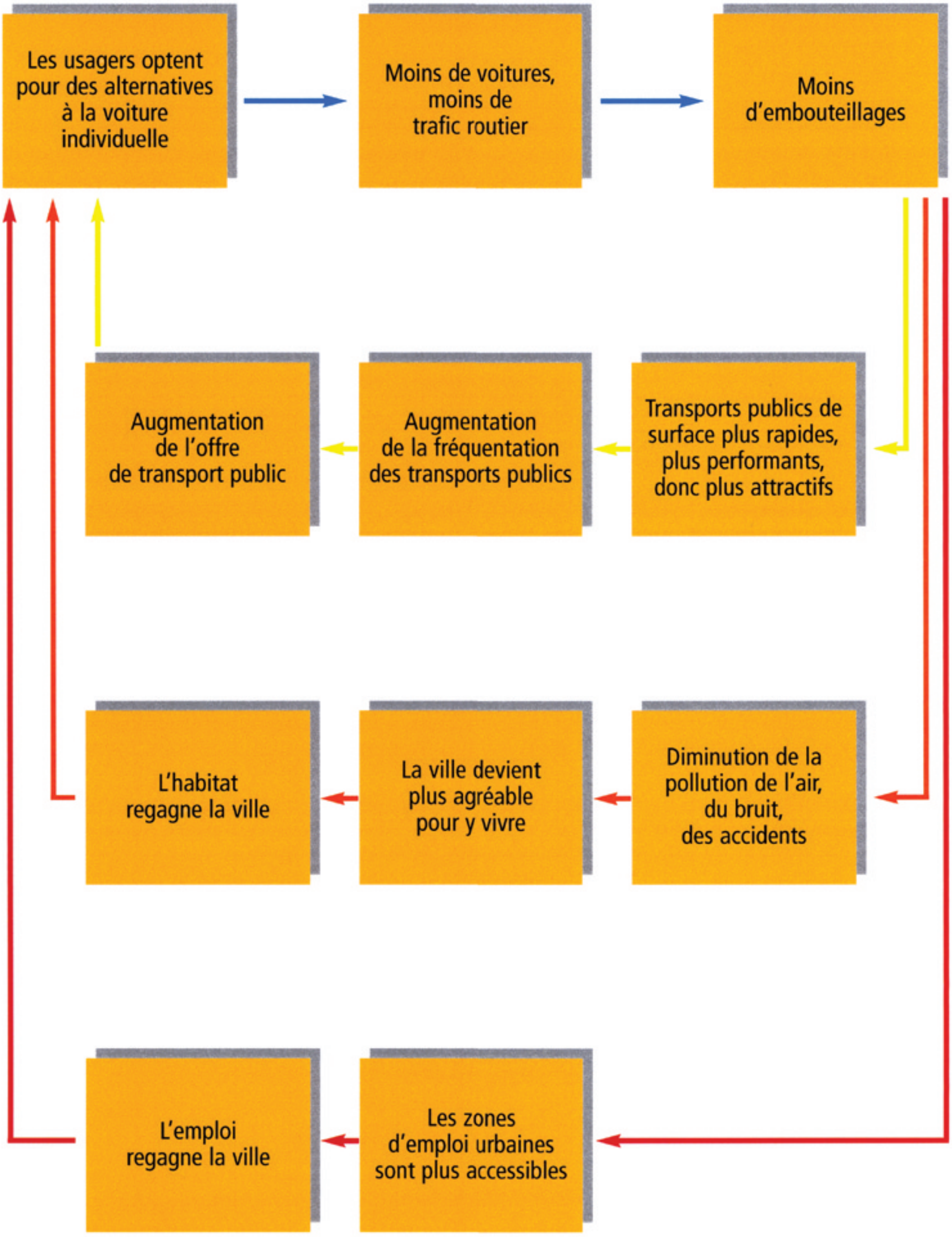Briser le cycle du déclin urbain