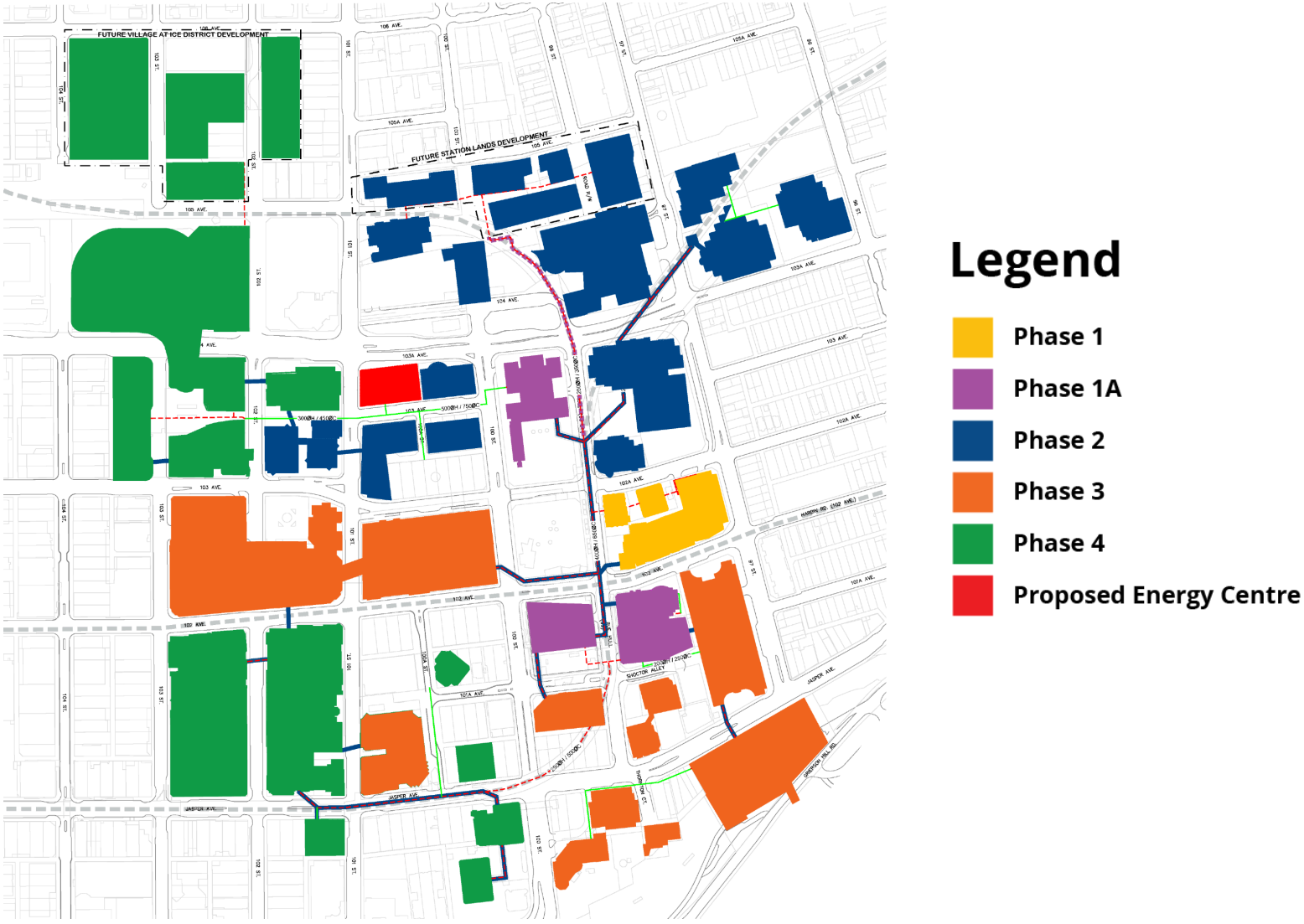Development Growth Plan for the Downtown District Energy Initiative