

before she died, at the annual WRL dinner, the organization paid tribute to Becker's profound influence on the struggle for peace. WRL and peace activists across the country mourn her loss and send condolences to her daughter and son-in-law, Diane and Stephen Tosh, her daughter-in-law Anita Becker, and her four grandchildren, Sarah, Nicholas, and Katrina Tosh and Alicia Becker.

A TRIBUTE TO REVEREND  
WILLIAM J. SHAW

**HON. EDDIE BERNICE JOHNSON**

OF TEXAS

IN THE HOUSE OF REPRESENTATIVES

*Tuesday, July 11, 2006*

Ms. EDDIE BERNICE JOHNSON of Texas. Mr. Speaker, I rise today to pay tribute to an enduring and rightfully honorable man, Dr. William J. Shaw. His dedication as pastor to the White Rock Baptist Church has provided the community with exemplary guidance for 50 years. His commitment to preaching is recognized both nationally and internationally.

Reverend Dr. Shaw will be honored as a true Living Legend July 2006 in Dallas, TX, by The E.K. Bailey Ministry. A well-respected pastor and family man, Dr. Shaw has most recently been a recipient of the Unitas Award given by Union Theological Seminary and the T.B. Maston Foundation Christian Ethics Award given by Southwestern Baptist Theological Seminary.

The Reverend has continually provided outstanding leadership with consistent community involvement throughout his lifetime. A native Texan, Dr. Shaw was baptized by the age of seven. He gave his first sermon at the youthful age of 11 and was ordained as a Pastor of the Oak Hill Baptist Church in Texas by the age of 17.

Presently, Dr. Shaw is serving a second term as President of the National Baptist Convention, USA, Inc. In addition, he has served on a multitude of boards, allowing him to guide the convention's efforts.

On behalf of the Dallas, TX, community, I commend the Reverend's many years of exceptional service.

ECONOMIC REVIVAL OF FLUSHING:  
ALL DUE TO IMMIGRANTS

**HON. CHARLES B. RANGEL**

OF NEW YORK

IN THE HOUSE OF REPRESENTATIVES

*Tuesday, July 11, 2006*

Mr. RANGEL. Mr. Speaker, I rise today to introduce an article titled Changing Face of Queens: From Small Asian Shops to High-End Stores from the June 28 edition of the New York Times. The article, by Alison Gregor, describes the economic development of Flushing and the large-scale mixed use condominiums that are being built in the area. It is evident that ethnic tradition and culture are the driving force behind these developments.

There is a huge Asian population in Flushing that has disposable income that is currently shopping in Manhattan or even in Manhasset on Long Island. The retail potential of the neighborhood has attracted commercial developers and big-name businesses. The presence of the thriving immigrant community

is the lure that is drawing the developers and spurring the revival of the desolate West Flushing neighborhood.

In fact, Queens Crossing, a 12-story office condominium project, is being built by Mr. Michael Lee, president and CEO of TDC Development L.L.C. and a longstanding resident. With the added convenience that Flushing has to offer, Queens Crossing is going to be a destination for shopping, food, entertainment, education, medical and business services. Queens Crossing is only the first in the line of many development projects that are going on in Flushing. The Flushing Commons, under the direction of TDC Development and the Rockefeller Development Corporation, an even more ambitious project, is expected to be completed in about four years. Lastly there is the Flushing Town Center of the Muss Development Company, the largest mixed-use development project in New York City.

The United Nations has recently reported on the beneficial effects of the immigrant population to their newly adopted countries. The renewal of Flushing is a real example of such an effect, repeating what the immigrants are doing to all our New York City to improve our communities. We are experiencing a wonderful revitalization of New York City because of our traditional role as a welcoming city for the pursuit of the American dream.

I wish to draw the attentions of my colleagues to the redevelopment of Flushing neighborhoods and remember the positive aspects of immigration.

CHANGING FACE OF QUEENS: FROM SMALL  
ASIAN SHOPS TO HIGH-END STORES

(By Alison Gregor)

If you're looking for cafes serving bubble tea or herbalists offering dried lotus blossoms or purveyors of waving-cat trinkets, downtown Flushing, the city's second-biggest Chinatown and the largest urban center in Queens, has them in large quantity. But in the next few years, the area may also welcome a host of more mainstream retailers.

Almost 1.3 million square feet of retail space is planned in at least three major mixed-use developments—about the same area as at the renowned Mall at Short Hills in New Jersey—and a few hundred thousand feet of office space is also being developed. The first new stores are to open by the end of this year.

Flushing is already a pan-Asian enclave that is a first stop for many immigrants from China, Korea and Malaysia, among other countries.

Developers are hoping it will soon be a stop for American shoppers. "You have to make this area a destination," said Michael Meyer, president of TDC Development L.L.C., which is involved in two of the mixed-use projects.

Mr. Meyer is relatively new to the community. But the chairman and chief executive of TDC, Michael Lee, an immigrant from Taiwan, arrived in Flushing two decades ago and has purchased a substantial portion of the area's properties. TDC is a subsidiary of the F&T Group, a real estate company.

Mr. Lee owns the Flushing Mall, a long-standing collection of boutique shops and restaurants on 39th Avenue, where signs are in Chinese and Korean. He also developed the nearby Prince Center in 2003; it is a complex of ground-floor retail space, now full of restaurants, and office condominiums that netted about \$500 a square foot.

Office condos are fairly unusual for New York City, but the market is receptive in Flushing. "What drives a lot of this is the whole ethnic tradition and culture; the Chinese mentality is very much an ownership mentality," Mr. Meyer said.

Mr. Lee is building another office condominium project: Queens Crossing, a 12-story building being framed at the corner of Main Street, Flushing's main shopping artery, and 39th Avenue. It will have 190,000 square feet of office space in about 80 office condominiums, and 86,000 square feet of parking.

The building has a waiting list of more than 200 businesses, Mr. Meyer claimed. "Queens Crossing sales, on a net square footage basis, are now estimated at \$750," he said.

The development will also have about 110,000 square feet of retail space, which has not yet been leased. It will open by the end of this year. "We're looking for mainstream retailers like bookstores and health clubs and restaurants and apparel stores," Mr. Meyer said.

But Queens Crossing would be dwarfed by another proposed development a block away called Flushing Commons, which envisions having a total of almost two million square feet. Flushing Commons is expected to be completed in about four years on the site of a municipal parking lot that now has space for about 1,100 vehicles.

That development, with 500 residential units and about 350,000 square feet of retail space, will aim to attract more upscale retailers than currently operate in Flushing. While the city has given approval to the general concept of this project, it is still going through public hearings.

Thus far, the developers of Flushing Commons—Mr. Lee and a partner, the Rockefeller Development Corporation—envision that much of the retail space will be used by a multiscreen cinema, a national-chain bookstore and a supermarket like Whole Foods, along with some smaller stores. Roughly 15,000 square feet of space dedicated to office condominiums is being envisioned for professionals like doctors and lawyers.

Flushing Commons will also include a 200-room hotel, where developers would like to see a Westin, Mr. Meyer said.

Alan L. Stein, a senior vice president at Rockefeller, said the developers, which won a bid to develop the city-owned property a year ago, had promised not to introduce any "big box" stores into the complex.

Robin Abrams, an executive vice president of the Lansco Corporation, a commercial real estate brokerage firm that consulted on the project, said she envisioned retailers like Scoop, Cole Haan and Sephora setting up shop in the development.

Stores like those "are all over Manhattan, but don't have a presence in Flushing," Ms. Abrams said. "Frankly, the thought is there's a huge Asian population that has disposable income that is currently shopping in Manhattan or even in Manhasset" on Long Island.

Mr. Meyer said that some retailers might be intimidated by the ethnic nature of the market, but that the developers believed they could convince them that they had nothing to fear.

Also, retailers that already have outlets in Asia would be comfortable in downtown Flushing, said Josh Segal, owner of the Segal Realty Group, a commercial real estate firm that also consulted on Flushing Commons. "It's like Shanghai on the Flushing River," he said.

Already going in alongside the Flushing River is one of the largest mixed-use developments. The Muss Development Company is building 1,000 residential units in several towers on a 14-acre site. The \$800 million project will also include an 800,000 square-foot shopping center anchored by national retailers.

The first phase of the project will not be completed until 2008 at the earliest, said Jim Jarosik, a senior vice president at Muss.