



The Bridge, Mega Development and Greenpoint Manufacturing and Design Center break ground on Bridge Rockaway

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Brooklyn, NY The development team of The Bridge, Mega Development and Greenpoint Manufacturing and Design Center (GMDC) broke ground on Bridge Rockaway, a new mixed-use development in the Brownsville neighborhood.. The project will deliver 174 units of affordable housing, including 87 units of permanent supportive housing for formerly homeless New Yorkers, as well as 11,000 sf of open green space. The project features a 40,000 s/f light manufacturing facility, creating affordable space for manufacturing businesses and supporting up to 35 new jobs. The project will be completed and occupied by 2025.

The Bridge will own and operate the residential component and GMDC will own and operate the ground floor light manufacturing space, under a condominium arrangement. The Bridge will have office space and provide onsite case management services for the formerly homeless tenants. The building will include 24/7 front desk coverage and a rich array of amenity spaces. The general contractor, Mega Contracting, will be partnering with Building Skills NY and coordinating with HireNYC and other community-based organizations to maximize local and MWBE hiring opportunities.

The project was made possible with financing and support from:

U.S. Small Business Administration
New York State Empire State Development
New York State Housing and Community Renewal
New York State Office of Temporary and Disability Assistance (Homeless Housing and Assistance Program)
New York City Department of Housing Preservation and Development
New York City Industrial Development Agency
New York City Neighborhood Capital Corporation
Capital One
Chase
Citibank
Enterprise Community Loan Fund

Enterprise Community Investment
LISC NYC
National Grid
New York City Acquisition Fund
Partnership Fund for New York City
The Richman Group

“We are thrilled to be part of this pioneering project that we hope provides a new model for affordable housing and economic development” said Hercules Argyriou, of Mega Development and Mega Contracting Group. “We are very fortunate to have partnered with the Bridge and GMDC to make this concept a reality. We are also grateful to our public partners, particularly at DCP, HPD and HFA, for working with us through all of the complexities of this project. It has been truly a great example of successful public and private collaboration.”

“The Bridge is pleased to be part of this important project that will, for the first time in New York City, offer affordable and supportive housing for families and formerly homeless adults and affordable light manufacturing spaces for local entrepreneurs” said Susan Wiviott, Bridge CEO. “Bridge Rockaway will create new homes, jobs, and green spaces in a safe and healthy environment for those who live, work, and play here.”

“GMDC is particularly proud of our Brownsville initiative,” said Brian T. Coleman, CEO. “Not only does this project replicate our decades old model of creating quality modern facilities for small manufacturers, but it also goes a step further, developing a new model with The Bridge to bring together two disparate uses, in a successful manner. We hope that this project will serve as a model for the future as we seek out ways to fulfill our mission in a very expensive and competitive real estate market.”

“I’m happy to see this unique project move forward, one that thoughtfully and safely combines deeply affordable housing and nonprofit industrial space within the same building. Innovative public-private partnerships like this help push the boundaries on ways to connect New Yorkers to affordable homes and economic opportunity at once,” said Dan Garodnick, Director of New York City Department of City Planning.

“As a part of the Brownsville Plan, HPD engaged the community to understand local needs and priorities, including a desire to connect residents to jobs and job training, coupled with affordable housing investments. Bridge Rockaway does just that. It brings jobs and affordable housing to the Brownsville community,” said HPD Commissioner Adolfo Carrión Jr. “Thanks to The Bridge, Mega Development, and GMDC for this thoughtful and creative mixed-use affordable housing and manufacturing development model. We look forward to the ribbon cutting celebration!”

“The Bridge Rockaway development breaks important new ground as the first project in New York City to combine housing and manufacturing jobs under one roof,” said Maria Gotsch, President and CEO of the Partnership Fund for New York City. “It will hopefully serve as a model for future

developments that address the city's pressing need for more affordable housing, homeless services and manufacturing jobs. We are proud to partner with GMDC for a fifth time to ensure smaller manufacturers have an opportunity to remain and flourish in the city."

"Mayor Adams is focused on increasing housing for our most vulnerable, while ensuring small businesses have the opportunity to grow and thrive in every neighborhood throughout the city," said New York City Economic Development Corporation (NYCEDC) President and CEO Andrew Kimball. "NYCEDC is proud to have supported the development of Bridge Rockaway in Brownsville, and thanks partners, GMDC, The Bridge, and Mega Development for working with the City to support a more inclusive recovery for all."

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