



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**December 9, 2003**

**Ordinance 14808**

**Proposed No.** 2003-0454.2

**Sponsors** Edmonds

1           AN ORDINANCE relating to zoning; amending provisions  
2           relating to the King County fairground facility in  
3           Enumclaw to address the review process for alterations to  
4           the facility; amending Ordinance 10870, Section 129, and  
5           K.C.C. 21A.06.445; Ordinance 13129, Section 13, as  
6           amended, and K.C.C. 21A.08.100 and Ordinance 14429,  
7           Section 2, as amended, and K.C.C. 21A.12.030 and adding  
8           a new section to K.C.C. chapter 21A.06.

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11           PREAMBLE:

12           The King County fair has been in existence since 1863 and is the oldest  
13           annual operating fair in Washington state.

14           The fair provides a stage for participation in the experience and enjoyment  
15           of the county's agricultural heritage and is a vital link between urban and  
16           rural residents and activities.

17           The fair is valued as a showcase for the agricultural community,  
18           highlighting the efforts of youth in 4H, Future Farmers of America and  
19           other groups.

20           The King County fairgrounds has provided the venue for the fair at its  
21           current location near Enumclaw since 1946.

22           The King County fairgrounds operates on a year-round schedule and  
23           provides space for special events and private and public activities serving  
24           the surrounding rural and agricultural communities, as well as regional  
25           users from throughout the Northwest.

26           Year-round operation currently generates revenue to the county exceeding  
27           eight hundred thousand dollars per year. More important is the positive  
28           economic impact and fundraising platform the fair provides to numerous  
29           businesses, nonprofit organizations and community service groups.

30           The King County fairgrounds is a unique facility within the county. A  
31           series of land use and zoning changes over the years do not recognize the  
32           unique and diverse role of this facility.

33           The Phase II Business Transition Plan, completed by the department of  
34           natural resources and parks, in August 2002, and King County Ordinance  
35           14509, adopted November 12, 2002, set forth the vision and  
36           implementation strategies for the King County parks and recreation  
37           system in 2003 and beyond.

38 This ordinance revises the land use code to allow for new uses at  
39 the King County fairgrounds to provide additional amenities to  
40 serve the users of the fairgrounds.

41 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

42 NEW SECTION. SECTION 1. There is hereby added to K.C.C. chapter 21A.06  
43 a new section to read as follows:

44 **County fairground facility.** County fairground facility: a site permanently  
45 designated and improved for holding a county fair, as provided in chapters 15.76 and 36.37  
46 RCW. A county fairground facility may be used for hosting social, educational,  
47 recreational, arts and entertainment activities including, but not limited to:

- 48 A. Regional and local festivals;
- 49 B. Agricultural shows and events;
- 50 C. Animal shows;
- 51 D. Training, seminars, classes and conferences;
- 52 E. Trade and specialty shows;
- 53 F. Private and public parties, receptions or banquets;
- 54 G. Sporting events;
- 55 H. Carnivals;
- 56 I. Circuses;
- 57 J. Recreational vehicle parks;
- 58 K. Campgrounds;
- 59 L. Outdoor performance centers; and
- 60 M. Retail, rental and services consistent with the fairgrounds.

61 SECTION 2. Ordinance 10870, Section 129, and K.C.C. 21A.06.445 are each  
 62 hereby amended to read as follows:

63 **Fairground.** Fairground: a site permanently (~~designated and improved~~)  
 64 constructed for holding a (~~county~~) fair, (~~as provided in RCW Chapters 15.76 and 36.37,~~)  
 65 except a county fair or for holding similar events, including, but not limited to:

- 66 A. Carnivals;
- 67 B. Circuses;
- 68 C. Expositions;
- 69 D. Animal shows; and
- 70 E. Either (~~the~~) exhibitions (~~and/~~) or demonstrations, or both, of farm and home  
 71 products with accompanying entertainment and amusements.

72 SECTION 3. Ordinance 10870, Section 337, as amended, and K.C.C.  
 73 21A.08.100 are each hereby amended to read as follows:

74 **Regional land uses.**

75 A. Regional land uses.

KEY	RESOURCE		RESIDENTIAL					COMMERCIAL/INDUSTRIAL									
P - Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C - Conditional Use	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S - Special Use	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D	
	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U	
	Z	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	O	U	T	A		V		E	B	E	N	E	N	E	E	T	
	N	L		L		E		N	O	S	I	S	A	S		R	
	E	T						T	R	S	T	S	L	S		I	
	U							I	H		Y					A	
	R							A	O							L	
	E							L	O								

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SIC #	SPECIFIC LAND USE	D											
		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)
*	Jail						S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S							
*	Work Release Facility				S19	S19	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S					S		P
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C

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*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Transit Bus Base					S	S	S	S	S	S	S	P
*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S
*	<u>County Fairgrounds Facility</u>				<u>P21</u> <u>S22</u>								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit (2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221- 8222	College/University (1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P

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*	Zoo	P16	P16	P16										
	(a) Animal (b) Breeding (f) Facility													
<b>GENERAL CROSS REFERENCES:</b>					Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.08.									

76 **B. Development conditions.**

77 1. Except technical institutions. See vocational schools on general services land  
 78 use table, K.C.C. 21A.08.050.

79 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

80 3. Except weapons armories and outdoor shooting ranges.

81 4. Except outdoor shooting range.

82 5. Only in conjunction with an existing or proposed school.

83 6.a. Limited to no more than three satellite dish antennae.

84 b. Limited to one satellite dish antenna.

85 c. Limited to tower consolidations.

86 7. Limited to landing field for aircraft involved in forestry or agricultural  
 87 practices or for emergency landing sites.

88 8. Except racing of motorized vehicles.

89 9. Limited to wildlife exhibit.

90 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.

91 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter  
 92 21A.32.

93 12. Limited to cogeneration facilities for on-site use only.

94 13. Excluding impoundment of water using a dam.

95 14. Limited to facilities that comply with the following:

96 a. Any new diversion structure shall not:

97 (1) exceed a height of eight feet as measured from the streambed, or

98 (2) impound more than three surface acres of water at the normal maximum  
99 surface level;

100 b. There shall be no active storage;

101 c. The maximum water surface area at any existing dam or diversion shall not  
102 be increased;

103 d. An exceedance flow of no greater than fifty percent in mainstream reach  
104 shall be maintained;

105 e. Any transmission line shall be limited to a:

106 (1) right-of-way of five miles or less; and

107 (2) capacity of two hundred thirty KV or less;

108 f. Any new, permanent access road shall be limited to five miles or less; and

109 g. The facility shall only be located above any portion of the stream used by  
110 anadromous fish.

111 15. For I-zoned sites located outside the urban growth area designated by the  
112 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.  
113 21A.08.100A, except for waste water treatment facilities, shall be prohibited. All other  
114 uses, including waste water treatment facilities, shall be subject to the provisions for rural  
115 industrial uses as set forth in K.C.C. chapter 21A.12.



116           16. The operator of such facility shall provide verification to the department of  
117 natural resources and parks or its successor organization that the facility meets or exceeds  
118 the standards of the Animal and Plant Health Inspection Service of the United States  
119 Department of Agriculture and the accreditation guidelines of the American Zoo and  
120 Aquarium Association.

121           17. The following provisions of the table apply only to major communication  
122 facilities. Minor communication facilities shall be reviewed in accordance with the  
123 processes and standard outlined in K.C.C. chapter 21A.26.

124           18. Only for facilities related to resource-based research.

125           19. Limited to work release facilities associated with natural resource-based  
126 activities.

127           20. Limited to projects which do not require or result in an expansion of sewer  
128 service outside the urban growth area, unless a finding is made that no cost-effective  
129 alternative technologies are feasible, in which case a tightline sewer sized only to meet  
130 the needs of the school bus base and serving only the school bus base may be used.  
131 Renovation, expansion, modernization or reconstruction of a school bus base is permitted  
132 but shall not require or result in an expansion of sewer service outside the urban growth  
133 area, unless a finding is made that no cost-effective alternative technologies are feasible,  
134 in which case a tightline sewer sized only to meet the needs of a school bus base.

135           21. Only in conformance with the King County Site Development Plan Report,  
136 though modifications to the plan of up to ten percent are allowed for the following:

137           a. building square footage;

138           b. landscaping;

- 139 c. parking;
- 140 d. building height; or
- 141 e. impervious surface.

142 22. A special use permit shall be required for any modification or expansion of  
 143 the King County fairgrounds facility that is not in conformance with the King County  
 144 Site Development Plan Report or that exceeds the allowed modifications to the plan  
 145 identified in subsection B.21 of this section.

146 SECTION 4. Ordinance 14190, Section 4, as amended, and K.C.C. 21A.12.030  
 147 are each hereby amended to read as follows:

148 **Densities and dimensions - residential zones.**

149 **A. Densities and dimensions – residential zones.**

RESIDENTIAL													
STANDARDS	RURAL				URBAN RE-SERVE	URBAN RESIDENTIAL							
	RA-2.5	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre (15)	0.2 du/ac	0.2 du/ac	0.1 du/ac	0.05 du/ac	0.2 du/ac (21)	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/ac (20)	0.4 du/ac (20)					6 du/ac (22)	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
Minimum Density: (2)							85% (12) (18) (23)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Area (13)	1.875 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10ft (8)	10 ft (8)
Minimum Interior Setback	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)

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(3) (16)													
Base Height	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	60 ft	60 ft
(4)								45 ft	45 ft		80 ft	80 ft	80 ft
								(14)	(14)		(14)	(14)	(14)
Maximum Impervious	25%	20%	15%	12.5%	30%	30%	55%	70%	75%	85%	85%	85%	90%
Surface:	(11)	(11)	(11)	(11)	(11)	(11)							
Percentage (5)	(19)	(19)	(19)	(19)									
			(24)										

**B. Development conditions.**

1. This maximum density may be achieved only through the application of residential density incentives in accordance with K.C.C. chapter 21A.34 or transfers of development rights in accordance with K.C.C. chapter 21A.36 or 37, or any combination of density incentive or density transfer. Maximum density may only be exceeded in accordance with to K.C.C. 21A.34.040F.1.g.

2. Also see K.C.C. 21A.12.060.

3. These standards may be modified under the provisions for zero lot line and townhouse developments.

4. Height limits may be increased if portions of the structure that exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, but the maximum height may not exceed seventy-five feet. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirements provided but the maximum height shall not exceed seventy-five feet.

5. Applies to each individual lot. Impervious surface area standards for:

a. regional uses shall be established at the time of permit review;

b. nonresidential uses in residential zones shall comply with K.C.C.

21A.12.120 and 21A.12.220;

170 c. individual lots in the R-4 through R-6 zones that are less than nine thousand  
171 seventy-six square feet in area shall be subject to the applicable provisions of the nearest  
172 comparable R-6 or R-8 zone; and

173 d. a lot may be increased beyond the total amount permitted in this chapter  
174 subject to approval of a conditional use permit.

175 6. Mobile home parks shall be allowed a base density of six dwelling units per  
176 acre.

177 7. The standards of the R-4 zone shall apply if a lot is less than fifteen thousand  
178 square feet in area.

179 8. At least twenty linear feet of driveway shall be provided between any garage,  
180 carport or other fenced parking area and the street property line. The linear distance shall  
181 be measured along the center line of the driveway from the access point to such garage,  
182 carport or fenced area to the street property line.

183 9.a. Residences shall have a setback of at least one hundred feet from any  
184 property line adjoining A, M or F zones or existing extractive operations. However,  
185 residences on lots less than one hundred fifty feet in width adjoining A, M or F zone or  
186 existing extractive operations shall have a setback from the rear property line equal to  
187 fifty percent of the lot width and a setback from the side property equal to twenty-five  
188 percent of the lot width.

189 b. Except for residences along a property line adjoining A, M, or F zones or  
190 existing extractive operations, lots between one acre and two and one-half acres in size  
191 shall conform to the requirements of the R-1 zone and lots under one acre shall conform  
192 to the requirements of the R-4 zone.

193           10.a. For developments consisting of three or more single-detached dwellings  
194 located on a single parcel, the setback shall be ten feet along any property line abutting  
195 R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in  
196 K.C.C. 21A.14.190, which shall have a setback of five feet.

197           b. For townhouse and apartment development, the setback shall be twenty feet  
198 along any property line abutting R-1 through R-8, RA and UR zones, except for  
199 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback  
200 of five feet, unless the townhouse or apartment development is adjacent to property upon  
201 which an existing townhouse or apartment development is located.

202           11. Lots smaller than one-half acre in area shall comply with standards of the  
203 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or  
204 larger, the maximum impervious surface area allowed shall be at least ten thousand  
205 square feet. On any lot over one acre in area, an additional five percent of the lot area  
206 may be used for buildings related to agricultural or forestry practices. For lots smaller  
207 than two acres but larger than one-half acre, an additional ten percent of the lot area may  
208 be used for structures that are determined to be medically necessary, if the applicant  
209 submits with the permit application a notarized affidavit, conforming with K.C.C.  
210 21A.32.170A.2.

211           12. For purposes of calculating minimum density, the applicant may request that  
212 the minimum density factor be modified based upon the weighted average slope of the  
213 net buildable area of the site in accordance with K.C.C. 21A.12.087.

214           13. The minimum lot area does not apply to lot clustering proposals.

215           14. The base height to be used only for projects as follows:

216 a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a  
217 fifteen percent finished grade; and

218 b. in R-18, R-24 and R-48 zones using residential density incentives and  
219 transfer of density credits in accordance with this title.

220 15. Density applies only to dwelling units and not to sleeping units.

221 16. Vehicle access points from garages, carports or fenced parking areas shall  
222 be set back from the property line on which a joint use driveway is located to provide a  
223 straight line length of at least twenty-six feet as measured from the center line of the  
224 garage, carport or fenced parking area, from the access point to the opposite side of the  
225 joint use driveway.

226 17.a. ~~((a))~~All subdivisions and short subdivisions in the R-1 zone shall be  
227 required to be clustered if the property is located within or contains:

228 (1) a floodplain~~((;))~~;

229 (2) a critical aquifer recharge area~~((;))~~;

230 (3) a Regionally or Locally Significant Resource Area~~((;))~~;

231 (4) existing or planned public parks or trails, or connections to such  
232 facilities~~((;))~~;

233 (5) a Class I or II stream or wetland~~((; or))~~;

234 (6) a steep slope~~((;))~~; or

235 (7) a "greenbelt/urban separator" or "wildlife corridor" area designated by the  
236 Comprehensive Plan or a community plan.

237 b. The development shall be clustered away from sensitive areas or the axis of  
238 designated corridors such as urban separators or the wildlife habitat network to the extent

239 possible and the open space shall be placed in a separate tract that includes at least fifty  
240 percent of the site. Open space tracts shall be permanent and shall be dedicated to a  
241 homeowner's association or other suitable organization, as determined by the director,  
242 and meet the requirements of K.C.C. 21A.14.040. On-site sensitive area and buffers,  
243 wildlife habitat networks, required habitat and buffers for protected species and  
244 designated urban separators shall be placed within the open space tract to the extent  
245 possible. Passive recreation (with no development of recreational facilities) and natural  
246 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

247           18. See K.C.C. 21A.12.085.

248           19. All subdivisions and short subdivisions in R-1 and RA zones within the  
249 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North  
250 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and  
251 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East  
252 Sammamish Community Planning Area that drains to Patterson Creek shall have a  
253 maximum impervious surface area of eight percent of the gross acreage of the plat.  
254 Distribution of the allowable impervious area among the platted lots shall be recorded on  
255 the face of the plat. Impervious surface of roads need not be counted towards the  
256 allowable impervious area. Where both lot- and plat-specific impervious limits apply, the  
257 more restrictive shall be required.

258           20. This density may only be achieved on RA 2.5 and RA 5 zoned parcels  
259 receiving density from rural forest focus areas through the transfer of density credit pilot  
260 program outlined in K.C.C. chapter 21A.55.

261           21. Base density may be exceeded, if the property is located in a designated  
262 rural city urban growth area and each proposed lot contains an occupied legal residence  
263 that predates 1959.

264           22. The maximum density is four dwelling units per acre for properties zoned  
265 R-4 when located in the Rural Town of Fall City.

266           23. The minimum density requirement does not apply to properties located  
267 within the Rural Town of Fall City.

268           24. The impervious surface standards for the county fairground facility are  
269 established in the King County Fairgrounds Site Development Plan, Attachment A to this  
270 ordinance, on file at the department of natural resources and parks and the department of  
271 development and environmental services. Modifications to that standard may be allowed  
272 provided the square footage does not exceed the approved impervious surface square  
273 footage established in the King County Fairgrounds Site Development Plan  
274 Environmental Checklist, dated September 21, 1999, Attachment B to this ordinance, by  
275 more than ten percent.

276           **SECTION 5. Severability.** If any provision of this ordinance or its application to  
277 any person or circumstance is held invalid, the remainder of the ordinance or the  
278 application of the provision to other persons or circumstances is not affected.

279           **SECTION 6.** In accordance with K.C.C. 20.44.080, the metropolitan King  
280 County council finds that the requirements for environmental analysis, protections and  
281 mitigations in those chapters of K.C.C. Title 21A amended by this ordinance provide



282 adequate analysis of and mitigation for the specific adverse environmental impacts to  
283 which the requirements apply  
284


Ordinance 14808 was introduced on 10/6/2003 and passed by the Metropolitan King County Council on 12/8/2003, by the following vote:

Yes: 10 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Phillips, Mr. Hammond, Mr. Gossett, Ms. Hague, Ms. Patterson and Mr. Constantine  
No: 0  
Excused: 3 - Mr. Pelz, Mr. McKenna and Mr. Irons

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Cynthia Sullivan, Chair

ATTEST:

  
\_\_\_\_\_  
Anne Noris, Clerk of the Council

APPROVED this 18 day of December, 2003.

  
\_\_\_\_\_  
Ron Sims, County Executive

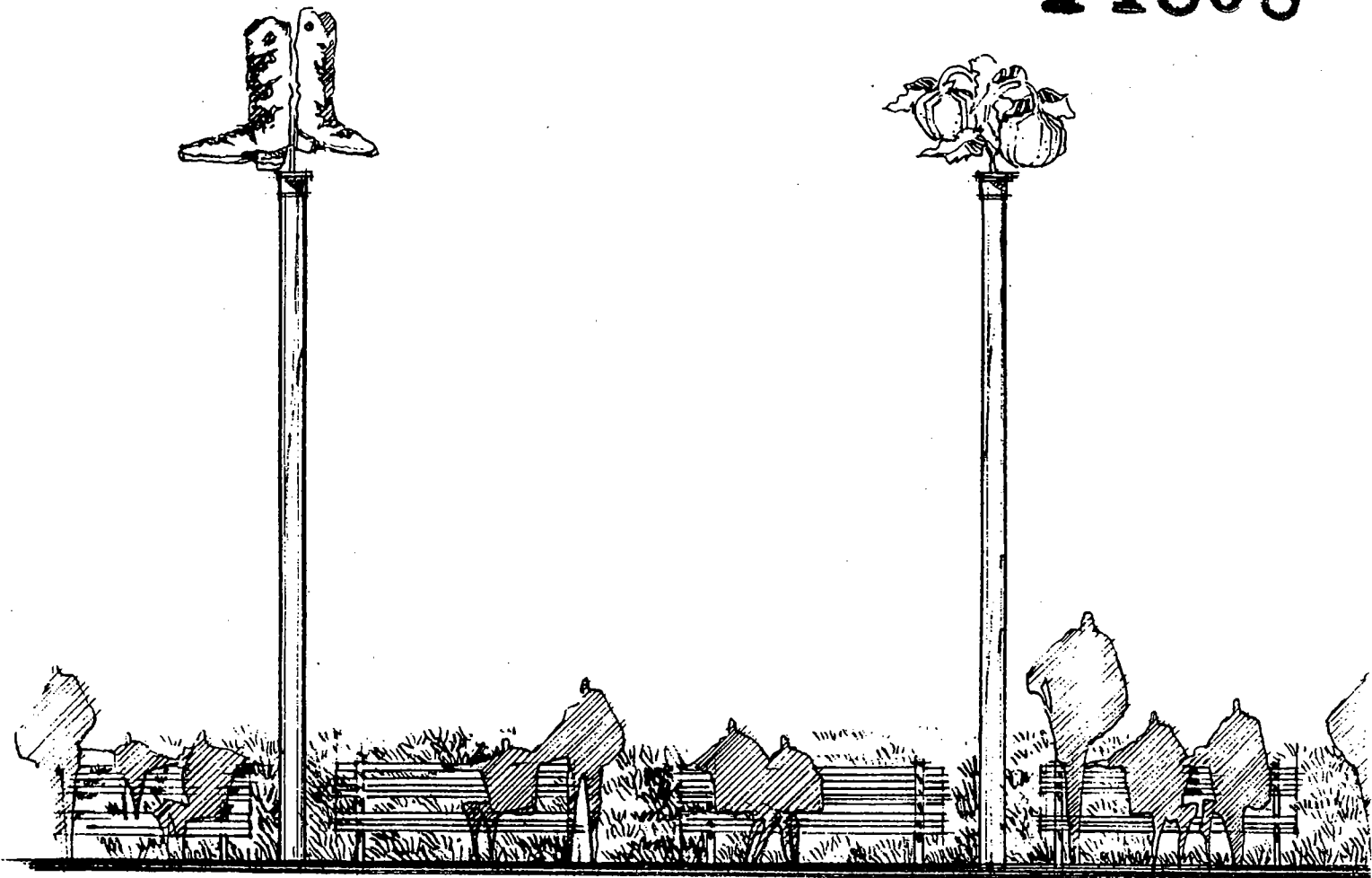
**Attachments** A. Enumclaw Fairground-King County, Washington-Master Site Plan Report May 1999

RECEIVED  
2003 DEC 18 PM 4:19  
KING COUNTY CLERK  
KING COUNTY COUNCIL

Attachment B

2003-454

14808



**Enumclaw Fairgrounds  
King County, Washington**

# **Master Site Plan Report**

**May 1999**

8084E 1

14808

# King County Enumclaw Fairgrounds

## Master Site Plan Report

May 1999

King County Department of Construction and Facilities Management  
King County Administration Building  
500 Fourth Avenue, Room 320  
Seattle, Washington 98104

Project Administrator: Karan K. Soi  
206-296-4250  
karan.soi@metrokc.gov

**For:**

King County Dept. of Parks and Recreation  
2040 84th Avenue SE  
Mercer Island, Washington 98040  
206-296-4232

King County Fair  
King County Dept. of Parks and Recreation  
45224 284th Ave. SE  
PO Box 246  
Enumclaw, WA 98022

Mark Campbell, Manager  
206-296-8888  
360-825-7777

**By:**

**Prime Consultant:**  
**Atelier ps Landscape**  
Architects  
217 Pine Street, Suite 720  
Seattle, Washington 98101-  
1520

Contact: Janis Snoey or  
David Ringstrom  
206-625-0163  
atelierps@seanet.com

**Subconsultants:**

**Architects:**  
Boyle-Wagoner Architects  
911 Western Avenue, Suite 300  
Seattle, Washington 98104

**Artist:**  
Michelle Van Slyke  
4541 Taylor Avenue  
Bainbridge Island, Washington  
98110

**Electrical and Mechanical Engineers:**  
Tres West Engineers  
2702 South 42nd Street, Suite 301  
Tacoma, Washington 98409-7319

**Civil Engineers:**  
SvR Design Company  
1008 Western Avenue #301  
Seattle, Washington 98104

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## INTRODUCTION

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This report describes the Master Site Plan for development of King County's Enumclaw Fairgrounds. The purpose of the master plan is to identify future capital improvements and acquisitions to achieve the highest and best usage of the fairground complex. The Fairgrounds is a regional facility that draws up to 100,000 people during the annual fair event. Located in a scenic rural community, the site is a potentially suitable venue for a number of public and private events. Unfortunately, the site has not lived up to its potential. This lack of performance has been attributed to a number of factors including a perception that the Fairgrounds is too remote from urban centers and that the existing facilities do not meet market demand.

The County prepared a business plan<sup>1</sup> to identify ways to improve the performance of the Fairgrounds. Among the goals, objectives and strategies included in the business plan is: "Plan and execute an aggressive capital improvement program based on a Master Site Plan to expand the footprint and services of the Fairgrounds, promote safety, maintain valuable assets, and establish a visual identity for the Fairgrounds." The County initiated the master site planning process in the fall of 1997.

A Review Committee comprised of representatives of the Fair Advisory Board and King County staff ((1) Fairgrounds, (2) Parks and Recreation and (3) Construction and Facilities Management) assisted in preparation of the Master Site Plan. An open house held at the Enumclaw Fairgrounds in December 1998 presented the Draft Master Site Plan to the public. Additionally, work-in-progress products were on public display in the Fairgrounds office from the time of the 1998 King County Fair. The process to develop the master site plan included:

1. Site Analysis (see Appendix 1)
2. Preparation of two conceptual plans (see Appendix 2)
3. Review and comment by the Review Committee
4. Preparation of a Draft Master Site Plan based on the Review Committee's preferred alternative
5. Review and comment on the Draft Master Site Master Plan by the Review Committee
6. Presentation of the Draft Master Site Plan at Public Open House
7. Preparation of the Final Master Site Plan (See Figure 1) based on comments by the public and review committee.
8. Preparation and public review of the SEPA Environmental Checklist (see Appendix 3)
9. Presentation of the Final Master Site Plan to the County Council

Current proposal is for master plan for to be implemented over 10 or more years. Some improvements may be implemented as part of standard maintenance and operations procedures. Capitol improvement projects will be implemented as funds are made available through the County budgeting process. Some work may be completed through volunteer donation of materials and labor.

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<sup>1</sup> King County Fairgrounds Business/Marketing Plan "Focus on the Future" for King County Department of Parks and Recreation by Lanie McMullin assisted by Barry J. Stratton, January 1998. Copies of the Business/Marketing Plan are available for review at the King County Fairgrounds Office (45224 284th Ave. SE, Enumclaw, WA 98022) and King County Parks and Recreation Department (2040 84th Ave. SE, Mercer Island, WA 98040)

## SITE GOALS

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The Enumclaw Fairgrounds site goals are consistent with the Mission Statement of the Business Plan:

King County's Enumclaw Fairgrounds seeks to become a regional, multi-event complex dedicated to

- Presenting the annual King County Fair.
- Preserving King County's agricultural heritage.
- Providing year-round quality entertainment.
- Offering enriching educational events, and
- Fostering a spirit of vital cooperation with the City of Enumclaw.

In accordance with the site goals, the Master Site Plan and Implementation Guidelines are based on recognition of the fairground's unique theme, character and design components as expressed in specific design districts.

### Theme

**The Fairgrounds will be a celebration of King County's family farm heritage.**

### Character

The Master Site Plan and Implementation Guidelines meet site goals by proposing improvements that enhance the physical character of the Fairgrounds in support of the theme to celebrate King County's family farm heritage. The primary character-defining elements are:

- the sense of open space within a rural setting.
- components of traditional farm buildings; and
- celebratory farming images incorporated as art icons, architectural features, and site furnishing.

### Design Districts

Existing structures create two distinct design districts within the Fairgrounds site (See Figure

1. the Central Fairgrounds District generally characterized by galvanized steel and concrete structures, and
2. the Community Hall District where the Stadium Grandstand and the community Hall create a unified architectural character described as the Civilian Conservation Corps (CCC) or Park Service Rustic style. In 1984, the King County Landmarks Commission approved designation of 14 acres in the vicinity of the Community Hall District as a King County Landmark.



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## PROGRAM

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Primary elements of the Master Site Plan include:

1. Modify the northeast parking lot to create a Midway that integrates the Stadium with the Central Fairgrounds. Renovate other parking lots to improve their function.
2. Re-design the South Entry to create a character-defining landmark that reduces pedestrian, transit, and vehicle conflicts.
3. Demolish substandard buildings and create a Grand Promenade with activity lawns, pedestrian walks, seating areas and expanded vendor locations.
4. Enhance existing RV camping areas with amenities, sewer dump station, water and electrical service to improve marketability as RV campgrounds.
5. Improve environmental conditions and restore rural landscape qualities through implementation of a comprehensive tree-planting program.
6. Expand the Rodeo Arena southward to create a full-size competition venue for all equestrian sports. Maintain existing warmup arenas to meet the requirements of the American Horse Show Association to provide one warmup arena for each performance arena.
7. Construct new exhibit halls connecting the existing Exhibit Hall and Activity Hall to improve function and marketability.
8. Construct new Rabbit, Sheep and Cat barns to create a family farm district.
9. Construct a maintenance yard with a garage and shop building.
10. Strengthen the historic character of the Community Hall District through: (1) demolition and replacement of the existing substandard restroom with an architecturally-appropriate, code-compliant building; and (2) landscape development to mitigate the design incongruity of the children's wading pool with the historic character of the community Hall.
11. Strengthen the character of the Central Fairgrounds District through building upgrades that include architectural treatments to unify the disparate styles of existing structures.

## IMPLEMENTATION GUIDELINES

### 1. SPATIAL ORGANIZATION

- 1.1 The organizing feature of the Fairgrounds Master Site Plan (see Figures 1 and 2) is a linear Grand Promenade with four major activity lawns. Annual fair functions define the major activity lawns, which are designed to provide maximum flexibility to accommodate other events throughout the year. The activity lawns are designated as (1) Picnic Ground, (2) Center Stage, (3) Crafts Tent, and (4) Midway.
- 1.2 The Grand Promenade generally parallels the forested hillside to the east and is generally oriented on Pinnacle Peak to the south. Views of the hillside and of Pinnacle Peak will be preserved to enhance the sense of rural setting from within the Fairgrounds and provide orientation points for site users.
- 1.3 The Grand Promenade modifies site circulation to expand vendor areas and increase vendor contact with pedestrians. Existing walkways are adapted to establish a circular pedestrian system linking the South Entry with the Stadium. Vendors will occupy lawn areas that surround the walkways.
- 1.4 The Fairgrounds Master Site Plan incorporates three outdoor performance venues: (1) the existing Stadium Grandstand, (2) a new amphitheater and stage at the fairground core and (3) a small stage at the south end of the Grand Promenade either in the Picnic Ground or adjacent activity lawns. The stages will be portable to maximize flexibility to accommodate non-fair events.
- 1.5 Pedestrian lighting is integrated along walkways for security and to reinforce the Grand Promenade.
- 1.6 Four landmark seating areas are at prominent locations: one at each end of the Picnic Ground and Midway lawns. The intersection of walkways at the south end of the Midway will be developed as a pedestrian plaza to prominently display a carnival carousel as a feature of the Central Fairgrounds.
- 1.7 Renovations of existing structures and new buildings should recognize the importance of the Grand Promenade by orienting doorways, windows, and access points toward the central area.

### 2. COUNTYWIDE STANDARDS AND GUIDELINES

- 2.1 The guidelines contained herein modify the King County Parks Standards Manual to meet the specific needs of the Enumclaw Fairgrounds site. In the event of a conflict between this document and the Parks Standard Manual, this document will take precedence.
- 2.2 Countywide standards and guidelines will govern maintenance and operation of the Enumclaw Fairgrounds, except as modified herein.
- 2.3 All site development shall meet current federal, state and local regulations and codes.
- 2.4 Donated materials and labor is not exempt from meeting countywide standards or the specific guidelines included in this document.

### 3. DESIGN DISTRICTS

- 3.1 Future development of the site will seek to unify the Central Fairgrounds and Community Hall Design Districts in terms of landscape development, site improvements, colors and site circulation. However, materials used for buildings and site improvements within each district will respect the existing character within the district. For example, a log-sided structure would be inappropriate in the Central Fairground District and a building clad in galvanized steel would be inappropriate next to the Community Hall. Discrete application of colors and materials may be used to provide transition between the districts.

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- 3.2 The King County Landmarks Commission approved designation of 14 acres in the vicinity of the Community Hall District as a King County Landmark. The significant features of the designation are the (1) Community Hall (AKA Field House, Community Center, Activity Center), (2) picnic shelter, (3) Stadium, and (4) fieldstone retaining walls, steps, walkways. No alteration of significant features may occur in this district without first obtaining a certificate of appropriateness from the King County Landmarks Commission.

#### 4. SENSITIVE AREAS

##### 4.1 Wetlands

- 4.1.1 A wetland approximately 1/4-acre in size is located south of the main Fairgrounds and east of the south parking lots is identified in the King County Sensitive Areas Map Folio as White River Basin Wetland #39b. Based on available information, it is likely a "Class 3 wetland" as defined by the King County Sensitive Areas Ordinance.
- 4.1.2 A wetland delineation shall be completed prior to development of facilities in the vicinity of the existing wetland. The existing wetland is most likely a Class 3 wetland as per King County's Sensitive Area Ordinance (SAO). The SAO requires a 25-foot wide buffer for Class 3 wetlands. The master plan provides for a minimum 50-foot buffer on the wetland to allow for possible deviation to the currently assumed wetland boundary. Additional open space in the vicinity will allow for buffer averaging, if needed and if approved by the permitting agencies.

##### 4.2 Floodplains

- 4.2.1 The King County Sensitive Areas Map Folio indicates that the 100-year flood plain of Boise Creek extends over a portion of the site at its southern most property line.
- 4.2.2 Prior to development, the 100-year floodplain for Boise Creek will be accurately surveyed. Stormwater facilities proposed in the area will be located outside the 100-year floodplain.

##### 4.3 Steep Slopes

- 4.3.1 The on-site steep slopes at the east site boundary meet the definition of steep slopes as regulated by the King County Sensitive Areas Ordinance (in excess of 40 percent).
- 4.3.2 Under this Master Site Plan, no work is proposed on the steep slopes. The SAO requires a 50-foot buffer at the toe of steep slopes (the top of slope is off-site). This buffer may be reduced to a minimum of 10 feet when an applicant demonstrates to King County pursuant to a special study that the reduction will adequately protect the proposed development and the sensitive area. Work within 50 feet of the toe of the slope resulting from implementation of the Master Site Plan occurs only in areas of existing development. Prior to submitting a permit application for projects within 50 feet of the toe of steep slopes, the County will conduct a special study to determine the potential impact of the proposed work on the stability of the slope.

#### 5. CONSTRUCTION MATERIALS

- 5.1 Materials used in new built forms, structures, objects and site furniture should be those commonly used on the traditional family farm. The application should be straightforward without calling attention to it. Materials should be sturdy and intended to last for many years. Specific applications of materials are described in the following sections; the general materials include:
- Rough-sawn cedar
  - Painted or galvanized trim
  - Zinc galvanized steel
  - Corrugated galvanized steel sheet metal (22-gauge min.) or panels with vertical battens
  - Galvanized steel flashing

5.2 Primary materials in the Community Hall District are rough-sawn cedar and painted trim. Zinc galvanized steel and corrugated galvanized steel sheet metal are more appropriate in the Central Fairground District.

## 6. COLORS

- 6.1 The natural color of materials should be expressed, where appropriate. Rough-sawn cedar should be a natural cedar tone and corrugated steel sheet metal should be a natural galvanized color.
- 6.2 Site furniture (trash receptacles) and celebratory elements such as banners may: (1) use bold, pure colors or black and white in a whimsical fashion (such as the black and white "Holstein cow" trash receptacles) or (2) make use of season-appropriate colors (such orange and brown in the fall or lavender and yellow in the spring).
- 6.3 Specific applications of color are described in the following table.

Use	Color Description	Manufacturer Example
Central Fairgrounds: Body color of wood sided buildings and existing concrete structures	warm barn red	Parker Paints 7856A 'Tomahawk'
Central Fairgrounds: Roof edge and underside	dark gray	Parker Paints 'Ironhorse'
Central Fairgrounds: Door Barn Frames	ochre	Parker Paints 7303M 'Aztec Dawn'
Central Fairgrounds: Door Boards	light Grey	Parker Paints 8782W 'Sterling Coin'
Community Hall and Central Fairgrounds District: window trim, door trim, except as noted above.	white or hunter/forest green	Green: Parker Paints 8106N 'Caulfield Green'

## 7. LANDSCAPE PRESERVATION and DEVELOPMENT

7.1 Existing Forest and Significant Trees: The existing forested hillside between the golf course and the Fairgrounds and significant trees on the site will be preserved and protected to provide a sense of rural setting and provide orientation for fairground users.

7.2 Trees

7.2.1 Tree planting is integral to the Fairgrounds Master Site Plan to comply with land development codes (in parking lots and at perimeters), improve microclimate conditions by providing shade, and restore the site's rural landscape character. The number of recommended tree species is purposefully limited to achieve a strong landscape image. Tree planting concepts include:

- formal rows of deciduous canopy trees to define the Grand Promenade;
- hedgerows of deciduous columnar trees to create a landmark;
- a landmark orchard of fruiting trees at the South Entry;

- deciduous canopy trees to provide shade for parked cars and mitigate the visual impact of large parking lots, and
  - conifer trees to provide variety and character as well as screen incompatible uses.
- 7.2.2 All trees should be selected for aphid/mildew/scab resistance and for suitability to poor drainage. Also, trees planted in parking lots should be selected for suitability to compacted subsoils and moderate drought.
- 7.2.3 All trees should be green-leaved cultivars with upright, ascending growth habits. Contorted, weeping or dwarf forms; noticeably variegated foliage; and yellow-, red- or purple-foliaged species are inappropriate for the function, scale and design intent of tree plantings illustrated on the Fairgrounds Master Site Plan.
- 7.2.4 Formal rows of disease-resistant elm will line pedestrian walkway bordering the Picnic Ground and Midway to create a vase-shaped canopy that provides shade and spatial definition for Grand Promenade. Species: *Ulmus* "Homestead" and *Ulmus wilsoniana* "Prospector". A consistent species should be used in each of the activity lawns. Spacing: 25 to 30 feet on center, consistent.
- 7.2.5 Hedgerows and blocks of columnar red maple will define the Center Stage and Crafts Tent lawns to create a landmark at the core of the Central Fairgrounds. Species: *Acer rubrum* "Armstrong" or *Acer rubrum* "Bowhall" (one consistent species). Spacing: 12 to 15 feet on center, consistent.
- 7.2.6 Informal groves of deciduous trees will provide shade and season accent in secondary lawn areas. Species: *Acer rubrum* "Franksred", *Crateagus phaenopyrum*, *Fraxinus pennsylvanica* "Summit", and *Pyrus calleryana* "Redspire". Spacing: 15 to 25 feet on center, variable.
- 7.2.7 Along street frontages, parking lot edges and the ends of parking bays, hedgerows of columnar red maple should be planted to provide screening and establish landmarks. Species: *Acer rubrum* "Armstrong" or *Acer rubrum* "Bowhall" (consistent in any one area). Spacing: 12 to 15 feet on center, consistent.
- 7.2.8 Along the centerline of vehicle bays in parking lots, large canopy forming trees to be planted in rows to provide shade. Species: *Fraxinus pennsylvanica* "Marshall" and *Quercus shumardii* (consistent in any one lot). Spacing: 27 feet on center, consistent.
- 7.2.9 Conifer trees should be planted in select locations illustrated on the Fairgrounds Master Site Plan for screening and to separate activity areas. Species: *Thuja plicata*, *Psuedotsuga menziesii*, and *Calocedrus decurrens*. Spacing: 8 to 12 feet on center, variable.
- 7.3 Shrubs and Groundcover
- 7.3.1 All shrubs and groundcovers should be selected for low-maintenance (resistant to aphids, mildew, etc.) and suitable to the site's wet soils. All shrubs should be natural forms. Contorted or weeping forms are inappropriate to the design intent.
- 7.3.2 Shrub planting is intended to create masses and thickets that completely cover the ground surface in planting beds. Plant species are purposefully limited and are selected seasonal interest (flower/color) from spring through fall.
- 7.4 Seasonal Color Displays consisting of flowering bulbs and annual may be incorporated in large beds adjacent to the North and South Entries.

## 7.5 Activity and Vendor Lawns

- 7.5.1 Lawn areas are critical to the marketability and function of the fairgrounds. For this reason activity and vendor lawns should be constructed to withstand heavy foot traffic and temporary structures during periods of inclement weather.
- 7.5.2 The following techniques may be used alone or in combination to alleviate wet or poorly drained conditions in activity lawns including vendor and carnival areas. Selection of technique should be based on soils analysis and the function of the specific lawn area:
- field subdrainage system,
  - imported sand/soil mix and center crown for positive surface drainage at slopes ranging from 3 to 5 percent

## 7.6 Irrigation

- 7.6.1 The highest standard of water conservation should be used in planning for and using irrigation.
- 7.6.2 Irrigate shrub and lawn areas in the Community Hall District, the Central Fairground District and the transitional area between the two. Irrigation is important in maintaining the ability of lawn to withstand heavy foot traffic and temporary vendor structures.
- 7.6.3 Irrigate planting islands in paved parking areas; irrigation is not required in reinforced grass parking bays.

## 7.7 Landscape Maintenance

- 7.7.1 Tree maintenance should consist of corrective pruning to ensure public safety, and to maintain the health and natural growth habit of the tree. Trees should not be topped, and primary leaders should not be removed. Corrective pruning should consist of:
- removal of lower branches on deciduous trees should a limb height of 6 to 7 feet above ground at time of planting;
  - removal of interior cross-branching and broken or diseased branches;
  - removal of split crotches and secondary leaders;
  - removal of lower branches over time on deciduous trees to an ultimate limb height of 14 feet above ground.
- 7.7.2 Shrubs and groundcover maintenance should consist of annual fertilization and corrective pruning. Plantings are intended to create shrub masses and thickets that completely cover the soil surface. Shrubs should not be clipped or sheared into individual shapes (no balls, gumdrops or topiary). Corrective pruning should consist of tip pruning to:
- control height;
  - contain growth at the edges of walkways and drive aisles;
  - remove excessively woody growth and dead or diseased branches; and
  - encourage the formation of the plant masses.
- 7.7.3 Lawns should be regularly fertilized and mown to maintain healthy, resilient turf capable of withstanding heavy periodic foot traffic and temporary vendor structures.

## 8. CIRCULATION

### 8.1 Vehicular Circulation & Parking

- 8.1.1 Asphalt surfacing over a structural base may be utilized for primary parking areas and all parking lot drive aisles east of 284th Avenue SE.

- 8.1.2 Where appropriate, parking lots should be surfaced with reinforced turf over a structural base. Reinforcing may be a premanufactured plastic product, concrete product or crushed rock base as appropriate to the specific situation. The purpose of using reinforced turf in place of asphalt surfacing is to mitigate visual and stormwater impacts created expansive parking areas. Reinforced turf maybe used where appropriate to the level of use, even in primary parking areas.
- 8.1.3 Parking lots shall conform to the current King County Specifications for Off-street Parking (Ordinance 7213).
- 8.1.4 Primary residence access roads shall be a minimum of 24-foot clear for emergency vehicle access. Temporary fair routes shall be a minimum of 20 feet wide (during the fair, emergency vehicles can still use the primary residence access roads). (See Figure 3.)
- 8.1.5 Service roads shall be a minimum of 20 feet wide and surfaced with asphalt or compacted crushed rock. Crushed rock is preferred in animal trailer unloading areas to help protect the safety of steel-shod animals. Note: multiple emergency vehicle routes are available within the fairgrounds. This obviates the need for a 24-foot wide service road.

## 8.2 Pedestrian Circulation & Seating

- 8.2.1 The pedestrian circulation system is based on a hierarchy of walkway widths as conceptually illustrated on the Fairgrounds Master Site Plan, and incorporate five landmark seating areas (see Figure 1).
- 8.2.2 Primary walkways (which also serve as service/emergency vehicle routes) shall be a minimum of 20 feet and a maximum of 30 feet in width. Intersection radii should be a minimum of 15 feet and a maximum of 25 feet to facilitate movement of people and service vehicles.
- 8.2.3 Secondary walkways should be a minimum of 10 feet and a maximum of 20 feet in width.
- 8.2.4 Asphalt should be the primary surfacing material for pedestrian routes. Special paving may be used as design element for the following: (1) North and South Entry plazas; (2) the carousel plaza; (3) landmark seating areas; and (4) at the base of kiosks.
- 8.2.5 Special paving should be tumbled concrete pavers, roughly square in shape, such as Abbotsford "Old Country Stone" pavers. Octagonal, hexagonal, "dogbone" and serrated or small rectangular shapes should not be used.

## 9. BUILDINGS

### 9.1 General

- 9.1.1 New construction or renovation of existing structures should express and support King County's family farm heritage through building form, color, textures, and materials. See architectural prototypes, Figures 4, 5, and 6.
- 9.1.2 Future building projects are not expected to directly mimic farm structures, however, design should creatively play on such forms and materials to enhance the user's sense of history, context, exhibitions, and rural experience.

### 9.2 Building Form

- 9.2.1 New buildings should be constructed with simple geometric forms with hipped or gabled roof forms.

- 9.2.2 Where feasible, clerestories, cupolas, and roof venting should be provided to accommodate passive ventilation and add natural lighting as well as helping to reinforce an agricultural image.
- 9.2.3 Steel or wood structural systems should be used and should be exposed where possible.
- 9.2.4 Shaded and covered porches may be added to basic forms to add interest and scale to larger buildings.
- 9.3 Building Materials and Finishes
  - 9.3.1 Generally, building materials as described in Section 5. CONSTRUCTION MATERIALS, and as refined by the following.
  - 9.3.2 Wall and roofing materials: Materials and their application should be as simple as possible. Where possible exposed fasteners and joints should articulate the method of construction.
  - 9.3.3 Trim should be painted or galvanized in various shapes - angles, channel sections and tubing
  - 9.3.4 Colors as described in Section 6. COLORS.
  - 9.3.5 See SECTION 6. ART AND DECORATIVE ELEMENTS for additional building materials.
- 9.4 Windows
  - 9.4.1 Windows should be generally square in proportion, appear deeply inset and create repetitive patterns on building elevations.
  - 9.4.2 Heavy window casing should be used on the exterior and cruciform shaped muntons should be used where appropriate.
  - 9.4.3 Windows should be operable and provide as much passive ventilation as possible.
- 9.5 Doors
  - 9.5.1 Primary doors should be sliding and large in scale. The sliding doors should be attached to the exterior of the building with exposed sliding tracks and hardware. The door details should reflect agricultural prototypes and have diagonal structural support members.
  - 9.5.2 Secondary passage doors should be two-panel type and may have top and bottom halves operate independently.
  - 9.5.3 Doors can be of wood or metal and may be stained, painted or galvanized.
  - 9.5.4 Exposed heavy galvanized hardware should be used as appropriate.
- 9.6 Interiors
  - 9.6.1 Building interiors should be minimalist and simple.
  - 9.6.2 Whenever feasible, building structural and mechanical elements should be exposed and unfinished, as commonly found in agricultural structures.
  - 9.6.3 Where interior finishes are desired, wall surfaces should be galvanized metal, wood planking, or plywood. Floor finishes should be concrete with decorative tiles, patterns inset, or stain.



## 9.7 Mechanical Systems

- 9.7.1 Passive cooling and heating systems should be utilized as much as possible in all buildings to reduce building energy and maintenance costs, while increasing the experiential qualities of the interior spaces.
- 9.7.2 Large doorways and all windows should be operable to provide passive ventilation.
- 9.7.3 Use a conservative approach to installing mechanical cooling and heating systems; install only where warranted by levels or types of uses.
- 9.7.4 Mechanical equipment should be either: (1) placed on rooftops; or (2) exposed in roof attic spaces, if feasible.
- 9.7.5 Mechanical equipment may be placed on grade only when not feasible at other locations. Mechanical equipment placed on grade should be located at the rear of the buildings (the rear of buildings is facing away from the Grand Promenade) and screened by fencing as described in 10.2 Fence and Gates.

## 10. STRUCTURES AND SITE FURNITURE

### 10.1 Fairground Entries

- 10.1.1 Fairground entries should adhere to agricultural forms, types, and materials. Generally, materials and colors should as described in Sections 5 and 6. See Figure 7, Fairground Entry Prototype.
- 10.1.2 Playful and creative use of farm building forms, animal images of animals and produce, art, banners, and ribbons should be used to delineate entries will help to establish the theme of celebration of King County's family farm heritage. See Section 11, ART AND DECORATIVE ELEMENTS.

### 10.2 Fence and Gates

- 10.2.1 In general, perimeter and interior barrier fencing should be galvanized chainlink fencing with galvanized round metal posts and rails. Fencing should be incorporated into buffer plantings, where shown in the Master Plan.
- 10.2.2 At gateways and in highly visible locations (see Figure 8, Fencing Plan), fencing should be modified should incorporate art and convey a sense of celebration. Greater refinement of the fencing material, such as modification to the post size and shape (square instead of round), is appropriate at highly visible locations.
- 10.2.3 New fencing for animal yards, show rings and arenas should be galvanized or black chainlink with treated wood posts (dimensional lumber, not round) and wood top and bottom rails. [Chainlink allows views from bleachers into the arenas and show rings.] Wood fencing members should be natural wood tone, not painted. Brown or black premanufactured steel fence panels (Powder River and the like) may be used for chutes and livestock pens at the Rodeo arena.
- 10.2.4 Where appropriate, gateways into show rings and interior fenced areas (such as the Rodeo and Logger's Arenas) should be enhanced with art and decorative elements (See Figure 9.) See Section 11, ART AND DECORATIVE ELEMENTS.
- 10.2.5 Fencing to screen mechanical equipment, utilities and the like should be galvanized square steel post and rails with rough sawn cedar planking.

- 10.3 Benches and Seating
  - 10.3.1 Benches to be the same as or similar to the bench shown in Figure 10.
  - 10.3.2 During the fair and other events, straw bales may be used for temporary benches.
- 10.4 Trash and Recycling Receptacles
  - 10.4.1 Fixed trash and recycling receptacles to be the same as or similar to the style shown in Figure 11a modified with King County Parks logo, appropriate Fairground colors, separate compartments for trash, paper, cans, and glass.
  - 10.4.2 Non-fixed trash receptacles (see Figure 11b) may be steel drums.
  - 10.4.2 Colors as described in Section 6, COLORS.
- 10.5 Drinking Fountains to be the same as or similar to the drinking fountain shown in Figure 12
- 10.6 Picnic Tables to be the same as or similar to the table shown in Figure 13. At least 10 percent of the tables should be located in paved areas (See Figure 14 as an example) and modified as need to meet the requirements of the Americans with Disabilities Act.
- 10.7 Bollards: Standard King County Parks
- 10.8 Kiosks/Message Boards as shown in Figure 15.
- 10.9 Stages should be portable either as a structure that can break down or mounted on a trailer. The stage for the Center Stage should be a minimum of 16 by 48 feet.

## 11. ART AND DECORATIVE ELEMENTS

- 11.1 Siting
  - 11.1.1 Art and decorative elements should be incorporated into the physical structure of the site, i.e.; art should be a component of buildings, fences, signs, paving and the like. See other sections of these design guidelines for direction on incorporating art into specific physical elements. (See Figures 4, 5, 6, 7, 9, 10, 15, 16)
  - 11.1.2 Stand-alone art that is not incorporated into the physical components of the site is discouraged except at the South Entry and Highway Icon, although the exceptions may be incorporated into signs.
  - 11.1.3 Art and decorative elements should be sited in high visibility locations such as fairground entries, major pedestrian intersections and the like.
  - 11.1.4 Building renovations and new buildings should integrate art at primary doorways. (See Figures 4, 5, and 6.) Such art should be used to articulate the building function and contribute to a festive spirit.
- 11.2 Content and Materials
  - 11.2.1 All art and decorative elements should be playful, humorous and/or celebratory in nature. Barnyard creatures (cattle, horses, sheep, goats, dogs, cats, llamas, chickens, ducks, geese, donkeys, rabbits, cavies, and the like) are the preferred subject matter. Depictions of farm produce should be limited to types appropriate to King County (blueberries, strawberries, raspberries, hops, green beans, squash, carrots, Douglas fir (yes, it was and is a crop for family

farms in King County) and the like). Farming implements (tractor, rake, harrow and the like) and architectural forms (barns, silos, hop barns, cupolas, and the like) may also be considered. Non-representational elements expressing a sense of celebration (ribbons forms and the like) may also be considered.

- 11.2.2 Art and decorative elements that assists the user in identifying locations within the site, finding direction or clarify building or area purposes are encouraged (i.e., rodeo images at the Rodeo Arena, men and women figures at restrooms, etc.)
- 11.2.3 Kinetic sculpture such as wind vanes and "blue ribbon" banners is encouraged.
- 11.2.4 Colors and materials as described in Sections 5 and 6. Additional materials include steel, bronze, and fabric (as in banners).
- 11.2.5 Art integrated into special paving may utilize a variety of colors, textures and forms.

## 12. SIGNS

- 12.1 Permanent or Seasonal (reusable) Signs
  - 12.1.1 Major signs -- fairground entries, buildings, facilities (such as Rodeo Arena) -- should be constructed of heavy steel plate (galvanized and/or painted) and incorporate art. See Section 11, ART AND DECORATIVE ELEMENTS.
  - 12.1.2 Secondary signs -- parking lot name signs, building identification from service access -- should be constructed of sheet aluminum or (if less than 36 inches on a side) 0.135 inch fiberglass reinforced plastic panels with rounded corners. See Figure 17. Background: white. Letters, border and images: forest/hunter green as per Section 6, COLORS. Type style: Garamond Bold.
- 12.2 Temporary Signs (short-term, non-reusable). Medium or high density overlay plywood with rounded corners. Color, border and type style as per secondary signs, 11.1, above.
- 12.3 Highway Icon Sign - should be constructed as per 12.1.1 Major signs. Development of the Highway Icon Sign may require land acquisition or a R.O.W. use permit from the Washington State Department of Transportation

## 13. LIGHTS

- 13.1 Lighting should be designed to minimize excessive glare, prevent light pollution; and to utilize energy-efficient equipment and
- 13.2 Light color approximating that generated by incandescent lighting is preferred for interior spaces, pedestrian routes and services areas that are viewed from public streets, the central open area or the RV camping sites.
- 13.3 Interior fixtures should be scaled appropriately to the building and its proposed use
- 13.4 Site
  - 13.4.1 Existing pole masts and shoebox fixtures should be relocated from within the Central Fairgrounds and carnival areas, for re-use in the north and south parking lots.
  - 13.4.2 New pedestrian-scaled lighting should be located along pedestrian walkways to illuminate the Grand Promenade. Fixed locations should be coordinated with tree planting as conceptually illustrated on the Fairgrounds Master Plan.

- ? inch
- 13.4.3 Pedestrian light standards should conform to Figure 18, and to include the following components: (1) 6 to 8 feet diameter treated wood pole; (2) die-cast aluminum housing with hood, 24 inch arm, HPS lamp and photo control (Hubbel NPU-10S1-BI or equal); and (3) galvanized steel pole cap.

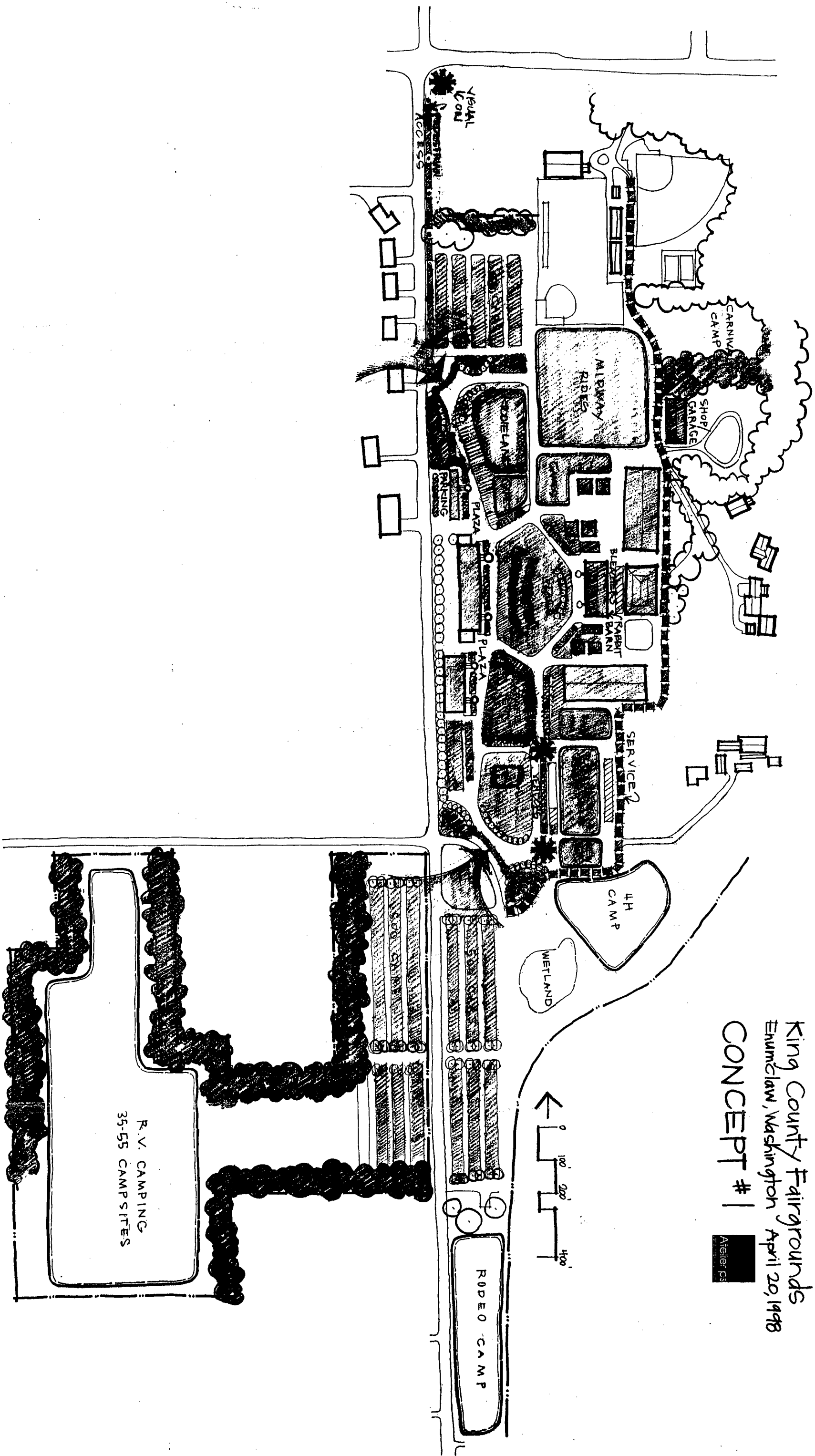
#### 14. UTILITIES

- 14.1 The incremental implementation of proposed master plan will result in the need for additional water (domestic and fire protection), sewer, telephone, and gas and power service lines. The design and alignment of the utility service lines will be determined in the design phase for construction projects.
- 14.2 Restrooms and Restroom Showerhouses
- 14.2.1 Building form and materials should match or resemble the existing restroom/showerhouse west of the Livestock Barn, modified as described in Section 9, BUILDINGS.
- 14.2.2 Restrooms should include a minimum of 8 toilets for women, 4 toilets and 2 urinals for men.
- 14.2.3 Restrooms/Showerhouses should include a minimum of 3 toilets and 2 showers each for men and women.
- 14.2.4 Small Restrooms should include at least 2 toilets each for men and women.
- 14.2.4 Design shall meet all requirements for the Americans with Disabilities Act.
- 14.3 Animal Wastes: Animal wastes will be collected, composted and removed from the site. Wash water from barns likely to contain animal wastes will be discharged to a sanitary sewer system.

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King County Fairgrounds  
Enumclaw, Washington April 20, 1998

CONCEPT # 1



APPENDIX 2

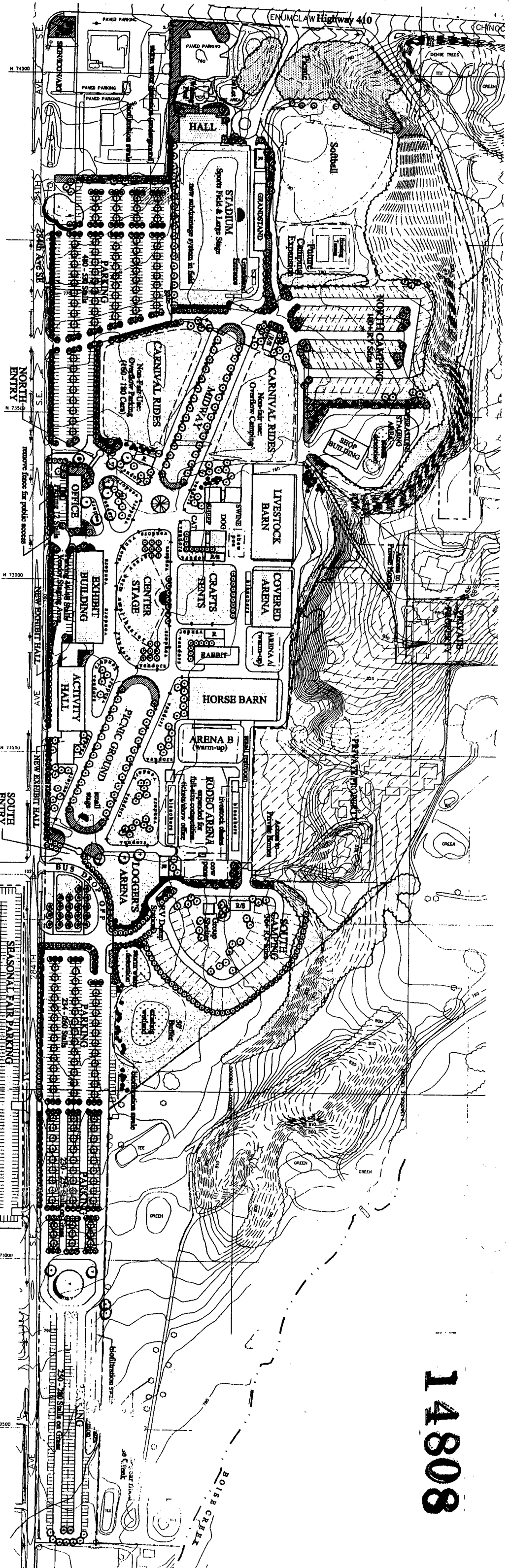
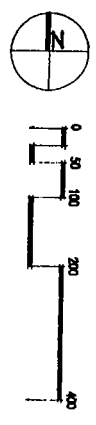


FIGURE 1:  
MASTER SITE PLAN



- Proposed Building
- Existing Building
- Restroom
- ▭ Restroom & Showershouse
- ⊙ Carousel
- ⊙ Pedestrian Light
- ⊙ Seating Area
- ⊙ Portable Stage
- Permanent Fence
- - - Property Line

- ⊙ Activity Lawn
- ⊙ Vendor Location
- ⊙ Turf Parking
- ⊙ Shrub Mass
- ⊙ Deciduous Canopy Tree
- ⊙ Deciduous Columnar Tree
- ⊙ Fruiting Orchard Tree
- ⊙ Conifer Tree
- ⊙ Existing Tree to Remain

NOTES

After maintenance roadways to new shop building, the Office will be remodelled to provide office space and rental meeting rooms

The new Rabbit Barn is intended as a multipurpose, winterized facility for meetings and conventions

The road between the Military and Stadium will occasionally close to through traffic to accommodate special activities. At such times, access to the North Camping Area and private homes will be from Highway 410 via the improved service access between the Grandstand Softball Field.

LEASE TO OTHERS FOR AGRICULTURAL USES

SEASONAL FAIR PARKING  
900 - 1000 Stalls on Berry Field

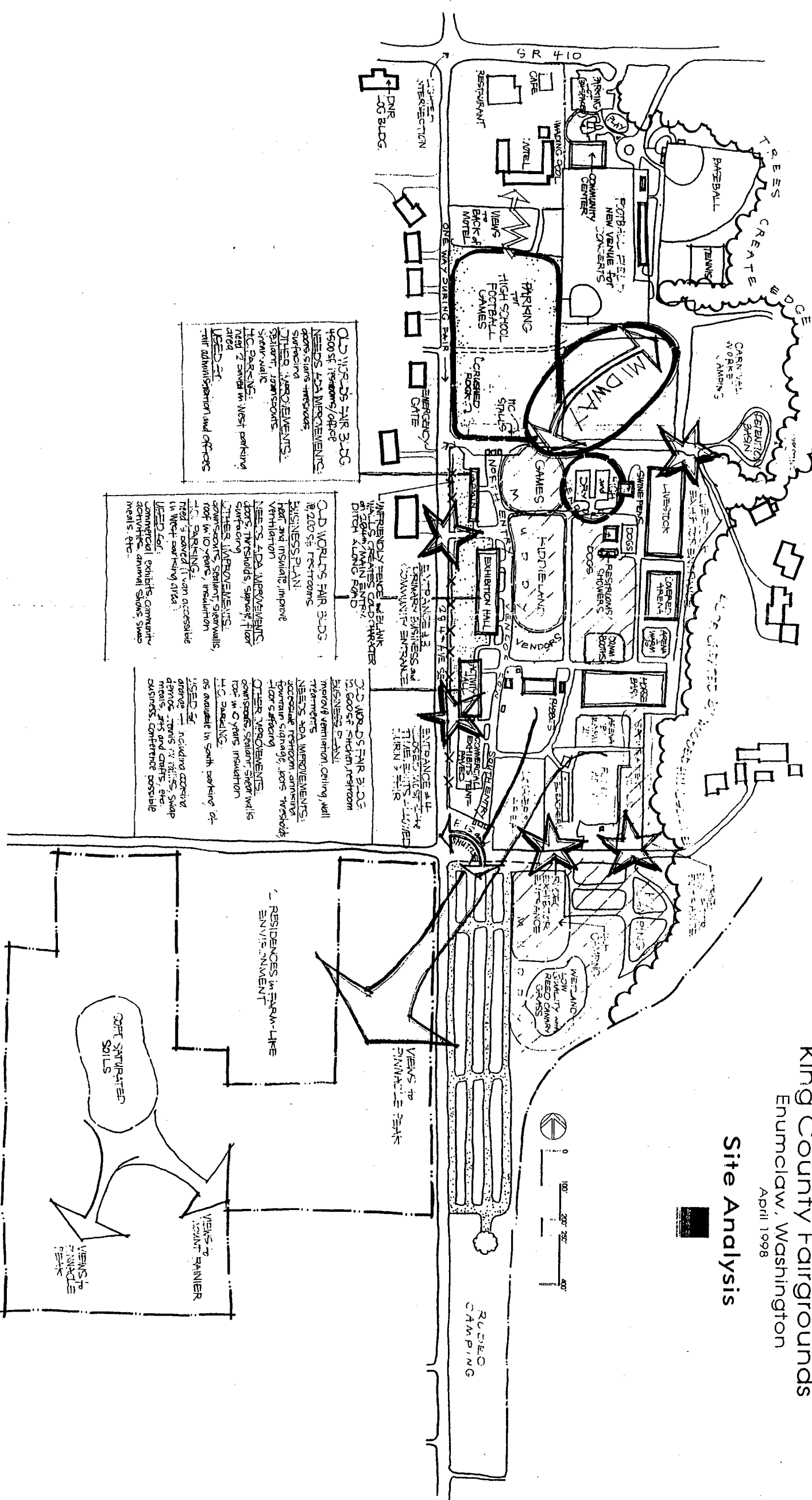
TEMPORARY FAIR CAMPING for RODEO  
LEASE TO OTHERS FOR HAY OR SILVER

ENUMCLAW FAIRGROUNDS  
KING COUNTY, WASHINGTON  
MASTER SITE PLAN

JUNE 1999

King County Fairgrounds  
Enumclaw, Washington  
April 1998

Site Analysis



**OLD WORLDS FAIR BLDG.**  
HEADQ. (rooms/office)  
NEEDS ADA IMPROVEMENTS:  
doors, stairs, restrooms,  
surfacing  
OTHER IMPROVEMENTS:  
sealant, jumpstarts,  
stairwells  
H.C. PARKING:  
NEED 2 SPACES IN WEST PARKING  
AREA  
LEAD SET:  
fill administration and offices

**OLD WORLDS FAIR BLDG.**  
8,200 SF. RESTROOMS  
BUSINESS PLAN  
HEAT and insulate, improve  
ventilation  
NEEDS ADA IMPROVEMENTS:  
doors, thresholds, sprague floor  
surfacing  
OTHER IMPROVEMENTS:  
sealant, signant stairwells,  
roof in 10 years, insulation  
H.C. PARKING:  
NEED 3 SPACES (1 van accessible  
in West parking area)  
LEAD SET:  
commercial exhibits, community  
activities, animal shows, swap  
meals, etc.

**OLD WORLDS FAIR BLDG.**  
2,600 SF. CHICKEN RESTROOM  
BUSINESS PLAN  
improve ventilation, ceiling, wall  
trimmers  
NEEDS ADA IMPROVEMENTS:  
access, restroom, signant  
toilet, signant, doors, thresholds,  
floor surfacing  
OTHER IMPROVEMENTS:  
doors, sealant, signant stairwells  
roof in 10 years, insulation  
H.C. PARKING:  
as available in south parking of  
USED SET:  
including cooking  
dishes, trays, etc., swap  
meals, arts and crafts, etc.  
business, conference possible

FARMS - J

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Ateller ps  
Landscape Architecture  
217 Pine Street  
Seattle, WA 98101  
Phone: 206-461-0100

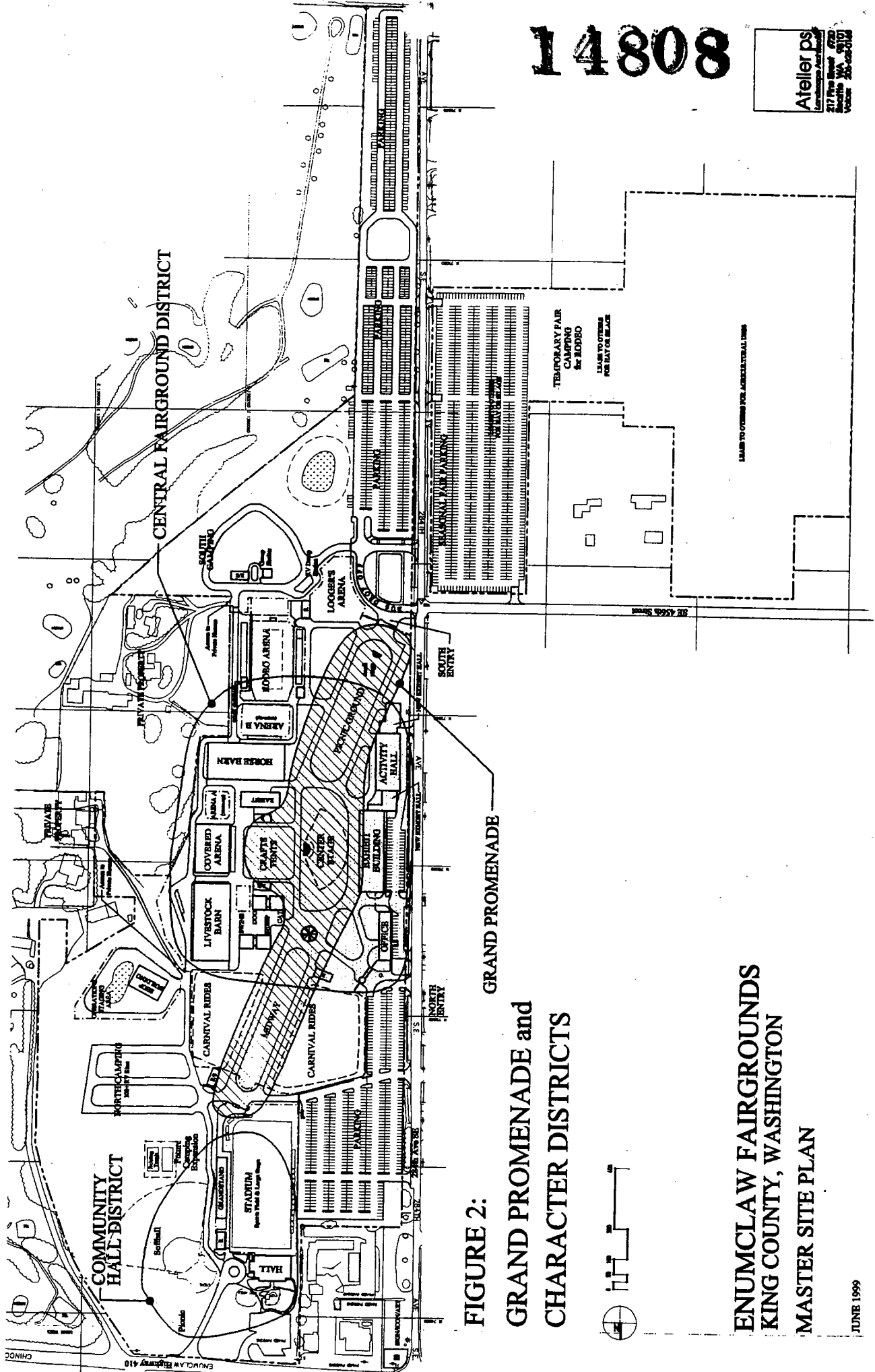


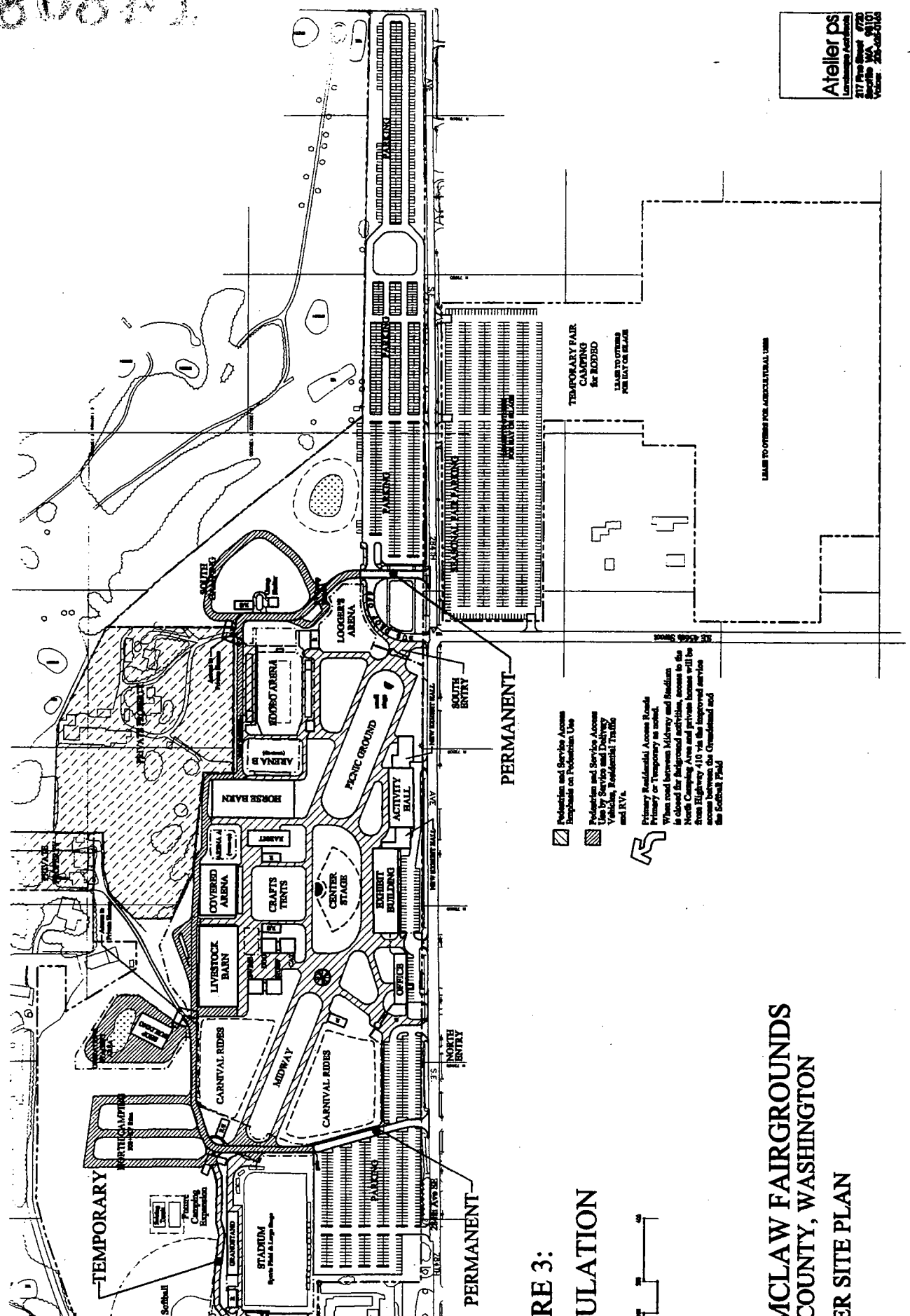
FIGURE 2:  
GRAND PROMENADE and  
CHARACTER DISTRICTS

ENUMCLAW FAIRGROUNDS  
KING COUNTY, WASHINGTON  
MASTER SITE PLAN

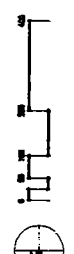


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**Ateller ps**  
 Landscape Architects  
 217 Pine Street #720  
 Seattle, WA 98101  
 Phone: 206-461-5116

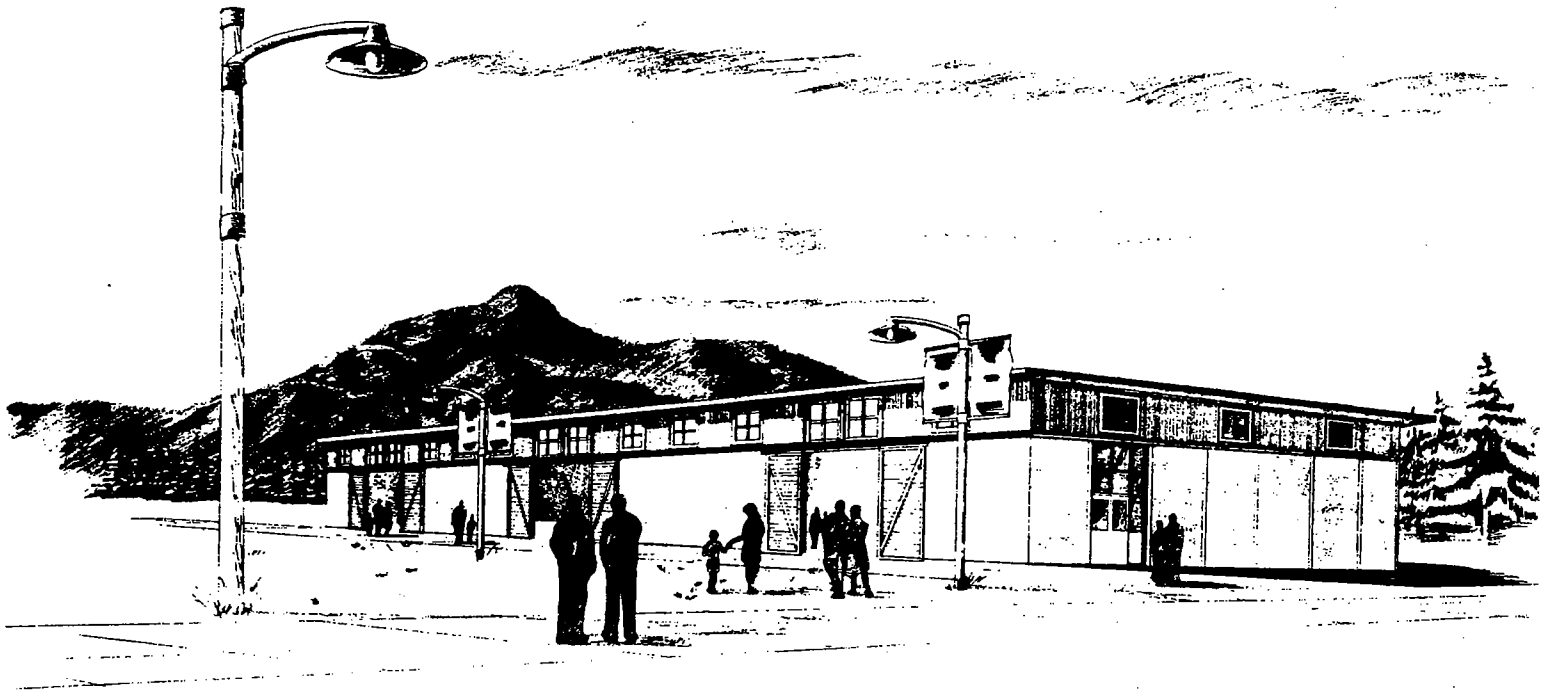


**FIGURE 3:  
 CIRCULATION**



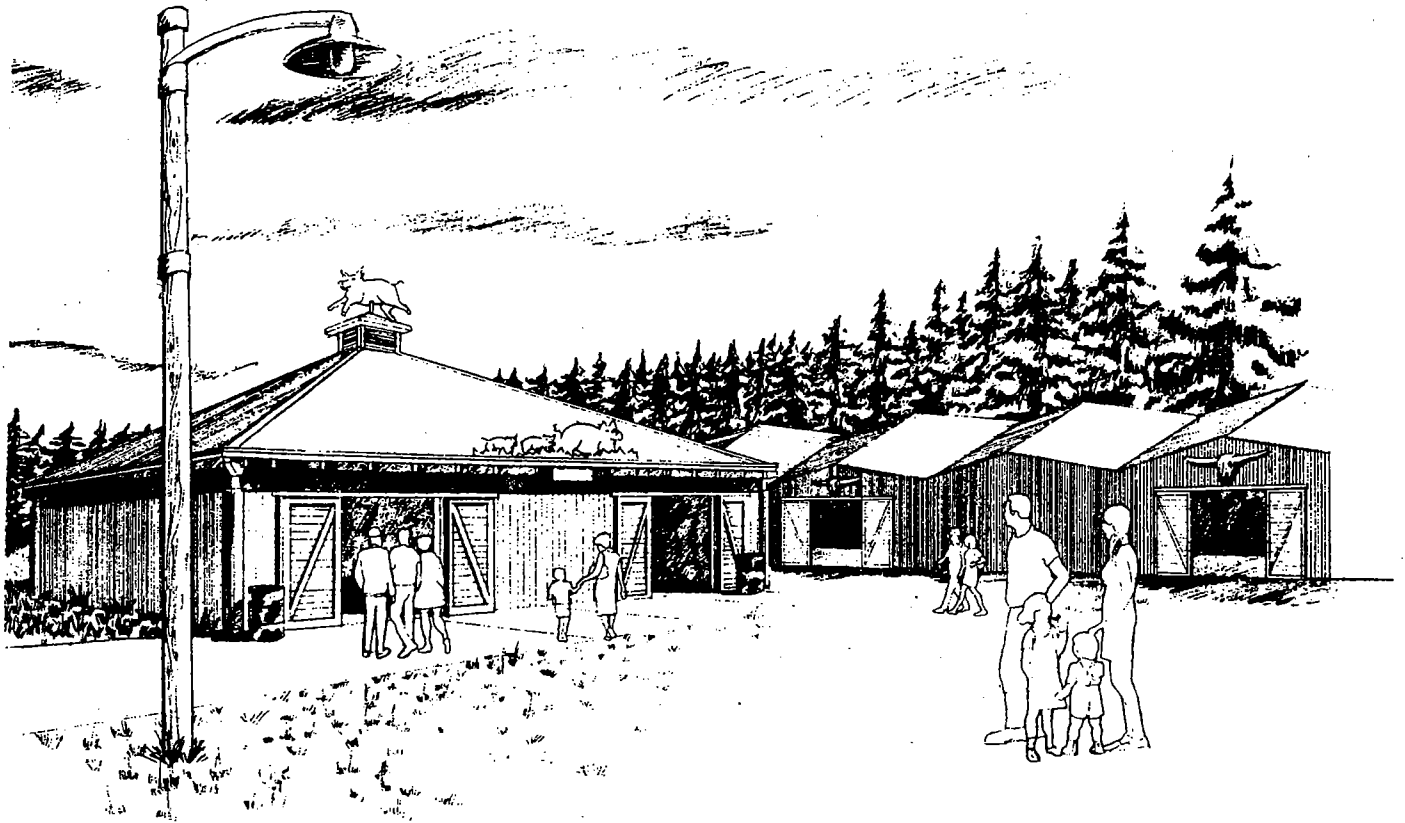
**ENUMCLAW FAIRGROUNDS  
 KING COUNTY, WASHINGTON  
 MASTER SITE PLAN**

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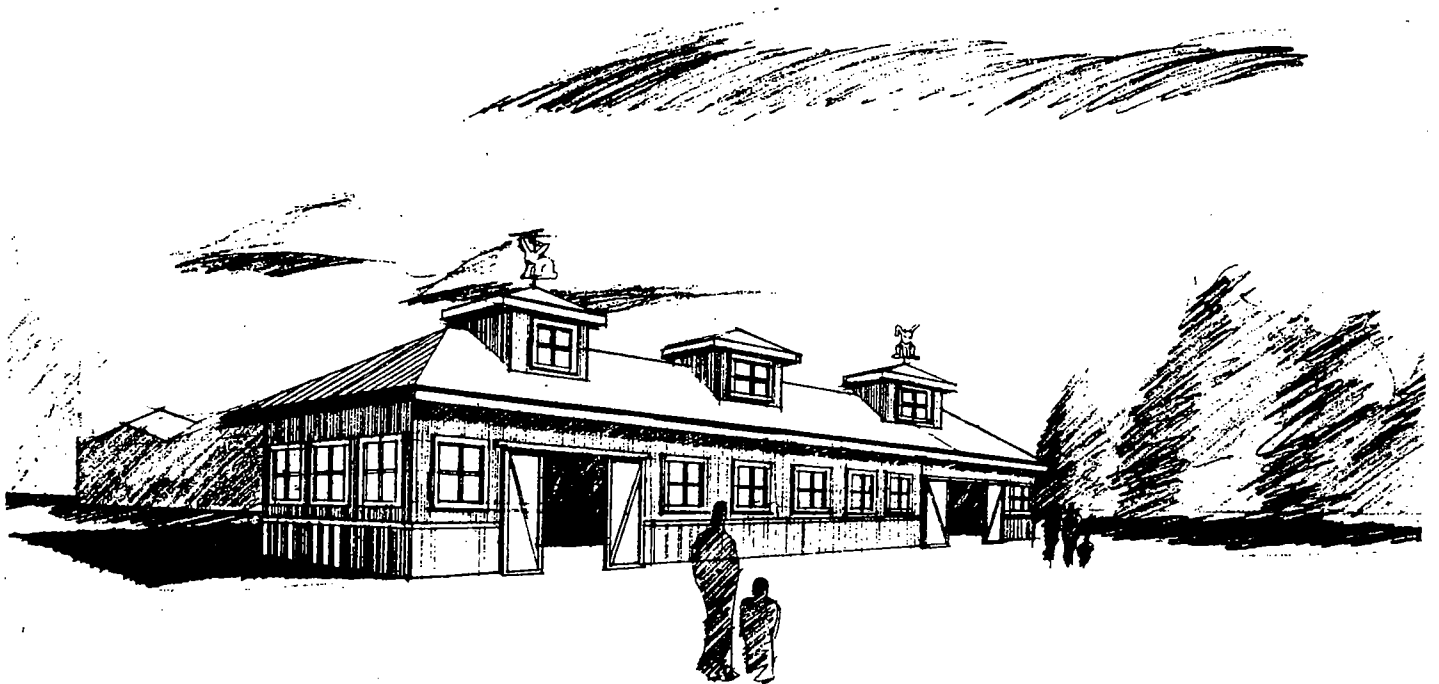
**Figure 4:**  
**Architectural Prototype: Exhibit Hall**

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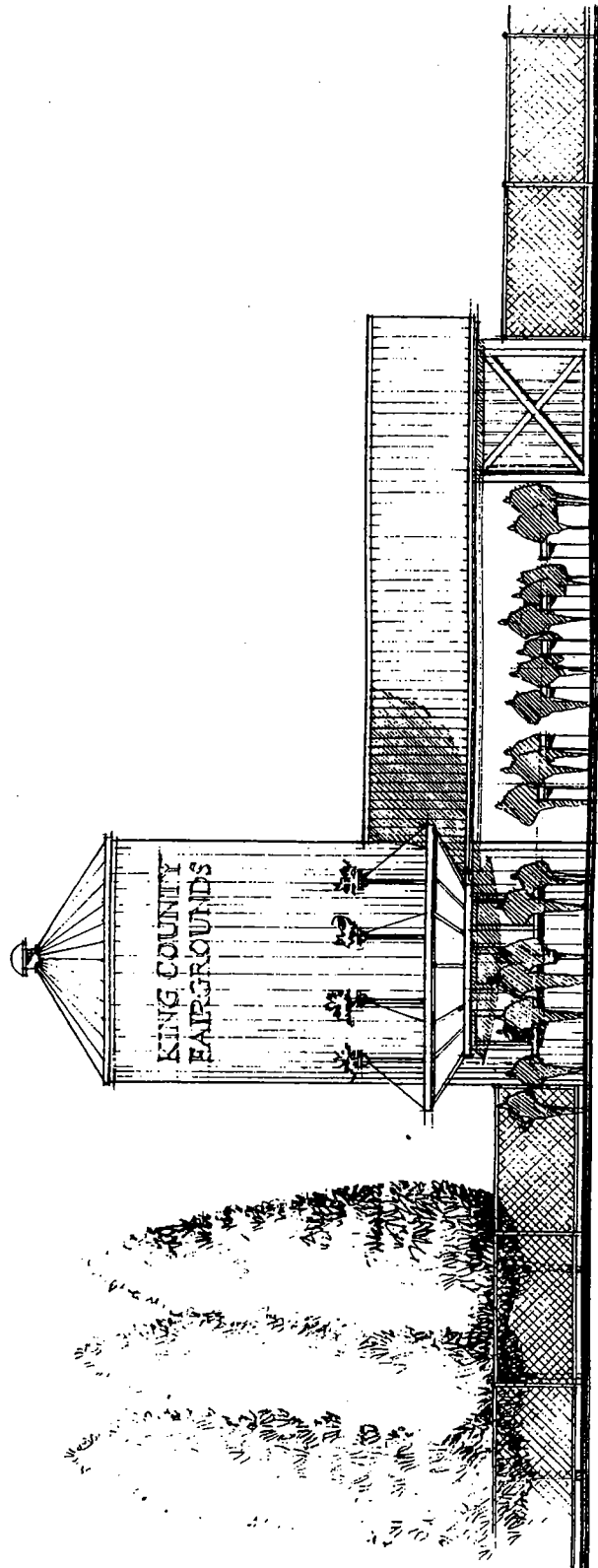
**Figure 5:**  
**Architectural Prototype: Swine Barn**

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**Figure 6:**  
**Architectural Prototype: Rabbit Barn**

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**Figure 7:**  
**Fairground Entry Prototype**

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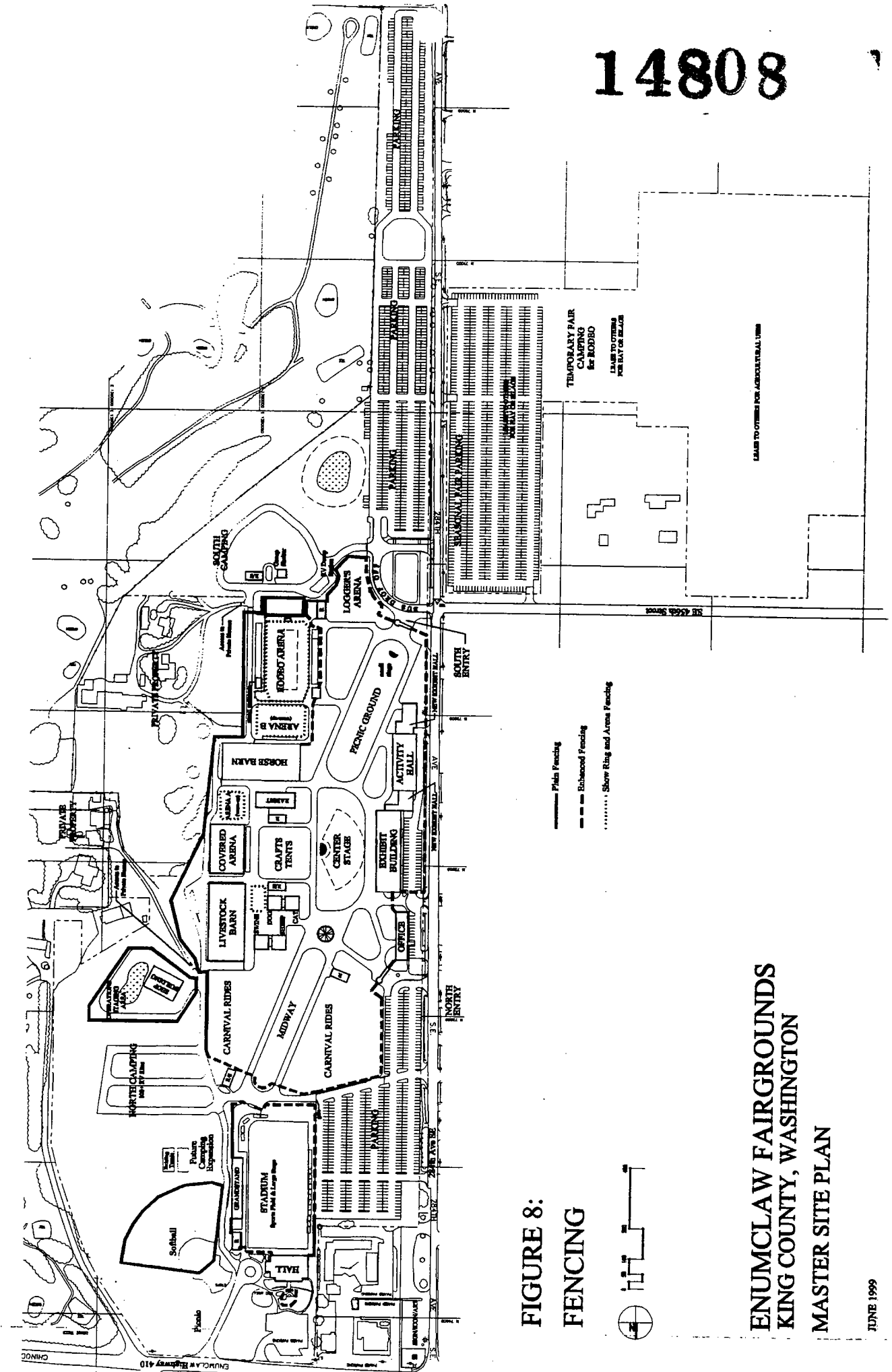


FIGURE 8:  
FENCING

ENUMCLAW FAIRGROUNDS  
KING COUNTY, WASHINGTON  
MASTER SITE PLAN

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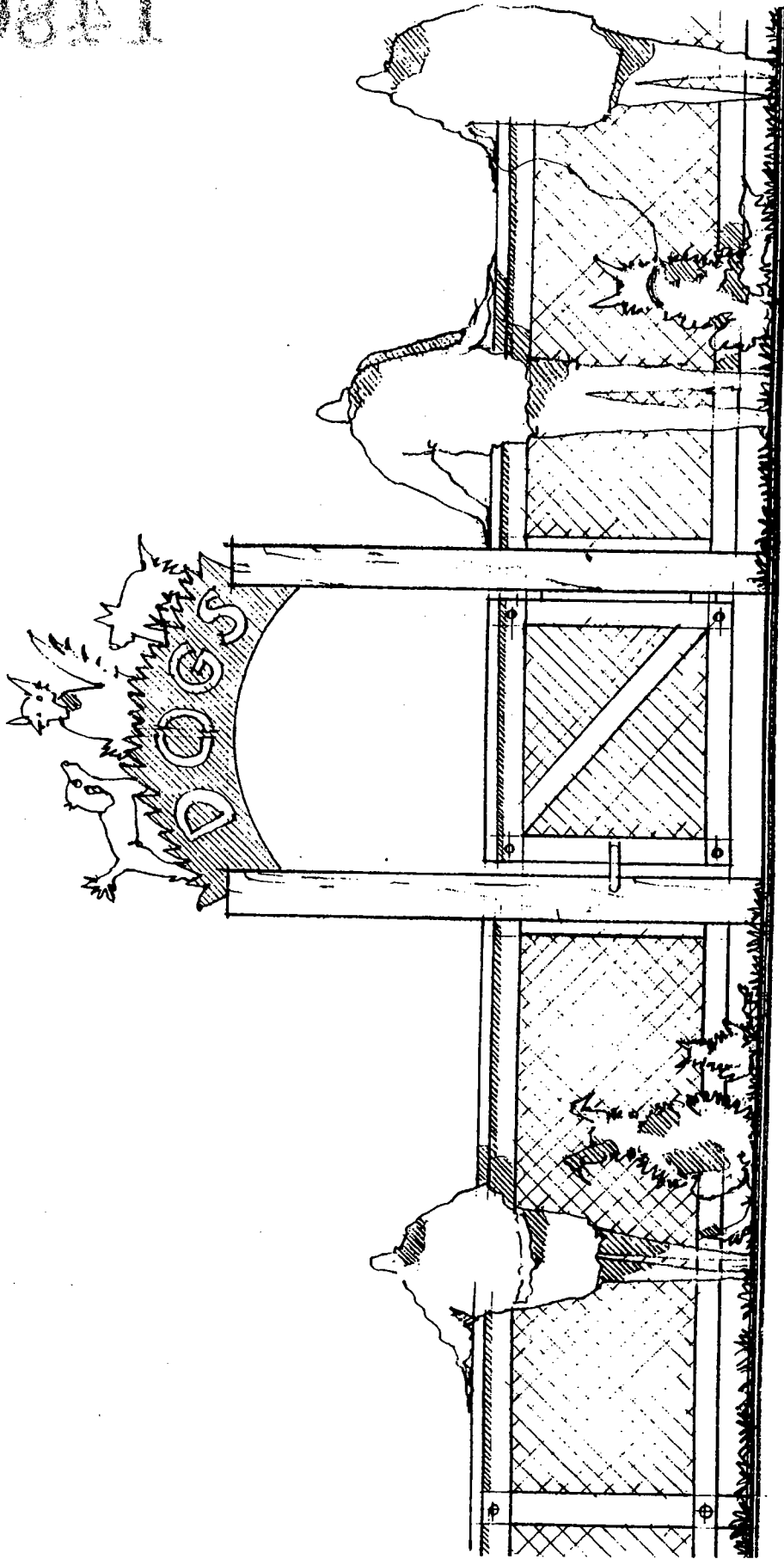
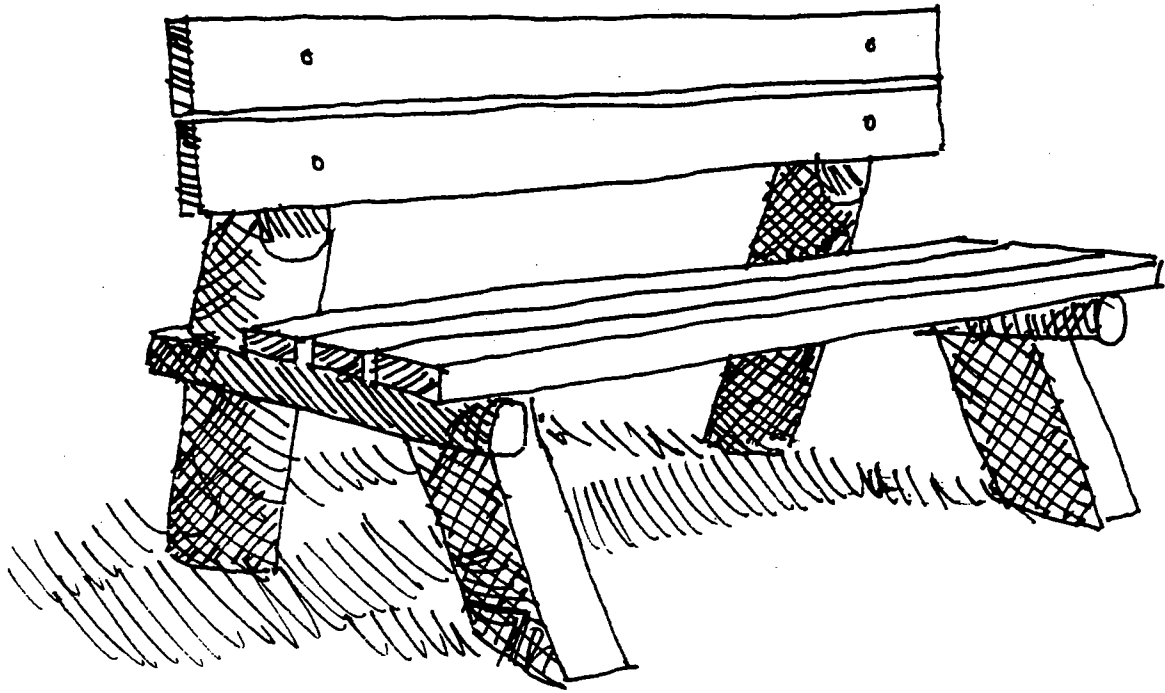


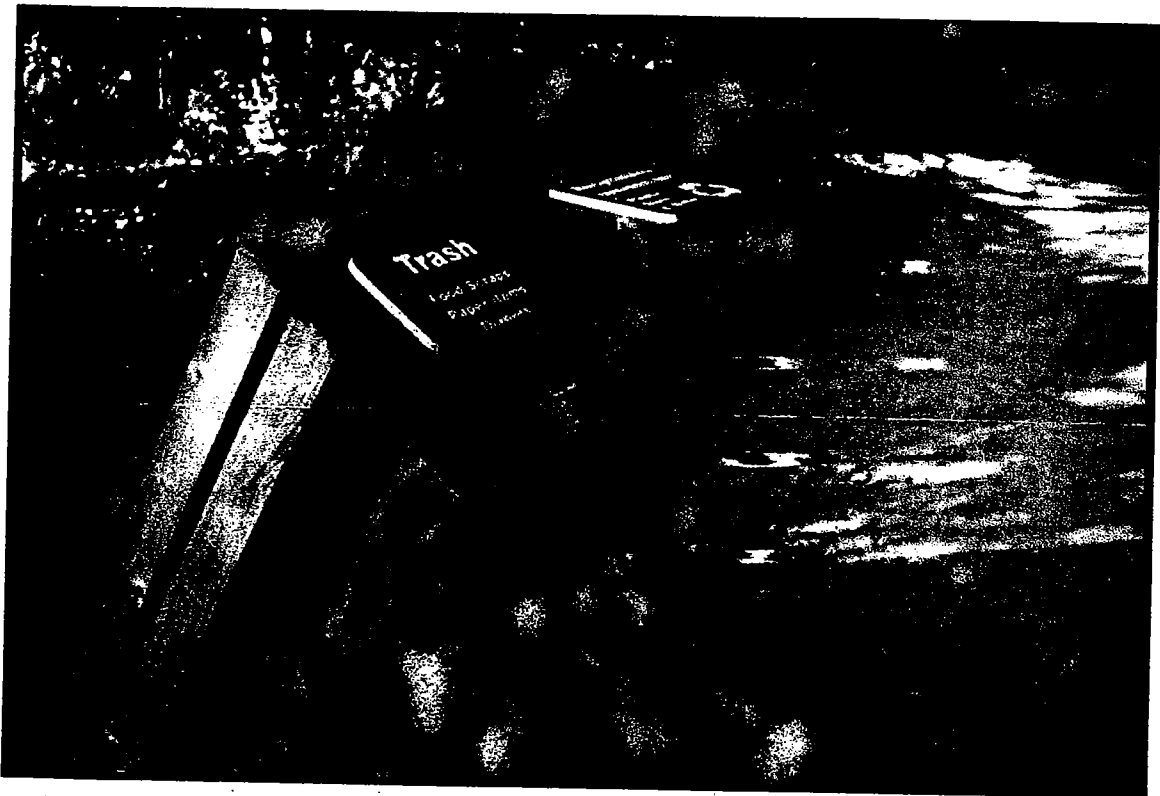
Figure 9:  
Show Ring Entry Prototype

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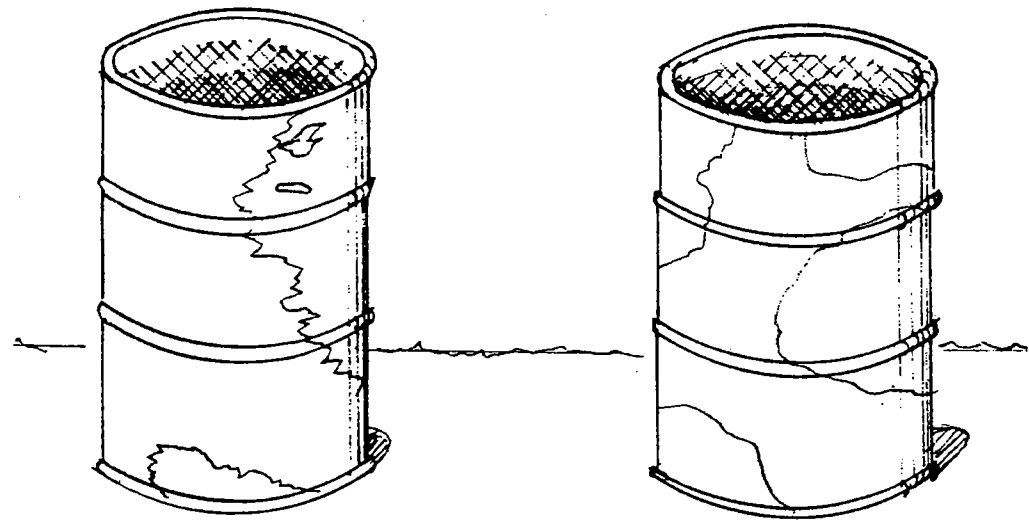


**Figure 10:**  
**Bench Type**





11a



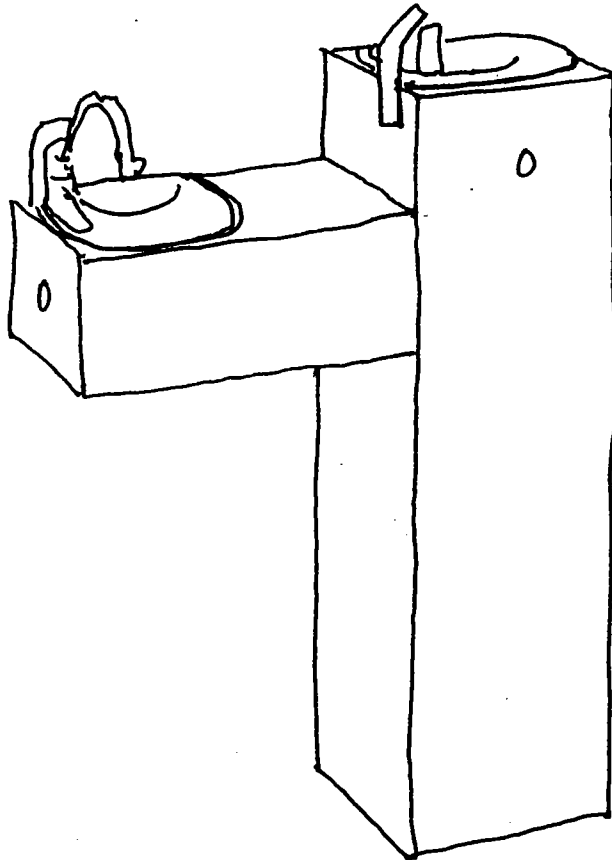
HEREFORD

HOLSTEIN

11b

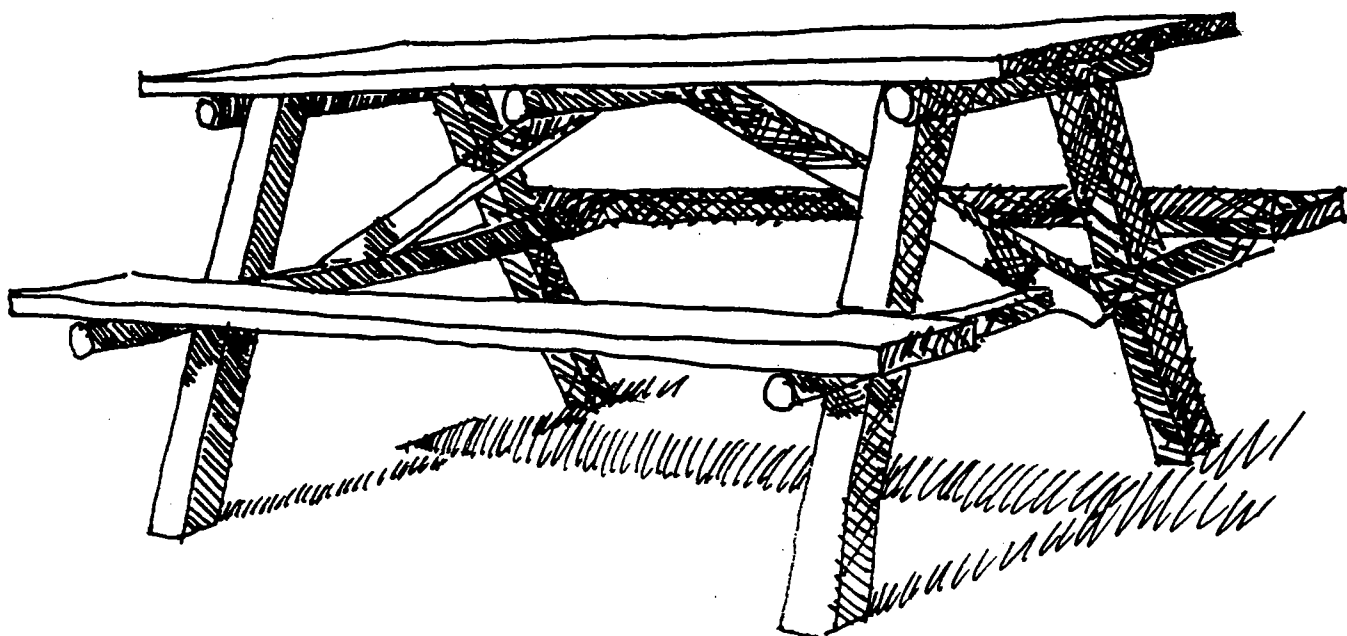
**Figure 11:  
Trash and Recycling Receptacles Type**

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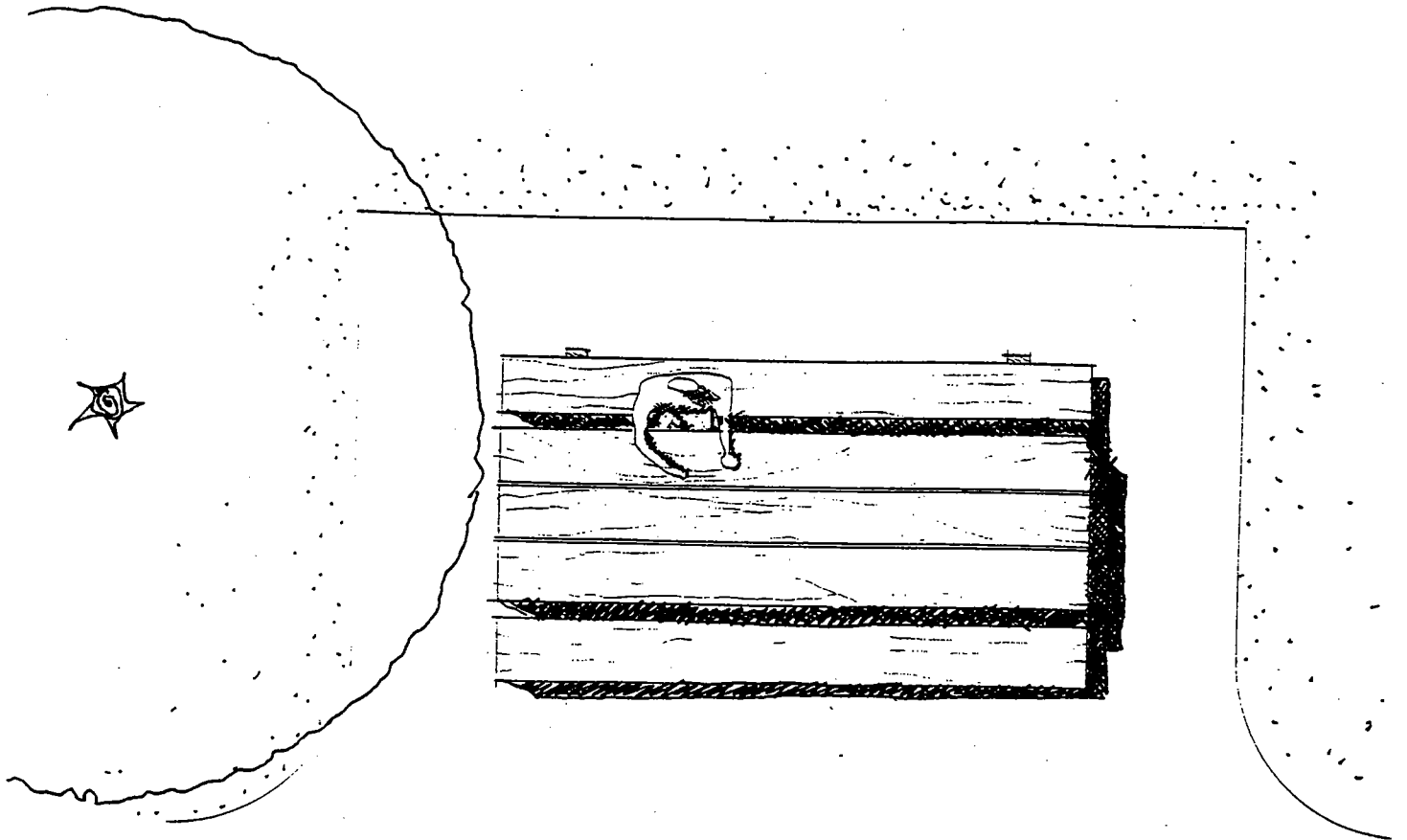


**Figure 12:**  
**Drinking Fountain Type**

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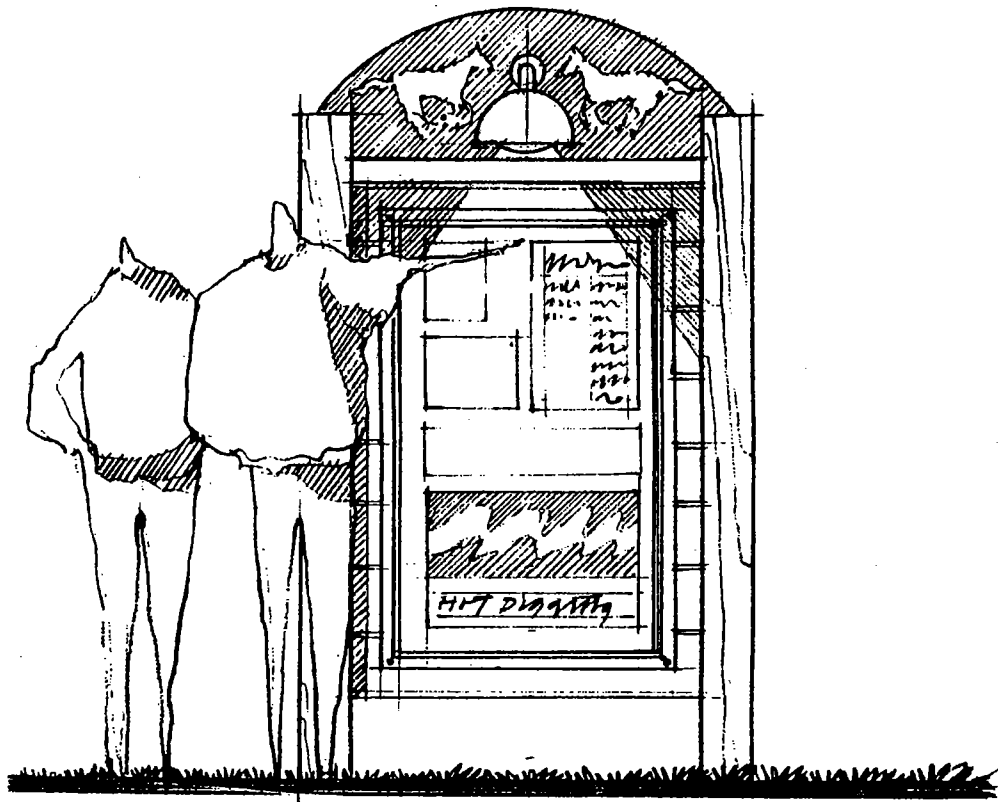
**Figure 13:**  
**Picnic Table Type**



GRAND PROMENADE

**Figure 14:  
Example of Paving Modification for  
ADA Picnic Table**

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**Figure 15:  
Kiosk/Message Board**

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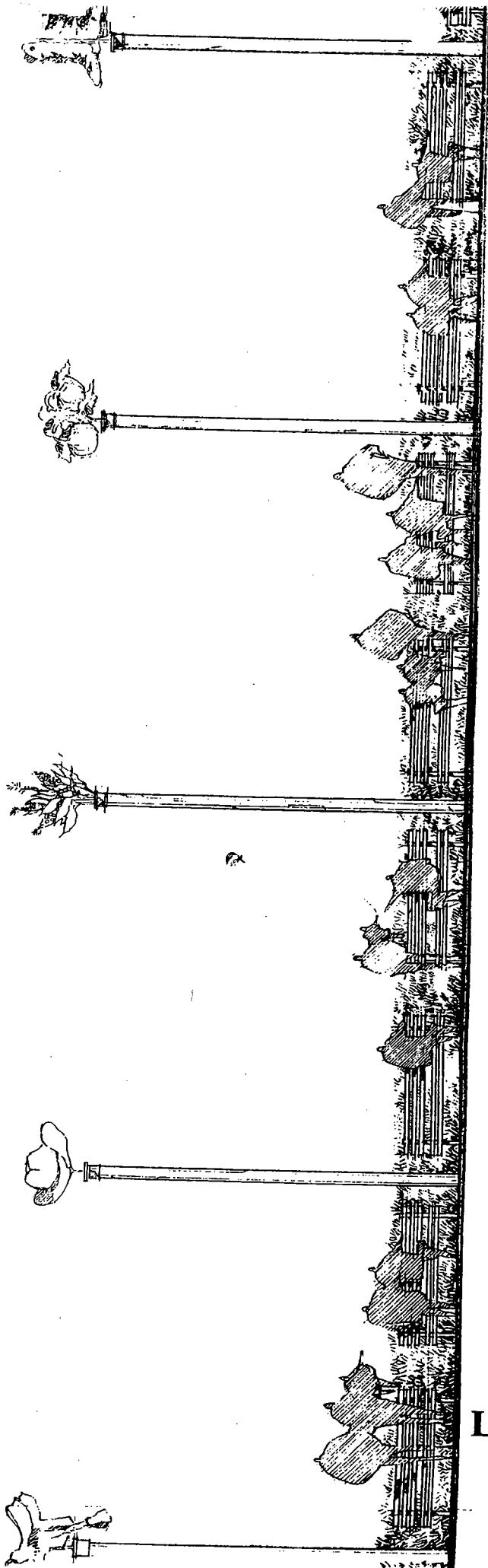
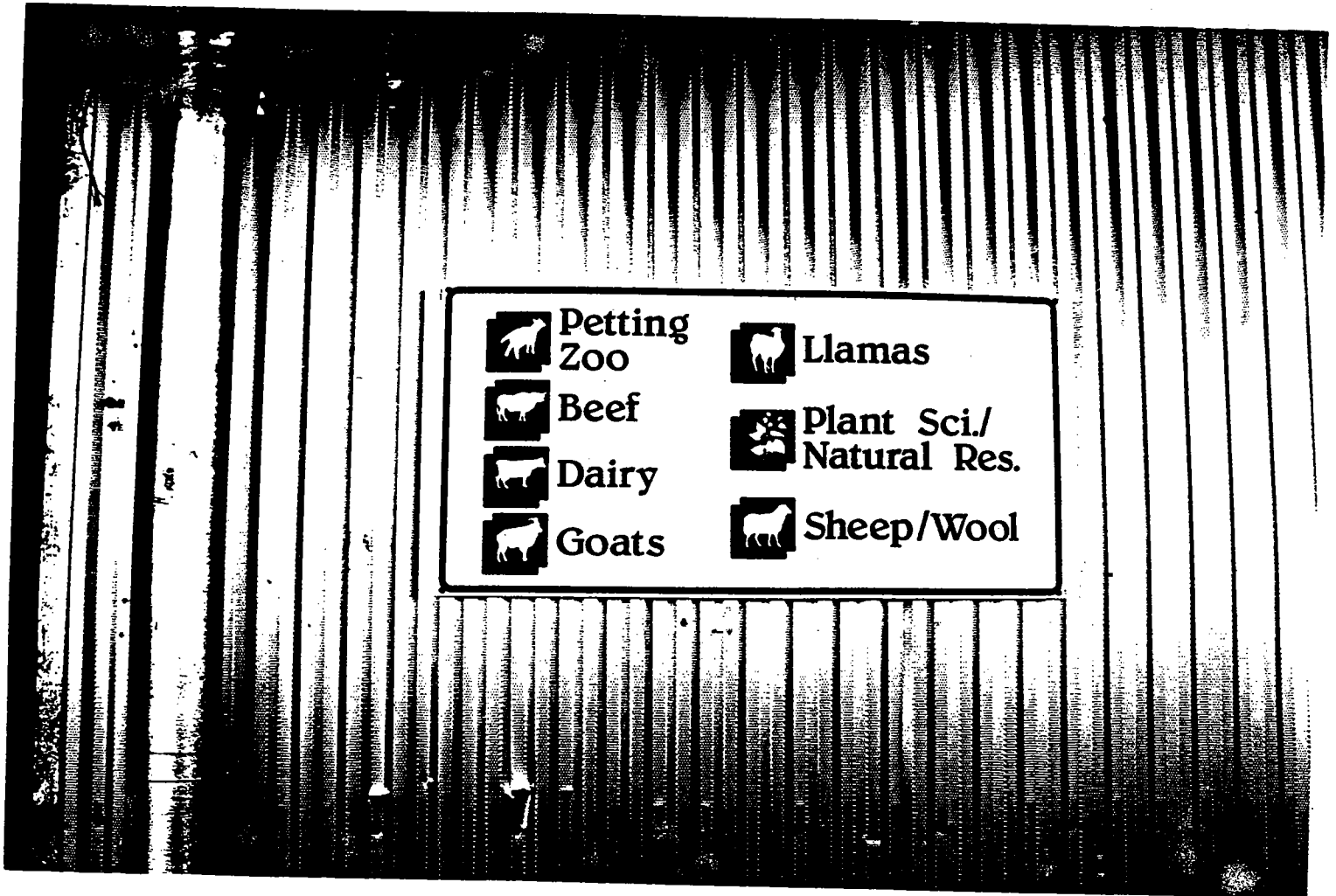


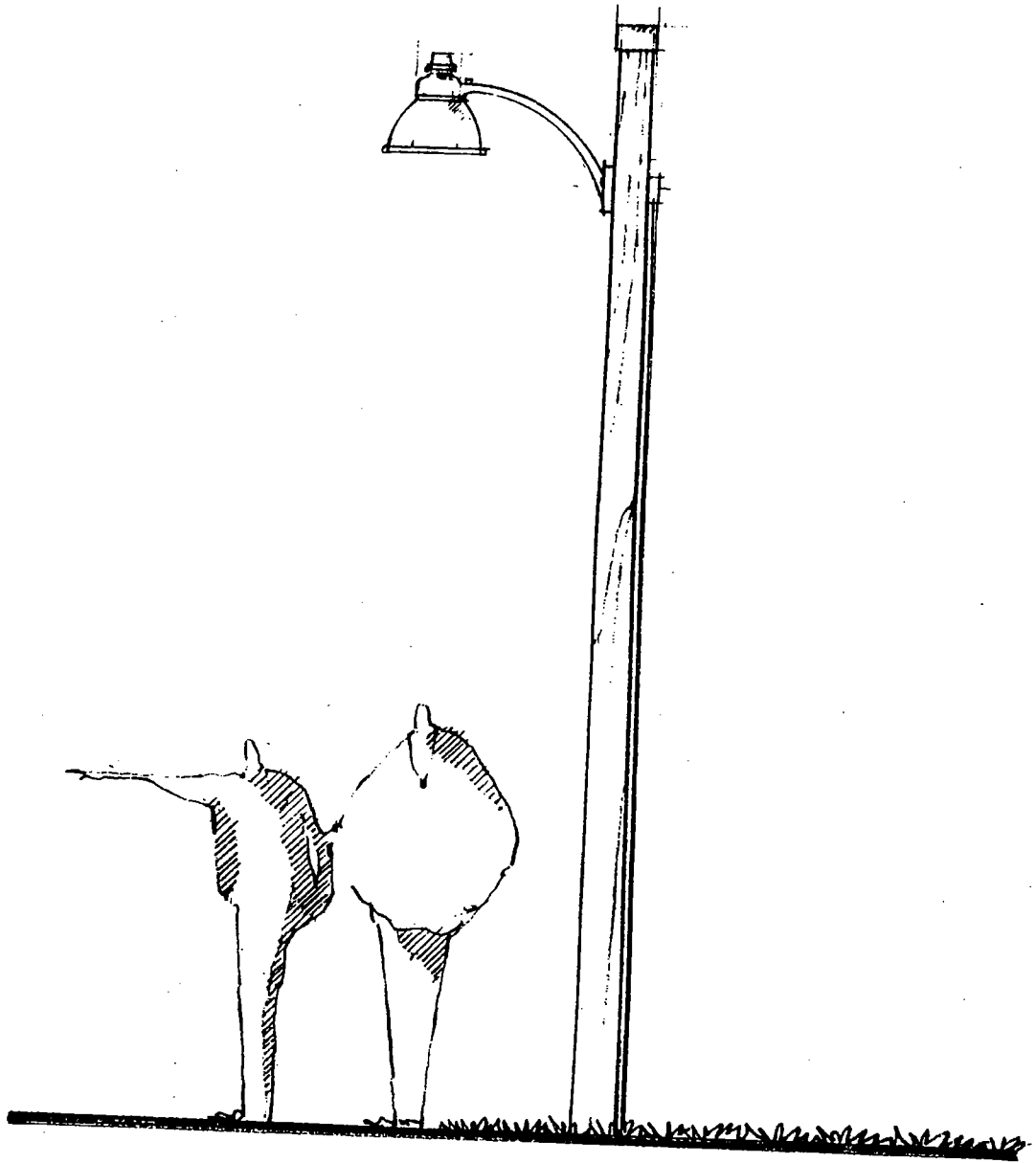
Figure 16:  
Landmark Seating Area

80841



**Figure 17:  
Secondary Sign**

**14808**



**Figure 18:  
Pedestrian Light Standard**