



## **Meltzer/Mandl Architects completes 116,000 s/f mixed-use complex at 75 Smith Street in Brooklyn**

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Meltzer/Mandl Architects has completed the design of The Smith, a new 13-story, mixed-use complex at 75 Smith St. in Brooklyn's Boerum Hill neighborhood, according to Marvin Meltzer, president of the firm. Boymelgreen Developers is the developer of this 116,000 s/f project.

The Smith, bordering Smith St., State St. and Atlantic Ave., comprises a 93-room hotel (floors 1-4), 50 residential condominiums (floors 5-13), 1,100 s/f of medical offices, and retail space fronting the Atlantic Ave. side. The condominiums are primarily two-bedroom homes, with the 12th floor residences consisting of duplexes with rooftop terraces. The property also features parking for 64 vehicles and below-grade storage.

"Through the creative massing of transferable development rights from contiguous lots, we were able to design a significant building that not only responds to the surrounding neighborhood, but provides the community with an array of uses," said David Stuart, AIA, project director at Meltzer/Mandl.

"The Smith's exterior is composed of a brick and panelized facade. It steps down to four stories along its State Street frontage, a gesture toward the surrounding neighborhood of brownstones and contemporary townhouse-style buildings."

The Smith's project team also included: Alisa Construction as the general contractor, Dagher Engineering PLLC as the MEP engineer, and GACE Goldstein Associates Consulting Engineers, PC as the structural engineer.

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