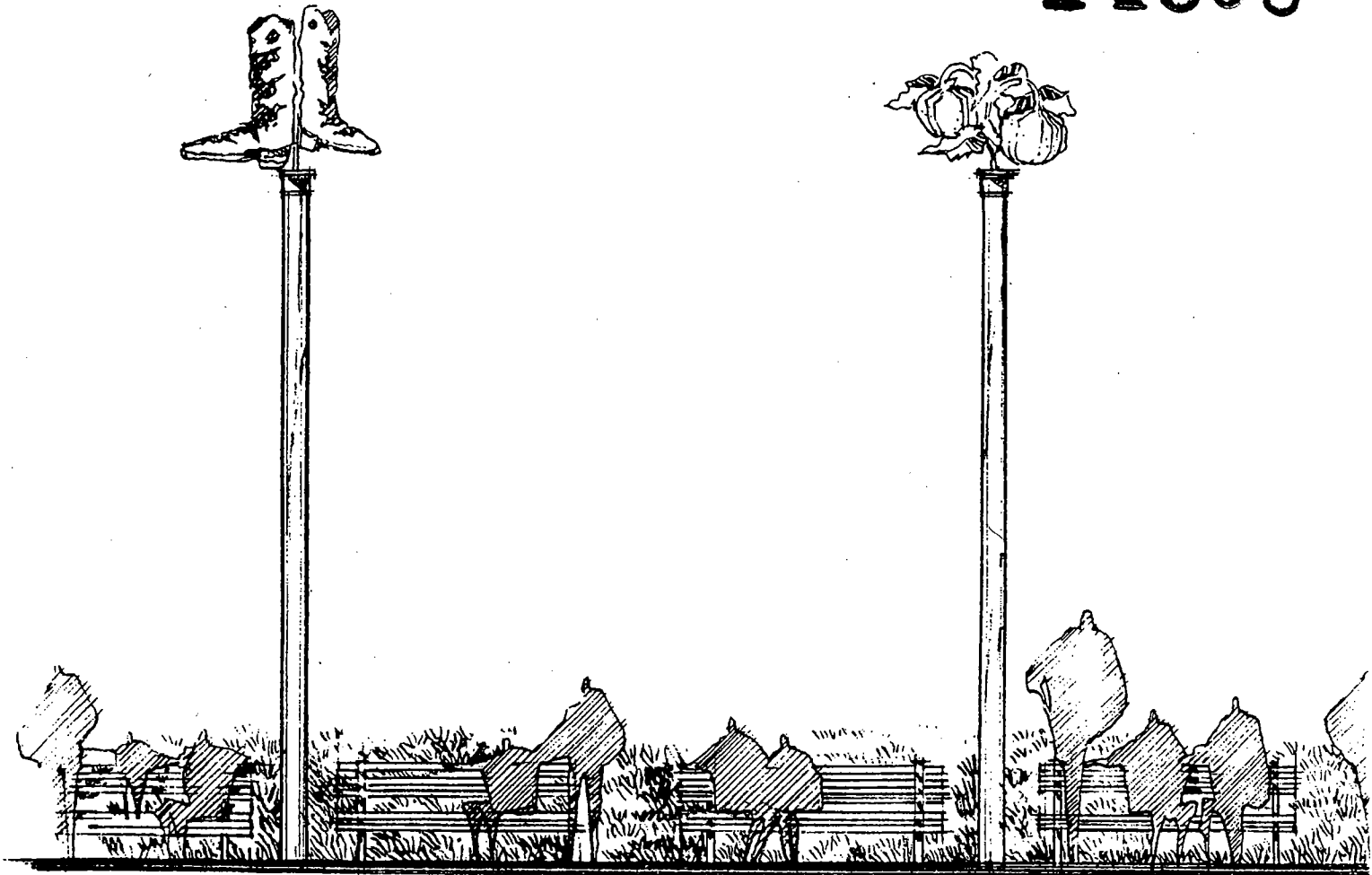


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**Enumclaw Fairgrounds  
King County, Washington**

# **Master Site Plan Report**

May 1999

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# King County Enumclaw Fairgrounds

## Master Site Plan Report

May 1999

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## Table of Contents

INTRODUCTION .....	1
SITE GOALS .....	2
PROGRAM .....	3
IMPLEMENTATION GUIDELINES .....	4
1. Spatial Organization .....	4
2. Countywide Standards and Guidelines .....	4
3. Design Districts .....	4
4. Sensitive Areas .....	5
5. Construction Materials .....	5
6. Colors .....	6
7. Landscape Preservation and Development .....	6
8. Circulation .....	8
9. Buildings .....	9
10. Structures and Site Furniture .....	11
11. Art and Decorative Elements .....	12
12. Signs .....	13
13. Lighting .....	13
14. Utilities .....	13
PHASING PLAN .....	15
<u>FIGURES (following text)</u>	<i>NIC this copy</i>
Figure 1.       MASTER SITE PLAN	
Figure 2.       Design Districts and Grand Promenade	
Figure 3.       Circulation	
Figure 4.       Architectural Prototype: Exhibit Hall	
Figure 5:       Architectural Prototype: Swine Barn	
Figure 6:       Architectural Prototype: Rabbit Barn	
Figure 7:       Fairground Entry Prototype	
Figure 8:       Fencing Plan	
Figure 9:       Show Ring Entry Prototype	
Figure 10:      Bench Type	
Figure 11:      Trash and Recycling Receptacles Type	
Figure 12:      Drinking Fountain Type	
Figure 13:      Picnic Table Type	
Figure 14:      Example of Paving Modification for ADA Picnic Table	
Figure 15:      Kiosk/Message Board	
Figure 16:      Landmark Seating Area	
Figure 17:      Secondary Sign	
Figure 18:      Pedestrian Light Standard	
Figure 19:      Implementation Phases	
<u>APPENDICES (following figures)</u>	
Appendix 1.     Site Analysis	
Appendix 2.     Conceptual Plans	
Appendix 3.     Environmental Checklist	<i>NIC this copy</i>
Appendix 4.     Cost Estimates	<i>NIC this copy</i>

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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. Capital 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.



- 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



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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.

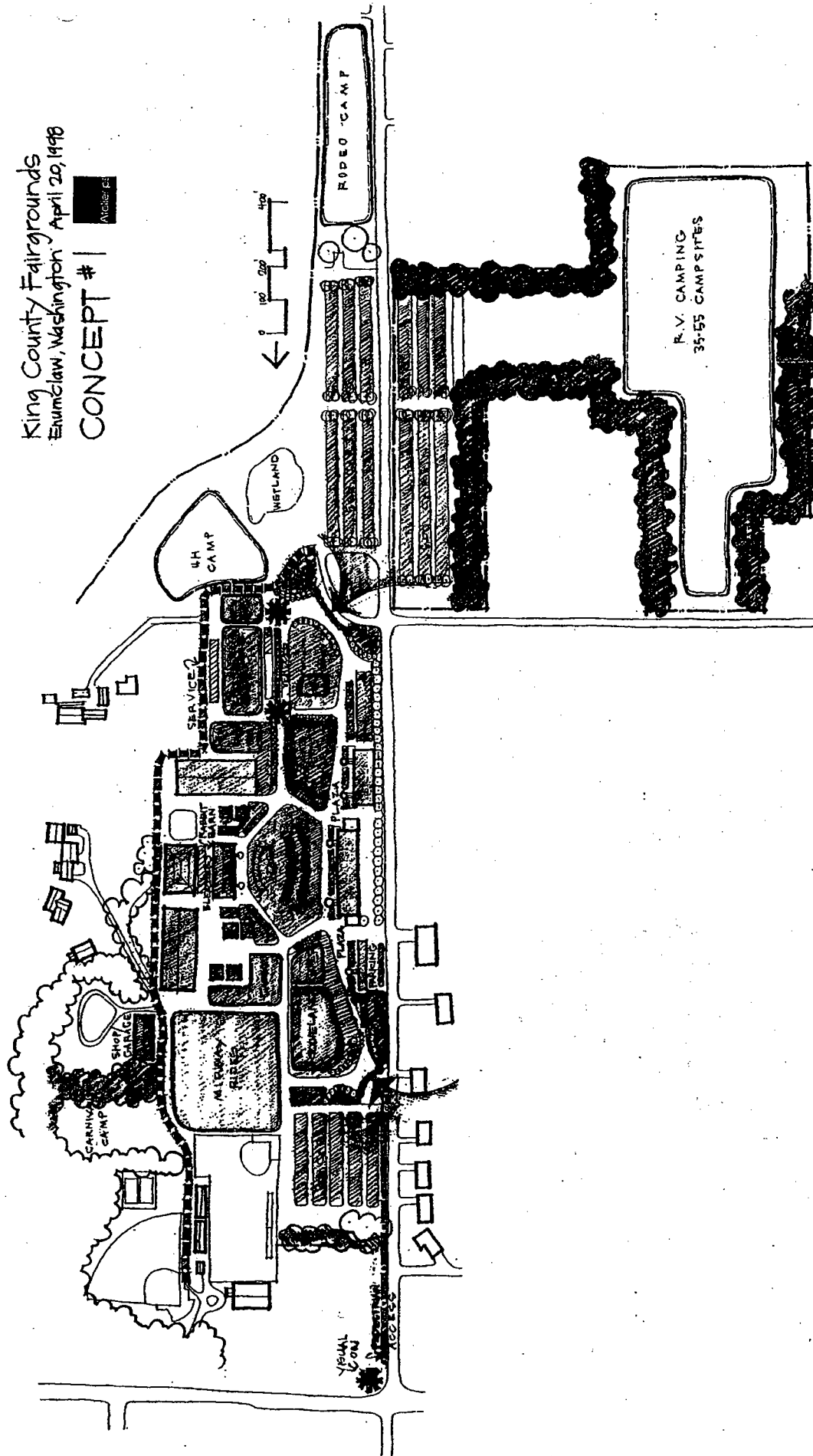
#### 14. UTILITIES

- 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.

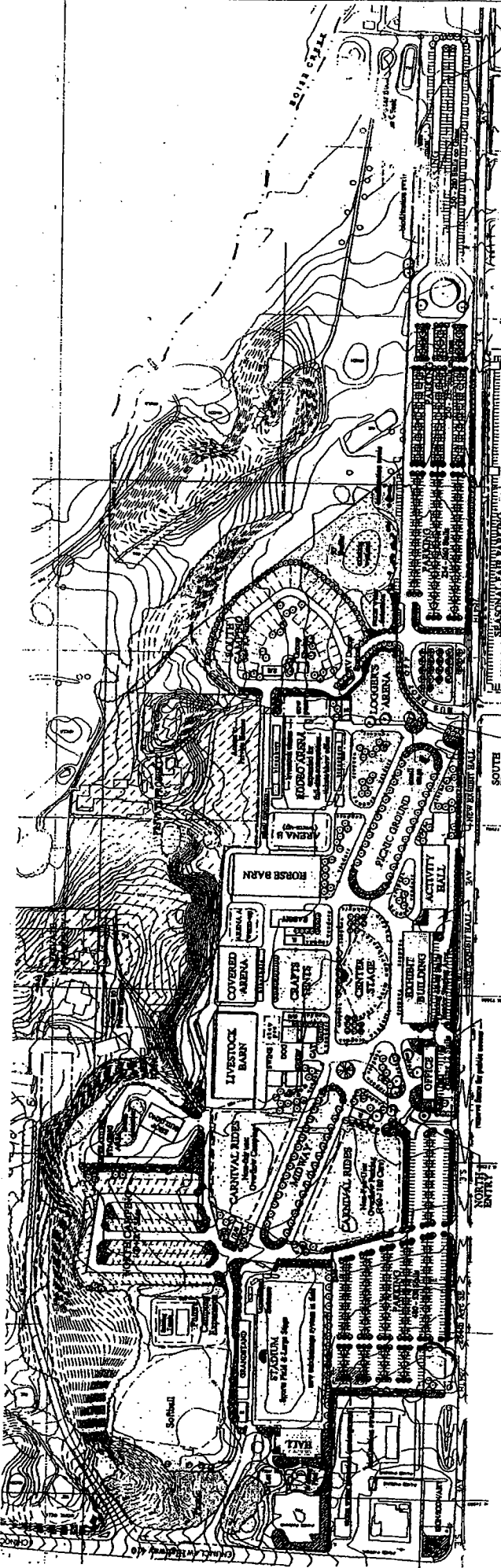
King County Fairgrounds  
Enumclaw, Washington April 20, 1998



CONCEPT #1



APPENDIX 2



**FIGURE 1:  
MASTER SITE PLAN**



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

JUNE 1999

- Proposed Building
- Existing Building
- Restroom
- Restrooms & Showrooms
- Carport
- Festive Light
- Seating Area
- Portable Stage
- Festive Fence
- Property Line

- Activity Lawn
- Vehicle Location
- Turf Parking
- Slab Mat
- Deciduous Conifer Tree
- Deciduous Conifer Tree
- Fruiting Orchard Tree
- Conifer Tree
- Existing Tree to Remain

**NOTES**  
 After construction is complete to new shop building, the Office will be demolished to provide office space and retail loading zone.  
 The new Rabbit Barn is intended as a multipurpose, unheated facility for meetings and conventions.  
 The road between the Midway and Stadium will be widened to 30 feet. At each end, a concrete apron will be placed. The aprons will be from the Midway to the Stadium and from the Stadium to the improved service access between the Grandstand and the Field.

**TEMPORARY FAIR CAMPING**  
 FOR RODOLFO  
 USE MAY 15-16-17-18-19

LEASE TO OTHERS FOR AGRICULTURAL USE

**Atelier ps**  
 Landscape Architects  
 217 Pine Street, #210  
 Seattle, WA 98101  
 Voice: 206-468-0163

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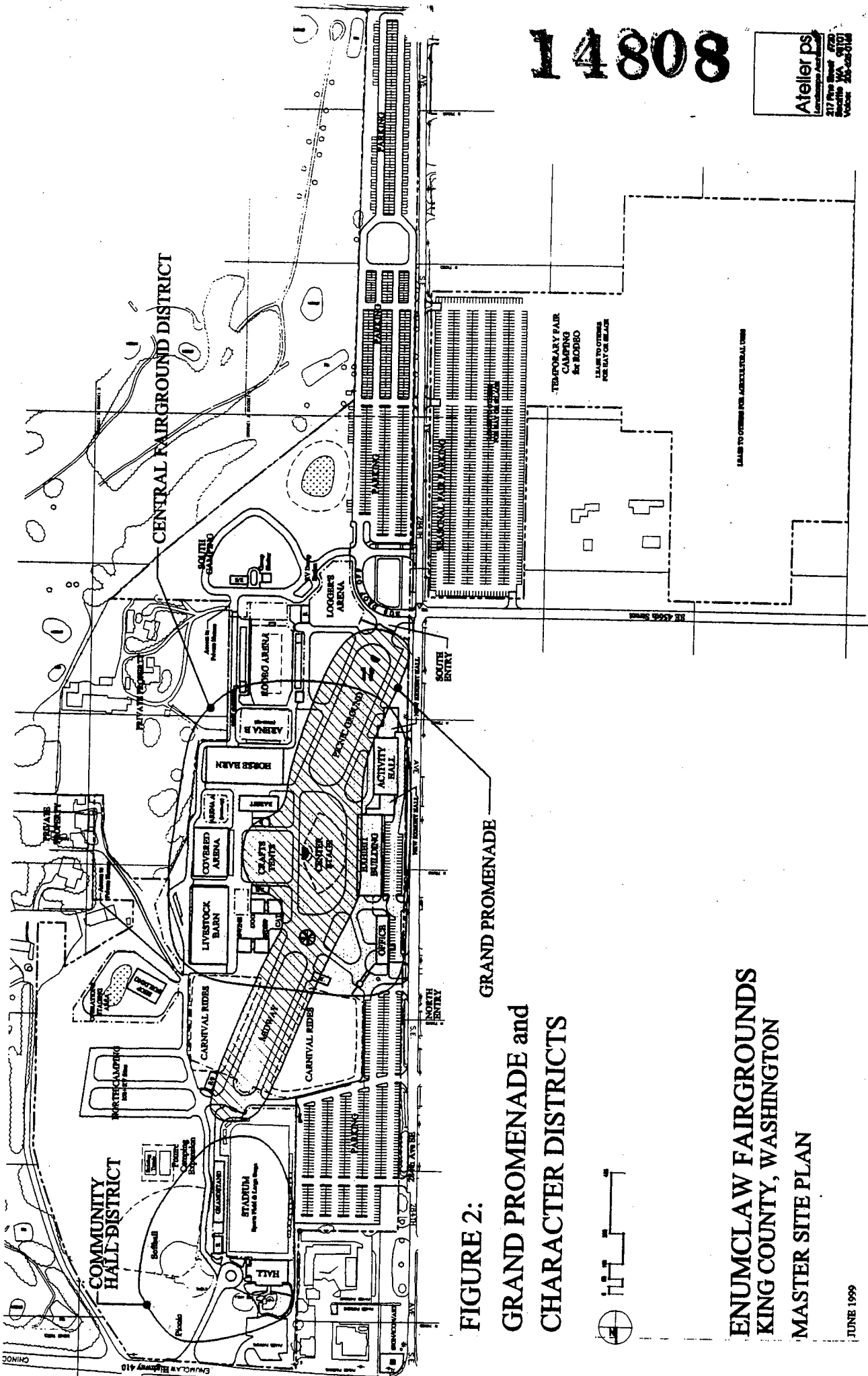
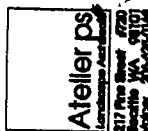
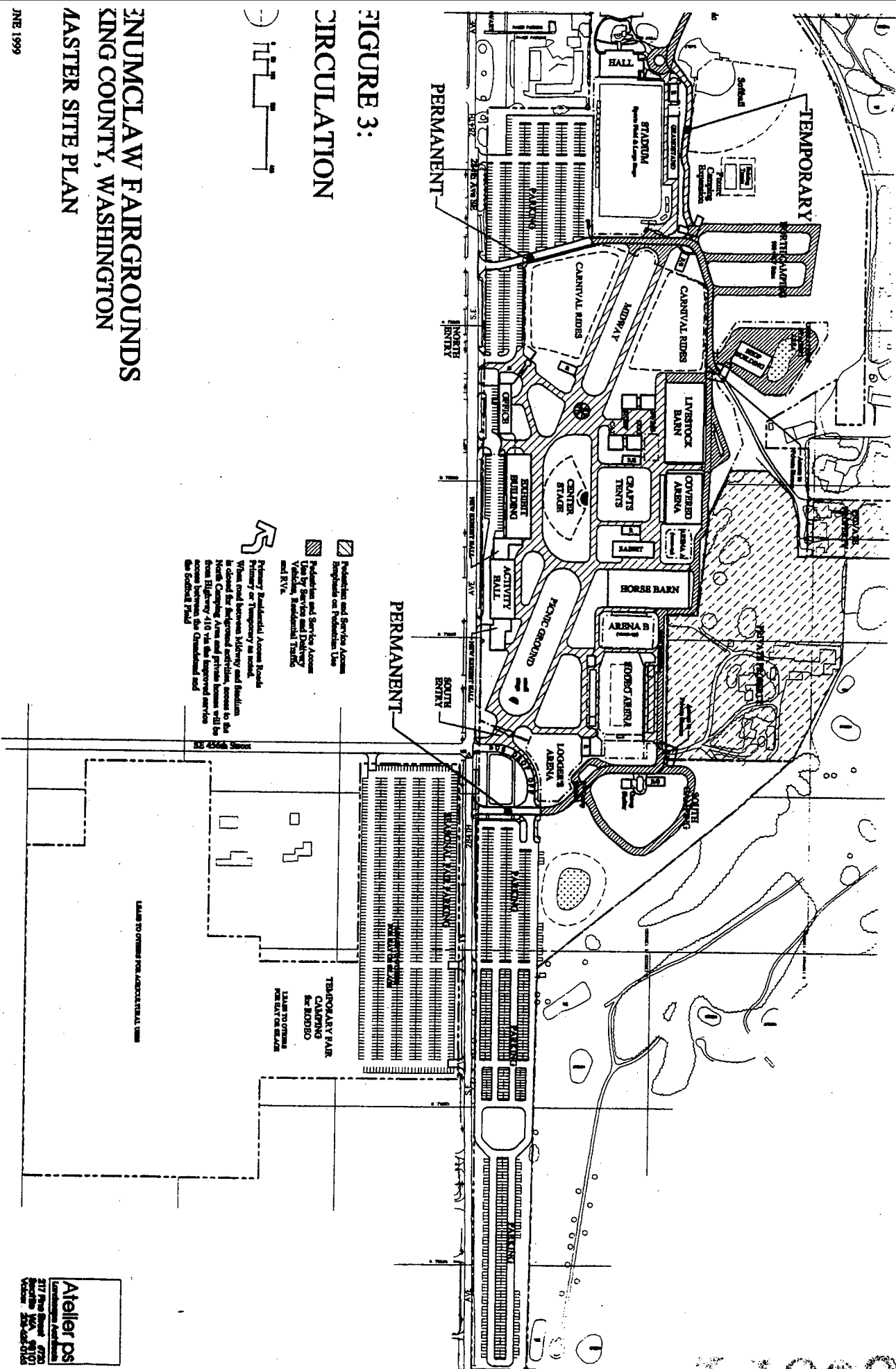


FIGURE 2:  
 GRAND PROMENADE and  
 CHARACTER DISTRICTS

ENUMCLAW FAIRGROUNDS  
 KING COUNTY, WASHINGTON  
 MASTER SITE PLAN

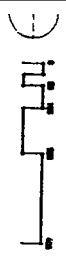
**ENUMCLAW FAIRGROUNDS  
KING COUNTY, WASHINGTON  
MASTER SITE PLAN**

JAN 1999



**FIGURE 3:**

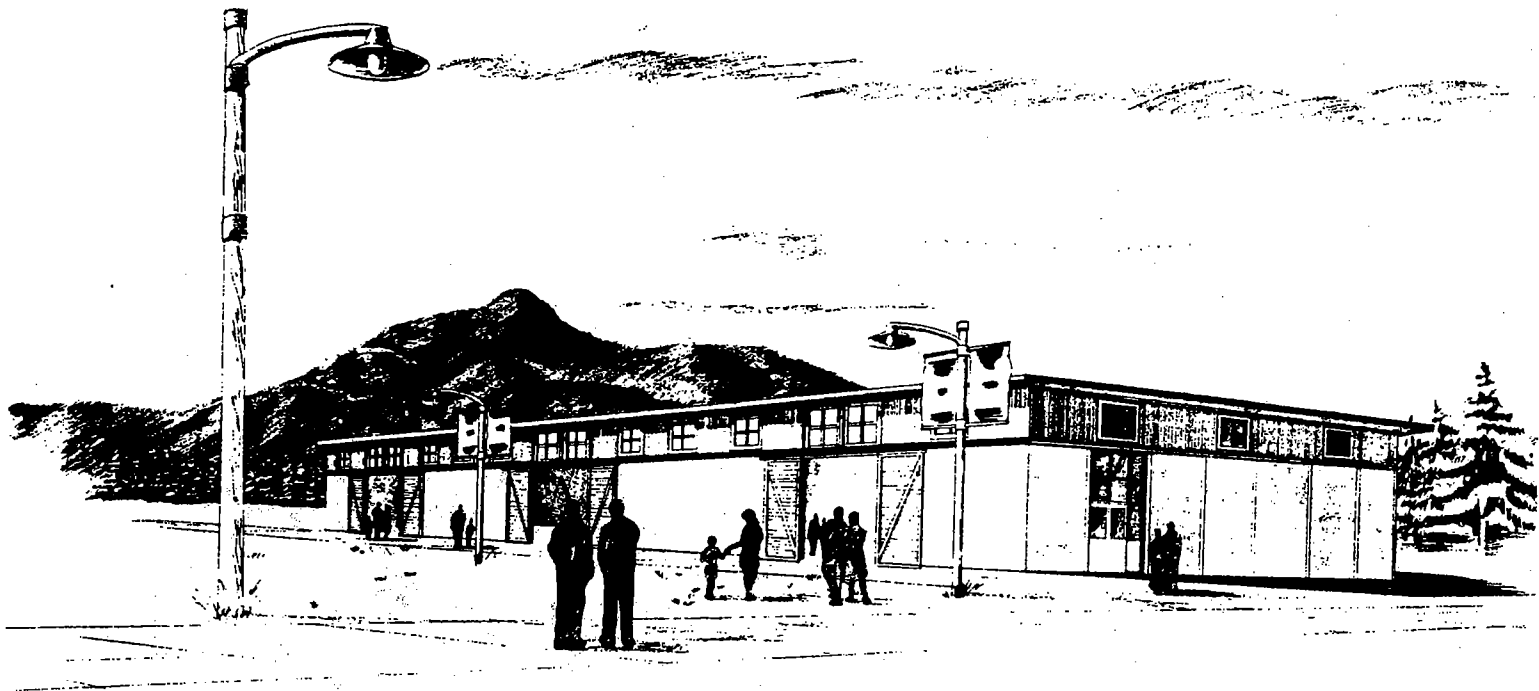
**CIRCULATION**



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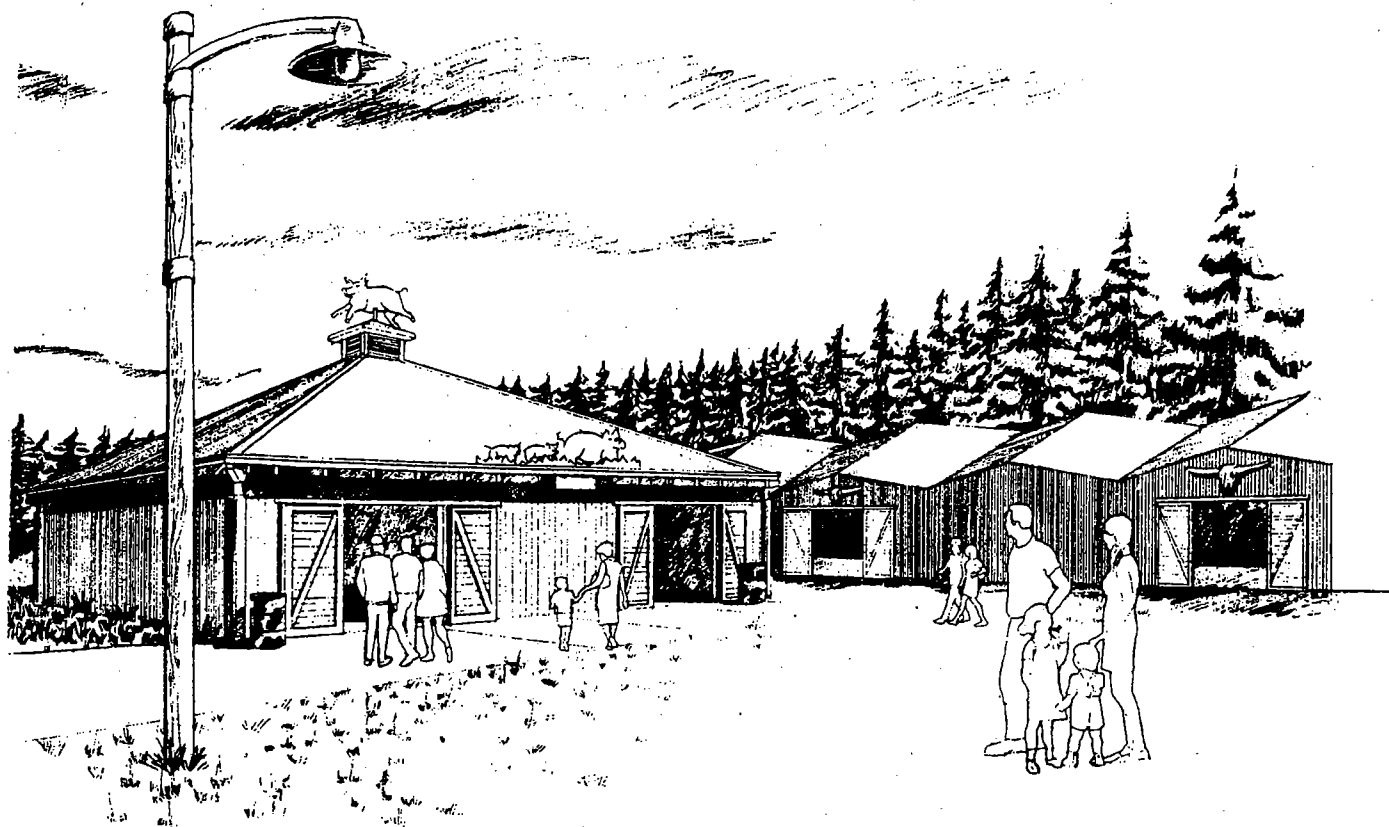
**Ateller ps**  
 317 Pine Street, #720  
 Seattle, WA, 98101  
 Phone: 206-468-0186

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

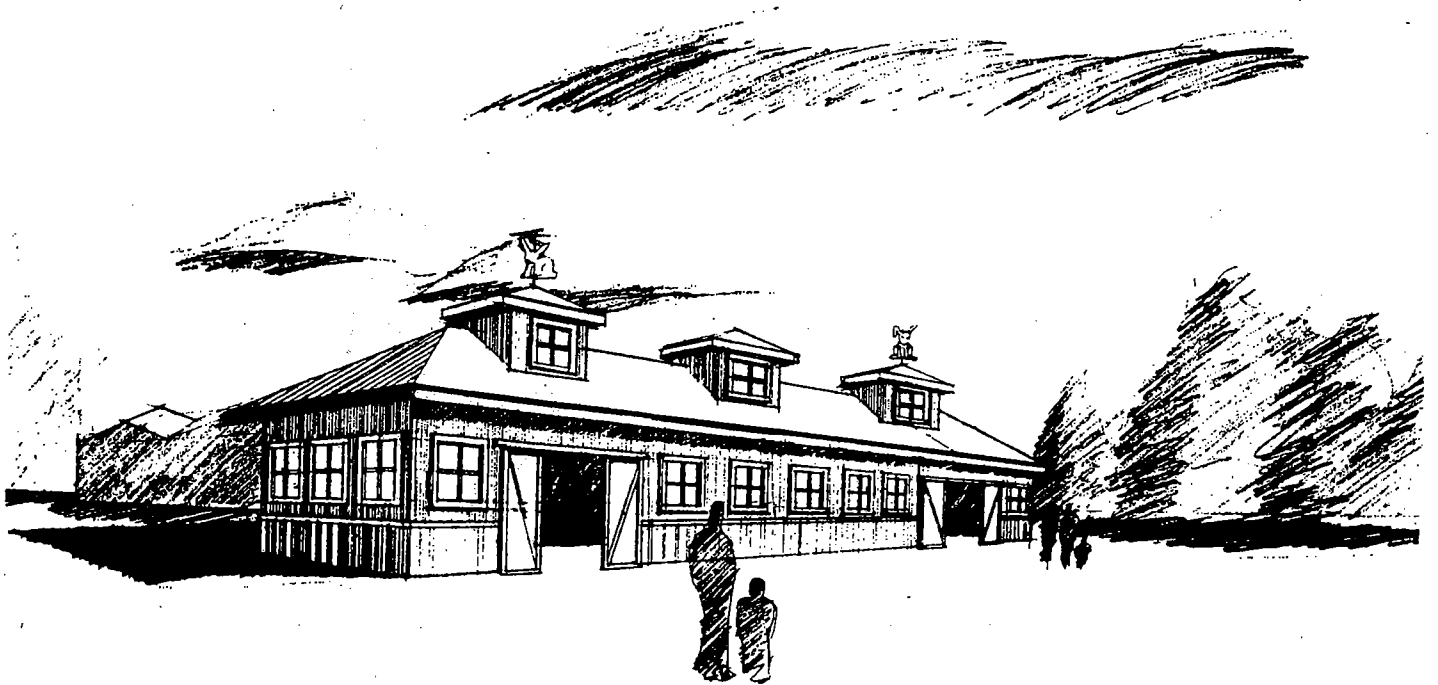
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**Figure 5:**  
**Architectural Prototype: Swine Barn**

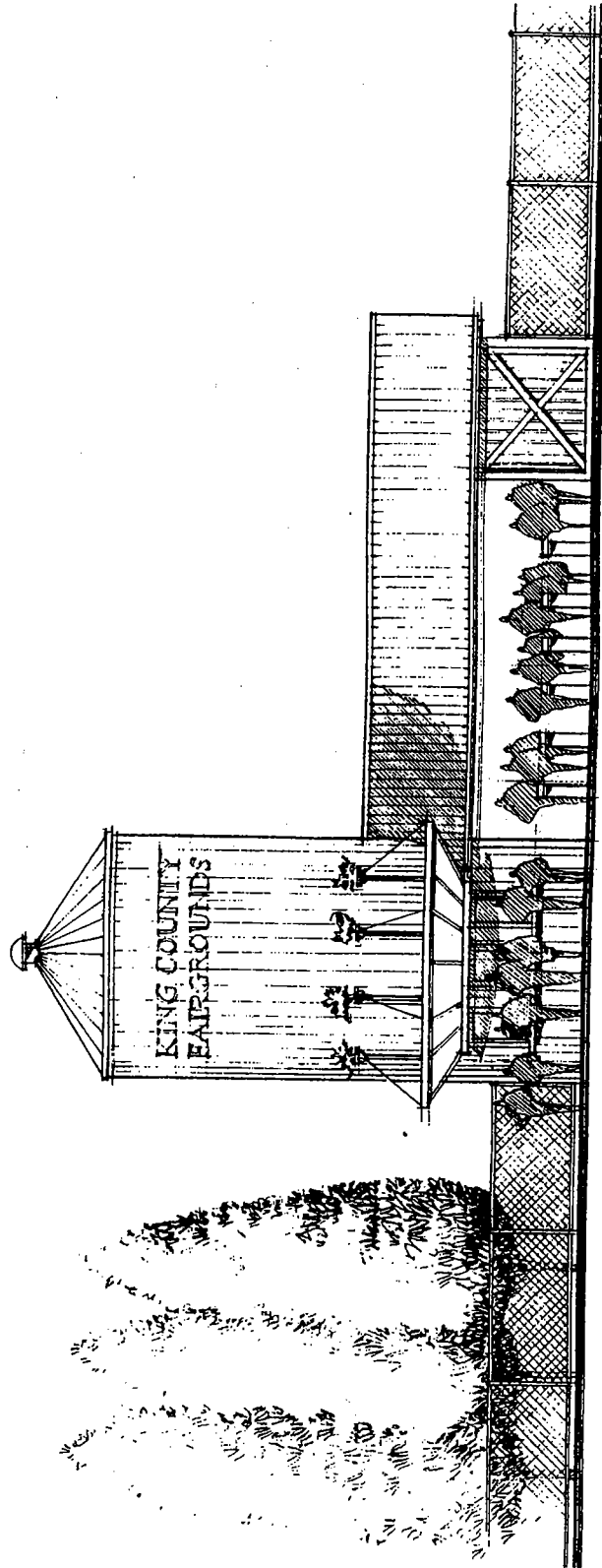


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**Figure 6:**  
**Architectural Prototype: Rabbit Barn**

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

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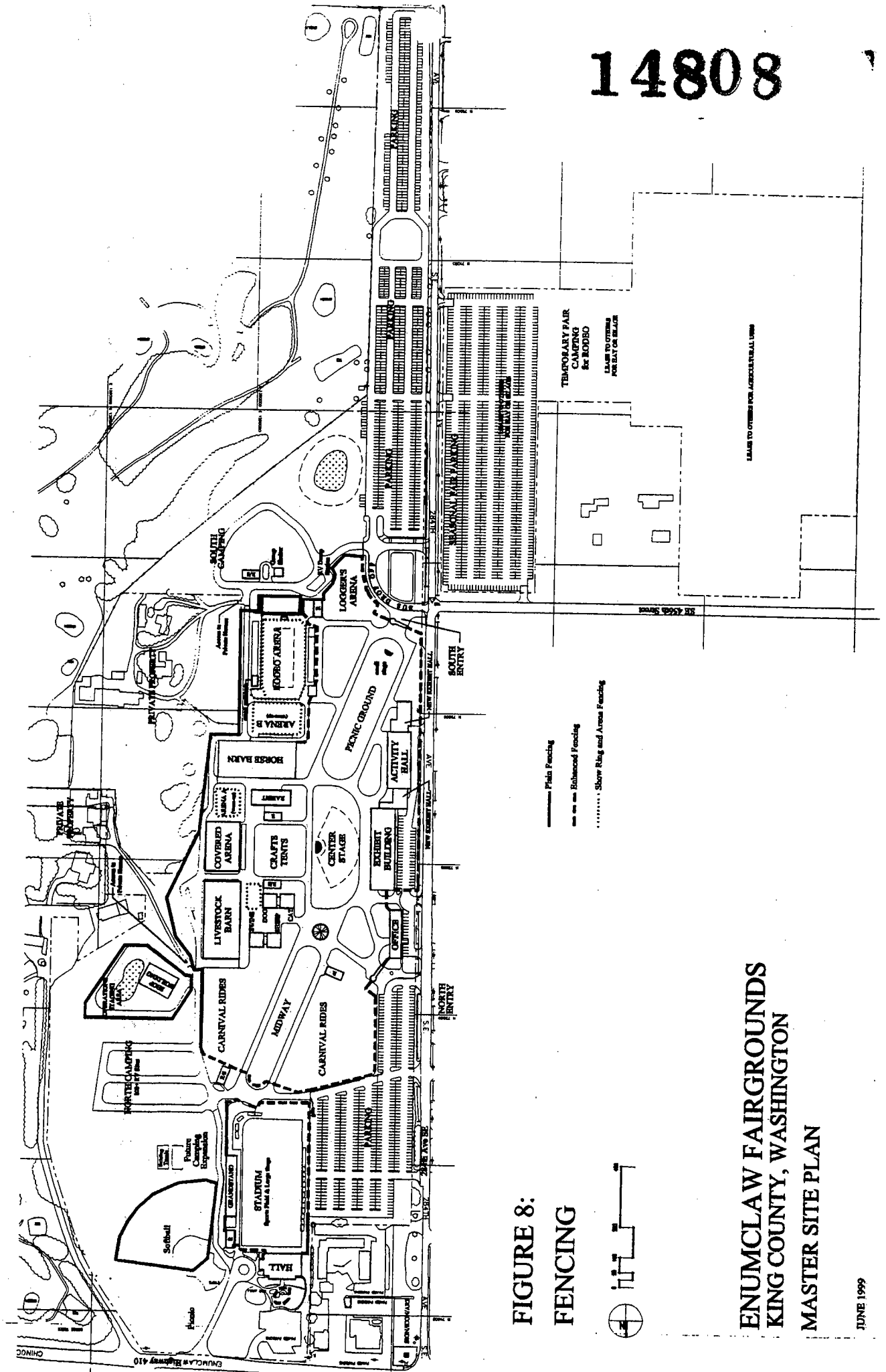
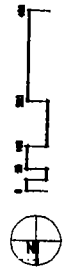


FIGURE 8:  
FENCING



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

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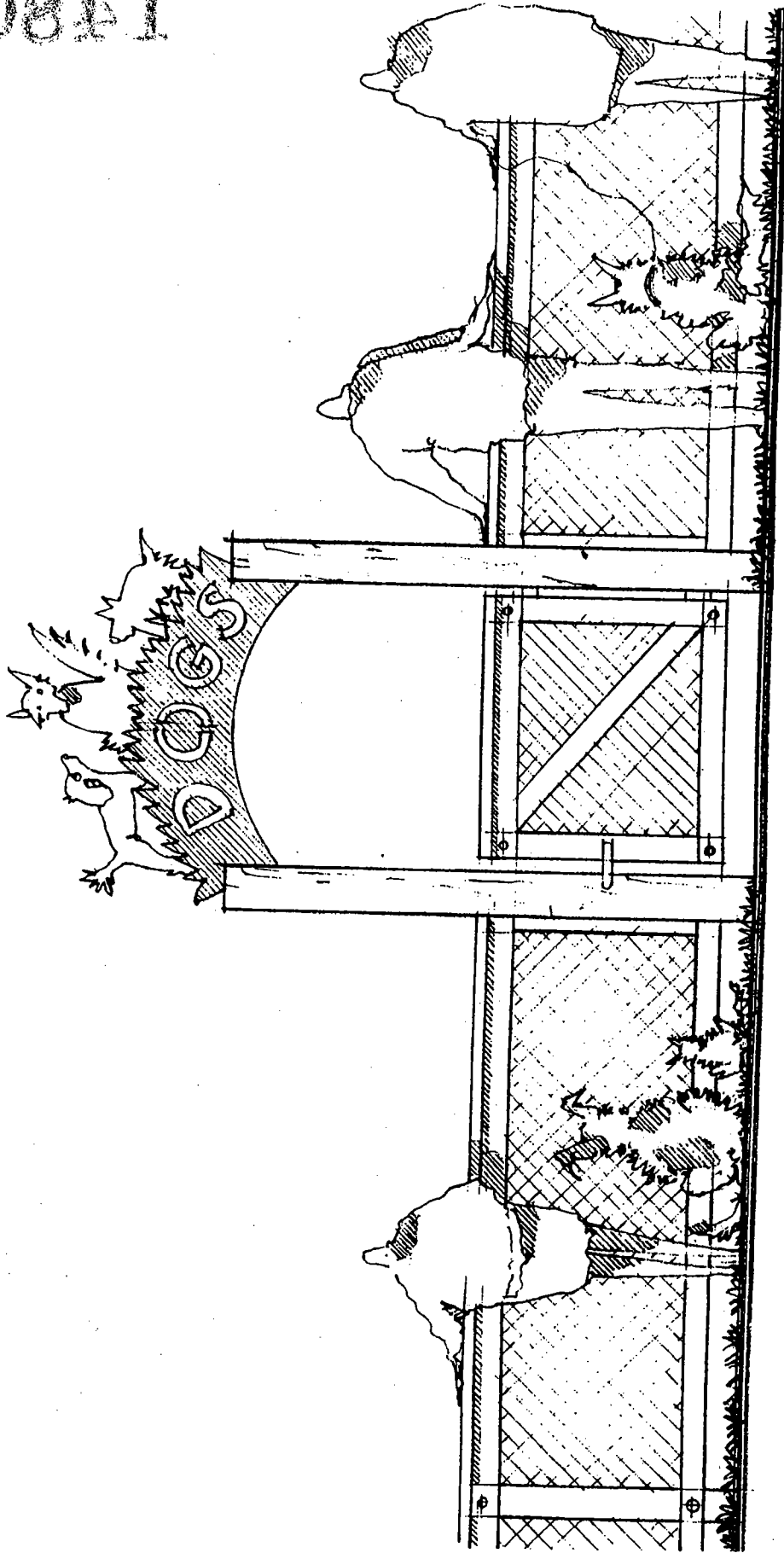
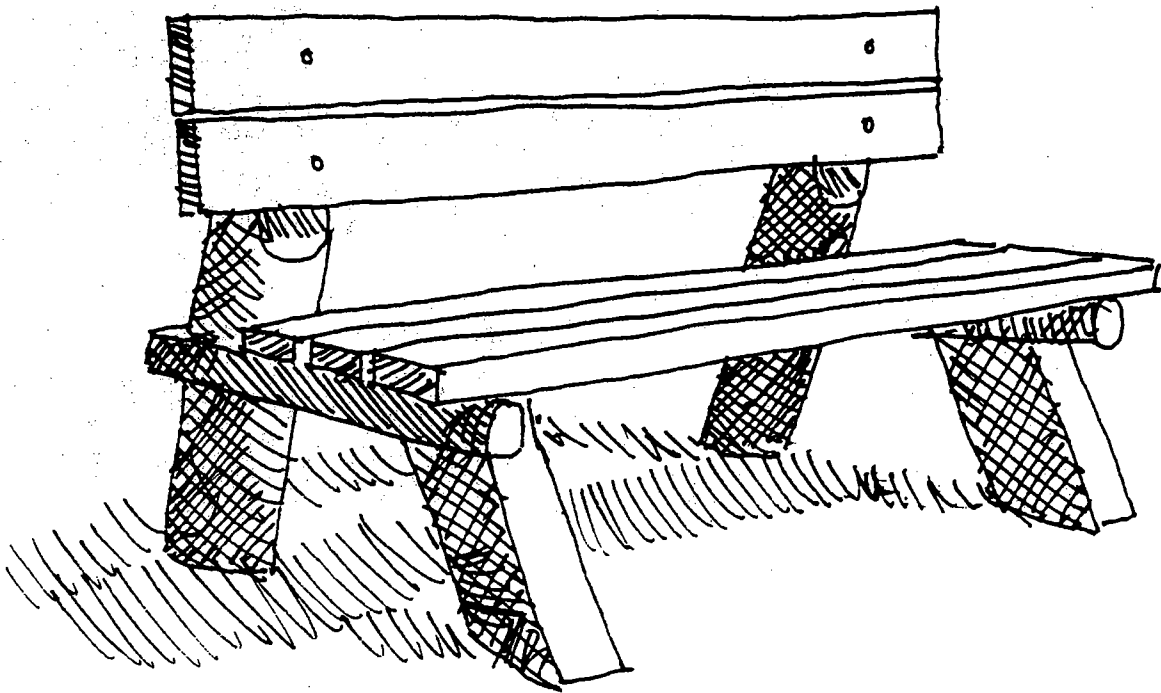


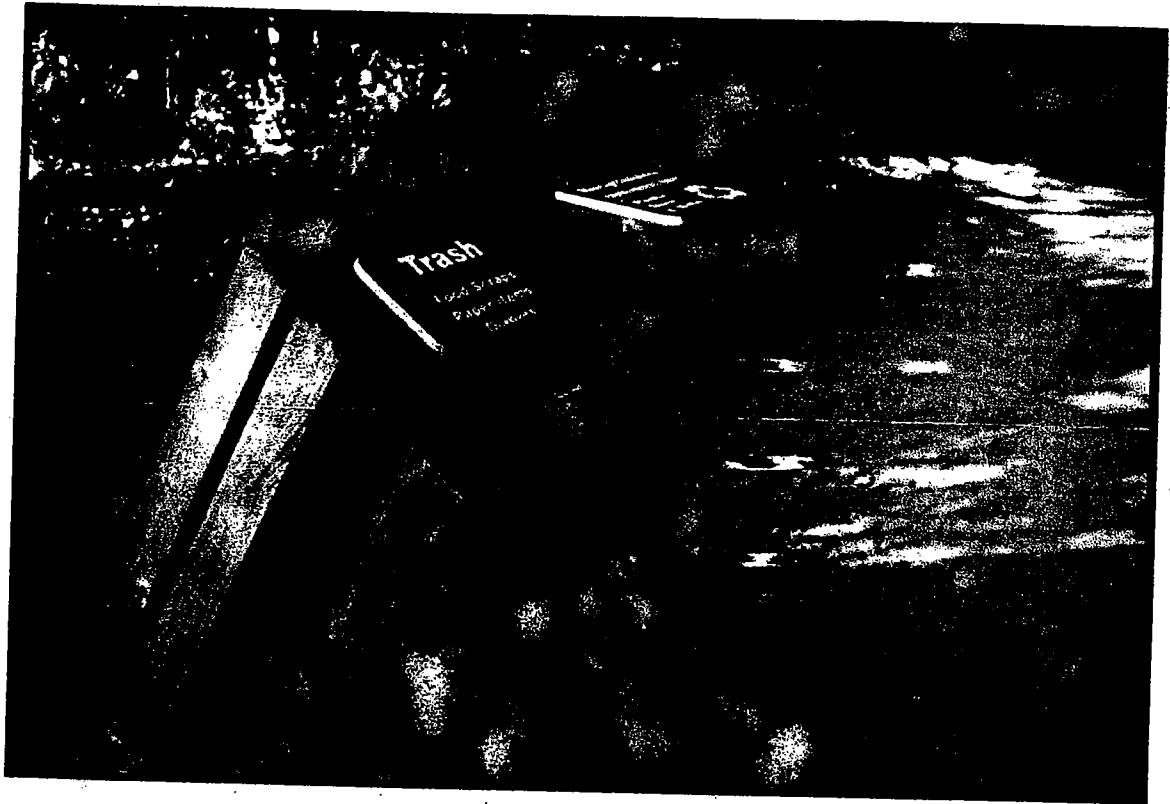
Figure 9:  
Show Ring Entry Prototype

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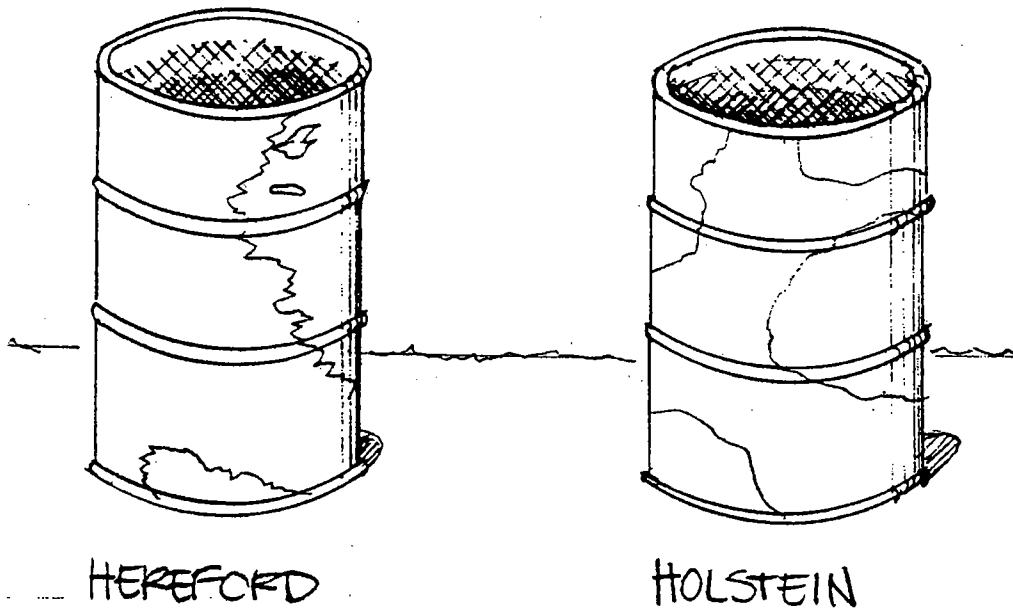


**Figure 10:**  
**Bench Type**

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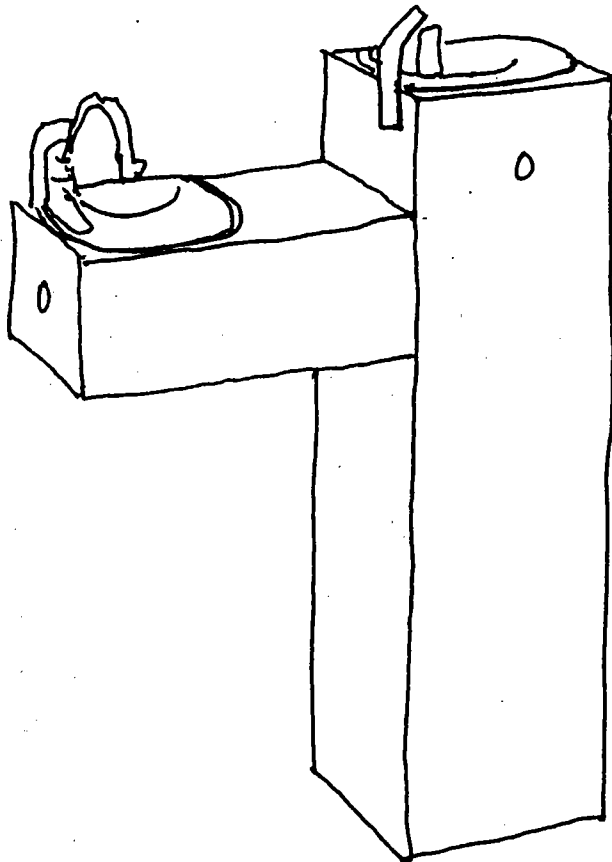
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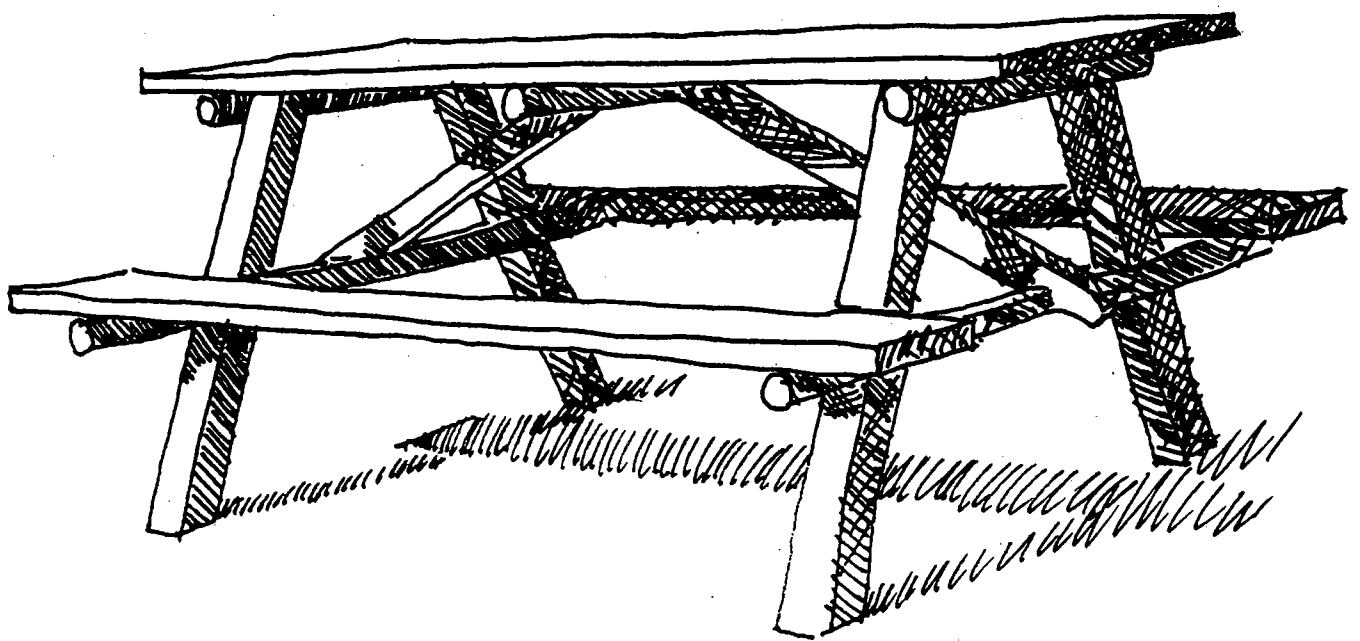
**Figure 11:**  
**Trash and Recycling Receptacles Type**

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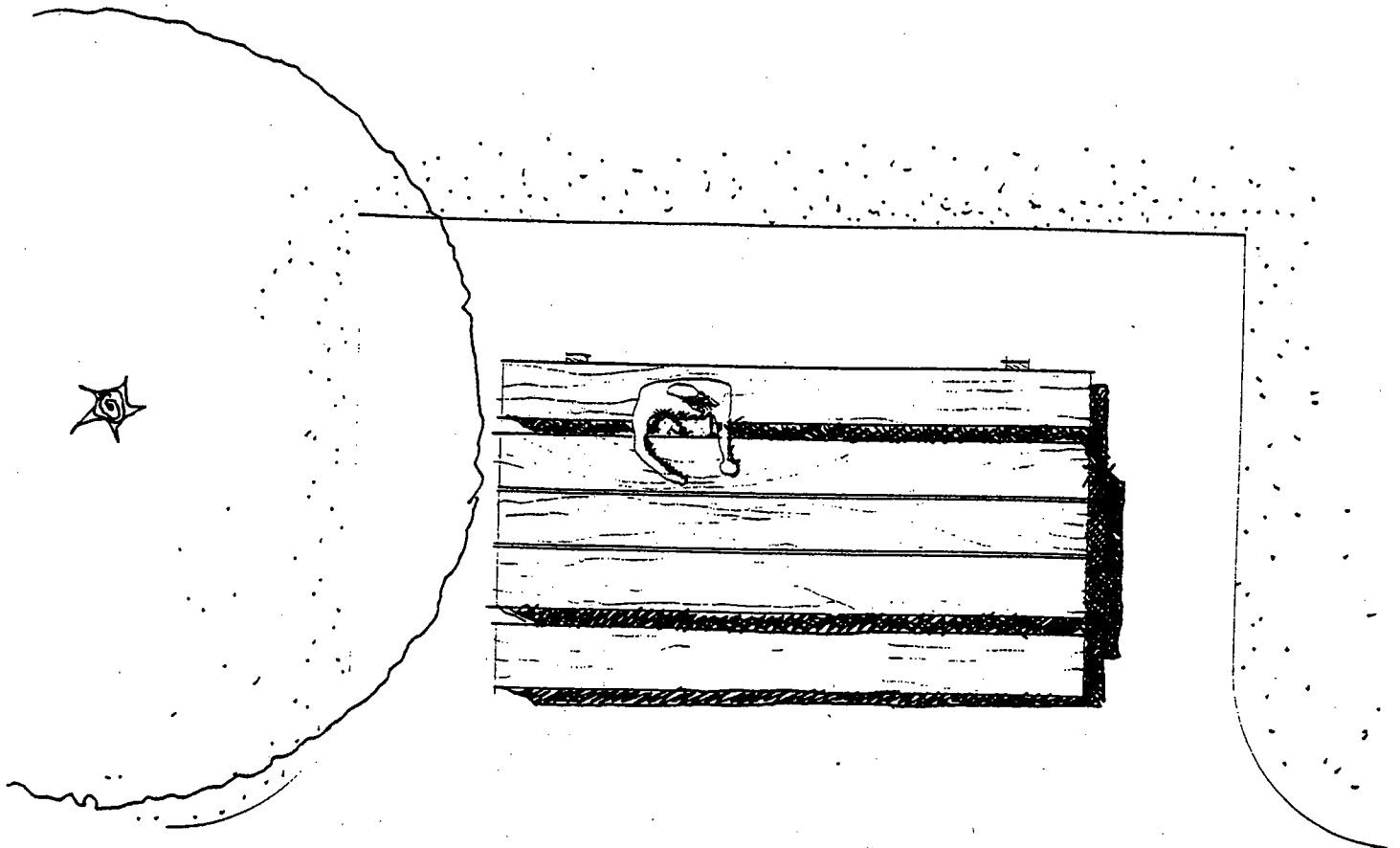
**Figure 12:**  
**Drinking Fountain Type**

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**Figure 13:  
Picnic Table Type**

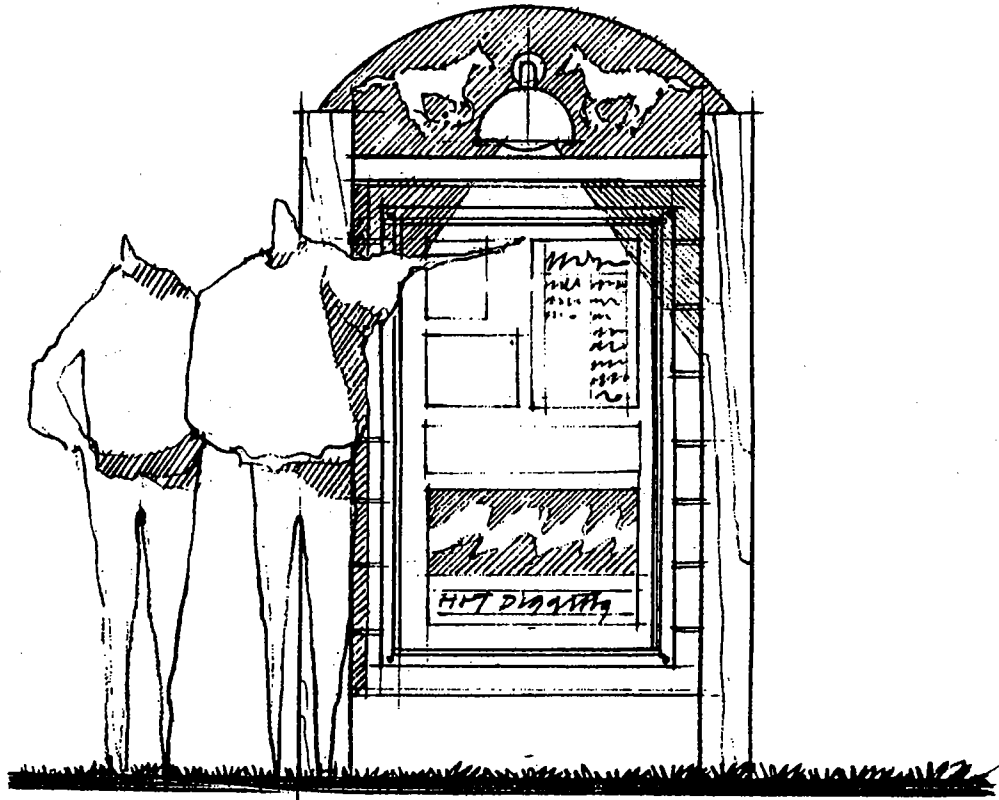




GRAND PROMENADE

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

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**Figure 15:**  
**Kiosk/Message Board**

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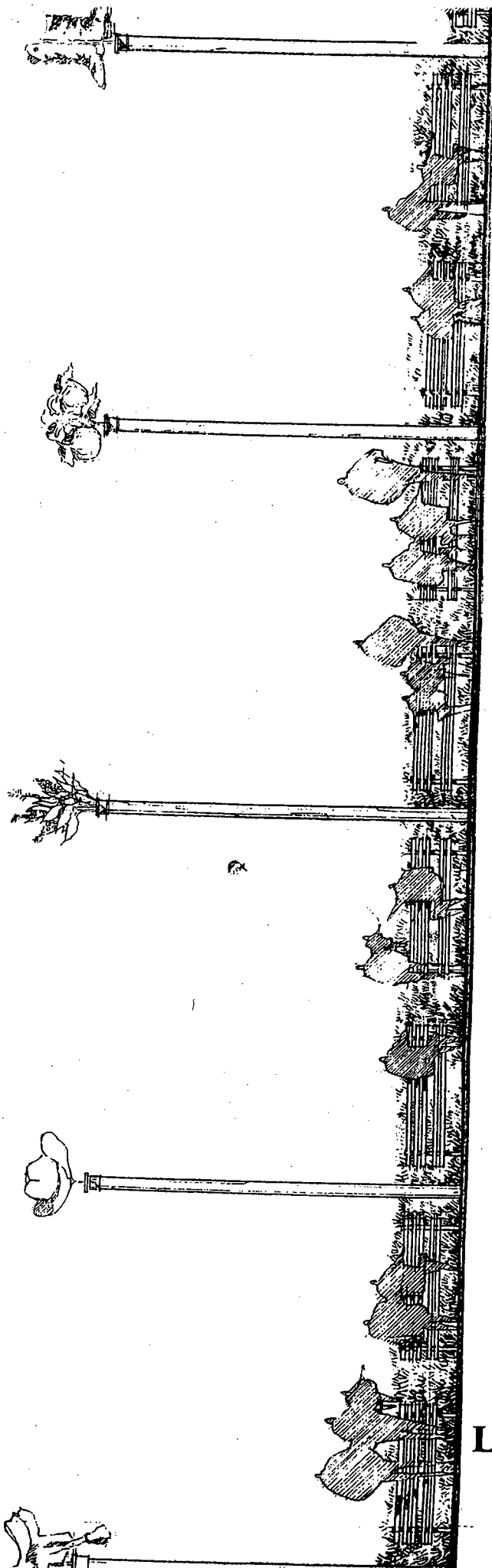
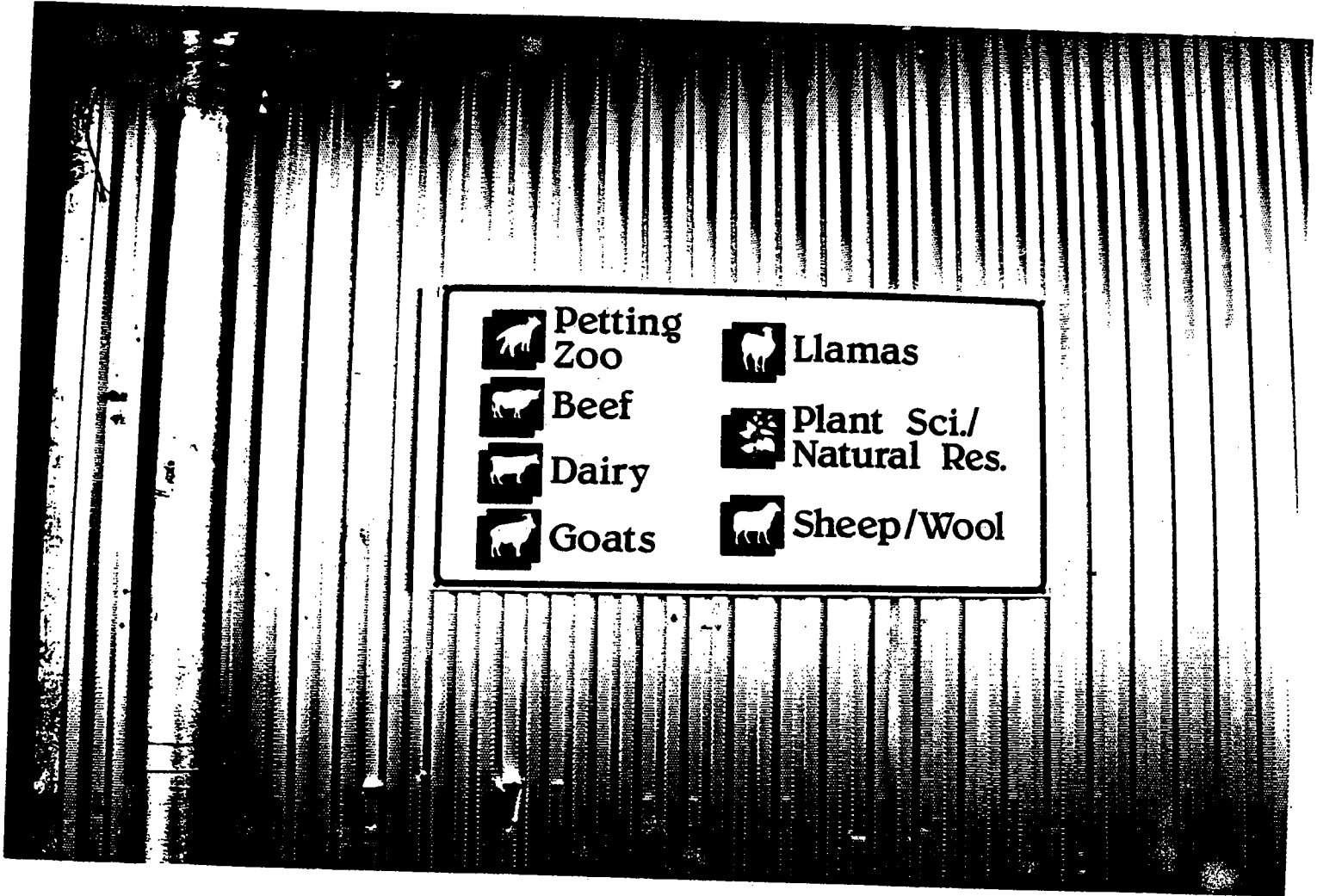


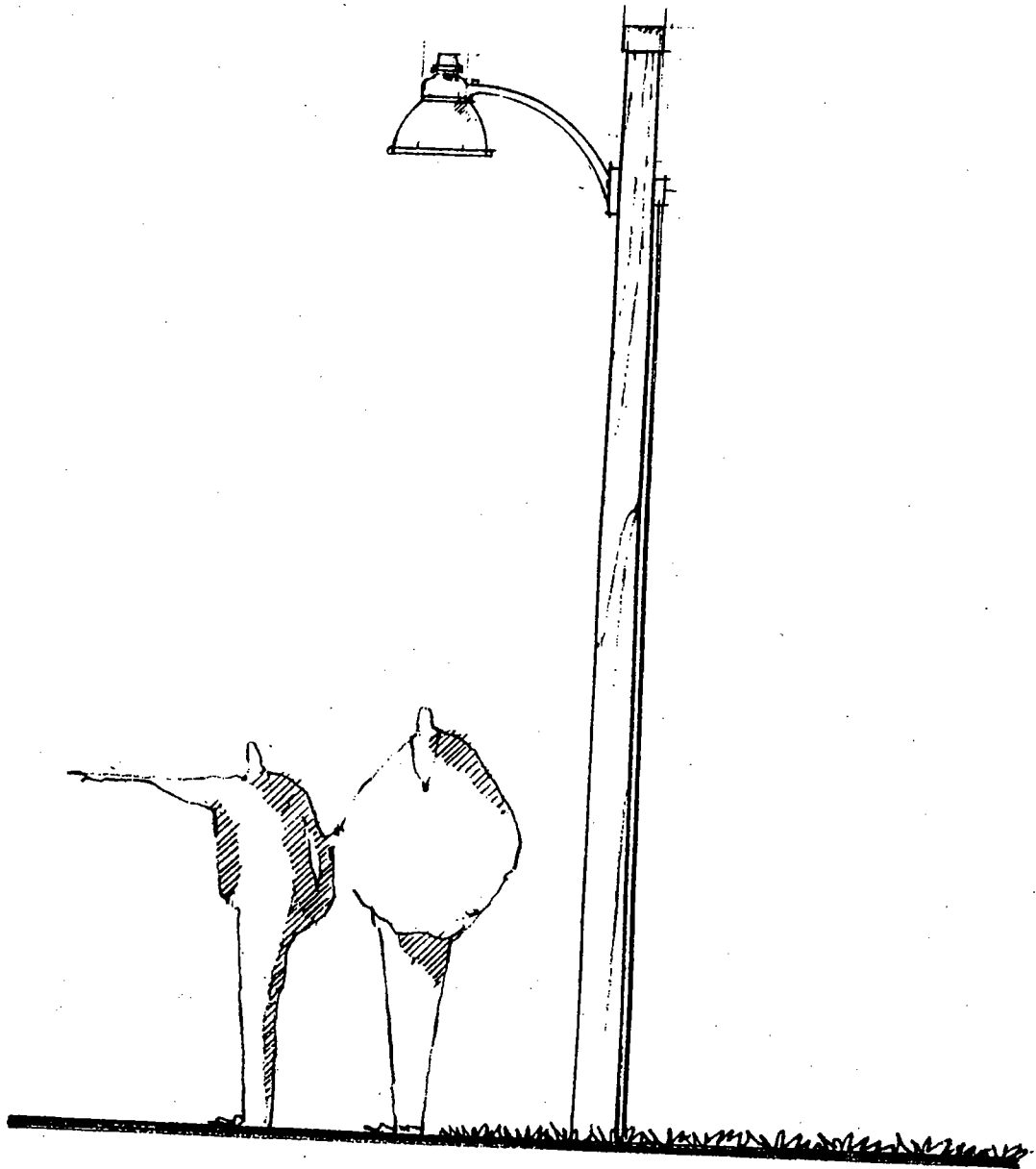
Figure 16:  
Landmark Seating Area

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**Figure 17:  
Secondary Sign**

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**Figure 18:  
Pedestrian Light Standard**