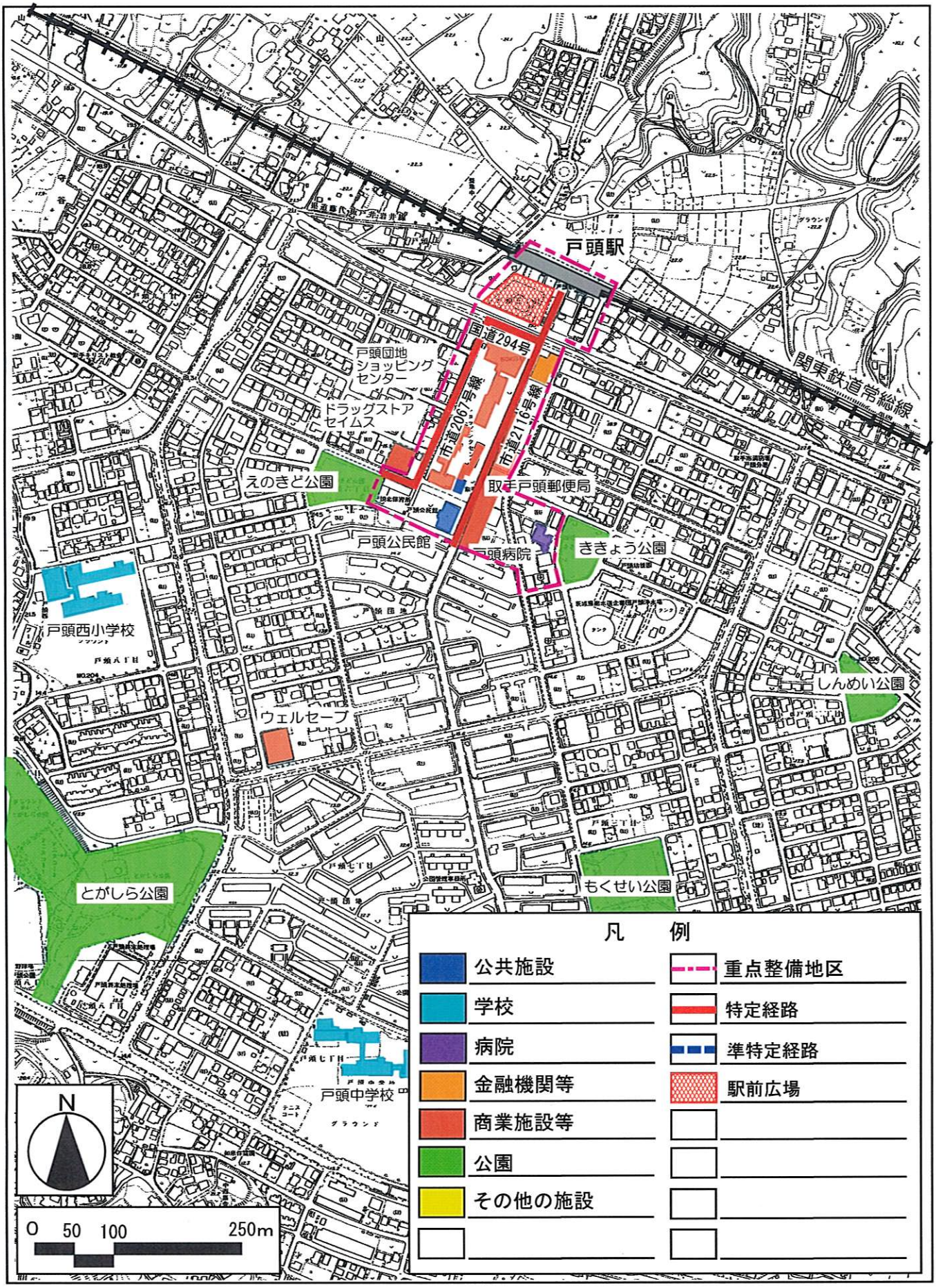戸頭駅周辺の重点整備地区と特定経路