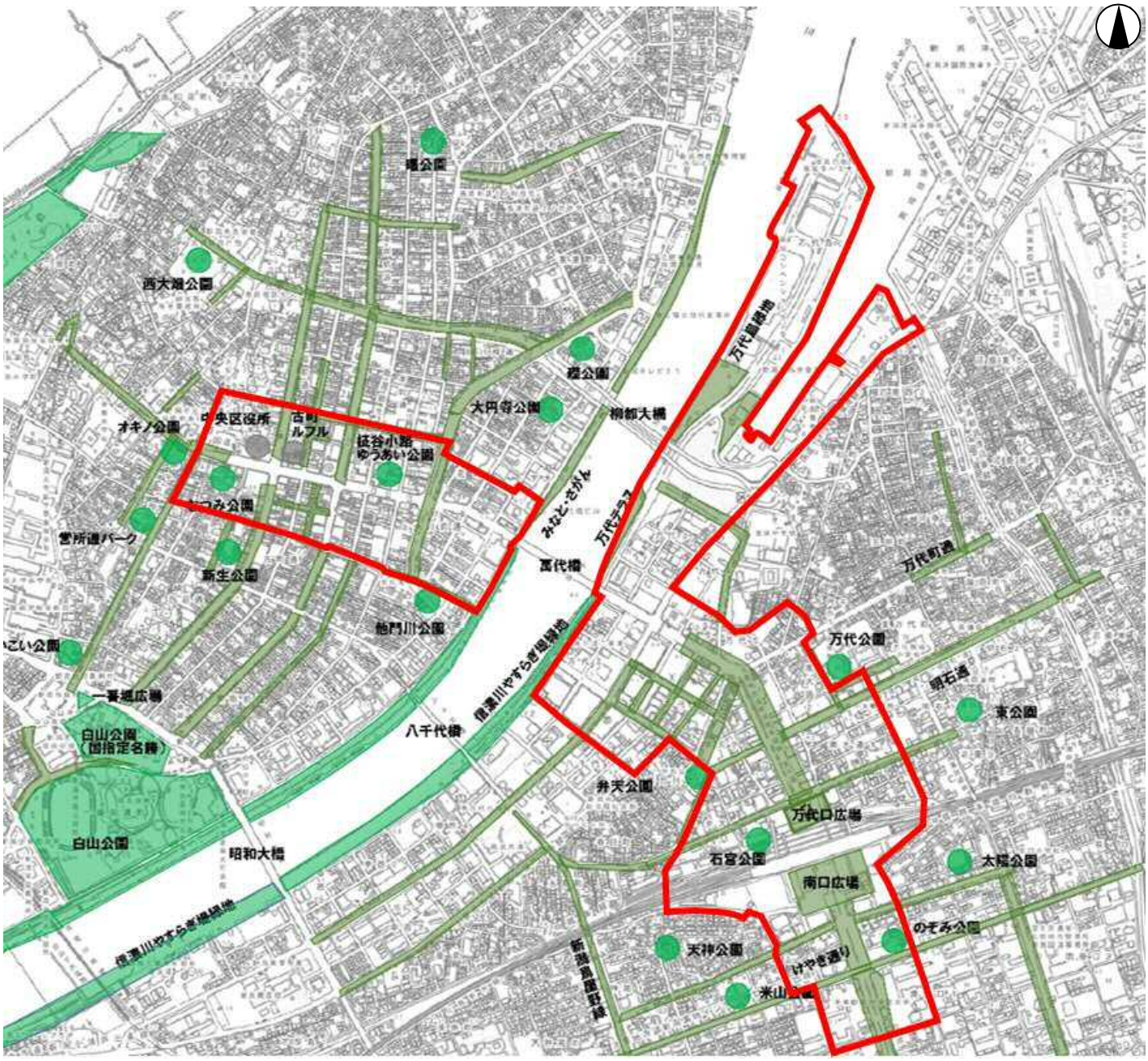新潟都心地域緑化重点地区