

RESOLUTION NO. 24-1979

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LAKE FOREST PARK, WASHINGTON, AUTHORIZING  
THE MAYOR TO SIGN A RETAINING WALL  
MAINTENANCE AND REPLACEMENT AGREEMENT WITH  
THE WASHINGTON STATE DEPARTMENT OF  
TRANSPORTATION**

---

**WHEREAS**, as part of the State Route 522/NE 145h Stride Bus Rapid Transit Project, Sound Transit will be constructing new retaining walls along the SR 522 corridor that fall within the City of Lake Forest Park; and

**WHEREAS**, the new retaining walls will be owned by the Washington State Department of Transportation's (WSDOT); and

**WHEREAS**, Chapter 12.50, Retaining Walls, of the Lake Forest Park Municipal Code sets out construction and design standards that deviate from the WSDOT standards for retaining walls; and

**WHEREAS**, WSDOT has agreed to deviate from WSDOT's standards for retaining walls in exchange for the city agreeing to perform the required inspections, routine maintenance, and small repairs for the retaining walls; and

**WHEREAS**, pursuant to RCW 47.28.140, the City Council of the City of Lake Forest Park wish to enter into an agreement with WSDOT regarding the new retaining walls.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Lake Forest Park, as follows:

**Section 1. AUTHORIZATION** . The City Council of the City of Lake Forest Park hereby authorizes the Mayor to sign the Retaining Wall Maintenance and Replacement Agreement with WSDOT to allow the construction of new retaining walls along SR 522 for the Stride Bus Rapid Transit Project, in substantially the form attached as Exhibit A hereto.

**Section 2. CORRECTIONS** . The City Clerk is authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

**PASSED BY A MAJORITY VOTE** of the members of the Lake Forest Park City Council this 7<sup>th</sup> day of November, 2024.

APPROVED:

*Thomas French*

Thomas French (Nov 21, 2024 12:54 PST)

Thomas French  
Mayor

ATTEST/AUTHENTICATED:

*Matt McLean*

\_\_\_\_\_  
Matt McLean  
City Clerk

FILED WITH THE CITY CLERK: October 24, 2024  
PASSED BY THE CITY COUNCIL: November 7, 2024  
RESOLUTION NO.: 24-1979

## EXHIBIT A

### RETAINING WALL MAINTENANCE AND REPLACEMENT AGREEMENT BETWEEN WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (GMB 1016) AND LAKE FOREST PARK

This Agreement is between the Washington State Department of Transportation, hereinafter "WSDOT," and the City of Lake Forest Park, a municipal corporation, hereinafter "LFP" individually the "Party" and collectively the "Parties."

#### RECITALS

1. As part of the State Route 522/ NE 145<sup>th</sup> Stride Bus Rapid Transit Project, the Central Puget Sound Regional Transit Authority (hereinafter referred to as "Sound Transit") will be constructing new retaining walls along the SR 522 corridor. A portion of the new retaining walls fall within the limits of LFP.

2. LFP has requested that Sound Transit construct the retaining walls in a manner that deviates from WSDOT's standards for retaining walls.

3. WSDOT has agreed to deviate from WSDOT's standards for retaining walls and in exchange LFP has agreed to perform the required inspections and routine maintenance for the retaining walls as depicted in Exhibit "A", attached hereto.

4. LFP has agreed to inspect and maintain the drainage trench that runs along the top of the retaining walls, as shown in Exhibit "A", attached hereto.

5. LFP has agreed to inspect, maintain, and replace the fencing that will be installed along the top of the retaining walls, as shown in Exhibit "A".

6. THE PARTIES wish to enter into this Agreement set forth their respective obligations for the maintenance, inspection, and replacement of the retaining walls and related drainage trench and fences described within this Agreement.

**NOW THEREFORE**, pursuant to RCW 47.28.140, the above recitals that are incorporated herein as if fully set forth below, and in consideration of the terms, conditions, covenants, and performances contained herein, and the attached Exhibit which is incorporated and made a part hereof, It Is Mutually Agreed as Follows:

#### **1. COOPERATION**

The Parties agree to work cooperatively to ensure that the right of way and any improvements are maintained to function as designed. The Parties shall meet on an as needed basis to discuss their respective maintenance obligations, the functioning of the improvements, and this Agreement.

#### **2. PURPOSE**

2.1. The purpose of this Agreement is to establish each Party's respective responsibilities for the maintenance, inspection and replacement of the retaining walls, drainage trenches and fences at the locations identified in Exhibit "A".

2.2. Except as specifically set forth herein, as between LFP and WSDOT only, nothing in this Agreement is intended to depart from, or supersede, RCW 47.24.020 and the current *City Streets as Part of State Highways Guidelines*

### **3. PERIOD OF PERFORMANCE**

This Agreement shall commence upon execution and shall remain in effect unless and until terminated by one or both Parties as set forth herein.

### **4. TERMINATION**

WSDOT may terminate this Agreement without penalty or further liability in the event of the following:

4.1. **Termination for Cause** - WSDOT may terminate this Agreement if LFP violates any of the terms and conditions of this Agreement. WSDOT will give LFP written notice of such failure or violation. In the event that LFP fails to correct the violation within fifteen (15) days of written notice, this Agreement will automatically terminate.

4.2. **Termination for Withdrawal of Authority** - In the event that WSDOT's authority to perform any of its duties is withdrawn, reduced, or limited in any way after the commencement of this Agreement, WSDOT may terminate this Agreement by seven (7) calendar days written notice. No penalty shall accrue to WSDOT in the event this section shall be exercised.

4.3. If this Agreement is terminated, WSDOT shall perform the Work at LFP's sole cost and expense pursuant to Section 8, "FAILURE TO PERFORM MAINTENANCE AND EMERGENCY MAINTENANCE" below. This subsection will survive termination of this Agreement.

4.4. Any termination of this Agreement shall not prejudice any rights or obligations accrued to the Parties prior to termination.

### **5. LFP INSPECTION AND MAINTENANCE RESPONSIBILITIES**

5.1. LFP at its sole cost and expense shall maintain the face of the retaining walls, including the drainage trenches, and fences on top of the retaining wall constructed by Sound Transit as set forth in this Agreement and identified in Exhibit "A". Maintenance of the face of the retaining walls, drainage trenches, and fences included in this Agreement shall hereinafter be referred to as "Work." The Work does not include any obligation to reconstruct or to make additions to the retaining walls, drainage trenches, and fences. Any reconstruction or additional construction shall be negotiated in a separate agreement.

5.2. In the inspection and maintenance of the retaining walls, drainage trenches, and fences, LFP will comply with all applicable federal, state and local laws, rules, and regulations, and all permits issued with respect thereto, as they currently exist or as amended.

5.3. LFP shall perform all Work in accordance with WSDOT Maintenance Manual standards M51-01.11, or any revisions thereto, or to the local agency standard if applicable (site specific manual).

5.4. LFP shall not perform any Work required under this Agreement in such a manner as to conflict with, impede or disrupt in any way WSDOT highway operation, construction, or maintenance, or interfere with or endanger the safety of the traveling public or pedestrians. LFP shall conduct all traffic control required for the Work in a manner consistent with the Manual on Uniform Traffic Control Devices (MUTCD) and/or the WSDOT's Work Zone Traffic Control Guidance M54-44.

5.5. The LFP Work includes the following:

5.5.1. Retaining Walls - LFP shall maintain the retaining walls shown in Exhibit "A" in accordance with WSDOT Maintenance Manual standards M51-01.11, or any revisions thereto. Pursuant to the WSDOT Maintenance Manual, LFP will maintain the walls in a manner that ensures the longevity of the retaining walls. LFP shall also be responsible for any necessary small repairs to the retaining walls. Inspection can be of a cursory nature according to guidelines designated by the Area Maintenance Superintendent which include checking the walls for tipping, bulging, cracking, spalling, and water runoff over or through wall; checking all weep holes to assure that they are open, and if the structure is wooden, check for rot and the presence of fire hazards.

5.5.2. Retaining Wall Vegetation. LFP will maintain the vegetation on the retaining walls in accordance with the WSDOT Roadside Policy Manual M3110.04. Any deviations from the WSDOT Roadside Policy Manual M3110.04 shall require the written approval of the WSDOT Northwest Landscape Office.

5.5.3. Drainage Trenches - LFP shall maintain the drainage trenches shown in Exhibit "A" in accordance with WSDOT Maintenance Manual standards M51-01.11, or any revisions thereto. LFP shall also be responsible for any necessary repairs to the drainage trenches. In performing maintenance of the drainage trenches, LFP shall ensure that the drainage trenches are kept clear of debris to maintain the conveyance of water and to prevent any blockages.

5.5.4. Wall Fencing - LFP shall maintain the fencing along the top of the retaining wall as shown in Exhibit "A" in accordance with WSDOT Maintenance Manual standards M51-01.11, or any revisions thereto. LFP shall also be responsible for any necessary repairs to the wall fencing.

5.6. LFP Requested Work and Traffic Control

5.6.1. At the time LFP determines Work is necessary that will require placing traffic control devices on the state highway, LFP shall provide written notice, with email being acceptable, to WSDOT's AREA MAINTENANCE SUPERINTENDENT including a description of proposed Work, plans and specification for the proposed Work (if available) and the proposed Traffic Control Plan/Procedures a minimum of 14 days prior to commencing the Work

5.6.2. WSDOT will review and comment on the proposed Work or issue written approval within 10 days from receipt of the Traffic Control Plans.

5.6.3. Upon completion of the Work, LFP shall notify WSDOT for final inspection and acceptance.

5.6.4. Emergency work is exempt from the requirement in this section 5.6 except written notice will be provided to the WSDOT's AREA 5 MAINTENANCE SUPERINTENDENT as soon as possible after an emergency.

## **6. RETAINING WALL REPLACEMENT**

6.1. When WSDOT has determined, at its sole discretion, that the retaining walls require replacement, WSDOT shall be responsible for the replacement of the retaining walls. WSDOT will coordinate with LFP on the timing, design, and construction of the retaining wall replacement. At the time of replacement, the Parties shall either amend this Agreement to reflect the final condition of the new retaining walls or enter into a new agreement to address any new or modified maintenance responsibilities related to the new retaining walls. Alternatively, the Parties may determine that no Agreement is needed.

## **7. EMERGENCY MAINTENANCE OR REPAIR**

7.1. Should a Party determine that any work that is responsibility of the other Party presents an immediate danger to the public or to the real property, facility, or operations, the Party will notify the responsible Party in writing with email being acceptable, and request that the responsible Party immediately address the emergency maintenance or repair problem, within one (1) working day of notification.

7.2. In the event that the responsible Party does not or cannot immediately perform the emergency maintenance or repair, the Party providing notice may perform the emergency maintenance or repair at the expense of the responsible Party.

7.3. The responsible Party shall be responsible for the actual direct and related indirect costs of the emergency maintenance or repair work. Reimbursement of the cost of the work shall be made in accordance with invoice and payment procedures set forth below.

## **8. FAILURE TO PERFORM MAINTENANCE AND EMERGENCY MAINTENANCE**

8.1. WSDOT reserves the right to perform the Work required of LFP, should LFP fail to perform the Work pursuant to this Agreement, or in the event this Agreement is terminated under Subsection 4.1.3, above.

8.1.1. If LFP fails to perform the Work required under this Agreement WSDOT will notify LFP, in writing with email being acceptable, of the Work that must be completed, and LFP shall begin performing the Work within thirty (30) calendar days. If LFP does not perform the identified Work, WSDOT reserves the right to perform the Work in accordance with minimum WSDOT highway standards set forth in this agreement.

8.1.2. In the event WSDOT is required to perform any of the Work required to be performed by LFP, LFP shall reimburse WSDOT for its actual direct, and related indirect costs, for all Work performed on behalf of LFP within thirty (30) days of the date of the invoice from WSDOT (the "Due Date"). In the event LFP fails to make payment by the Due Date, LFP will pay WSDOT interest on outstanding balances at the rate of twelve percent (12%) per annum, or the highest rate of interest allowable by law, whichever is greater. Interest shall be calculated from the Due Date to the date of payment.

8.1.3. If LFP objects to all or any portion of an invoice, it shall notify WSDOT within twenty (20) calendar days from the date of receipt and shall pay only that portion of the invoice not in dispute. WSDOT and LFP shall make every effort to settle the disputed portion, and if necessary, utilize dispute resolution provided for herein. No interest shall be due on any portion of an invoice LFP is determined not to owe following settlement between the Parties or completion of dispute resolution process.

8.1.4..This Section 8 will survive termination of this Agreement.

## **9. RIGHT OF ENTRY**

9.1. Each Party hereby grants to the other Parties a right of entry upon the real property for which the Party holds fee title as may be necessary to perform the Work required under this Agreement.

9.2. The granting of the right of entry pursuant to this agreement does not relieve the Party exercising the right of entry from obtaining all permits required to perform the Work required under this Agreement.

## **10. FUTURE IMPROVEMENTS**

10.1. A Party shall not make any alterations, additions, or improvements to the property that may affect the other Party without first obtaining the other Party's approval, which approval shall not be unreasonably withheld. Alterations and improvements shall be the subject of a subsequent agreement, or amendment which must be executed prior to commencing work.

10.2. The cost and expense of any such alteration, addition, or improvement consented to by the other Party, including construction, maintenance, and removal, shall be borne by the Party(ies) benefiting from the improvements, in proportion to the benefit received by each Party.

10.3. It shall be the responsibility of the Party making the alteration to secure any and all governmental permits required in connection with any such work, and to perform such work in accordance with governing laws and procedures.

10.4. In addition, any Party constructing such an improvement shall work with the other Party to minimize any adverse impacts of construction to the other Parties.

## **11. THIRD PARTY DAMAGE**

11.1. LFP shall be responsible for repairing all third-party damage to the retaining wall, trenches, and fencing identified in Exhibit "A" at LFP's expense.

11.2.. If WSDOT has information concerning third-party damages, it shall provide the information to LFP as soon as practicable after receipt of request for records.

## **12. ADMINISTRATION AND NOTICES**

12.1. The Point of Contact (POC) identified for each Party shall be responsible for administering this Agreement.

POC for LFP:  
Director of Public Works.

POC for WSDOT:  
Area 5 Maintenance Superintendent  
currently Steve Reichmuth  
(425)739-3739  
steve.reichmuth@wsdot.wa.gov

12.2. Any notice, demand, or other communication required or permitted to be given under this Agreement or applicable law shall be effective only if it is in writing, email being acceptable, addressed to the applicable Party's designated POC as set forth herein.

12.3. The name and contact information of a POC may be updated by a Party in writing to the other Party. A change in the name and/or contact information of a POC shall not be considered an amendment to this Agreement.

### **13. ASSIGNMENT AND SUBCONTRACT**

Except as otherwise provided herein, a Party to this Agreement shall not assign, delegate or transfer this Agreement or the obligations incurred hereunder, in whole or in part, by operation of law or otherwise, or subcontract for the management or operation of their respective responsibilities, or parts thereof, without the prior written consent of the other Party to this Agreement, which approval shall not be unreasonably withheld.

### **14. LEGAL RELATIONS**

14.1. It is understood and agreed that this Agreement is solely for the benefit of the Parties hereto and gives no right to any other Party. No joint venture or partnership is formed as a result of this Agreement.

14.2. The Parties shall be deemed independent contractors for all purposes, and the employees of the Parties or any of their contractors, subcontractors, consultants, and the employees thereof, shall not in any manner be deemed to be employees of the other Party.

### **15. INDEMNIFICATION**

15.1. Each Party to this Agreement will protect, defend, indemnify, and save harmless the other Party, its officers, officials, employees, and agents, while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages (both to persons and property), arising out of, or in any way resulting from, each Party's negligent acts or omissions with respect to the provisions of this Agreement. Neither Party will be required to indemnify, defend, or save harmless the other Party if the claim, suit, or action for injuries, death, or damages (both to persons and property) is caused by the sole negligence of the other Party. Where such claims, suits, or actions result from the concurrent negligence of the Parties, their agents, officials or employees, and/or involve those actions covered by RCW 4.24.115, the indemnity provisions provided herein will be valid and enforceable only to the extent of the negligence of the indemnifying Party, its agents, officials or employees.

15.2. The Parties agree that their obligations under this section extend to any claim, demand, and/or cause of action brought by, or on behalf of, any of their officers, officials, employees or agents. For this purpose only, the Parties, by mutual negotiation, hereby waive, with respect to

each other only, any immunity that would otherwise be available against such claims under the Industrial Insurance provisions of Title 51 RCW.

15.3. This indemnification and waiver will survive the termination of this Agreement.

## **16. DISPUTE RESOLUTION**

16.1. The Parties shall work collaboratively to resolve disputes and issues arising out of, or related to, this Agreement. Disagreements shall be resolved promptly and at the lowest level of hierarchy. To this end, following the dispute resolution process shown below shall be a prerequisite to the filing of litigation concerning any dispute between the Parties:

16.1.1. The POC, as designated in this Agreement shall use their best efforts to resolve disputes and issues arising out of or related to this Agreement. The POCs shall communicate regularly to discuss the status of the tasks to be performed hereunder and to resolve any disputes or issues related to the successful performance of this Agreement. The POCs shall cooperate in providing staff support to facilitate the performance of this Agreement and the resolution of any disputes or issues arising during the term of this Agreement.

16.1.2. A Party's POC shall notify the other Party in writing of any dispute or issue that the POC believes may require formal resolution contained herein. The POCs shall meet within five (5) working days of receiving the written notice and attempt to resolve the dispute.

16.1.3. In the event the POCs cannot resolve the dispute or issue, the LFP City Administrator, and WSDOT's Region Administrator, or their respective designees, shall meet and engage in good faith negotiations to resolve the dispute.

16.1.4. In the event LFP's City Administrator and WSDOT's Region Administrator, or their respective designees, cannot resolve the dispute or issue, LFP and WSDOT shall each appoint a member to a Dispute Board. These two members shall then select a third member not affiliated with either Party. The three-member board shall conduct a dispute resolution hearing that shall be informal and unrecorded. All expenses for the third member of the Dispute Board shall be shared equally by both Parties; however, each Party shall be responsible for its own costs and fees.

## **17. RECORDS AND AUDIT**

All records related to the Work performed under this Agreement shall be held and kept available for inspection and audit for a period of six (6) years from the date of termination of this Agreement or any final payment authorized under this Agreement, whichever is later. Each Party shall have full access to and right to examine said records, during normal business hours and as often as it deems necessary. In the event of litigation or claim arising from the performance of this Agreement, LFP and WSDOT agree to maintain the records and accounts until such litigation, appeal or claims are finally resolved. This section shall survive the termination of this Agreement.

## **18. GENERAL**

18.1. Assurances. The Parties agree that all activity pursuant to this Agreement shall be in accordance with all applicable federal, State, and local laws, rules, and regulations as they currently exist or as amended.

18.2. Interpretation. This Agreement shall be interpreted in accordance with the laws of the state of Washington. The titles to paragraphs and sections of this Agreement are for convenience only and shall have no effect on the construction or interpretation of any part hereof.

18.3. Amendments. This Agreement may be amended only by the mutual written agreement of the Parties executed by personnel authorized to bind each of the Parties.

18.4. Waiver. A failure by a Party to exercise its rights under this Agreement shall not preclude that Party from subsequent exercise of such rights and shall not constitute a waiver of any other rights under this Agreement unless stated to be such in writing signed by an authorized representative of the waiving Party and attached to the original Agreement.

18.5. All Writings Contained Herein. This Agreement contains all of the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind the Parties.

18.6. Venue. Venue of any action brought under this Agreement involving WSDOT shall be in Superior Court for Thurston County, State of Washington.

18.7. Severability. If any term or condition of this Agreement is held invalid, such invalidity shall not affect the validity of the other terms or conditions of this Agreement.

18.8. Authority to Bind. The signatories to this Agreement represent that they have the authority to bind their respective organizations to this Agreement.

18.9. Counterparts and Electronic Signature. This Agreement may be executed in counterparts or in duplicate originals. Each counterpart or each duplicate shall be deemed an original copy signed by each Party, for all purposes. Electronic signatures or signatures transmitted via e-mail in a "PDF" may be used in place of original signatures. Each Party intends to be bound by its electronic or "PDF" signature and is aware that the other Parties are relying on its electronic or "PDF" signature.

## **CONTRACT EXECUTION**

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement.

<b>Lake Forest Park</b>	<b>Washington State Department of Transportation</b>
By:	By:
Printed:	Printed:
Title:	Title:
Date:	Date:

<b>Approved as to Form for Lake Forest Park</b>	<b>Approved as to Form for Washington State Department of Transportation</b>
By:	By:
Printed: Kim Adams Pratt	Printed:
Title: City Attorney	Title:
Date:	Date:





## RETAINING WALL KEY PLAN

**RETAINING WALL KEY PLAN (CONTINUED)**

RETAINING WALL - SEE DETAIL FOR MAINTENANCE BREAKOUT

<b>90% SUBMITTAL</b>		<b>NOT FOR CONSTRUCTION</b>	
 <b>STRIDE</b> <i>BRT General Engineering Consultant</i>		 <b>SR 522 / NE 145TH BRT</b> <b>SR 522 (BOTHELL WAYNE)</b> <b>BT306</b>	
<b>SUBMITTED BY:</b>  <b>T. IAN</b> <b>Sound Transit</b> <b>CHIEF ENGINEER</b> <b>1400 10th Avenue S.</b> <b>Seattle, WA 98101</b> <b>APPROVED BY:</b> <b>T. IAN</b> <b>REVIEWED BY:</b> <b>K. FOTTA</b> <b>P. AIA/NDIA</b>		<b>SCALE:</b> <b>1:100</b> <b>DATE:</b> <b>08/07/2014</b>	
<b>DRAWING NO.:</b> <b>BT1522-SWK201</b> <b>FACILITY ID:</b> <b>BT306</b> <b>Sheet No.:</b> <b>REV.</b>		<b>FILE NAME:</b> <b>S-BT302-SWK201</b> <b>CONTRACT NO.:</b> <b>RTA15 OA 0206-19</b> <b>DATE:</b> <b>08/07/2014</b>	
<b>NOT FOR CONSTRUCTION</b>		<b>STRUCTURAL</b> <b>KEY PLAN</b>	

NOT FOR CONSTRUCTION

90% SUBMITTAL

SICKLED BY:		SICKLED BY:	
J. W. WALTER		J. W. WALTER	
AUGUST 19, 2010		AUGUST 19, 2010	
MURKIN		MURKIN	
OC		OC	
SUBMITTED BY:		SUBMITTED BY:	
P. AVADITHA		K. I. FOTTA	
DATE: 08/09/2010		DATE: 08/09/2010	
REVIEWED BY:		REVIEWED BY:	
J. WALTER		J. WALTER	
OC		OC	
SICKLED BY:		SICKLED BY:	
J. W. WALTER		J. W. WALTER	
AUGUST 19, 2010		AUGUST 19, 2010	
MURKIN		MURKIN	
OC		OC	
SUBMITTED BY:		SUBMITTED BY:	
P. AVADITHA		K. I. FOTTA	
DATE: 08/09/2010		DATE: 08/09/2010	
REVIEWED BY:		REVIEWED BY:	
J. WALTER		J. WALTER	
OC		OC	

09/19/23 333 PM SCHWABE C-PWM0RKGNGUAC0B5\_B81UEG SCHWABE DO19403413-BT20-SWK201.DWG

## Retaining Wall Design Standards

July 27, 2023

### INTENT

These provisions are intended to mitigate the impact of large, monotonous retaining walls in the right-of-way by requiring architectural and landscaping treatments that reduce the harshness of such walls and reflect the community identity.

### INTERPRETATION

The terms used in these standards indicate whether provisions are required or whether they are discretionary, but highly recommended and desirable.

**SHALL**—The use of the term “shall” (or “shall not” in the negative) represents a requirement of the design to meet the intent of the guideline. This provision must be followed as part of planning, design, and implementation of the project.

**SHOULD**—The use of the term “should” (or “should not” in the negative) indicates a provision that is strongly encouraged, but that is not an absolute requirement. Compliance with this provision is voluntary, but highly desirable to the community.

### PROVISIONS

1. The architectural finish of retaining walls shall depict artistic images having a strong relationship to the Pacific Northwest and the surrounding natural environment including native trees, flora, and fauna of the region. (see examples in Figures A and B)

FIGURE A



FIGURE B

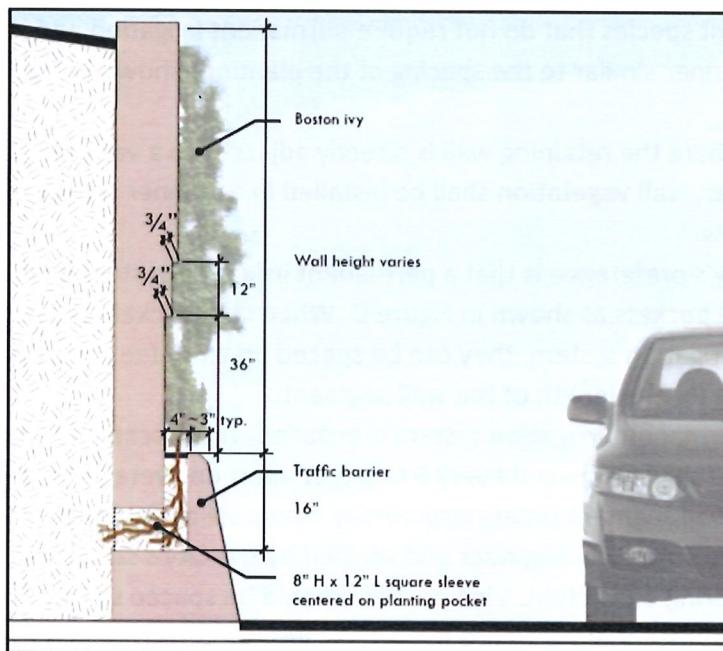


2. In addition to the architectural finish requirements of Provision 1, landscaping and vegetation such as that found in Figures C and D below shall be installed. Trees, shrubs and ground cover planted adjacent to a wall should incorporate plant species native to the pacific northwest where possible.
  - a. In situations where the retaining wall is behind a sidewalk, the plantings shall be drought tolerant species that do not require permanent irrigation and shall be spaced in a manner similar to the spacing of the plantings shown in Figure C below.
  - b. In situations where the retaining wall is directly adjacent to a vehicular travel lane or shoulder, wall vegetation shall be installed in a manner similar to that described below.
    - i. The City's preference is that a permanent irrigation system be installed for vine pockets as shown in Figure D. When vine pockets are supported by an irrigation system, they can be spaced up to 10 feet apart on average for the length of the wall segment.
    - ii. If no permanent irrigation system is installed, vine pockets as shown in Figure D shall be spaced every 6 to 8 feet apart on average for the length of the wall segment unless structurally infeasible as demonstrated by a qualified structural engineer and verified by the City's structural engineering consultant. Vine pockets should be spaced so that the vines do not substantially obscure the artistic images depicted on the walls.
    - iii. Where landscaping is planted in front of the retaining wall, vines should be densely planted in front of the wall in a way that does not substantially obscure the artistic images depicted on the walls.

FIGURE C



FIGURE D



Vine Pocket – Example Section

3. The wall construction type for an independent wall segment may deviate from the requirements of Provisions 1 and 2 if it can be demonstrated to the Public Works Director's satisfaction that vegetation will grow directly from the wall face as shown in Figures E and F and will reach a

coverage of 80% of the wall front surface within 36 months. The plantings should be native and a permanent irrigation system shall be incorporated.

FIGURE E



FIGURE F

