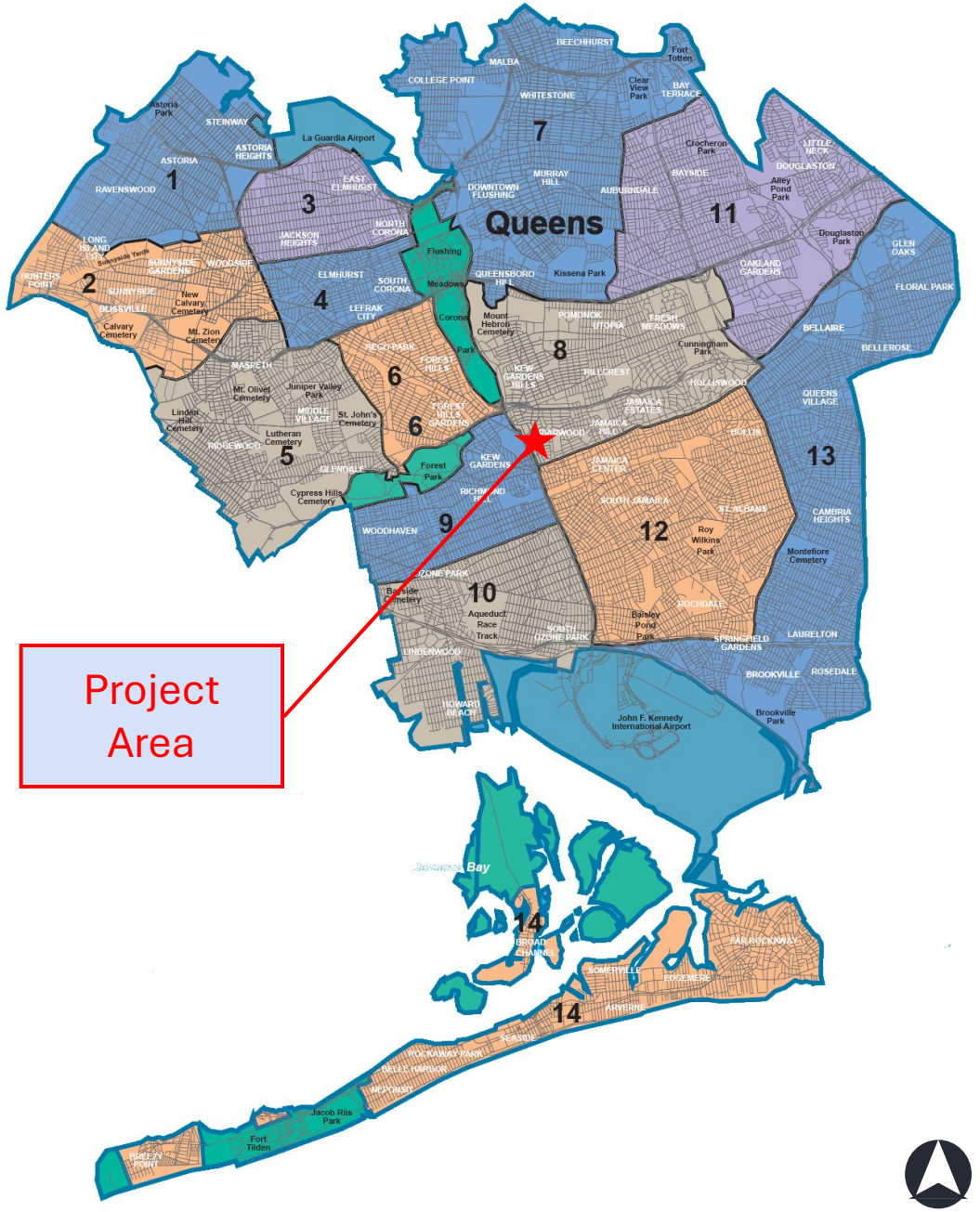
138-23 Queens Boulevard Rezoning

Review Session Presentation – August 10, 2026

Project Overview

- **Applicant**
- RJ Capital Holdings, LLC
- **Location**
- 138-23 Queens Boulevard
- Block 9649: Lots 17, 25, 42, p/o 37, p/o 44, p/o 53
- Briarwood
- Queens Community District 8
- City Council District 24
- **Actions Requested**
- Zoning Map Amendment (ZM)
  - From R6A/C1-4 to R8X/C2-4
  - From R6A/C1-4 to R6A/C2-4
  - From R6A/C1-4 to R6A
- Zoning Text Amendment (ZR)
  - Map MIH Options 1 & 2



Proposed Development

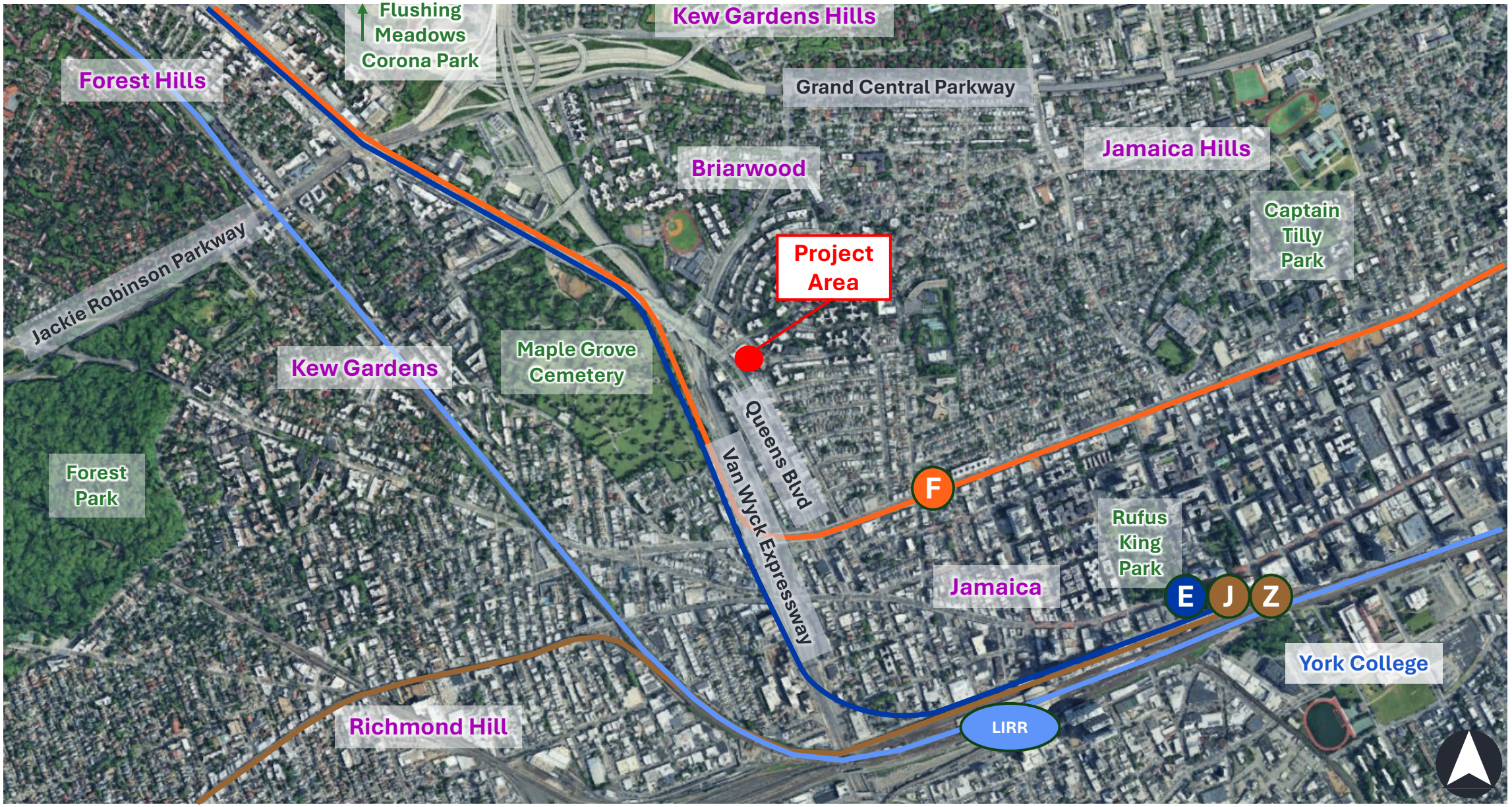
The Applicant proposes a new 17-story, approximately 318,361 square foot (6.63 FAR) mixed-use building comprised of:

- Appx. 287,817 sq of residential space
- Appx. 30,544 sf of commercial space
- 364 dwelling units (appx. 91 of which would be income-restricted under MIH option 1)



For illustrative purposes only

Surrounding Context



Area Map

138-23 Queens Boulevard, Queens

Area Map

Block: 9649, Lots: 17, 25, 37 (p/o), 42, 44 (p/o) & 53 (p/o)

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

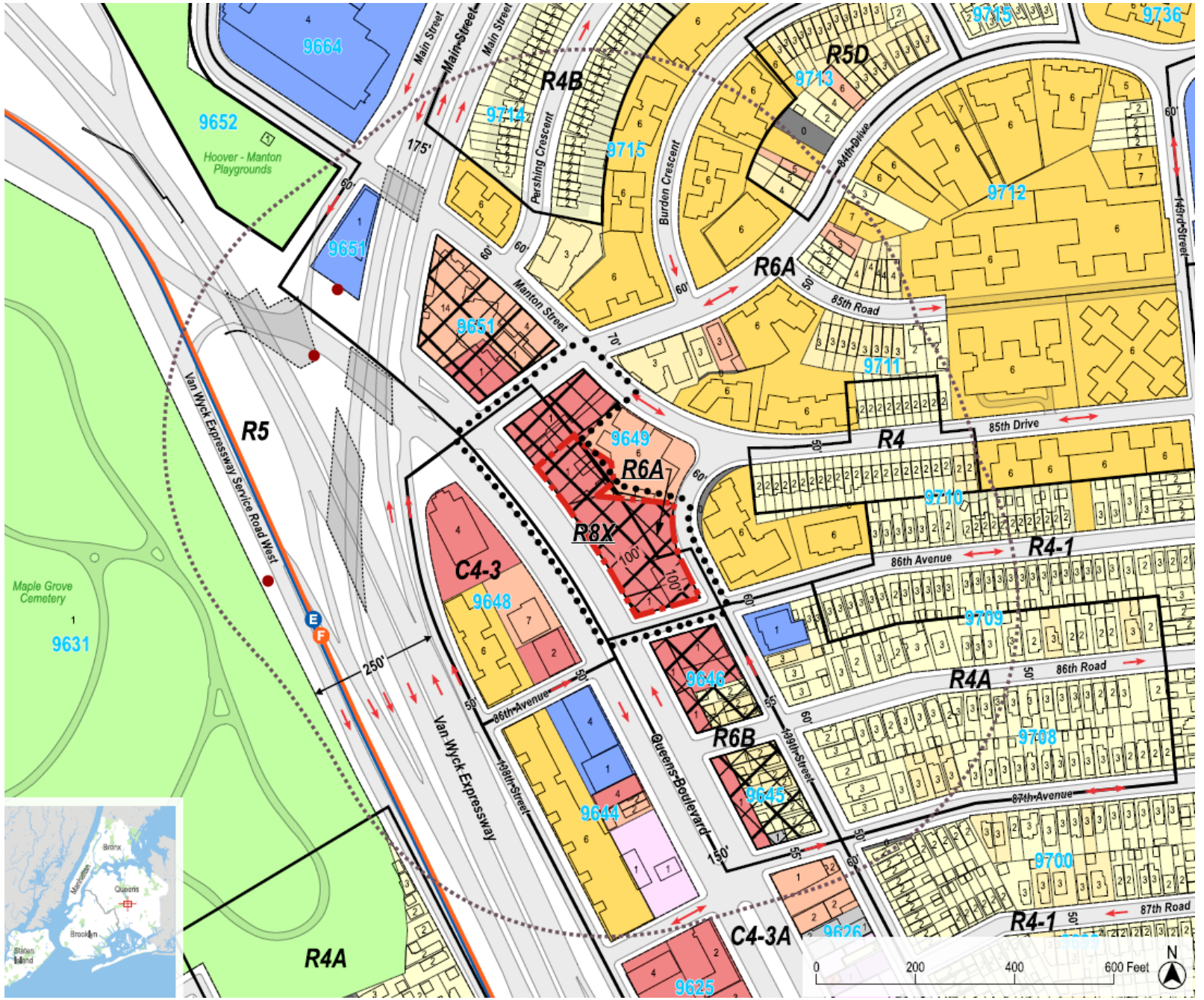
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors
- Elevated Rail Structure / Roadway Overpass

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Local Context



Tax Map

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

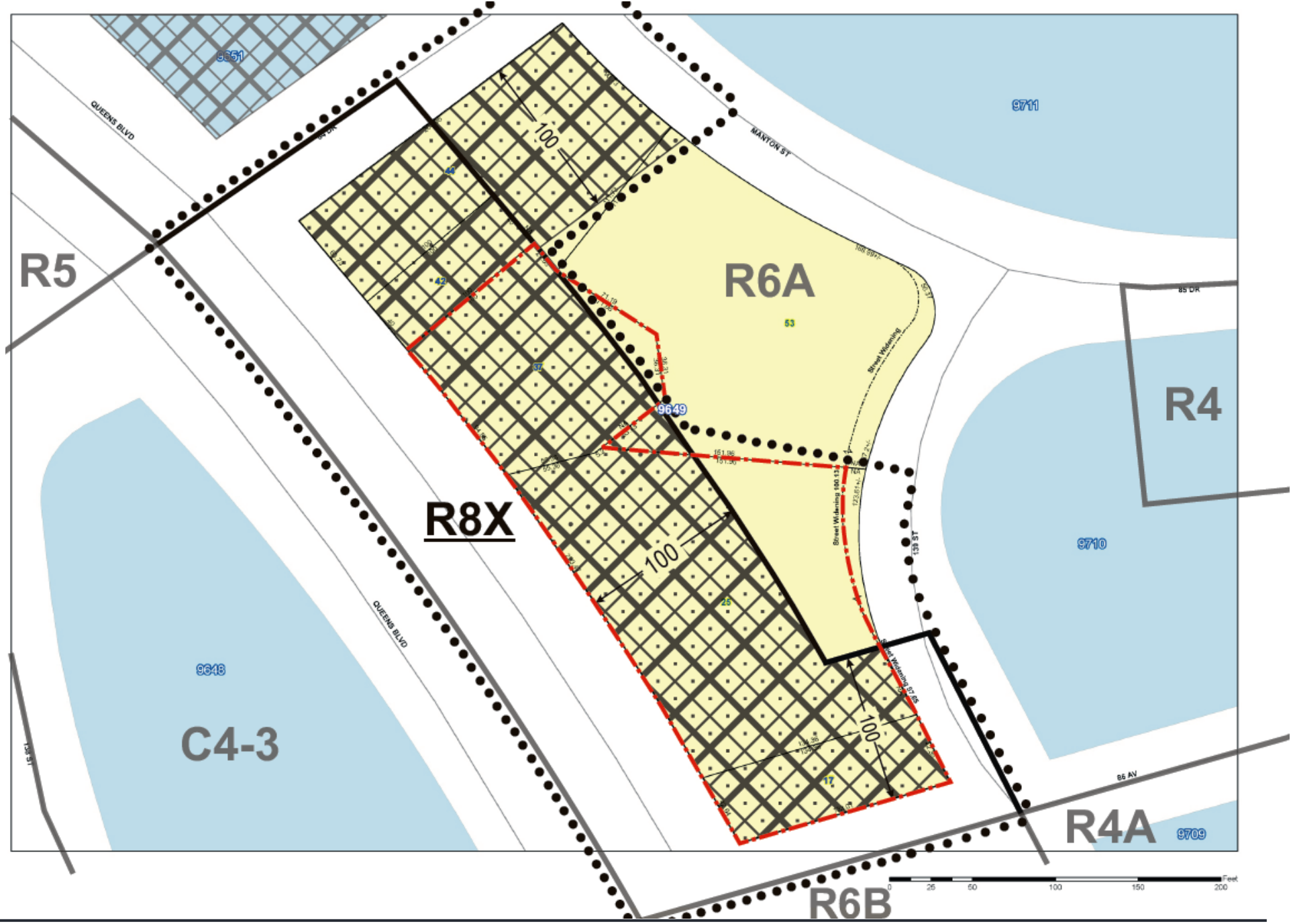
NYC Digital Tax Map

Effective Date : 12-08-2008 18:21:59
End Date : Current
Queens Block: 9649

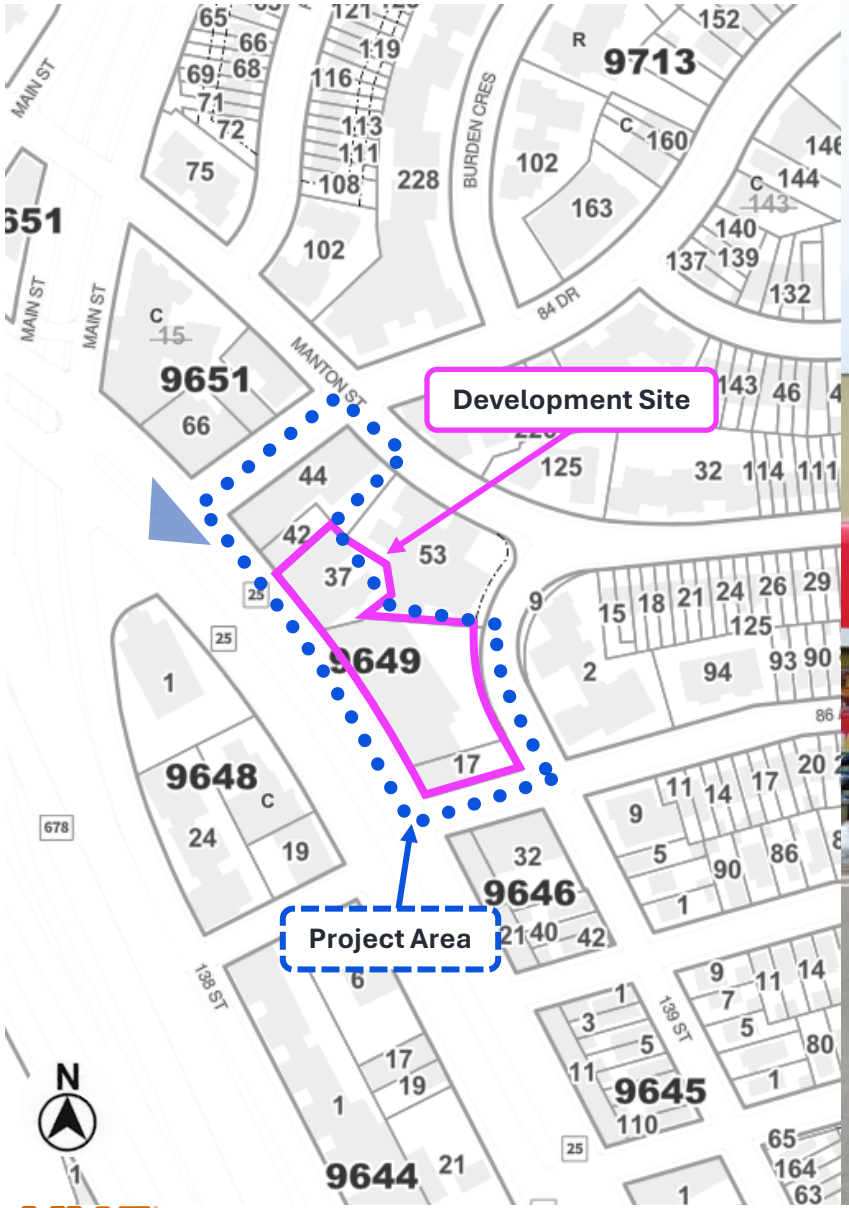
Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- R6A — Existing Zoning District
- Existing C1-4 Overlay
- R8X — Proposed Zoning District
- Proposed C2-4 Overlay

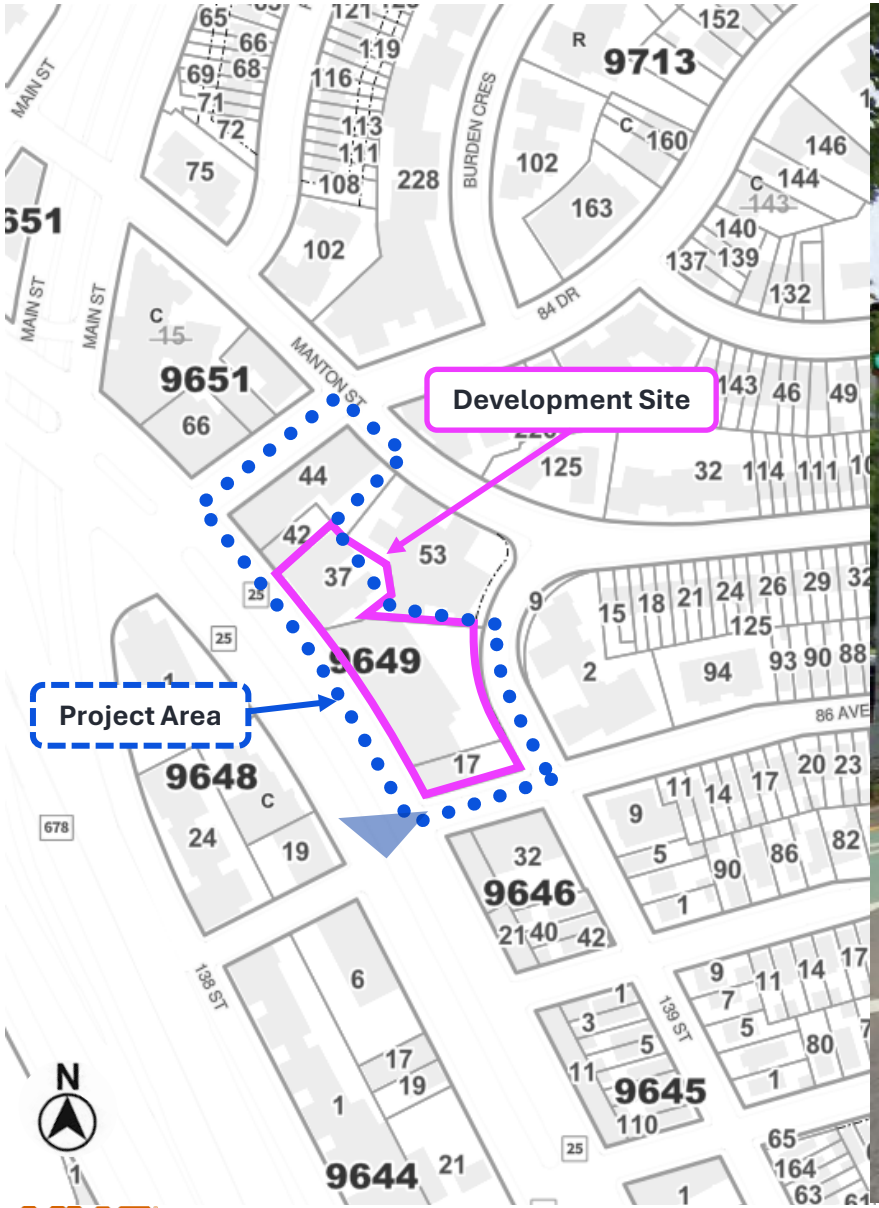


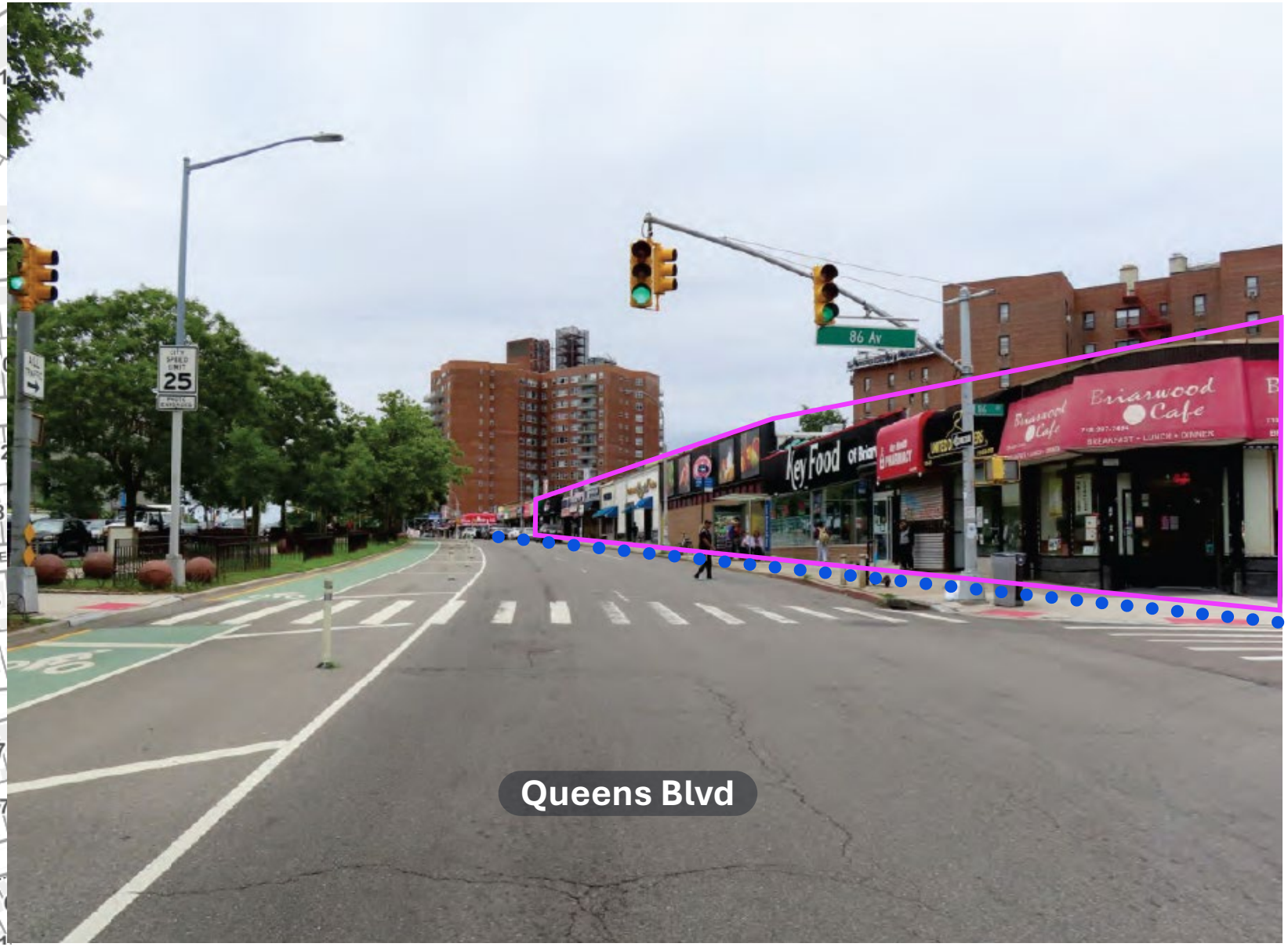
Site Photos


Development Site
Project Area
MAIN ST
MANTON ST
BURDEN CRES
84 DR
138 ST
139 ST
9713
9651
9649
9648
9646
9645
9644
N

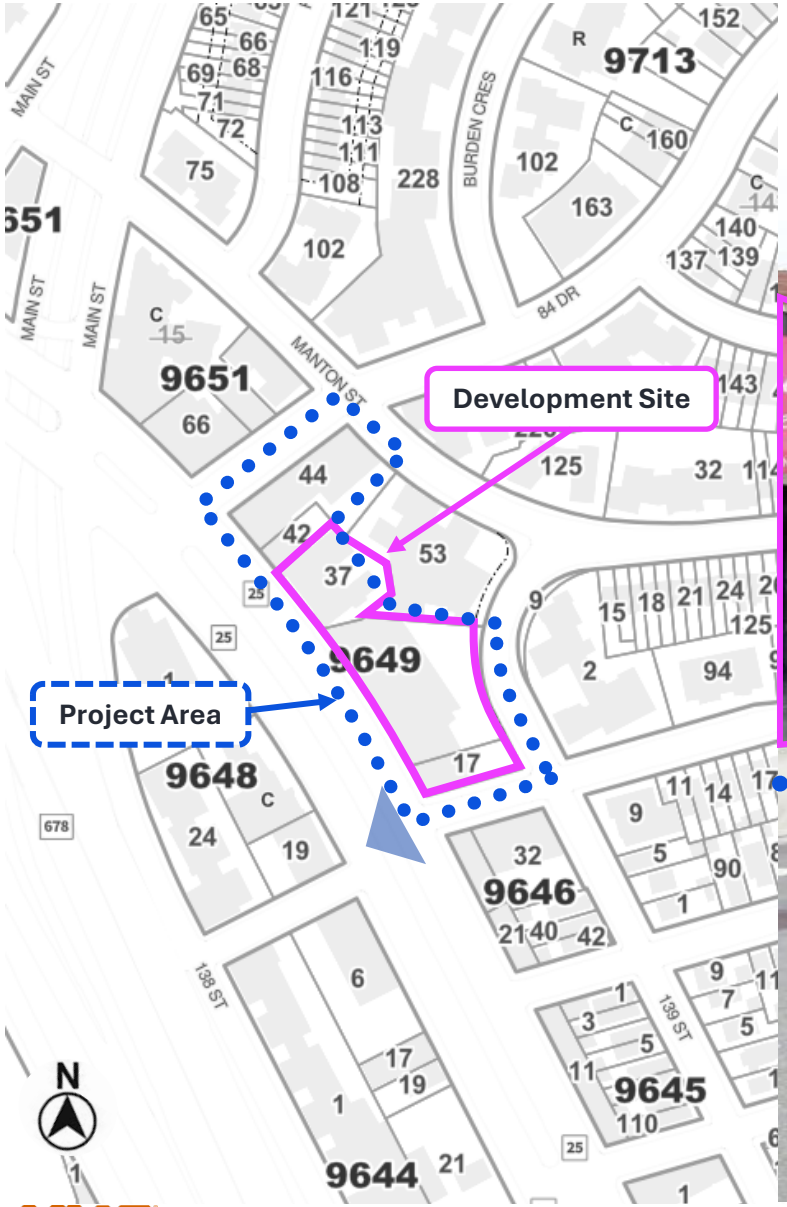

84th Dr
Queens Blvd
DUNKIN' DONUTS

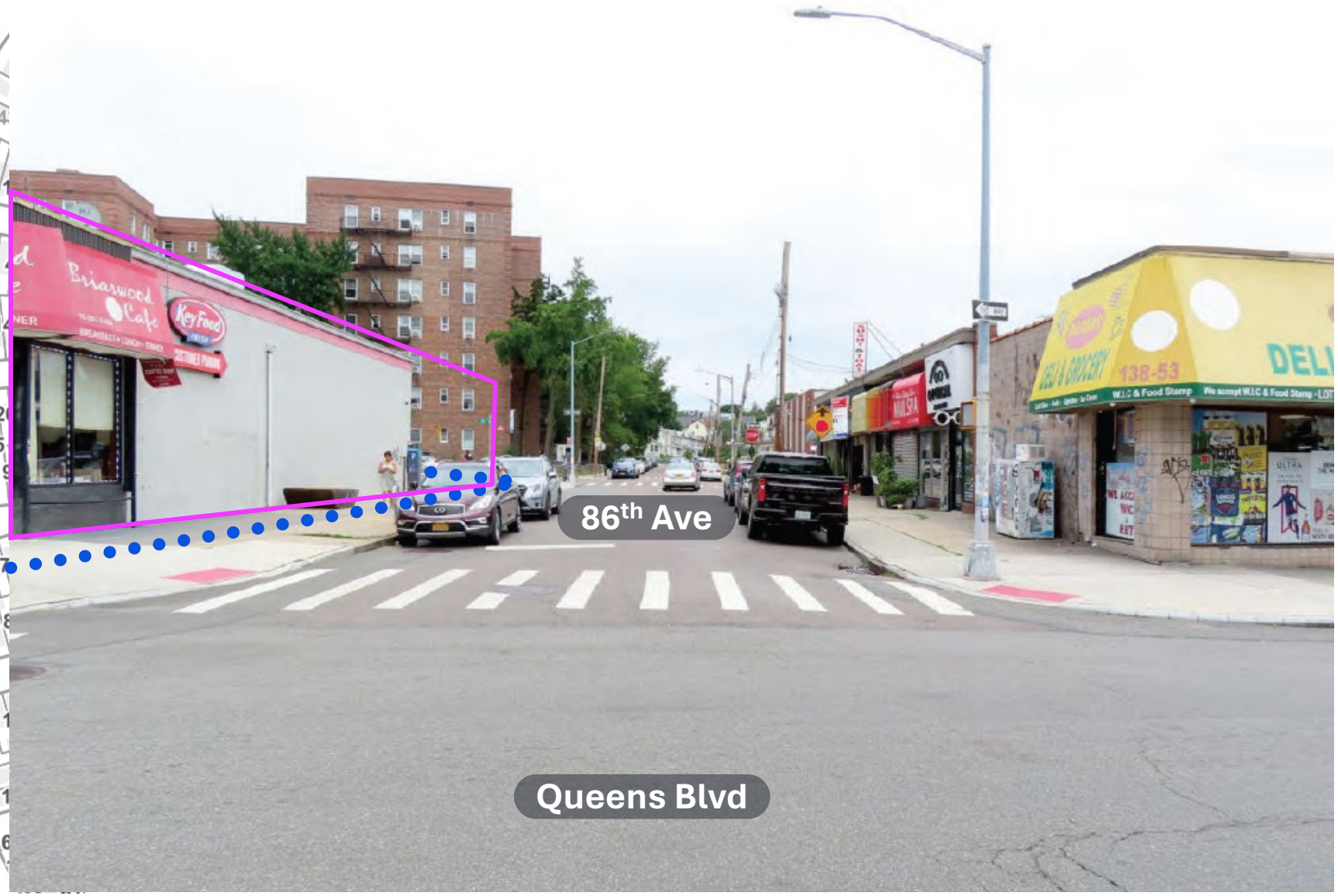
Site Photos


Development Site
Project Area
MAIN ST
MANTON ST
BURDEN CRES
84 DR
86 AVE
138 ST
139 ST
9713
9651
9649
9648
9646
9645
9644
N

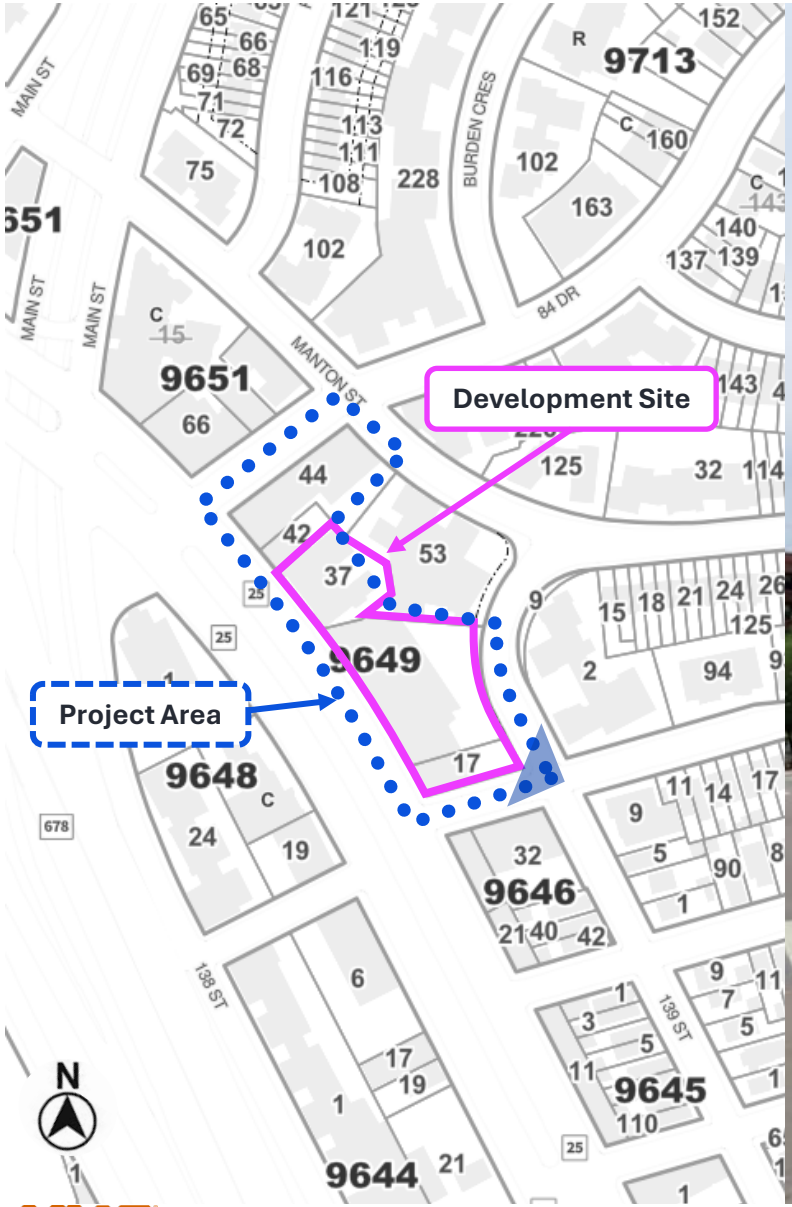

Queens Blvd
86 Av
Key Food
Briarwood Cafe

Site Photos


Development Site
Project Area
MAIN ST
BURDEN CRES
MANTON ST
84 DR
138 ST
139 ST
9713
9651
9649
9648
9646
9645
9644
N

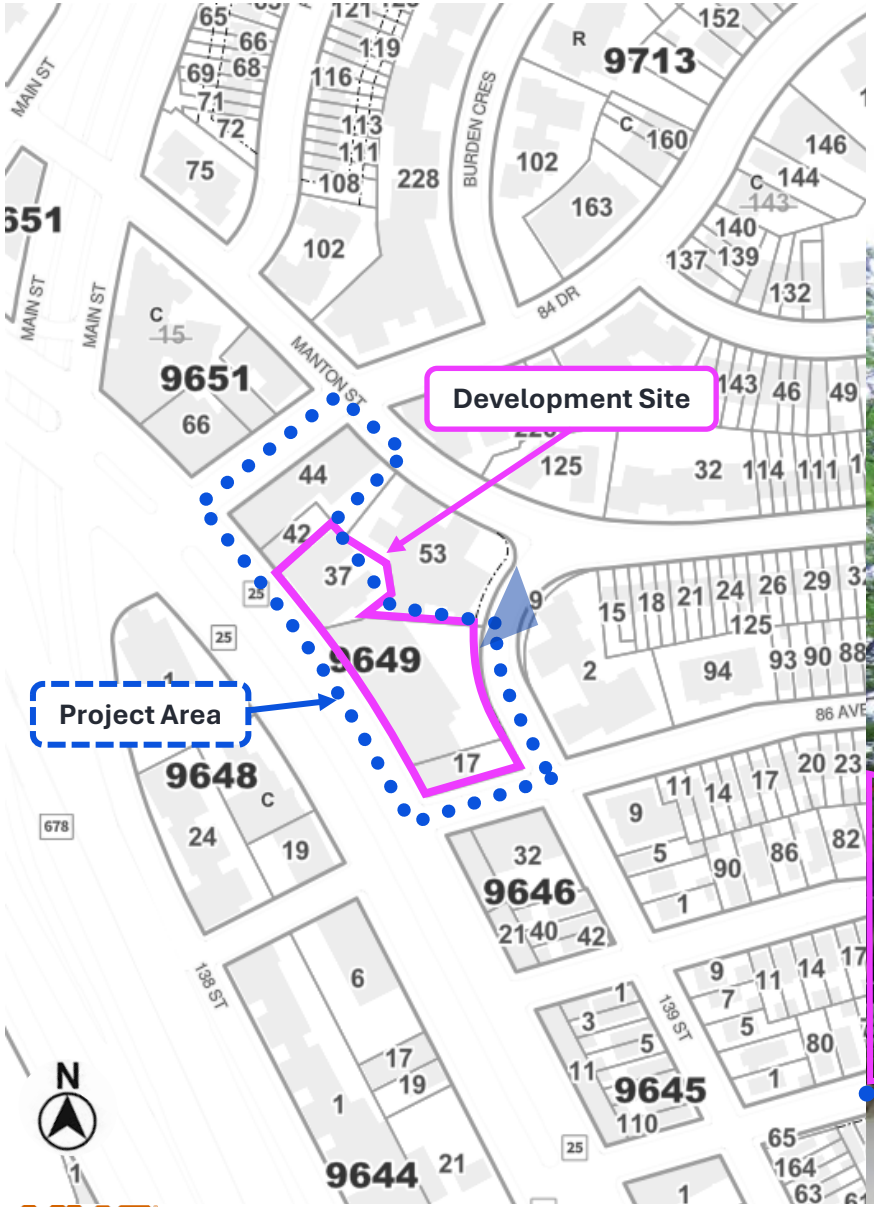

86th Ave
Queens Blvd
Briarwood Cafe
Key Food
DELI GROCERY
138-53

Site Photos


Development Site
Project Area
MAIN ST
BURDEN CRES
84 DR
MANTON ST
138 ST
139 ST
9713
9651
9649
9648
9646
9645
9644
N


86th Ave
139th St

Site Photos


Development Site
Project Area
MAIN ST
MANTON ST
BURDEN CRES
84 DR
86 AVE
138 ST
139 ST
9713
9651
9649
9648
9646
9645
9644
N


139th St

Proposed Development

The Applicant proposes a new 17-story, approximately 318,361 square foot (6.63 FAR) mixed-use building comprised of:

- Appx. 287,817 sf of residential space
- Appx. 30,544 sf of commercial space
- 364 dwelling units (appx. 91 of which would be income-restricted through MIH option 1)
- 128 parking spaces

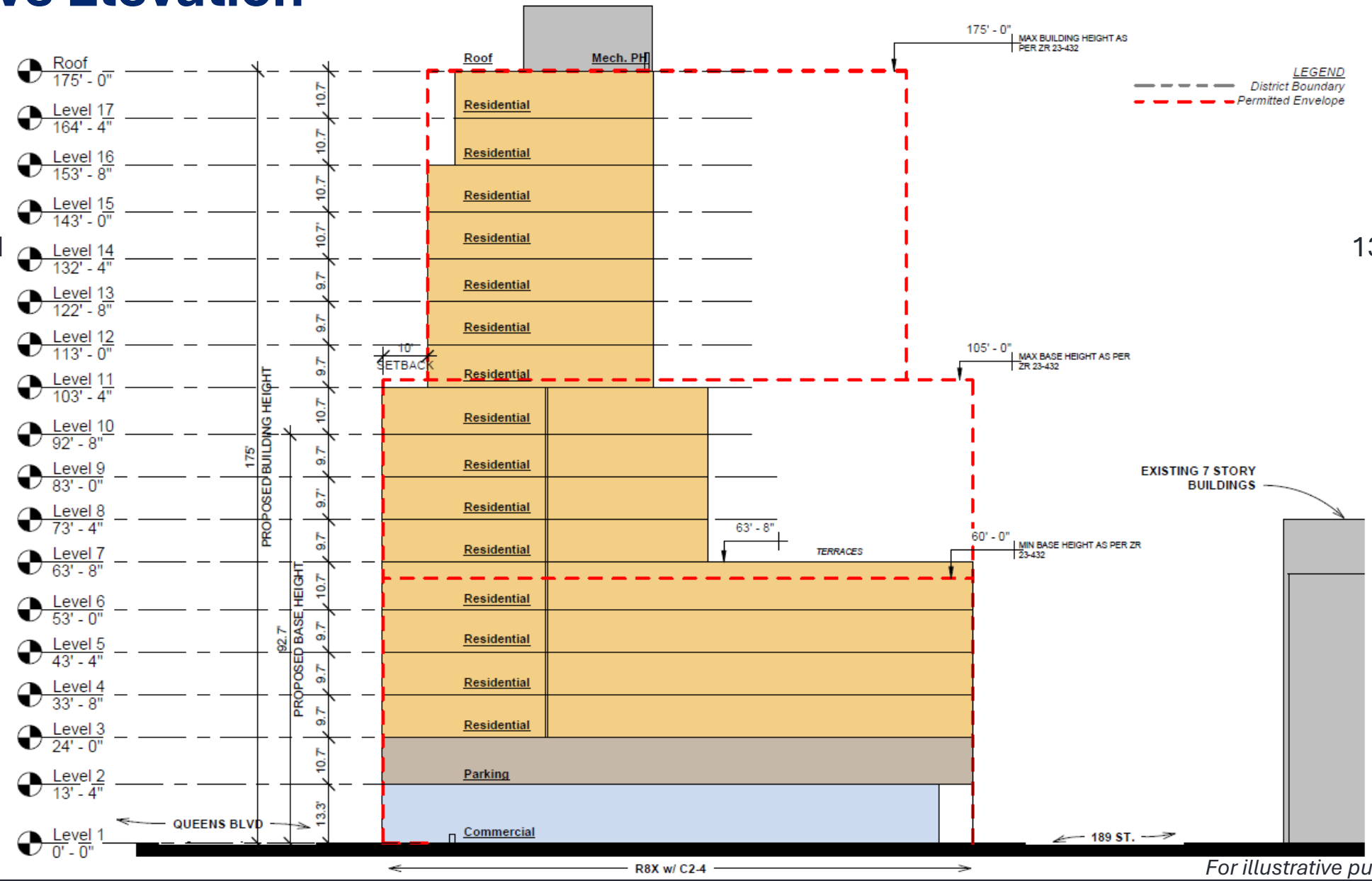


For illustrative purposes only

Illustrative Elevation

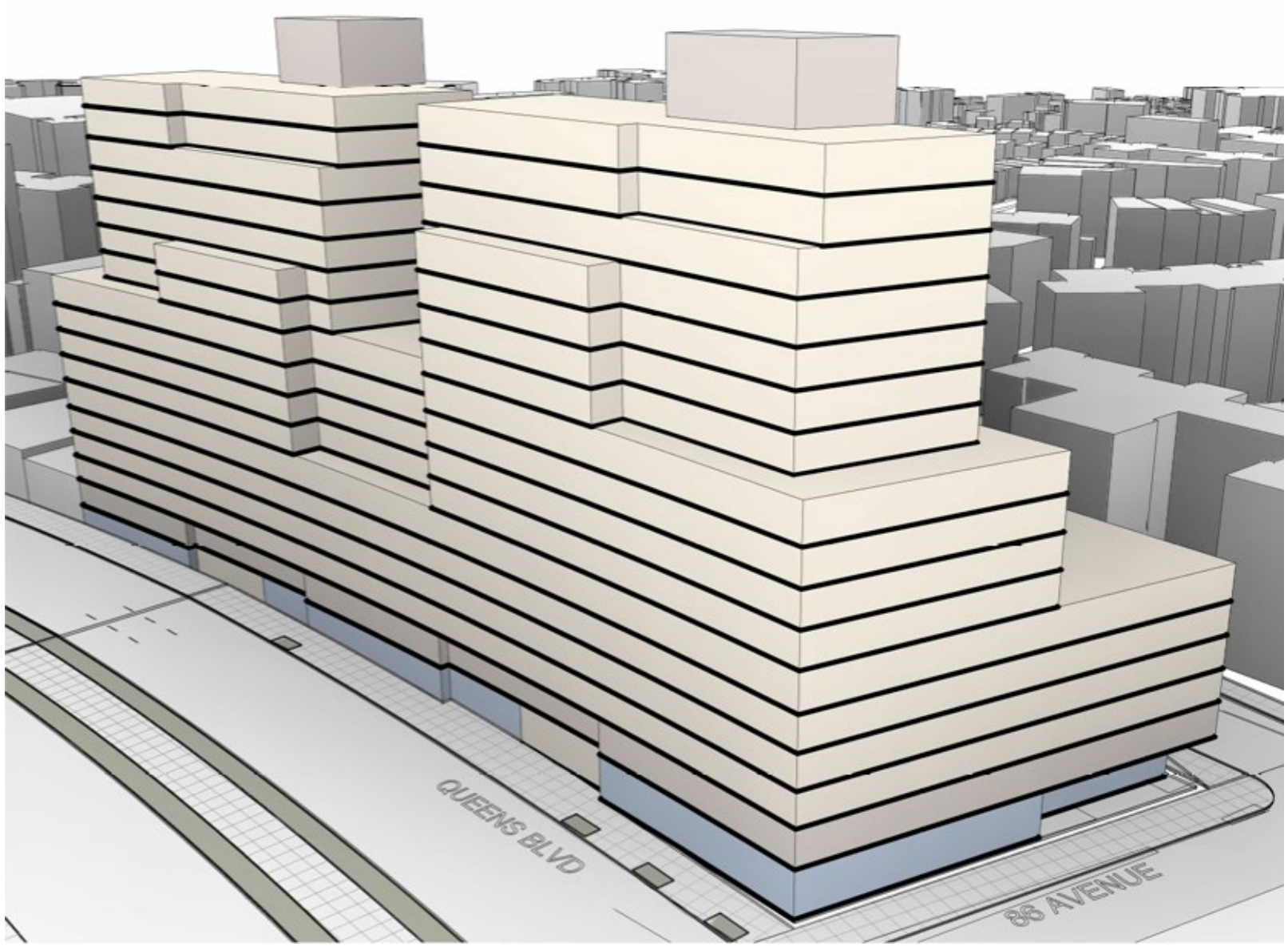
Queens Blvd

139th St



For illustrative purposes only

Illustrative Axonometric



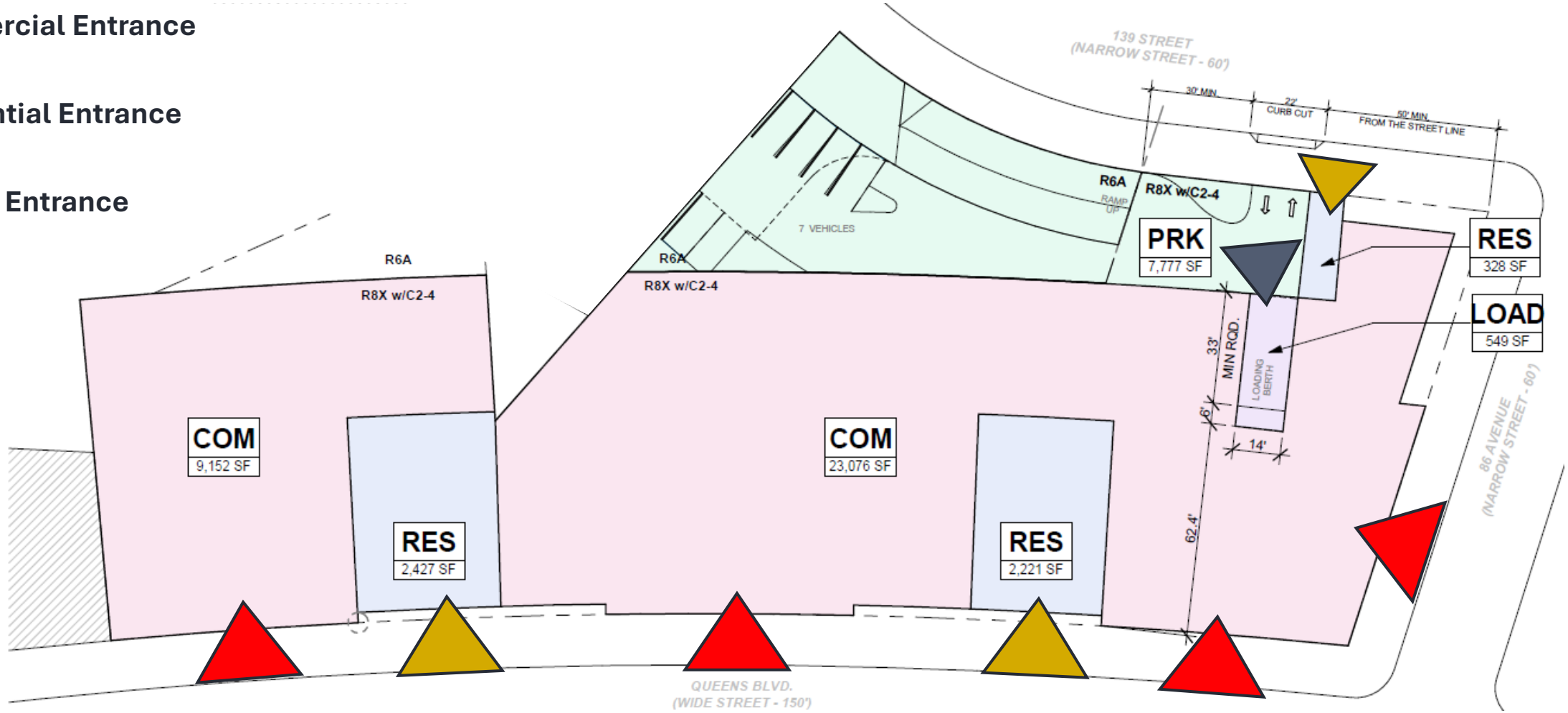
For illustrative purposes only

Illustrative Ground Floor

Commercial Entrance

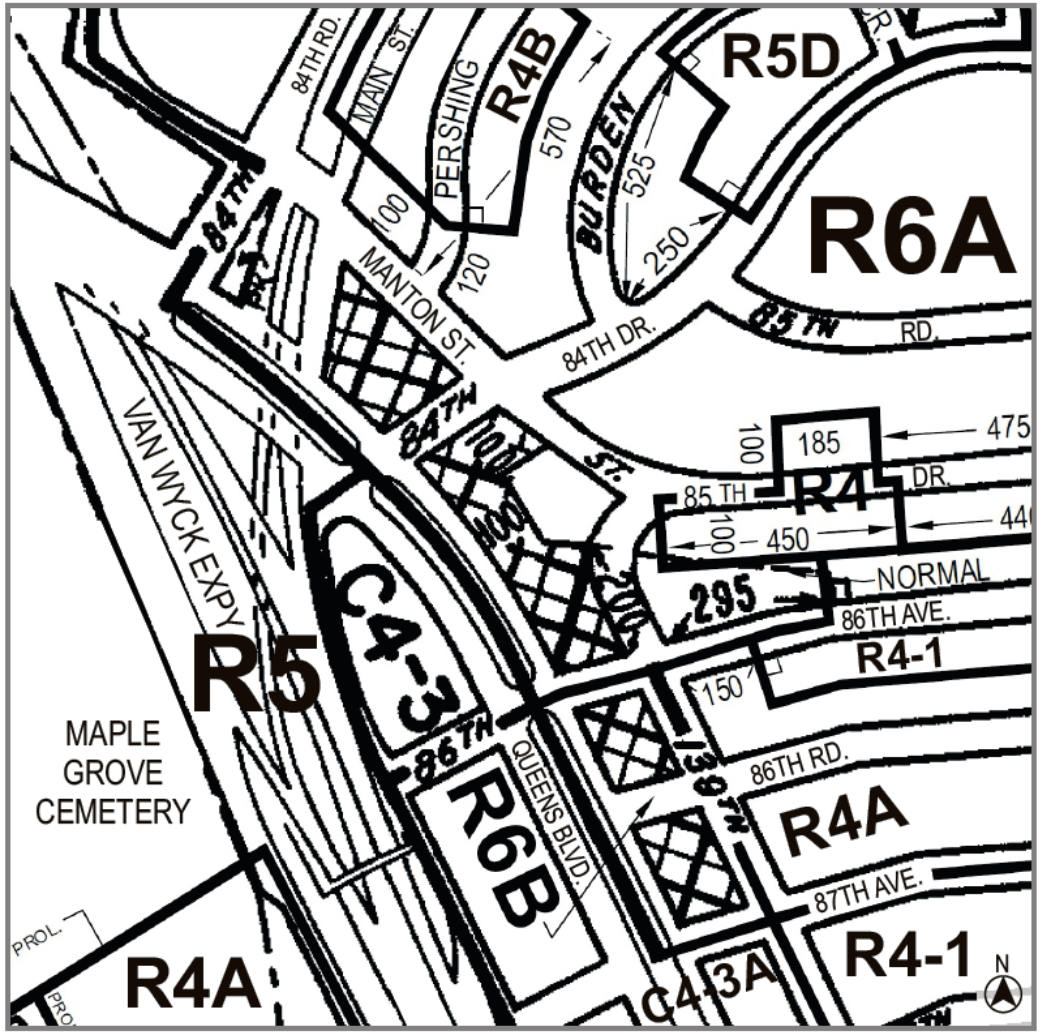
Residential Entrance

Loading Entrance

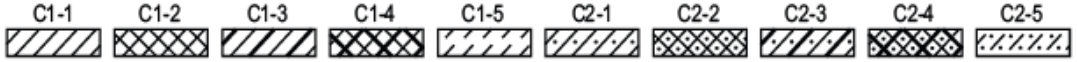


For illustrative purposes only

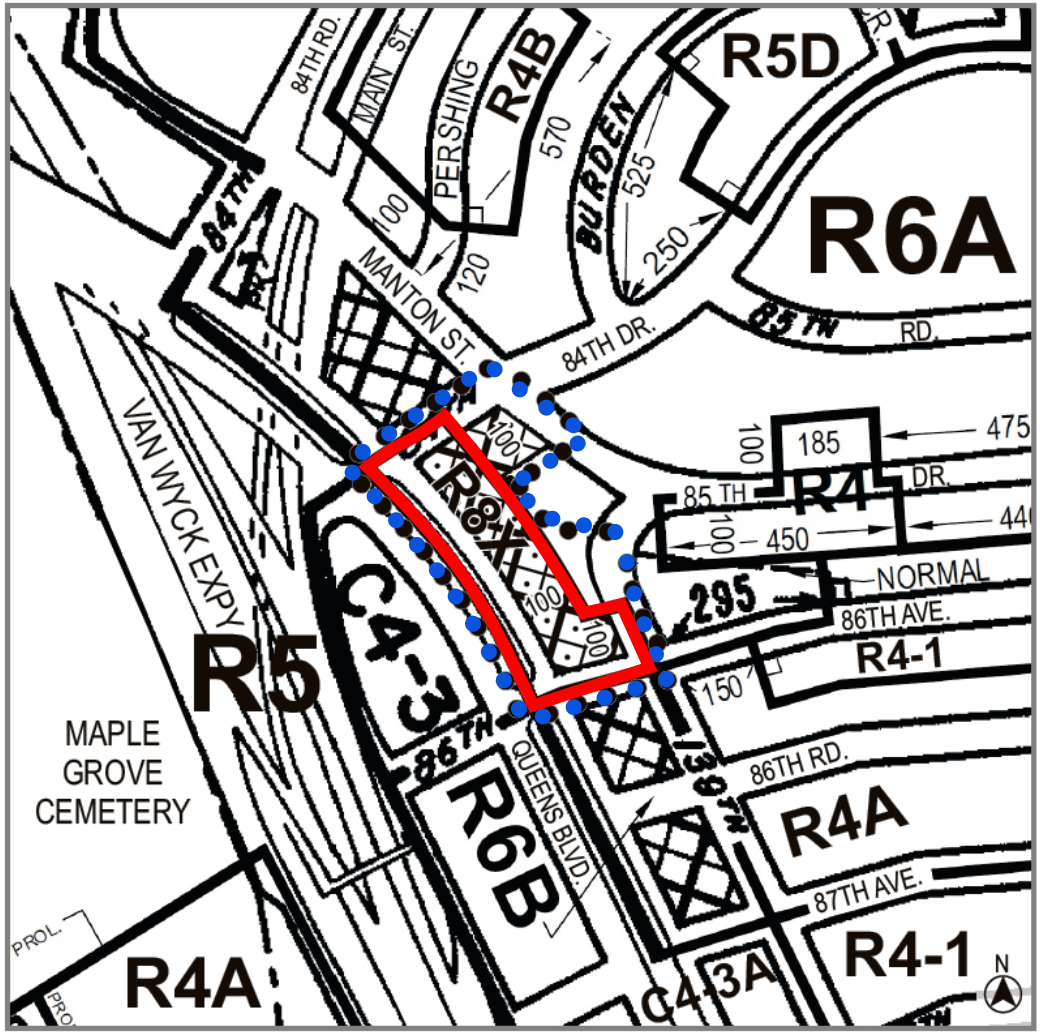
Proposed Action: Zoning Map Amendment



Current Zoning Map (14d)



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

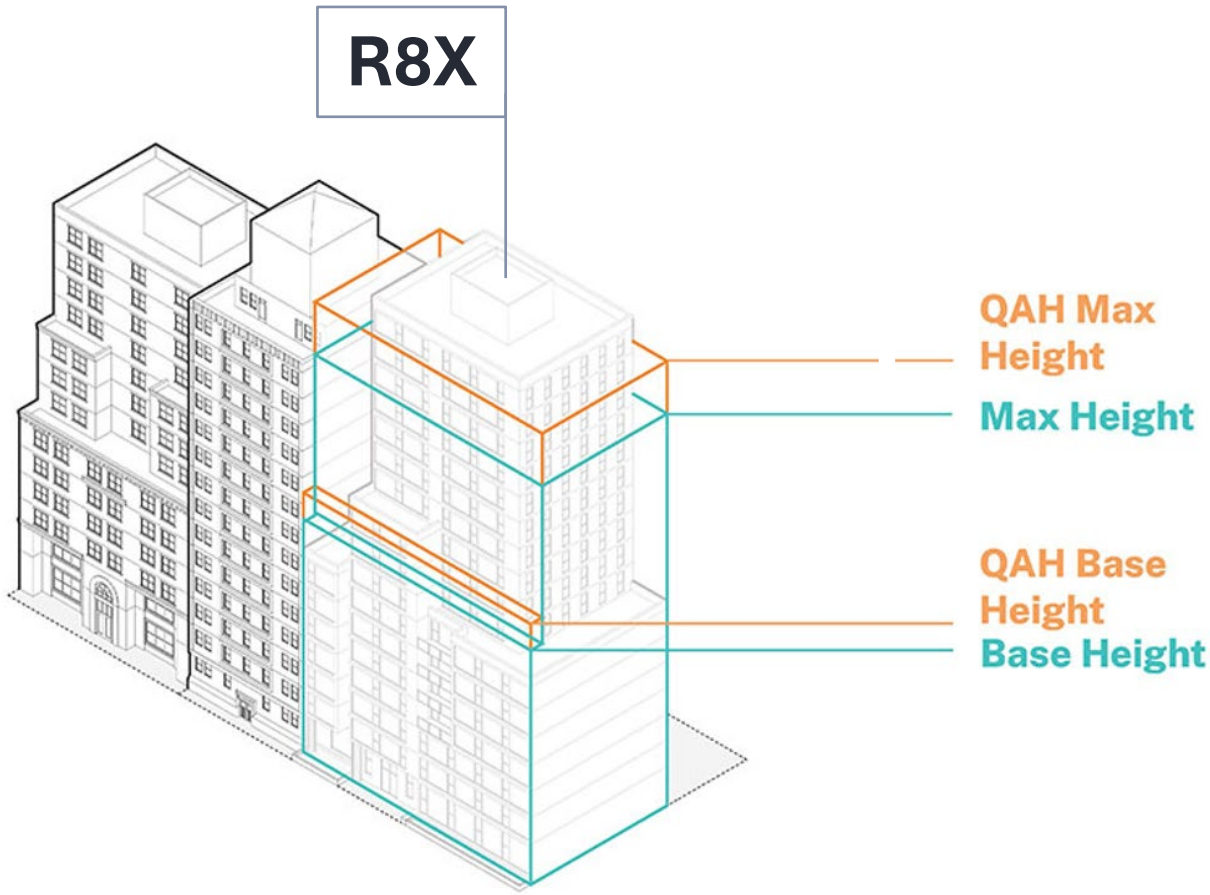


Proposed Zoning Map (14d) - Area being rezoned is outlined with dotted lines

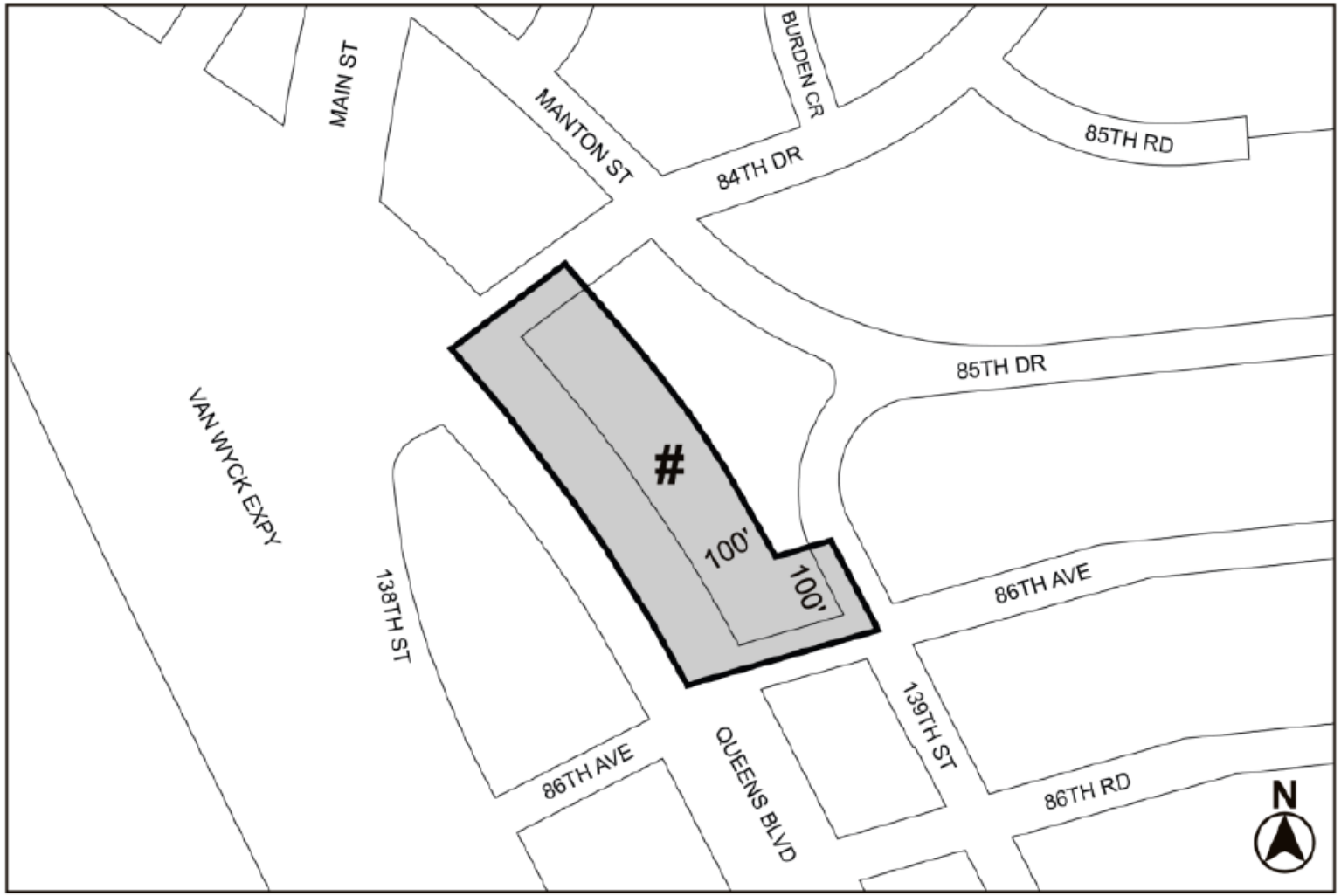
Rezoning from R6A/C1-4 to R8X/C2-4
Rezoning from R6A/C1-4 to R6A/C2-4
Rezoning from R6A/C1-4 to R6A

Proposed Action: Zoning Map Amendment

	Current R6A/C1-4	Proposed R6A	Proposed R8X/C2-4
Residential FAR	3.00	3.00	7.20
Community Facility FAR	3.00	3.00	6.00
Commercial FAR	2.00	2.00	2.00
Min. front yard depth	n/a	n/a	n/a
Max base height	65ft	65ft	105ft
Max building height	95ft	95ft	175ft
Minimum required parking (residential)	25%	25%	12%
Minimum required parking (commercial)	By Use	By Use	By Use



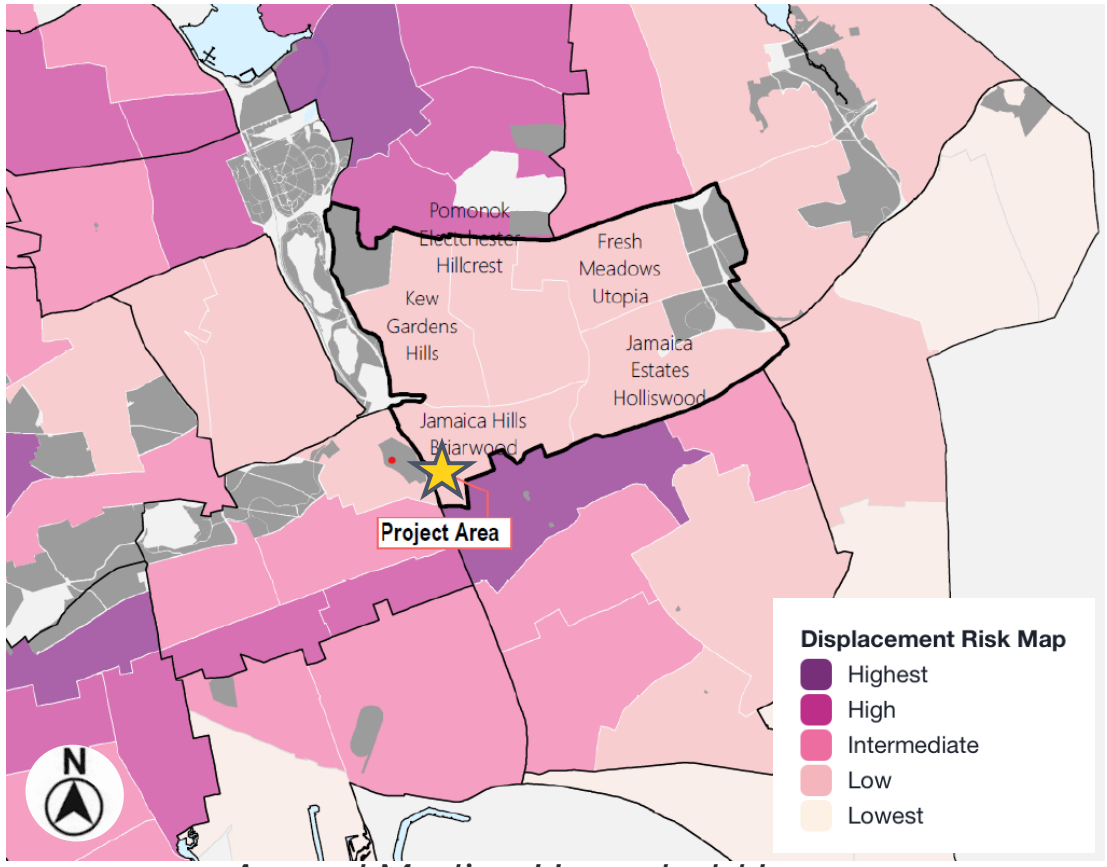
Proposed Action: Zoning Text Amendment



Mandatory Inclusionary Housing area

Area # — [date of adoption] MIH Option 1 and Option 2

Data From Applicant's Racial Equity Report on Housing and Opportunity



Annual Median Household Income:
$84,217
Fresh Meadows, Hillcrest, Briarwood: Public Use Microdata Area (PUMA) 4408
*Lower than the Borough Median (**$85,568**), Higher than Citywide Median (**$79,738**)*

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent 2025		Eligible Income	
				Studio	3 Bedroom	1-person HH	5-person HH
Very Low Income	37	10%	40%	$1,130	$1,690	$45,400	$70,000
Low Income	25	7%	60%	$1,700	$2,530	$68,000	$105,000
Low Income	29	8%	80%	$2,270	$3,370	$90,700	$157,500
Not Income Restricted	273	75%	N/A	$1,840	$3,250	$73,500	$130,000
Total	364	100%					

Estimated monthly rent of income-restricted units for households earning 40% - 80% AMI
$1,130 - $3,370

Estimated average income of a household earning 40% - 80% AMI
$45,400 - $157,500

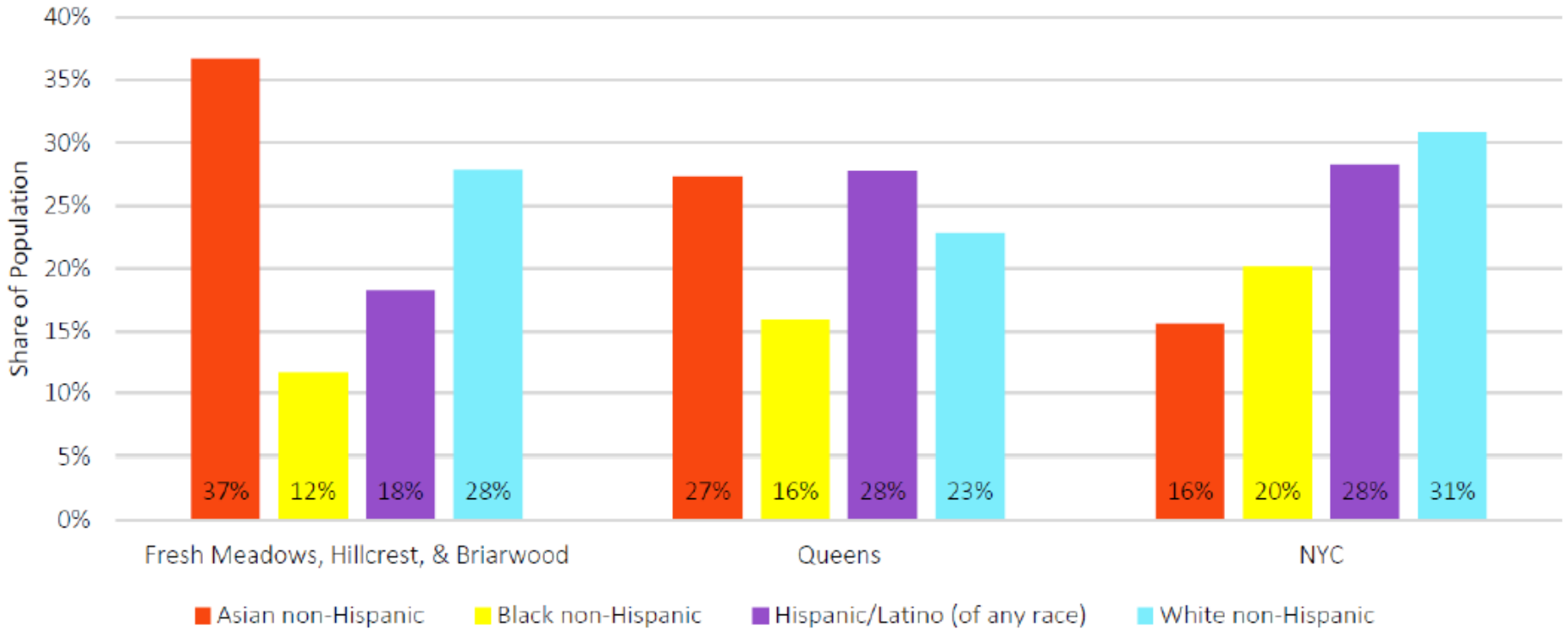
Data From Applicant's Racial Equity Report on Housing and Opportunity

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



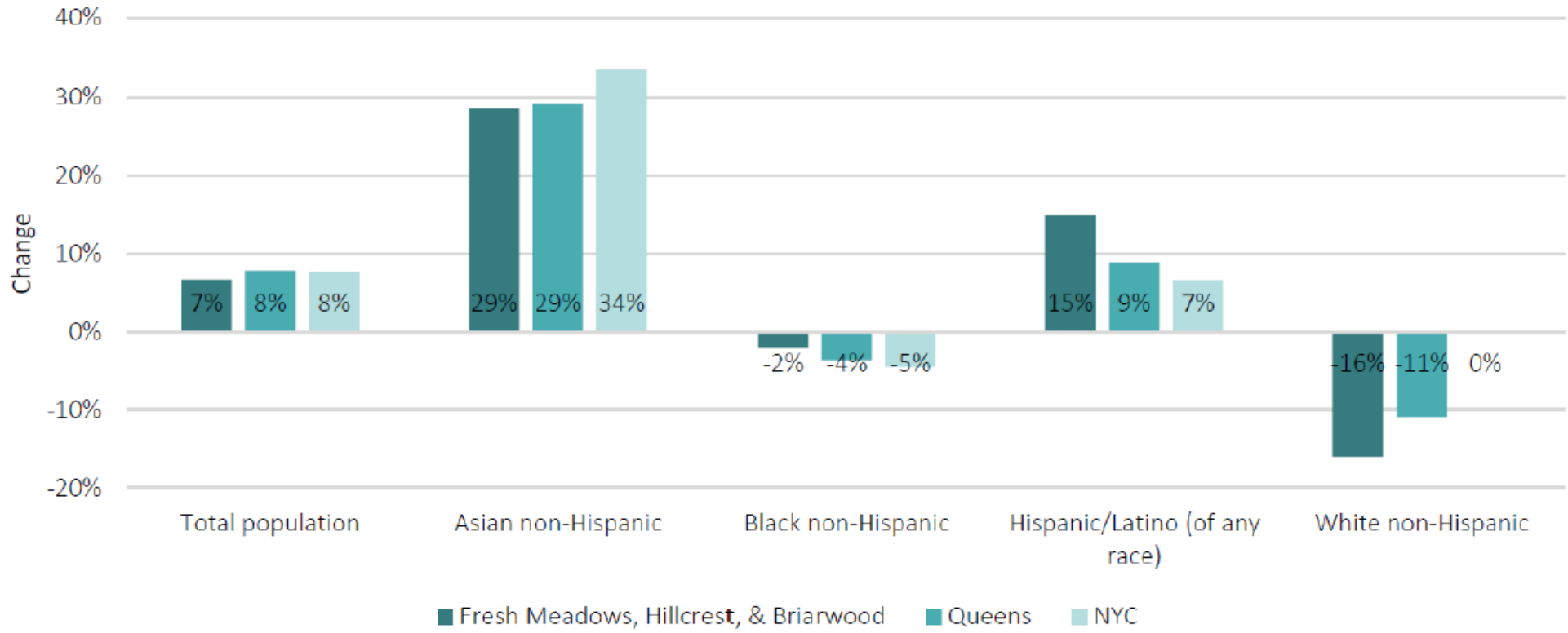
Source: Census 2020; Community Profile Table 1.01

Data From Applicant's Racial Equity Report on Housing and Opportunity

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Conclusion

Actions Requested

- Zoning Map Amendment (ZM)
  - From R6A/C1-4 to R8X/C2-4
  - From R6A/C1-4 to R6A/C2-4
  - From R6A/C1-4 to R6A
- Zoning Text Amendment (ZR)
  - Map MIH options 1 & 2

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Appendix