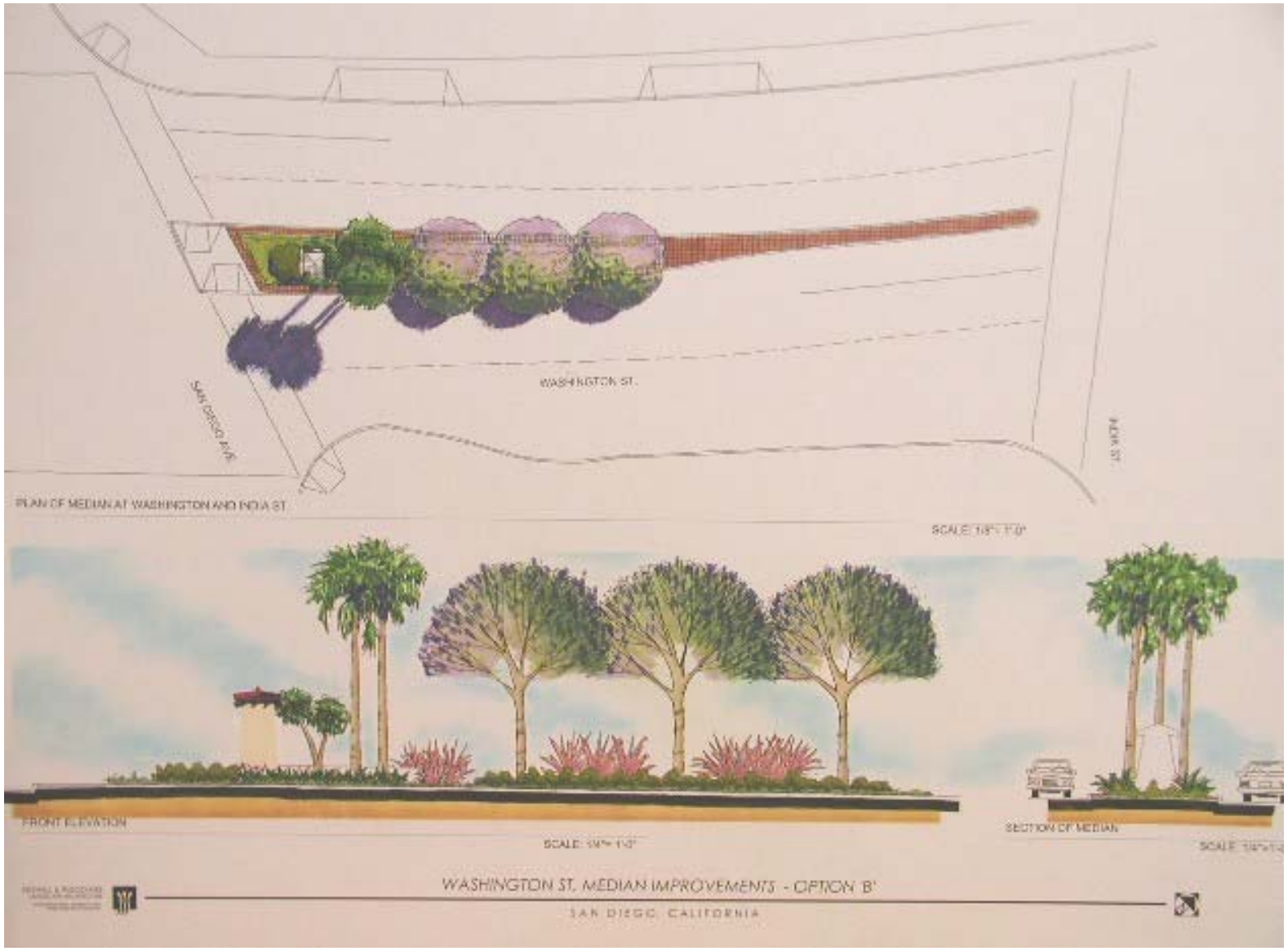Proposed Mission Hills Gateway Project