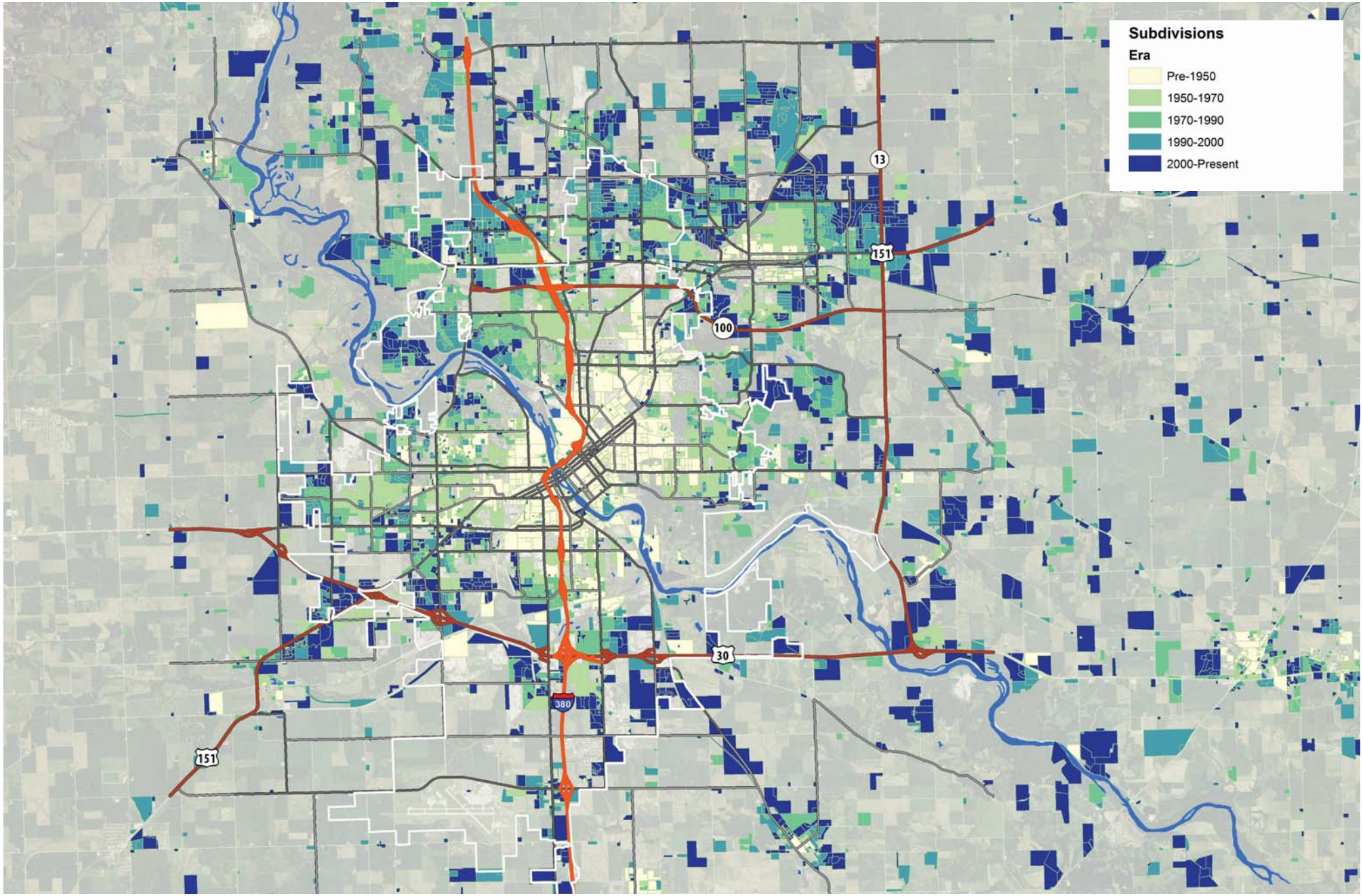subdivision growth