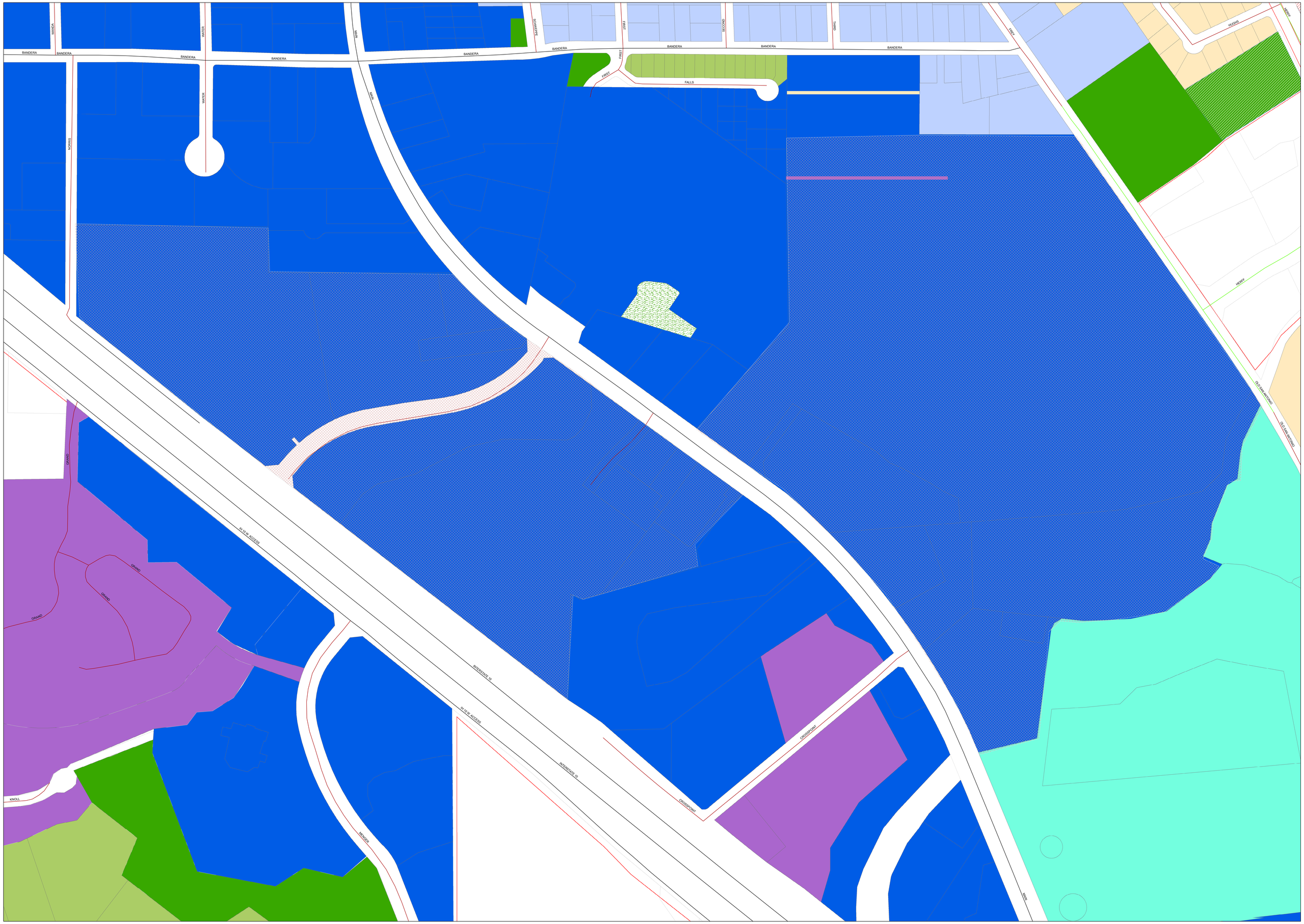SoBo Overlay District