



Image courtesy Mithun

## Mueller plans 387 apartments

Seattle-based JC Mueller LLC plans three apartment projects in the Central District/Capitol Hill area.

The firm intends to build 95 units at 2051 E. Madison St. The project was designed by Mithun and will have about 6,500 square feet of retail. It will be next to the Summit at Madison Park, a large apartment complex that includes a Safeway store.

Also adjacent to the Summit, JC Mueller plans a 200-unit project with about 9,000 square feet of retail at 2026 E. Madison St. Weinstein A|U is the architect.

Mueller is also planning a 92-unit project at 2203 E. Union St. Mithun designed this complex, which will have about 4,000 square feet of retail.

Jim Mueller, the firm's managing partner, said the total cost for all three projects is approximately \$100 million. They all have master-use permits, he said.

Construction will begin "when the financial markets settle down," Mueller said. "Same as everybody else. It depends on the financing."

He said he envisions the area around 22nd Avenue East and East Madison becoming a neighborhood destination "where people would do their dining, shopping, drinking, coffee-ing, as well as their living. That intersection will be a cool spot."

The area has easy access by transit and car to downtown Seattle, the University District and the Eastside he said, and people can walk to downtown.

His firm decided to go with apartments, having foreseen the downturn in condo sales locally, Mueller said.

"We knew that condos were going to be bad years ago," he said.