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Leggat McCall and BentallGreenOak top-off The Smith

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Boston, MA Leggat McCall Properties, along with their joint venture partner BentallGreenOak on behalf of its U.S. Core Fund, management company, Greystar, and general contractor Suffolk Construction, recently celebrated the topping-off of 'The Smith'. The Smith is set to open in spring 2020.

The development and construction teams ceremoniously raise the last beam on the first building, which will include 299 units. This milestone signals the momentum of construction currently underway for the mixed-use residential project, which will in total bring 650 apartment units, including an on-site affordable component, distributed over three buildings.

These apartment homes will have premium fixtures and amenities, and location with proximity to some of the best restaurants in the city. Approximately 650 homes will host a range of living options, including studios, 1, 2, 3 bedrooms, and 29 penthouses, all with modern layouts and high end finishes. The development will have amenity spaces, including a roof deck pool with 360-degree city views, private and public courtyards with greenspace, skylounge, fitness and yoga rooms, fire features, a pet wash and run, co-working/ work from home and entertainment spaces.

The Smith – named for the South End's artisan and industrial history in the area south of Washington St. – will also bring 76,800 s/f of new and renovated office space, and roughly 19,700 s/f of retail and cultural spaces on the ground floors of the buildings to serve the residents, as well as the surrounding neighbors.

Of the 3.1-acre site, 36% will be open space, including a portion dedicated to public park use, and improved thoroughfares and sidewalks that will enhance the way people move in and around the site, creating better access to the surrounding neighborhood.

As part of the retail options available at The Smith, designated cultural spaces will create an opportunity to embrace the vibrant artist community, as well as other unique and historic industrial attributes derived from the South End. The objective is to activate the public realm and provide an amenity that serves the wider neighborhood. The cultural space can be programed for a variety of creative and/or civic uses, and the development team and the Boston Planning & Development Agency (BPDA) are currently working on an RFP to identify the best use for this space.

The Smith sits amid the resurgence of the Harrison-Albany corridor – expanding upon the activity happening throughout the vibrant South End. While the rental apartments will support the South

End's continued growth, the development team is looking forward to bringing the South End an extended sense of community.

"The Smith will create substantial public open spaces, which was identified as a neighborhood desire throughout the community process, and new street-level retail that will greatly improve the pedestrian experience." said Sam Reiche, vice president at Leggat McCall Properties. "Our team is excited to hit this next milestone. We thank the city, the South End community, and the entire project team for their input and continued collaboration on The Smith."

The site was purchased from the Boston Medical Center in 2014. The design by CBT intends to complement the existing buildings in the neighborhood, and will be targeting the Silver level under the Leadership in Energy and Environmental Design (LEED).

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