



BHY KRACKE Park Retaining Wall Revisions

Queen Anne Manor: 100 Crocket Street
Wednesday, September 7, 2016 7:45- 8:30 p.m.

Meeting Minutes

Presenter:

Katie Bang (KB)– Capital Project Coordinator, Seattle Parks and Recreation (SPR)

Approx. 45 people in attendance (in addition to SPR employees)

KB opened to explain the purpose of the meeting:

Present the major maintenance project to add retaining walls to alleviate the slope at the lower park terrace.

KB continued to describe project and presented a graphic board with imagery of the issues and proposed improvements (attached):

Project proposes new site retaining along the main pathway behind the play area, and site retaining behind the arbor. Pipe pile walls are proposed for both areas. The main pathway behind the play area would be widened from 5' wide to 7' wide to accommodate this. The secondary pathway behind the arbor would be removed as it also is suffering from eroding slopes and is very costly to add retaining walls to this very narrow pathway. Safety is an issue along this secondary pathway due to the small width of the pathway, and blocked site lines from vegetation. Lastly the pathway and timber stairs leading to the apartment complex to the north would be removed as it is an encroachment and against parks policy to provide private access from one property directly into the park. Options were discussed for keeping the arbor, or possibly moving it to a new location.

Budget: \$261,000 including planning, design, permitting, and construction.

Schedule: Design/Permitting Fall and Winter 2016, Bidding Winter to Spring 2017. Construction Summer to Fall 2017

Public Comment and Responses: (Q=Question, C=Comment, R= Response)

Q: How does this wooden pipe pile wall reflect the character of the Queen Anne neighborhood?

A: Many wall materials have been used in the park including cast in place concrete, rockery, brick, and wood in various styles. There isn't one particular style that is consistent throughout the park.

C: The weeds in this park have become a major issue and need to be addressed. Many years ago the water was turned off and the established planting died. The weeds took over. It is a safety and aesthetic concern. Recently workers have removed many of the blackberry, but it is an ongoing

issue that needs to be addressed.

A: We have been working as a department to review maintenance procedures to improve the quality of our parks. I have met with maintenance and they are concerned about the amount of maintenance required to remove the weeds. We have discussed including this in the budget, but it is undetermined to what extent we will be able to remove the weeds within the budget.

There was a suggestion from the community to start a “Friends of” group to get volunteers together to assist with Parks Maintenance. Don Harper suggested another meeting to set this up.

C: What about using planting instead of a wall to alleviate the slope issues?

A: The slope is sloughing onto the pathway. Plants take time to establish and with the sloughing, it is not advised to use planting alone to remedy this issue.

C: Many agreed that the arbor was a nice place to sit under. Many agreed that the location was not critical, and many thought that building a new arbor rather than going to the cost and care to preserve the deteriorating arbor seemed reasonable. Several locations of the new arbor were discussed. Keeping it out of the open lawn was preferred.

C: I am concerned about graffiti on the pipe pile wall. There is a product TSW (This stuff works) that we have used on concrete murals that works well. Parks should look into this if they are moving forward with this wall.

C: Many suggested more seating including more than one picnic table would be a good improvement to the park. It was suggested that a DON small and simple grant might be a good way to get funding for additional seating since it is out of the scope.

C: With the invasive weeds, the park is dark and there are many areas to hide around. The improvements should include weed removal of at least a few feet atop of the hillside to allow light in.

A: Weed removal has been discussed. The extent of removal cannot be determined until we have bids and now what we can include in the budget.

C: It seems an oversight committee to determine the character of the wall and location of the arbor would be appropriate for this project. Would parks consider this?

A: Currently it is not included in our budget. I will need to check in with management to discuss.

C: Bhy Kracke Park is a jewel in our neighborhood. It is a secret garden. This proposed pathway widening and pipe pile wall are not fitting to this character and will degrade very quickly. The design needs to be reviewed and revised with perhaps a rockery or gabion wall. The arbor should stay as it has mature vegetation that will take many years to regrow.

A: We will review the design and the budget to look at alternate materials and construction methods to construct the walls.

NEW INFORMATION:

The public meeting addressed aesthetics of the newly proposed retaining walls at the lower end of the park, but overlooked engineering requirements of the sloughing sand hillside. Geotechnical reports done for this project in the spring of 2016 conclude that a pipe pile system is required to stabilize the slope. This was the system shown at the meeting, however, we could be potentially construct the wall with concrete lagging rather than wood, if budget allows. Additional options to soften the look of the wall will be discussed with the QACC parks group.

