

# My Ballard

## Developers release design for mixed-use structure at current Bartell's site

Posted by Danielle Anthony-Goodwin on March 31st, 2014

Seattle developer Henbart LLC announced plans for the mixed-use development set to be constructed at the current Bartell's site (NW 56th St and 22nd Ave NW).

The My Ballard team initially covered the announcement of the development when the design review meeting was held in December last year.



Henbart LLC announced that the project (design pictured above) will be a six and five story, mixed-use site with two contemporary, companion buildings featuring 80 apartments and 4 townhomes. The property will 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 that will be constructed across from Ballard Commons Park will be primarily residential, with two floors of office space. The project will also 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.”

The project is designed by the Seattle architectural firm, Studio Meng Strazzara, and aims to showcase the creation of connectivity between residential, office and retail.

“Henbart wanted a design that differentiates itself from the typical market with two buildings rather than a mega building. We are working with a client who has a long-term vision for the site

and is willing to invest in great spaces,” says Charles Strazzara,” Principal at Studio Meng Strazzara.

According to a press release written by Henbart, the two building option was decided on to achieve the collaborative mix between retail, office, and residential components while connecting them through a central lobby.

The property is set to showcase unique features including card key activated bike lockers on each residential floor and a roof-top garden.

The interiors are set to offer loft style retail, office and modern mid-rise living. According to the press release, the apartments and townhomes are designed to attract both young people as well as established professionals looking for an urban lifestyle within a walkable neighborhood. There will also be a mix of studios, one-bedroom and two-bedroom units throughout the residential section of the buildings.

In terms of office spaces, they will range from 1,200 sf. to 1,800 sf. for smaller firms or start-ups that are keen 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.

The project is still in the early stages of its design, however, architects are keen to have each building 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.