



**CITY OF KIRKLAND**  
Department of Parks & Community Services  
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## MEMORANDUM

**To:** Kurt Triplett, City Manager

**From:** Mary Gardocki, Parks Planning and Development Manager  
Lynn Zwaagstra, Director of Parks and Community Services

**Date:** 4/16/2019

**Subject:** Finn Hill Trail Project Funding Reallocation to Juanita Heights

### RECOMMENDATION

The City Council reallocate (approximately \$243,800) funding from the 2018 CIP Budget from the Finn Hill Trail Connections (non-CKC) to a new project titled Juanita Heights Park Trail Feasibility, Acquisition and Development. By approving the consent calendar, Council will be approving the reallocation of funds from the Finn Hill Trail Connections (non-CKC) to a new project entitled Juanita Heights Park Trail Feasibility, Acquisition and Development.

### BACKGROUND

The 2018 Finn Hill Trail Connections CIP project (NM 0109 001) was to provide for the construction of trails other than the Cross Kirkland Corridor in the Finn Hill neighborhood. The project description states that, "Improvements may include sidewalks, mixed use trails, bicycle facilities and as needed, minor pavement widening, walls, lighting, pavement marking and drainage improvements. Property acquisition will often be needed. Trail connections should be coordinated with plans in the Park Recreation and Open Space Plan. Prioritization of projects should be accomplished using the framework established in the Transportation Master Plan."

Staff reviewed the site and examined options identified in the initial scope above. The Finn Hill Neighborhood Alliance (FHNA) has since recommended that the funding be reallocated to a refined scope for a "Billy Goat Trail" specifically connecting the top and bottom of Goat Hill through Juanita Heights Park and newly acquired easements (see Attachment 1- FHNA letter, and Attachment 2 – Proposed Trail). If Council concurs with the reallocation, the proposed trail will require background studies and analysis such as critical area delineation, topographic survey, and limited geotechnical work to more fully understand the constraints of the site. This refined scope will provide the necessary information to determine construction feasibility and cost estimates. Easements and acquisitions may be included in the project as appropriate. The original Finn Hill Trail Connections project was to be managed with in-house staff from Parks and Public Works and was prioritized after the "big 3" projects of Juanita Beach Bathhouse, Totem Lake Park and 132<sup>nd</sup> Square Park Synthetic Turf Field. If the Council reallocates the funds, the new project would be similarly prioritized, but staff will evaluate whether there are alternative ways that the project can be accelerated.

Attachment 1 – Letter from Finn Hill Neighborhood Alliance  
Attachment 2 – Proposed Trail



April 15, 2019

Kurt Triplett  
City Manager  
Kirkland City Hall  
123 Fifth Avenue  
Kirkland WA 98033

Re: NM 0109 001 Finn Hill Connections

Dear Kurt,

The Finn Hill Neighborhood Alliance (FHNA) is writing to request a clarification from the Council on the purposes for which \$250,000 in City funds may be used for the development of trails in the Finn Hill neighborhood. These funds were approved by the Council in 2018 following its adoption of the Finn Hill neighborhood plan.

FHNA is very grateful that the Council set aside these funds for better trail connections in the neighborhood. We believe that they would be put to best use in acquiring land or easement rights to extend Juanita Heights Park at the summit of Goat Hill to the bottom of Goat Hill, creating a green corridor that we have informally christened as the Billy Goat Trail. (See attached maps.) Once the land and easement rights for the connection are acquired, any remaining funds would be committed to trail construction. FHNA would work with the City to locate additional funding to complete the trail development.

FHNA has discussed this proposal with the City's Parks and Public Works Department staff. They support our recommendation but have suggested that we submit this letter to you so that you can seek Council's confirmation that the funds designated for Finn Hill trails may be used to acquire land and rights of way for trails as well as for trail construction.

Our request to use funds to create the Billy Goat Trail corridor is linked directly to creating the Green Loop, one the principal objectives of the Finn Hill neighborhood plan:

*"Goal FH-5: Establish a Green Loop Corridor that circles the neighborhood connecting parks, open spaces, pedestrian trails, wildlife corridors and natural areas..."*

Acquiring land and rights of way for the Billy Goat Trail, and constructing a pathway along that corridor, comprise the first phase of creating the Green Loop. As you know, the City has already partnered with King County and FHNA to acquire two parcels that expand Juanita Heights Park along the proposed route of Billy Goat Trail to NE 120<sup>th</sup>.

FHNA is now in purchase discussions with the owner of property on 120th that would provide an excellent gateway to the Billy Goat Trail and the future Green Loop. FHNA has also sent a proposal to the owner of parcels located between this property and the expanded boundary of Juanita Height Park to negotiate an easement along unbuildable sections of the parcels that would provide the desired trail connection.

The \$250,000 that the City has designated for Finn Hill trails can be applied to match the \$175,000 of King County Conservation Futures Trust (CFT) funding previously committed to Kirkland for Billy Goat Trail acquisitions. FHNA believes that the resulting total of \$425,000 should be more than sufficient to acquire both the property on NE120th and the easement that would link it to Juanita Heights Park. Any remaining funds can be used for trail development along the corridor acquired between the park and NE 120<sup>th</sup>. FHNA would work with the City to locate funds needed to plan and construct the improvements for a walkable path along the Billy Goat Trail route. FHNA has already raised \$50,000 to help support the City's purchase of parcels that have expanded Juanita Heights Park. It is confident that it can raise additional funds from Finn Hill residents and external sources to complete trail construction.

FHNA is concerned that if the trail funds cannot be used for the proposed acquisitions, we will lose the current opportunity to purchase the land and access rights needed for completing the Billy Goat Trail and that the City will ultimately lose the CFT funds already committed for this purpose. At the same time, we recognize that the Council would like to see the \$250,000 it has committed for Finn Hill trails be put to work in the near future. We request therefore that FHNA be permitted to collaborate with City staff to pursue the Billy Goat Trail acquisition opportunities outlined above through the end of 2019. If we are unable to negotiate the proposed purchases by that time, the trail funding could then be used for improvements to trails in Juanita Heights Park as it currently exists or in other areas of Finn Hill.

We would be pleased to answer any questions that you and Council members may have about this request.

Respectfully submitted.

FINN HILL NEIGHBORHOOD ALLIANCE



Scott Morris, President

Cc: Lynn Zwaagstra  
Kathy Brown  
Mary Gardocki  
Christian Knight  
FHNA Board of Directors



