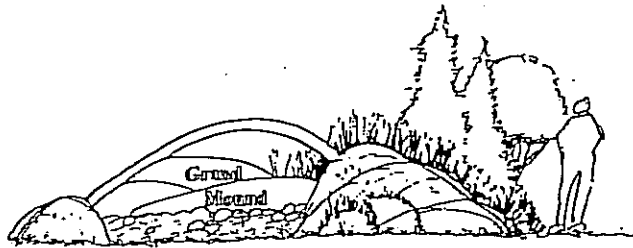


Grand Mound

Development Guidelines



March 9, 1998



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Prepared by: THURSTON COUNTY DEVELOPMENT SERVICES

*Special thanks to the many Grand Mound property owners,
business owners and residents who assisted on these Guidelines*

Thurston County Development Services

Lynn Dosheery, AICP	Project Manager
Don Krupp	Director
Fred Knostman	Policy and Projects Manager

Robert W. Droll Landscape Architect, PS

Bob Droll	Consultant Assistance
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Grand Mound Development Guidelines

I. INTRODUCTION

A. Intent

1. The intent of these guidelines is:

- a. To encourage the development of visually attractive commercial, industrial and multifamily residential developments that will give Grand Mound its own cohesive identity and distinguish it from other interchange areas along the I-5 corridor;
- b. To promote high quality developments that will protect and enhance property values; and
- c. To mitigate the impacts of urban development through enhanced design.

(i) The cost of additions or expansions and associated remodels exceeds fifty (50) percent of the assessed value of the real property improvements; and

(ii) The existing layout of the building foundation does not preclude compliance with these guidelines; provided, that all guidelines that can be met shall be met in full or in part.

d. Structural alteration of existing signs. When a nonconforming sign is structurally altered, it ceases to be a legal nonconforming sign and must conform with these guidelines. "Structural alteration" means any action that changes the height, size or shape of the sign or any action that affects the base or supports of the sign; provided however, that the repair or restoration of any nonconforming sign to its original condition where such sign is damaged by fire, explosion, wind act of nature or other accidental cause shall not be considered a "structural alteration" if the cost of such repair or restoration does not exceed fifty (50) percent of its replacement cost.

B. Applicability

1. These guidelines apply to properties within the Grand Mound Urban Growth Area, as defined in the Grand Mound Subarea Plan, within the following zoning districts:

- a. Arterial Commercial;
- b. Planned Industrial Park;
- c. Light Industrial; and
- d. Residential 4-16 Units/Acre.

3. For purposes of these guidelines, all development occurring pursuant to a master plan or binding site plan shall be deemed a single "development."

2. These guidelines apply to the following development:

- a. New residential developments with five or more dwelling units, with the exception of detached single family residences.
- b. Construction of new commercial and industrial buildings, structures (including signs) or parking lots.
- c. Additions or expansions and associated remodels of existing buildings and structures within any twelve month period when:

C. How To Use These Guidelines

These guidelines function as development standards and supplement the development regulations of the underlying zoning districts (Chapters 20.21A, 20.25, 20.27 and 20.28), the sign, parking and landscaping regulations (Chapters 20.40, 20.44 and 20.45) and other applicable chapters of the Thurston County Zoning Ordinance (Title 20). Where these guidelines conflict with the requirements of Title 20, these guidelines shall apply.

Together with Title 20 and other applicable county codes, these guidelines implement the adopted Grand Mound Subarea Plan.

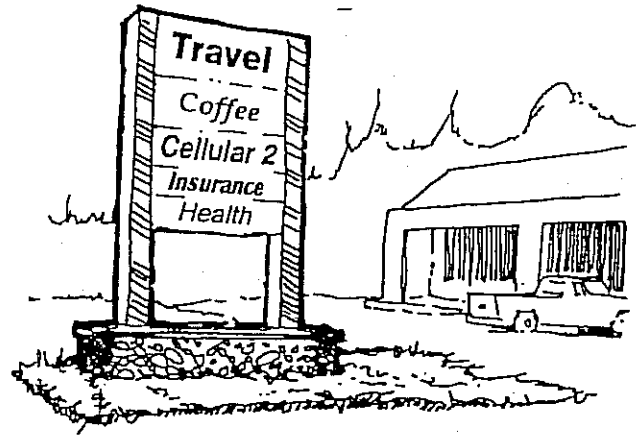
II. SIGN GUIDELINES

A. Definitions

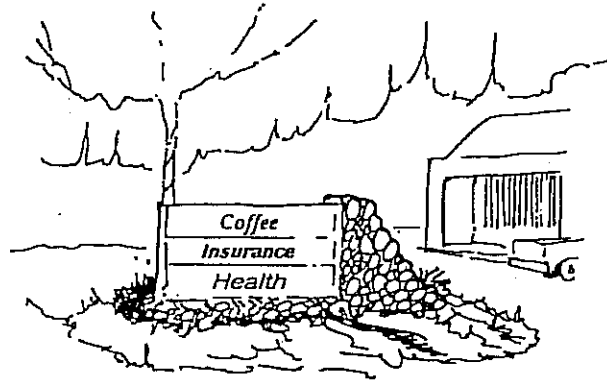
1. "Freestanding sign" means any sign which is supported by one or more uprights, poles or braces in or upon the ground.
2. "Monument sign" is a freestanding sign with the sign base attached to the ground. The width of the sign base shall be equal to at least fifty (50) percent of the width of the sign.
3. "Pedestrian-oriented sign" means a permanent, nonilluminated sign with an area no more than four (4) square feet on any one side, and not over ten (10) feet above ground level.
4. "Sign face" means the entire area of a sign on which copy is to be placed. Only one side of a double faced sign shall be included in calculating the allowed sign face area. The area of painted signs, individual letter signs, and other indirectly illuminated signs shall be calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign, including text and graphics. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or non-illuminated, which are intended to attract attention.
5. "Wall sign" means any sign (text and graphics) attached to or painted directly on the wall or window, or erected against the wall of a building being parallel or approximately parallel to said wall; and does not exceed a distance of fifteen inches from said wall or window. Wall signs include any text and graphics upon an awning which is supported from the exterior wall of a building or freestanding canopy. This excludes temporary signs and temporary advertisements.

B. General Provisions

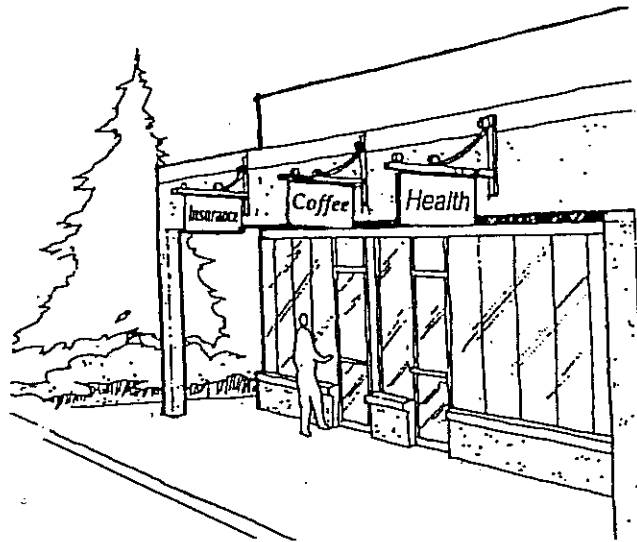
1. Maintenance. All signs shall be maintained in a secure and safe manner and shall not be allowed to deteriorate or become dilapidated.



Freestanding Sign



Monument Sign



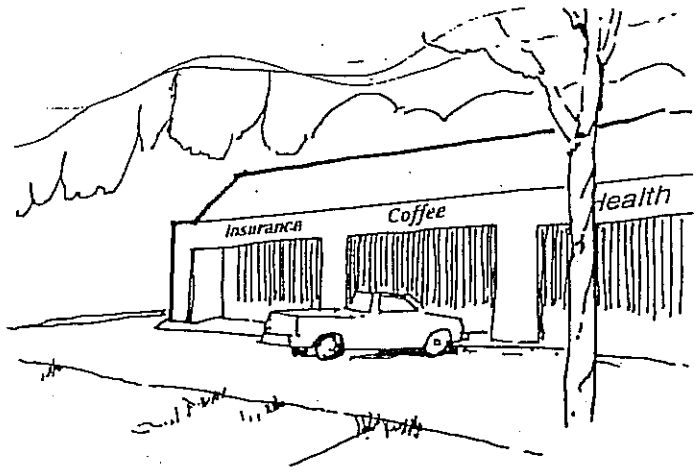
Pedestrian-Oriented Sign

2. Design of All Freestanding and Monument Signs. The base of all freestanding and monument signs shall be designed with river rock to maintain a consistent unifying theme throughout the community. Live groundcovers and shrubs shall also be placed around the sign base to improve the overall appearance of the installation. (See illustrations.)

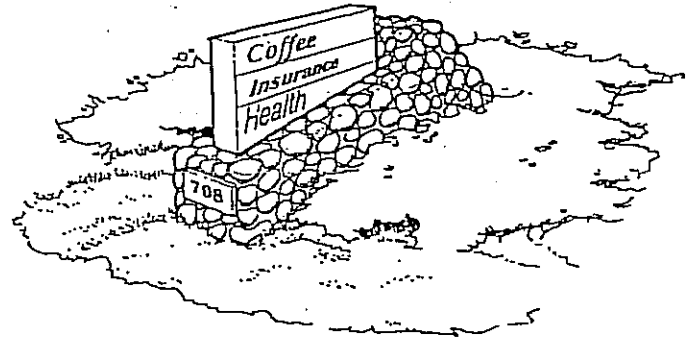
3. Freestanding and Monument Signs Along Primary Street Frontage. All freestanding and monument signs along the primary street frontage shall include the site address.

4. Buildings Facing on Two Parallel Streets. Single or multiple occupancy buildings whose premises extend through a block to face on two parallel streets with customer entrances on each street are permitted one monument sign per street frontage.

5. No sign shall be located within the vision clearance triangle as defined in the Thurston County Zoning Ordinance Appendix Figure 13. This shall also apply to driveway accesses.



Wall Signs



Monument Sign with Site Address

C. Permitted Signs

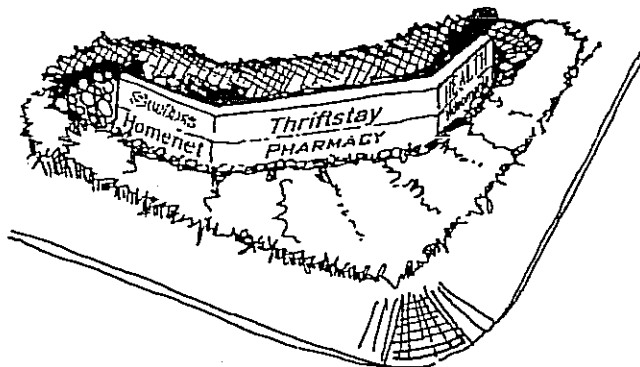
1. Arterial Commercial District and Commercial Uses Within All Other Zoning Districts

a. Monument signs shall be permitted in accordance with the following criteria:

(i) Developments shall have no more than one monument sign per street frontage.

(ii) Monument signs shall be no higher than eight (8) feet above grade. Sign face shall be no larger than forty-eight (48) square feet.

(iii) If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or one monument sign with two sides may be permitted along each street frontage.



Corner Monument Sign

- (iv) Monument signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
- b. Wall signs shall be permitted in accordance with the following criteria:

- (i) Single occupancy developments may have two (2) square feet of wall signage per one (1) foot of primary street frontage, up to a maximum of three hundred sixty (360) square feet per development.

- (ii) Multiple occupancy developments may have two (2) square feet of wall signage per one (1) foot of business establishment frontage, up to a maximum of three hundred sixty (360) square feet per business. If a business located within the building does not have an outside entrance, the building owner or manager shall establish the signage allowed for each business based on the overall sign area formula above.

- (iii) If any development has only a wall sign, it shall be permitted at least sixty (60) square feet regardless of street or business establishment frontage.

- (iv) Wall signs are permitted on up to two (2) sides of the building, except two (2) square foot delivery access signs which may be placed on a third side of the building. However, total wall sign area for the development is based on (i), (ii) or (iii) above, whichever applies.

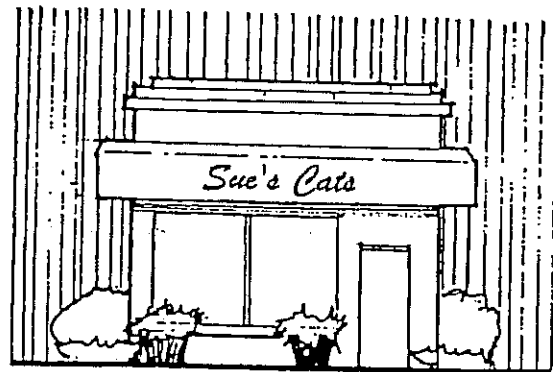
- (v) In addition to the above, each business may have one (1) pedestrian-oriented sign for each entrance, to be of a common type and appearance.

- (vi) Wall signs shall not extend above the eave or parapet of the building.

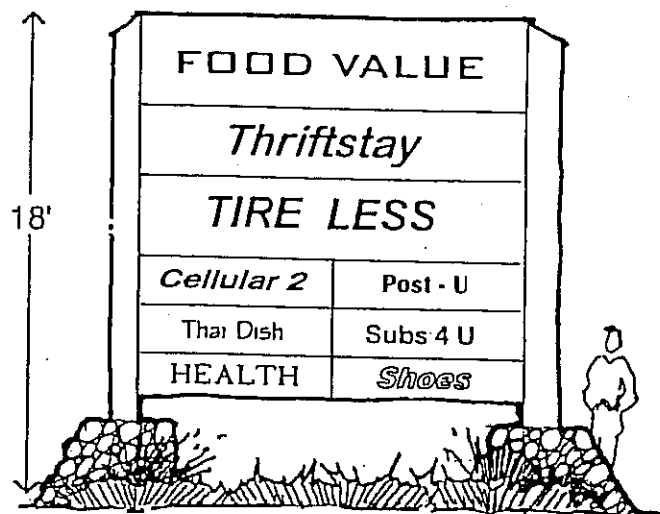
- c. One freestanding sign per commercial development shall be permitted in accordance with the following:

- (i) Freestanding signs shall be no higher than eighteen (18) feet above grade, except when the development can meet any two of the following criteria in which case such signs shall be no higher than thirty (30) feet above grade:

- (A) The development site area is four (4) acres or larger.



Wall Sign on Awning



Freestanding Sign

- (B) The gross floor area of the entire commercial development is thirty thousand (30,000) square feet or more.
 - (C) The primary street frontage is four hundred (400) linear feet or greater.
- (ii) The freestanding sign shall be located along the primary street frontage of the development site. For developments that are adjacent to the Interstate 5 freeway (including on-ramps and off-ramps) and that meet any two of the criteria in (i) above, the freestanding sign may be placed along the property line adjacent to the freeway.
 - (iii) For single occupancy developments, the freestanding sign may have one (1) square foot per one (1) foot of primary street frontage, up to a maximum of one hundred fifty (150) square feet.
 - (iv) For multiple occupancy developments, the freestanding sign may have one and one-half (1.5) square feet per one (1) foot of primary street frontage, up to a maximum of two hundred fifty (250) square feet.
 - (v) In addition to (iii) and (iv) above, whichever applies, any business selling motor fuel to the public may have one (1) permanently mounted gasoline price sign on each street frontage providing direct vehicular entrance to the business. Such sign may be incorporated with a permitted freestanding or monument sign; however, in no case may the gasoline price sign itself be higher than ten (10) feet above grade and larger than sixteen (16) square feet in area for each face, with a maximum of two (2) faces.
 - (vi) If the development has more than one access driveway along the road frontage(s), both a freestanding and, monument sign(s) shall be permitted, with a minimum spacing of one hundred fifty (150) feet between signs.
 - (vii) Freestanding signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
2. Industrial Uses Within Planned Industrial and Light Industrial Districts
- a. Monument signs shall be permitted in accordance with the following criteria:
 - (i) Developments shall have no more than one monument sign per street frontage.
 - (ii) Monument signs shall be no higher than eight (8) feet above grade. Sign face shall be no larger than forty-eight (48) square feet.
 - (iii) If a development is located on a corner parcel with two street frontages and entrances from each street, one monument sign with two or three sides may be placed at the corner of the property, or one monument sign with two sides may be permitted at each entrance.
 - (iv) Monument signs shall be located at least one (1) foot from the front property line and at least five (5) feet from the side property line.
 - b. Wall signs shall be permitted in accordance with the following criteria:
 - (i) Single occupancy developments may have wall signs no larger than a total of one hundred (100) square feet.
 - (ii) Multiple occupancy developments may have wall signs no larger than a total of fifty (50) square feet per business.
 - (iii) For multiple occupancy developments located on a corner parcel with two street frontages and entrances from each street, a maximum of one hundred fifty (150) square feet of wall signage facing the street is permitted, with no more than one hundred (100) square feet facing any one street.

(iv) Wall signs shall not extend above the eave or parapet of the building.

c. One- freestanding sign per industrial development located adjacent to the Interstate 5 freeway shall be permitted in accordance with the following:

(i) A freeway-oriented freestanding sign shall be permitted adjacent to the Interstate 5 freeway (including on-ramps and off-ramps) when the development can meet any two of the following criteria:

(A) The development site area is four (4) acres or larger.

(B) The gross floor area of the entire industrial development is thirty thousand (30,000) square feet or more.

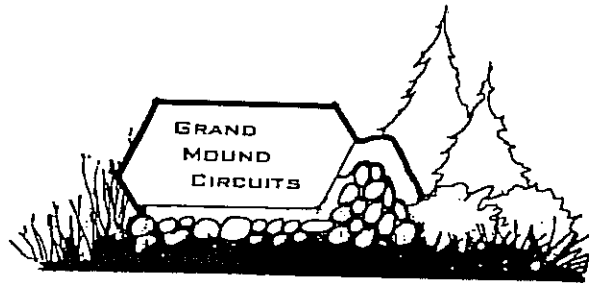
(C) The primary street access frontage is four hundred (400) linear feet or greater.

(ii) Freestanding signs shall be no higher than thirty (30) feet above grade and no larger than one hundred fifty (150) square feet.

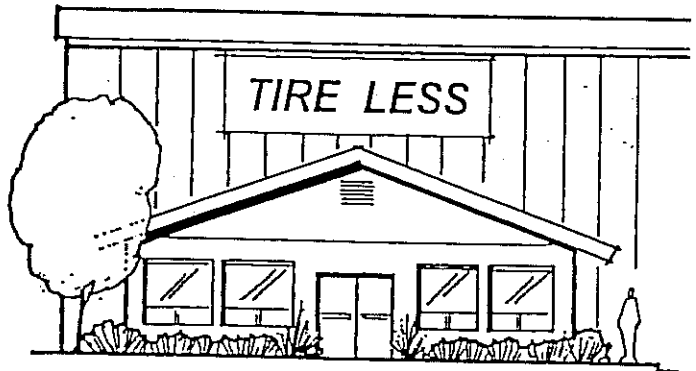
3. Residential Uses Within Residential 4-16 Units/Acre District

a. Each multiple family development is permitted two signs per entrance identifying the development, provided said signs do not exceed eighteen (18) square feet in sign area each and five (5) feet in height. Such signs may be monument, freestanding or wall/fence mounted, and can be placed anywhere on the property along street frontages, not necessarily at entrances.

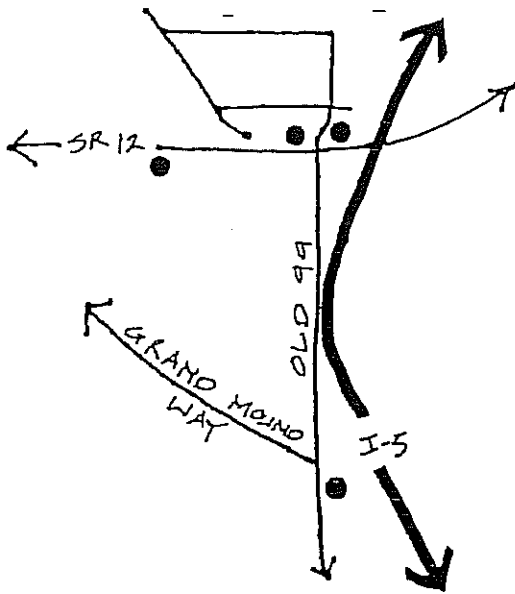
b. Building identification wall signs shall be no larger than six (6) square feet per building.



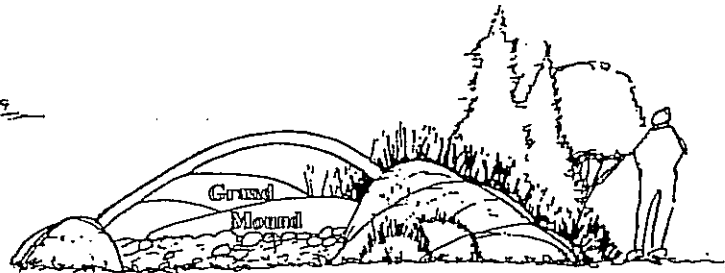
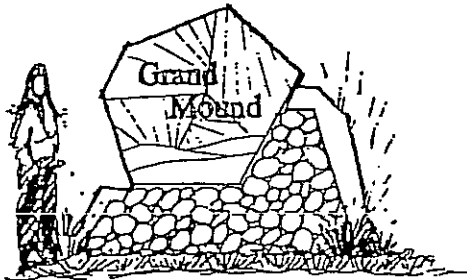
Monument Sign - Industrial Uses



Wall Sign - Industrial Uses



Suggested Gateway Locations



Suggested Gateway Designs

4. Gateway Signs. Community identification signs and related landscape features are permitted at key gateway locations and/or entrances into Grand Mound. Gateway signs shall be no higher than eight (8) feet above grade and each sign face shall be no larger than forty-eight (48) square feet. All gateway signs shall have a unifying design theme with river rock incorporated into their base design.
5. All exempt signs listed in Chapter 20.40 of the Thurston County Zoning Ordinance are permitted.
6. All other signs not listed above are prohibited.

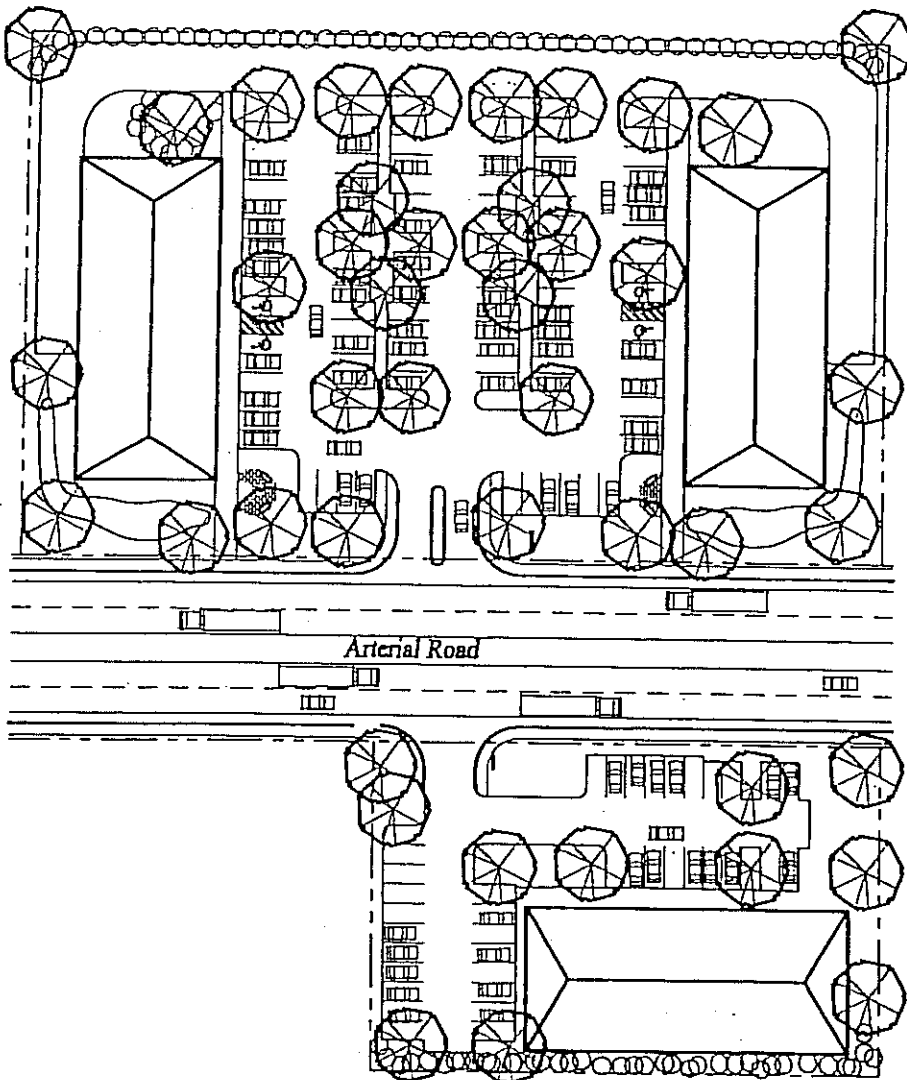
D. Abatement of Nonconforming Signs

1. Existing signs which do not meet the guidelines above are defined as nonconforming signs. In order to meet the intent of these guidelines, nonconforming signs shall be brought into conformity or be removed by December 31, 2007.
2. When any nonconforming sign is structurally altered, damaged or deteriorated to a point where the repairs cost more than fifty (50) percent of the sign value, or abandoned for six (6) months or more, such sign shall be brought into conformance with these guidelines.

III. PARKING LOT GUIDELINES

A. General Provisions

1. If a parking area contains more than thirty (30) parking spaces, no more than fifty (50) percent of the required parking shall be located between the front property line and the closest point of the building(s). This provision applies only to the street frontage providing primary access to the site.
2. The landscape guidelines in Section IV shall also be incorporated into the parking lot design.
3. If a parking area contains more than thirty (30) parking spaces, walkways shall be provided within the parking lot to ensure safe pedestrian access to buildings.



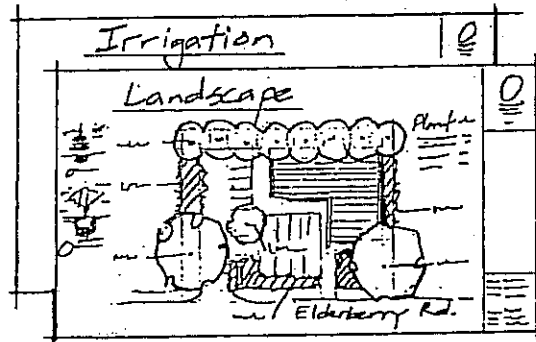
Sample Parking Lot Design Over 30 Spaces

IV. LANDSCAPE GUIDELINES

A. General Provisions

1. A landscape plan shall be prepared by a Registered Landscape Architect, Washington-certified nurseryman, or Washington-certified landscape technician. Verification of professional status shall be submitted with the plan.
2. Landscape plans shall be drawn to scale on the proposed site plan. The landscape plan shall show all landscape materials (existing and proposed), significant trees and proposed topographic elevations.
3. Irrigation of landscaped areas is required and an irrigation plan shall be submitted along with the landscape plan. Irrigation plans shall be drawn to scale and shall show all necessary elements to implement a fully operational automatic (timer controlled) underground irrigation system. The irrigation plan shall be prepared by a Registered Landscape Architect, Professional Engineer or Washington-certified landscape technician. Verification of professional status shall be submitted with the plan.
4. Permitted Plant Types. The applicant shall utilize plant materials which are adaptable to local climatic conditions, including drought conditions. Any vegetation retained or planted must consist of non-invasive plant species. An invasive plant species is a non-native plant species that escaped into the wild and displaces native vegetation. Noxious weeds are prohibited.
5. In required landscaping areas, the applicant shall retain significant trees which will not constitute a safety hazard. A 'significant tree' is defined as a tree sixteen (16) inches in diameter measured twelve (12) inches above grade which forms a continuous canopy.
6. The property owner shall replace any unhealthy or dead plant materials in conformance with the approved landscape plan and shall maintain all landscape material and irrigation systems.

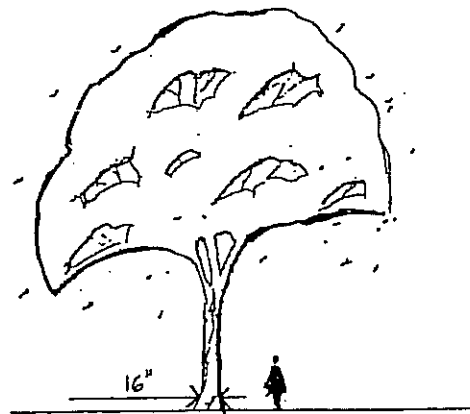
7. Performance Assurance. If the landscaping and irrigation is not fully installed prior to the issuance of certificate of occupancy, the applicant shall provide a surety in a form acceptable to the County in the amount of one hundred (100) percent of the cost of plant



Submittal Requirements

Kinnickinnick	Rugosa Rose
Oak	Honey Locust
Barberry	Snowberry
Serviceberry	Euonymus
Potentilla	Fountain Grass
Pines	Ginkgo
Cotoneaster	Blue Fescue
Salal	Barberries

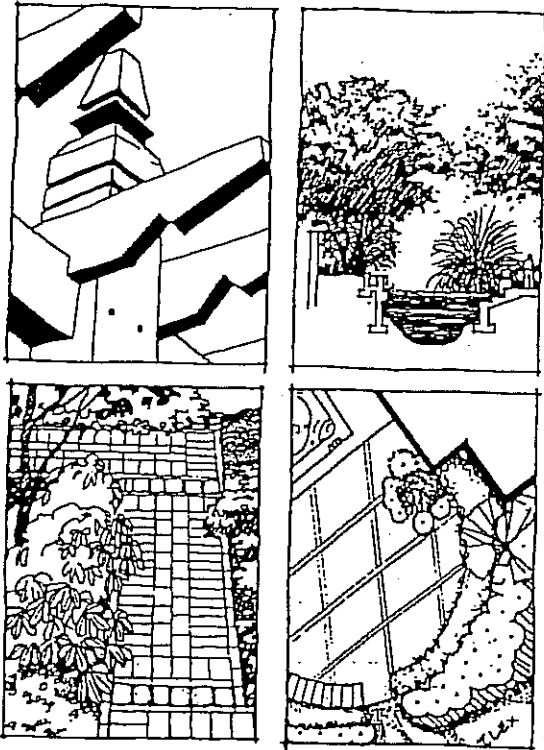
Examples of Permitted Plant Types



Significant Tree

materials plus installation, to ensure that the landscape and irrigation improvements are installed in accordance with the approved landscape and irrigation plans within a period of nine (9) months from the date of issuance of final certificate of occupancy. One three (3) month extension may be granted by the Development Services Director for delays due to adverse weather conditions or other problems beyond the control of the applicant.

8. Landscape Features. Landscape features such as decorative paving, sculptures or fountains are permitted in the required landscape areas in lieu of required plant material. The area devoted to such features may not exceed twenty-five (25) percent of the required landscape area.
9. An area around the base of utility poles and other utility fixtures shall be landscaped to enhance the overall appearance of the area. This landscaping shall consist of live groundcovers and shrubs.
10. Landscaping located within the vision clearance triangle shall be planted and maintained in conformance with the Thurston County Zoning Ordinance Appendix Figure 13. This shall also apply to driveway accesses.

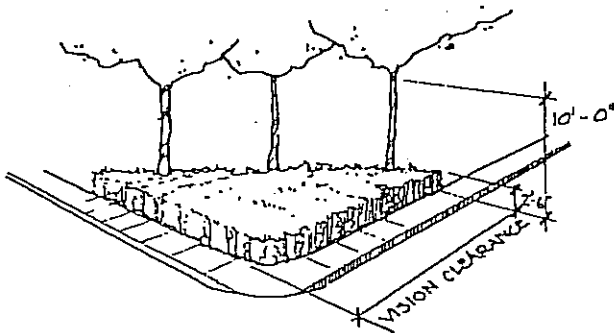


Landscape Features

B. Landscaping Adjacent to Public Roadways

1. Properties Along Arterial Roads and Abutting State Route 12

- a. Developments shall have a minimum ten (10) foot landscape buffer strip along all arterial roads and abutting State Route 12.
- b. Street trees shall be spaced forty (40) feet on center within the required landscape buffer strip, starting twenty (20) feet from the property line. Tree spacing shall be adjusted slightly to allow a ten (10) foot clear zone on either side of a driveway and at street intersections. To determine the total number of street trees required, divide the length of arterial road frontage by forty (40) and round down to the nearest whole number.



Vision Clearance Triangle

- c. The street tree species shall be Northern Red Oak (*Quercus rubra*) along the following roadways:

- Old Highway 99
- Elderberry Street (from SR 12 to 196th)
- 196th Avenue (from Elderberry to Sargent)
- Sargent Road (196th to 191st)
- State Route 12

Where overhead utility lines are located along the roadway, the required street tree shall be Hedge Maple (*Acer campestre*) on the side of the street where the utilities are located, to avoid potential conflicts between street trees and utility lines.

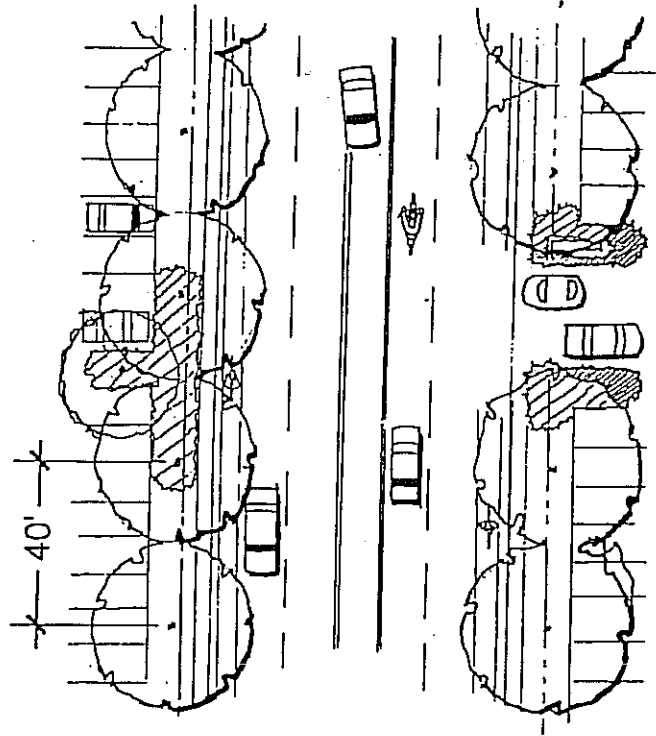
Street trees shall be a minimum two (2) inches in diameter measured six (6) inches above grade at the time of planting.

- d. Significant trees retained within the landscape buffer strip may substitute for street trees at a one to one ratio.
- e. Other plantings within the required landscape buffer strip shall be any combination of live groundcovers/shrubs, earthen berms, and other landscape features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five (5) years.

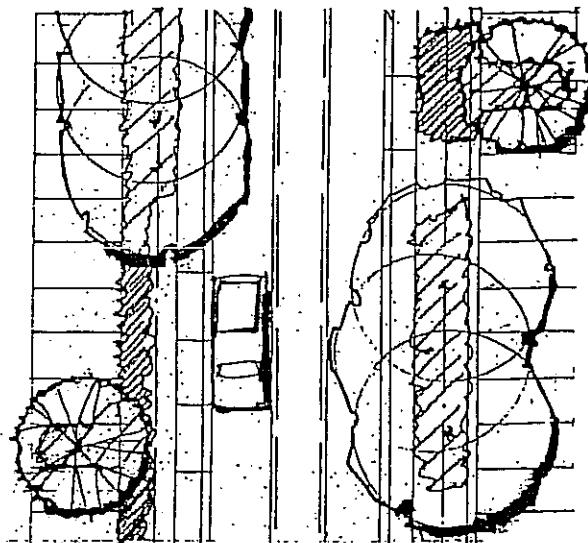
2. Properties along Collector Roads

- a. A minimum five (5) foot landscape buffer strip shall be required along all collector roads.
- b. Street trees shall be planted within the required landscape buffer strip at a ratio of one street tree per forty (40) linear feet of street frontage. Street trees may be planted at equal spacing, unequal spacing or in groups. To determine the total

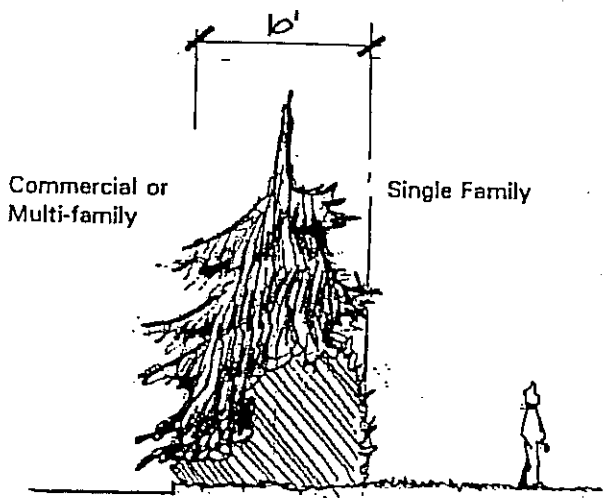
number of street trees required, divide the length of collector road frontage by forty (40) and round down to the nearest whole number.



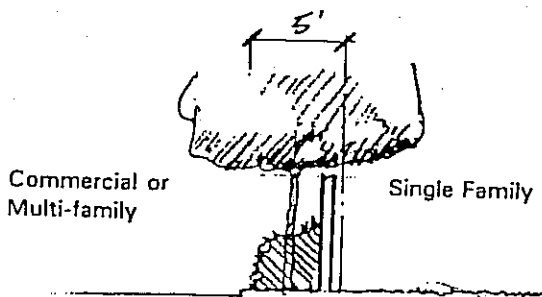
Street Trees - Arterial Roads



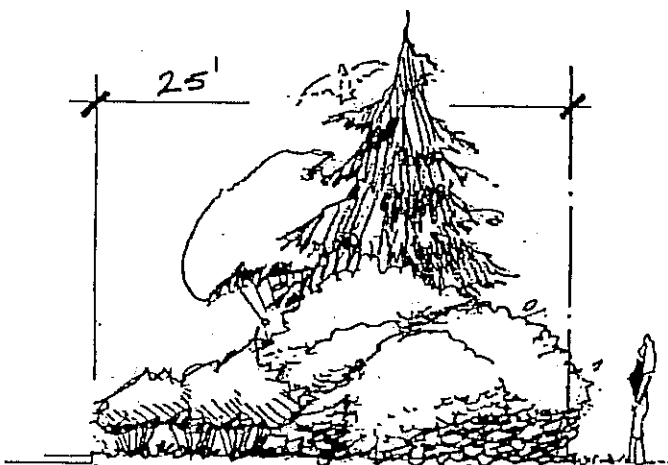
Street Trees - Collector Roads



Ten Foot Landscape Buffer



Five Foot Landscape Buffer with Wall/Fence



External Boundaries of Industrial Districts

At time of planting, deciduous trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade, and conifer trees shall be at least six (6) feet in height.

- c. Significant trees retained within the landscape buffer strip may substitute for street trees at a one to one ratio.
- d. Other plantings within the required landscape buffer strip shall be any combination of live groundcovers, shrubs, earthen berms, and other landscape features; provided that the resultant effect is to provide partial screening and to soften the appearance of parking lots and structures. The size and spacing of plant material and landscape features shall be selected and maintained so that the entire landscape area is covered within five (5) years.

C. Landscaping along District Boundaries

1. Commercial Uses Adjacent to Residential Districts

- a. A minimum ten (10) foot landscape buffer strip, or a minimum six (6) foot high solid wall/fence contained within a five (5) foot landscape buffer strip shall be required.
- b. The landscape buffer strip shall contain any combination of trees, live groundcovers/shrubs, earthen berms, and other landscape features which will provide a year round sight-obscuring screen within three (3) years of planting.
- c. The above provisions shall also apply to commercial uses abutting the Residential 3-6 Units/Acre District along the east side of Sargent Road south of SR 12.

2. External Boundaries of Industrial Districts

- a. A minimum twenty-five (25) foot landscape buffer strip shall be required.
- b. The landscape buffer strip shall contain any combination of live trees, shrubs,

groundcovers, earthen berms, and solid walls/fences which will provide a year round sight-obscuring screen within three (3) years of planting.

3. Multiple Family Residential Uses Adjacent to Residential 3-6 Units/Acre District

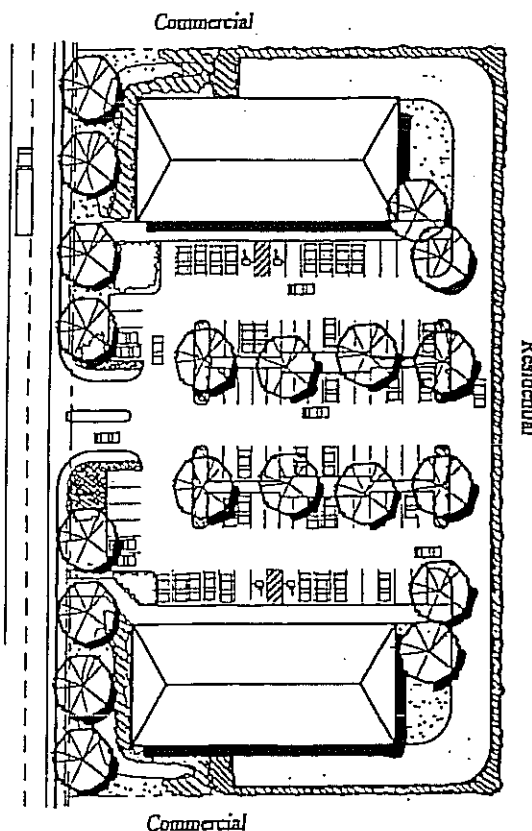
- a. A minimum ten (10) foot landscape buffer strip, or a minimum six (6) foot high solid wall/fence contained within a five (5) foot landscape buffer strip shall be required.
- b. The landscape buffer strip shall contain any combination of live trees, shrubs, groundcovers, earthen berms, and other landscape features which will provide a year round sight-obscuring screen within three (3) years of planting.

D. Landscaping Within Parking Lots

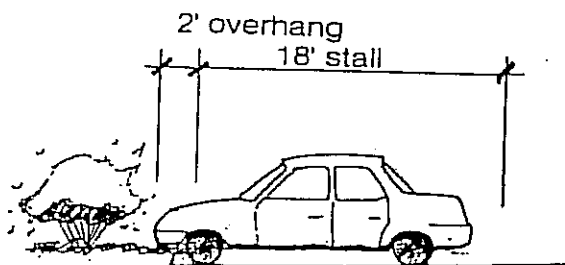
- 1. A landscape area must be placed at the end of each interior parking row in a multiple lane parking area. This landscape area must be at least eight (8) feet wide and must extend to no less than three (3) feet from the end of the adjacent parking stall.
- 2. In addition to the above requirements, at least thirteen (13) square feet of landscape area shall be provided for each parking stall and shall be dispersed throughout the parking lot.
- 3. One (1) tree is required per two hundred (200) square feet of landscape area within the parking lot. At time of planting, deciduous trees shall be a minimum of two (2) inches in diameter measured six (6) inches above grade, and conifer trees shall be at least six (6) feet in height. Significant trees retained within the parking lot may substitute for the required trees at a one to one ratio.
- 4. Live groundcover and shrubs shall be provided throughout each landscape area.
- 5. Parking stalls may be reduced by two (2) feet in length to allow vehicle overhang into landscape areas.

E. Other Landscaping

- 1. All other open space areas on the development site shall contain any combination of live trees, shrubs, groundcovers, earthen berms, and other landscape features which will provide complete landscape cover within three (3) years of planting.
- 2. Landscaping adjacent to buildings shall be a minimum of five (5) feet in width; the minimum width shall be seven (7) feet if vehicles overhang into this landscape area.



Parking Lot Landscaping



Vehicular Overhang

