

# WEST SEATTLE BLOG

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West Seattle development: 'Cooper at Youngstown' construction about to start in North Delridge



Developers of the revived/resold 26th/Dakota project came to last night's [North Delridge Neighborhood Council](#) meeting at Dragonfly Pavilion with a few big updates.



*(From left, NDNC's Kirsten Smith, Michael Taylor-Judd, Diane Vincent, developer Maria Barrientos, NDNC's Amanda Leonard)*

Maria Barrientos from [Barrientos LLC](#) said construction would start on the project (whose revival [was first reported here a month ago](#)) in a matter of days. (Also present was a rep from primary developer Legacy Partners, but Barrientos led the discussion.) And she revealed the 190-apartment building (designed years ago as condos, but then the market changed) now has a name: **Cooper at Youngstown**. (It's close to the historic **Cooper School**, which in turn is now home to [Youngstown Cultural Arts Center](#).) This morning, as we were writing this story, a news release announcing the impending construction arrived. Read on for more of what Barrientos had to say last night, plus that news release:

If you have passed the site lately, you know the construction trailer has been in place for a few weeks. Barrientos said they had hoped to have started construction by now, but they were awaiting a final confirmation on construction costs. "We will start in the next few days."

In addition to the information they had shared with the North Delridge Neighborhood Council earlier this summer - part of our original report on the project - she said they have been talking with residents in the area around the project, and distributing a flyer. They hope to have a full website up soon, but for now, there's a page on her site - [see it here](#) - with the project rendering distributed this morning.

The site has had permits for years, so this has not had to go through another round of Design Review or other approvals; the major change is that it was envisioned by its original owners as a condo project, but now, given the market, it will be built as apartments. But the units still are larger than most apartments, including some with two bedrooms, a den, and two and a half baths, so Barrientos acknowledged they may wind up marketing to families, as other developers in this area have said they get inquiries from families but don't have units large enough.

They also are continuing to work on the site's potential connection to the Longfellow Creek area, through an unimproved strip of city right-of-way that could provide a connection. They will be meeting with SDOT about that, Barrientos said, starting in the middle of next month, but are hoping for a "parallel process" discussing possibilities with the neighborhood.

The developers also are looking for community comments/help on what could go into two commercial spaces that will be part of the project, in addition to several "live-work" units. As the topic of fresh-food availability comes up often in supermarketless Delridge, they already are set to talk with Delridge Produce Cooperative. And one other space in the building is in search of a mission - one near the Dakota-side residential entry, which could serve the needs of families moving into the building (tricycle

storage? craft room? were among the suggestions). The plan already includes a bicycle-storage area, bike-washing facilities, and for pet owners, dog-washing facilities.

Construction of Cooper at Youngstown will take about a year and a half, she said. The developers plan to have a booth at Delridge Day this Saturday (11 am-3 pm at Delridge Community Center), and are eager to meet community members, and answer questions/hear comments about the project.

Here's the just-received news release, with more specifics:

*Legacy Partners Residential, Inc. today announced Cooper at Youngstown, a new apartment community in Youngstown, a neighborhood of the north Delridge hamlet in West Seattle.*

*Situated in an established and energetic neighborhood, Cooper at Youngstown will buck the trend of going smaller by building larger, two bedroom and two bath units at comparable rents to smaller apartment homes.*

*Located at 4040 26th Avenue SW and Dakota SW, the new development will include 183 spacious open one bedrooms, one and two- bedroom apartments with cityscape views in addition to ten, at-grade live/work lofts. The at-grade live/work units will integrate the project into the single-family, residential neighborhood of Youngstown. Youngstown is located in the Delridge community which is home to acres of open space, parks and recreation and the Youngstown Arts Center, a cultural hub of West Seattle.*

*Cooper at Youngstown will take advantage of all the local amenities. One-block from Longfellow Creek, blocks from the start of the five-mile Alki Beach linear park and the West Seattle Golf Course, and only ten minutes from downtown on the new commuter bike trail, bus rapid transit or passenger ferry- it's an urban location within minutes to downtown Seattle with immediate access to outdoor amenities.*

*The project is being developed by Legacy Partners. The AFL-CIO Building Investment Trust is providing all of the financing for the project. The Trust is managed by PNC Realty Investors, an affiliate of PNC Bank. The site has sat vacant and fenced for the past five years and news of the project has been met with welcoming local support.*

*“Cooper at Youngstown will be a unique residential community,” said Kerry L. Nicholson, Senior Managing Director of Legacy Partners Residential. “The location is surrounded by numerous outdoor amenities all within walking distance, is one hundred yards from a 58,000 full service athletic club, and will feature larger than average unit sizes that take advantage of the amazing city and Elliott Bay views. The average home at the project is 823 square feet, compared to similar projects in the community which average 700 square feet. This extra space comes in the form of more one-bedroom homes with dens and two-bedroom, two-bathroom homes which are currently hard to find available in West Seattle.”*

*“In this instance, we are bucking the trend to decrease the size of apartment homes to maintain affordability, but our research indicates there’s a higher concentration of couples in West Seattle. This under-served group of renters wants a bit more space with more options - room to entertain, the ability to work from home and enough space to live with both two and four-legged friends.”*

*PB Architects designed the multi-family development and are working with Legacy to identify opportunities in which the previous design can be enhanced to connect with the surrounding neighborhood and its outdoor spaces and arts and culture.*

*barrientos LLC is providing development services support on this project. Other team members are:*

- General Contractor: Absher Construction Company*
- § Structural engineer: Yu & Trochalakis, PLLC, Seattle*
- § Civil engineer: KPFF, Seattle*
- § Landscape architect: Hewitt, Seattle*
- § Interior design: Robin Chell, Seattle*
- § Energy consultant: Patrick Hayes, Seattle*
- § Water proofing consultant: BEE Consulting, Seattle*

*The Cooper at Youngstown development is:*

- § Five and partial six stories*
- § Two level underground garage with two entrances/ exits*
- § 247 parking spaces*
- § 2 bedroom units with 2-1/2 full baths plus den*
- § 2 bedroom units with 2 full baths*

*§ 1 bedroom units with 1.5 bath and den*

*§ 1 bedroom units with 1 bath*

*§ Open 1 bedrooms*

*§ 10 x live/work units with 1.5 baths*

*Fully permitted and construction will begin shortly*

*Larger than average unit sizes at comparable rents*

*§ Amazing views of Puget Sound, downtown Seattle and the Space Needle*

*Easy access to the West Seattle Bridge, West Seattle Passenger Ferry, commuter bike paths and bus lines. King County's Bus Rapid Transit (Rapid Ride) service is scheduled to begin in 2012 with a stop located two blocks from the project. Residents can travel downtown in 10 minutes.*

*Proximity to open space and recreation areas - Longfellow Creek , Camp Long, West Seattle Golf Course, Delridge Playfields, the beaches and paths of Alki, 58,000sf All-Star Fitness Center*

*Rooftop deck and sky lounge with panoramic views of the sound and the city*

*Rooftop "p-patch" for residents' gardens*

*Living "green roof"*

*Large floor-to-ceiling windows that provide abundant light in each space*

*Separate, large, well-lit, and secure bike storage with maintenance station*

*Ground level dog run and dog wash station for residents' pets*

*7.1 Dolby surround sound theater room with gaming systems*