

# Downtown Revitalization Initiative Application

## BASIC INFORMATION

**Regional Economic Development Council (REDC) Region:** New York City

**Municipality Name:** Office of the President, Borough of Queens

**Downtown Name:** Downtown Flushing

**County:** Queens

**Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.**

A revitalized Downtown Flushing will include the development of a new waterfront neighborhood and exemplify a thriving downtown with a vibrant mix of uses that supports smart business growth, attracts new business with good paying jobs, and provides a mix of housing options in a green, transit-oriented community with a quality life that attracts visitors and new residents alike.

**Justification. Provide an overview of the downtown, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.**

Downtown Flushing is a vibrant multi-modal transit hub and is the fourth largest central business district in New York City. It is also one of the most active regional retail areas in the City with the heaviest foot traffic outside of Manhattan. Flushing retail offerings include restaurants that have become a tourist destination and a mecca for local residents as well. With a rich mix of retail, commercial, housing, cultural and historical resources, the downtown core includes several major development projects— both planned and in construction— that will bring additional jobs, housing and commercial spaces to this downtown core.

An unprecedented infusion of additional development is about to be unleashed as a result of the Brownfield Opportunity Area plan to revitalize 42 underutilized/undeveloped acres along the Flushing Creek waterfront. Critically, construction is planned within the BOA for a Center for Community and Entrepreneurship, Flushing's first incubator/co-working facility which will feature a ground floor retail marketplace, a sweeping public plaza, a flexible community space for community events, and AAFE's expanded community services center.

The confluence of DRI Investment combined with the unique development opportunity presented by the BOA and the renowned services provided by Asian Americans for Equality in a new center for workforce and business incubation will ensure that Flushing is a booming economic engine where families and businesses thrive.

Flushing is primed for DRI investment to complement this unique opportunity for planned, contiguous development in a major downtown core that will spur substantial private investment, revitalize underutilized waterfront sites, encourage walkability by

extending the downtown street and sidewalk grid to the waterfront, and provide extensive new waterfront public access in a vibrant mixed-use downtown extension while creating a new center to support workforce training and business development.

Despite these efforts, the DRI investment is needed to support several critical public projects that will: support and encourage climate-smart growth, address significant infrastructure and public service needs including ease pedestrian and traffic congestion, increase open space and cultural offerings, improve mass transit options, attract new businesses that provide good paying jobs, provide workforce training and support to access career pathways, and help to ensure affordable housing options.

These needs have stifled the full potential of Flushing to provide a robust quality of life for its residents and workers. Ultimately, DRI investment is needed to not only address these issues, but to ensure that Flushing development provides a continued springboard for new citizens, residents and businesses.

### **DOWNTOWN IDENTIFICATION**

**This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the DRI program description.**

**1) Boundaries of the Downtown Neighborhood. Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the downtown neighborhood.**

The downtown Flushing area targeted in this DRI application is bound by 35th Avenue to the north, Union Street to the west, Sanford Avenue to the south and the Van Wyck Expressway/Flushing Creek to the west, corresponding zip codes for the area are 11354 and 11355. A map of the target area is appended to this application.

This downtown area is a major intermodal transportation node, with more than 50,000 commuters transferring between the Long Island Rail Road, the Main Street 7 subway line, and public and private buses daily. The multitude of transportation modes available to residents, workers, and visitors alike provides this downtown epicenter with continuous job and small business growth, investment opportunities, and pedestrian traffic. Hence, the DRI investment will provide exponential support for the surrounding residential community whose residents work, shop and play in the downtown core.

**2) Catchment area. Outline why the downtown, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.**

Flushing is one of the densest neighborhoods in the borough of Queens. Its population has been growing more rapidly than the rest of borough and the City. For the zip code 11354, the US Census Bureau approximated 54,878 residents in the area. Seniors, who comprise 18% of the total Flushing population, ranks the neighborhood as 11<sup>th</sup> out of all

other 55 neighborhoods in New York City. The growing population of seniors in the area emphasizes the needs for affordable housing, social services, and safe streets.

More than 210,000 residents live in Flushing with approximately 68,902 of the population living in downtown Flushing. From 2011 to 2014, more than 75,000 new immigrants moved into Queens, a statistic that represented the biggest influx of newcomers in the entire New York City (NYS SBS). Furthermore, an estimated 6,400 additional residents will live in the downtown core over the next few years as a result of additional development. Population density per square mile in downtown Flushing is 50,663—approximating three quarters of total downtown Flushing population, which demonstrates the neighborhood's packed density. In addition to the limited space available, rental and condo prices continue to rise as more families, millennials, and empty nesters choose Flushing for its transportation access, and diverse commercial establishments.

Flushing is one of the city's major inter-modal transit hubs-making its business, cultural, retail, and famous restaurant offerings readily accessible to millions of City residents and visitors. Approximately 15 million rides are generated at the Number 7 subway Main Street Station each year—making it the busiest subway station outside of Manhattan. Some 24 public and private bus lines serve downtown Flushing, carrying approximately 88,000 passengers daily—making Flushing one of the busiest inter-modal transfer points in the City of New York. Flushing is a two-stop 18 minute ride from Manhattan and one stop from the Citi Field and US Open subway stop at Willets Point.

**3) Past Investment, future investment potential. Describe how this downtown will be able to capitalize on prior or catalyze future private and public investment in the neighborhood and its surrounding areas.**

Ongoing and past development projects in the downtown Flushing area provides the city with an ability to cater to its flourishing demographics of immigrants, urban families, and young working adults. Like many other districts in New York City, downtown Flushing went through an economic downturn in the 1970s. In the 1980s, Korean and Chinese immigrants began to settle in Flushing and both foreign and domestic private investments fueled the resurgence of its commercial base.

Continued investment is evidenced by the following projects that have recently been completed, are underway and are planned:

**Completed:**

- Macedonia Plaza: \$49.8 million project featuring 140 units of affordable housing, commercial and public space.
- Shops at SkyView Center: \$600 million project to develop 785,000 square ft. for a Western-style mall
- SkyView Parc and The Grand: \$1.3 billion project to develop a six-tower residential collection of condominiums approximating 1.2 million square ft.
- Macy's Department Store: A 99 year, \$1 billion ground lease was signed for the four-story, 225,000 square ft. Macy's department store (Macy's lease won't be up for another five years)

### Underway:

- Flushing Commons: \$850 million project for a five-acre site that includes a mix of public, private, and commercial space.
- Tangram: four 15- or 16-story buildings with 300 luxury condo units, 80,000 square feet of office space and a hotel, 34,000-square-foot movie theater
- \$26.4 million in tax-exempt bonds to finance construction, \$6.3 million in city capital funding and \$1.9 million in federal HOME funding to provide funding for the Macedonia African Methodist Episcopal Church which constructed 143 affordable housing units
- \$1.5 million Brownfield Opportunity Area (BOA) grant from the Department of State to plan for the revitalization of Flushing's waterfront.
- \$7.8 million Department of Transportation (DOT) project to widen sidewalks and replace manholes, fire hydrants, sewers, catch basins, and water mains to accommodate increasing pedestrian traffic.
- \$500,000 received from New York City's Department of Small Business Services for business attraction, retention and support, cleaning and beautification, district marketing, public safety, storefront improvements and other quality-of-life enhancements.
- \$1.55 million from New York City's Small Business Services to Asian Americans for Equality and the Flushing BID for Neighborhood 360°. A grant to exhibit the neighborhood's diversity, unique landmarks and cultural amenities, highlight its businesses, and promote tourism.
- **231 units** of affordable housing in a mixed-use transit oriented development with supportive services for seniors.
- **\$28 million** improvements to the Long Island Railroad station at Main Street in Flushing

### Planned:

- Center for Community and Entrepreneurship: AAFE's planned **\$55 million**, 90,000 sq. ft., seven story building that will be comprised of community, public, and commercial space with much-needed business incubation space and workforce support services
- RKO Keith Theatre: \$66 million to redevelop the long-shuttered RKO Keith's Theatre into a 269 unit condominium and mixed-use project
- \$6 million streetscape project between Flushing BID and the NYC Economic Development Corporation.
- **\$8 million** US Army Corps of Engineers is planning to provide wetland support to improve the water quality in Flushing Creek
- **\$33 million** Educational Center at Queens Botanical Gardens with surrounding landscapes and Kids Culture Garden.

Public investments and private investments are jointly connected and the future outlook of Downtown Flushing remains positive.

The \$1.5 million grants from the Department of State to the Flushing Willets Point Corona Local Development Corporation's nomination for more than 40 acres of developable land along Flushing Creek is evidence that the development in Downtown Flushing is flourishing, but has yet to reach its prime.

Although Downtown Flushing has greatly benefited from significant investment, the area still faces a series of social and environmental challenges. With the financial support of the DRI, Downtown Flushing will prosper in a sustainable way that will take into account all aspects of its diversity, and historic and cultural strengths.

**4) Recent or impending job growth. Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.**

The ethnically diverse neighborhood of greater Flushing is home to immigrants from more than 70 different countries, with the largest shares from China (29.4 percent) and Korea (17.1%), followed by Columbia (5.6%), Taiwan (4.2%), Ecuador (4.1%), and India (3.8%).

The New York State Comptroller reported in May 2018 that Flushing has one of the borough's highest populations of immigrants from China. Flushing had the most businesses of any Queens neighborhood (9,000, or 17% of the borough wide total). It also added the most businesses between 2009 and 2017 (2,000) and had the fastest business growth in the borough (29%). Flushing is also among the top 7 Queens neighborhoods with the fastest growth in sales. The State Comptroller's report also indicated that Flushing's growth in private sector employment was the third highest in the borough (39%).

Between 2005 and 2014, business and job growth in greater Flushing also dramatically outpaced economic growth in the borough and New York City. The following economic trends indicate the area's strength and promise:

- Businesses increased by 36% and generated a 47% increase in jobs.
- Private employment expanded significantly in the service sector:
  - o Health Care +7,781 jobs
  - o Accommodation and Food Services +1,172
  - o Information +832 jobs
  - o Administration & Support +794 jobs
  - o Retail Trade +758 jobs
  - o Construction Trade +710 jobs

Downtown Flushing has experienced an exponential increase in development activity for the office and commercial industry. The Department of City Planning reports that there is strong development interest in every block in the core downtown. A few examples of these developments include:

- AAFE's Center for Community and Entrepreneurship will generate more than 700 job opportunities and will address the growing income inequality generated by declining

educational and workforce attainment and competencies that are needed to successfully compete in today's global economy.

- Several large mixed-use developments recently completed/underway including Flushing Commons, One Fulton Square and the Eastern Mirage all bring short-term construction jobs and long-term job growth opportunities in sectors that help define and reinforce downtown Flushing as a destination of choice.
- Large national chain stores including Target, Bed Bath and Beyond and Best Buy are located in SkyView Center a multi-level shopping mall with 448 market rate apartments in three residential buildings. Three additional towers with ground floor retail will provide 1,200 market rate units.

Noticeably, most Flushing-based developments are mixed-use, consisting of retail, office/business space, residential, and food establishments. Developers estimate that every 300 square feet of office space or every 500 square feet of retail space creates a new job. Flushing-based developers work alongside the city, community, and community-based organizations, to ensure the expansion of jobs in the area does not end after construction.

In addition, downtown Flushing is one of the most active retail areas in New York City. Each year, residents spend \$1.27 billion in goods and services in downtown Flushing, with local businesses generating \$1.34 billion each year in retail sales. Downtown Flushing is an established regional retail destination attracting shoppers from a wide geographic area, with visitors spending approximately \$74.7 million in the neighborhood. The area's vibrant retail district includes a broad range of store sizes and types and an active business community supported by the downtown Flushing Transit Hub Business Improvement District.

An outcome of the dynamic investments, and continuous developments and job growth in Flushing makes the area a strong live-work neighborhood. Approximately 14% of Flushing workers both live and work in Flushing. As such, both residents and local businesses benefit from the convenience of the various transportation modes, restaurants and commercial establishments.

However, the synergy that only the DRI's investment in projects and a strategic plan can help to ensure that the critical infrastructure, service needs, and necessary cohesion efforts in the downtown area are addressed and support downtown Flushing with strategic goals to sustain its growth while providing an attractive quality of life. A critical component of this effort is to attract a diversity of businesses that provide career ladders and broaden the availability of good living wage jobs.

**5) Attractiveness of physical environment. Identify the properties or characteristics that the downtown possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.**

Downtown Flushing has a broad array of positive assets that make it a retail and economic hub. Highlights include:

#### Housing

- New affordable housing through AFFE's transit-oriented development of 231 affordable apartments includes critically needed senior housing, spaces for small retailers, a large community center, and a range of senior services. Leveraging its resources, a \$2 million fund will provide loan assistance to small businesses interested in renting space. The building will also provide 5,000 square feet of community multi-purpose space for youth, culture activities, arts programming, and public exhibitions.
- A mix of housing options include Bland Houses, a New York City Housing Authority Development; Macedonia Plaza with its 142 affordable units, One Flushing with its 232 affordable units; market rate rental and condo homeownership units as well as nearby single family and multi-family housing.

#### Commercial and Real Estate

- Unsurpassed retail experiences that cater to the broader community and provide niche Asian specialties that attract visitors from across the region and globe.
- Famous for its affordable prices coupled with authentic flavor, Flushing's famous restaurants generate food tourism to the area

#### Transportation

- A regional transportation hub with access to the Number 7 subway, the Long Island Railroad and 24 bus routes.
- CitiField and the National Tennis Center are a walkable distance or can be reached by dedicated bicycle pathways on the Roosevelt Avenue Bridge

#### Quality of Life

- Flushing Creek waterfront, now inaccessible, is planned in the BOA as a continuous esplanade that will provide open-space and access to the creek for kayaking and waterfront recreation.
- Flushing Meadows Corona Park, Queens Botanical Gardens, major city resources adjoin the downtown
- The unique opportunity to spur a green, climate-smart community in the 42 acre planned BOA community all with developable sites

#### Academic, cultural and arts

- A rich history with Flushing Town Hall offers cultural and artistic programs. Historic treasures include the St. George Church, the Friends Meeting House, and the Bowne House (where the Flushing Remonstrance - precursor to the Bill of Rights-was written).
- Queens Library's flagship Flushing Library is the busiest local library in the nation and houses the system's international collection

Flushing is well on its path to becoming the transportation, tourism, and residential epicenter of Queens. However, the area still faces several challenges. The DRI Investment and strategic plan is needed to foster a stronger workforce, attract additional

businesses-including those centered on exports, and provide healthy living opportunities to the community.

DRI investment is also needed to support AFFE's planned Center for Community and Entrepreneurship that will support new small business and provide 700 new jobs, and the first new open-space BOA waterfront esplanade on the western front of the downtown area that will provide long-awaited public access to the waterfront and provide opportunities for passive waterfront recreation and access to the creek for kayaking.

Importantly, the DRI and strategic plan will produce a comprehensive consensus plan to address the most critical infrastructure and service needs.

**6) Quality of Life policies. Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plans, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.**

A number of policies are in place that increase the livability and quality of life in the downtown, including:

- The New York State Brownfield Opportunity Area planning grant results in a nomination study that encourages walkability by extending the vibrant downtown to the waterfront creating new open space and recreational opportunities
- New York City Waterfront Zoning Regulations apply to sites along Flushing Creek and are intended to maintain and reestablish physical and visual public access to and along the waterfront through the promotion of a mix of uses in new waterfront-located developments and the protection of natural resources along the shoreline.
- New York City's Bicycle Master Plan has identified several future routes in downtown Flushing
- Roosevelt Avenue Bridge rehabilitation project includes improvements to its shared bicycle/pedestrian path linking downtown Flushing to CitiField
- The 1998 rezoning of Downtown Flushing resulted in areas west of Prince Street to the Flushing River rezoned from manufacturing zones to a commercial district, and requires redevelopment of waterfront sites to provide public access.
- The NYS Department of Conservation (DEC) regulates tidal wetland adjacent areas along Flushing Creek and requires new developments to provide a high percentage of pervious surfaces to absorb storm-water and reduce initial runoff into the creek.
- Flushing Creek's Watershed has been identified as a green infrastructure priority area by The New York City Department of Environmental Protection
- Zoning changes that provide increased bulk are subject to mandatory inclusionary housing provisions requiring the inclusion of affordable housing-including a site within the Flushing BOA



- Department of Transportation's two projects in renovating infrastructure along Main Street to improve sidewalks, replace manholes, fire hydrants, sewers, catch basins, and water mains to accommodate increasing pedestrian traffic.
- New York City Department of Environmental Protection's environmental remediation of the heavily polluted Flushing River
- US Army Corp of Engineers studies Flushing Bay watershed, including the Flushing Creek to explore ways in mitigating environmental damage
- Establishing climate-smart, energy friendly developments along the BOA 46-acre site by coordinating with the local Community Board, Department of City Planning, and other community-based organizations to ensure development along Flushing waterfront is a vision of the community.

The BOA nomination report, AAFE's Flushing 2050 Initiative both provide community driven recommendations. Meanwhile, the Regional Planning Association has begun a stakeholder and community engagement process to develop a set of recommendations that address infrastructure needs and helps to manage Flushing's exponential growth while ensuring a sustainable and continued economic engine where people want to live, work and play...

**7) Support for the local vision. Describe the public participation and engagement process conducted to support the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.**

Local leaders and stakeholders have shown an extraordinary commitment for pursuing a vision of downtown revitalization. Under the leadership of the Flushing Willets Point Corona Local Development Corporation, a comprehensive multi-year planning and community engagement process has culminated in the BOA nomination. Community engagement was conducted through town meetings, targeted discussions, surveys and site visits.

Multiple city and state agencies participated in the LDC's nomination study. A stakeholder advisory committee included local advocacy organizations, local elected officials, property owners, business groups and relevant city agency representatives. Through extensive outreach and public engagement, residents and other stakeholders identified key challenges and opportunities in the broader Downtown Flushing area and helped to shape engagement strategies with the broader community. Members of the stakeholder advisory committee included:

- Asian Americans for Equality
- Bland Houses Tenant Association
- Chhaya

- Chinese American Planning Council
- Ebenezer Baptist Church
- Friends of Flushing Creek
- F & T Group
- Garden of Hope
- Greater Flushing Chamber of Commerce
- Korean-American Family Service Center
- Korean Community Services of Metropolitan NY
- Legal Aid Society
- Minkwon Center for Community Action
- NAACP of Northeast Queens
- St. George Episcopal Church
- Queens Community Board 7
- Queens Community House
- Queens Borough President Melinda Katz
- 5 Local elected officials and,
- 19 city, state and federal agencies

Simultaneously, Asian Americans for Equality launched Flushing 2050, a community-driven envisioning and planning process in partnership with more than 50 community groups, elected officials and municipal partners to create a roadmap for Flushing's future that is equitable and inclusive. The roadmap also prioritizes needs of existing residents and businesses to encourage equitable growth. This initiative developed principals for its effort that stress the following:

- Real community participation in planning process,
- Infrastructure investment for a growing community,
- Residential neighborhoods that are affordable, safe and green,
- Economic opportunities for local residents and small businesses,
- Strong anti-harassment and anti-displacement policies,
- Diversity, a place for everyone,
- Environmental restoration and preservation,
- And affordable and culturally relevant health care.

As required by the DRI, the FWPCCLDC has a demonstrated history and joint capability of ensuring meaningful community engagement and to develop broad support for a vision for Flushing's future.

The local lead for this application is the Flushing Willets Point Corona Local Development Corporation under the direction of its President and CEO-Claire Shulman, the former Borough President of Queens.

**8) Readiness: Describe opportunities to build on the strengths described above, including a range of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how the majority of projects proposed for DRI funding demonstrate their readiness for implementation.**

DRI investment can build on the downtown strengths and address local needs with several transformative projects in the first two years:

- Workforce and business development: Capital funding to ensure the construction of the AAFE Center for Community and Entrepreneurship will provide a new downtown community destination and foster new business creation and workforce development.
- Open Space: Investment in the Flushing waterfront esplanade and provide recreational opportunities can address the dire need for open space.
- Transportation: Improved access points (expanded mezzanine and new exit on Prince Street) to the Number 7 subway line aligned to ongoing and planned development along College Point Boulevard, Northern Boulevard and Parsons Boulevard.
- Streetscape Improvements: Phase IV of the New York City Department of Transportation's Main Street Redesign Project would provide much needed replacement of sewer/water mains, new curbs, sidewalks, lights, and landscape improvements. This area is to include King Street from College Point to Northern Boulevards, 36th Avenue, 36th Road, 37th Avenue and 39th Avenue from College Point Boulevard to Prince Street. Additional decorative lighting is also needed along College Point Boulevard, a growing retail corridor where major developments are underway and planned.
- Arts, Culture and Tourism: The planned Education Center at the Queens Botanical Gardens with surrounding landscaping and a Kids Culture Garden will strengthen this cultural institution's award winning programming bolstering Flushing as a cultural destination.

**9) Administrative Capacity. Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts.**

Flushing Willets Point Corona LDC is led by former Queens Borough President Claire Shulman who has more than 40 years of leadership in advancing the borough of Queens. Her team includes experts in government funding, contracts and oversight. The LDC recently completed its \$1.5 million BOA planning grant funded by the Department of State. The planning grant required broad community engagement, consensus building, and contract oversight responsibilities— all key components to a successful DRI process. Over her career, Ms. Shulman has brought millions of dollars of investment to the borough and is a proven administrator.

**10) Other. Provide any other information that informed the nomination of this downtown for a DRI award.**

Downtown Flushing is a magnet for real estate investment and is undergoing massive development that is evidenced by construction sites across the downtown. Private investment is developing new commercial, retail and office space that will result in millions of square feet of spaces, jobs, and continual community growth. While this development is extraordinary, it increases the need for the public sector to develop a cohesive plan of purpose that is focused on ensuring a sustainable and thriving downtown for years to come.

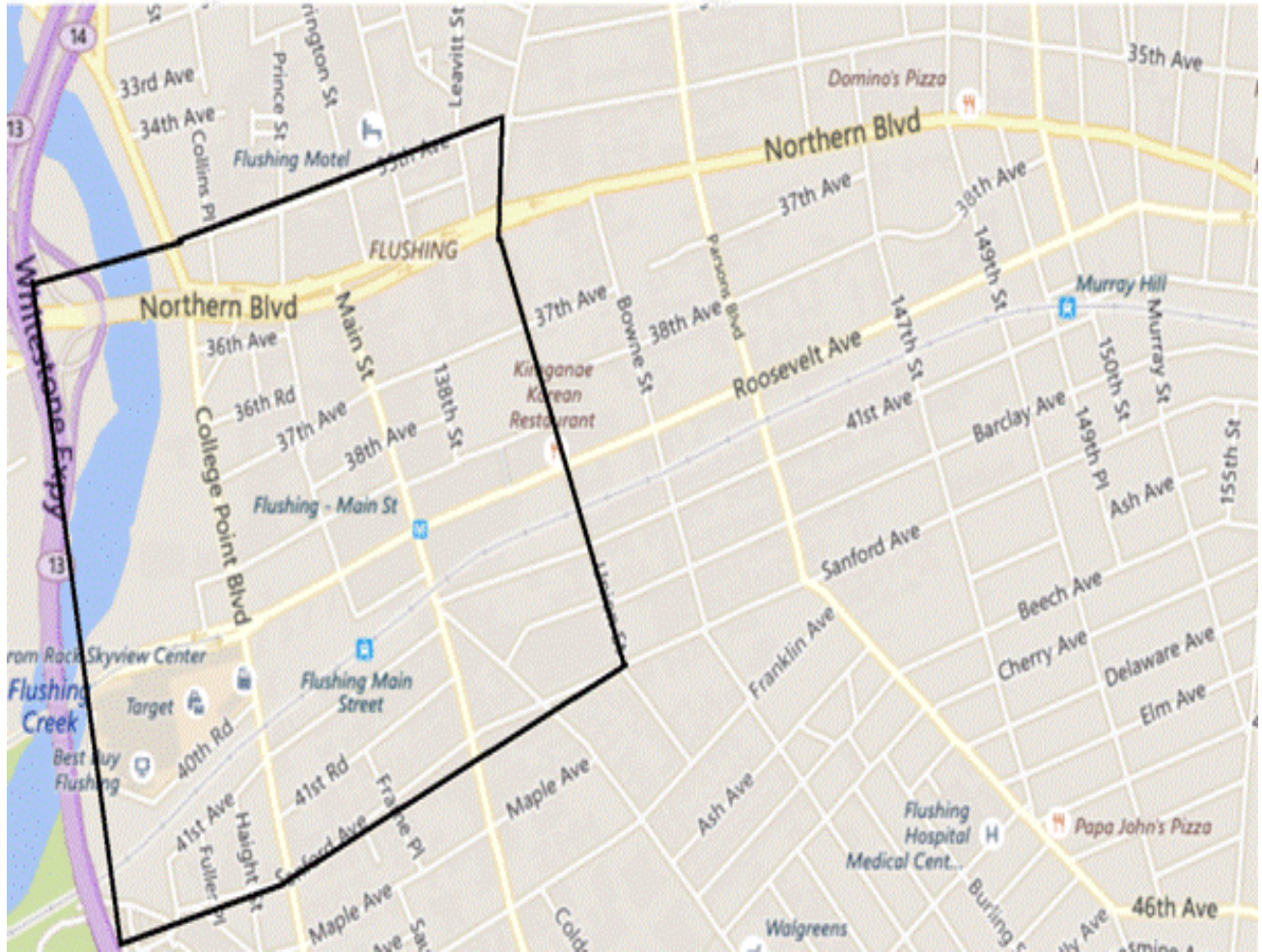
At this unique time of opportunity, DRI investment can generate a new and diverse array of businesses that will fuel the local economy and help diversify employment opportunities.

DRI funding would build upon existing strengths to enhance the downtown as a destination for businesses, tourism and new residents. These include:

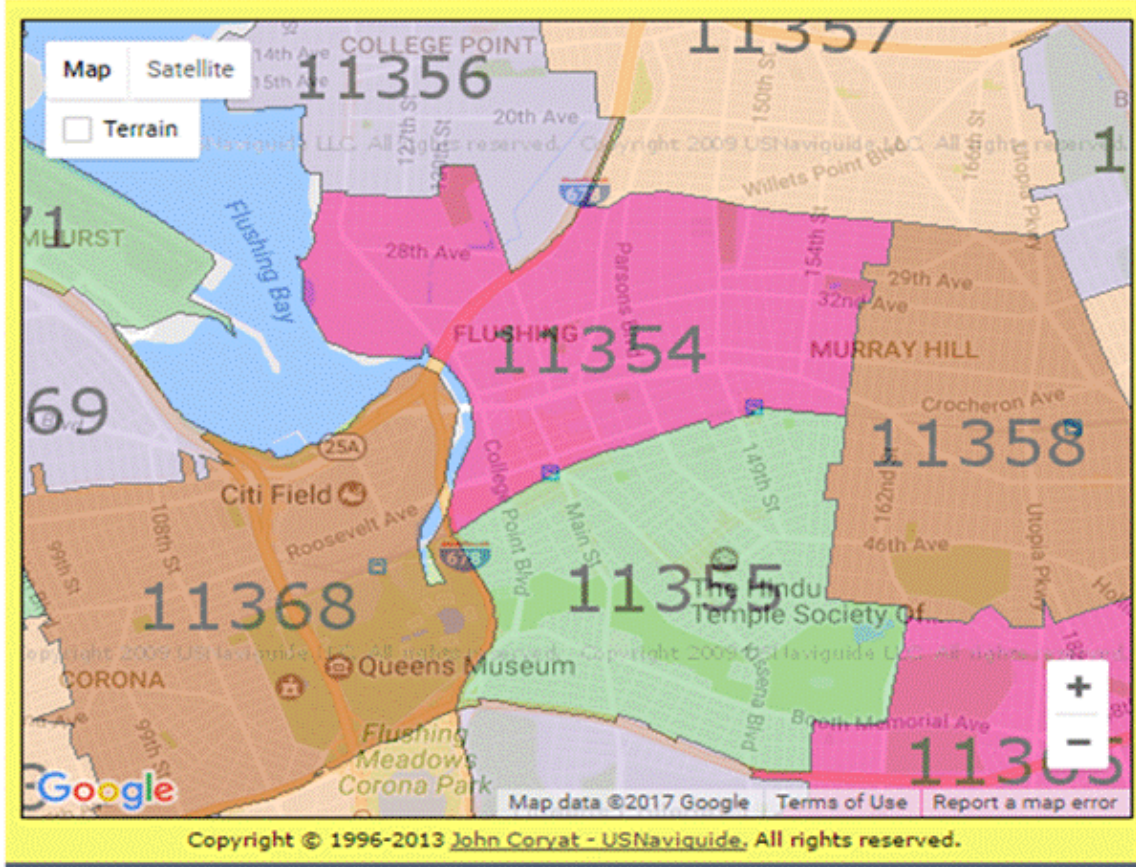
- Improved transportation options to alleviate overcrowded transit points;
- New open spaces to provide healthy community living spaces for recreation;
- Workforce development training to provide career ladders for Flushing's workforce who primarily work in the lower paying service sector;
- New business incubation and co/working space to support and foster new businesses that can move into the millions of square feet of commercial and retail development now underway;
- Tourism efforts to capitalize on downtown Flushing's transit-friendly destination that offers renowned retail, restaurant and cultural offering;
- Address traffic and pedestrian congestion that are lingering deficits in the downtown core

The downtown Flushing is primed, ready, and in this critical moment, best positioned to leverage DRI investments to ensure a vibrant and sustainable downtown.

Map of DRI Downtown Flushing area:



Downtown Zip Code Boundaries:



Downtown Flushing is comprised primarily of zip code, 11354, and parts of 11355.

I. Boundary Area

- North: 35<sup>th</sup> Ave
- East: Union Street
- South: Sanford Ave
- West: Van Wyck Expressway/Flushing Creek

II. Interior Major Arteries

- a. North to South
  - College Point Blvd
  - Main St.
  - Union St.
- b. West-East:
  - Van Wyck Expressway
  - Northern Blvd
  - Roosevelt Blvd

III Transportation Epicenter:  
Main Street

