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U District, Belltown apartment projects planned

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The Schuster Group, a Seattle development company, unveiled plans for two apartment projects it hopes to start building this year.

The company plans to proceed with the 7-story Muriel's Landing in the University District this fall, and the 12-story Joseph Arnold Lofts in Belltown near the end of this year.

Caron Architecture is designing Muriel's Landing, which will be built on University Way Northeast near 52nd Street. Via Architecture is designing Joseph Arnold Lofts that will be built at the northeast corner of Cedar Street and Elliott Avenue. Both design teams are working in partnership with Steve Cox, an independent architect. When he was Mithun, Cox was lead architect on Mosler Lofts, an award-winning, \$80 million Belltown condo project that Schuster completed in 2007 and sold out before the market soured.

"We're still in the decision process on the general contractor for both these projects," said Schuster Group CEO Mark R. Schuster. He added it's too early to talk about estimated construction costs, financing and pro forma rents.

Schuster plans to pursue Green Globe certification for both projects. "We are bringing a whole new green certification process to the city," he said, noting that the Joseph Arnold will be the first Green Globe-certified residential high-rise in Seattle.

In addition, the lofts project will be on the city's newly designated "green street" on Cedar. Green streets have more open space than traditional streets. Schuster said the project will capitalize on this by locating the building entrance on Cedar.

The 90-unit Muriel's Landing is anticipated to open in the summer of 2012. Schuster thinks the affordable rental rates will attract students, University of Washington staff and others who work in the neighborhood. The property will have a coffee shop, and the developer plans a street-level restaurant. Currently, two small apartment buildings and a single-family home are on the property.

Joseph Arnold Lofts was originally planned as condos. Schuster thinks that the hard-hit downtown condo market has bottomed out, so he could keep it a for-sale project if he waited a year or two to begin building.

"I'd rather get started on a project now than wait," he said, adding that both the Joseph Arnold and Muriel are niche projects in locations where demand for the product types will be strong in the coming years.



Image courtesy of The Schuster Group [\[enlarge\]](#)
The Schuster Group hopes to start construction this year on two apartment projects, including the Joseph Arnold Lofts in Belltown.

Joseph Arnold Lofts will have 135 apartments, and is expected to open in the summer of 2013. It will be an upscale property similar in character to Mosler Lofts.

The property is across the street from RealNetworks' headquarters and about a block from the Olympic Sculpture Park. It will have protected views of Elliott Bay from the sixth floor up. The Joseph Arnold will have resident amenities as well as a coffee shop in the retail space. The project will replace two low-rise office buildings.

The names for both projects continue Schuster's tradition of honoring his family's legacy. Muriel's Landing is named for his late great aunt, Muriel Mosler Brill, and Joseph Arnold Lofts is named for his late father, Joe Schuster. Mosler Lofts was named for Schuster's grandfather and mentor, George Mosler.