



NOTICE OF APPLICATION

File Name: Visconsi Medical Center
File Number: PLN #1415 PLN#1416 & PLN#1417
Owner: Public Hospital District #3, Snohomish County
Applicant: VWA Arlington MOB, LLC
Contact: Nick Wecker, Barghausen Consulting Engineers
Intersection: Northwest corner of 212th St NE and Medical Center Dr
Parcel No.: 31051200200400
Date of Application: October 17, 2025
Date of Completeness: November 21, 2025
Date Notice of Application: December 3, 2025
Date of Publication/Posting: December 3, 2025

PROJECT DESCRIPTION: The applicant is proposing a binding site plan to change the existing properties lines and create a Tract for the stormwater pond. Currently, the subject property is split zoned between Medical Services (MS) and Residential High-Capacity (RH) zoning designations. The MS zoning regulation will apply in accordance with City Code provisions for split zoning conditions. The proposal includes the construction of a three-story 30,000-square-foot Medical Office Building. Additional site improvements will include surface parking, stormwater improvements, utility connections, perimeter and interior landscaping.

The proposed Medical Office Building will operate exclusively as an outpatient facility. Hours of operation will generally fall between 7:00 a.m. and 7:00 p.m., though exact hours are subject to change. Ambulance services will not be provided on site; the only circumstance in which an ambulance would arrive is in response to a 911 emergency, consistent with any other public location.

A driveway is proposed onto 212th Street N.E. near the southwest corner of the subject property and furthest away from the intersection with Medical Center Drive. Additionally, a driveway to be located at the northwest corner of the subject property is proposed onto Medical Center Drive. The building is proposed near the southeast corner of the subject property near the intersection corner. All parking areas are located to the side and rear of the building.

Grading will include site preparation for hardscapes, landscaping, the building, and retaining walls. Approximate quantities of grading activities are 7,000 cubic yards of cut and 8,000 cubic yards of fill, with a total affected area of 2.48 acres.

The building will be constructed with a variety of high-quality building materials including textured concrete, metal panels (simulated wood), and brick veneer. The building includes three stories and stands at a height of 43 feet 6 inches. The building's façade includes several large windows situated inside various bays spaced at 20 feet. The building features a prominent entrance with a dark grey glass door surrounded by glass panels.

APPROVALS REQUIRED: City of Arlington: Binding Site Plan, Zoning Permit, Design Review Board, SEPA Review, Civil Permit, Stormwater General Permit, Utility Permit, and Building Permit.

To View the Project: The application submittal documents are available for review on the city's website at <https://www.arlingtonwa.gov/310/Public-Notices-Hearings> or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223.

Notice of Application Public Comment Period: Any person may comment on this application by writing to the mailing or email address below. Comments on this application must be received by **5:00 PM on Wednesday, December 17, 2025**

Staff Contact: Ameresia Lawlis, Associate Planner, alawlis@arlingtonwa.gov, 360-403-3432

Mailing Address: Community & Economic Development Department,
18204 59th Avenue NE, Arlington, WA 98223

Proposed Site Plan

