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Henbart LLC Debuts Innovative Design for a New Mixed-use Project Set in Ballard's Central Business District

Seattle WA., March 25, 2014 – Henbart LLC announced today their development plans for an innovative mixed-use development located at NW 56th and 22nd Avenue in the urban center of Ballard.

The project will be a six and five story, highly mixed-use site with two contemporary, companion buildings featuring 80 distinctive apartments, 4 townhomes that front Ballard Commons Park and approximately 21,000 sf. of loft style office space and 21,000 sf. of retail along 22nd Avenue. The northern building across from Ballard Commons Park will be primarily residential with two floors of office space showcasing how smart planning and technology can create shared areas for both uses. The project will include underground parking with stalls dedicated for office, retail and residents along with electric charging stations.

“This is an ideal site to promote an emerging theme on the traditional mixed-use building by purposefully combining uses and spaces,” said Mark Craig, President of Henbart LLC. “Rather than maximizing the site with a traditional box design we created two buildings that respond to their adjacencies with an artistic and highly amenitized approach.”

Designed by the Seattle architectural firm, Studio Meng Strazzara, the project will showcase how you create connectivity between residential, office and retail.

“Henbart came to us with two specific goals in mind, stated Charles Strazzara,” Principal at Studio Meng Strazzara. “First, Henbart wanted a design that differentiates itself from the typical market with two buildings rather than a mega building. We were asked to design a project that relates to the site’s edges and adjacencies. For example, the northern building erodes down to the park and also takes into consideration the sun angles. And both buildings are set back in order to create more pedestrian space for lingering and gathering. The second goal was designing creative, collaborative mixes of uses.”

“We are working with a client who has a long-term vision for the site and is willing to invest in great spaces. I think this project is a prototype for mixed-use sites, not just mixed-use buildings,” concluded Strazzara.

To achieve this collaborative mix, the project is comprised of two buildings coupled by a central lobby to create an architecturally distinctive design with modulation on the exterior elevations and clear connections between the retail, office, and residential components.

“Technology enables us to mix multiple users with the same building cores and functions. For example, card keys can allow for universal design features such as shared bike lockers on each residential floor, access to the roof-top garden and amenity spaces for office workers and residents alike. Multiple users is what activities the space so it becomes a truly connected environment,” said Craig.

The interiors will offer loft style retail, office and modern mid-rise living. The apartments and townhomes are designed to attract both young people as well as established professionals looking for an urban lifestyle in a desirable, walkable neighborhood. There will be a mix of studio, one-bedroom and two-bedroom units with an emphasis on two bedroom units and larger than average one bedroom units in the northern building.

The office spaces will range from 1,200 sf. to 1,800 sf. for smaller firms or start-ups that want to be located in Ballard. “There are very few boutique, class A office options in Ballard. We think our loft-style design and mix of uses will be in demand,” stated Craig.

Still early in design, each building will feature multiple levels of landscaped view terraces and community common areas along with amenity spaces. “We are still refining the common areas but they will be designed to be used throughout the day and evening by office workers and residents. Building connections is a central theme throughout the design,” concluded Craig.

About Henbart LLC

Henbart LLC offers over a century of combined experience in ownership, management and development in Greater Seattle. Our success is measured by the quality and character of our properties, with the ability to hold assets long-term and maintain hands-on management. We focus on urban in-fill residential, retail and commercial projects that are vibrant and relevant to our Northwest neighbors.

Attribute Renderings to Studio Meng Strazzara

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