

Lake Stevens Fire  
1825 South Lake Stevens Road  
Lake Stevens, WA 98258  
(425) 334-3034  
[www.LSfire.org](http://www.LSfire.org)



Snohomish County Fire District 7  
163 Village Court  
Monroe, WA 98272  
(360) 794-7666  
[www.Snofire7.org](http://www.Snofire7.org)

## **BOARD OF FIRE COMMISSIONERS SPECIAL JOINT MEETING AGENDA LAKE STEVENS FIRE / FIRE DISTRICT 7**

Fire District 7 Station 31 Training Room  
163 Village Court, Monroe, WA 98272

April 18, 2019

1730 hours

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ATTENDANCE**

### **CAPITAL PLANS**

### **EXECUTIVE SESSION**

### **ADJOURNMENT**

---



# LAKE STEVENS FIRE

Preliminary Facilities Evaluation

8203 20<sup>th</sup> Street SE, Lake Stevens, WA

March 01, 2019



## Lake Stevens Fire – Preliminary Facilities Evaluation

### Overview:

On April 20<sup>th</sup> of 2017 Lake Stevens Fire (LSF) adopted its Strategic Plan which was created by the Lake Stevens Fire Strategic Planning Team comprised of Lake Stevens Fire employees of all ranks and a Community Leader Advisory Committee comprised of city and local leaders representing the City of Lake Stevens, Lions, Aquafest, Rotary, American Legion, Chamber of Commerce, Kiwanis, Sherwood Community Services, Lake Stevens Ledger, Lake Stevens School District, Lake Stevens Police, Lake Stevens Sewer District, Sno Isle Libraries, Providence Hospital, and elected officials representing the community of Lake Stevens.

Their Vision for LSF is: “Lake Stevens Fire aims to provide the highest level of service possible to our community through proactive planning, preparedness, partnerships, and taking care of people.”

As part of the Strategic Plan there were goals and strategies put in place to guide Lake Stevens Fire regarding community growth and development. They include:

- ❖ Provide a High Level of Service that is Responsive to Community Growth and Development:
  - a. Adapt operations to meet changing community needs.
  - b. Ensure facilities, technology, and equipment support levels of service.
- ❖ Operate Sustainably and Responsibly:
  - a. Strengthen fiscal responsibility with innovative approaches and best practices.
  - b. Ensure appropriate operational funding.
  - c. Communicate effectively with the community.

Over the past 5 year Lake Stevens Fire has experienced a 31.5% increase in demand for service. Although demands have increased average response times for first arriving units to emergency responses have remained relatively stable, increasing 16 seconds over the past 5 years (2013 0:05:55 to 2017 0:06:11).

Based on projected growth including Frontier Village, Hartford, Downtown, and the 20<sup>th</sup> St SE Corridor development and aging fire stations at or near capacity LSF with the support of the community is in the process of planning for fire station replacement and strategically developing plans for an additional fire station.

City of Lake Stevens Planned Action Development Thresholds (Chapter 14.38 Subarea Plans September 2012)

<b>Table 14.38-VI Planned Action Development Thresholds</b>		
	<b>Lake Stevens Center</b>	<b>20<sup>th</sup> Street SE Corridor</b>
<b>Land Use</b>		
Retail & Services	150,000 gross sq.ft.	450,000 gross sq.ft.
Office/Employment	150,000 gross sq.ft.	1.25 million gross sq.ft.
Residential	200 dwelling units	1,000 dwelling units

## Lake Stevens Fire – Preliminary Facilities Evaluation

### **Purpose:**

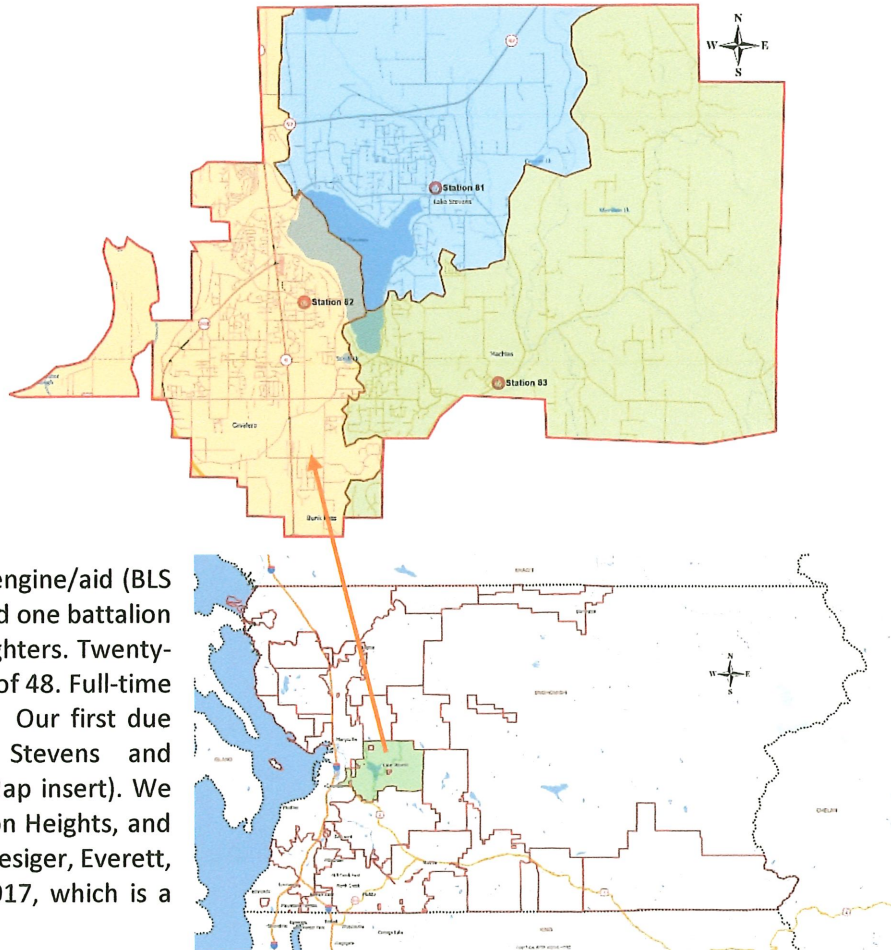
1. Provide a brief overview of the community of served, department personnel, and service provided. (Pgs. 3-4).
2. Overview of Lake Stevens Fire's stations including, year built, staffing capabilities, apparatus, brief demographic description and 2017 call volumes. (Pgs. 5-7)
3. 2017 Call distribution and geographical call density for responses within Lake Stevens Fire by station response zone. (Pg. 10)
4. 2017 Market improvement value (building value, does not include land value) by station response zone. (Pg. 11)
5. Preliminary property search area with primary and secondary site area locations for Station 84. 2-6 acer site dependent on complex content i.e... Fire Station, Administrative Building and/or Maintenance Shop. (Pg. 12).
6. Example Site Modeling: Includes partitioning of new response zones, population served, call volume and station distance and travel time polygon. (Pgs. 12-26).

# Lake Stevens Fire – Preliminary Facilities Evaluation

## Community Description

The greater Lake Stevens area is located in Snohomish County, Washington, just 36 miles north of Seattle, and centered around a 1,040-acre natural lake with eight miles of shoreline. Area residents enjoy fishing, water-skiing, sailing, sailboarding, canoeing and swimming on the lake, surrounded by views of the nearby Cascade Mountains and the abundant greenery of local parks. Lake Stevens is a bedroom community with small town charm and nearby access to big city amenities. Spectacular scenery, great schools, abundant activities and a mild climate, all make Lake Stevens a wonderful place to raise a family.

Lake Stevens Fire is proud to call this idyllic community home. Our fire protection district formally chartered as Snohomish County Fire Protection District #8, borders the cities of Everett, Marysville, Snohomish and Granite Falls. LSF is a career fire department consisting of 59 full-time and 26 part-time personnel. The agency provides fire suppression, hazardous materials, ALS transport, technical rescue, public education, code enforcement and fire investigation services to its primary response and mutual/auto aid districts. We maintain three fire stations located throughout the district, an administrative office building, a training tower and a conference center. Due to high call volume, the agency staffs three cross-staffed engine/aid (BLS ambulances) cars, two medics (ALS ambulances) and one battalion chief unit per shift. We employ a total of 72 firefighters. Twenty-four part-time personnel augment a full-time staff of 48. Full-time personnel work 48-hour shifts with 96 hours off. Our first due response area includes the City of Lake Stevens and unincorporated area of Snohomish County (See Map insert). We also provide mutual/auto aid to Arlington, Arlington Heights, and Robe, Granite Falls, Marysville, Snohomish, Lake Roesiger, Everett, and Getchell. We responded to 6,126 calls in 2017, which is a 31.5% increase from call volumes in 2013.



Our primary response district is approximately 42 square miles and consists of a mixture of suburban and rural areas with increasing pockets of dense urban residential development. The response district is comprised of the City of Lake Stevens and a surrounding unincorporated urban growth area (UGA). In the last five years the City of Lake Stevens has tripled its size through annexation, making it the fifth largest city in the county with a population of 30,886 (2015 est.). Furthermore, the district's total population is estimated at 40,344. The city consists of downtown and commercial subareas, including over 600 commercial occupancies. Rapid growth and development in the fire district have increased the population and structure density from rural to suburban. Residential growth has already inhabited approximately 70% of the UGA and the city plans to annex the remaining 30% by 2020. In addition, the city is creating a downtown and 20th Street Commercial Corridor subarea to service existing growth and solicit further expansion.

The Hewitt Avenue Trestle Bridge serves as the primary roadway connection between Lake Stevens and Interstate 5. Over 38,000 vehicles travel over the bridge per day. Washington State Route 9 is a four lane highway that runs north and south

## Lake Stevens Fire – Preliminary Facilities Evaluation

dividing the primary response area in half and connects the agency to Snohomish County Fire Protection Districts 4 to the south and 22 to the north. Washington State Route 92 is a two lane highway that runs east and west and connects the agency to Snohomish County Fire Protection District 17 to the northeast.

The agency partners with 13 other fire protection districts in Snohomish County Zones 11 and 12 (6 of the 13 partners border the agency). This regional response system allows for fire service agencies to respond and mitigate emergency events cooperatively and efficiently by sharing resources and providing greater response capabilities to residents at a reduced cost.



## Lake Stevens Fire – Preliminary Facilities Evaluation

### **Station 81**

12409 21<sup>st</sup> Street NE  
Lake Stevens, WA 98258

**Year Built:** 1974

- 4 Bays
- 5 Sleeper rooms

**Minimum Staffing:** 6

### **Apparatus**

- Engine 81
- Aid 81
- Medic 81
- Battalion 81

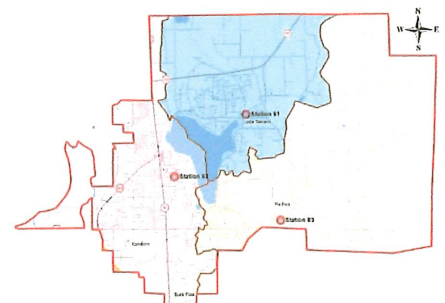
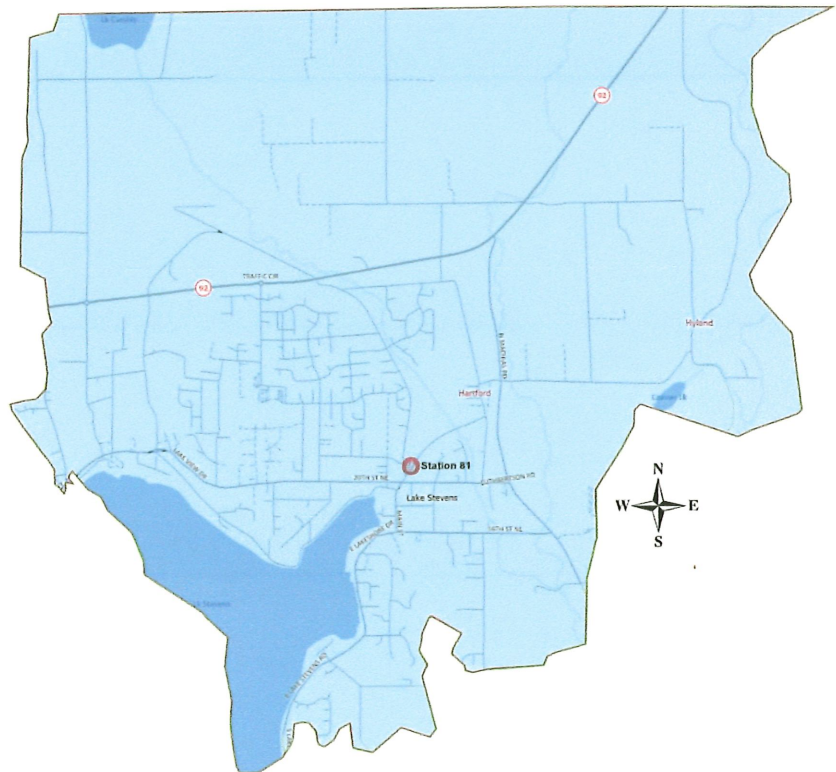
### **Response Zone Demographics**

- Square Miles: 11.79 Mi.
  - Land 10.99 Mi.
  - Water 0.80 Mi.
- Population: 14,391 (2018)
- Population Density: 1,309/Sq. Mi.
- Median Age: 37.6

### **Work Load Indicators 2017**

Total Calls in Response Zone: 1,352

Total Number of Apparatus  
Responding to Zone: 2,589



## Lake Stevens Fire – Preliminary Facilities Evaluation

### **Station 82**

9811 Chapel Hill Road  
Lake Stevens, WA 98258

### **Year Built: 1988**

- 3 Bays
- 4 sleeper rooms

### **Remodel 2009**

- 3 additional sleeper rooms

**Minimum Staffing: 5**

### **Apparatus:**

- Engine 82
- Aid 82
- Medic 82

### **Response Zone Demographics**

- Square Miles: 11.36 Mi.
  - Land 10.47 Mi.
  - Water .89 Mi.
- Population: 21,274 (2018)
- Population Density: 2032/Sq. MI.
- Median Age: 38.1

### **Work Load Indicators 2017**

Total Calls in Response Zone: 2,623

Total Number of Apparatus Responding to  
Zone: 5,584





## Lake Stevens Fire – Preliminary Facilities Evaluation

### **Station 83**

13717 Division Street  
Snohomish, WA 98290

#### **Year Built: 1989**

- 3 Bays
- 2 Sleeper Rooms

#### **Minimum Staffing: 3**

#### **Apparatus:**

- Engine 83
- Aid 83
- Tender 83



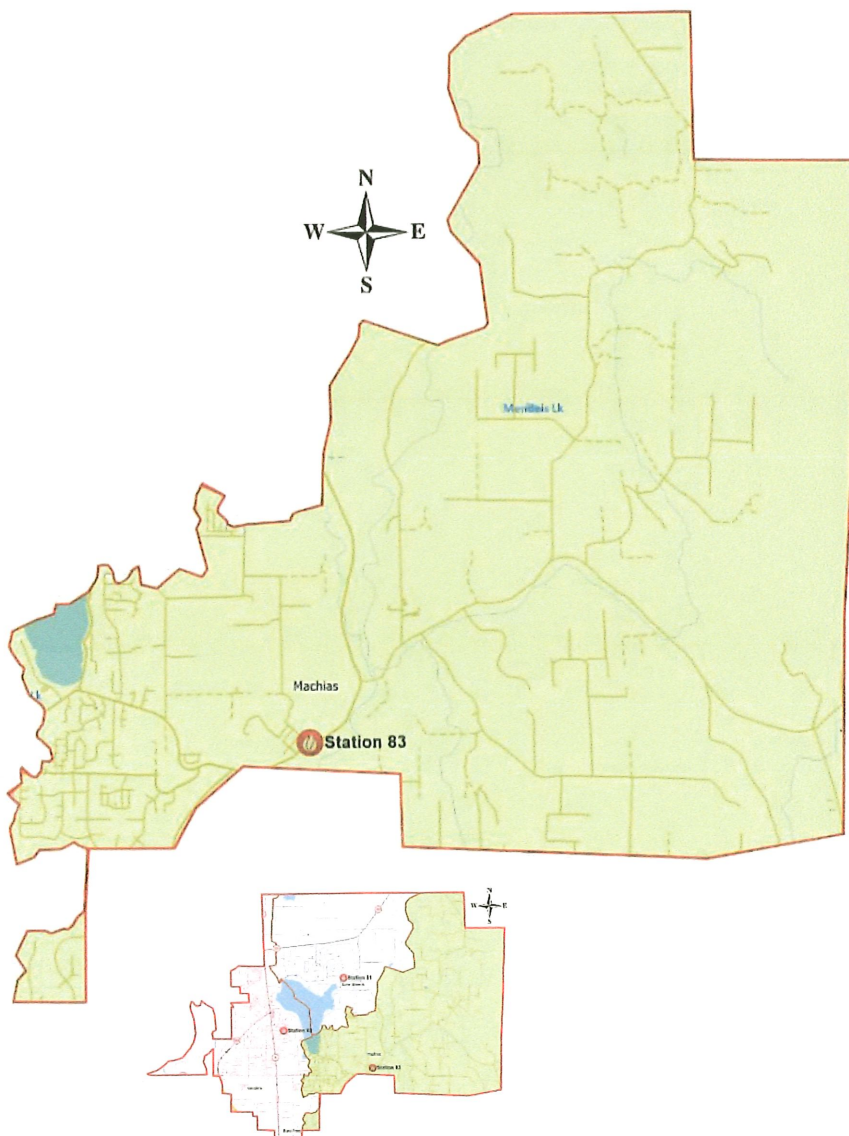
#### **Response Zone Demographics**

- Square Miles: 18.93 Mi.
  - Land 18.57 Mi.
  - Water 0.36 Mi.
- Population: 8,542 (2018)
- Population Density: 459/Sq. Mi.
- Median Age: 41.7

#### **Work Load Indicators 2017**

Total Calls in Response Zone: 652

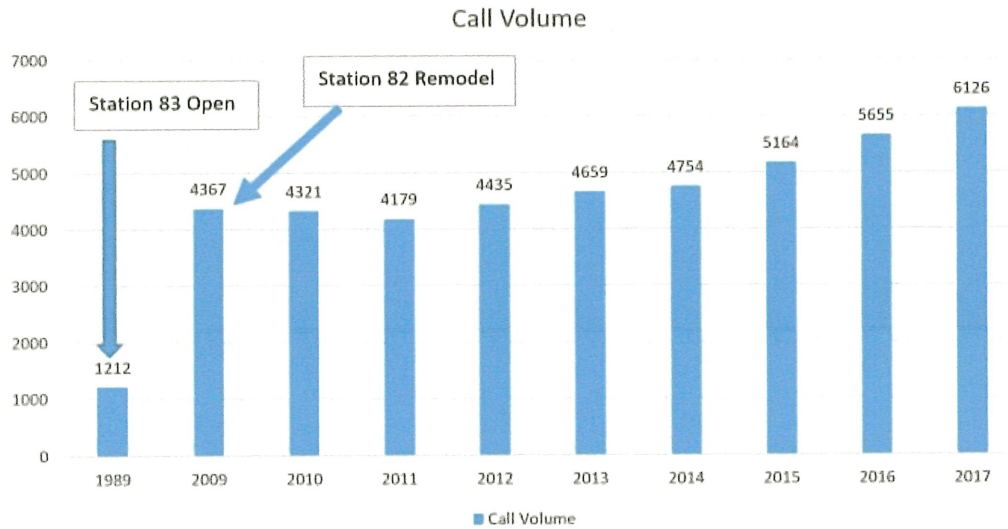
Total Number of Apparatus Responding to Zone: 902



## Lake Stevens Fire – Preliminary Facilities Evaluation

Lake Stevens Fire's last Station was opened in 1989 (Station 83-Machias) at which time the annual call volume was 1,212 for the District. In 2009 Station 82 underwent a major remodel which included the addition of 3 bedroom to

accommodate a total of 7 fire personnel. It is anticipated that that Station 82 will be at full occupancy beginning in 2019.



### Firefighter Housing Capacity

	Capacity	Current Staffing	Reserve Capacity	Anticipated Date at Capacity
Station 81	5	6	Capacity Exceeded	N/A
Station 82	7	5	2	4/1/2019
Station 83	2	3	Capacity Exceeded	N/A



## Lake Stevens Fire – Preliminary Facilities Evaluation

### Population Density: 2015 American Community Survey data

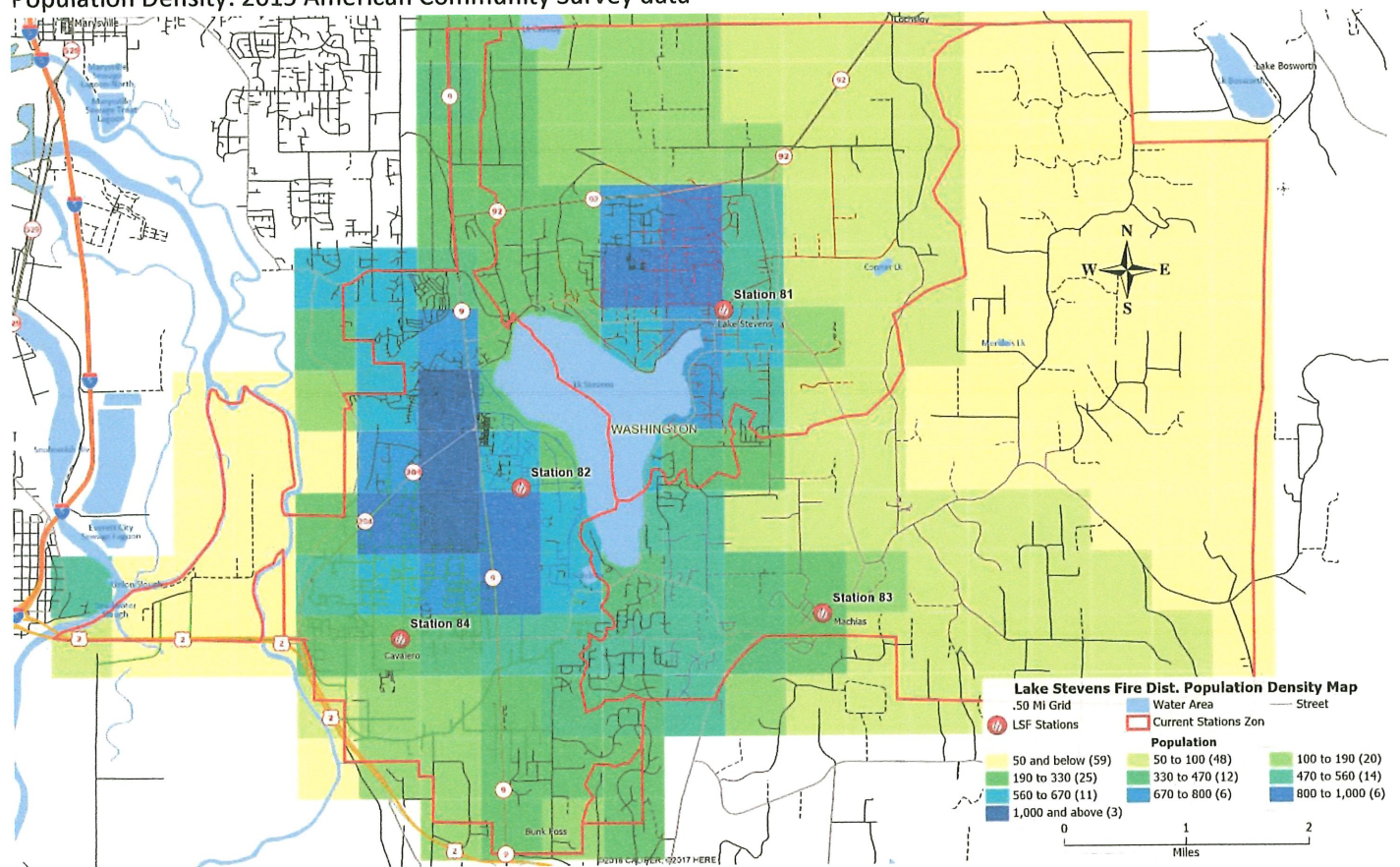
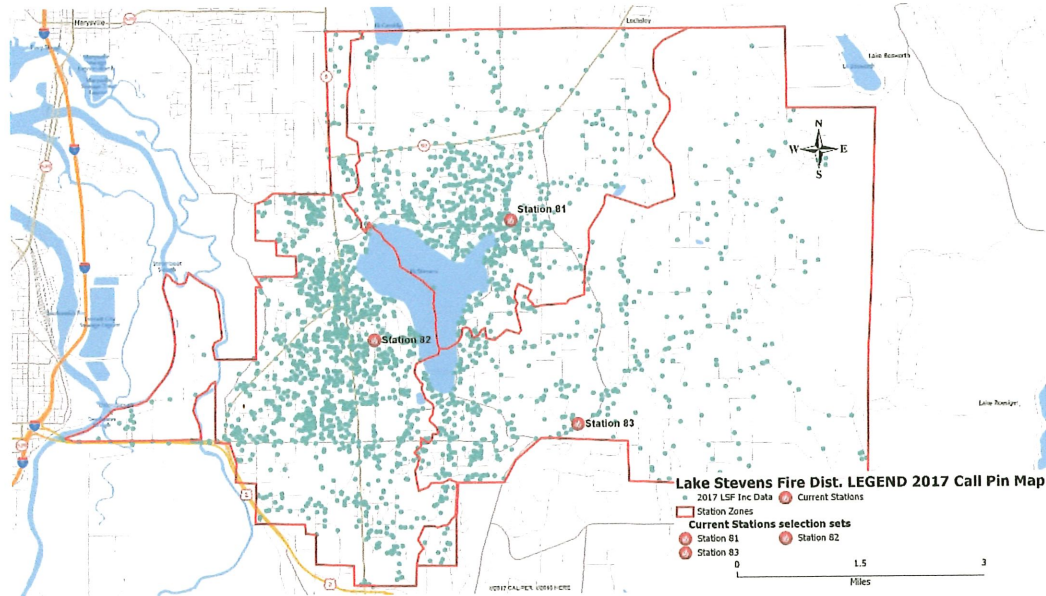


Table: Population Served (2018): Based on 2015 American Community Survey (ACS) data and 2020 ACS projections.

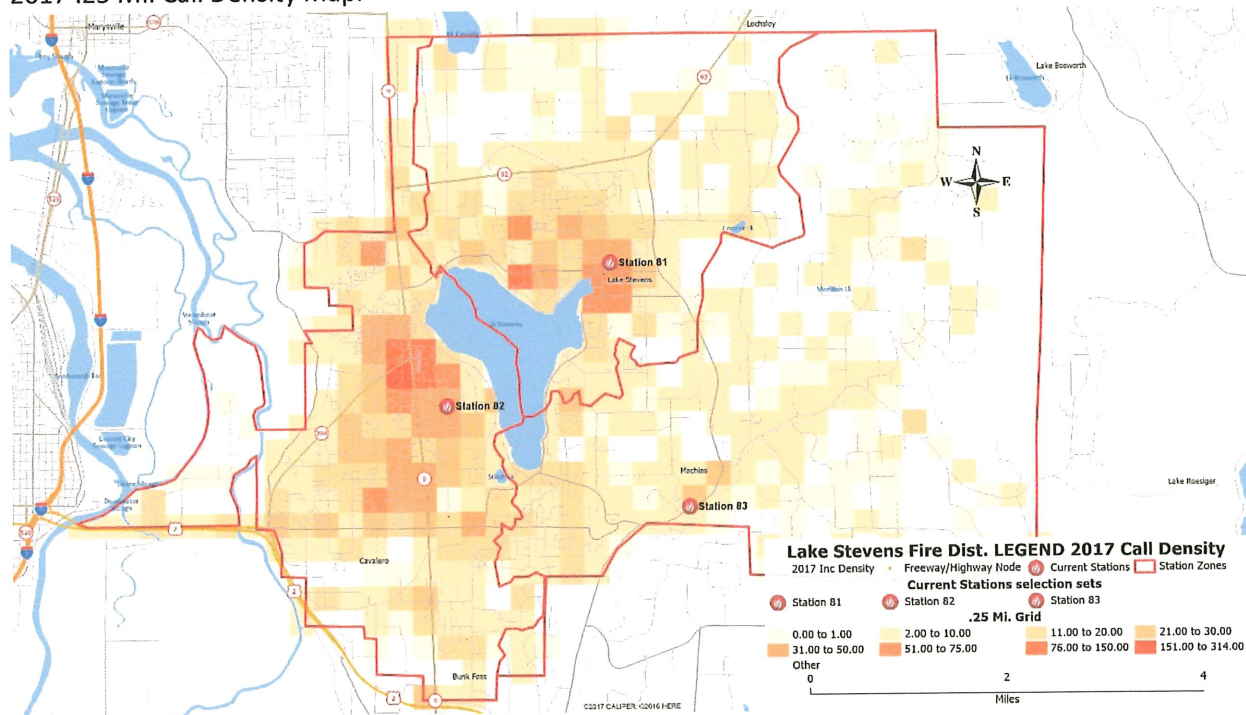
Station Response Zone	Population Served (2018 Est)	Percent
Station 81	14,391	32.55%
Station 82	21,274	48.12%
Station 83	8,542	19.32%
Total	44,207	100.00%

# Lake Stevens Fire – Preliminary Facilities Evaluation

2017 Call Pin Map. (NW CAD Data-Sno911)



2017 .25 Mi. Call Density Map.

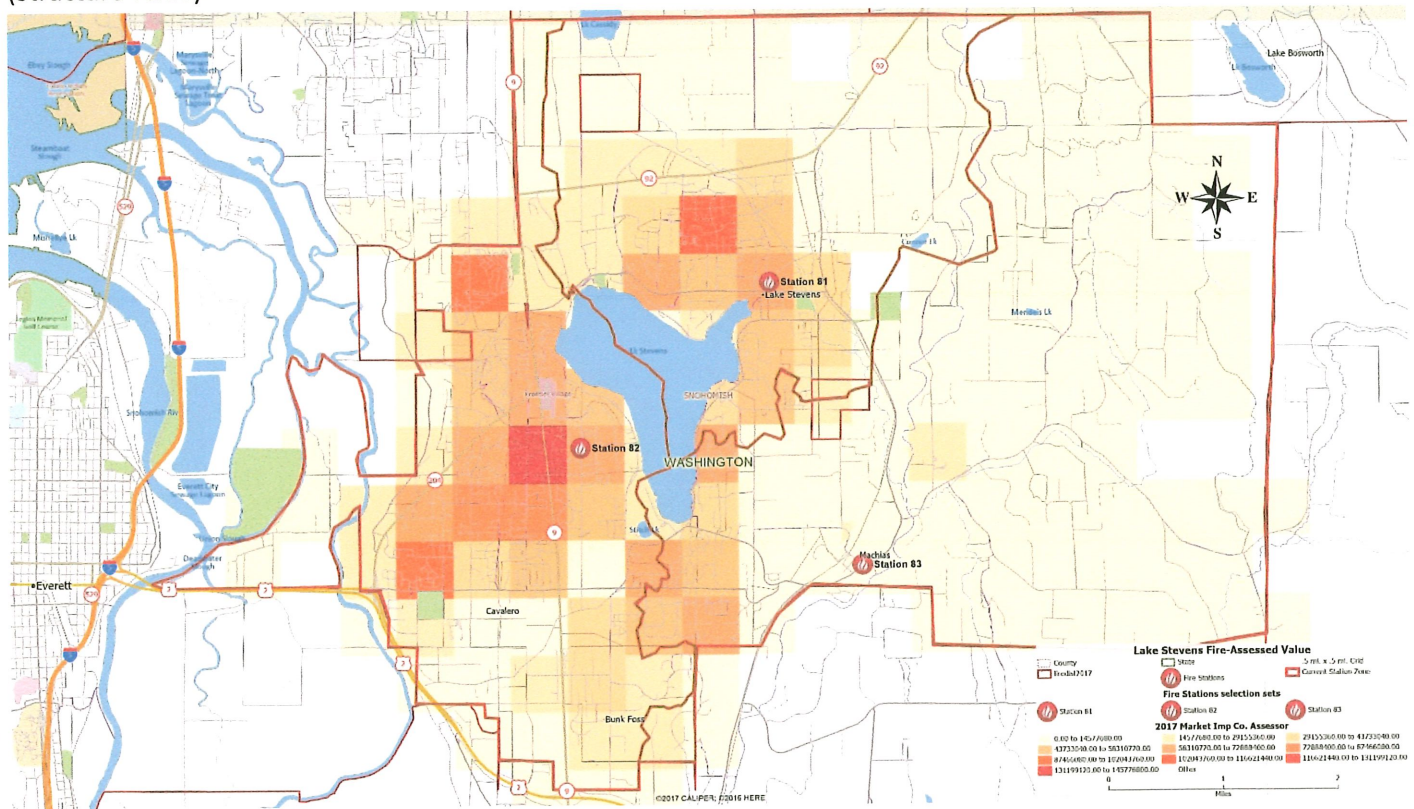


Station Response Zone	Number of Calls (2017)	Percent
Station 81	1352	29.22%
Station 82	2623	56.69%
Station 83	652	14.09%
Total	4627	100.00%

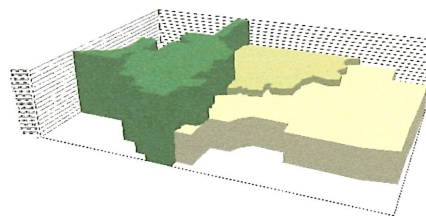


## Lake Stevens Fire – Preliminary Facilities Evaluation

Market Improvement Value Density: 2017 Assessed value .5 mi. density grids based on market improvement value (Structure value).



2017 - Assessor Market Improvement Value



2017 Market Improvement Value by Station Response Zone

Station Response Zone	Market Improvement Value	Percent
Station 81	\$ 875,842,600	27.73%
Station 82	\$ 1,573,327,600	49.81%
Station 83	\$ 709,451,200	22.46%
Total	\$ 3,158,621,400	100.00%

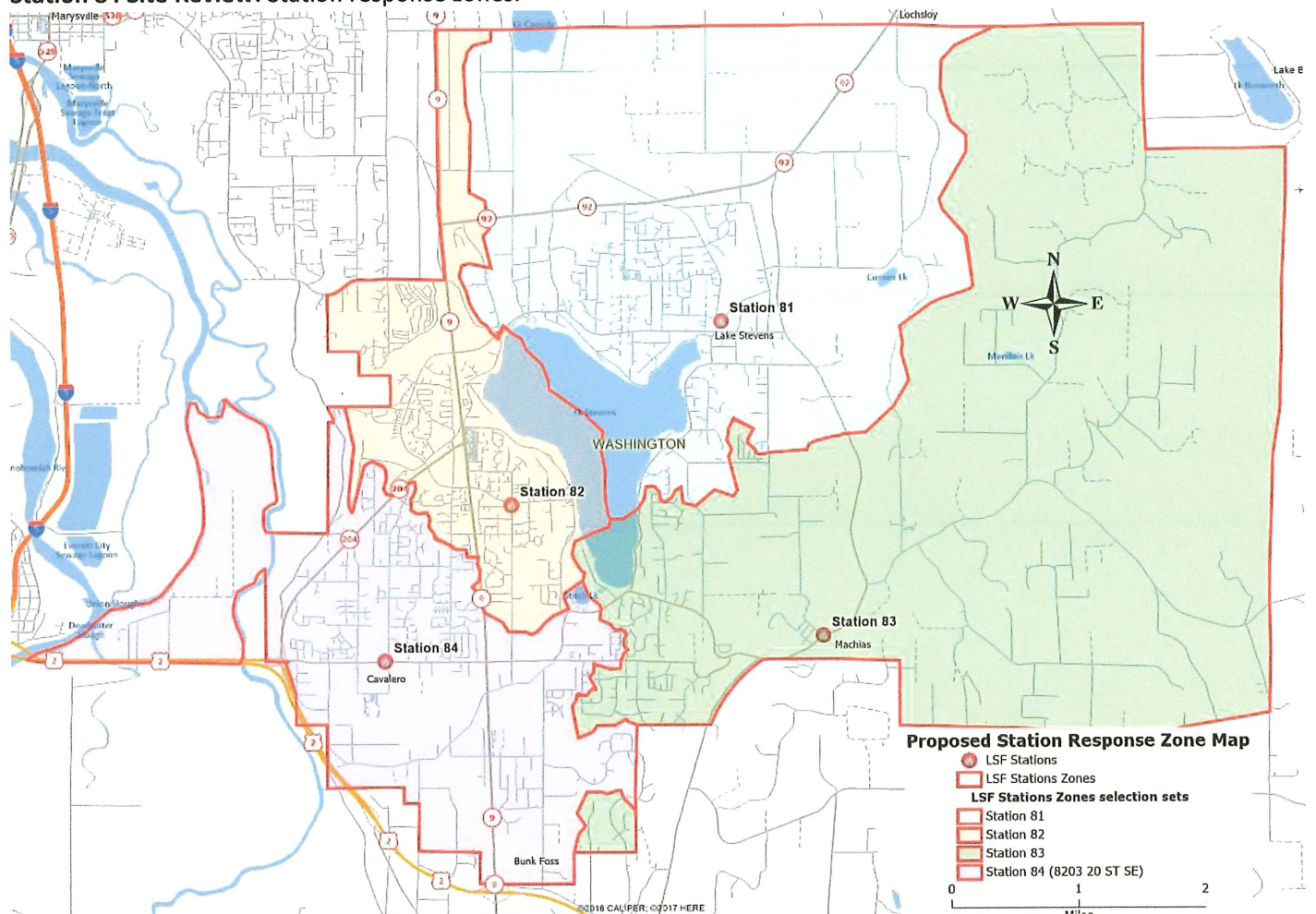




## Lake Stevens Fire – Preliminary Facilities Evaluation

### Site Evaluation: 8203 20<sup>th</sup> Street SE

#### Station 84 Site Review: Station response zones.

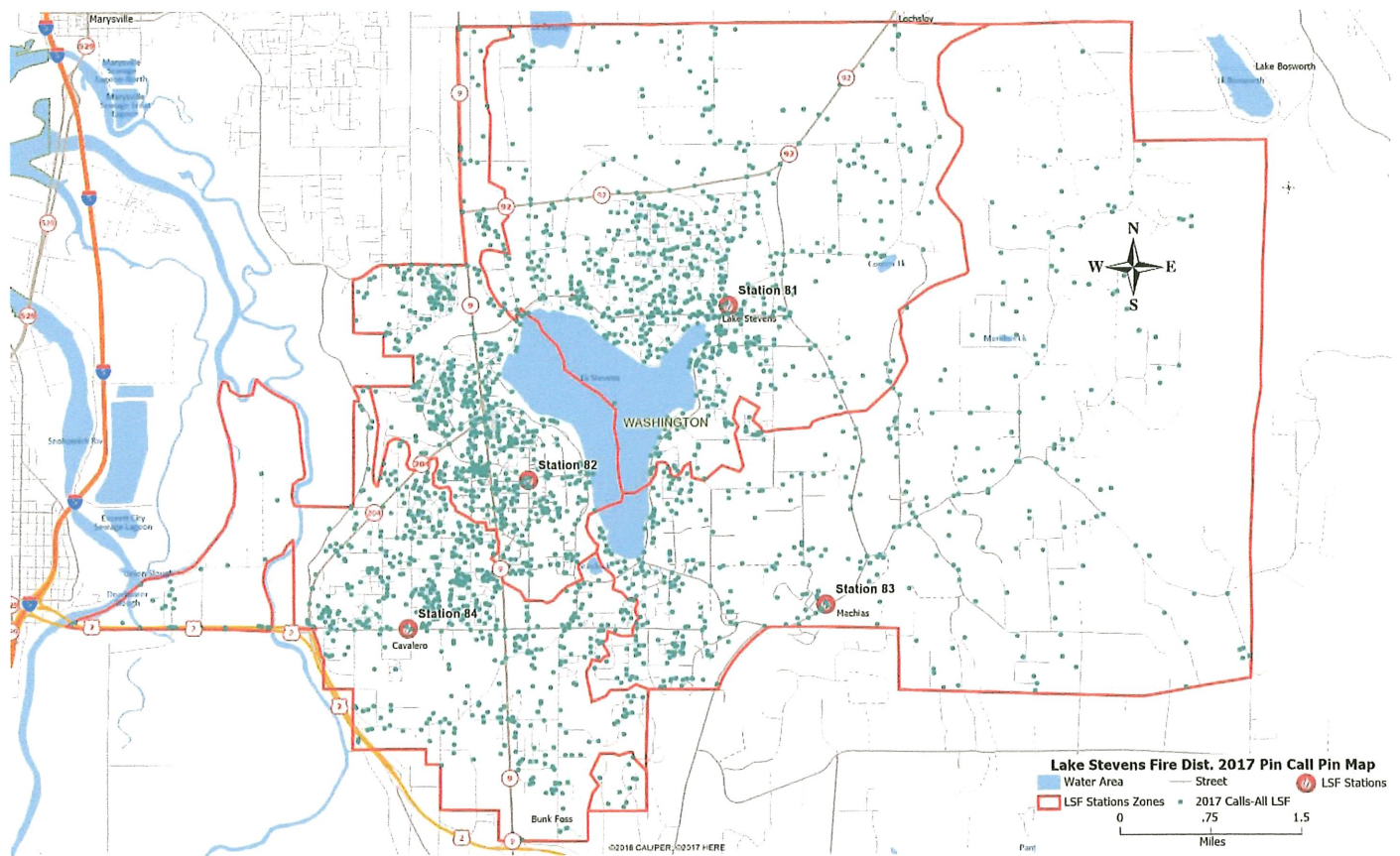


#### Population Served with new Station 84 response zone.

Station Response Zone	Population Served (2018 est.)	Percent
Station 81	14,475	32.74%
Station 82	11,117	25.15%
Station 83	8,329	18.84%
Station 84	10,286	23.27%
Total	44,207	100.00%

## Lake Stevens Fire – Preliminary Facilities Evaluation

Call Volume Distribution: New Station 84 response zone. 2017 Call Model.



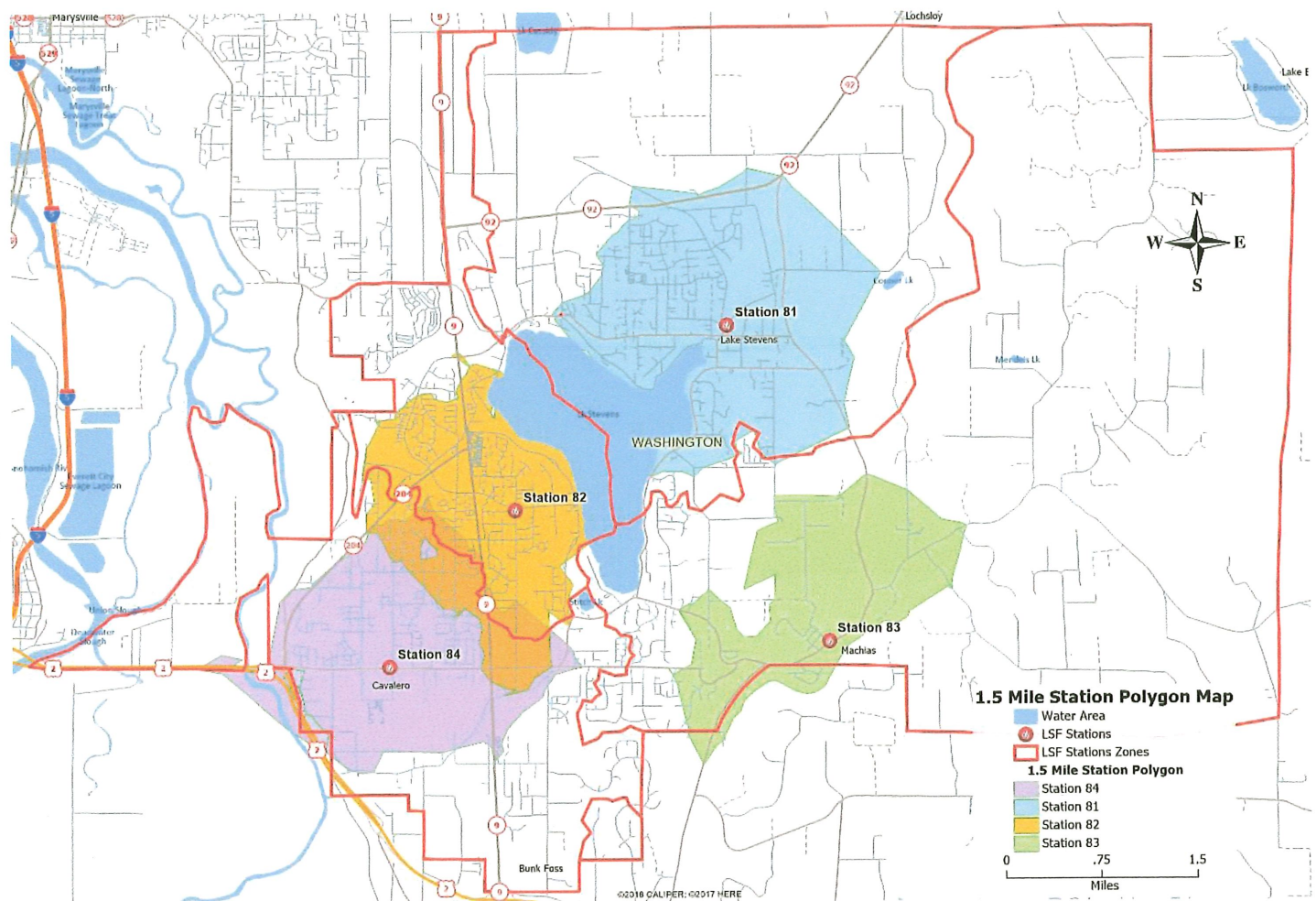
Station Response Zone	Number of Calls (2017)	Percent
Station 81	1377	29.76%
Station 82	1565	33.82%
Station 83	608	13.14%
Station 84	1077	23.28%
Total	4627	100.00%



# Lake Stevens Fire – Preliminary Facilities Evaluation

## Station Response Modeling (WSRB Standards)

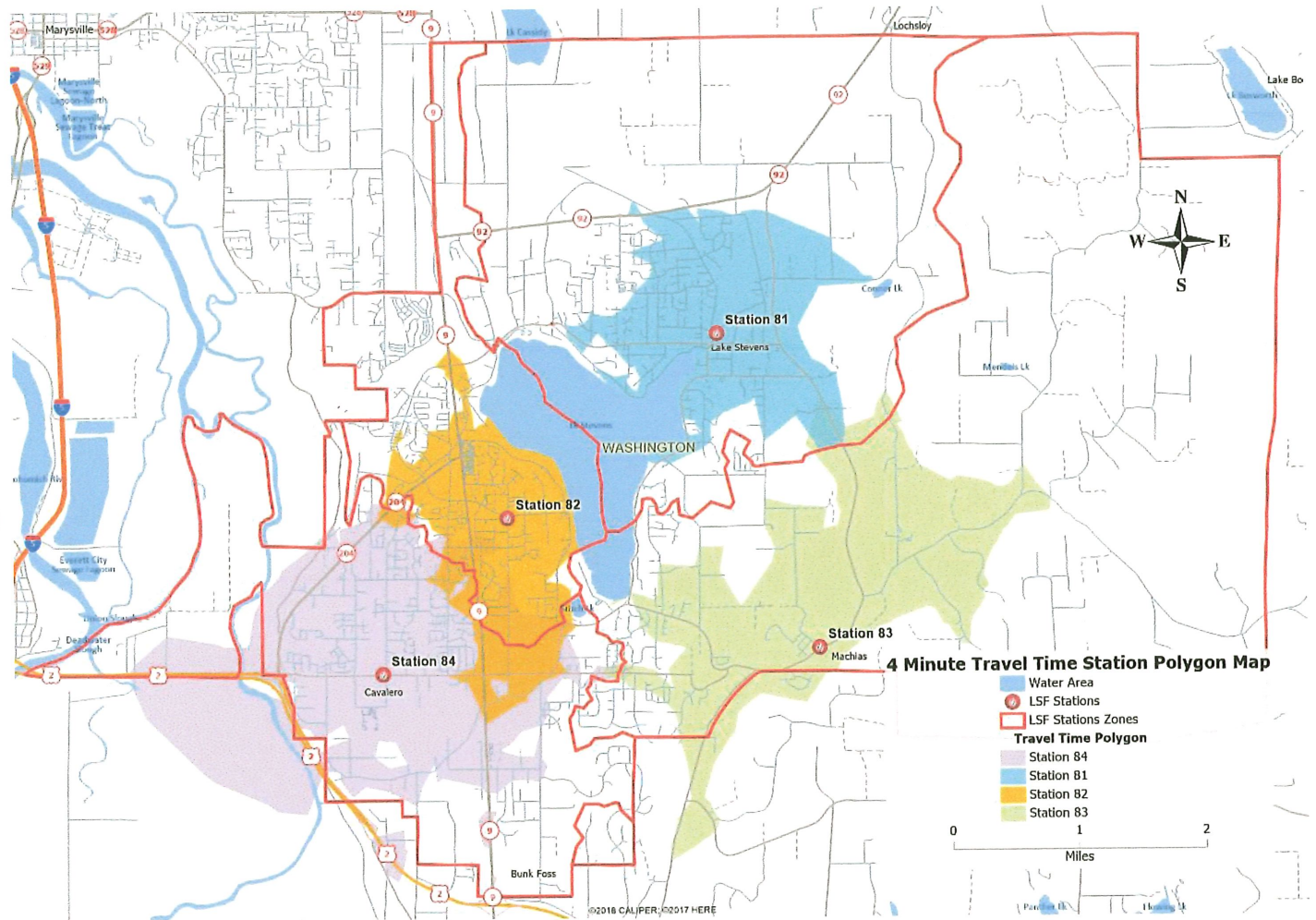
**1.5 Mile Station Polygon:** Washington State Rating Bureau standard criteria for fire station coverage. Engine and ladder companies must be distributed to provide effective protection to the community. Structures should be within 1.5 road miles of a first-alarm engine company and 2.5 of a ladder company. Distances may be increased to 4 road miles in areas with areas of separation 100 feet or more between buildings.



# Lake Stevens Fire – Preliminary Facilities Evaluation

## Station Response Modeling (NFPA 1710)

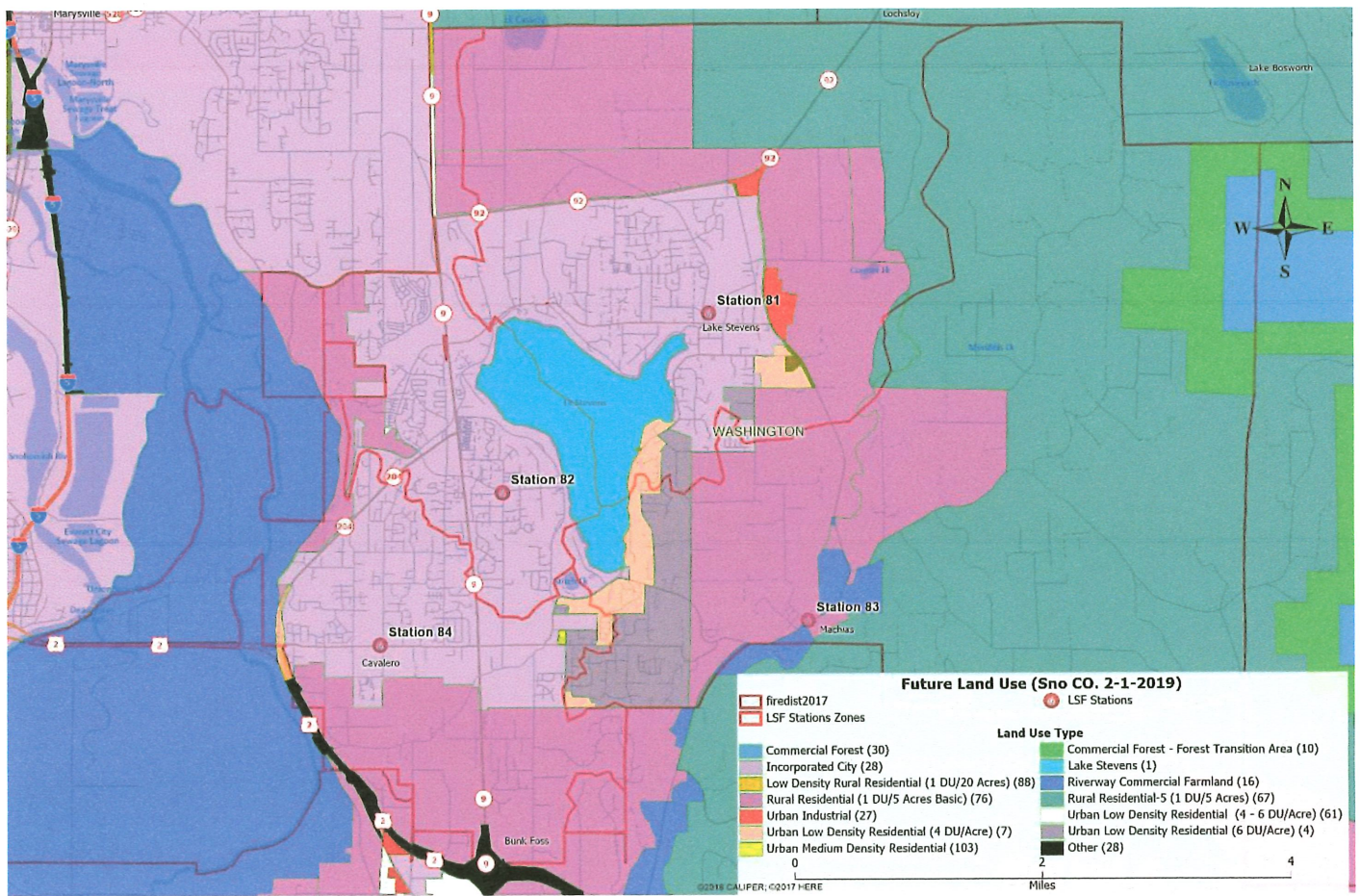
**Four (4) Minute Travel Time Station Polygon:** NPPA 1710: Four (4) minute travel time standard for first arriving engine company at a fire suppression incident. Four (4) minute travel time standard for the arrival of a unit with first responder with automatic external defibrillator (AED) or higher level capability at an emergency medical incident.





# Lake Stevens Fire – Preliminary Facilities Evaluation

## Future Land Use (Sno Co. PDS GIS Data 1-1-2019)



# Lake Stevens Fire – Preliminary Facilities Evaluation

## Proposed Station 84 Demographics Report- Station 84 Location 8203 20th Street SE

Source: 2015 American Community Survey Data with 2020 projections and 2010 Census Data

Attribute	Station 81	Station 82	Station 83	Station 84
Land Area	11.06	3.57	18.46	6.95
Water Area	0.80	0.60	0.36	0.30
Population	13,783	10,871	7,715	9,574
Male	7,039	5,590	3,924	4,760
Female	6,744	5,281	3,791	4,814
Age <5	825	1,061	460	805
Age 5 to 9	1,021	739	510	550
Age 10 to 14	1,116	834	617	626
Age 15 to 19	1,289	696	595	659
Age 20 to 24	797	590	356	376
Age 25 to 34	1,659	1,950	934	1,662
Age 35 to 44	2,045	1,787	1,140	1,266
Age 45 to 54	2,308	1,364	1,427	1,347
Age 55 to 59	909	516	557	654
Age 60 to 64	742	396	392	457
Age 65 to 74	762	629	420	570
Age 75 to 84	242	221	233	444
Age 85+	69	90	73	159
Age 21+	9,314	7,427	5,445	6,865
Age 62+	1,509	1,131	967	1,384
Age 18+	10,007	7,769	5,728	7,146
Male 18+	4,974	3,824	2,918	3,441
Female 18+	5,034	3,945	2,810	3,705
Age 65+	1,073	940	726	1,173
Male 65+	507	383	332	503
Female 65+	565	557	394	670
One race	12,958	10,324	7,348	9,230
White	12,414	9,458	7,075	8,425
Black	46	31	16	102
American Indian	19	61	54	31
Asian	311	483	136	569
Hawaiian	50	11	8	18
Some other race	118	279	61	86
2+ Races	826	547	367	344
2+ races_White & Black	57	67	38	61
2+ races_White & Am Indian	294	98	145	84
2+ races_White & Asian	297	195	53	72
2+ races_Black & Am Indian	0	4	10	7
Part White	13,228	9,966	7,431	8,734
Part Black	143	175	124	245



## Lake Stevens Fire – Preliminary Facilities Evaluation

Part AmIndian	340	241	268	192
Part Asian	657	737	193	682
Part Hawaiian	93	62	35	49
Part Other	248	334	99	99
Hispanic Origin	1,033	1,240	471	592
Not Hispanic Origin	12,750	9,632	7,243	8,982
Not Hispanic White	11,642	8,661	6,753	7,975
Not Hispanic_Black	46	31	16	102
Not Hispanic_Am Indian	12	44	40	29
Not Hispanic_Asian	311	433	136	553
Not Hispanic_Hawaiian	46	11	8	18
Not Hispanic_Other	9	0	1	0
Not Hispanic_2+ races	685	452	291	306
Not Hispanic_2+_Incl Other	2	0	7	0
Not Hispanic_2+_Excl Other	683	452	284	306
Housing units	4,896	4,013	3,032	3,756
Households	4,686	3,789	2,713	3,401
Family HH	3,547	2,755	2,037	2,605
Family HH_Own children<Age 18	1,988	1,576	1,022	1,139
Family HH_Married-couple family	2,628	2,191	1,737	2,106
Family HH_Married_Own children<18	1,349	1,226	828	925
Family HH_Male HHer	251	171	120	137
Family HH_Male HHer_Own children<18	175	161	81	86
Family HH_Female HHer	667	393	180	362
Family HH_Female HHer_Own child<18	463	189	114	128
Nonfamily HH	1,139	1,034	676	795
Nonfamily HH_HHer living alone	777	753	461	538
Nonfamily HH_HHer living alone_65+	225	209	70	264
HH w/1+ people <18	2,096	1,682	1,088	1,333
HH w/1+ people 65+	792	662	467	801
Avg Average HH Size	2.94	2.86	2.84	2.81
Avg Average Family Size	3.29	3.29	3.15	3.11
People in households	13,773	10,853	7,707	9,555
Householder	4,686	3,789	2,713	3,401
Spouse	2,648	2,180	1,746	2,111
Child	4,911	3,588	2,383	2,828
Other relatives	560	552	257	546
Nonrelatives	969	743	609	671
Nonrelatives_Unmarried partner	459	314	227	251
Males Age 15+	5,418	4,087	3,150	3,763
Males Age 15+_Never married	1,812	1,306	1,021	1,049
Males Age 15+_Now married	2,854	2,318	1,800	2,246
Males Age 15+_Separated	75	27	25	11
Males Age 15+_Widowed	28	23	32	64

## Lake Stevens Fire – Preliminary Facilities Evaluation

Males Age 15+_Divorced	649	413	271	393
Females Age 15+	5,404	4,150	2,976	3,830
Females Age 15+_Never married	1,289	970	586	790
Females Age 15+_Now married	2,754	2,302	1,772	2,237
Females Age 15+_Separated	42	58	34	83
Females Age 15+_Widowed	295	257	216	279
Females Age 15+_Divorced	1,024	564	368	441
In school 3+	4,017	2,787	2,006	2,405
In school_Nursery/preschool	174	187	118	172
In school_Kindergarten	214	132	117	125
In school_Elementary	1,626	1,261	866	915
In school_High school	1,197	628	525	571
In school_College/grad school	807	579	380	623
Population 25+	8,736	6,952	5,176	6,559
25+_<9th grade	39	308	31	165
25+_9th to 12th grade, no diploma	705	366	276	418
25+_High school grad	2,363	1,896	1,405	2,036
25+_Some college, no degree	2,566	1,975	1,556	1,773
25+_Associate degree	1,046	712	541	658
25+_Bachelor's degree	1,341	1,179	936	1,075
25+_Grad or prof degree	677	516	432	436
Avg 25+_% HS grad or higher	91.50%	90.30%	94.10%	91.10%
Avg 25+_% bachelor's degree or higher	23.10%	24.40%	26.40%	23.00%
Civilian 18+	9,919	7,705	5,712	7,129
Civilian 18+_Veterans	1,035	799	657	771
Population 5+	12,959	9,810	7,254	8,769
5+_English only	12,044	8,589	6,972	7,900
5+_Other language	915	1,222	282	869
5+_Other lang_Eng<very well	288	569	51	285
5+_Other lang_Spanish	438	657	90	207
5+_Other lang_Sp_Eng<very well	162	389	6	62
5+_Other lang_Indo-European	226	173	74	245
5+_Other lang_Indo-Eur_Eng<very well	47	8	24	32
5+_Other lang_Asian and Pacific Is	201	388	94	409
5+_Other lang_API_Eng<very well	78	172	21	192
5+_Other lang_Other	50	4	24	8
5+_Other lang_Other_Eng<very well	0	0	0	0
Population 16+	10,521	8,088	6,016	7,439
16+_In labor force	7,260	5,850	4,293	5,012
16+_In LF_Civilian	7,172	5,786	4,277	4,995
16+_In LF_Civilian_Employed	6,749	5,239	4,042	4,681
16+_In LF_Civilian_Unemployed	423	547	235	314
16+_In LF_Armed Forces	88	64	16	17
16+_Not in labor force	3,261	2,238	1,723	2,427



## Lake Stevens Fire – Preliminary Facilities Evaluation

Avg 16+_In LF_Civilian_Unempl_%	5.90%	9.50%	5.50%	6.30%
Own children<6	1,853	1,484	971	1,143
Own child<6_All parents in LF	116	331	124	227
Own children age 6-17	1,241	821	630	632
Own child 6-17_All parents in LF	923	667	504	540
Workers 16+	6,676	5,103	3,943	4,622
16+_Mode: Car_Drove alone	5,238	4,328	3,262	3,787
16+_Mode: Car_Carpooled	759	397	319	517
16+_Mode: Public trans	143	116	68	110
16+_Mode: Walked	133	28	32	13
16+_Mode: Other means	121	41	57	49
16+_Mode: Worked at home	282	195	205	146
Avg 16+_Mean travel time to work	34.3	32.7	33.7	30.4
Employed civilian population 16+	6,749	5,239	4,042	4,681
EC 16+_Occ: Manage/prof	2,232	1,729	1,427	1,554
EC 16+_Occ: Service	907	874	616	784
EC 16+_Occ: Sales/office	1,805	1,272	934	1,142
EC 16+_Occ: Nat res/constr/maint	968	711	572	663
EC 16+_Occ: Prod/transp/material	837	653	493	538
EC 16+_Ind: Ag/forestry/fish/mine	7	11	31	21
EC 16+_Ind: Construction	557	440	402	435
EC 16+_Ind: Manufacturing	1,420	1,036	800	879
EC 16+_Ind: Wholesale trade	145	187	60	83
EC 16+_Ind: Retail trade	843	604	451	578
EC 16+_Ind: Transportation/warehouse	244	226	226	234
EC 16+_Ind: Information	206	122	109	149
EC 16+_Ind: Finance/ins/RE/rental	382	265	223	286
EC 16+_Ind: Prof/scientific/admin	555	481	329	420
EC 16+_Ind: Ed/health/soc services	1,064	904	795	840
EC 16+_Ind: Art/ent/rec/acc/food	467	348	212	284
EC 16+_Ind: Other (ex public admin)	348	315	144	248
EC 16+_Ind: Public administration	511	298	261	225
EC 16+_Workers: Private wage/salary	5,412	4,201	3,175	3,786
EC 16+_Workers: Government	1,044	779	608	687
EC 16+_Workers: Self-employed	269	259	257	208
EC 16+_Workers: Unpaid family	23	0	2	0
HH_w/earnings	4,057	3,262	2,412	2,840
Avg HH_w/earnings_Mean earnings	\$86,324	\$81,477	\$103,678	\$89,778
HH_w/Social Security income	965	837	558	903
Avg HH_w/SS_Mean income	\$14,111	\$12,438	\$17,210	\$18,168
HH_w/retirement Income	630	546	417	717
Avg HH_w/retirement_Mean income	\$21,610	\$19,059	\$23,068	\$22,882
HH_w/Supplemental Security Income	136	156	59	108
Avg HH_w/SSI_Mean income	\$10,613	\$11,018	\$9,925	\$10,068

## Lake Stevens Fire – Preliminary Facilities Evaluation

HH_w/public assistance income	278	160	51	78
Avg HH_w/PA_Mean income	\$605	\$2,997	\$1,078	\$2,656
Families	3,547	2,755	2,037	2,605
Fam_Inc: <\$10K	120	118	19	34
Fam_Inc: \$10K-\$14,999	13	31	10	36
Fam_Inc: \$15K-\$24,999	105	100	46	128
Fam_Inc: \$25K-\$34,999	273	134	108	122
Fam_Inc: \$35K-\$49,999	373	247	149	217
Fam_Inc: \$50K-\$74,999	686	646	411	607
Fam_Inc: \$75K-\$99,999	528	492	370	438
Fam_Inc: \$100K-\$149,999	946	699	514	660
Fam_Inc: \$150K-\$199,999	363	175	202	241
Fam_Inc: \$200K+	140	114	208	123
Avg Mean family income	\$94,163	\$89,269	\$113,847	\$94,453
Avg Per capita income	\$30,410	\$28,629	\$37,605	\$32,384
Avg Mean nonfamily income	\$59,862	\$51,056	\$69,300	\$63,875
Avg Pct in poverty_All families	5.80%	6.70%	1.90%	4.00%
Avg Pct in poverty_All fam_Child<18	8.10%	8.50%	3.40%	6.00%
Avg Pct in poverty_Married couple fam	1.40%	4.50%	0.20%	2.60%
Avg Pct in poverty_Married_Child<18	0.90%	4.90%	0.20%	3.70%
Avg Pct in poverty_Families w/female HH	23.10%	21.40%	13.90%	13.40%
Avg Pct in poverty_Fem HHer_Child<18	30.00%	40.20%	20.40%	25.80%
HH_Aggregate income	\$409,624,884	\$305,236,419	\$284,369,672	\$302,112,874
HH_Aggregate income_White	\$382,644,265	\$276,669,217	\$269,629,824	\$271,683,458
HH_Aggregate income_Black	\$0	\$0	\$0	\$0
HH_Aggregate income_Am Indian	\$0	\$0	\$0	\$0
HH_Aggregate income_Asian	\$2,716,355	\$7,251,711	\$2,100,401	\$11,645,394
HH_Aggregate income_Hawaiian	\$0	\$0	\$0	\$0
HH_Aggregate income_Other	\$0	\$0	\$0	\$0
HH_Aggregate income_2+ Races	\$8,266,968	\$3,809,624	\$2,419,939	\$2,740,972
HH_Aggregate income_NH_White	\$373,887,464	\$258,450,099	\$261,194,667	\$260,047,651
HH_Aggregate income_Hispanic	\$4,953,891	\$22,282,390	\$7,016,829	\$11,121,704
Travel time <5 min	248	110	33	54
Travel time 5-9 min	224	310	196	175
Travel time 10-14 min	454	376	184	395
Travel time 15-19 min	395	580	390	670
Travel time 20-24 min	863	688	560	675
Travel time 25-29 min	702	398	289	287
Travel time 30-34 min	1,298	942	589	870
Travel time 35-39 min	310	129	178	100
Travel time 40-44 min	282	235	229	166
Travel time 45-59 min	587	437	417	577
Travel time 60-89 min	682	517	544	394
Travel time 90+ min	350	186	129	113



## Lake Stevens Fire – Preliminary Facilities Evaluation

HU_Occupied	4,686	3,789	2,713	3,401
HU_Vacant	210	224	319	356
Housing units_1 detached	3,881	2,710	2,685	2,894
Housing units_1 attached	118	430	39	186
Housing units_2	144	141	16	128
Housing units_3-4	159	219	44	58
Housing units_5-9	184	189	11	15
Housing units_10-19	145	34	0	3
Housing units_20+	38	56	12	11
Housing units_Mobile home	227	234	225	461
Housing units_Boat/RV/van	0	0	0	1
Built 2010+	110	175	50	390
Built 2000 to 2009	1,027	1,014	857	807
Built 1990 to 1999	1,474	1,362	872	1,059
Built 1980 to 1989	802	496	429	348
Built 1970 to 1979	558	428	398	571
Built 1960 to 1969	383	361	231	259
Built 1950 to 1959	216	29	74	59
Built 1940 to 1949	72	18	13	36
Built 1939 or earlier	255	130	108	228
Rooms_1	28	6	25	13
Rooms_2	67	46	38	21
Rooms_3	254	128	75	59
Rooms_4	621	614	252	375
Rooms_5	696	1,157	406	878
Rooms_6	1,123	806	648	951
Rooms_7	878	528	666	615
Rooms_8	679	349	480	369
Rooms_9+	550	380	442	476
Bedrooms_None	28	6	25	13
Bedrooms_1	310	184	96	92
Bedrooms_2	760	637	410	462
Bedrooms_3	2,385	2,321	1,634	2,179
Bedrooms_4	1,262	712	704	834
Bedrooms_5+	150	152	162	176
Owner occupied	3,173	2,724	2,238	2,836
Renter occupied	1,513	1,066	475	564
Avg Owner occupied_Avg HH size	2.87	2.81	2.73	2.74
Avg Renter occupied_Avg HH size	3.08	3.01	3.38	3.14
Moved in 2015+	28	88	27	58
Moved in 2010 to 2014	1,246	1,206	769	1,019
Moved in 2000 to 2009	2,106	1,679	1,077	1,302
Moved in 1990 to 1999	889	566	569	614
Moved in 1980 to 1989	303	150	199	169

## Lake Stevens Fire – Preliminary Facilities Evaluation

Moved in 1979 or earlier	114	100	73	239
Vehicles_None	109	157	44	52
Vehicles_1	1,025	1,028	330	743
Vehicles_2	1,792	1,664	1,138	1,541
Vehicles_3+	1,760	940	1,200	1,066
Heat_Utility gas	2,185	1,904	1,043	1,386
Heat_Bottled/tank/LP gas	197	72	360	139
Heat_Electricity	1,965	1,636	1,041	1,565
Heat_Fuel oil/kerosene	49	21	38	52
Heat_Coal/coke	0	0	0	0
Heat_Wood	246	124	212	209
Heat_Solar energy	0	0	4	0
Heat_Other fuel	42	23	14	49
Heat_No fuel used	2	8	0	0
No telephone service	36	47	45	40
Occupants/room_1 or less	4,555	3,675	2,668	3,358
Occupants/room_1.01-1.5	106	108	43	41
Occupants/room_1.5+	24	6	1	2
Value_<\$50K	35	140	53	161
Value_\$50K-99,999	2	157	13	144
Value_\$100K-149,999	58	207	22	82
Value_\$150K-199,999	288	433	231	389
Value_\$200K-299,999	1,437	1,207	685	1,295
Value_\$300K-499,999	992	447	926	633
Value_\$500K-999,999	300	124	271	113
Occupied units paying rent&GRAPI	1,446	1,035	426	530
Occ HU_GRAPI <15%	162	100	28	17
Occ HU_GRAPI 15-19.9%	102	129	54	93
Occ HU_GRAPI 20-24.9%	210	99	56	60
Occ HU_GRAPI 25-29.9%	276	244	33	29
Occ HU_GRAPI 30-34.9%	133	90	78	58
Occ HU_GRAPI 35%+	564	374	177	273
Occ HU_GRAPI Not computed	67	31	49	35
2010_Population	13,234	9,996	7,743	9,535
2010_Male	6,666	4,957	3,958	4,835
2010_Male <5	471	416	251	363
2010_Male 5 to 9	513	415	281	406
2010_Male 10 to 14	586	424	341	406
2010_Male 15 to 17	379	238	220	231
2010_Male 18 and 19	206	149	117	136
2010_Male 20	73	57	42	57
2010_Male 21	73	60	42	56
2010_Male 22 to 24	209	179	116	169
2010_Male 25 to 29	402	378	207	321



## Lake Stevens Fire – Preliminary Facilities Evaluation

2010_Male 30 to 34	456	433	243	359
2010_Male 35 to 39	509	408	289	392
2010_Male 40 to 44	528	421	311	397
2010_Male 45 to 49	618	397	375	395
2010_Male 50 to 54	518	321	373	358
2010_Male 55 to 59	393	223	275	264
2010_Male 60 and 61	142	77	93	81
2010_Male 62 to 64	147	85	99	108
2010_Male 65 and 66	83	47	60	54
2010_Male 67 to 69	92	60	69	61
2010_Male 70 to 74	122	70	67	82
2010_Male 75 to 79	69	43	41	68
2010_Male 80 to 84	44	25	25	40
2010_Male 85+	34	29	20	33
2010_Female	6,568	5,040	3,785	4,700
2010_Female <5	443	413	240	356
2010_Female 5 to 9	482	399	274	370
2010_Female 10 to 14	530	415	308	370
2010_Female 15 to 17	356	247	202	210
2010_Female 18 and 19	194	124	91	107
2010_Female 20	77	55	36	48
2010_Female 21	64	49	35	42
2010_Female 22 to 24	215	178	96	155
2010_Female 25 to 29	385	412	210	343
2010_Female 30 to 34	455	438	254	381
2010_Female 35 to 39	474	435	287	354
2010_Female 40 to 44	572	385	314	370
2010_Female 45 to 49	614	397	387	394
2010_Female 50 to 54	528	303	326	313
2010_Female 55 to 59	381	240	268	290
2010_Female 60 and 61	120	78	74	84
2010_Female 62 to 64	142	119	90	114
2010_Female 65 and 66	81	63	53	63
2010_Female 67 to 69	110	70	64	84
2010_Female 70 to 74	137	103	79	103
2010_Female 75 to 79	86	43	40	63
2010_Female 80 to 84	64	36	33	43
2010_Female 85+	57	38	26	45
2010_Age 18+	9,473	7,028	5,627	6,824
2010_Male 18+	4,716	3,463	2,865	3,429
2010_Female 18+	4,758	3,565	2,762	3,394
2010_Age 21+	8,923	6,643	5,342	6,475
2010_Age 62+	1,267	832	766	959
2010_Age 65+	977	628	577	738

## Lake Stevens Fire – Preliminary Facilities Evaluation

2010_Male 65+	442	275	282	337
2010_Female 65+	535	353	295	400
2010_People in households	13,227	9,983	7,739	9,521
2010_People in family HH	11,740	8,605	6,947	8,383
2010_In fam HH_Householder	3,519	2,534	2,112	2,502
2010_In fam HH_HHer_Male	2,616	1,791	1,626	1,878
2010_In fam HH_HHer_Female	903	743	487	624
2010_In fam HH_Spouse	2,758	1,871	1,766	1,967
2010_In fam HH_Child	4,507	3,355	2,538	3,123
2010_In fam HH_Other relatives	956	846	531	792
2010_In fam HH_Nonrelatives	412	358	194	297
2010_People in nonfamily HH	1,487	1,378	792	1,138
2010_In nonfam HH_Male HHer	608	525	352	464
2010_In nonfam HH_Female HHer	498	497	231	354
2010_In nonfam HH_Nonrelatives	380	356	210	320
2010_People in group quarters	7	13	4	14
2010_InGrp_Institutionalized	0	2	3	3
2010_InGrp_Noninstitutionalized	7	11	1	11
2010_Households	4,626	3,555	2,694	3,319
2010_HH_Family	3,519	2,534	2,112	2,502
2010_HH_Family_Husband-wife	2,758	1,871	1,766	1,967
2010_HH_Family_Other	761	663	347	534
2010_HH_Family_Other_Male HHer	256	216	133	195
2010_HH_Family_Other_Female HHer	506	447	214	339
2010_HH_Nonfamily	1,107	1,022	582	818
2010_HH_Nonfamily_Living alone	818	757	423	586
2010_HH_Nonfamily_Not living alone	289	265	159	231
2010_HH w/people <18	2,004	1,573	1,127	1,410
2010_HH w/people 65+	727	481	415	541
Avg 2010_Average HH Size	2.86	2.81	2.87	2.87
Avg 2010_Average Family Size	3.22	3.25	3.2	3.23
2010_Housing Units	4,880	3,798	2,886	3,531
2010_HU_Occupied	4,626	3,555	2,694	3,319
2010_HU_Vacant	254	243	191	211
2010_HU_Vacant_Seasonal	30	23	64	37
2010_Owner occupied	3,304	2,582	2,286	2,709
2010_Renter occupied	1,321	973	408	610
Avg 2010_Owner occupied_Avg HH size	2.89	2.84	2.87	2.84
Avg 2010_Renter occupied_Avg HH size	2.78	2.74	2.89	2.99
2020_Population	14,936	11,281	8,738	10,761
2020_Age <4	1,028	935	553	809
2020_Age 5 to 9	1,120	918	624	875
2020_Age 10 to 14	1,258	946	732	876
2020_Age 15 to 19	1,274	850	707	767



## Lake Stevens Fire – Preliminary Facilities Evaluation

2020_Age 20 to 24	802	653	412	596
2020_Age 25 to 29	890	895	473	752
2020_Age 30 to 34	1,034	989	563	839
2020_Age 35 to 39	1,104	946	645	835
2020_Age 40 to 44	1,242	909	705	864
2020_Age 45 to 49	1,383	891	856	885
2020_Age 50 to 54	1,182	704	789	758
2020_Age 55 to 59	878	525	615	629
2020_Age 60 to 64	630	408	407	440
2020_Age 65 to 69	416	273	279	298
2020_Age 70 to 74	295	198	166	209
2020_Age 75 to 79	175	97	92	147
2020_Age 80 to 84	121	68	66	94
2020_Age 85+	103	76	54	90
2020_Male	7,526	5,596	4,469	5,458
2020_Female	7,410	5,686	4,269	5,303
2020_White	14,086	10,238	8,317	9,969
2020_Black	217	275	104	214
2020_American Indian	178	187	90	106
2020_Asian/Pacific Islander	454	582	226	473
2020_Not Hispanic or Latino	14,034	10,123	8,355	9,947
2020_Hispanic Origin	902	1,158	383	814

**Snohomish Fire District 7 --- Project Status Update**  
**Board of Commissioner Meeting**  
**4/18/2019**

**Fire Station 32 - Remodel or Replace?**

Planning efforts are suspended pending District decision on response location.

**Fire Station 76 - Interior Remodel**

RFM prepared a plan for converting the single dorm room into 5 individual Sleep Rooms.

Cost estimate prepared by Robinson Company, June 2018: \$238,458

Total Project Budget, including generator, furnishings, project expenses and contingencies: \$377,795

Further project development pending District decision on scope of improvements and budget, including other possible alterations to living/dining kitchen areas and work areas; and on-going discussions with City of Mill Creek on cost sharing.

**Fire Station 72 - Replacement**

RFM prepared a plan for demolishing and rebuilding the existing station based on VRFA Station 34.

Snohomish District 7 leadership toured VRFA Station 34.

RFM prepared a preliminary project budget for replacement project: \$9,560,000.

*This preliminary budget utilized a simple cost-per-square-foot basis, as opposed to a detailed estimate.*

Further project development pending District decision on scope of improvements and budget.

**Fire Station 31 - Paving Improvements**

Anticipated Project Scope:

New Concrete apron on west side of Apparatus Bays (replaces existing failing asphalt apron).

Collection and conveyance of storm water from new concrete apron to SW corner of property.

Grinding and overlay of existing asphalt surfaces surrounding Apparatus Bays.

Scope and fee prepared by RFM that includes civil, surveying, geotechnical, and management services.

Proposed Compensation: \$43K for surveying and engineering; T&M for RFM management.

Advancing the project pending on Board approval of proposed Service Order.

***Note: Paving season limited to April through September, subject to jurisdiction having authority and asphalt plant operators.***

**Administration Building - Roofing**

Weatherization Report prepared by Wetherholt & Associates.

Wetherholt Recommendations:

Replace asphalt shingles, including 2 layers of underlayment because slope is less than 4:12.

Repair and/or improve roof venting and insulation installation.

Remove existing membrane roofing to deck sheathing and replace with new assembly, including vapor retarder, rigid insulation, and coverboard.

Scope and fee prepared by RFM that would include inspections by Wetherholt during construction.

Service Order for roofing project pending Board approval while other mechanical and electrical improvements are under consideration (i.e., lights, HVAC units, balancing, etc.).

Proposed Compensation: T&M for Wetherholt and RFM.





**Snohomish Fire District 7**  
**Station 76 Remodel and Generator**  
*DRAFT Capital Facilities Budget - June 15, 2018*

<b>Station 76 Budget</b>
June 2019

June 2019

*Anticipated Bid Timing:*

**Site Improvements**

Generator	\$	76,817
-----------	----	--------

**Building Construction**

Interior Remodel	\$	139,963
------------------	----	---------

Non-Competitive/Low Bidder Turnout Premium 10%	\$	21,678
--	----	--------

<b>Total Site &amp; Building Costs:</b>	\$	238,458
---	----	---------

**Furnishings and Equipment**

Emergency Generator		incl.
---------------------	--	-------

Furnishings and Equipment Allowance	\$	10,000
-------------------------------------	----	--------

<b>Total Furnishings &amp; Equipment Costs:</b>	\$	10,000
---	----	--------

**Project Expenses**

Washington State Sales Tax	@ 10.4%	\$	25,840
----------------------------	---------	----	--------

Architect & Engineering Fees	@ 15.0%	\$	35,769
------------------------------	---------	----	--------

Other Specialty Consultants	@ 10.0%	\$	23,846
-----------------------------	---------	----	--------

Permits, Fee, Inspections	@ 2.0%	\$	4,769
---------------------------	--------	----	-------

Utility Fees	@ 1.0%	\$	2,385
--------------	--------	----	-------

Moving Expense Allowance		\$	-
--------------------------	--	----	---

Misc. Expenses	@ 1.0%	\$	2,385
----------------	--------	----	-------

<b>Total Project Expenses:</b>	\$	94,992
--------------------------------	----	--------

<b>Project Contingency</b>	@ 10.0%	\$	34,345
----------------------------	---------	----	--------

<b>TOTAL PROJECT BUDGET:</b>	\$	377,795
------------------------------	----	---------



THE  
ROBINSON  
COMPANY

**Snohomish Fire District 7 Mill Creek  
Station 76 Remodel  
Cost Model  
6/14/2018 Revised 6/15/18**

<b>Remodeled area</b>	<b>\$</b>	<b>139,963</b>
<b>Generator</b>	<b>\$</b>	<b>76,817</b>
<b>ESTIMATED MACC TOTAL</b>	<b>\$</b>	<b><u>216,779</u></b>
<b>Non Competitive Market/Low Bidder Turnout Premium 10%</b>	<b>\$</b>	<b>21,678</b>
<b>Total Construction/MACC w/Market Premium</b>	<b>\$</b>	<b>238,457</b>

Note: The Western Washington construction climate is currently experiencing significant bid/construction cost increases due to the demand on construction and reduction of available contractors and personnel to provide the work. This has resulted in less competition from both the general and sub contracting community which has created increased overheads and mark-ups, loss of productivity and less willingness to take on risk.

Possible mitigation methods may include reducing onerous general requirements, relaxing construction schedules, monitor other projects bidding close to your schedule and retain a contingency fund for additional premiums and costs associated with the current climate.

**EXCLUSIONS:**

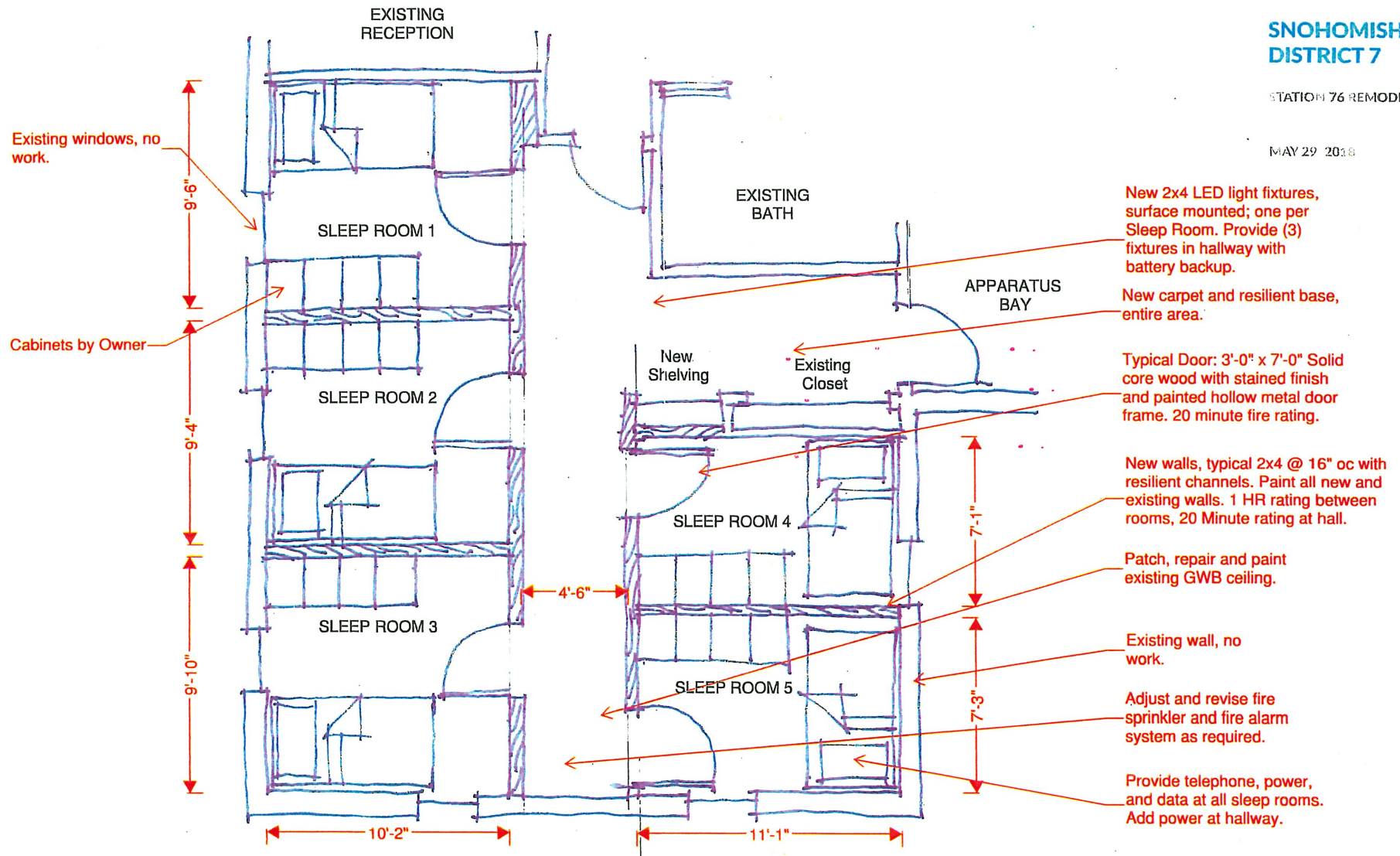
STATE SALES TAX  
TESTING AND INSPECTIONS  
CONSTRUCTION CONTINGENCY  
ARCHITECT/ENGINEERING FEES  
PERMITS  
TOXIC SOILS/MATERIALS REMOVAL  
MOVING/RELOCATION  
FURNISHINGS/EQUIPMENT NOT LISTED



# SNOHOMISH FIRE DISTRICT 7

STATION 76 REMODEL

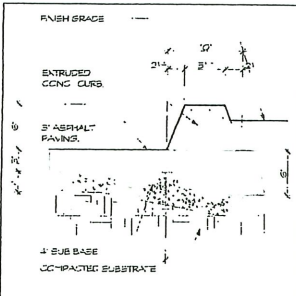
MAY 29 2018



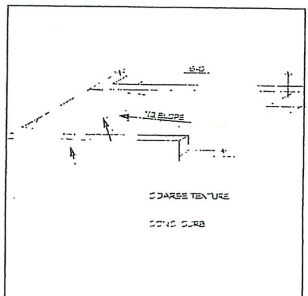
PLAN

1/4" = 1' - 0"

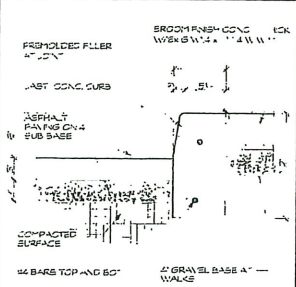
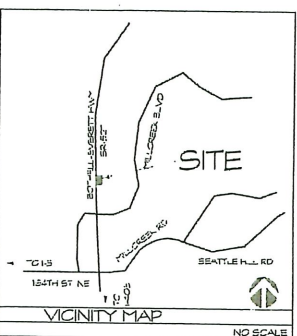
**RICEfergusMILLER**  
ARCHITECTURE INTERIORS PLANNING VELUX



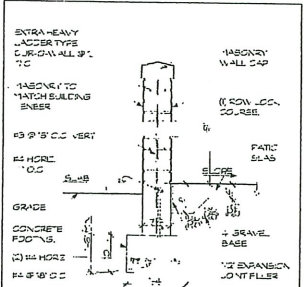
① EXTRUDED CONC. CURB  
1 1/2" x 1'-0"



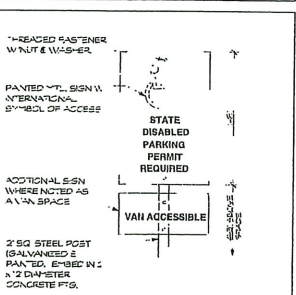
⑤ WHEEL CHAIR RAMP  
1 1/2" x 1'-0"



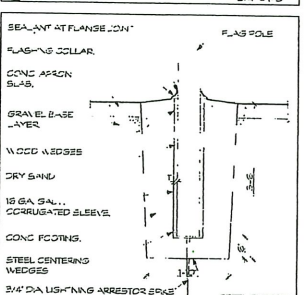
② CAST CURB W/ SIDEWALK  
1 1/2" x 1'-0"



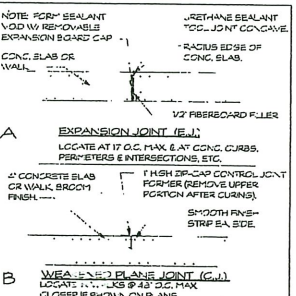
⑥ BRICK SCREEN WALL  
3/4" x 1'-0"



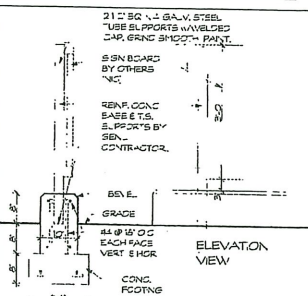
③ DISABLED SIGN  
1 1/2" x 1'-0" approx.



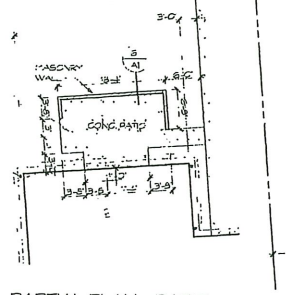
⑦ FLAG POLE  
3/4" x 1'-0"



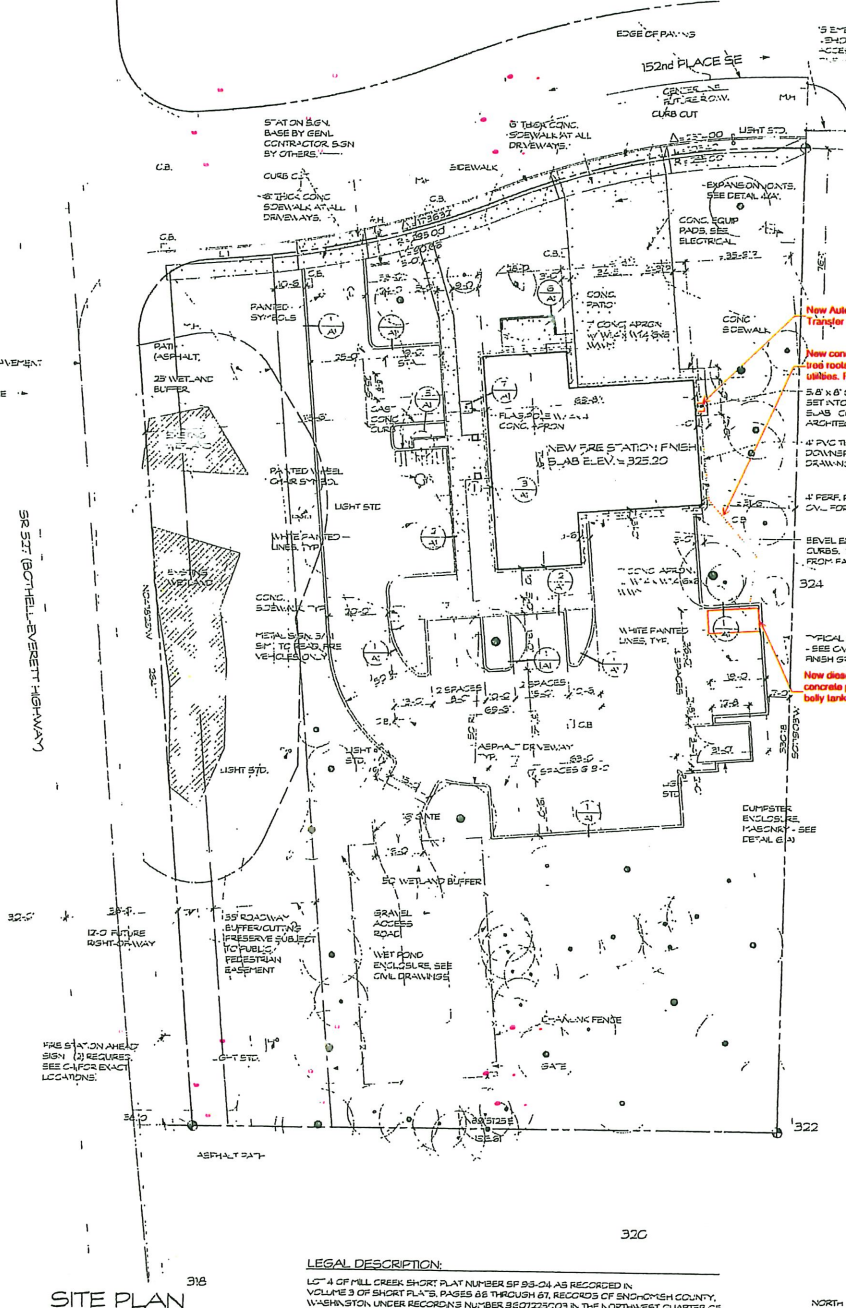
④ CONCRETE SLAB JOINTS  
1 1/2" x 1'-0"



⑧ STATION SIGN  
3/4" x 1'-0"



PARTIAL PLAN - PATIO  
SCALE 1" = 1'-0"



SITE PLAN

**LEGAL DESCRIPTION:**

LOT 4 OF MILL CREEK SHORT PLAT NUMBER SP 93-04 AS RECORDED IN VOLUME 3 OF SHORT PLATS, PAGES 88 THROUGH 87, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, UNDER RECORDS NUMBER 900223503 IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.T.

SYMBOL INDICATES INDIVIDUAL PR TREES TO BE SAVED

TAX ACCOUNT # 082703-2-035-0003

1" = 30'-0"





**Snohomish Fire District 7**  
**Capital Facilities Plan**  
**January 14, 2019**



*Target Bid Date* 1/15/2020

*New Construction Area (Square Feet)* 11,400  
*Mezzanine Area (Square Feet)* 1,900  
*Property Area (Acres)* 1.33

**Construction Costs**

New Construction	\$400 /sf	\$ 4,560,000
Mezzanine	\$350 /sf	\$ 665,000
Site Improvements, including demolition	\$1,000,000 /acre	\$ 1,330,000
Off-site Improvements	Allowance	\$ 250,000

**Total Construction Costs** \$ 6,805,000

**Project Expenses**

Washington State Sales Tax	@ 9.1%	\$ 619,000
Architecture and Engineering Fees	@ 9.0%	\$ 612,000
Specialty Consultants	@ 5.0%	\$ 340,000
Permits, Testing, Inspections	@ 4.0%	\$ 272,000
Furnishings and Equipment	@ 3.0%	\$ 204,000
Accommodations to maintain operations during construction	@ 5.0%	\$ 340,000
Moving in Expenses	@ 1.0%	\$ 68,000
Contingency	@ 15.0%	\$ 1,021,000

**Total Project Expenses** \$ 2,387,000

<b>Construction Cost + Project Expenses</b>	<b>\$ 9,192,000</b>
<i>Escalation at 4.0% per year</i>	\$ 368,000

**TOTAL ANTICIPATED PROJECT BUDGET** \$ 9,560,000



REFER TO T1.2 FOR ADDITIONAL CODE DATA  
ADDRESS: 3431 180TH ST SE, BOTHELL, WA 98012  
PARCEL NO: 7050800402200

LEGAL DESCRIPTION:  
SECTION 08 TOWNSHIP 27 RANGE 05 QUARTER SE - BEG SE COR SEC TH N 265 FT TH W 329  
FT TH S 265 FT TH E TO POB LESS CO RDS PER AUD FILE #2336767 & LESS W 20FT OF E 50FT  
EXC S 30FT & ALSO LESS N 20FT OF S 50FT EXC E 30FT TO SNO CO PER AFN 8011140222 &  
LESS PD RAW TO SNO CO PER SWD REC AFN 200908270505

ZONING: R-9600  
LOT AREA: 59,149 S

**LOT COVERAGE CALCULATIONS:**

ALLOWABLE LOT COVERAGE: 35% OR 20.702 SF

EXISTING LOT COVERAGE: 33.11% OF 250,000

EXIST, BLDG. FOOTPRINT: 5814 SF OR 9.8%  
NEW LOT COVERAGE: 6001 SF

NEW BLDG. FOOTPRINT: 6005 SF OR 10%

**IMPERVIOUS AREA CALCULATIONS:**

	EXISTING	NEW
BUILDING FOOTPRINT	5,814 SF	6,005 SF
FRONT APRON	2,009 SF	2,243 SF
REAR APRON	543 SF	352 SF
PUBLIC PARKING	2,640 SF	2,640 SF
CREW PARKING	7,761 SF	7,761 SF
CONC. EQUIPMENT PADS	264 SF	264 SF
CONC. WALK-WAYS & PATIO	2,199 SF	2,199 SF
<b>TOTAL IMPERVIOUS AREA:</b>	<b>21,230 SF</b>	<b>21,464 SF</b>

**PARKING CALCULATIONS:**

3 SPACES PER 1000 SF FOR GOVERNMENTAL BUILDINGS  
6001 SF / 1000 SF X3 = 18 SPACE REQUIRED  
EXIST. SPACES PROVIDED: 17 SPACES INCLUDING (1) ACCESSIBLE SPACE

### LEGEND

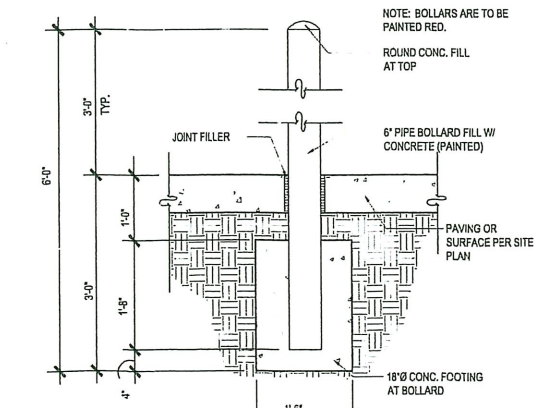
NOTES:

1. SEPTIC SYSTEM DRAIN FIELD IS LOCATED OFF SITE ON PARCEL NO. 082704401500
2. NEAREST FIRE HYDRANT IS LOCATED 600'-0" WEST AT THE INTERSECTION OF 180TH ST. SE AND 32ND DR. SE.
3. VERIFY ALL EXISTING DIMENSIONS PRIOR TO START OF CONSTRUCTION
4. REFER TO CIVIL DRAWINGS FOR GRADING AND PAVING PLANS



### 3 AREA MAP

SCALE: NTS



NOTE: BOLLARS ARE TO BE  
PAINTED RED.

ROUND CONC. FILL  
AT TOP

CONCRETE (PAINTED)

PAVING OR SURFACE PER SITE PLAN

18"Ø CONC. FOOTING  
AT BOLLARD

1 TYP. NEW BOLLARD

SCALE:  $3/4" = 1'-0"$

## PROJECT #:

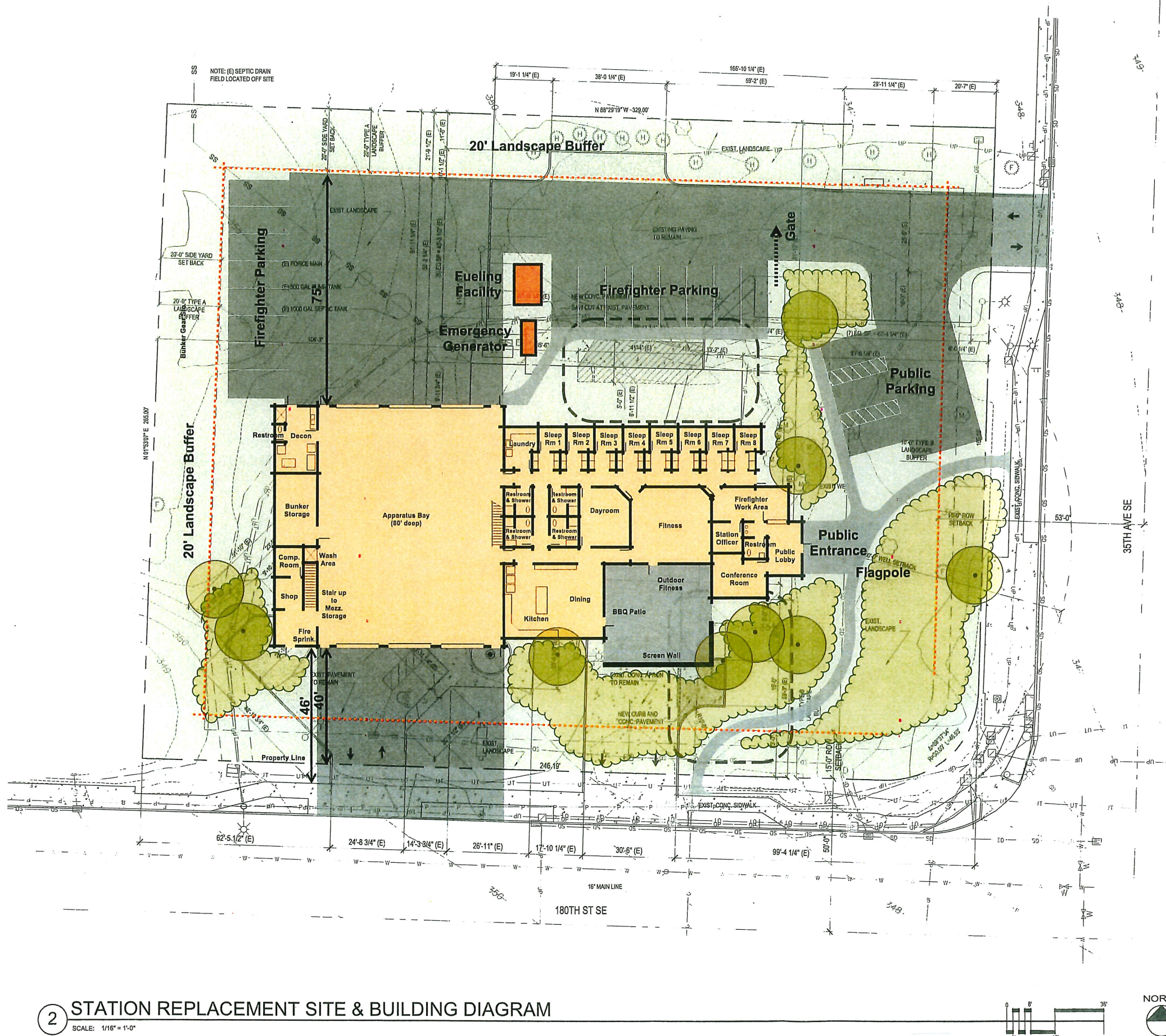
ISSUED:  
REVISIONS:

SHEET:

## A2.2

## ② STATION REPLACEMENT SITE & BUILDING DIAGRAM

SCALE: 1/16" = 1'-0"





# Monroe Fire Station

Topographic survey limits

## Exhibit A - Site Scope of Work

EXHIBIT A

### Legend

-  Feature 1
-  Giddy Up BBQ
-  Monroe Fire Dept
-  Monroe Parks & Recreation
-  Monroe Police Dept
-  Untitled Polygon

Grind and Overlay  
Existing Asphalt

Replace Existing  
Asphalt with  
Concrete



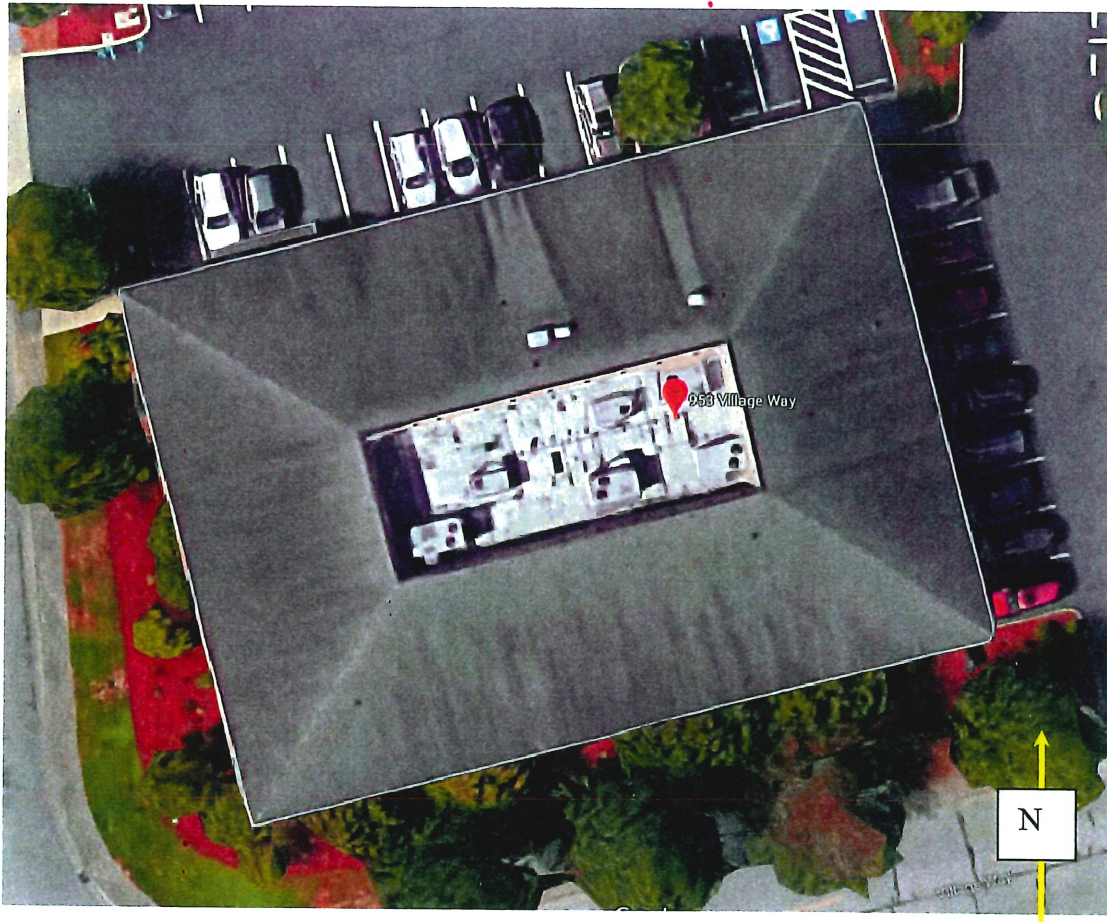
200 ft



W E T H E R H O L T   A N D   A S S O C I A T E S ,   I N C .

## **Roof Evaluation Report**

**Snohomish County Fire District 7 - Administration Building**  
**953 Village Way**  
**Monroe, WA 98272**



for

**Rice Fergus Miller Architecture & Planning**  
**275 5th Street**  
**Bremerton WA 98337**

**1812-11A**  
**January 4, 2019**

*14715 N.E. 95<sup>th</sup> Street, Ste 100 • Redmond, WA 98052*  
*Phone: 425-822-8397 • Fax: 425-822-7595*  
*www.wetherholt.com*



