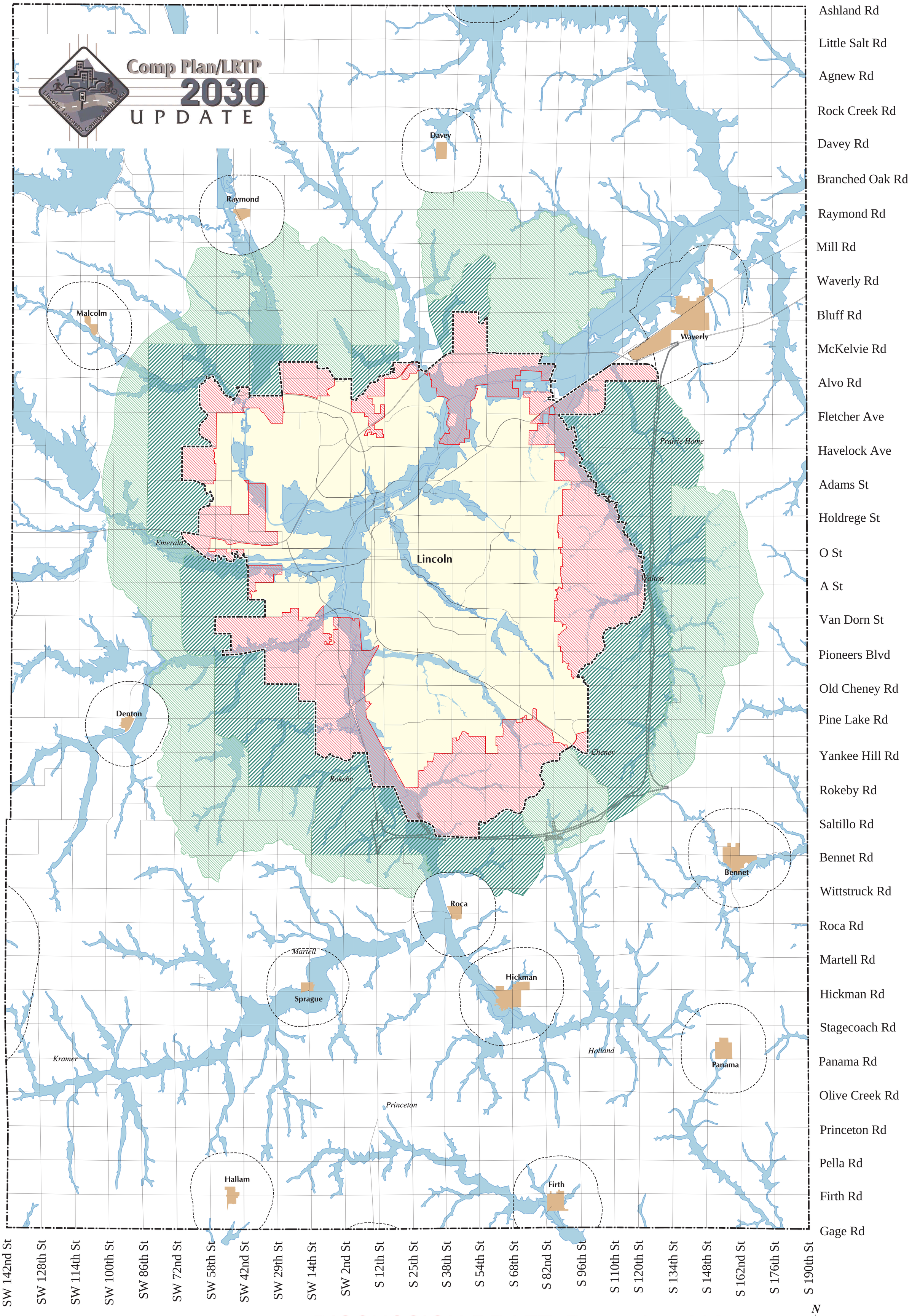URBAN GROWTH TIERS