



Henbart LLC wins MFE Green Project of the Year and NAIOP Mixed-Use Development of the Year for The Commons at Ballard

Green Project of Year at the 2017 Multifamily Executive National Awards Mixed-Use Development of the Year at 2017 NAIOP Night of Stars Awards

Seattle, WA., November 15, 2017 – Henbart LLC, a Seattle-based real estate development and management firm, today announced that The Commons at Ballard, a mixed-use 84 unit apartment residence, won the Multi Family Executive (MFE) Award for best Green Project of the Year and was named best Mixed-Use Development of the Year by the Washington state chapter of commercial real estate industry trade group NAIOP. The Commons is also Ballard's first LEED platinum community.

When planning The Commons at Ballard, Henbart LLC wanted to create a prototype for green design and built-in connectivity between retail, office and residential tenants.

"We couldn't be more pleased with these two awards. This was our first mixed-use community, so we wanted to do something special," said Mark Craig, President of Henbart LLC. "We wanted to create a prototype for programming sustainability and connectivity in commercial development. The site was ideal for combining uses, spaces and promoting green building practices."

The lot has a three-sided frontage, so the designers prioritized incorporating the patterning language of the surrounding blocks. Rather than maximizing the site with a traditional box design they created two buildings that respond to their adjacencies and focused on developing a unique property in terms of uses, quality and amenities.

Designed by the Seattle architectural firm, Studio Meng Strazzara, the project has successfully demonstrated how to create connectivity between residential, office and retail uses while incorporating long-term sustainability measures.

Sustainable elements include green roofs, electric charging stations and the incorporation of recycled materials. To reduce the demand on utility-provided electricity, photovoltaic panels were installed to cover 3.4% of the yearly electrical costs. More than a quarter of the site was restored with vegetation and landscaped terraces featuring drought-resistant plants and a 20,000-gallon rainwater-collection-and-reuse system to meet 100% of the building's irrigation needs.

The interiors 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.

The interiors, designed by Robin Chell Design, reflect a luxurious step up from typical mid-rise product. The units are designed with ample storage, including custom closets, pantries and built-in closet wall systems. Two-bedroom units have gas fireplaces, and most units have balconies. Bathrooms have tiled shower surrounds and illuminated mirrors. Additionally, all units have air conditioning — a rarity in the mid-rise market.

The Commons at Ballard also features a large multipurpose sky lounge, two rooftop decks and a pet area. The sky lounge has a large kitchen and bar with liquor storage lockers for residents, as well as banquette style seating and an impressive indoor/outdoor fireplace. Velvet drapes frame the entrance to the separate media room, where gamers and movie lovers can host private events. The building also has secured, illuminated bike storage rooms on each residential level.

Opened in 2016, the office and retail spaces are fully leased, and the apartment homes are reportedly attracting tenants from several relatively new downtown high-rises. Tenants are said to be drawn to the high-quality finishes, boutique scale and on-site amenities, as well as to the building's location.

Project Details

Location: 5621 22nd Ave. NW, Seattle

Developer: Henbart LLC

Architect: Studio Meng Strazzara

Builder: W.G. Clark

Opened: November 2016

Number of units: 84

Unit mix: Studios and one-and two-bedrooms

Rents: \$1,018 to \$4,395

