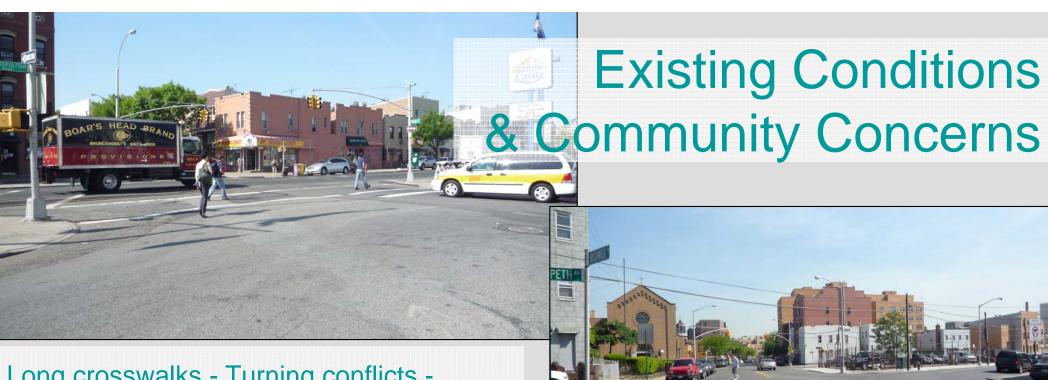






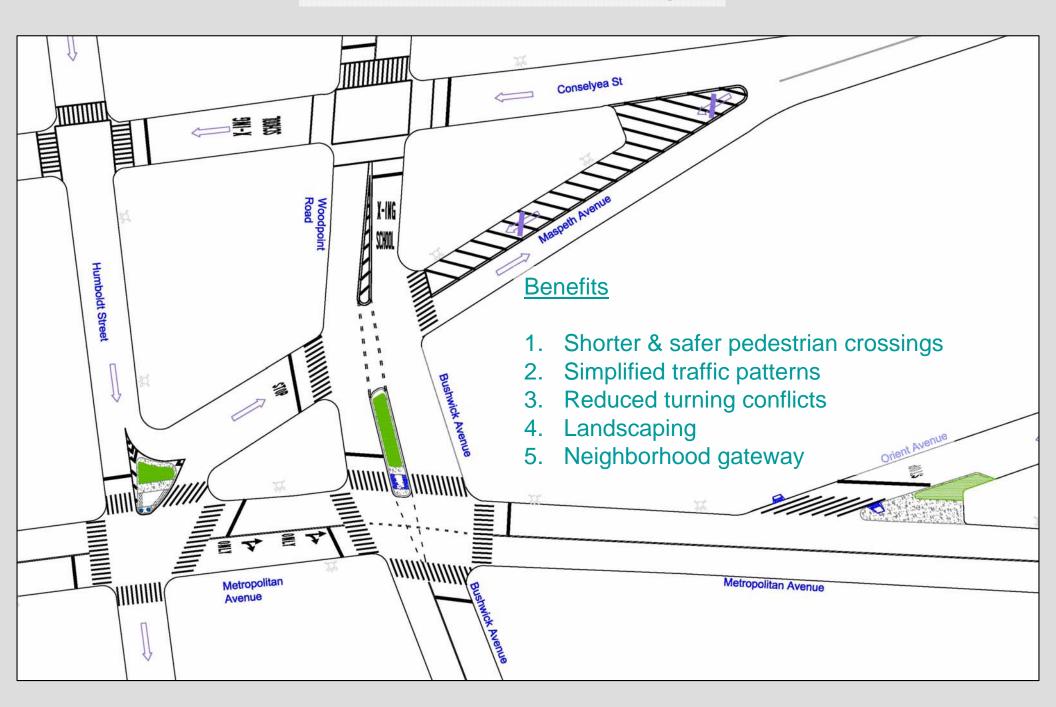
Two blocks from Graham Avenue L subway station Mixed light industrial and residential area with new residential development underway Gateway to neighborhood, close to Cooper Park

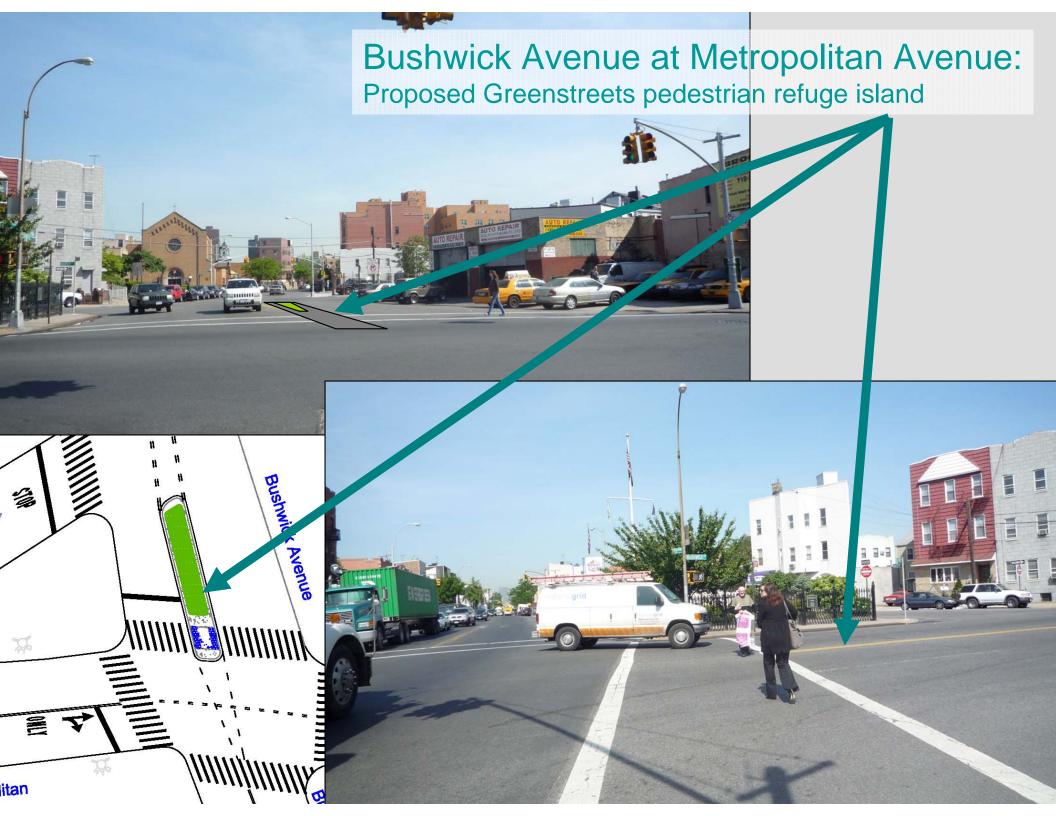


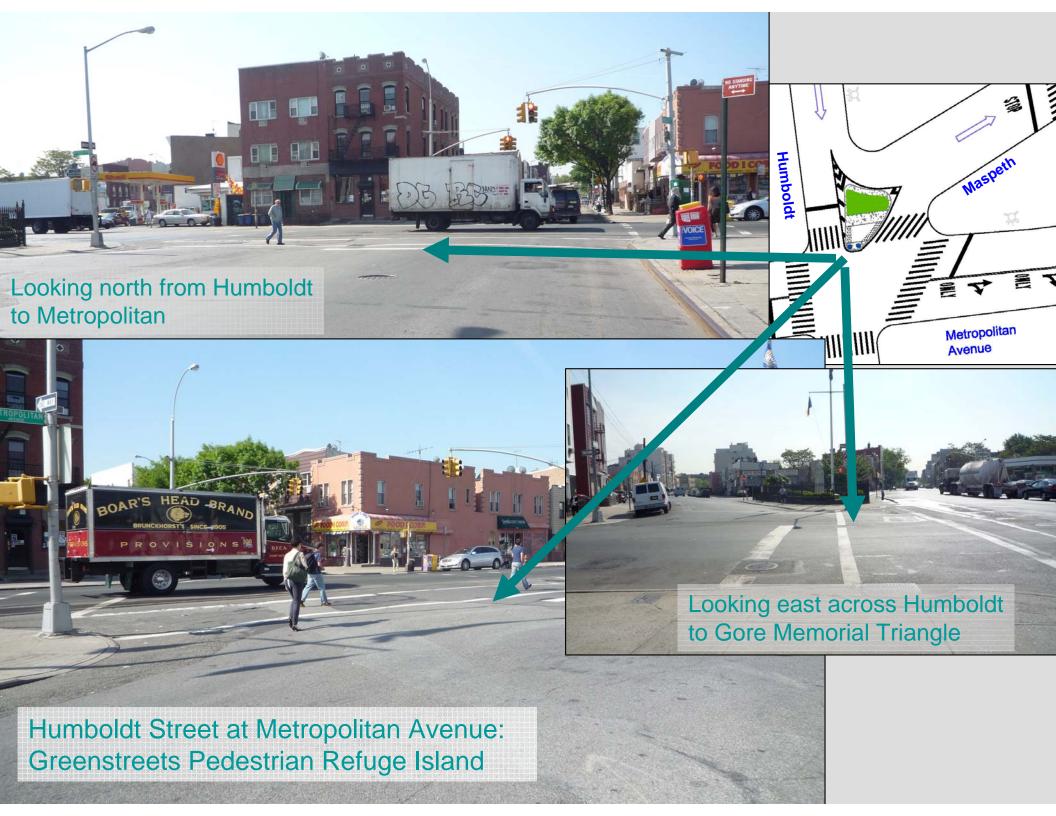
Long crosswalks - Turning conflicts - Speeding vehicles - Head-on conditions



## Proposed Design



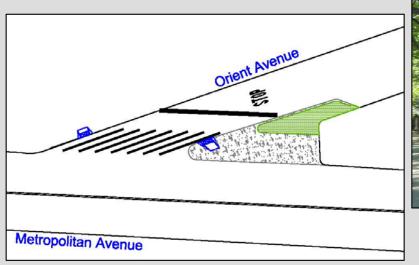






## Humboldt at Metropolitan & Maspeth







Looking southwest from Orient Ave to Metropolitan Ave







## Orient at Metropolitan

