Construction

New condo sits on old glass

Journal staff

A bulldozer was used to spread 2,000 cubic yards of crushed glass as structural fill for a Central Area condo project.

Kauri Investments used 2,000 cubic yards of recycled glass as structural fill for the foundation for its Main Street Condominiums at 23rd Avenue and Main Street in Seattle's Central Area. When finished in the fall of 2000, the $7 million project will include 57 residential units, street-level retail and a two-level parking structure.

"Using glass that is non-recyclable because it is made up of mixed colors is not only cost effective, but is also environmentally friendly," said C.J. Shin of Soil & Environmental Engineers. "The material is very advantageous in our climate because it is not sensitive to moisture."

The ground glass was trucked to the site from the Recycle America division of Waste Management of Seattle. The glass was spread and compacted several times to a depth of 12 feet. It was then capped with crushed rock and covered with a concrete slab.

"Our goal with the Main Street Condominiums is to take advantage of as many cost saving opportunities as we can," said Loren Adams, Kauri project manager. "We want these units to be within reach of both first-time as well as down-sizing buyers who want to live close to downtown."

Units will be 500-1,200 square feet and cost $99,000-$300,000. The upper three floors of the six-story wood-frame and concrete building will have views. The lower level units will have patio decks that are as large or larger than the units themselves. The project's 3,800 square feet of retail will be dividable into three spaces that will sell for $100-$150 a square foot.

The project team includes: Johnson Architecture & Planning, architect; Ann Fisher Assoc., interior design; Pacific Comonents, general contractor; Swenson Say Faget, structural engineer; Soil & Environmental Engineers, soil engineer; and Watson Gamble Real Estate Services, sales.

About a fifth of the project's subcontracts went to local minority-and women-owned firms,
including Tabor Electric, WHB Plastering and artist Judith Caldwell. Len Simpson of Len-Can Construction helped coordinate that effort.

Kauri is developing the project as a partnership venture with the Central Area Development Association.