DOWNTOWN FLUSHING QUEENS
Commercial District Needs Assessment
Background

Downtown Flushing is a one-of-a-kind destination where residents and visitors alike can experience an international blend of cultures, cuisines, and shops within a bustling central business district. Situated off the Flushing Creek in northeast Queens, Downtown Flushing’s location gives it several competitive advantages that have fueled its rapid growth as a commercial hub. The district is served by the Downtown Flushing Transit Hub Business Improvement District (BID) and is made accessible by several modes of transportation including the 7 subway line, the Long Island Rail Road, NYC Select Bus Service, and the Whitestone, Van Wyck, and Long Island Expressways.

Once a rural Dutch farming settlement, modern day Downtown Flushing is an active, 24/7 district. The neighborhood consists of a mix of mid-rise and new high-rise buildings that house a rich variety of Asian restaurants, professional services, offices, apartments, and light industrial uses. The volume of pedestrians, vehicles, and businesses contributes to a crowded network of streets and sidewalks that are trademark characteristics of the neighborhood.

On any given trip to Downtown Flushing, visitors can conveniently shop, dine, and access professional services from unique businesses and entrepreneurs from around the world. Main Street and Roosevelt Avenue form the district’s commercial crossroads, with a dense and eclectic mix of Chinese small businesses, national retailers, and financial institutions.

Neighborhood Demographics

Greater Flushing is a densely inhabited neighborhood with a diverse and growing population of more than 68,000 residents that reflects its cosmopolitan mix of merchants, businesses, and cultural attractions. While historically home to a wide array of immigrant communities, the neighborhood is currently comprised of 67% Asian residents. The Chinese and Korean communities represent approximately 70% and 12% of the Asian population respectively. Flushing remains a popular destination for many Asian immigrant families, making the neighborhood’s foreign population (71%) one of the highest in New York City.

Future Opportunities

With the heaviest foot traffic outside of Manhattan, Downtown Flushing is already a regional destination with 20+ public transportation options, and multicultural dining and services. Its proximity to the USTA Billie Jean King National Tennis Center, Citi Field, flushing Meadows Corona Park, and both LaGuardia and JFK International Airports make Downtown Flushing a renowned center of entertainment and commerce. Signs of ongoing development and the subsequent congestion and competition associated with rapid growth are visible across the district. Dedicated support of the needs of Downtown Flushing’s burgeoning small business community can help harness this momentum and improve the overall quality of life of the neighborhood.
**KEY FINDINGS & OPPORTUNITIES**

### Strengths
- Accessible transportation hub that attracts visitors from all over NYC, the region, and the world
- High concentration of national commercial banks and other financial institutions
- Cluster of arts and cultural institutions that are active in the community
- Premier destination for authentic Asian cuisines and goods
- Rich history of multicultural diversity and religious tolerance tracing back to the Flushing Remonstrance of 1657

### Challenges
- Overextended infrastructure needs upgrades to better support the growing central business district
- High volume of street garbage and litter requires additional maintenance
- Perception of limited affordable parking options
- Merchants experience language and cultural barriers to accessing business support programs and navigating government regulations
- Dedicated community-based organizations delivering high quality maintenance, marketing, events, and business support district-wide
- Active upper floor uses with a wealth of healthcare and professional services that complement local shops and restaurants
- Nearly 100% commercial storefront occupancy rate
- Safe, 24/7 central business district with high foot traffic throughout the day and night
- Limited affordable commercial spaces due to high occupancy rates
- Small businesses face competition from national retail chains
- High levels of pedestrian and vehicular traffic congestion coupled with limited open space amplify quality of life concerns (air quality, noise pollution)
Opportunities

▶ Reactivate the kiosk in front of the Flushing Public Library to provide enhanced district wayfinding and visitor services

▶ Establish a formal Flushing tourism program that leverages the district’s entertainment venues, hotels, restaurants, transit, and other key assets

▶ Invest in additional sanitation and streetscape beautification services to actively address illegal garbage disposal, graffiti, litter, and sidewalk oil stains

▶ Repurpose underutilized public and private spaces through arts and cultural programming

▶ Support business growth and consumer safety by connecting local businesses and entrepreneurs to available services that are accessible in different languages and entry points

▶ Build upon local marketing campaigns and events that promote the unique merchants and vibrant character of the district

▶ Expand the services and capacity of the Downtown Flushing Transit Hub BID and other community-based organizations

What’s Next?

To address these key findings and opportunities, Neighborhood 360° Grants will be made available by SBS to non-profit organizations. For more information, visit: nyc.gov/neighborhood360
BUSINESS LANDSCAPE: DOWNTOWN FLUSHING

Business Inventory

**371**
Total Number of Storefronts

**1.1%**
Storefront Vacancy*

*Note: In 2015, New York City’s 69 Business Improvement Districts reported an average ground floor vacancy rate of 8.3% and median ground floor vacancy rate of 5.6% (SBS BIDs Trends Report, 2015).

Storefront & Retail Mix

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurants &amp; Bars</td>
<td>44</td>
</tr>
<tr>
<td>Clothing &amp; Shoes Stores</td>
<td>33</td>
</tr>
<tr>
<td>Snack &amp; Non-Alcoholic Beverage Shops</td>
<td>27</td>
</tr>
<tr>
<td>Professional Business Services</td>
<td>24</td>
</tr>
<tr>
<td>Pharmacies &amp; Health Stores</td>
<td>22</td>
</tr>
<tr>
<td>Home Furnishings &amp; Merchant Wholesalers</td>
<td>22</td>
</tr>
<tr>
<td>General Merchandise Stores</td>
<td>21</td>
</tr>
<tr>
<td>Hair, Nail, &amp; Beauty Salons</td>
<td>21</td>
</tr>
<tr>
<td>Other Wholesalers</td>
<td>21</td>
</tr>
<tr>
<td>Other Stores &amp; Services</td>
<td>19</td>
</tr>
<tr>
<td>Commercial Banks</td>
<td>18</td>
</tr>
<tr>
<td>Electronics &amp; Appliance Stores</td>
<td>14</td>
</tr>
<tr>
<td>Jewelry Stores</td>
<td>13</td>
</tr>
<tr>
<td>Other Miscellaneous Store Retailers</td>
<td>13</td>
</tr>
<tr>
<td>Cosmetics Stores</td>
<td>12</td>
</tr>
<tr>
<td>Furniture Stores</td>
<td>10</td>
</tr>
<tr>
<td>Hotels</td>
<td>7</td>
</tr>
<tr>
<td>Supermarkets &amp; Liquor Stores</td>
<td>6</td>
</tr>
<tr>
<td>Nonprofit &amp; Civic Organizations</td>
<td>5</td>
</tr>
<tr>
<td>Delis / Bodegas &amp; Convenience Stores</td>
<td>4</td>
</tr>
<tr>
<td>Department Stores</td>
<td>4</td>
</tr>
<tr>
<td>Religious Organizations &amp; Houses of Worship</td>
<td>4</td>
</tr>
<tr>
<td>Vacant</td>
<td>4</td>
</tr>
<tr>
<td>Automotive Rental &amp; Gas Stations</td>
<td>3</td>
</tr>
<tr>
<td>Educational Services &amp; Public Administration</td>
<td>2</td>
</tr>
</tbody>
</table>

Downtown Flushing is a bustling central business district that attracts merchants, workers, and shoppers from NYC and beyond. While known for its authentic Asian dining, Flushing is also a center of professional services and home to 60+ commercial banks district-wide.

Business inventory and retail mix data were gathered by the Downtown Flushing BID and Greater Flushing Chamber of Commerce through a comprehensive inventory of ground floor and street-facing storefronts located along Main Street, Roosevelt Avenue, Northern Boulevard, Union Street, 39th Avenue, and College Point Boulevard, excluding colocated, basement, and/or above ground-floor businesses (January–June 2016).
**What We’ve Heard from Downtown Flushing Merchants**

**How many years have you been in business here?**

Many Flushing “mom & pop” businesses relocate to different storefronts within the district as new shopping centers and spaces become available. While some businesses report to have been in their current location for a year or less, they may have been operating in Flushing for much longer.

**How many employees do you have?**

![Bar chart showing the number of employees by business size category.](chart1.png)

**Do you own or rent your property?**

- **85%** Rent
- **3%** Own
- **12%** No response

![Bar chart showing years in business at this location.](chart2.png)

**Over the past year, has your business improved, stayed the same, or decreased?**

- **30%** Improved
- **27%** Stayed the Same
- **21%** Decreased
- **22%** N/A or No Response

**What are the biggest challenges facing your business?**

- Commercial rent / lease: 14%
- Lack of parking / transit: 12%
- Traffic & pedestrian congestion: 8%
- Labor costs: 8%
- Marketing / advertising costs: 8%

**What kinds of resources would help you grow your business?**

- Marketing support: 33%
- Space improvements: 22%
- Financing: 12%
- Training for staff: 12%
- New equipment: 11%
- Legal/lease support: 6%
- Assistance with regulatory compliance: 4%

Source: Based on 215 merchant surveys conducted by the Downtown Flushing BID and Greater Flushing Chamber of Commerce in Winter - Spring 2016.
BUSINESS LANDSCAPE: DOWNTOWN FLUSHING

What We’ve Heard from Downtown Flushing Merchants

What can we change to improve Flushing?

<table>
<thead>
<tr>
<th>Improvement</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>24%</td>
</tr>
<tr>
<td>Sanitation</td>
<td>20%</td>
</tr>
<tr>
<td>Transit improvements</td>
<td>15%</td>
</tr>
<tr>
<td>Safety</td>
<td>14%</td>
</tr>
<tr>
<td>Better streetscape</td>
<td>11%</td>
</tr>
<tr>
<td>More open space</td>
<td>5%</td>
</tr>
<tr>
<td>Storefront improvements</td>
<td>4%</td>
</tr>
<tr>
<td>More community events</td>
<td>4%</td>
</tr>
<tr>
<td>Other</td>
<td>2%</td>
</tr>
</tbody>
</table>

What languages do you speak?

- Mandarin: 40%
- English: 36%
- Korean: 9%
- Cantonese: 7%
- Spanish: 2%
- Vietnamese: 1%
- Fujianese: 2%
- Taiwanese: 1%
- Shanghainese: 1%
- Whenzhounese: 1%

Where are your clients / shoppers from?

- Local: 53%
- Queens: 27%
- Outside of Queens: 20%
BUSINESS OUTLOOK

Downtown Flushing Retail Opportunity

Residents spend $1.27B each year in goods and services

Local businesses make $1.34B each year in retail sales

Every year, visitors spend $74.7M in the neighborhood

Retail Leakage & Surplus

<table>
<thead>
<tr>
<th>Retailer Type</th>
<th>Surplus</th>
<th>Leakage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gasoline Stations</td>
<td></td>
<td>$40.2M</td>
</tr>
<tr>
<td>Electronics &amp; Appliance Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sporting Goods, Hobby, &amp; Musical Instrument Stores</td>
<td></td>
<td></td>
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<tr>
<td>Clothing Stores</td>
<td></td>
<td></td>
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<tr>
<td>Beer, Wine, &amp; Liquor Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Miscellaneous Store Retailers</td>
<td></td>
<td></td>
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<tr>
<td>Shoe Stores</td>
<td></td>
<td></td>
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<tr>
<td>Lawn / Garden Equipment &amp; Supply Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office Supplies, Stationery, &amp; Gift Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Food Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department Stores (Excluding Leased Departments)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auto Parts, Accessories, &amp; Tire Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Florists</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Specialty Food Stores</td>
<td></td>
<td></td>
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<tr>
<td>Drinking Places (Alcoholic Beverages)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jewelry, Luggage, &amp; Leather Goods Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Used Merchandise Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Book, Periodical, &amp; Music Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Limited-Service Eating Places</td>
<td></td>
<td></td>
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<tr>
<td>Home Furnishings Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Furniture Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other General Merchandise Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grocery Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Material &amp; Supplies Dealers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health &amp; Personal Care Stores</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Full-Service Restaurants</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Retail leakage and surplus is the difference between estimated spending by local residents on retail goods and estimated sales by local retail businesses. Retail leakage occurs when consumer demand exceeds retail supply in a designated trade area. On the chart, a positive value indicates leakage of retail sales and represents net consumer spending that is being captured by retailers outside of the trade area. Retail surplus occurs when retail supply exceeds consumer demand in a designated trade area. On the chart, a negative value indicates a surplus of retail sales and may signify a market where retailers are drawing customers from outside the trade area.

Source: ESRI and Infogroup, August 2016.
BUSINESS OUTLOOK

Business Trends

Change in Total Business Sales, 2008-2015

<table>
<thead>
<tr>
<th>Downtown Flushing</th>
<th>Queens</th>
<th>NYC</th>
</tr>
</thead>
<tbody>
<tr>
<td>▲ 19%</td>
<td>▲ 38%</td>
<td>▲ 29%</td>
</tr>
</tbody>
</table>

Downtown Flushing Total Business Sales

![Graph showing total business sales for Downtown Flushing, Queens, and NYC from 2008 to 2015.]

Change in Median Sales by Business, 2008-2015

<table>
<thead>
<tr>
<th>Downtown Flushing</th>
<th>Queens</th>
<th>NYC</th>
</tr>
</thead>
<tbody>
<tr>
<td>▲ 73%</td>
<td>▲ 141%</td>
<td>▲ 105%</td>
</tr>
</tbody>
</table>

Downtown Flushing Median Sales by Business

![Graph showing median sales by business for Downtown Flushing, Queens, and NYC from 2008 to 2015.]

Source: Division of Tax Policy, NYC Department of Finance.

What We’ve Heard from Shoppers

What additional businesses would you like to see in Flushing?

- Healthy food options
- Theater, music, or entertainment venues
- Art galleries
- Book stores
- Gyms

How would you rate the cleanliness of Downtown Flushing?

- Very clean: 1%
- Somewhat clean: 18%
- Not very clean: 43%
- Not clean at all: 38%

How do you usually travel to get to Flushing?

- Car: 39%
- Bus: 21%
- Walk: 18%
- Subway: 17%
- Bike: 4%
- Long Island Rail Road: 1%
- Taxi: 0%

How often do you visit Flushing?

- Daily: 15%
- 2 to 4 times a week: 25%
- Once a week: 18%
- Twice a month: 11%
- Once a month: 11%
- Not regularly: 0%

Source: Based on 100 consumer surveys conducted by the Downtown Flushing BID and Greater Flushing Chamber of Commerce in Winter - Spring 2016.
Streetscape Observations

- Storefront conditions vary from store to store. New businesses generally have better quality signage.
- Illegal disposal of residential and commercial garbage coupled with high volumes of pedestrians cause litter to pile up on nearly every street.
- Many broken curbs due to heavy pedestrian traffic and truck loading.
- Traffic markers are worn down and require new paint and renovation.
- Graffiti is frequently seen tagged on construction sites and storefront gates.
- Existing street furniture is not well-maintained and adds to the unsightliness of certain sidewalks.
**Data Appendix**

### Study Area Boundaries

- **Assessed Commercial Corridors**
  - Primary data on Downtown Flushing storefront businesses presented on pg. 6-8 was gathered along Main Street, Roosevelt Avenue, Northern Boulevard, Union Street, 39th Avenue, and College Point Boulevard commercial corridors.

- **Downtown Flushing Context Area**
  - Demographic and employment data on pg. 12-13 correspond to the Downtown Flushing neighborhood context area.

- **Trade Area**
  - Retail opportunity, leakage, and surplus data on pg. 9 corresponds to the 0.75 mile trade area.

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### Area Demographics

<table>
<thead>
<tr>
<th></th>
<th>Downtown Flushing</th>
<th>Queens</th>
<th>New York City</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Population</strong></td>
<td><strong>68,902</strong></td>
<td><strong>2,256,400</strong></td>
<td><strong>8,268,999</strong></td>
</tr>
<tr>
<td><strong>Population Density (per square mile)</strong></td>
<td><strong>50,663</strong></td>
<td><strong>20,701</strong></td>
<td><strong>27,027</strong></td>
</tr>
<tr>
<td><strong>Average Household Size</strong></td>
<td><strong>2.6</strong></td>
<td><strong>2.9</strong></td>
<td><strong>2.6</strong></td>
</tr>
<tr>
<td><strong>Commuting Patterns</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>21,557</strong></td>
<td>Work</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2,561</strong></td>
<td>Live</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>18,762</strong></td>
<td>Work in Downtown Flushing, live elsewhere</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>21,557</strong></td>
<td>Live &amp; Work in Downtown Flushing</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>18,762</strong></td>
<td>Live in Downtown Flushing, work elsewhere</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Car Ownership</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>43%</strong></td>
<td>Downtown Flushing</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>63%</strong></td>
<td>Queens</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>45%</strong></td>
<td>New York City</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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**Neighborhood 360° Commercial District Needs Assessment**
Area Demographics

**Race / Background**
- Hispanic or Latino (of any race): 16% Downtown Flushing, 28% Queens, 29% NYC
- White alone: 9% Downtown Flushing, 27% Queens, 33% NYC
- Black or African American alone: 4% Downtown Flushing, 18% Queens, 23% NYC
- Asian alone: 67% Downtown Flushing, 24% Queens, 13% NYC
- Native Hawaiian and Other Pacific Islander: 0% Downtown Flushing, 0% Queens, 0% NYC
- American Indian and Alaska Native alone: 1% Downtown Flushing, 0% Queens, 0% NYC
- Some other race alone: 1% Downtown Flushing, 2% Queens, 1% NYC
- Two or more races: 2% Downtown Flushing, 2% Queens, 1% NYC

**Population Age**
- Under 5 Years: 4% Downtown Flushing, 6% Queens, 7% NYC
- 5–14 Years: 8% Downtown Flushing, 11% Queens, 11% NYC
- 15–24 Years: 11% Downtown Flushing, 13% Queens, 14% NYC
- 25–44 Years: 29% Downtown Flushing, 30% Queens, 31% NYC
- 45–64 Years: 31% Downtown Flushing, 26% Queens, 25% NYC
- 65+ Years: 17% Downtown Flushing, 13% Queens, 12% NYC

**Income**
- Median Household Income: $39,565 Downtown Flushing, $57,001 Queens, $52,259 NYC

**Pop. Below Poverty Line**
- 23% Downtown Flushing, 15% Queens, 20% NYC

**Local Jobs and Employment**

**Local Residents’ Employment**
- Educational Services, Health Care, Social Assistance: 19%
- Accommodation, Food Services, Arts, Entertainment: 16%
- Other Services: 15%
- Retail Trade: 11%
- Professional, Scientific, & Technical Services: 10%
- Finance, Insurance, Real Estate: 7%
- Transportation, Warehousing, Utilities: 7%
- Construction: 6%
- Manufacturing: 5%
- Public Administration: 3%
- Information: 2%

**Jobs Located in Downtown Flushing**
- Educational Services, Health Care, Social Assistance: 32%
- Retail Trade: 18%
- Accommodation, Food Services, Arts, Entertainment: 11%
- Other Services: 10%
- Finance, Insurance, Real Estate: 8%
- Information: 7%
- Professional, Scientific, & Technical Services: 6%
- Construction: 3%
- Manufacturing: 3%
- Transportation, Warehousing, Utilities: 1%
- Public Administration: 0.2%

Sources: US Census Bureau, 2009-2013 American Community Survey and 2014 OntheMap Application.
Downtown Flushing Transportation

**Average Weekday Subway Ridership (2015)**

- Flushing Main Street station: 60,226

**Pedestrian Counts**

- Weekday Morning (7-9 a.m.):
  - Main Street between 37th Avenue and 38th Avenue: 3,485
  - Prince Street between 37th Avenue and 38th Avenue: 2,005
  - Roosevelt Avenue between Main Street and Union Street: 330

**Vehicular Traffic**

- Average daily vehicles on Northern Boulevard between College Point Boulevard and Parsons Boulevard (2014): 48,757
- Average daily vehicles on Main Street between Roosevelt Avenue and Dahlia Avenue (2014): 25,373
- Average daily vehicles on College Point Boulevard between Roosevelt Avenue and Fowler Avenue (2014): 22,882

**Bus Routes**

- MTA Bus Routes: 20
- Select Bus Service (SBS) Route Q44: 1
- Express Bus Route QM3: 1

**Annual MTA Bus Ridership (2015)**

- Q58: 9.6M
- Q44: 8.9M
- Q27: 7.6M
- Q17: 5.5M
- Q20: 4.2M

**DATA APPENDIX**
Recent SBS Investments in the Neighborhood

- Neighborhood 360° Fellowship Host Organization, awarded to the Greater Flushing Chamber of Commerce, 2016.
- BID Expansion Planning & Outreach, Avenue NYC merchant organizing grant of $20,000 awarded to Downtown Flushing Transit Hub Business Improvement District, 2016.
- The Destination of Choice Food/Cuisine Marketing Campaign, Avenue NYC placemaking grant of $25,000 awarded to Downtown Flushing Transit Hub Business Improvement District, 2012.

Existing Plans & Studies

Flushing 2050 Community Building Initiative, Asian Americans For Equality, 2016 (in progress).

Flushing Waterfront Brownfield Opportunity Area (BOA) Study, Flushing Willets Point Corona Local Development Corporation and NYC Department of City Planning (in progress).

Flushing’s Economy: Challenges and Opportunities, Asian Americans For Equality, 2013.

An Economic Snapshot of Flushing, Queens, New York State Comptroller, 2011.


Sources

ESRI and Infogroup, Inc. August 2016 ESRI Retail MarketPlace Profile.

Infogroup, Inc. 2016. From ReferenceUSA database.

Metropolitan Transportation Authority. 2015. Average Weekday Subway Ridership and Annual Bus Ridership.

NYS Department of Labor. June 2016. Unemployment Rate Rankings by County.

NYS Department of Transportation. 2014 Annual Average Daily Traffic, using Traffic Data Viewer.

NYC Department of Finance, Division of Tax Policy, using data from NYS Department of Taxation and Finance. Business sales are reported by tax year, which runs from March 1st to February 28th. Sales data are compiled from sales tax returns, which are rolled up by tax filer within a year, excluding returns with negative sales amounts. For each year, each tax filer is reported according to the address listed on their latest return. Large outliers were removed.


NYC Department of Transportation. May 2016. Bi-Annual Pedestrian Counts.

U.S. Census Bureau. 2014. OnTheMap Application. Longitudinal-Employer Household Dynamics Program (LEHD). Commuting Pattern data is representative of LEHD Origin-Destination Employment Statistics for the second quarter of 2014. LEHD data is based on different administrative sources, primarily Unemployment Insurance (UI) earnings data and the Quarterly Census of Employment and Wages (QCEW), and other censuses/surveys. In this context, only the highest paying job that is held over two consecutive quarters by an individual worker is counted toward worker flows into, out of, and within the context area.


Photo Credits: © Downtown Flushing Transit Hub Business Improvement District; Greater Flushing Chamber of Commerce; Ed Reed for the Office of Mayor Bill de Blasio; NYC & Company: Will Steacy; Ed / CC BY; Nick Normal / CC BY; NYC SBS: Andrew Marcus.
The NYC Department of Small Business Services helps unlock economic potential and create economic security for all New Yorkers by connecting New Yorkers to good jobs, creating stronger businesses, and building a fairer economy in neighborhoods across the five boroughs.

We would like to recognize and thank the following individuals and organizations for their contributions to the development of the Downtown Flushing Commercial District Needs Assessment:

Queens Borough President Melinda Katz
NYC Council Member Peter Koo
Queens Community Board 7
Downtown Flushing Transit Hub Business Improvement District (BID)
Greater Flushing Chamber of Commerce
Asian Americans for Equality (AAFE)
Flushing Town Hall
Renaissance Economic Development Corporation
Queens Borough Public Library
Flushing Chinese Business Association
Union Street Business Association
Local Initiatives Support Corporation (LISC)
Downtown Flushing Merchants
Downtown Flushing Shoppers and Residents

nyc.gov/neighborhood360