

Photo tour: Youngstown Flats in North Delridge, midway through

AUGUST 20, 2012 11:18 AM | 2 COMMENTS |
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What will be Delridge's biggest apartment building when it's finished is halfway to completion. [Youngstown Flats](#) is a block away from the park where we took the top photo at its booth during Saturday's [Delridge Dayfestival](#); [Maria Barrientos](#) (left) and [Nicholas Ames](#) (with community member [Nancy Folsom](#)) were there to solicit opinions about the street-end pocket park that's become part of the project even though it's not on the site.

Days earlier, we viewed that site from Youngstown Flats itself – its improvements are yet to come, so it still resembles a simple grassy space along the street:





Our photo tour, ahead:

It's been a year since we [first reported the 26th/Dakota project had been revived](#), and was about to begin construction, under new ownership ([story here](#)). The work [started last fall](#).

The six-story building got its land-use permit [way back in 2005](#), when it was planned as condos, then stalled. It was previously known as **PortVue** (still reflected in [the primary investor's announcement of financing last year](#)) and the rooftop view from our tour shows why:



Back at ground level, our tour – guided by project-team member **Steffenie Evans** of developer **Legacy Partners** started on the north side of the site, where an 1,800 square-foot dog run will span along the side of the building, complete with irrigated turf and boulders.



A dog-washing station will be just off the run so residents can clean up their pets before heading back in. Also at ground level, there will be two floors of parking, with entrances from both 26th and Dakota.



Because of the site's slope, both levels are technically above grade, though the lower level seems "underground" while you're inside the building - at least at this stage of construction.

The lobby is off the main entrance, facing 26th.



It will feature a floor-to-ceiling fireplace, commissioned artwork, a lounge with a boardwalk (made of stone that mimic wood planks), and some sort of parlor game (most likely shuffleboard or pool, Evans says).



A fitness room, package and mail rooms, offices, and a theater will be just off the lobby. There will also be an area for bike storage.

Near the main entrance will be the courtyard with trees and landscaping.



Some apartments will look down onto the courtyard, while others will have private patios just off it.

Twelve live/work units (designed for those with small home-based businesses) will be on the lower floors, with entries off 26th or Dakota.



Commercial-designated spaces have also been planned off the lobby, though Evans says they're staying flexible on how those spaces might be used – more live-work is a possibility.

Various unit sizes will be available, including one bedrooms, two bedrooms, and extra-large two bedrooms with dens that could be used as a third bedroom. All have been designed with large windows to let in light and take advantage of the views – especially to the north, where, as shown earlier, the port and downtown are easily seen. The corner units have the most space, with large corner windows in the main living areas.



Youngstown Flats is already marketing the variation in views – some units look out over treetops:



A rooftop deck will take maximum advantage of what's visible in all directions. (We didn't walk right up to the edge, but you can get a sense even from the middle of the roof.)



A walkway of raised pavers will lead through trees (yes, trees on the roof), gardens, landscaping, barbecues and seating areas. Atop the roof will also be the Sky Lounge, an indoor dining area complete with chef's kitchen and large windows opening onto the deck:



Youngstown Flats is expected to be complete in spring of next year.

EDITOR'S NOTE: Thanks to WSB summer apprentice **Callan Carow** for her help on this story. Callan, a West Seattleite and 2012 graduate of **Garfield High School**, is headed off to college this week, and we wish her the best of luck!

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