DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	17-104267 GD
Project Name/Address:	Future GM Dealerships 13256 NE 20th Street
Planner:	Matthews Jackson
Phone Number:	425-452-2729
Minimum Comment Period:	**May 25, 2017; 5 p.m.**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

ENVIRONMENTAL CHECKLIST

6/27/11

BACKGROUND INFORMATION

Property Owner: ARGONAUT HOLDINGS, LLC, Land Owner, Ground Leasor
Cadillac of Bellevue, Inc. & Chevrolet, GMC & Buick of Bellevue, Inc., Leasee/Building Owner.

Proponent: LANCE MUELLER & ASSOCIATES/ARCHITECTS

Contact Person: STEVE COULSTON
(If different from the owner. All questions and correspondence will be directed to the individual listed.)
Steve Coulston at Lance Mueller & Associates/Architects

Address: 130 Lakeside, Suite 250, Seattle, WA 98122
Phone: (206) 325-2553

Proposal Title: CADILLAC OF BELLEVUE & CHEVROLET, GMC & BUICK OF BELLEVUE

Proposal Location: 13240 – 13400 N.E. 20th St.
(Street address and nearest cross street or intersection). Provide a legal description if available.

Please attach an 8-1/2" x 11" vicinity map that accurately locates the proposal site.

Give and accurate, brief description of the proposal's scope and nature:

1. **General description**: Construct 2 buildings and associated site work.
   A Cadillac Dealership and a Chevrolet/GMC/Buick Dealership

2. **Acreage of site**: 7.84 AC

3. **Number of dwelling units/buildings to be demolished**: None, 4 buildings were previously demolished by Argonaut Holdings 16-136359BE, 16-136360, 16-136361 & 16-136369

4. **Number of dwelling units/buildings to be constructed**: NA

5. **Square Footage of buildings to be demolished**: NA

6. **Square footage of buildings to be constructed**: Cadillac – 30,038 s.f.
   Chevrolet/Buick/GMC – 36,160 s.f.

7. **Quantity of earth movement (in cubic yards)**: 40,000 to 50,000 c.y.

8. **Proposed land use**: Auto Sales & Service

9. **Design features, including building height, number of stories and proposed exterior materials**:
   Single story, less than 30 ft. high, ACM panels and painted concrete exterior.

10. **Other**

Estimated date of completion of the proposal or timing of phasing:

Start construction when permits issued in 2017.
Occupancy – Spring/Summer 2018

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Phase I and Phase II Environmental Studies done by Argonaut Holdings, LLC (GM)
SEPA Checklist and Demolition Permit by Argonaut Holdings, LLC
Asbestos Inspection & Removal by Argonaut Holdings, LLC

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Clear & Grade Permit with SEPA
Building Permit and associated M.E.P. Permits
Utility Permits
Street use Permit
BLA

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

[ ] **Land Use Reclassification (rezone) Map of existing & proposed zoning.**

[ ] **Preliminary Plat or Planned Unit Development**
Preliminary plat map

[X] **Clearing & Grading Permit**
Plan of existing & proposed grading.
Development plans

[ ] **Building Permit (or <u>Design Review</u>)**
Site plan.
Clearing & grading plan

[ ] **Shoreline Management Permit**
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: [ ]Flat, [x]Rolling, [ ]Hilly, [ ]Steep slopes, [ ]Mountainous, [ ]Other

b. What is the steepest slope on the site (approximate percent slope)?

15% +/- at existing east driveway, 5% +/- elsewhere with some areas 5-10%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sandy silty gravel.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approximately 3,200 c.y. of stripping debris, primarily consisting of existing asphalt and building foundation material will be yielded from the project site. Approximately 15,000 c.y. of on-site, in-situ soil material will be regraded to achieve the desired subbase grades. An additional approximately 25,000 c.y. of in-situ soil is expected to be excavated and removed from the site. Up to 7,500 c.y. of crushed rock base will be imported to construct the subgrade below the proposed building and new parking lot areas. Any imported materials for pavement or footing base will be obtained from an approved and permitted gravel pit and likewise, any exported materials will be disposed in accordance with local and state regulations.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, if heavy rain during grading or when soil is exposed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

75% or less.

h. Proposed measures to reduce or control erosion, or other impacts to the earth if any:

Employ erosion control means and methods as required by applicable regulations and City Code provisions.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, some dust may be created and construction equipment will produce exhaust emissions.
During operation after construction, normal auto exhaust emissions. Quantities unknown.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Control dust by wetting dry soils during site work.

3. Water

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river if flows into.

Goff Creek is about 200 ft. west of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

Not sure of exact distance to Goff Creek, but scales close to 200 ft. on C.O.B. sensitive areas map.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA

4) Will the proposal require surface water withdrawals or diversions: Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year Floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the systems are expected to serve.

None

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water will be collected on site at catch basins then piped to underground storm water detention and water quality vaults, and from there to the storm pipes in N.E. 20th St.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Only if accidental spill.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts.

Use of storm water vaults to control runoff.
Waste oil in shop area will be held in approved storage tanks and regularly removed for recycling.

4. Plants

a. Check or circle types of vegetation found on the site:

_X_ Deciduous tree: Alder, Maple, Aspen, other
_X_ Evergreen tree: Fir, Cedar, Pine, other
_X_ Shrubs
___ Grass
___ Pasture
___ Crop or grain
___ Wet soil plants: Cattail, Buttercup, Bulrush, Skunk, Cabbage, other
___ Water Plants: Water Lily, Eelgrass, Milfoil, other
___ Other types of vegetation – Nursery stock

b. What kind and amount of vegetation will be removed or altered

Most all of existing vegetation will be removed during clearing and grading.

c. List threatened or endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Approximately 49,000 s.f. of new landscape areas will utilize indigenous deciduous and evergreen plants and trees.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

[x} Birds:	Hawk, Heron, Eagle, Songbirds, others; Starlings, Sparrows, Pigeons
[ ] Mammals:	Deer, Bear, Elk, Beaver, other:
[ ] Fish:	Bass, Salmon, Trout, Herring, Shellfish, other

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

Yes, Central region is within the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

Incorporate plantings that provide food source and cover for birds.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric for HVAC, equipment, lighting
Natural Gas for heating

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Project will meet or exceed requirements of the Washington State Energy Code with high performance glass, insulation and high efficiency equipment.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe special emergency services that might be required.

No special services.

2) Proposed measures to reduce or control environmental health hazards, if any:

Comply with Life Safety Codes.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation. other)? Indicate what hours noise would come from the site.

Short term – Construction noise 7 a.m. to 5 p.m. weekdays
Long term – No significant noise due to auto traffic to and from the site.

3) Proposed measures to reduce or control noise impacts, if any:

No special measures.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Site was a multi-tenant business park until summer 2016 when all 4 buildings were demolished.

b. Has the site been used for agriculture? If so, describe.

Not likely.

c. Describe any structures on the site.

Only slabs remain from demolition so no structures on the site now. Demolished structures totaled 117,000 s.f.

d. Will any existing structures be demolished?

No

e. What is the current zoning classification of the site

BR - GC

f. What is the current comprehensive plan designation of the site?

General Commercial

g. If applicable, what is the current shoreline master program designation of the site?

N.A.

h. Has any part of the site been classified as an "environmentally sensitive" area?

No

I. Approximately how many people would reside or work in the completed project?

100

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Confirmed use is allowed in BR-GC Zone by review of City Code and discussions with City staff.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The buildings are 26 ft. tall. Exterior materials are glass (clear), aluminum composite wall panels and painted concrete.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

Building designs will comply with General Motors High Standards of Design & Materials. New landscaping will provide texture and color to the site.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Auto headlights may produce brief glare. Site lighting and building interior lighting may be visible from the street.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

Use anti-glare shielding on exterior site and building lighting.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Shopping and restaurants.

b. Would the proposed project displace any existing recreation uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, describe.

None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

c. Proposed measures to reduce or control impacts, if any:

None

14. Transportation

a. Identify public streets and highway serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Site is served by N.E. 20th St.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes. One bus stop to east at Acura dealership and one at neighboring property to west. South side of 20th locations unknown.

c. How many parking spaces would the completed project have? How many would the project eliminate?

About 590 stalls will be on-site. There are no parking spaces needed on site preproposal since site has been cleared of structures.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Improvements to street frontage will be required.

e. Will the project use (or occur in immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The demolished buildings produced about 1,336 trips per day. Proposal will produce about 2,131 trips per day. Peak volumes will be PM trips, 4:30 to 6:30.

g. Proposed measures to reduce or control transportation impacts, if any:

Encourage employees to use transit or rideshare.
Transportation impacts from proposal will be less than impacts from recently demolished business park.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Not likely as these dealerships replace current Cadillac and Chevrolet/GMC dealerships on 116th Ave. N.E., so employees will just shift job locations.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No special measures.

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system*, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City utilities are available in the street.
PSE provides power and gas.
Refuse service by City. Phone service provider is variable.

c. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: LANCE MUELLER
Architect & Agent for Owner

Date Submitted: 1/16/17

PARCEL A:

THE EAST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 314 FEET THEREOF.

EXCEPT THE SOUTH 30 FEET THEREOF AS CONVEYED TO KING COUNTY FOR ROAD BY DEEDS RECORDED UNDER RECORDING NUMBERS 2590965 AND 2592628;

ALSO EXCEPT THE NORTH 12 FEET OF THE SOUTH 42 FEET THEREOF AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6236702.

PARCEL B:

THE NORTH 314 FEET OF THE EAST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONDEMNED FOR HIGHWAY PURPOSES UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 729731.

PARCEL C:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY;
THENCE NORTH 00°56'02" EAST, 335 FEET;
THENCE SOUTH 88°22'49" EAST, 163.33 FEET;
THENCE SOUTH 00°52'53" WEST, 122 FEET;
THENCE NORTH 89°07'07" WEST, 25.43 FEET;
THENCE SOUTH 00°52'53" WEST, 94 FEET;
THENCE SOUTH 89°07'07" EAST, 25.43 FEET;
THENCE SOUTH 00°52'53" WEST, 119 FEET;
THENCE NORTH 88°22'49" WEST, 163.64 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM THE SOUTH 30 FEET AS CONVEYED TO KING COUNTY FOR ROAD BY DEED UNDER RECORDING NUMBER 2590965;

ALSO EXCEPT THE NORTH 12 FEET OF THE SOUTH 42 FEET THEREOF AS CONVEYED TO KING COUNTY FOR ROAD BY DEED UNDER RECORDING NUMBER 6236702.

PARCEL D:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 00°56'02" EAST, 335 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°22'49" EAST, 181.69 FEET;
THENCE NORTH 00°27'03" EAST TO THE SOUTH MARGIN LINE OF SR-520, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 7101250064;
THENCE WESTERLY ALONG SAID MARGIN LINE TO A POINT BEARING NORTH 00°56'02" EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 00°56'02" WEST TO THE TRUE POINT OF BEGINNING.

PARCEL E:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 00°56'02" EAST, 335 FEET;
THENCE SOUTH 88°22'49" EAST, 163.33 FEET;
THENCE SOUTH 00°52'53" WEST, 85 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°52'53" WEST, 37 FEET;
THENCE NORTH 89°07'07" WEST, 25.43 FEET;
THENCE SOUTH 00°52'53" WEST, 94 FEET;
THENCE SOUTH 89°07'07" EAST, 25.43 FEET;
THENCE SOUTH 00°52'53" WEST, 77 FEET;
THENCE SOUTH 88°22'49" EAST, 166.08 FEET TO THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH ALONG SAID EAST LINE 208 FEET TO A POINT BEARING SOUTH 88°22'49" WEST, 166.08 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL F:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 0°56'02" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 335.0 FEET;
THENCE SOUTH 88°22'49" EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 181.69 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°22'49" WEST 18.36 FEET;
THENCE SOUTH 0°52'53" WEST 85.00 FEET;
THENCE SOUTH 88°22'49" EAST 166.08 FEET TO THE EAST LINE OF SAID SUBDIVISION;
THENCE NORTH 0°52'53" EAST ALONG SAID EAST LINE TO THE SOUTH LINE OF SR 520, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 7101250064;
THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT WHICH BEARS NORTH 0°52'53" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°52'53" WEST TO THE TRUE POINT OF BEGINNING.

PARCEL G:

THE WEST HALF OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 314 FEET THEREOF;

EXCEPT THE SOUTH 30 FEET THEREOF AS CONVEYED TO KING COUNTY FOR ROAD BY DEEDS RECORDED UNDER RECORDING NUMBERS 2590965 AND 2592628;

ALSO EXCEPT THE NORTH 12 FEET OF THE SOUTH 42 FEET THEREOF AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 6236702.

PARCEL H:

THE NORTH 314 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONDEMNED FOR HIGHWAY PURPOSES UNDER KING COUNTY SUPERIOR COURT CAUSE NO. 729731.

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON.

1 VICINITY MAP
SCALE: N.T.S.