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CITY OF MONROE

Project Narrative

We are requesting as part of this CUP, the change of use from a vacant Medical office to Government Administrative offices and related functions for use by the Monroe School District.

The existing building at 14692 179th Ave SE, a wood and masonry building, was originally constructed in 1981 and later expanded in 1989 to 31,200 sf for use as medical offices and Clinic. The building was vacated in 2011 and has sat unused since that time.

Despite its availability and zoning preferring medical use, no medical related uses for the building have surfaced.

The proposed use, School District Administrative offices, and related services is an allowed use with issuance of a Conditional Use Permit.

Given its current state of repair a significant level of effort will need to go into the revitalization of the building and grounds.

Anticipated work for the redevelop the building and site for use by a new occupant or group of users. Work anticipated includes:

Site:

- Seal coat and restripe parking areas
- Redevelop the accessible route to the public way and the accessible parking stalls
- Replant landscape areas, enhancing existing mature trees
- Inspect and maintain existing storm and other utilities

Building Exterior:

- Clean and recondition existing finishes, including repair and replacement where needed
- New roofing and flashing where needed

Preservation of the Mature landscaping and trees providing the long overdue maintenance that is needed

Building Interior:

- Demolition of existing unneeded walls, ceilings and finishes
- Construct new floor plan with new finishes throughout
- New restrooms
 - ADA Accessibility upgrades
- New Heating and Cooling Systems (HVAC)
- New plumbing
- Redevelopment of the spaces for office, conference and additional School District related uses.