

SPECIAL FLUSHING WATERFRONT DISTRICT MYTHS VS FACTS

- X** No environmental studies have been done to date.
- X** This privately funded project is created for the wealthy only.
- X** Construction will bottleneck the area and the project will bring about too much traffic.
- X** This is an upzoning that will completely change Flushing.
- X** This will destroy Flushing's small business community.
- X** Flushing is being overrun by big bad developers.
- X** This project will kill the working-class, immigrant community.
- X** The developers aren't following the rules and are doing whatever they want to get the project approved.

- The required Environmental Assessment Statement was completed and the study is available via public record. The development will provide environmental relief to the Flushing Creek by providing upgrades to the existing sewer and storm water drainage systems and a large-scale removal of contaminated soils. ✓
- Although the project is privately funded and maintained, it will provide 6.9 acres of open space permanently available to the public that includes an integrated road network and a 40' wide waterfront promenade along the Flushing Creek. ✓
- A privately funded and publicly accessible road network and 1,500 new parking spaces are being created to alleviate traffic along College Point Boulevard. Construction will transform this underutilized, vacant and environmentally contaminated area into a vibrant, new mixed-use community. ✓
- This is not an up-zoning, but a Special District that enhances the existing zoning without increasing density. Only the northern area of the Special District will have a small zoning change in order to provide Affordable Housing as per Mandatory Inclusionary Housing. Without passage of SFWD, there will be no affordable housing built on the waterfront. ✓
- While Downtown Flushing has been an economic engine for the city of New York, the Flushing Creek waterfront has been an eyesore and impediment to further economic growth. The SFWD will connect Downtown Flushing to a new public waterfront promenade and outdoor open space which will attract more consumers and allow all small neighborhood businesses to thrive. ✓
- The consortium is a group of developers that have deep-rooted connections in Flushing and have been active members of the Flushing community for decades. ✓
- The Special Flushing Waterfront District will create thousands of jobs and give the Flushing community the economic lift it needs to recover. ✓
- There are extensive legal protocols in place to obtain a land use approval. The applicant has and will continue to follow each and every one of them. ✓

Investment

Nearly \$2 billion in private investment

Economic Benefits

2,926 permanent jobs

558 average number of construction workers per day

Project Details

Residential: 1,725 units including affordable housing

Hotel: 879 keys

Office & Community Facilities: 400,000 gross square feet

Retail Space: 289,930 gross square feet

Parking & Parking Spots: 440,500 gross square feet

Waterfront: 160,000 square feet