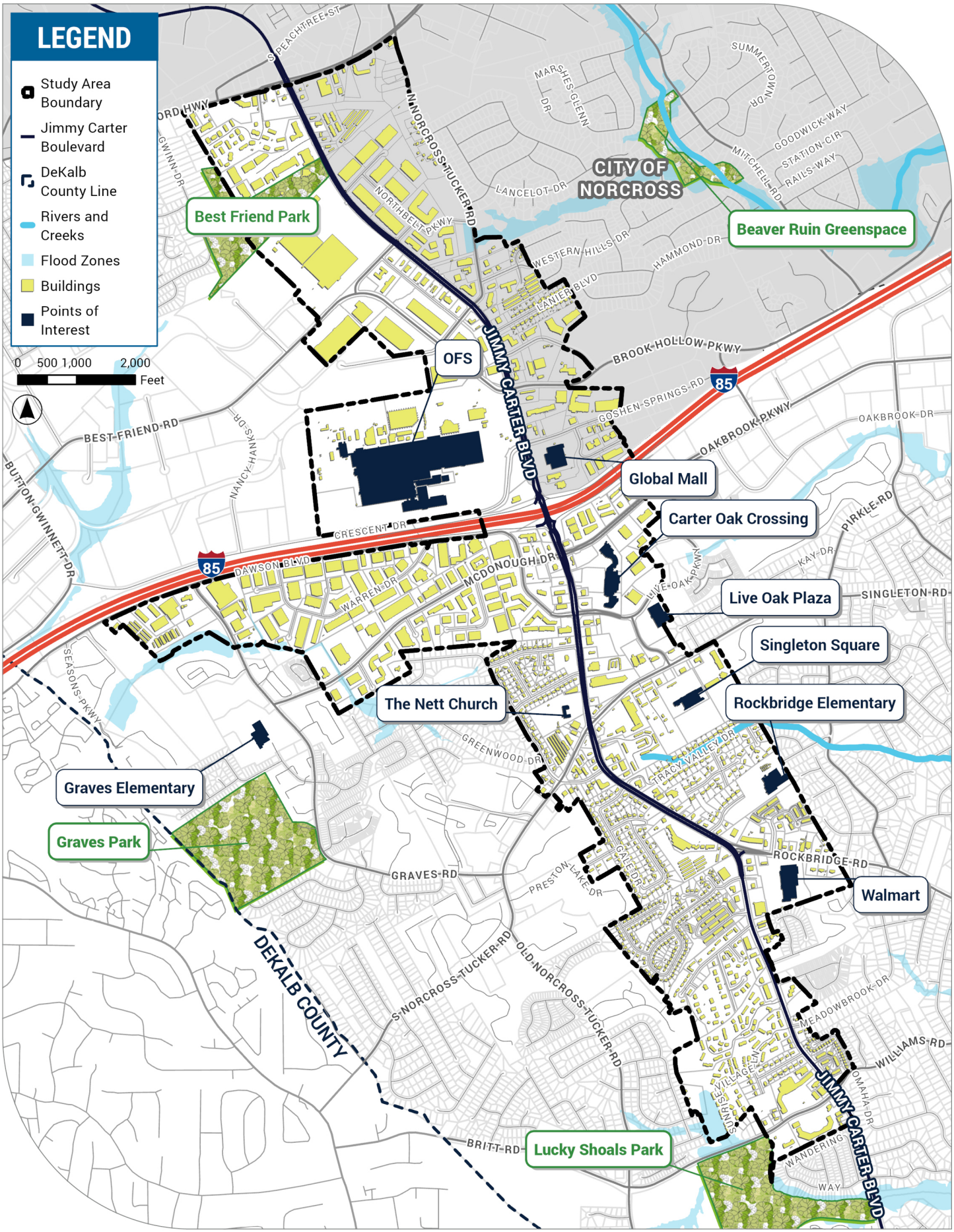JIMMY CARTER BOULEVARD SMALL AREA PLAN STUDY AREA