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# CAPITAL PROJECTS



CARING FOR YOUR INFRASTRUCTURE TO KEEP KIRKLAND HEALTHY, SAFE AND VIBRANT



*Many of the homes on Goat Hill have south-facing views similar to this one. Through some collaborative planning, City of Kirkland is helping residents manage the access and drainage challenges that come along with their views.*

## City works with residents, developers and topography to improve access on Goat Hill

**G**oat Hill rises 400 feet above Lake Washington like an intermediate ski slope. Some of its postage stamp lots are as steep as black diamond ski runs, ascending 50 feet within their platted .17 acre of space.

This kind of gradient is what produces Puget Sound's most theatrical views: the Olympics to the west, Mount Rainier to the southeast and Lake Washington—framed by the Seattle skyline—cradled below.

But the gradient that delivers

these views also produces a series of challenges for those who build homes there and live in them.

Stormwater seeps out of exposed slopes, puddles and drains down the hill, tearing away precious soil.

The entire hill—all 150 lots—is within a landslide hazard area.

The one-lane roads that zig-zag up the hill from Juanita Drive are narrow, belly-ticklingly steep in some places and contort sharply around exposed corners that no modern agency would permit

### TO LEARN MORE

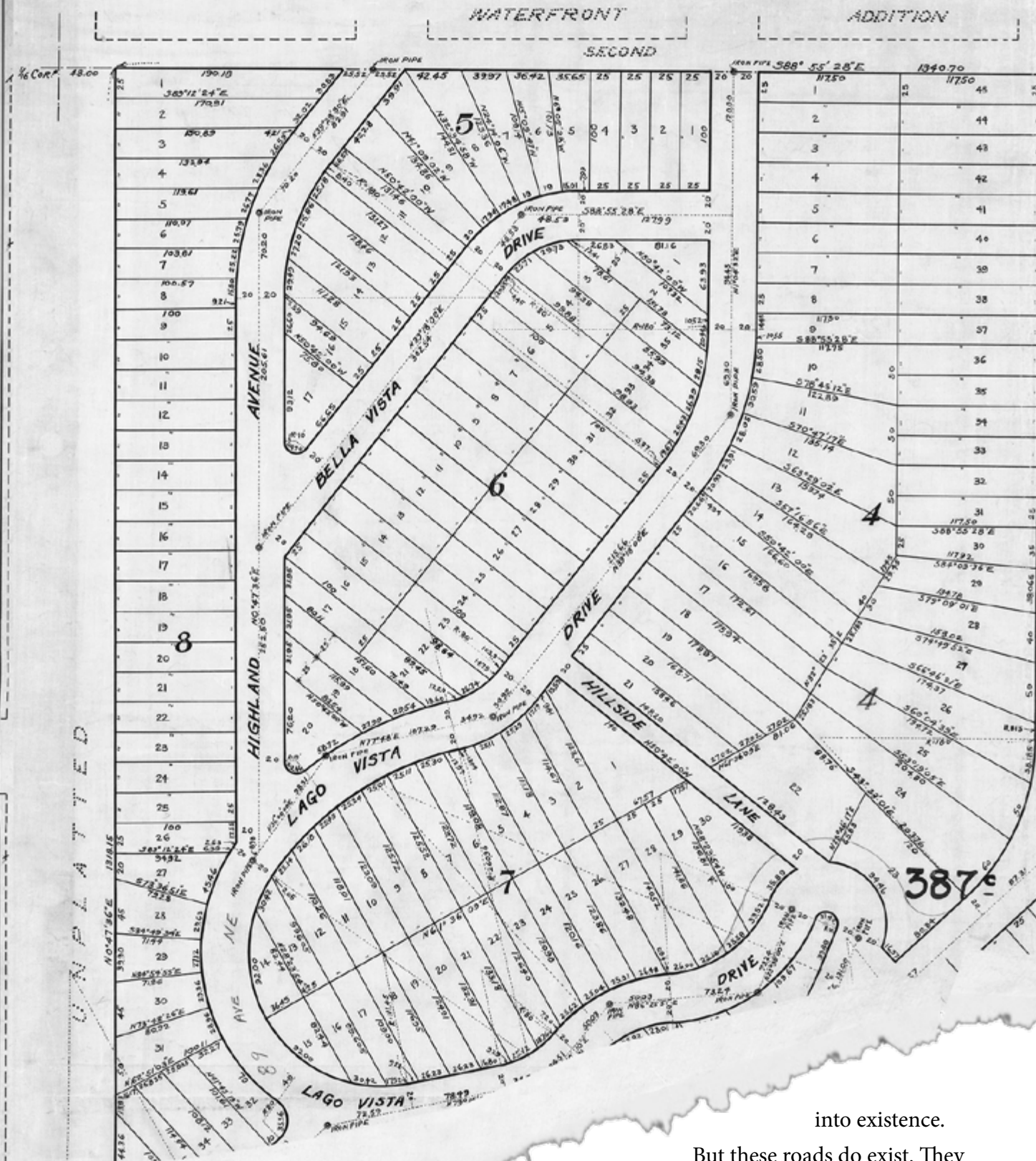
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# —JUANITA BE

Scale: 1 Inch = 50 Feet.

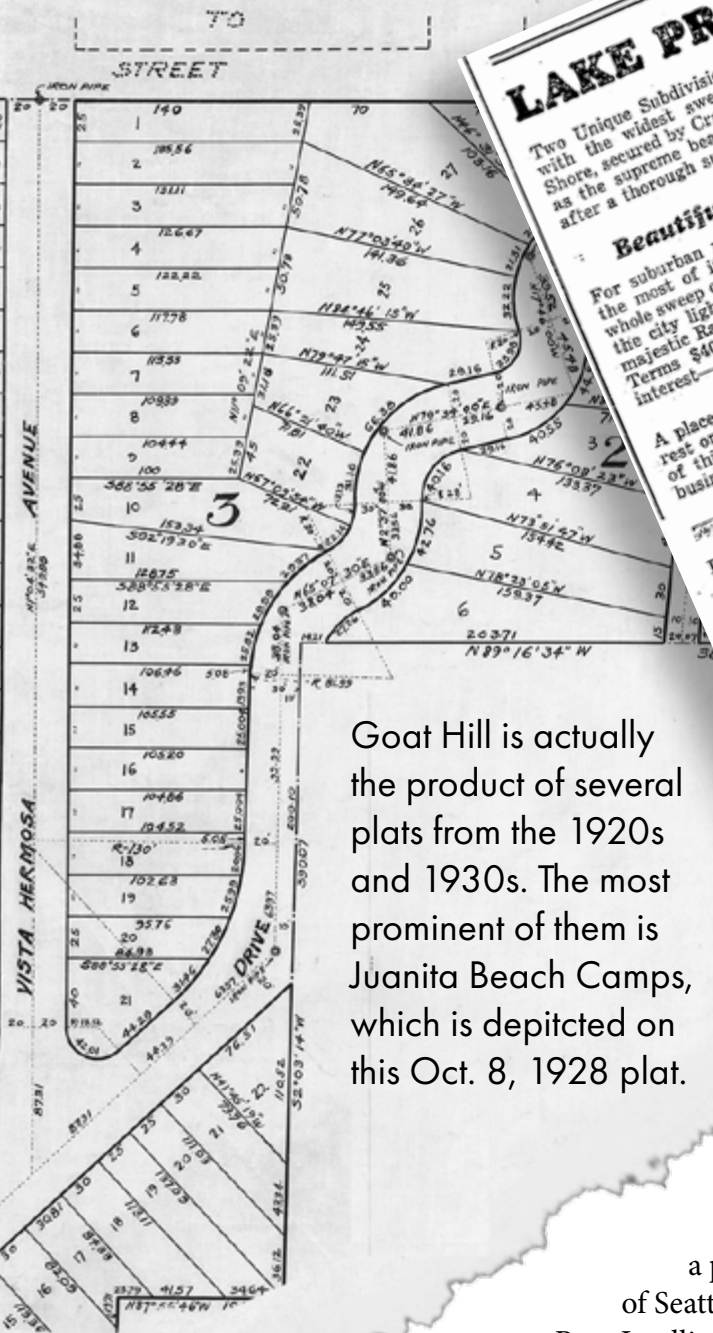


into existence.

But these roads do exist. They have since 1929, at least. Their builders

# ACH CAMPS

Whitworth, Rutherford & Co.



Goat Hill is actually the product of several plats from the 1920s and 1930s. The most prominent of them is Juanita Beach Camps, which is depicted on this Oct. 8, 1928 plat.

...were a pair of Seattle Post-Intelligencer reporters-turned real estate brokers, who used their connections and political capital to plat and sell what would become some of the region's earliest residential and recreational communities. Goat Hill was one of them. Of course, Samuel Crawford and Charles Conover didn't call it that. They named their plat Juanita Beach Camps, after the

## LAKE PROPERTIES

Two Unique Subdivisions—30 minutes from town, with the widest sweeping views on the Eastern Shore, secured by Crawford & Conover 41 years ago as the supreme beauty spot on Lake Washington, after a thorough survey.

### Beautiful VISTA HERMOSA

For suburban residence, rising gently in terraces, the most of it with superb panoramic views—the whole sweep of the lake, the Cascades and Olympics, the city lights and an almost unparalleled view of the majestic Rainier. Prices range from \$300 to \$1,000. Terms \$40 to \$50 cash—\$10 a month, including interest—and a Community Beach!

A place to live always or summer times, a place to rest one's soul and enjoy superlatively the beauties of this charmed land of ours. Restricted against business.

### JUANITA BEACH CAMPS

Designed as a play place for summer, we are pleasantly surprised at the number who plan permanent residence here.

More rising terraces, more entrancing views, more winding streets, more lovely verdure—and your very own beach, the public barred. Every lot owner has a perpetual interest in this delightful, clean, sandy beach; ideal for bathing and for the kiddies. No possible danger. No other beach on Lake Washington is comparable and thousands use the public beaches further on. Prices were \$125 to \$400. Terms: \$20 cash and \$5 a month, including interest.

Small cabin on view site; beach privilege.  
ONLY \$250.  
\$10 down—\$1 a week.  
Mr. Mito. E. 192nd and 15th Ave. N. E.  
KEN. 5256-R-1 or KEN. 5945-J-1.

### For the Lake Properties

Turn right at Kenmore past Inglewood Golf Club and straight away until that superb view opens up. Vista Hermosa and cabin office will be at your left.

For the Camp sites continue half a mile further to our office, close to Carr's store.

There will be a rush for these lake properties—they are so unique and so very cheap. We expect everything there will be sold within 30 days, perhaps much less. When we shall transfer our forces to other properties in the meantime, courteous representatives on the grounds until dark daily.

beach resort it had built at what is now Juanita Beach Park.

“In the summer time, Juanita Beach Camps was a fun place to be for folks from Seattle,” said Matthew McCauley, a historian at the Kirkland Heritage Society and the author of “A Look into the Past.” “Honkey tonks, a music and dance hall. It was where you went on a summertime weekend to have fun.” Up the hill is where Seattlites stayed the night. Except they didn't stay in homes.

“What we think of as Goat Hill was actually a campground,” McCauley said. “It was your own personal camp, where you could have a tent or a small cabin.” At the bottom of Goat Hill was a store, Carr's Store. “It's where a person could buy fishing tackle, a bottle of Coca-Cola or a lot from Juanita Beach Camps,” McCauley said.

For the most part, that's what it remained through the 1950s. Lot by lot, though, cabins evolved into houses; houses into bigger houses, most of them oriented toward that view.





At Carr's Store, a visitor could buy groceries, fishing tackle and property in Juanita Beach Camps.

"That was never the intent for that area," McCauley said.

Doug Dobkins is now King County's product-line manager for residential construction. But in the late 1980s and early 1990s, he reviewed and issued building permits; 10 of them on Goat Hill.

"They were very challenging because they wanted to put the biggest house possible on their lots," he said. "But we had to figure out drainage, and make sure what they were doing wasn't going to mess up downstream drainage. They were very tight lots and steep. It was basically building a ship in a bottle."

The City of Kirkland is now the agency managing Goat Hill—its winding roads, its seeping groundwater and stormwater, and its new houses.

Kirkland is dealing with the same topographic characteristics that challenged King County's management of the area.

But it has a closer view of the hill than King County did and a more comprehensive understanding of its challenges.

Part of that understanding derives from a 2014 study of Goat Hill's drainage, which the City commissioned a few years after annexing North Juanita, Kingsgate and Finn Hill in 2011. That report resulted in a pair of stormwater projects—aimed primarily at reducing flood potential by re-routing stormwater flows and increasing capacity for stormwater conveyance.

The first project—which the City completed in fall 2019—increased stormwater capacity on 116th Place

Northeast at its intersection with Juanita Drive by installing a stormwater system of pipes, catch-basins and an outfall, from which stormwater now flows into Lake Washington. That project also repaired damaged pavement along 116th Place Northeast.

The second project focuses on Northeast 117th Place. There, the City will upgrade a stormwater conveyance system of pipes, culverts and catch-basins. It will also stabilize a drainage swale with a rockery below the culvert. Design on this project began in spring 2022. Project engineers expect to begin construction on it in summer 2023 and to complete it by winter 2023.

These projects will help. But Kirkland's storm- and groundwater management strategy relies directly on individual homeowners to collect and convey the storm- and groundwater they convey.

"It's a fundamental part of the citizen-and-city partnership," said John Burkhalter, Kirkland's development engineering manager.

Access is another challenge on Goat Hill. Currently, residents' ability to come or go from their homes is cut off as soon as a delivery truck stops in their path. But the City of Kirkland is implementing a series of development practices on Goat Hill that, combined, can improve access.

First, the City is requiring developers to widen their sections of roadway first; then build their houses. Second, the City is requiring project-coordination conferences between developers, residents and utility providers, such as Waste Management. Meanwhile, the City's maintenance division is more frequently repairing damaged sections of pavement and maintaining gravel pull-outs by increasing its level of service to Goat Hill.

"We can mitigate some of the problems bit by bit."

—John Burkhalter,  
City of Kirkland's  
manager for  
development  
engineering

"Goat Hill is one of those unique places to live," Burkhalter said. "Often what makes spectacular views possible—its steep topography—is also what makes development so challenging. So unfortunately, there's no panacea for Goat Hill. But by being agile and by working directly with homeowners, we can mitigate some of the problems bit by bit."