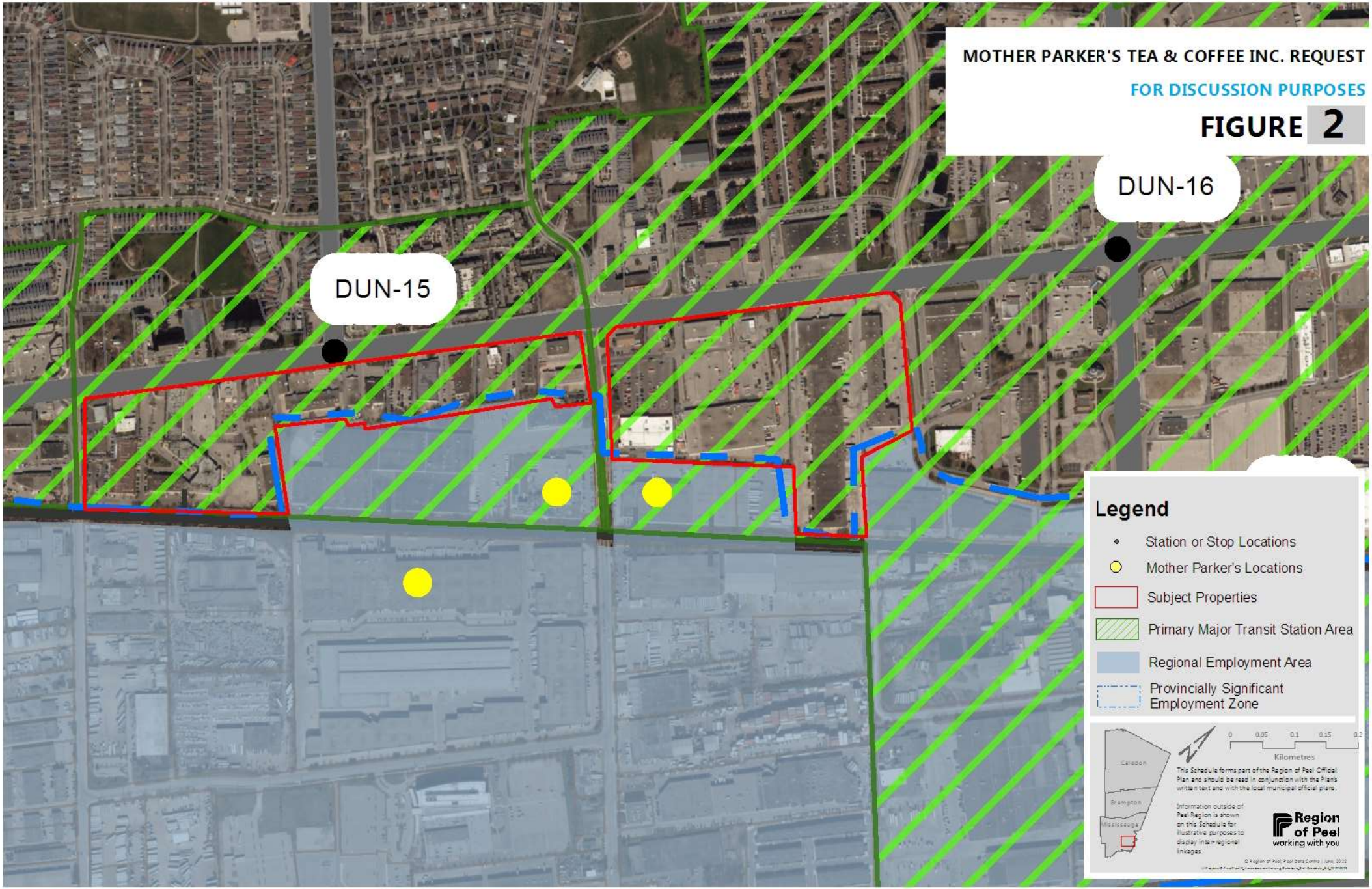Regional Planning Framework from Mother Parkers Lands and the Subject Properties