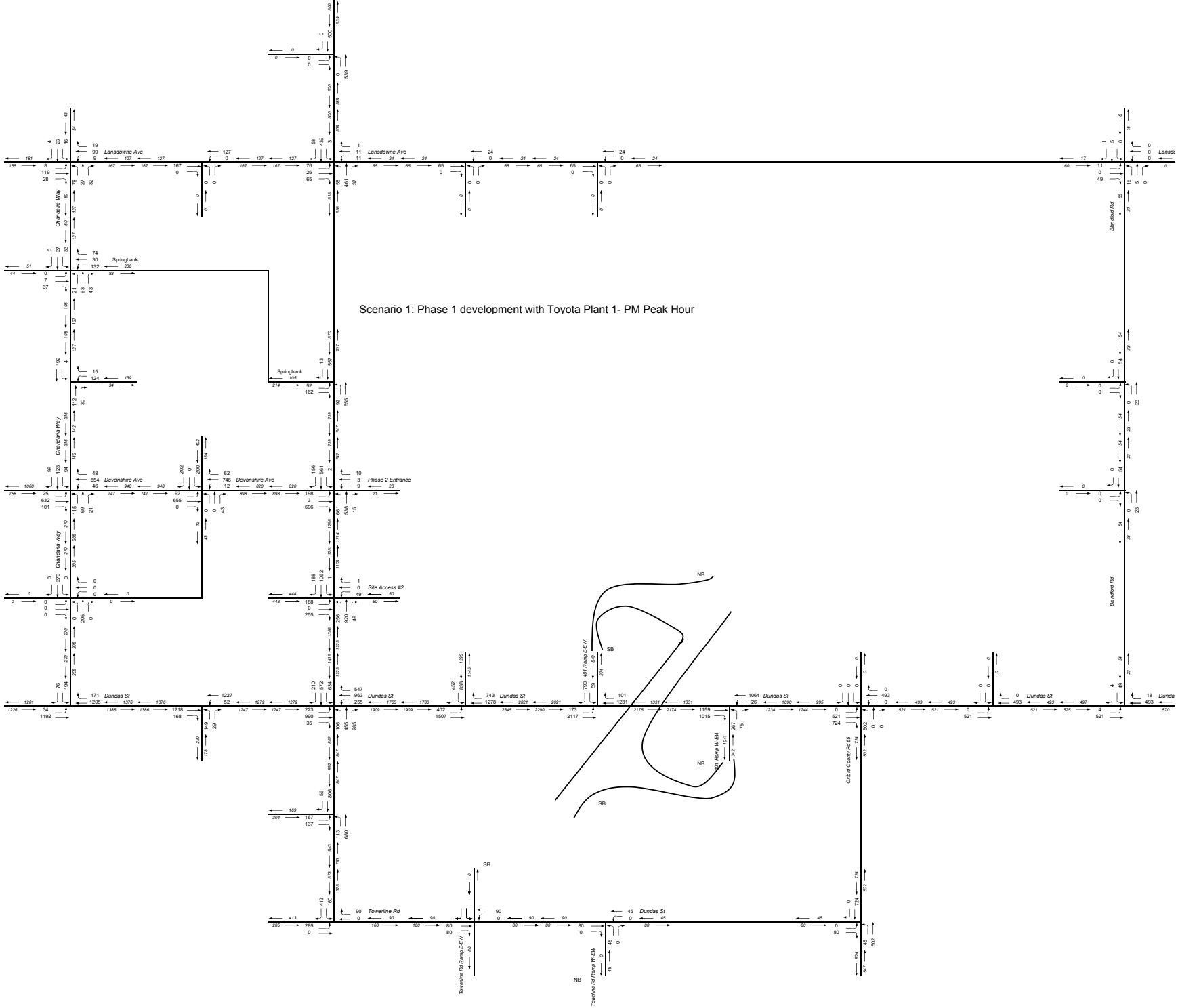Scenario 1: Phase 1 development with Toyota Plant 1- PM Peak Hour