

Civic Assn., Plaza Map Parking Plan

The disagreements between the community and the builders of the new King Plaza Shopping Center seemed, last week, to be nearing an end, at least regarding the parking situation.

In a letter to Dorothy Russo, President of the Mill Basin Neighborhood Civic Assn., Robert J. Flynn, General Manager of the giant shopping center, wrote of the application before the Board of Standards and Appeals to permit roof top parking. He stated, "...we have agreed with the board of Standards and Appeals that the order approving the application for roof top parking will contain a prohibition against expansion of Kings Plaza Shopping Center for a period of five years from the opening of Alexander's and Macy's."

Replying to the Flynn statement, Mrs. Russo asks that the agreement read, "The Mill Basin Neighborhood Civic Assn. agrees to the variance permitting Roof-Top Parking on the garage. Kings Plaza Shopping Center, in return, will prohibit an expansion of Kings Plaza Shopping Center for a period of five years from the opening of Alexander's and Macy's. If at any time after the five year period they decide to expand, they are to duly notify immediate residents as well as the Mill Basin Neighborhood Civic Assn."

The move towards a possible 'cease-fire' between residents and merchants on the parking issue follows long disagreement as to how to handle the anticipated large-scale automobile traffic in the vicinity. Still to be worked out are effective means of coping with overall traffic congestion that is feared once the giant complex opens.

In Nov., the Board of Estimate, acting on the approval of the City Planning Commission gave the final go-ahead for reconstruction and widening of the nearby Flatbush Ave.-Ave U intersection.

The Planning Commission had okayed the project to ease traffic congestion and increase traffic capacity in the area. Opponents insist that the move was made only to serve Kings Plaza, adjacent to the junction. The city is leasing a portion of its property to the center.

Flatbush Ave., as it winds

south of Ave. U, carries traffic to the Belt Parkway, Marine Parkway, Marine Park Bridge, Riis Park, and the Rockaways. It has been explained that, during summer months, the Flatbush-Ave. U intersection becomes a choked up artery, overflowing with slow-moving cars.

Small businessmen in the area, and adjacent communities, had opposed widening of the street on the grounds that it would hasten the demise of their stores as it eases the route to Kings Plaza. Many local residents, however, fear that no amount of street widening can solve the possible problem.

The giant complex of stores is due for completion next year. It will be the only shopping center in the city with a marina, one that will enable shoppers to come and go by boat.

Included in Kings Plaza will be Macy's, Alexander's, and some 100 smaller shops, enclosed

sed malls, year-round temperature control, with the thermometer at a constant 72 degrees. Parking had been planned, off-street, for some 4,000 cars.

The center will have two main selling levels, connected by escalators, and all of the stores will open onto broad landscaped inner courts and malls.

Macy's and Alexander's are slated to have 328,000 square feet of space apiece, and the other stores will occupy a total of 365,000 square feet. It is expected that a sales potential of \$100 million will be reached during its 1970 first year of operation.



ATTENDING the 60th annual convention of B'nai Zion are left to right: Raymond Patt, re-elected as president; Mrs. Jean Hershaft, local civic leader; Theodore Sorenson, Counsel to the late President John F. Kennedy; and Herman Quittman, executive director of B'nai Zion.

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