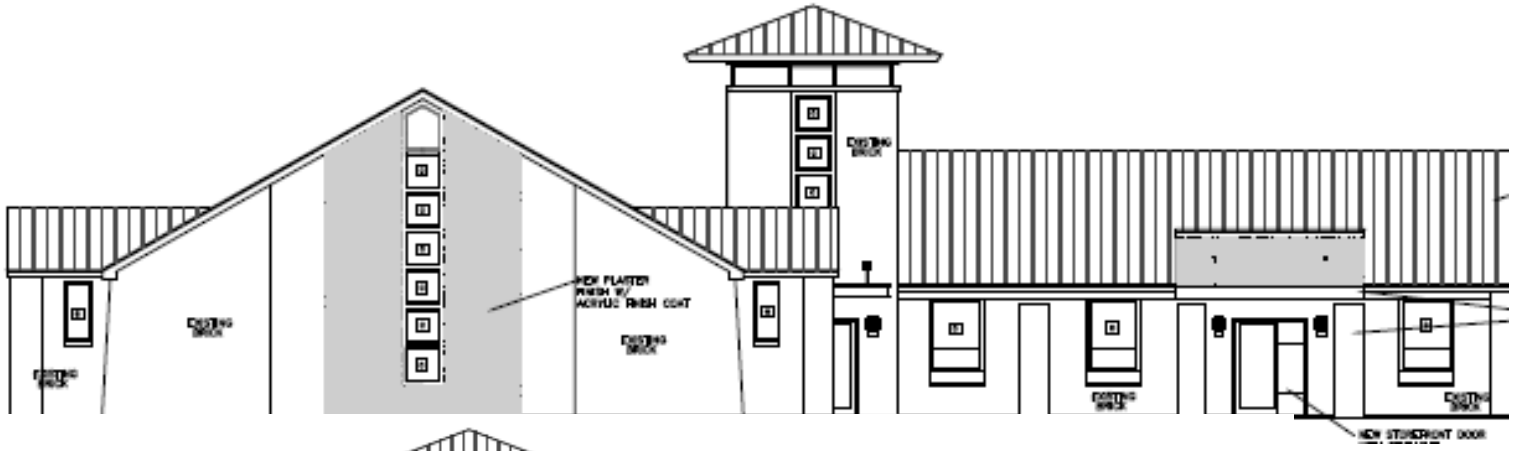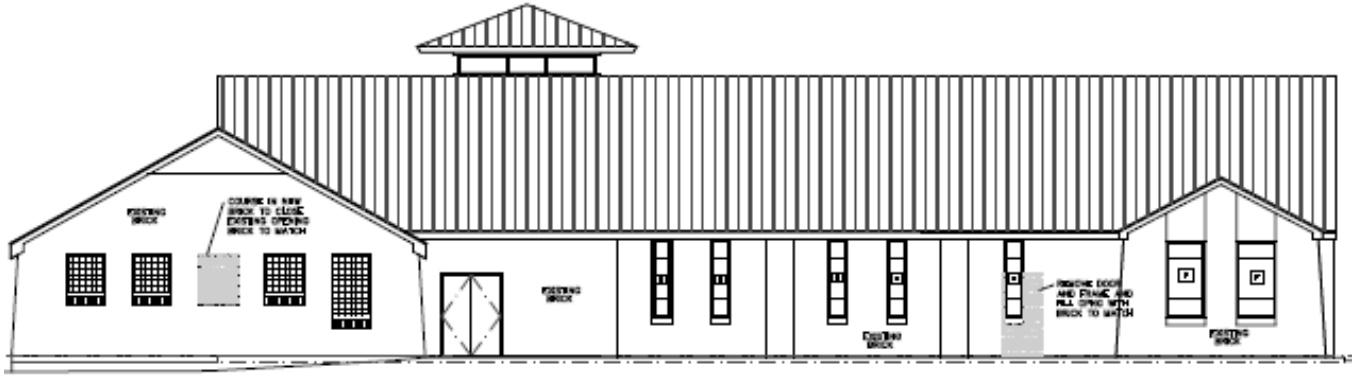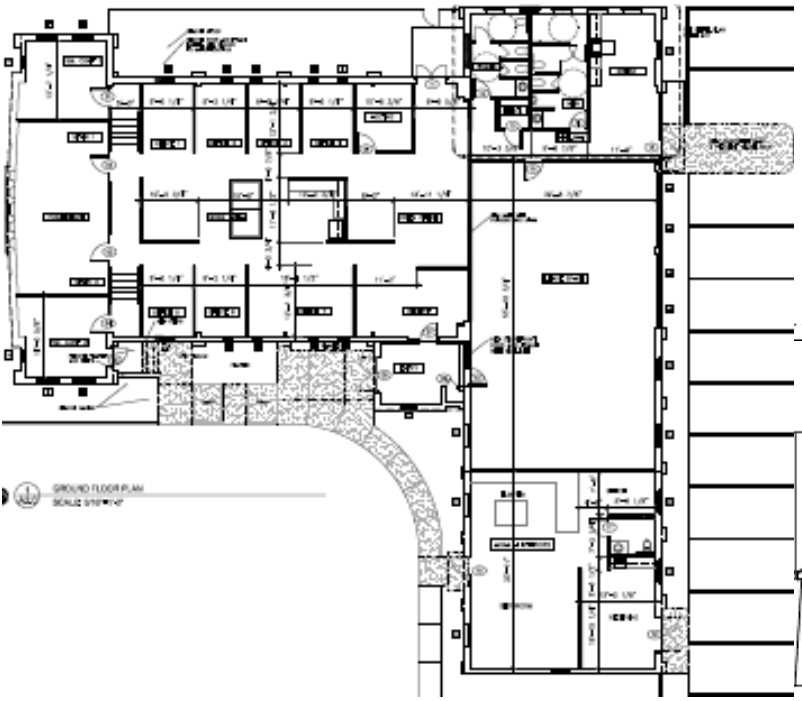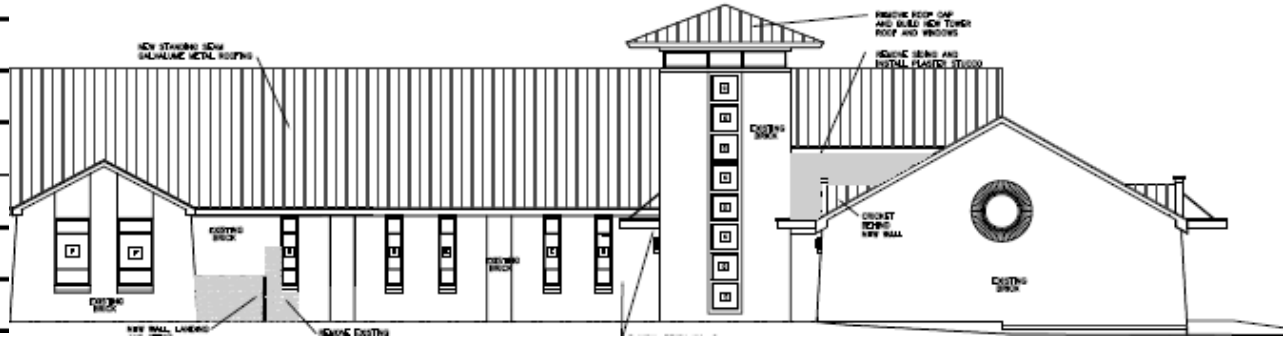311 University Proposed Redevelopment