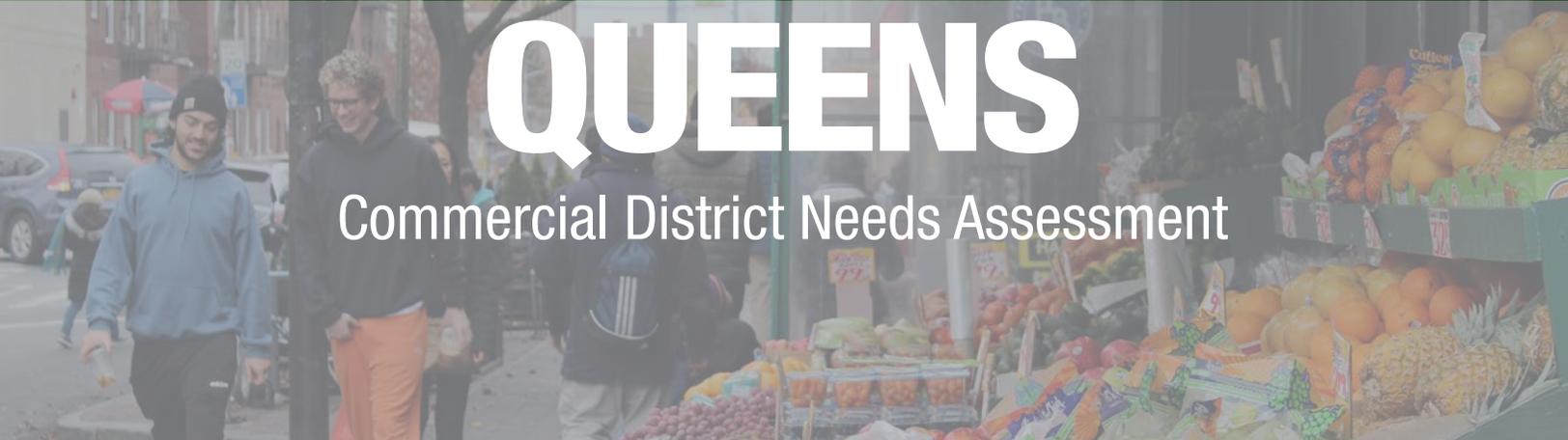




# SUNNYSIDE QUEENS

Commercial District Needs Assessment



careers  
businesses  
neighborhoods



Sunnyside Shines BID



# ABOUT SUNNYSIDE

Avenue NYC is a competitive grant program created by the NYC Department of Small Business Services to fund and build the capacity of community-based development organizations to execute commercial revitalization initiatives. Avenue NYC is funded through the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) Program, which targets investments in low- and moderate-income neighborhoods.

Avenue NYC Commercial Revitalization grants provide multi-year commitments aimed at building the capacity of partner organizations to better understand neighborhood needs, develop impactful programs, and sustain their work in the community for at least three years.

The **Commercial District Needs Assessment (CDNA)** highlights a neighborhood's existing business landscape and consumer characteristics.

This CDNA features **43rd Avenue, 47th Avenue, 48th Avenue, Greenpoint Avenue, Skillman Avenue, and Queens Boulevard** commercial corridors in **Sunnyside**, and was conducted in partnership with **Sunnyside Shines BID** between August 2019 and March 2020.

Key issues and opportunities identified through this assessment will help prioritize SBS-supported local investments, and serve as an informational and marketing resource for the neighborhood.

## In This Report

Existing conditions, business data, and qualitative depictions of the neighborhood were gathered from more than **676 surveys** and various stakeholder meetings with neighborhood merchants, shoppers, workers, property owners, and residents.

### Jump to...

Key Findings	4-5
Business Inventory	6
What Merchants Say	7-10
Business Outlook	11-12
What Shoppers Say	8, 12
Physical Environment	13-15
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## Background

Located in Western Queens, Sunnyside is a diverse and family-friendly neighborhood surrounded by Woodside, Astoria, Long Island City, and Maspeth. Sunnyside has robust transportation access and is located just a few minutes from the Ed Koch Queensborough Bridge and the Queens Midtown Tunnel. The aqueduct-like design of the elevated 7 train structure and Sunnyside Arch both serve as icons of the neighborhood. The area is conveniently and centrally located, connecting Roosevelt and Greenpoint avenues with train, bus, and bike networks running throughout.

Once marshland, the Sunnyside area was developed in the 1800s into rural farms by French settlers. In the early 1900s, following the incorporation of Queens into New York City, the construction of the Queensborough Bridge, Sunnyside Yards, and expansion of the city's rail infrastructure presented opportunities for neighborhood growth. Gradually, the neighborhood evolved into a bedroom community and became home to a large immigrant population consisting mostly of people of Irish, German, Dutch, and Eastern European descent.

The neighborhood is well-known for the Sunnyside Gardens Historic District, built as one of the first planned communities between 1924 and 1928. Planning efforts at the time elevated the importance of affordable housing for low- to moderate-income families with an ethos for the social and physical health of residents. While retaining some of its historic identity as an Irish-American neighborhood, the district upholds diversity and inclusion as a vital community asset. Over time, Sunnyside's diversity has increased. In recent years the neighborhood has welcomed immigrants from all over the world including China, Eastern Europe, Ecuador, India, Ireland, Mexico, and more.

The neighborhood's small-town feel and accessibility to major destinations serve as a draw for many residents. The community is known for being tight-knit and a hub for social and cultural institutions, such as the Turkish Cultural Center, Ecuadorian American Cultural Center, and the Thalia Hispanic Theatre. Sunnyside also provides a one-stop shopping environment with a variety of businesses including culturally distinct restaurants, personal care, and professional services. Through the years, Sunnyside's commercial corridors spanning from 48th to Skillman avenues have consistently recovered from economic downturns, kept afloat by a neighborhood that is described by residents and businesses as community-minded and supportive.

## Neighborhood Demographics

See more on page 16-17

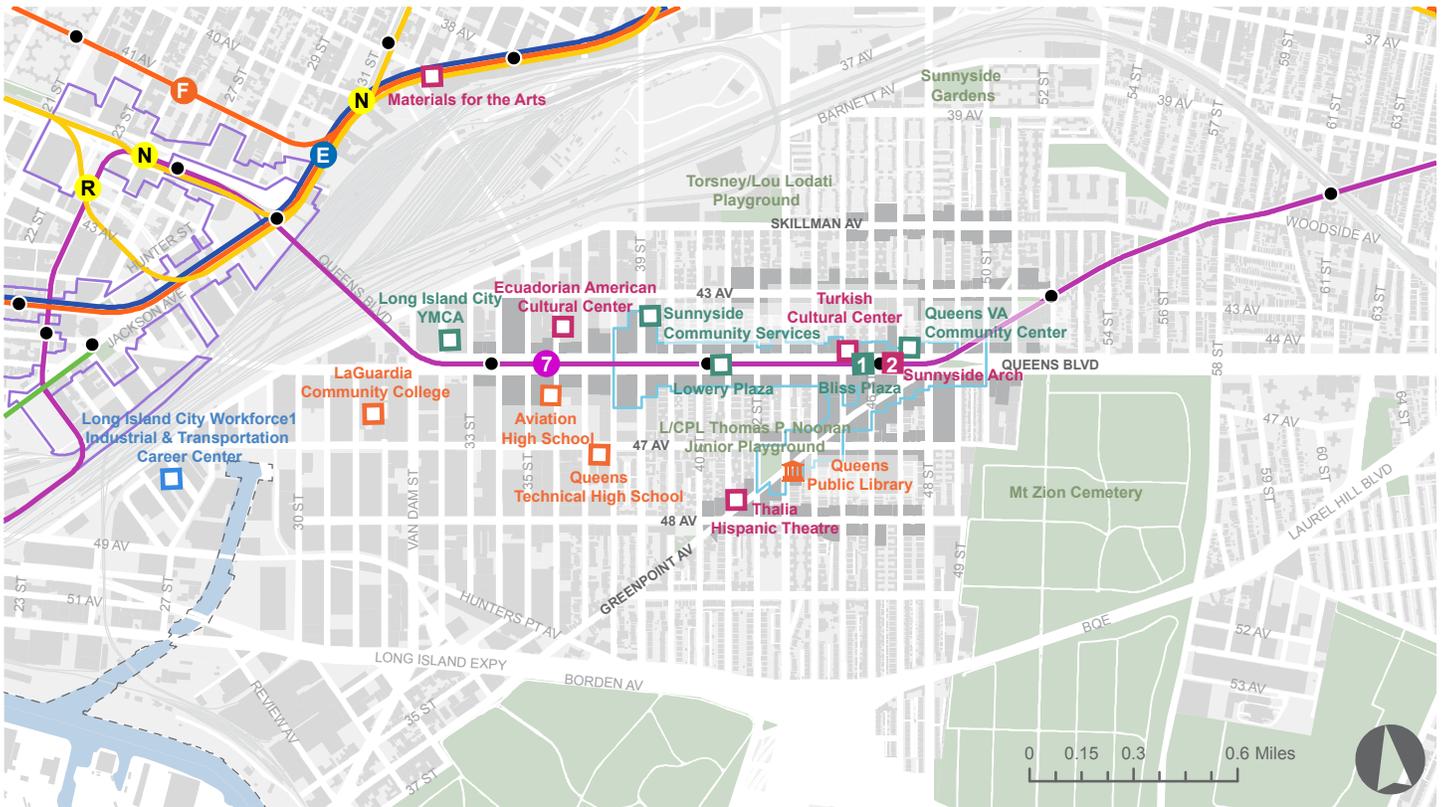
Sunnyside is demographically diverse with approximately 49,000 residents. The neighborhood is considerably young with nearly 43% of the neighborhood's population between the ages of 25 and 44. Sunnyside is approximately 38% Hispanic or Latino, 34% White, 24.5% Asian, and 2% Black or African American. Roughly 52% of the population is foreign-born with the top three immigrant groups being Latino (46%), Asian (39%), and European (12%). The needs of this diverse community are reflected in the businesses in the neighborhood with an abundance of multicultural eateries and goods available.

## Future Opportunities

See more on page 5

Sunnyside's business foot traffic is primarily generated from local and nearby residents, including Woodside and Long Island City. While residents have strong pride in existing businesses on the corridor, they have expressed a need for more variation in the current retail mix. Following months of public engagement and analysis, the City of New York and Amtrak released the Sunnyside Yards Master Plan, which addresses six pressing needs including public space and social infrastructure, transportation, affordable housing, jobs, schools and workforce development, sustainability and resilience, and "keeping it Queens." Together, with future investments and its high accessibility, Sunnyside has the potential to see sustainable and equitable growth, making it a vibrant location for people to live, work, and visit.

## Sunnyside



### ▲ Points of Interest

- Assessed Commercial Corridors
- Long Island City BID
- Arts & Cultural Destinations
- Sunnyside Shines BID
- Public Facilities
- Workforce1 Career Center
- Public Community Spaces

### Neighborhood Events

- Annual Holiday Lighting (Sunnyside Shines)
- Beats in Bliss Plaza (Sunnyside Shines)
- Bix Beiderbecke Memorial Jazz Festival (Sunnyside Shines)
- Boulevard Film Festival
- Clearview Festival
- Ramadan Eid Festival (Turkish Cultural Center)
- St. Pat's For All
- Sundays in June Free Outdoors Festival (Thalia Hispanic Theatre)
- Sunnyside Artist Crafts Fair
- Sunnyside Flag Day Parade
- Sunnyside Shorts International Film Festival
- Taste of Sunnyside (Sunnyside Shines)

### ▲ Notable Places



### Merchant & Business Groups

- BLVD Bars
- Sunnyside Chamber of Commerce
- Sunnyside Shines BID
- The Skillman Project

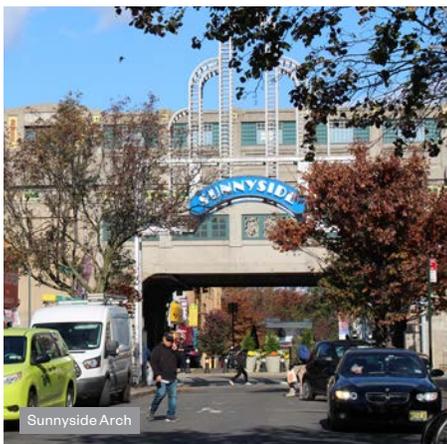
# KEY FINDINGS & OPPORTUNITIES

## Strengths

- ▶ Diverse, multicultural, friendly, and socially connected neighborhood
- ▶ Easily accessible to major job centers in Manhattan and multiple modes of transportation, including the 7 train, several bus lines, and the city's bike network throughout the area
- ▶ Livable and walkable neighborhood, with historic architecture and attractive residential offerings such as its family-friendly feel and accessibility
- ▶ Home to a number of community institutions and long-standing neighborhood anchors
- ▶ Strong network of active civic organizations that contribute to collaborative efforts within the Sunnyside community
- ▶ An established community that serves as a gateway to Western Queens, including Woodside, Maspeth, and Astoria

## Challenges

- ▶ Rapidly increasing commercial rents for local businesses affect their ability to offer affordable goods and services
- ▶ Online competition for dry retail and storefront competition, especially for restaurants, continues to negatively impact commercial corridors and contributes to the increasing vacancy rate
- ▶ Merchants, partly due to language barriers, struggle to navigate and comply with NYC storefront and labor regulations
- ▶ Merchants find it difficult to keep up with evolving marketing and business trends
- ▶ Low foot traffic and lack of street activity on 47th and 48th avenues due to their distance from subway stations
- ▶ Lack of parking in the neighborhood for both businesses and residents





## Opportunities

- ▶ Establish a formal business support program to increase business retention
- ▶ Facilitate and encourage connections between new and long-standing businesses to strengthen the existing local business network
- ▶ Launch a small business campaign to build upon existing marketing programs to attract more consumers to the commercial district
- ▶ Fulfill local demand by attracting new commercial tenants that meet the needs of the surrounding community to fill vacant storefronts
- ▶ Foster stronger relationships between property owners, commercial tenants, and the community
- ▶ Collaborate with community groups to increase outreach on all existing programs in the neighborhood
- ▶ Prioritize COVID-19 commercial revitalization response activities by deploying actionable strategies that will enhance the economic recovery and long-term resiliency of the commercial district
- ▶ Leverage the strong network of community-based organizations and residents to advocate for capital improvements in the area, with special consideration for additional street lighting and litter baskets along 43rd Avenue, 48th Avenue, and in public spaces
- ▶ Promote Sunnyside's unique character as a family-friendly neighborhood that is diverse, community-oriented, inclusive, and accessible
- ▶ Improve streetscape conditions and amenities on the primary commercial corridors by adding benches, wayfinding, and greenery
- ▶ Invest in additional maintenance for Bliss Plaza and Lowery Plaza to enhance the public space for the neighborhood

### What's Next?

To address these key findings and opportunities, Avenue NYC Grants have been awarded by SBS to nonprofit organizations.

For more information, visit: [nyc.gov/avenuenyc](https://nyc.gov/avenuenyc)

# BUSINESS LANDSCAPE: SUNNYSIDE

## Business Inventory

**621**

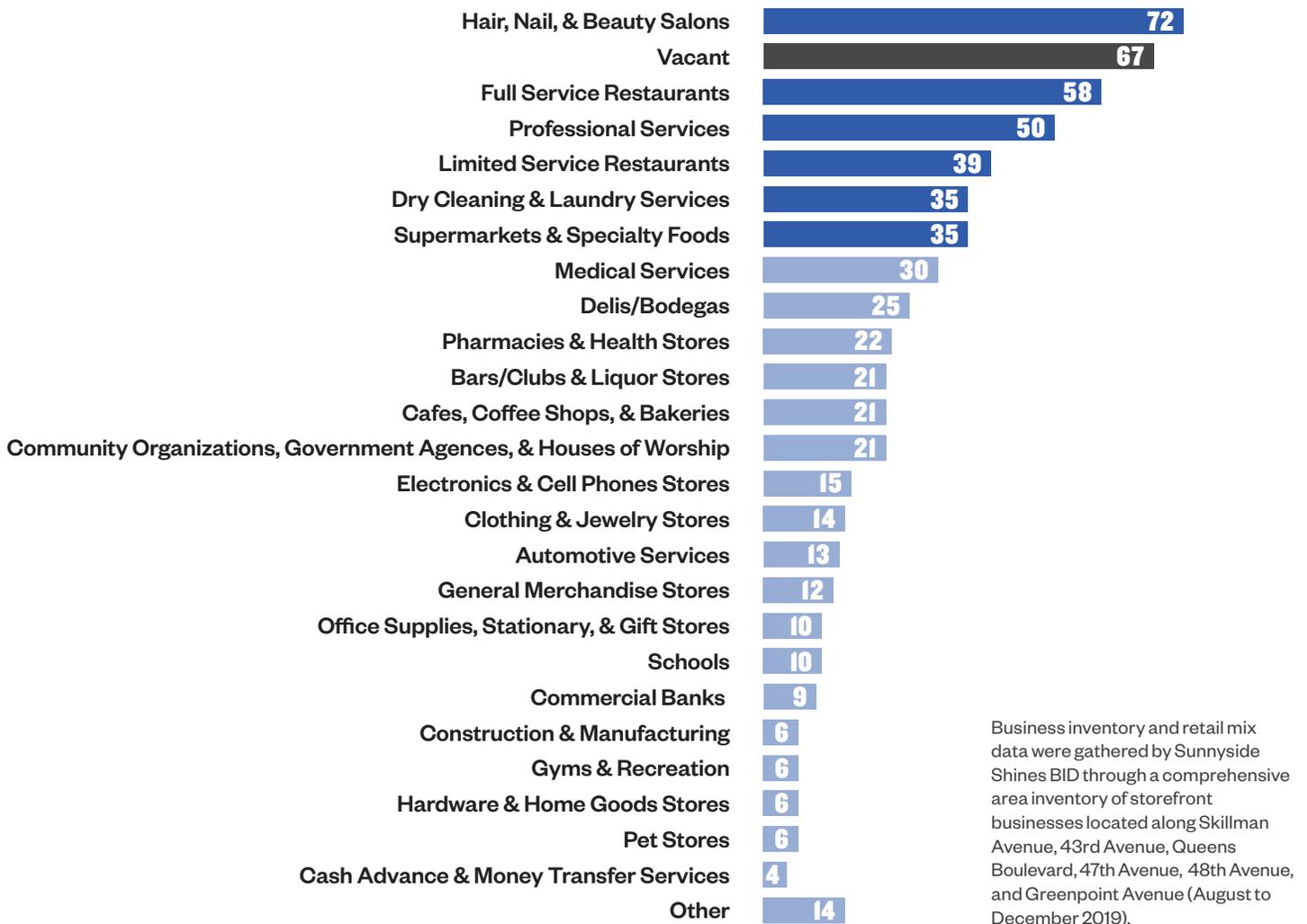
Total Number of Storefronts

**10.8%**

Storefront Vacancy\*

\*Note: In 2019, New York City's 76 Business Improvement Districts reported an average ground floor vacancy rate of 9.1% and median ground floor vacancy rate of 8.4% (SBS BIDs Trends Report, 2019).

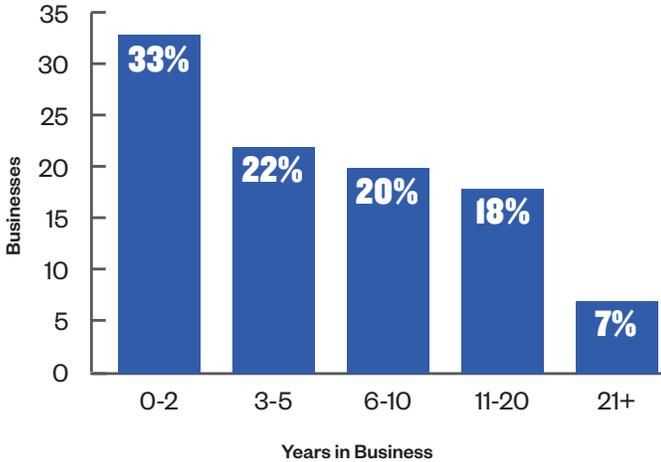
## Storefront & Retail Mix\*



**\*The data and findings presented in this report were gathered before the COVID-19 pandemic.** The economic impact of the COVID-19 outbreak has negatively affected 90% of small business owners nationally. Across New York City, purchases of local goods and services at brick-and-mortar stores declined by 24.9% in March 2020 compared to March 2019. With the exception of grocery stores and pharmacies, spending in all other retail categories declined significantly during the pandemic. During this time, in Sunnyside, approximately 290 essential businesses remained open for service out of a total of 554 storefront businesses. As of June 2020, federal, state, and city resources have been and continue to be developed to support businesses during this extremely challenging time, but many businesses continue to struggle or remain closed. SBS and community partners, including Sunnyside Shines BID, are working to develop new programs to support businesses and help Sunnyside's commercial corridors recover from this crisis.

# What We've Heard from Sunnyside Merchants

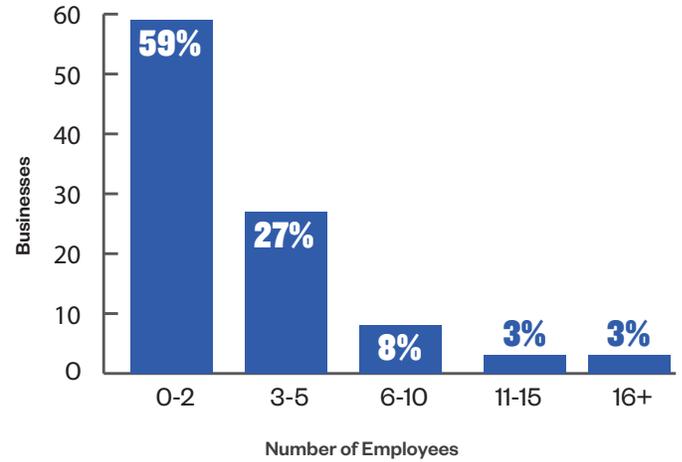
## How many years have you been in business here?



**10** Mean  
**3.5** Median  
**1** Mode

\*Note: The mean is the average of all responses, the median is the middle number when all responses are arranged in ascending order, and the mode is the most common response.

## How many full-time employees do you have?



**3.4** Mean  
**2** Median  
**2** Mode

## Do you own or rent your property?

**87%** Rent  
**5%** Own  
**8%** No Response

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

**33%** Improved  
**35%** Stayed the Same  
**28%** Decreased  
**4%** N/A or No Response

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

	% Merchant Responses
▶ Marketing support	74%
▶ Legal/lease support	29%
▶ Space/storefront improvements	24%
▶ Access to financing	21%
▶ New equipment	15%
▶ Other services	13%
▶ Assistance with regulatory compliance	11%
▶ Training for staff	11%

## What changes need to occur on or around your corridor to attract more visitors/shoppers?

	% Merchant Responses
▶ Parking	64%
▶ Storefront improvements	34%
▶ Community events	27%
▶ Landscaping/beautification	24%
▶ Safety	15%
▶ Sanitation	11%
▶ Business-to-business communication	10%

Source: Based on 155 merchant surveys conducted by Sunnyside Shines BID in Fall 2019.

# BUSINESS LANDSCAPE

## What We've Heard from Sunnyside Merchants

What changes would you suggest to improve the Sunnyside commercial district for residents, pedestrians, and shoppers?

"More advertising for businesses on the street and on social media."

"Lower commercial rents."

"Entertainment."

"Improving the plaza, I see it every day and it serves as a great part of the community."

What do you like about the commercial district?

"Great restaurants, bars, people, and atmosphere."

"Sunnyside is a close knit community in which all businesses are helpful to one another."

"Safe and clean."

"Close to public transportation."

"It's multi-cultural."

What makes this commercial district unique?

"Elevated subway."

"It is close to Manhattan and Flushing, both 20 minutes away on the 7 Train; it's easy to travel."

"Diversity of people."

"People here are friendly, they make doing business here worth it!"

"Community feel."

## What We've Heard from Sunnyside Shoppers

What changes would you suggest to improve the Sunnyside commercial district for residents, pedestrians, and shoppers?

"Bike parking and safe bike lanes."

"Stores should be open later."

"More green space."

"Entertainment venues like movie theatres, escape rooms, etc."

"More variety of stores."

## What We've Heard from 43rd Avenue Merchants

### Business Inventory

**68**

Total Storefronts

**9%**

Storefront Vacancy



43rd Avenue Corridor

Source: Based on 11 merchant surveys conducted by Sunnyside Shines BID in Fall 2019.

### Most Common Businesses



## What We've Heard from 47th Avenue Merchants

### Business Inventory

**45**

Total Storefronts

**4%**

Storefront Vacancy



47th Avenue Corridor

Source: Based on 7 merchant surveys conducted by Sunnyside Shines BID in Fall 2019.

### Most Common Businesses



## What We've Heard from 48th Avenue Merchants

### Business Inventory

**79**

Total Storefronts

**11%**

Storefront Vacancy



48th Avenue Corridor

Source: Based on 16 merchant surveys conducted by Sunnyside Shines BID in Fall 2019.

### Most Common Businesses



# BUSINESS LANDSCAPE

## What We've Heard from Greenpoint Avenue Merchants

### Business Inventory

**130**

Total Storefronts

**9%**

Storefront Vacancy



Greenpoint Avenue Corridor

Source: Based on 51 merchant surveys conducted by Sunnyside Shines BID in Fall 2019.

### Most Common Businesses



## What We've Heard from Skillman Avenue Merchants

### Business Inventory

**72**

Total Storefronts

**8%**

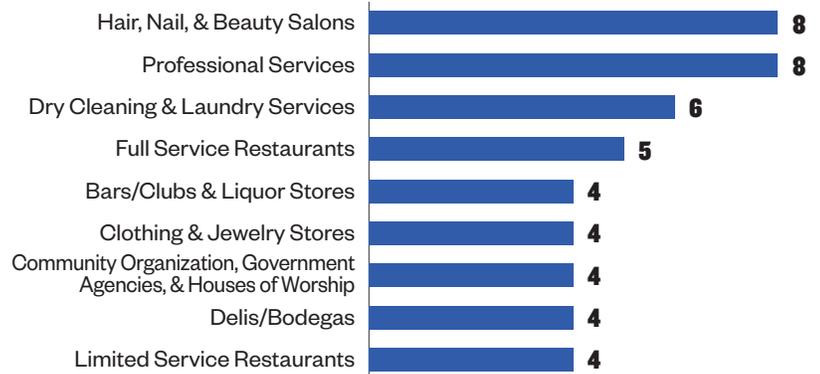
Storefront Vacancy



Skillman Avenue Corridor

Source: Based on 12 merchant surveys conducted by Sunnyside Shines BID in Fall 2019.

### Most Common Businesses



## What We've Heard from Queens Boulevard Merchants

### Business Inventory

**235**

Total Storefronts

**14%**

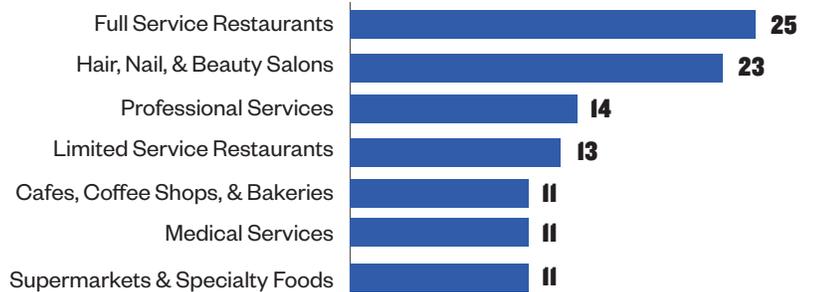
Storefront Vacancy



Queens Boulevard Corridor

Source: Based on 58 merchant surveys conducted by Sunnyside Shines BID in Fall 2019.

### Most Common Businesses

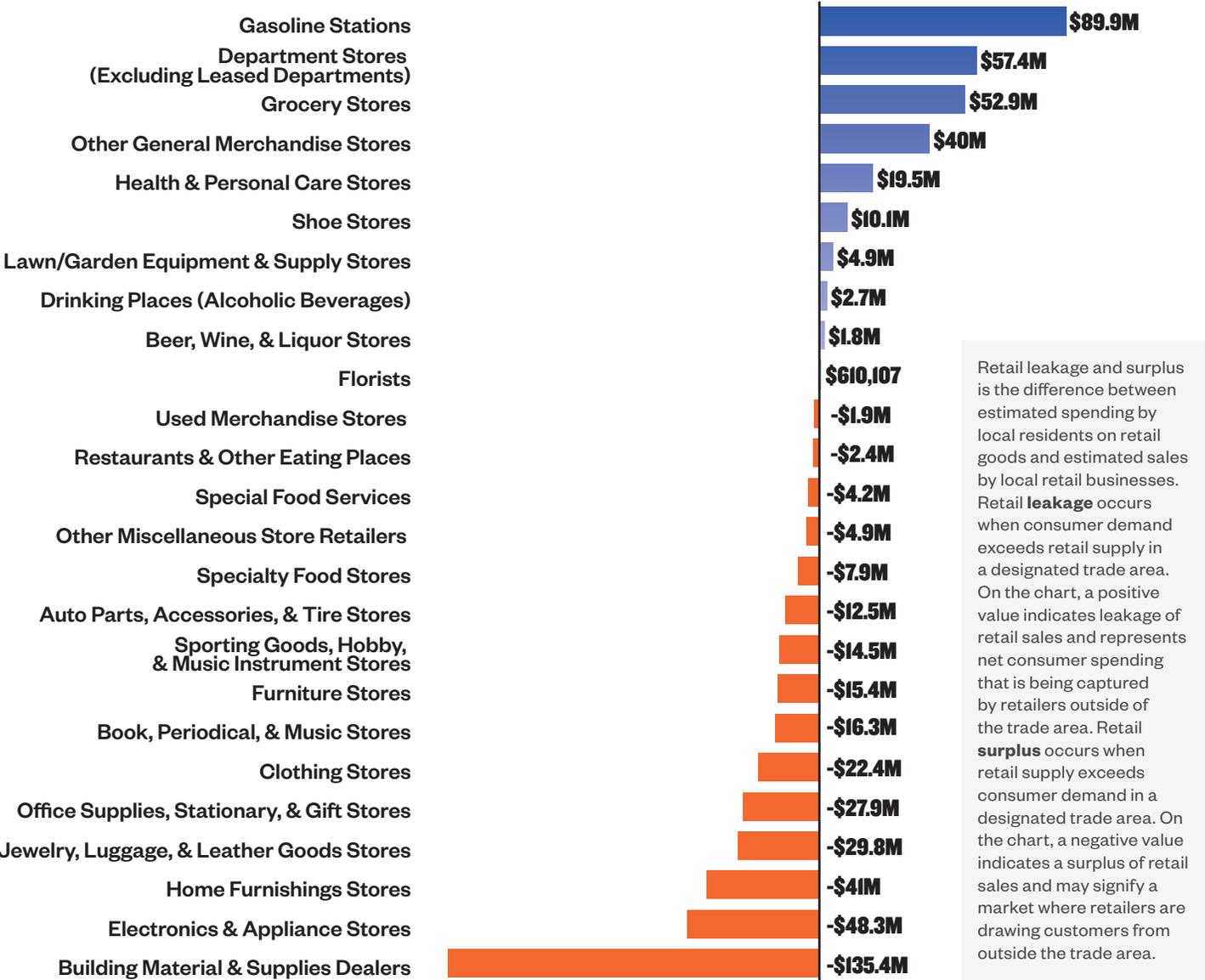


## Sunnyside Retail Opportunity

<p>Residents spend</p> <p><b>\$1.46B</b></p> <p>each year in goods and services</p>	<p>Local businesses make</p> <p><b>\$1.8B</b></p> <p>each year in retail sales</p>	<p>Each year,</p> <p><b>\$340M</b></p> <p>is spent by visitors in the neighborhood</p>
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## Retail Leakage & Surplus

← Surplus \$0 Leakage →

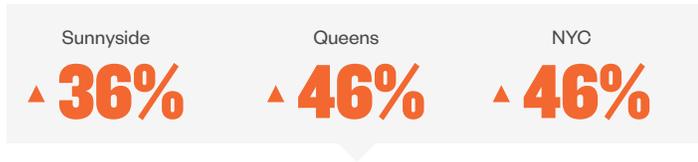


Source: ESRI and Infogroup, 2020.

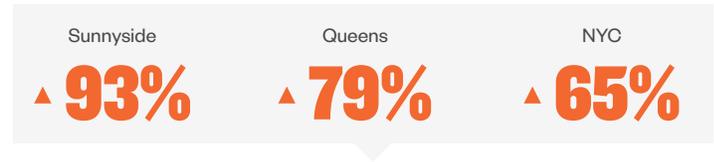
# BUSINESS OUTLOOK

## Business Trends

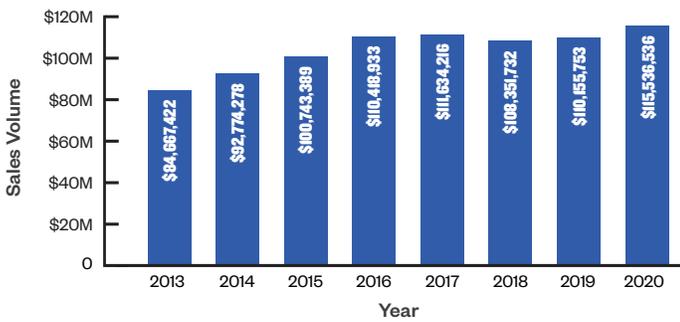
Change in Total Business Sales, 2013-2020



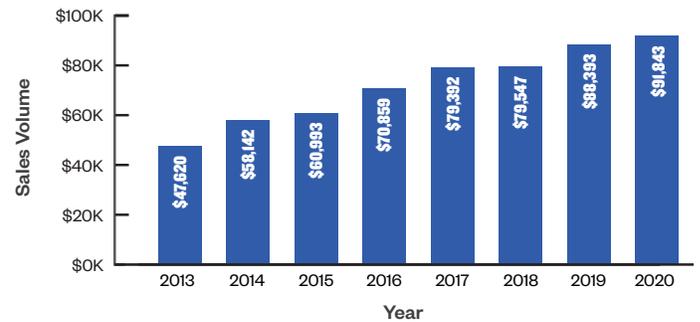
Change in Median Sales by Business, 2013-2020



Sunnyside Total Business Sales\*



Sunnyside Sales by Business\*



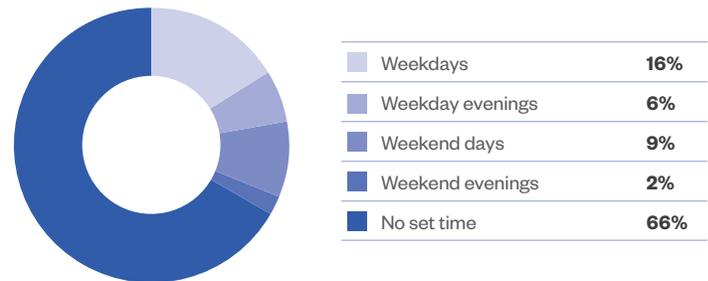
\*Year 2020 reflects data gathered up until March 2020. Source: Division of Tax Policy, NYC Department of Finance

## What We've Heard from Shoppers

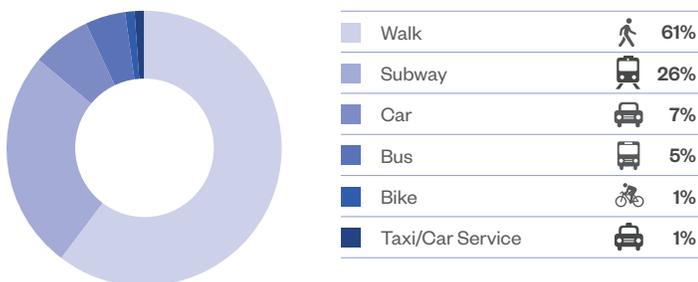
### What additional types of businesses would you like to see in Sunnyside?

- ▶ Clothing & Accessories 
- ▶ Bagel & Coffee Shops 
- ▶ Bookstores 
- ▶ Restaurants 
- ▶ Movie Theater 

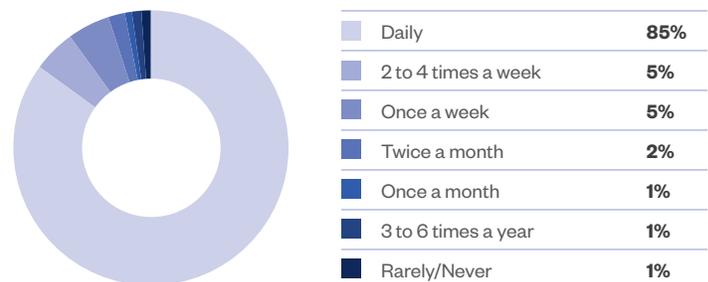
### When do you usually shop in Sunnyside?



### How do you usually get to Sunnyside?



### How often do you shop in Sunnyside?



Source: Based on 470 consumer surveys conducted by Sunnyside Shines BID in Fall 2019.

## Storefront Vacancies



■ Vacant Lots

○ Vacant Storefronts

■ Parks & Open Spaces

An analysis of 621 storefronts along 43rd, 47th, 48th, Greenpoint, and Skillman avenues, and Queens Boulevard revealed that 18% of storefronts are in poor condition, 39% are in average condition, and 43% are in good condition.

## Streetscape Observations

- ▶ 47th and 48th avenues both have significantly lower foot traffic than the other corridors in the study area. They are further away from the two main train stations compared to the other main corridors and have fewer storefronts.
- ▶ There are not enough bike racks to accommodate residents and visitors along 48th Avenue. Many of the racks are typically packed with bikes and end up being stacked up on sidewalks or locked on sidewalk poles.
- ▶ Litter is often found in the tree pits throughout the study area, particularly along 43rd Avenue.
- ▶ There is a need for additional streetscape amenities and furniture along 43rd Avenue, including litter baskets, lighting, and benches.
- ▶ Some blocks have vacant storefronts that have sat empty for several years, including Greenpoint Avenue from 41st to 42nd streets and near the intersection of 43rd Street and 48th Avenue.
- ▶ Queens Boulevard is congested with vehicular traffic. The majority of concerns are centered around speeding when the traffic is less heavy.



# PHYSICAL ENVIRONMENT

## Public Space Study: Bliss Plaza

In 2014, the NYC Department of Transportation (DOT) completed the conversion of two underused spaces beneath the elevated 7 train into public plazas through their Neighborhood Plaza Program. The new plazas, located at both the 40th and 46th Street train stations on Queens Boulevard, offer residents and visitors a place to relax and socialize in a centralized location in the district. Managed by Sunnyside Shines BID, the designated DOT Plaza Partner, Bliss Plaza features a leveled seating space with movable tables and chairs and is decorated with seasonal planters. The plaza provides space for seasonal events, such as musical and cultural performances, fitness programs, pop-up markets featuring local entrepreneurs, and other community events that activate and enhance the quality of the commercial district.



### What is your relationship to this space?

% Plaza User Responses

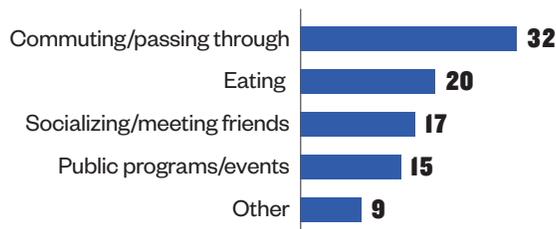
▶ Live in neighborhood	<b>70%</b>
▶ Visiting	<b>20%</b>
▶ Work in neighborhood	<b>8%</b>
▶ Other	<b>2%</b>

### How often do you visit this plaza?

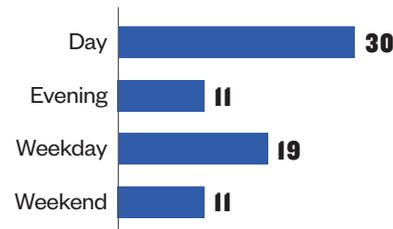
% Plaza User Responses

▶ Daily	<b>61%</b>
▶ Weekly	<b>20%</b>
▶ Monthly	<b>2%</b>
▶ Rarely	<b>17%</b>

### How do you typically use this plaza?



### When do you typically visit this plaza?



Source: Based on 51 public space surveys conducted by Sunnyside Shines BID in Fall 2019.

## Public Space Study: Bliss Plaza



Community Events at Bliss Plaza



Bliss Plaza Pop-Up Holiday Market

### What are the top three things you like best about the plaza?

% Plaza User Responses

- ▶ Convenient location **57%**
- ▶ Diversity of people **18%**
- ▶ Tables and chairs **18%**

### What are the top three changes/improvements you would like to see in this plaza?

% Plaza User Responses

- ▶ Cleanliness **22%**
- ▶ Lighting **10%**
- ▶ More community events **8%**

### On the scale from 1 (low) to 5 (high), please rate your level of satisfaction with:

Average Plaza User Responses

- ▶ Accessibility **5**
- ▶ Attractiveness **4**
- ▶ Cleanliness **4**
- ▶ Lighting **4**
- ▶ Overall safety **4**
- ▶ Physical conditions/amenities **4**
- ▶ Programs/events **4**

# DATA APPENDIX

## Study Area Boundaries

### ■ Assessed Commercial Corridors

Primary data on Sunnyside storefront businesses presented on pages 6 and 9-10 was gathered along the following commercial corridors: 43rd, 47th, 48th, Greenpoint, and Skillman avenues, and Queens Boulevard.

### — Sunnyside Context Area

Demographic and employment data on pages 16-17 represent the population within the Sunnyside neighborhood context area.

### ●●● Trade Area

Retail leakage, surplus, and retail opportunity data on page 11 correspond with the 0.75 mile trade area.



## Area Demographics

### Total Population

**49,034** Sunnyside

**2,298,513** Queens

**8,443,713** New York City

### Population Density (per square mile)

**11,930** Sunnyside

**21,045** Queens

**27,926** New York City

### Average Household Size

**2.43** Sunnyside

**2.91** Queens

**2.62** New York City

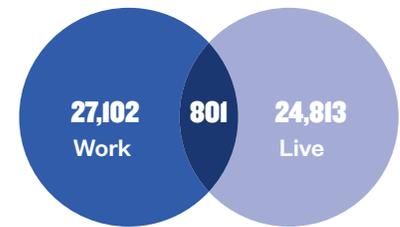
### Car Ownership

**43.4%** Sunnyside

**63.2%** Queens

**45.4%** New York City

### Commuting Patterns



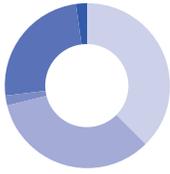
**27,102** Work in Sunnyside, live elsewhere

**801** Live & Work in Sunnyside

**24,813** Live in Sunnyside and work elsewhere

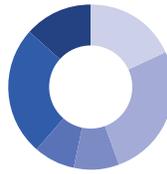
# Area Demographics

## Race/Background



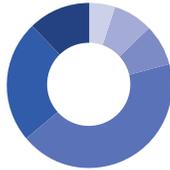
	Sunnyside	QN	NYC
Hispanic or Latino (of any race)	38%	28%	29%
White alone	34%	25%	32%
Black or African American alone	2%	17%	22%
Asian alone	25%	25%	14%
Two or more races	2%	2%	2%
Some other race alone	0%	2%	1%
American Indian and Alaska Native alone	0%	0%	0%
Native Hawaiian and Other Pacific Islander	0%	0%	0%

## Educational Attainment



	Sunnyside	QN	NYC
12th Grade or Less, No Diploma	18%	19%	18%
High School Graduate	26%	28%	24%
Some College, No Degree	9%	15%	14%
Associate's Degree	8%	8%	6%
Bachelor's Degree	25%	20%	22%
Graduate or Professional Degree	13%	12%	16%

## Population Age



	Sunnyside	QN	NYC
Under 5 Years	5%	6%	7%
5-14 Years	8%	11%	11%
15-24 Years	8%	11%	12%
25-44 Years	43%	30%	31%
45-64 Years	24%	27%	25%
65+ Years	12%	15%	14%

## Median Age

<b>38.2</b>	Sunnyside
<b>38.7</b>	Queens
<b>36.5</b>	New York City

## Foreign-Born Population

<b>52%</b>	Sunnyside
<b>47%</b>	Queens
<b>37%</b>	New York City

## Income

### Median Household Income

<b>\$61,095</b>	Sunnyside
<b>\$64,987</b>	Queens
<b>\$60,762</b>	New York City

### Pop. Below Poverty Line

<b>9%</b>	Sunnyside
<b>11%</b>	Queens
<b>19%</b>	New York City

## Employment

### Population in Labor Force

<b>71%</b>	Sunnyside
<b>64%</b>	Queens
<b>64%</b>	New York City

### Unemployment\*

<b>4.3%</b>	Sunnyside
<b>6.2%</b>	Queens
<b>6.9%</b>	New York City

\*Note: As of February 2020, the unemployment rate is 3.0% for Queens and 3.4% for New York City (NYS DOL); updated neighborhood level data for Sunnyside is not available.

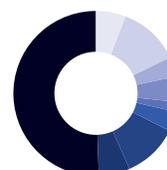
# Local Jobs and Employment

## Local Residents' Employment



Accommodation, Food Services, Arts, & Entertainment	17%
Educational Services, Health Care, Social Assistance	16%
Professional, Scientific, & Technical Services	15%
Retail Trade	9%
Transportation, Warehousing, Utilities	9%
Finance, Insurance, Real Estate	7%
Construction	7%
Manufacturing	4%
Public Administration	3%
Other Services	13%

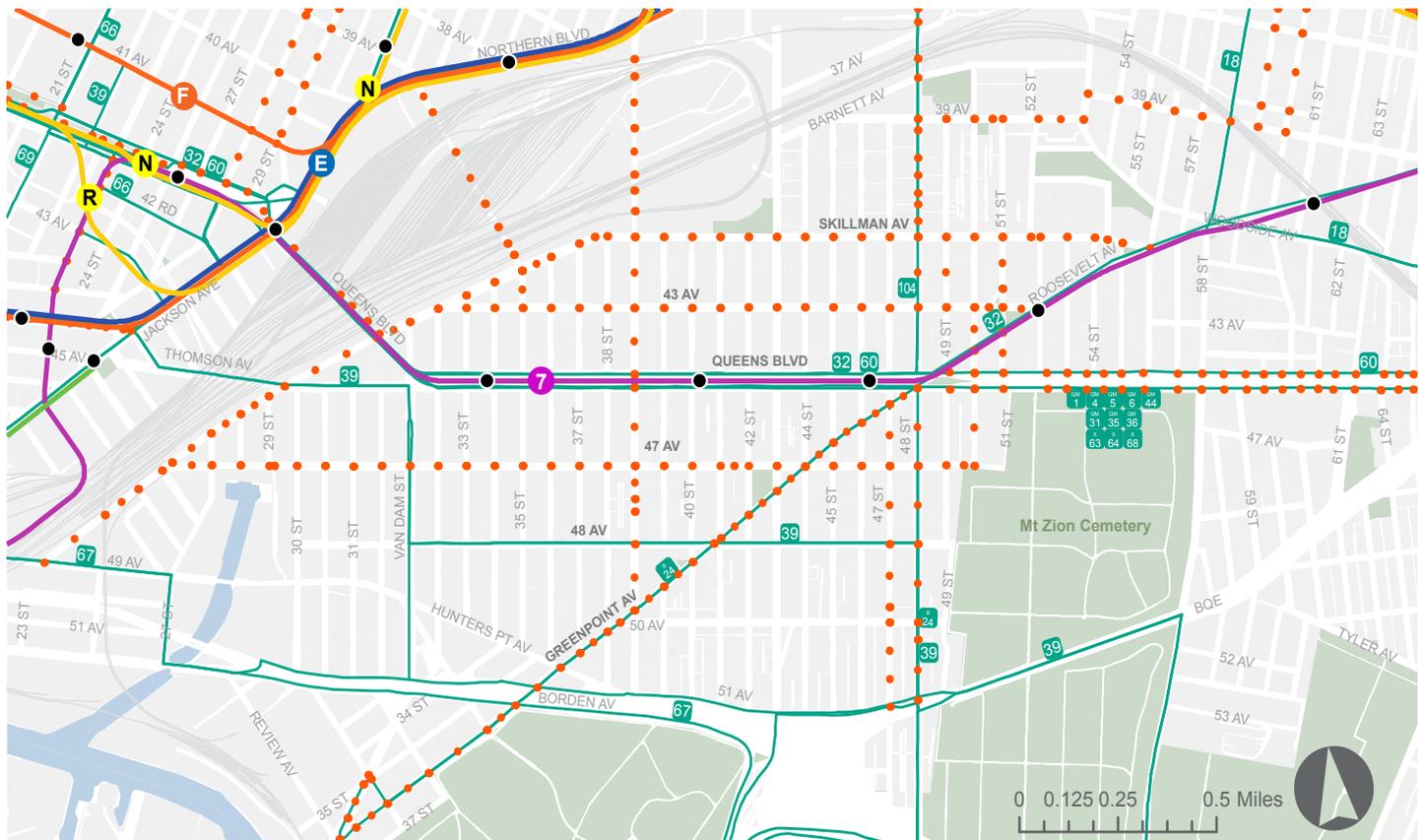
## Jobs Located in Sunnyside



Accommodation, Food Services, Arts, & Entertainment	6%
Educational Services, Health Care, Social Assistance	12%
Professional, Scientific, & Technical Services	4%
Retail Trade	5%
Transportation, Warehousing, Utilities	2%
Finance, Insurance, Real Estate	4%
Construction	11%
Manufacturing	6%
Public Administration	0%
Other Services	51%

# DATA APPENDIX

## Sunnyside Transportation



### ▲ Sunnyside Transportation

— Bus Routes

••• Bicycle Lanes

— NYC Subway

#### MTA Annual Bus Ridership

<b>780,514</b>	B24
<b>2.48M</b>	Q18
<b>3.28M</b>	Q32
<b>1.50M</b>	Q39
<b>4.75M</b>	Q60
<b>4.53M</b>	Q66
<b>646,473</b>	Q67
<b>2.93M</b>	Q69
<b>727,988</b>	Q104

#### MTA Annual Bus Ridership

<b>123,977</b>	QM1/QM31
<b>185,058</b>	QM4/QM44
<b>512,787</b>	QM5/QM35
<b>279,912</b>	QM6/QM36
<b>159,541</b>	x63
<b>77,477</b>	x64
<b>136,618</b>	x68

#### Average Weekday Subway Ridership (2018)

<b>11,029</b>	7	33rd Street
<b>9,954</b>	7	40th Street
<b>12,828</b>	7	46th Street
<b>6,001</b>	7	52nd Street

#### Vehicular Traffic

<b>43,033</b>	Queens Boulevard between Jackson Avenue and under BQE
<b>4,829</b>	Skillman Avenue between 49th Avenue and 46th Street
<b>4,532</b>	Greenpoint Avenue between 39th Street and Queens Boulevard

Source: MTA 2018; NYS DOT, 2016 Annual Average Daily Traffic data.

## Recent SBS Neighborhood Investments

- ▶ *Commercial Revitalization*, Avenue NYC multi-year grant awarded to the Sunnyside Shines BID, 2020-2022.
- ▶ *Neighborhood 360° Fellows Host Organization*, awarded to Sunnyside Shines BID, 2020.
- ▶ *Placemaking*, Avenue NYC grant of \$30,000 awarded to Sunnyside Shines BID, 2018.
- ▶ *Neighborhood 360° Fellows Host Organization*, awarded to Sunnyside Shines BID, 2018.
- ▶ *Placemaking*, Avenue NYC grant of \$30,000 awarded to Sunnyside Shines BID, 2017.
- ▶ *Placemaking*, Avenue NYC grant of \$30,000 awarded to Sunnyside Shines BID, 2016.

## Current & Planned Developments

### 32-35 Queens Boulevard

- ▶ A planned 17-story, 208-foot tall hotel building with 59,618 square feet dedicated to commercial use, 65,122 square feet for a community facility use, 155 units, and 8 parking spaces.

### 43-39 38th Street

- ▶ This development is planned to be a 12-story, 170-foot tall mixed-use building with commercial use, a community facility space and 62 parking spaces.

### 47-16 Greenpoint Avenue

- ▶ A planned 4-story, 60-foot tall mixed-use building with 8,683 square feet for residential use, 3,001 square feet for commercial use, 8,531 square feet for a community facility use, and 10 dwelling units.

### 41-34 45th Street

- ▶ Four blocks from the 46th Street subway station, the 8-story, 80-foot tall mixed-use building will include 17,386 square feet dedicated to residential use, 1,402 square feet for a community facility, 25 dwelling units, and 8 parking spaces.

## Existing Plans & Studies

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Photo Credits: Gabe Rodriguez; MC3; Sunnyside Shines BID: Jaime Cho; Theo @tiobarnabas.

## ABOUT SBS

The NYC Department of Small Business Services (SBS) helps unlock economic potential and create economic security for all New Yorkers by connecting New Yorkers to good jobs, creating stronger businesses, and building thriving neighborhoods across the five boroughs.

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