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## **Henbart designs housing, retail and offices for prime Ballard site**



Courtesy Studio Meng Strazzara

**The project team is planning two shorter buildings instead of one large structure, with 80 apartments and small spaces for urban businesses.**

Henbart LLC decided to go for a unique design as soon as it started planning a mixed-use project at 5601 22nd Ave. N.W. in Ballard.

The site is near three Ballard landmarks — old and new: Greenfire Campus, Ballard Commons Park and the historic Ballard Library.

The two-building complex will have 80 apartments, four large townhouses, 21,000-square-feet of office space, underground parking and 21,000 square feet of retail on a .7-acre site.

The first big decision was to have two small buildings — six stories for one and five stories for the other — instead of a single big one. Mark Craig, president of Henbart, said this will create space for courtyards and landscaped areas that give the project a “campus feel.”

Craig would not reveal the project cost, but said doing two buildings instead of one “won’t double the price tag, but it does add incrementally to the overall development cost.”

Craig said Henbart plans to own the complex for a long time so it’s worth the extra cost.

Craig said Henbart is talking to Bartell Drugs, which has a location on the site now, about putting a 14,000-square-foot store into the new project. Henbart brought in Scott Shapiro of Eagle Rock Ventures, who developed Melrose Market on Capitol Hill with Dunn + Hobbes, to help plan and lease the remaining retail space. Craig said he envisions something like Melrose Market on his site, with small spaces for different types of urban businesses.

Studio Meng Strazzara is the architect and W.G. Clark Construction Co. is providing pre-construction services.

Construction is expected to begin in the first quarter of 2015, and completion is set for June 2016.

The design team decided to make the north building shorter to minimize the impact on Ballard Commons Park.



“The northern building erodes down to the park and also takes into consideration the sun angles,” said Charles Strazzara of Studio Meng Strazzara. “Both buildings are set back in order to create more pedestrian space for lingering and gathering.”

Office spaces will range from 1,200 to 1,800 feet. Craig said they will appeal to small tech or creative companies that want new space in Ballard.

Each floor will have bike storage space near the elevator, and both buildings will have rooftop decks. Craig said other amenities are still being designed.

The two-bedroom townhouses will face the park. Craig said he expects a diverse group of renters because he has different sizes and layouts.

“We know there are a large number of units being delivered in the Ballard market,” Craig said. “(The mix of units and uses) allows us to diversify the product.”

Henbart LLC develops and manages commercial properties in the Seattle area and Spokane, and owns retail, mixed-use, office and medical space.

Craig said he sees the Ballard complex as a prototype for future Henbart projects.

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