Project Description
351 Powers Avenue
February 11, 2026

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD" or "Applicant") proposes the following action to facilitate the development of one eight-story new construction building containing approximately 83 affordable rental units, plus one additional unit for a superintendent, approximately 4,264 square feet of community facility space, and replacement parking for the Department of Education ("Proposed Development"). The Proposed Development will be developed on part of Block 2571, Lot 1, located at 351 Powers Avenue, a vacant portion of a currently City-owned site within the Mott Haven neighborhood of Bronx Community District 1 ("Development Site").

HPD proposes the following action:

- Disposition of the City-owned Development Site.

2. Background

The Development Site was originally zoned with an R6 district at the adoption of the Zoning Resolution in 1961.

On August 18, 2022, HPD issued a Request for Proposals ("RFP"), which invited developers to submit proposals for affordable residential and/or mixed-use development on the Development Site. The Development Site is a vacant portion of a City-owned lot currently used by the faculty of the adjacent DOE schools as parking. The goal of the RFP was to achieve much needed affordable housing and other improvements for the local community through high-quality housing development.

This project has been selected to be part of the Mayor's Office of Climate and Environmental Justice's ("MOCEJ") cohort of Local Law 41 2021 pilot projects which will apply resiliency design principles in accordance with the NYC Climate Resiliency Design Guidelines ("CRDG"). These guidelines aim to ensure new City-financed infrastructure and public facilities are prepared for the worsening impacts of climate change due to exposure and vulnerability to current and future climate hazards.

3. Description of Development Site

The Development Site consists of a City-owned, mid-block parcel at 351 Powers Avenue (Block 2571, p/o Lot 1). The Development Site is an approximately 17,461 square foot rectangle with approximately 175 feet of street frontage along Powers Avenue and a lot depth of approximately 99 feet. The Development Site is currently vacant and utilized for parking by the adjacent DOE schools.

The site is zoned R6. R6 districts are medium-density residential districts mapped in much of the Bronx. The floor area ratio ("FAR") and height and setback regulations are determined based on whether the building is a standard residence or qualifying affordable housing or qualifying senior housing. The maximum allowable FAR in R6 districts for standard residences range from 2.2 on a narrow street to 3.0 within 100 feet of a wide street. An FAR of 4.8 is permitted for community facilities. For buildings providing qualifying affordable housing or qualifying senior housing, the maximum residential FAR is 3.9. Under standard residences regulations, the base height ranges between 30 and 45 feet on a narrow street and 40 and 65 feet on a wide street before the building needs to set back. The maximum building height is 55 feet on a narrow street and 75 feet on a wide street. The maximum base height for qualifying affordable housing or qualifying senior housing is 65 feet and the maximum building height is 85 feet on a narrow street and 95 feet on a wide street.

4. Description of Proposed Development

The Proposed Development will be an eight-story building containing approximately 83 affordable rental units and one additional unit for a superintendent for approximately 66,241 square feet of residential floor area, and approximately 4,264 square feet of community facility space for a theater and workforce development training center. The Proposed Development will have a lot coverage of approximately 9,814 square feet and a total FAR of 4.04. The building will rise to a base height of approximately 65 feet and an overall height of approximately 85 feet. The Proposed Development will include a rear yard, two community rooms and a 7th floor amenity terrace for residents. Approximately 30 parking spaces will be provided to replace existing parking for the adjacent DOE staff. The Proposed Development will be a fully electric building built to Enterprise Green Communities standards and designed with Passive House principles.

5. Actions Necessary to facilitate the Project

The proposed actions include:

Disposition of City-Owned Property:

The Development Site (Block 2571, p/o Lot 1) will be conveyed to a sponsor selected by HPD that is organized exclusively to develop a housing project for persons of low income.