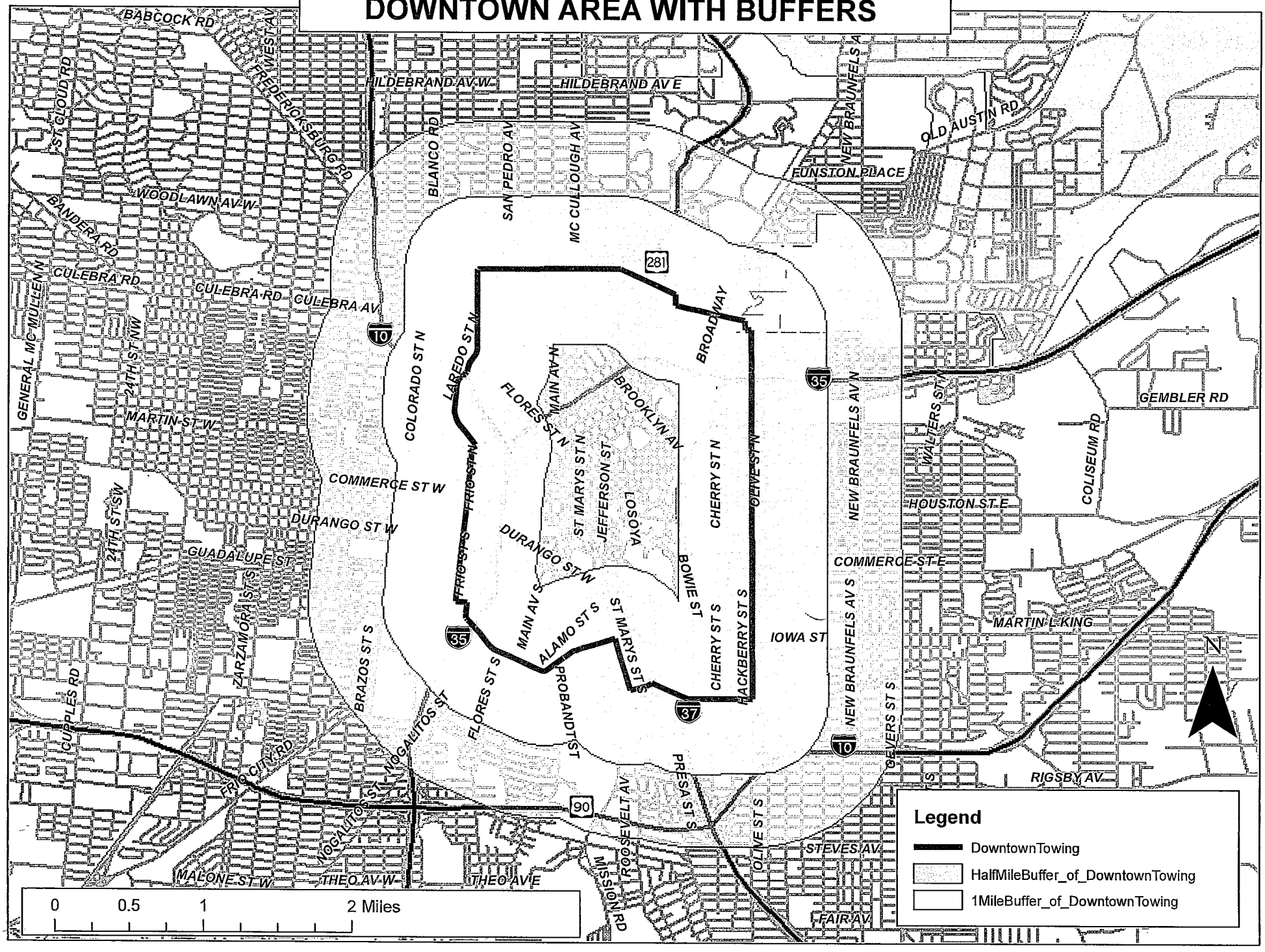DOWNTOWN AREA WITH BUFFERS