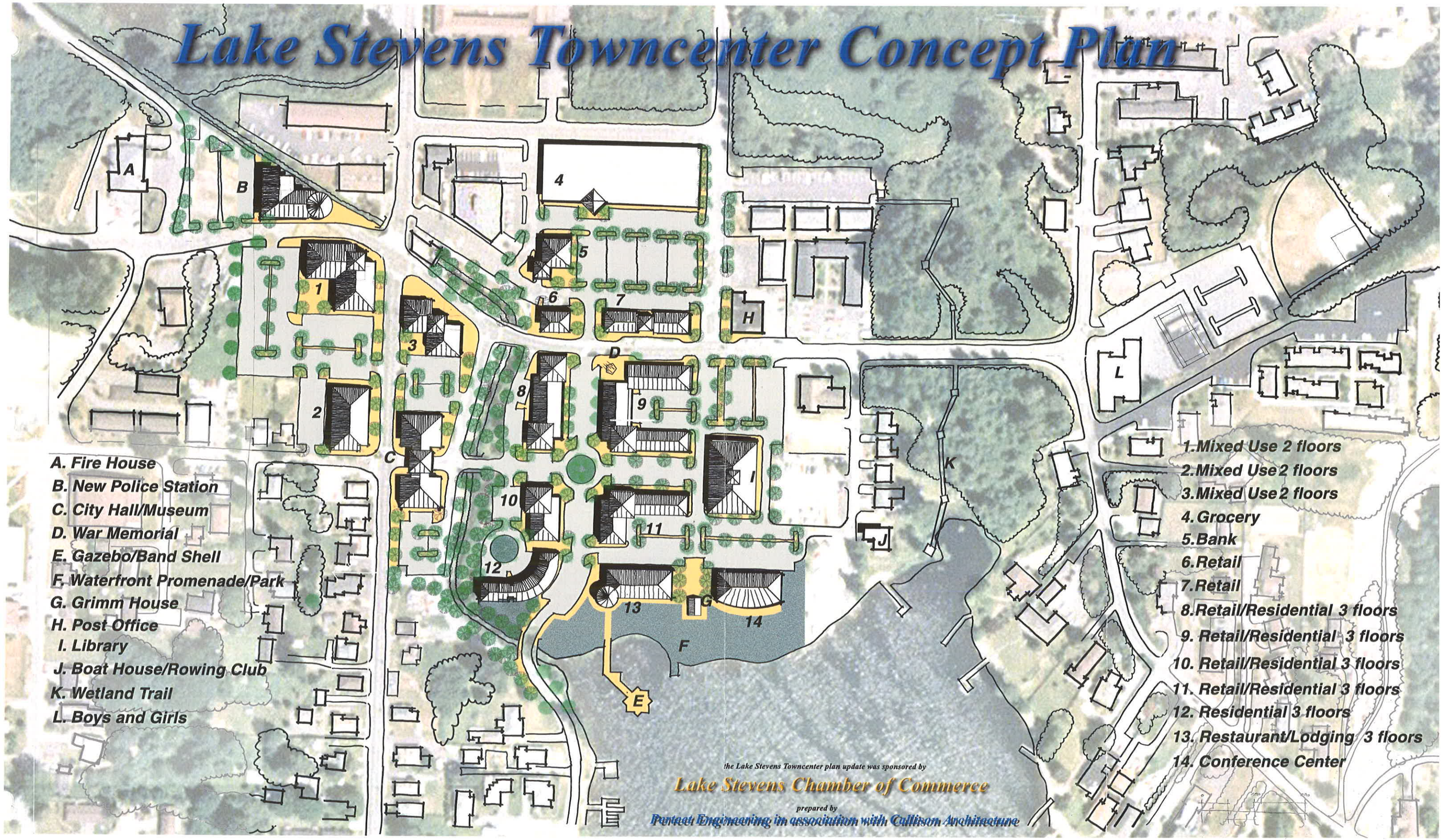Lake Stevens Towncenter Concept Plan