



2026 ULI NEW YORK AWARDS *for* EXCELLENCE *in* DEVELOPMENT

GMDC Brownsville Industrial Center/Bridge Rockaway - Brooklyn, NY

Developers: Greenpoint Manufacturing and Design Center, The Bridge Inc.

Architect: Think! Architecture + Design

Public Agency Partners: New York City Economic Development Corporation, New York City Department of Housing Preservation and Development, New York Empire State Development Corporation, New York State Office of Temporary and Disability Assistance, New York State Community Homes and Renewal

Taking on an unprecedented model for mixed-use buildings, GMDC's first new construction project is also a first-of-its-kind in New York City, combining light manufacturing with affordable housing within one structure. The 214,000-square-foot development in Brownsville comprises 174 affordable and supportive housing units, 2,300 square feet of community facility space, and 39,000 square feet of multi-tenanted manufacturing space located on the ground floor of the building. The residential development consists of two towers separated by an 11,000-square-foot courtyard garden accessible to building tenants. 87 affordable housing units are income-targeted to those earning between 30 and 70 percent of Area Median Income, and 87 units with on-site supportive services are set aside for veterans, seniors, and other individuals struggling with homelessness. Key design features in the manufacturing space include a shared spray booth, off-street loading docks, and vibration, odor, acoustical, and vapor barriers, ensuring that both residential tenants and industrial businesses can operate and live comfortably without interruption. The building was built to Enterprise Green Communities criteria and is equipped with energy efficient lighting and HVAC as well as water saving plumbing fixtures. A detention tank on site and multiple bioswales in the tree pits on the sidewalk of the building help to absorb rainwater relieving pressure on New York City's combined sewer system. Bridge Rockaway stands out as an exceptionally well-designed, high-impact, and replicable development that redefines how industrial and residential uses can not only coexist but reinforce one another.