



September 5, 2025

City of Monroe
14841 179th Ave SE
Suite 320
Monroe, WA 98272

Re: SRFR Fire Station 32 Site Plan Review Narrative

Dear Monroe Permitting Officials:

Please see the information below and attached documents to support a Type I Site Plan Review application for the new proposed Fire Station 32 project. The proposed station will be built on a recently purchased site, is expected to be approximately 11,500 gsf in size, and will be a single-story facility. The new Fire Station 32 is anticipated to have a typical mix of spaces needed in a modern fire station to support operational readiness as well as firefighter health, safety and welfare.

VICINITY MAP

- See attached Vicinity Map Document

WRITTEN PROJECT NARRATIVE

- a) Proposed Development: SRFR Fire Station 32 – 19959 Oaks St, Monroe, WA 98272
- b) Owner: Snohomish Regional Fire and Rescue (SRFR)
 - Ron Rasmussen, Deputy Chief of Logistics, 163 Village Court, Monroe, WA 98272, 360-794-7666
- c) Design Team
 - Design Builder: BNBuilders, Aaron Helmers, 2815 Elliot Ave, Seattle, WA 98121, 206-382-3443
 - Architect: The Miller Hull Partnership, Zubin Rao, 71 Columbia St, 6th Floor, Seattle, WA 98104, 206-682-6837
 - Civil: CPL, Jackie Sempel, 1191 Second Ave, Suite 1100, Seattle, WA 98101, 206-343-0460
 - Landscape: Origin Design Group, Krystal Lowe, 1031 185th Ave NE, Snohomish, WA 98290
 - Structural: KPFF, Jim Swenson, 1601 Fifth Ave, Suite 1600, Seattle, WA 98101, 206-622-5822
- d) Owner's Representative – OAC Services
 - Andy Bailey, 2200 1st Ave S, Suite 200, Seattle, WA 98134, 206-285-4300
- e) Zoning District: GC – General Commercial
 - Adjacent Properties: GC – General Commercial, PS – Public Open Space
- f) Existing Use: None | Proposed Use: Fire Station
- g) Commercial Use: Fire Station with a crew of up to (7) fire fighters and (3) emergency apparatus
- h) Proposed Paved or Covered Surface: 31,050 sf | Total Site Area: 94,025 sf
- i) Number of Dwelling Units: 0
- j) Commercial Use: Fire Station, 11,500 gsf

The Miller Hull Partnership, LLP

www.millerhull.com

Seattle

Polson Building
71 Columbia Street, Sixth Floor
Seattle, WA 98104
Tel: 206.682.6837

San Diego

Point Loma Marina
4980 North Harbor Drive, Suite 100
San Diego, CA 92106
Tel: 619.220.0984

SITE PLAN

- See attached Survey document
- See attached G100 – Architectural Site Plan
- See attached C100 – Civil Site Plan
- See attached Transportation Memo document

LIGHTING PLAN

- See attached E101 – Electrical Site Plan
- See attached E102 – Photometric Site Plan

LANDSCAPE PLAN

- See attached L001 – Landscape Site Plan

TOPOGRAPHIC MAP

- See attached C100 – Civil Site Plan

DRIANAGE REPORT

- See attached drainage report document

PRELIMINARY ELEVATION DRAWINGS

- See attached A200 and A201 – Building Elevations
- As confirmed during the 8/5/2025 pre-application meeting, this project is exempt from the MMC 22.42 Design Standards per Exemption 1 for public agencies.

GEOTECHNICAL REPORT

- See attached Geotechnical report document

SEPA CHECKLIST

- See attached SEPA checklist document

CRITICAL AREAS STUDY

- See attached Aquatic Resources document

Thank you very much in advance for your help in taking the initial steps toward bringing this important public safety project to life for the Monroe community. We look forward to working collaboratively with you all throughout the permitting process.

Sincerely,

A handwritten signature in blue ink that reads "Zubin Rao".

Zubin Rao, AIA, Associate
The Miller Hull Partnership