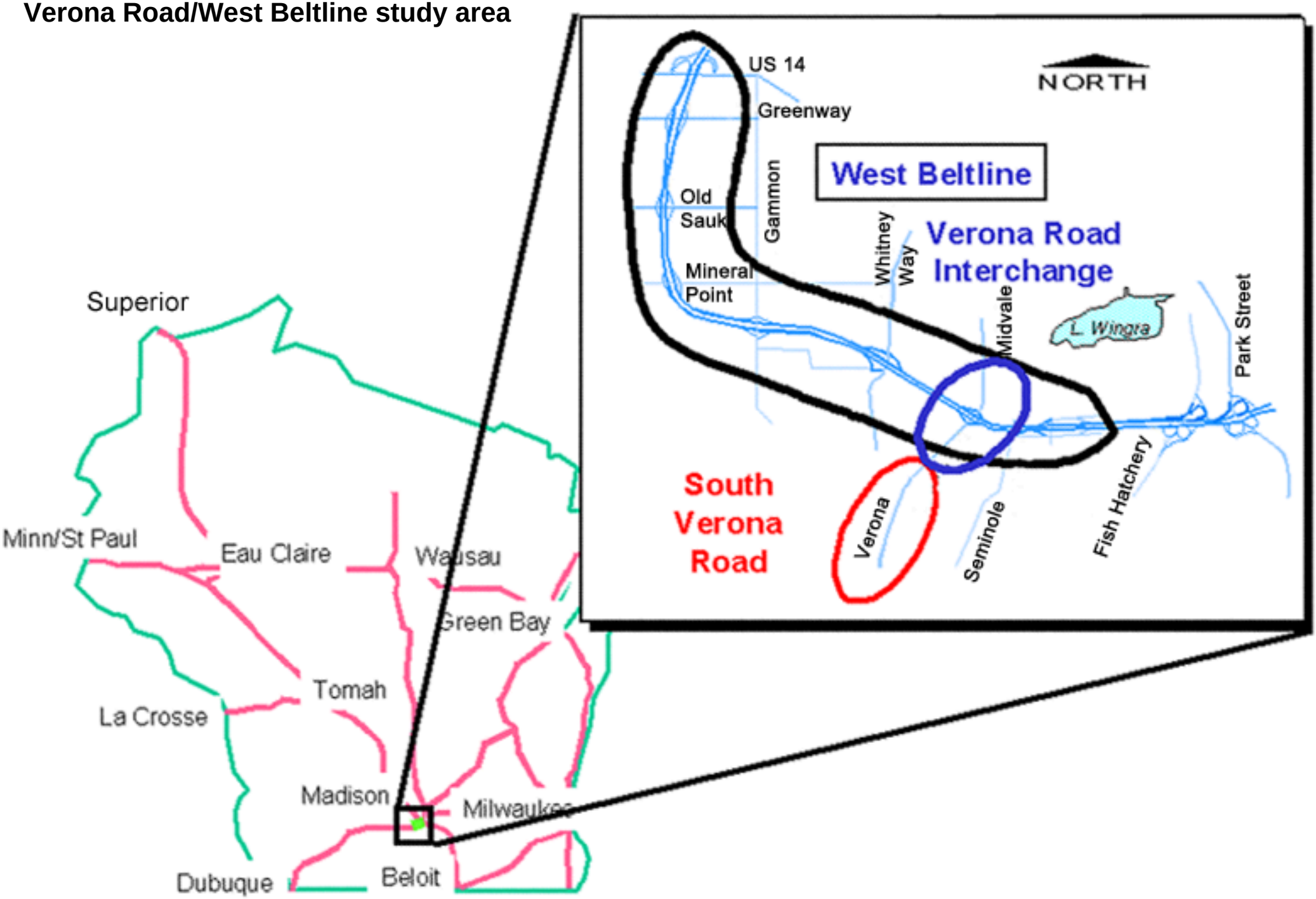Verona Road/West Beltline study area