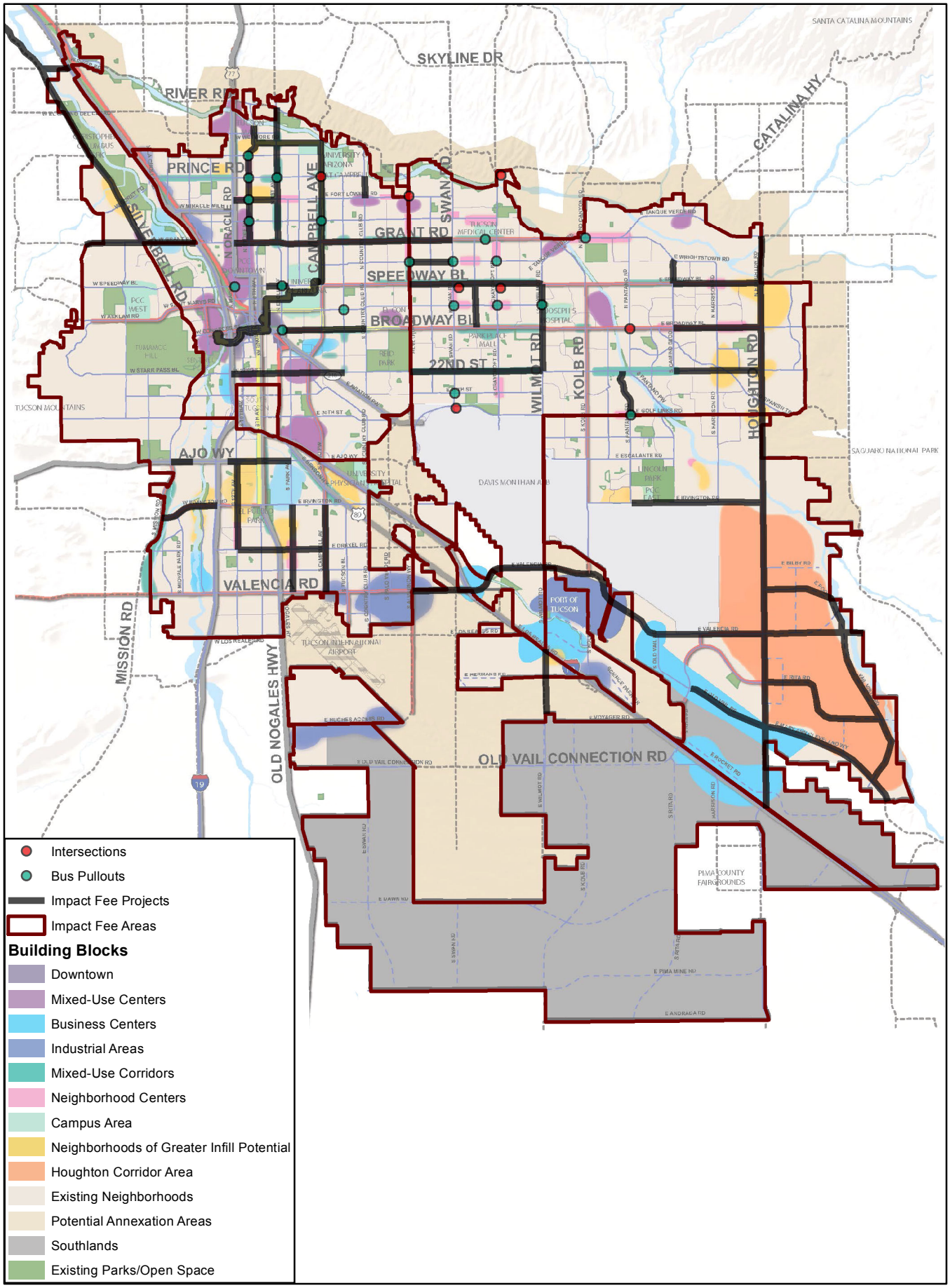Impact Fee Projects and Future Growth Areas