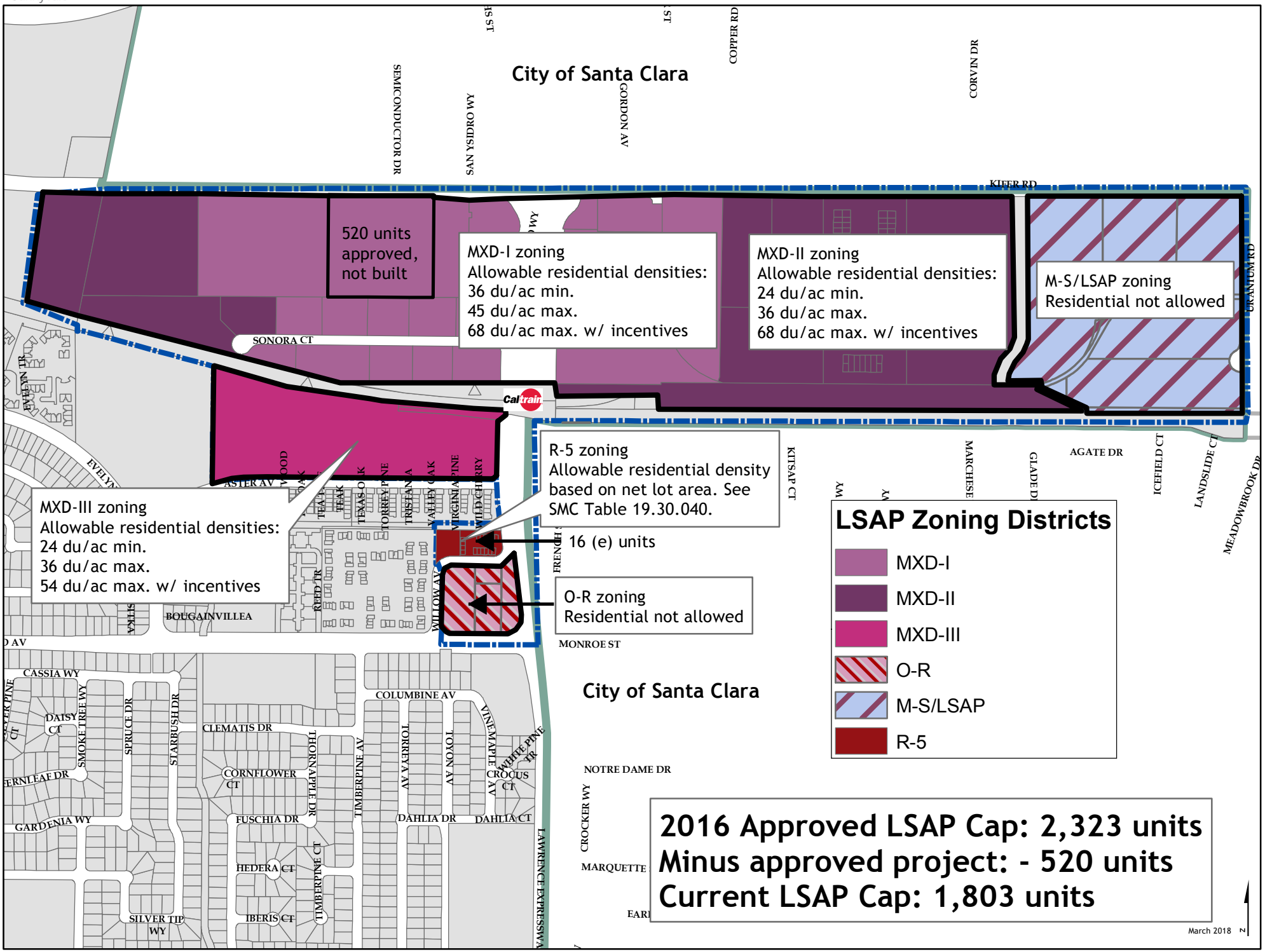Lawrence Station Area Plan Existing Conditions