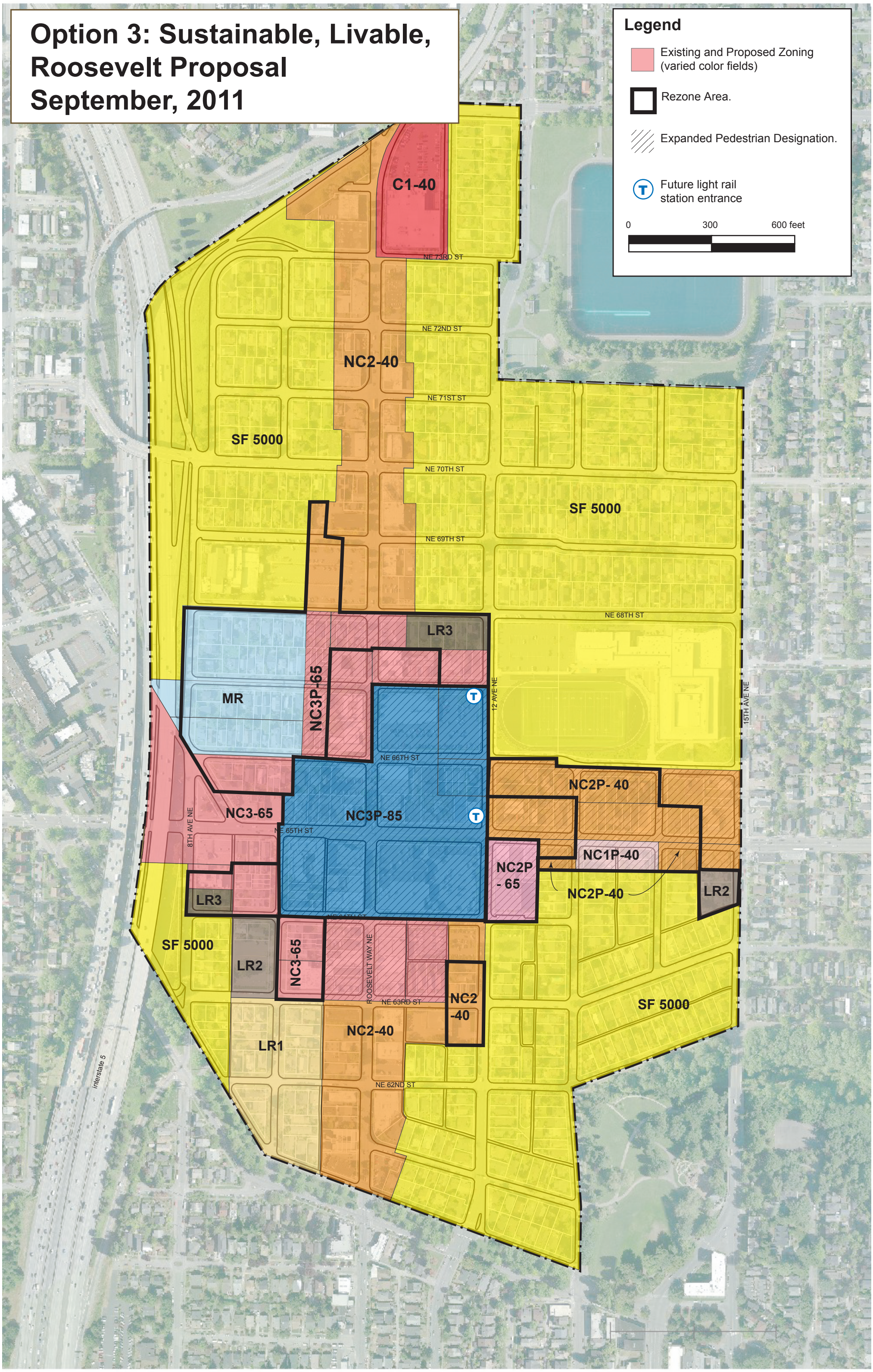Option 3: Sustainable, Livable, Roosevelt Proposal September, 2011