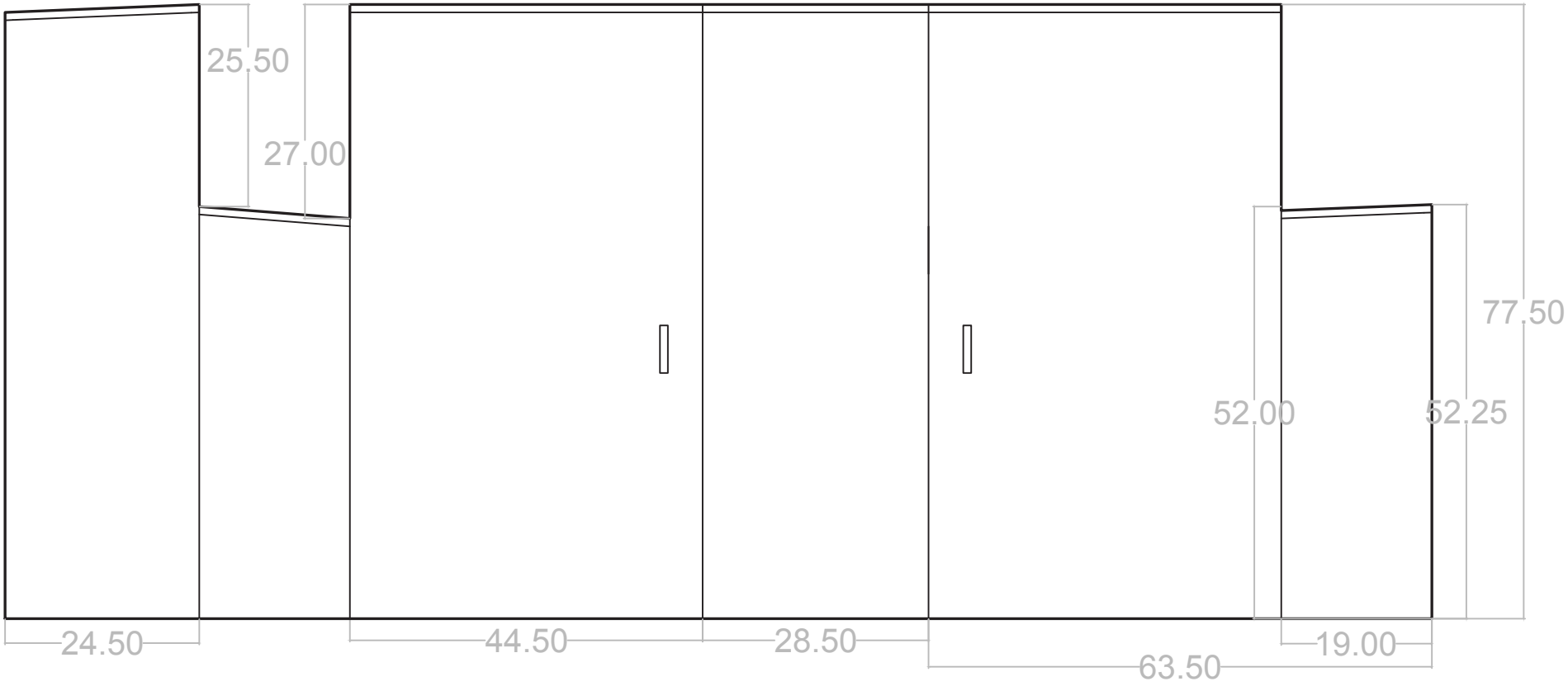Spring & North Streets Flattened Rendering