



SEPA DETERMINATION OF NONSIGNIFICANCE

File Name: Visconsi Medical Center
File Number: PLN #1415 & PLN#1416
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 SEPA Checklist Prepared: November 26, 2025
Date of Threshold Determination: December 17, 2025
Date of Publication/Posting: December 19, 2025
Lead Agency: City of Arlington Community and Economic Development Department
Lead Agency Contact: Ameresia Lawlis, alawlis@arlingtonwa.gov, 360-403-3432

PROJECT DESCRIPTION: The applicant is proposing a binding site plan to modify the existing properties lines and create a Tract for the stormwater pond. The proposal also 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, Department of Ecology: Stormwater General Permit, Utility Permit, and Building Permit.

SEPA THRESHOLD DETERMINATION: The City has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

DISCLAIMER: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction, and improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the aforementioned impacts. The issuance of this DNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

Public SEPA Threshold Determination Comment Period: There is a 14-day comment period for this DNS. If you would like to comment on this Threshold Determination, written comments must be received by **5:00 PM on Friday, January 2, 2026.** The Responsible Official may incorporate any substantial comments into the DNS. If the DNS is substantially modified, it will be reissued for further public review.

TO VIEW: The project notices and submittal documents are available for review on the city's website at www.arlingtonwa.gov under public notices or at the Community and Economic Development Department, located at 18204 59th Avenue NE, Arlington, WA 98223

SEPA Responsible Official: Amy Rusko, Director of Community and Economic Development

December 17, 2025	
DATE	SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

TO APPEAL A DECISION: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this DNS. The DNS is appealable to the Hearing Examiner. An appeal shall be considered filed when a written notice of appeal, specifying the grounds and arguments, therefore, is delivered to the Department of Community and Economic Development by **5:00 PM on Friday, January 2, 2026,** and the appeal fee.

