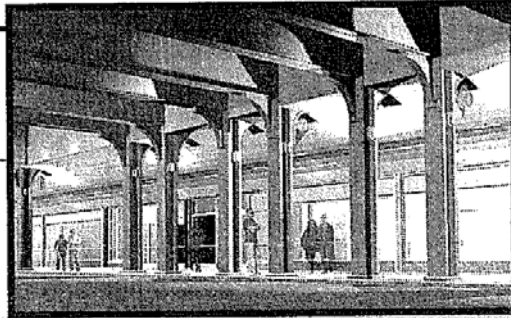
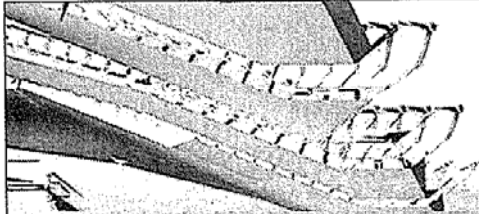


YOUR
NEIGHBORHOOD

QUEENS

Artists' renderings of proposed development on the east side of Sutphin Blvd., between Archer and 94th Aves., which includes flooding the viaduct with light (right).



The Shops at
Station Plaza



Jamaica lights up

12M hub planned for dark stretch under LIRR

A SHABBY stretch of downtown Jamaica, sitting in the shadows of the LIRR station, will be transformed into a bright commercial hub, officials said yesterday.

Inspired by the teeming Grand Central Terminal in Manhattan, the Greater Jamaica Development Corp. has secured \$12 million to create some 5,600 square feet of commercial space on the east side of Sutphin Blvd., between Archer and 94th Aves.

That's a small fraction of the space dedicated to shops and restaurants at Grand Central, but it could be a significant step forward for the downtown Jamaica area, said Andrew Manshel, the corporation's senior vice president of real estate development.

"We're hoping that the renovation of that space will be a catalyst for the con-

BY PETE DONOHUE
DAILY NEWS STAFF WRITER

tinuing redevelopment of Jamaica," Manshel said.

"We're hoping to provide a heightened level of service to Long Island Rail Road passengers and provide them with an incentive to do some shopping downtown."

The plan includes infusing the viaduct with light by installing electronic panels — which will display colorful patterns — above the enclosed sidewalk, Manshel said.

The area currently is a "foreboding" place, Roco Krsulic, head of the Metropolitan Transportation Authority's real estate and advertising division, said at an MTA committee meeting this week.

"If you've been under that underpass you really will appreciate what this project will do," Krsulic said.

The MTA board today is expected to approve a 20-year lease for the property with the development corporation.

The support and efforts of Linda Kleinbaum, an MTA deputy executive director, were critical in getting the pact done, Manshel said.

"They have been fabulous," Manshel said.

Funding for the project has been provided by the federal and state governments, the Port Authority and the MTA, Manshel said.

The western side of Sutphin Blvd. between Archer and 94th Aves., where the Port Authority built a terminal for the AirTrain to Kennedy Airport, was previously renovated.

The lease calls for the development corporation to pay the MTA \$55,920 the first year of the two-decade lease. Subsequent annual payments will increase by 3%.
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