

*Office Memorandum* • UNITED STATES GOVERNMENT

TO : (1) Mr. Mason, Budget Staff  
(2) Mr. Chandler, Logistics Office

DATE: 21 May 1956

STAT FROM :  (Col. Grogan's office) *WJZ*

SUBJECT: "Public Comment on the New CIA Building, 1955-56," attached

For your information, attached is a copy of our analysis of press and Congressional comment on Langley and the new building, prepared for background use in the pending hearings.

STAT I have sent the original copy to , who I understand is assembling material for the Director's reference book; and another thermo copy to Col. White and Mr. Paul.

## PUBLIC COMMENT ON THE NEW CIA BUILDING, 1955-1956

May 19, 1956

Langley "Threatened" as a Park Area

Roger Fisher, Langley civic leader, alleged in July 1955 that if CIA were to move to Langley, the U.S. will "lose" the park land there, and said that the move will "destroy potential park lands, badly needed in northern Virginia." (Senate Appropriations Committee hearings, p. 263.) Earlier, on April 13, 1955, without indicating that only a fraction of the 750 acres were involved, the New York Times editorialized that the Langley site could "alternatively" be "turned into a fine park area." More recently, in a speech on Feb. 6, 1956, Frederick Gutheim has again criticized CIA for invading an area "dedicated to conservation and park uses."

From the beginning, the DCI indicated that only a fraction of the Government reservation at Langley was involved. In June and July 1955 he indicated that 100 acres would be ample, in hearings before the Senate Armed Services Committee (p. 541) and the House Appropriations Committee (p. 173); and on July 15, 1955, he spoke of 100 acres out of "300 acres" belonging to the Bureau of Public Roads (Senate Appropriations Committee testimony, p. 293). On Nov. 4, 1955, the higher figure of 110 acres (of the total tract of 750 acres) was given out by Gilmore Clarke, in testimony before the NCPC (p. 126). The need for enough acreage for parking and for a security perimeter around the building were discussed by the Director before both the House and Senate Appropriations Committees, in June and July 1955 (cited above).

CIA's "Impact" on Langley's Semi-Rural Community

Roger Fisher, Frederick Gutheim, and others have also criticized the "threat" to the semi-rural, low-density zoning situation in Langley involved in CIA's projected move to that community. The Director

assured the NCPC, in a letter on Jan. 23, 1956, that he foresaw no commercial development in that community because of CIA, because CIA would have its own "attractive cafeterias," and 75% of CIA's daily automobile traffic would enter the reservation from the Parkway side. If Langley were built up residentially, he added, it is because the community is so close to Washington, and its utilities are being improved under plans which were made "long before" CIA thought of going out there.

Gilmore Clarke told the NCPC (Nov. 4, 1955, p. 126 of testimony) that CIA will have "the least impact upon the surrounding areas of any government development within the environs of the District of Columbia."

On the zoning situation, the NCPC recommended, in its final report of March 2, 1956 (pp. 8-9), that (1) CIA should enter into "a form of agreement or memorandum of understanding" as to "the policies of mutual concern that will be followed and financial responsibilities undertaken," in order "to control the character and the extent of development (of the Langley community) ... as a result of the CIA installation"; and (2) CIA should "impress upon the county authorities its desire and expectation of maintaining the low-density character of the Langley area through immediate adoption of the county's comprehensive land-use plan."

#### CIA Employee Housing near Langley

Roger Fisher attacked CIA, in July 1955 (Senate Appropriations Committee hearings, p. 258), by alleging that CIA had an annual turnover of personnel of 70%, which would result in more and more employees moving to Langley eventually, and he warned against a "big Government housing project of chicken-coop type houses that would deteriorate land values" (pp. 252-253). The Senate Committee recognized that this project, unlike many military installations throughout the U.S., CIA

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not require any Government housing project. <sup>(edit)</sup> The NCPC minority report on March 2, 1956 (p. 4), said that the fact (?) that only 1/8 of CIA's employees own their own homes proves that there will be "economic pressures" for large apartment developments after CIA locates at Langley.

The Director told the NCPC (on Nov. 4, 1955, in hearings, p. 134) that there were "very, very few/who (employees) could pay the prices that the land in this area of Langley will bring"; and on January 23, 1956, he pointed out, to the NCPC Chairman, the "basic inconsistency" between the prediction of a major migration to Langley, on the one hand, and the warnings (by the same critics) that highways and bridges must be improved in order to carry employees to work from their present homes.

Various figures on housing of CIA personnel have appeared in the press during the Langley site controversy. Senator Butler of Maryland said (on April 20, 1955) that 50% of them lived in N.W. Washington and Montgomery County, and 30% in Virginia. Mr. Gingery of the National Capital Regional Planning Council has said (at the NCPC hearing, Nov. 4, 1955) that 39 to 41% live in Montgomery County, and 15% in Prince Georges County. Col. Thomas H. Hunter (in the NCPC report of D.C. 9, 1955) said that 19% live in Prince Georges County and Eastern Washington, and "others" (percentage not specified) in North Washington and Silver Spring.

#### Threatened "Overcrowding" of Schools Near Langley

The McLean Citizens Association said, on March 23, 1955, that 10 more schools would be needed if CIA employees <sup>and</sup> are re-located in Langley.

Paul C. Watt, Director of the NCPC, predicted (in a memorandum of April 1, 1955, printed later in the Senate Appropriations Committee hearings, July 19, 1955) p. 200 that CIA's installation would bring 4,300 additional

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by 1965, requiring 5 new elementary schools and 1 new high school. Roger Fisher (ibid., p. 261) accused CIA's Langley project of "disrupting" Fairfax County's Schools; "the additional population brought in by CIA would include enough school-age children to fill at least 3 more schools in the immediate area, and 6 in the whole county."

#### George Washington Memorial Parkway Extension

The Government has already acquired rights-of-way from Spout Run to the Arlington-Fairfax line, it was said on April 1, 1955, by Paul C. Watt of the NCRPC (otherwise critical of the site), but he warned (on July 15, 1955) that funds to purchase the rest, although available, might not be sufficient "because of speculative raises in land values." (Hearings before the Senate Appropriations Committee, p. 267.) Similar warnings were expressed by Max S. Wehrly, <sup>chairman</sup> of the NCRPC committee that was reviewing the site, on April 7, 1955 (ibid., p. 273). On June 23, 1955, Col. White (CIA) told the House Appropriations Committee (hearings, p. 173) that rights-of-way beyond Chain Bridge remained to be acquired.

Extension of the Parkway beyond Langley to Cabin John Bridge ~~was~~ endorsed by the NCRPC in its final report of March 3, 1956, and earlier by the NCRPC.

#### State and Local Access Roads Near Langley

There have been conflicting reports in the press as to whether road-improvement commitments have been obtained by CIA from State, local, and Federal authorities. (1) On the widening of Route 123, the Washington Post said (June 2, 1955) that the State of Virginia has no funds for improvements, and this view was repeated on July 15, 1955, by Armistead Boothe, Senator Elect to the State Assembly from Alexandria (and partial

to the Winkler tract). On March 30, 1956, it was reported from Richmond that Virginia had earmarked \$200,000 for 1956-57 to widen the road.

(8) The question who will pay for the Chain Bridge improvement "remains unanswered," the Washington Star said on April 1, 1956; the D.C. Highway Department has "no immediate plans" for it.

Both the NCRPC, on Dec. 9, 1955, and the NCPC, in its final favorable report on March 2, 1956, endorsed the following road and bridge improvements as necessary to the CIA building: (1) the GW Parkway, first to Langley and then to the proposed Cabin John Bridge; (2) widening of Route 123; (3) improvement of North Glebe Road, Arlington; (4) Chain Bridge widening; (5) improvement of D.C.'s access streets to Chain Bridge--Canal Road and Weaver Place; (6) Cabin John Bridge; and (7) the segment of the "outer circumferential" or belt highway joining Route 7 and U.S. 240, via Cabin John Bridge. CIA was urged to "take the initiative" to advance the priority on these latter projects by "endorsing Federal aid to this end."

The anti-CIA spokesman in Langley, Roger Fisher, did not object to these road improvements, in his various presentations, but said that they were not extensive enough; see, for example, his testimony before the Senate Appropriations Committee, July 15, 1955.

#### Water-supply and Sewerage Facilities at Langley

Facilities are adequate for CIA, the Fairfax County Planning Commission assured the NCRPC on Dec. 8, 1955. The Wehrly committee of the NCRPC questioned (on Dec. 9, 1955) whether the new Pissit Run sewerage installation, planned for 7,500 additional persons, is adequate for CIA. Gilmore Clarke, CIA consultant, said that CIA's employees were, after all, only an "8 or 10 hour a day population," while facilities were built for 24-hour use. (Testimony before NCRPC, Nov. 8, 1955.)

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The NCPC, in its final favorable report, March 2, 1956, said that the water supply and sewerage problems have been "solved" by CIA, but that there remained the "unresolved problem" of "services to any areas that may develop ahead of scheduled improvements due to the CIA installation."

#### Size of New CIA Building

The Washington Post, in particular, has regularly referred to the CIA project as the "Little Pentagon" or the "Junior Pentagon," in the past year or more. The N.Y. Times, however, pointed out (Dec. 12, 1955) that if the CIA building were to become the second largest Federal office building, it would have less than 1/3 the capacity of the Pentagon. Roger Fisher, Langley critic, alleged on July 15, 1955 (Senate Appropriations Committee hearings, p. 255), that CIA's building would be able to house "16,000" people (computed by him from the figure of 16,100,000 square feet, at 100 square feet per person at "maximum" efficiency), and that the new building would be the 2nd largest Federal office building, 1/2 times larger than Justice, 6 times larger than the "new" State building (i.e. the present bldg?), 3 times the Commerce building, and 1/2 the size of the Pentagon.

The new planned State Department building will, however, be the "biggest U.S. office building anywhere except for the Pentagon," said Architectural Forum, May 1956; and another source indicated that the Army's new Records Center at St. Louis, while not primarily an office building, will be the second largest U.S. building.

#### Size of CIA Staff in the New Building

The House and Senate Appropriations Committees, in June-July 1955, questioned the Director on this point, and various personnel

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strength figures were supplied to them in Executive Session by CIA. Congressman Scrivner and Senator Stennis both questioned the need for the present strength levels (pp. 442, 450-51 of the confidential testimony), and Mr. Scrivner expressed the hope that a cut of between 25% and 40% might be possible when CIA's headquarters personnel are efficiently brought together in a single building (p. 171 of printed testimony): "it was not just the custodial (personnel) and guards and couriers, but it was going to enable you to do much more work so much better with so many fewer people that the sheer savings of people alone, and not the cost of maintenance and all that, would pay for itself--just a matter of a few years."

#### Estimated Cost of New Building

Until March 1955 the newspapers regularly used the figure of \$38 millions (as developed and authorized in 1951), and in April 1955 the figure of \$50 million was introduced in the press. The Director told the Senate Armed Services Committee, on June 7, 1955 (p. 541) that the increase represented two things; (1) "a more realistic analysis of our space requirements which will show that we need additional square feet over ... 1951," reflecting "increased duties ... placed upon us, and realistic planning I think for the future," and (2) a 17% rise in building costs since 1951.

On June 23, 1955, Mr. Deane of the House Appropriations Committee asked the Director (p. 181 of the printed hearings) whether \$50 millions was really adequate: "Would you need to come back to Congress for more money?" The Director replied: "No sir, short of a vast change in building costs. If there was a tremendous increase in building costs, that is something which I cannot predict."

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Square-foot costs as revealed to the House Appropriations Committee on June 23, 1955, were: \$19.03 per square foot (tabulation, p. 172 of printed hearings); and \$19.52 (orally by Col. White, p. 176); compared to \$36 per square foot if the State Department building were re-built today.

### Architectural Features

Congressman Mahon (House Appropriations Committee, June 23, 1955) expressed the hope that CIA would build "a down-to-earth, minimum-type building and not a show place," and Congressman Scrivner (ibid.) hoped that the civil-defense authorities would not force CIA to accept some its "silly" requirements, which have added from 15% to 35% to building costs, he said.

The Director was quoted (Washington Post, Nov. 30, Dec. 3, 1955) as favoring "a group of college-type buildings, each surrounded by woods and each with its own parking area." This concept was ridiculed by Roger Fisher: Mr. Dulles, he said, is "enticing a superior grade of employees by offering them a campus with a river view ... a strange notion as to what makes a good Government servant" (Wash. Post, March 8, 1956).

### Timing of Construction Contracts

About 8 months will elapse, after the appropriation is approved, before CIA can get our plans and are able to let contracts," the Director told the House Appropriations Committee on June 23, 1955 (Hearings, p. 177). He later wrote Congressman Mahon, June 24 (ibid., pp. 178-179) that "we expect to complete our drawings and specifications and to award a contract within 9 months after Congress gives its approval" (that is, approval to the use of CIA unobligated funds for the entire sum of \$50 millions).

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CIA vs. PBS vs. Corps of Engineers

Senator Case asked the Director on June 7, 1955, whether he planned to use the Corps of Engineers, or the Public Buildings Service to manage the construction of the new building. Col. White replied: "We had expected to do it in conjunction with the Public Buildings Service. We plan to work it with them and not with the Corps of Engineers." (P. 548 of printed hearings of Senate Armed Services Committee).

Drew Pearson alleged on October 26, 1955, that Peter Strobel (head of PBS/GSA, until recently) had recommended an architect to CIA from among his clients, and that PBS and CIA were "disputing" as to which of them will oversee the construction work. (Later, however, he did not report the agreement arrived at between CIA and GSA.)

The Architectural Forum in May 1956 alleged, in headlines, that GSA had "won battle with CIA," behind the scenes, to have charge of the design and construction of the Langley building, and that CIA had "lost out" in asserting its prerogative "as a special 'security' agency comparable to the AEC."

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MEMORANDUM FOR: Deputy Director (Support)

11 MAY 1956

SUBJECT: Space Reduction in the New Building

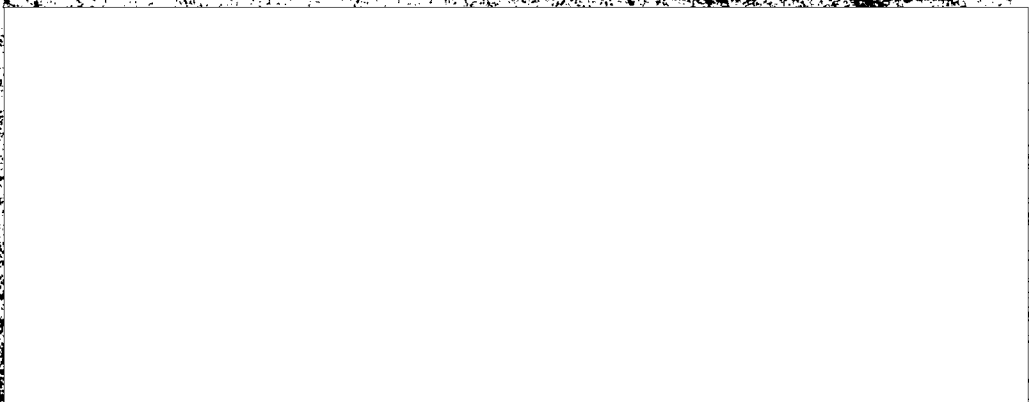
1. The Liaison Officers have submitted a list of the units within their components that might remain in the District of Columbia to accomplish a reduction of Agency space to be provided in the new building.

2. The personnel and space totals which appear on the 10 October 1955 Building Planning Staff "Spread Sheet" for these units have been used as the basis of the attached chart. The reduction of 309,721 square feet of net Agency space and 1,100 personnel, as shown on the chart would revise "Spread Sheet" totals as follows:

	Personnel	Area
"Spread Sheet"		
Reduced Totals		

Space for Auditoriums, Exhibits, Hall of Honor and Pistol Range will not be provided in this reduced program. It should be noted that the personnel figure of [ ] shown for DD/P does not agree with the [ ] figure furnished by the DD/P Liaison Officer as a projected personnel total for these TSS elements. The [ ] figure used on the chart is the personnel figure representing a projected increase for those TSS elements which appear in the 10 October compilation.

3. The present location of all units shown on the chart together with comments as provided by the DD/I and DD/S Liaison Officers are as follows:



DD/P HEAD

STAT

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ILLEGIB

(Continued)

Logistics

Printing Services Division - [redacted] Quarters Eye

"The Printing Services Division now located at [redacted] can remain at that location in the interest of saving space in the new building. It is hoped that this organization can be placed in the new building at a later date in order that the time element utilized in transportation of requisition and finished work can be materially reduced."

"The Government Printing Office (Basement of Admin. Building) serving the Office of Basic Intelligence can also remain outside the new building as it is contemplated that OBI will also remain in its present location."

Real Estate & Construction Div. - Alcott Hall, Quarters Eye

"The majority of this Division can function adequately by remaining outside the new building. The only section that will go to the new building is telephone section consisting of approximately [redacted] people now in the Admin. Building."

DDI

OO

AD/O and Sovnat - 1717 H Street

"Assistant Director, Operations, would wish to remain in town if any two of his three divisions remain."

DBID - 1717 H Street

"While contact with other Agency units is generally by phone and messenger service rather than in person, both administration and support will be more difficult in this unit is isolated."

Contacts - 1717 H Street

"Units of this Division furnish support, based on personal discussions, to various units in DD/P and DD/I. Its officers will spend much time on buses if it is separated from supported units."

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