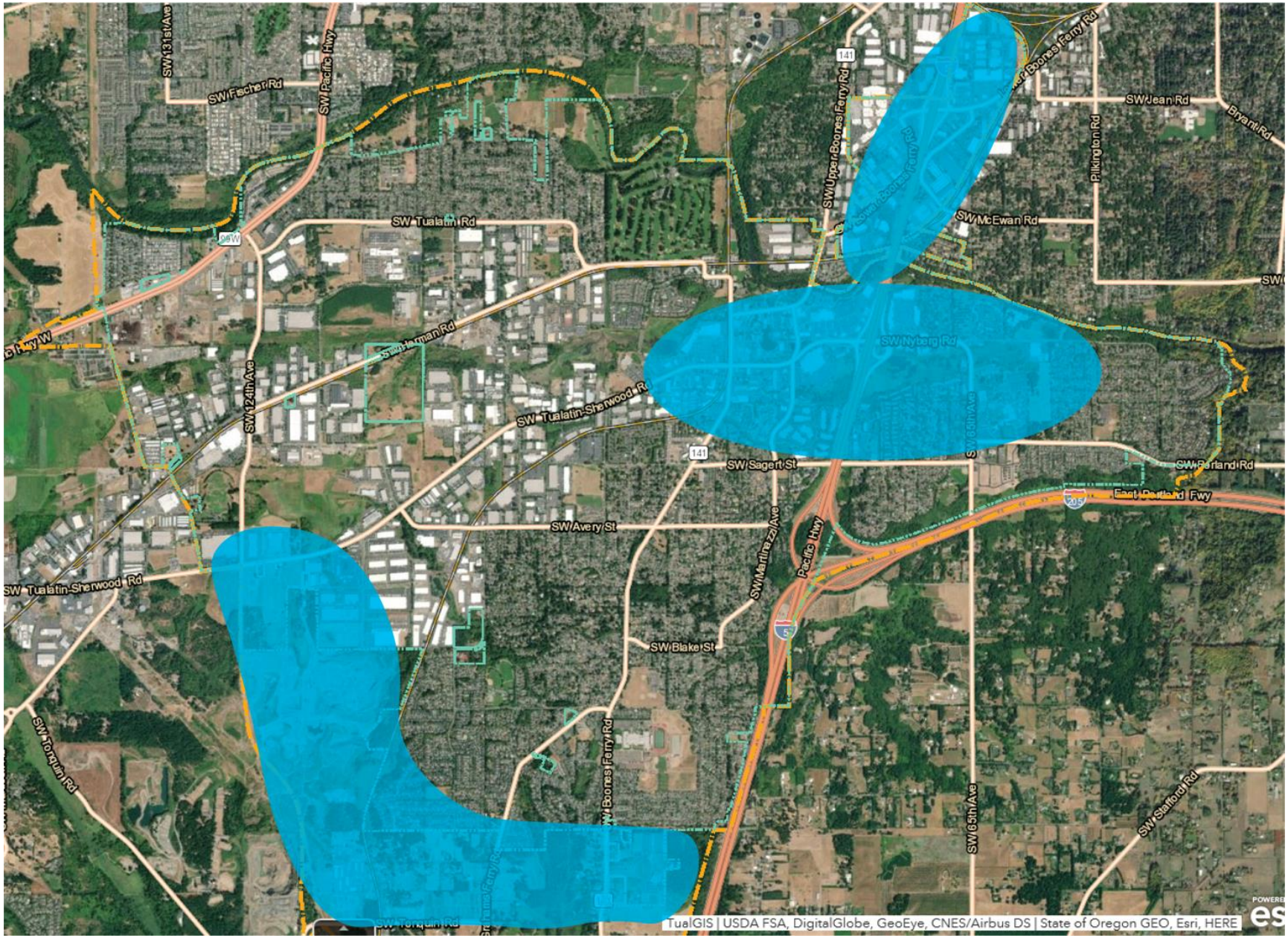POTENTIAL URBAN RENEWAL AREAS