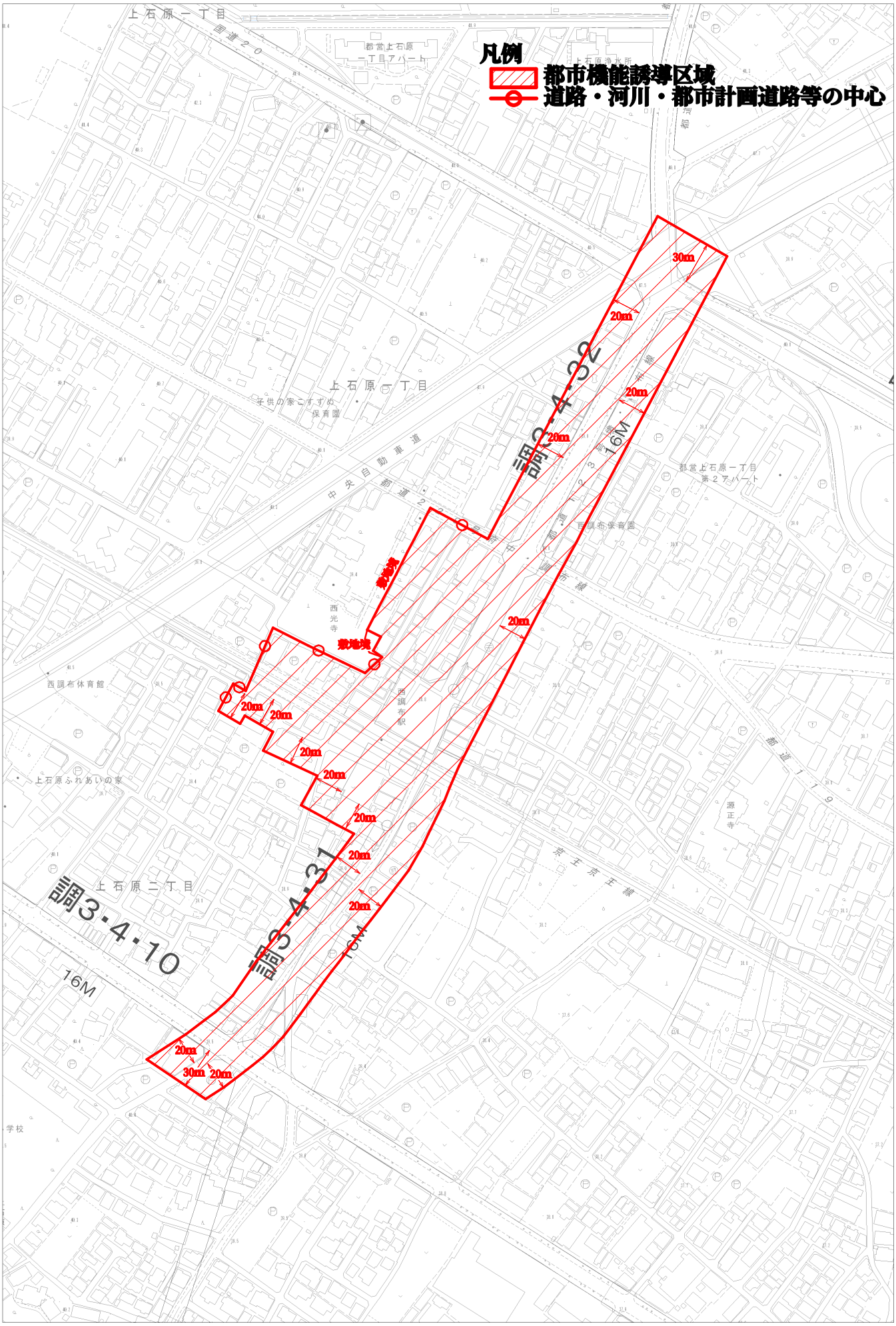西調布駅周辺都市機能誘導区域