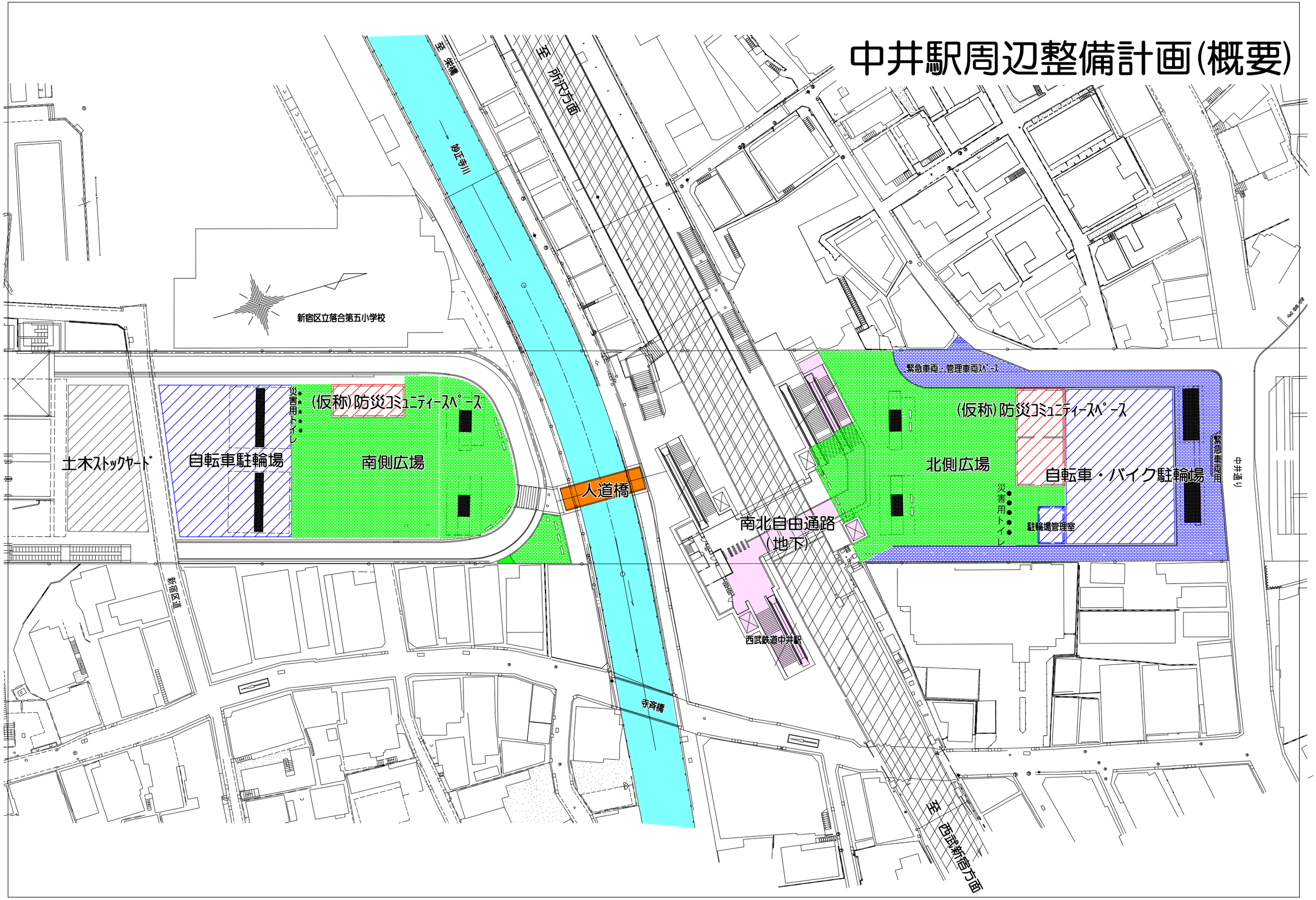中井駅周辺整備計画(概要)