

NCPC No. 2  
16 DEC. 1955 - 16 JULY 1956

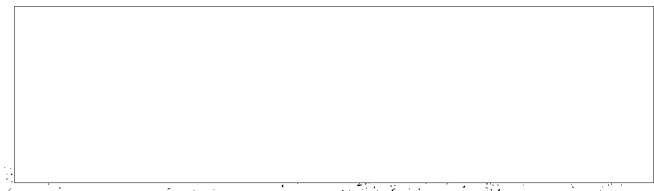
JOB NO. 78-04506A

BOX NO. 3

FOLDER NO. 2

TOTAL DOCS HEREIN 1

ADMINISTRATIVE #2 (LOCATION NEW  
HQ'S (LID))



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6 Dec 1955

Ltr to Clarke & Rapuano from L. K. White, re: report of NCRPC and asking for additional information they could supply.

7 Dec 1955

Ltr to Mr. Bartholomew from L. K. White stating receipt of unsolicited letter from four members-elect of Board honoring commitments previously made.

Ltr to Mr. Massey from L. K. White acknowledging receipt of letter from four members-elect.

9 Dec 1955

Ltr to Mr. Clarke requesting comments on enclosed copies of ltr from L. K. White to Gen. Lane; ltr from L. K. White to Mr. Bartholomew and three letters regarding maintenance of Fairfax County Master Planning. Also copies of Primary Factors affecting decision to locate at Langley.

9 Dec 1955

Ltr to Mr. Bartholomew transmitting copies of General Lane's letter with Origin of Automobiles by Zone and Map.

14 Dec 1955

Letter to Mr. Bartholomew from L. K. White forwarding copies of correspondence with Clarke and Rapuano.

16 Dec 1955

Letter to Director from Mr. Bartholomew  
Advising adverse action by Commission (6 to 5) *based on*  
Enclosing Commission Subcommittee report (2 to 1 *adverse*)  
NCRPC favorable recommendations (5 to 3)  
Tab F is the transcript of NCRPC meeting

23 Jan 1956

Letter to Mr. Harland Bartholomew from DCI asking reconsideration of approval for Langley site.

27 Jan 1956

Letter to Mr. Dulles from Mr. Bartholomew acknowledging receipt of 23 Jan letter.

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IN

6 Feb 1956

Letter to Mr. Dulles from Mr. Bartholomew advising of reconsideration and approval of the Langley site.

9 Feb 1956

Letter to Mr. Bartholomew from DCI, acknowledging receipt of February 6 letter.

2 Mar 1956

Letter from Mr. Bartholomew to DCI enclosing final report prepared by the NCPC Committee.

5 Mar 1956

Letter from DCI to Mr. Bartholomew acknowledging receipt of 2 March letter.

21 Mar 1956

Memorandum for the record - meeting with Mr. Nolen regarding use of CIA appropriation for survey and acquisition of right-of-way for the Parkway.

15 June 1956

Memorandum for the Record - NCPC 14 June meeting regarding release for CIA use of National Park Service access road from Route 123. A copy of the NCRPC Committee report, dated May 29, as presented to the Planning Commission, is attached.

16 July 1956

NCPC July 16 Report to Senator Chavez re sites in the District of Columbia.

Undated - Received BPS 15 September 1956

Letter from Mr. Bartholomew requesting transfer of funds for acquisition of lands - within GWM Parkway between Spout Run and Leiter Estate.

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NATIONAL CAPITAL PLANNING COMMISSION

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Washington 25, D. C.

December 16, 1955

Mr. Allen W. Dulles  
Director  
Central Intelligence Agency  
Washington 25, D. C.

Dear Mr. Dulles:

In accordance with the provisions of Public Law 592, 82nd Congress, approved July 19, 1952, the National Capital Planning Commission has considered your proposal to locate the Central Intelligence Agency headquarters at Langley, Virginia, and has approved for transmittal to you the enclosed report and recommendation which have been prepared by a committee of the Commission.

The Commission also transmits herewith the report and recommendations of the National Capital Regional Planning Council with which the Commission has advised and consulted, together with statements received from the local planning agencies.

In view of the fact that the Commission's recommendation is adverse to the proposal of the Central Intelligence Agency, the law provides that if you do not concur, the agency "shall advise the Commission, with its reasons therefor and the Commission shall submit a final report."

I want to take this opportunity to express, on behalf of my associates on the Commission and of the staff of the Commission who have been working with your representatives, our very sincere appreciation of the cordial cooperation which has been extended during the various studies that have been made.

Sincerely yours,

/s/

Harland Bartholomew  
Chairman

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REPORT AND RECOMMENDATION OF THE  
 COMMITTEE OF THE NATIONAL CAPITAL PLANNING COMMISSION  
 ON THE  
 PROPOSAL TO LOCATE CIA HEADQUARTERS AT LANGLEY, VIRGINIA

Your Committee, composed of Messrs. Norton, Remon and Owen, has reviewed the report of the National Capital Regional Planning Council following its meeting of December 5, 1955, at which meeting they considered the proposal to locate the Central Intelligence Agency Headquarters at Langley, Virginia. Your Committee has also reviewed the reports of the Council's staff and representatives of its members jurisdictions, the report of the consultants to the Central Intelligence Agency, and a voluminous amount of correspondence from interested parties, both for and against the Langley location.

The Council in its report approved the Langley site by a vote of 5 to 3. Following the Council's action favoring the selection of the site, it unanimously adopted a resolution requesting the CIA, in the event that it does locate at Langley, to obtain authorization and appropriations from the Congress for certain specified improvements, which in the opinion of the Council will be needed at the time the CIA headquarters is opened at Langley, as follows:

"RESOLVED, That the Council request that the  
 Central Intelligence Agency, in conjunction with its request  
 for appropriations, ask for authorization and appropriations  
 for the improvements not yet committed which are related to

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this development as described in the report of its  
Director:

Chain Bridge widening along with Canal Road  
and Weaver Place improvement; Virginia Route 123 - Park-  
way to Chain Bridge; Glebe Road - Lee Highway to Chain  
Bridge; Parkway to Cabin John Bridge, including Cabin  
John Bridge; George Washington Memorial Parkway - Mary-  
land side; Outer Belt - Route 7 in Virginia to U. S. 240  
in Maryland."

After careful consideration of the report of the Council and  
other documents on file with this Commission, a majority of the  
Committee, Messrs. Norton and Owen, recommend that the National  
Capital Planning Commission do not approve the location of the CIA  
Headquarters at Langley, Virginia. Mr. Remon favors its location  
at Langley.

In arriving at its recommendation, your Committee gave careful  
consideration to many things, including the following:

1. The present character of the development in the Langley  
area.
2. The probable impact of the CIA on that community.
3. The accessibility of this location by roads - present and  
promised.
4. Impact on local transportation while construction of  
building is in progress.
5. Costs of roads, bridges, and other facilities necessary to  
make the Langley site usable.

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6. Water availability.
7. Sewage facilities - present and proposed.

1. Present character of the area.

This is now a highly desirable residential area containing, for the most part, a high grade type of home on lots of good size up to what is sometimes referred to as estates. It is the hope of a very large segment of the population that this character of improvements may be maintained. In short, it is now a community of low density, single family homes.

2. Impact of C. I. A. on the Community.

It was felt by a majority of your Committee that the placing of the C. I. A. Headquarters at Langley would constitute a serious variance from the master plan of this Commission.

E. S. Draper, Planning Consultant, says:

"To drop a 'Little Pentagon,' employing upwards of 10,000 to 15,000 people in this area would eventually disrupt the entire community and require residential densities of land use and commercial development of a nature not dreamed of when the long range plans for the development of Fairfax County were drawn up. The cost of utilities to serve a non-tax paying governmental development of the size contemplated, and resultant

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rise in land values, would force zoning and regulatory changes to permit high cost improvements, residential and commercial, in order that tax increases would be sufficient to carry the burden of improvements. This is inevitable."

According to the Clarke and Rayano report, only 12% of the employees of C.I.A. own their own homes. This means that approximately 8,750 of them have no roots deep in the soil where they now live and it is only natural to expect them to gravitate toward their place of employment. Each new inhabitant brings other service people. Thus, a decided increase in population of a more or less spontaneous character, is inevitable with accompanying commercial installations, stores, shopping centers, garages and service facilities of all kinds. These developments bring heavy pressures on zoning boards for changes of zoning. It is estimated that the present population of a little over 13,000 will increase by 1965 to over 35,000 if C.I.A. goes to Langley, and to 50,000 to 60,000 in another ten years.

This Langley area is a highly desirable home neighborhood. Mr. Draper says, "C.I.A. cannot build on this admittedly beautiful tract of land and expect the countryside to retain the open character which makes the site so attractive."

The 1950 master plan provided for a wedge to the Northwest of Washington, including the Langley area and the Potomac River Valley to be an area of low to medium density population for the protection of the Washington water supply and the prevention, as

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far as possible, of the pollution of the River, as well as to stabilize the land use plan.

No master plan has been adopted by Fairfax County to protect or to stabilize the future character of the Langley area. Its present zoning, we are informed, is susceptible to successful downgrading by determined speculative interests.

To locate an employment center of the projected magnitude of the C.I.A. Headquarters in the Langley area would be to stimulate urban developments with explosive and detrimental force in violent conflict with the 1950 master plan.

### 3. Accessibility by roads - present and promised.

This site is served by two narrow, poorly graded, country roads. It is conceded that vast road and bridge improvements, with correspondingly large sums of money is necessary to provide access to the site.

Elebe Road must be widened from the Lee Highway to Chain Bridge, a distance of three to four miles, at a cost of approximately \$1,330,000.00.

Route 123 must be widened and rebuilt to four lanes from Chain Bridge to Langley, at a cost of approximately \$1,100,000.00.

Route 193 will need improvement, the cost not known.

George Washington Memorial Parkway must be built from Spout Run to Langley, to cost \$8,500,000.00, and later to Cabin John Bridge, when built.

<u>Chain Bridge</u> must be widened or rebuilt.	) Cost approximately
<u>Canal Road</u> must be rebuilt and widened.	
<u>Weaver Place</u> must be rebuilt and widened.)	
	\$2,250,000.00

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These are absolutely minimum requirements for access from nearby.

Mr. Charles M. Upham, Consulting Engineer, says:

"The highway improvements now scheduled for this area over the next ten years will be inadequate to serve this installation even if they were all completed concurrently with the completion of the building itself."

A part of these improvements are within the District of Columbia, namely, Chain Bridge, Canal Road, and Weaver Place. A committee of the Washington Board of Trade only a few days ago passed a resolution which stated in substance that without regard to where the C.I.A. would be placed, the people of the District should not be saddled with any part of the cost of making it accessible.

In addition to the above minimum requirements, it is proposed to accelerate the construction of the Maryland-Virginia Belt route, including a bridge at Cabin John, in order to make the Langley site more accessible. It has been estimated that the cost of Cabin John Bridge may run to \$12,000,000.00, and the Outer Loop to several million more.

#### 4. Costs.

It is the feeling of the majority of your Committee that the expenditure of the vast sums of money necessary to make Langley accessible is out of all proportion to the result to be attained.

Some have estimated the minimum requirements referred to as costing between 12 and 15 million dollars while the addition of the bridge and connecting roads may run the costs to many times that

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figure.

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All these improvements must be paid for and there is no other way than through the medium of taxes, unless these facilities are provided at the expense of the Government.

The report of the previous Committee of this Commission on the C.I.A., dated April 7, 1955, pointed out the various roadway needs. Their recommendation was as follows:

"That the CIA application to use the site near Langley, Virginia, be approved with the understanding that this development would require Federal assumption of collateral costs to make the installation operable and that a radical change of land use in the area will be entailed."

To this date, this Commission has received no advice whatever from the C.I.A. or any other source that an effort has been or will be made to have the Federal Government assume these costs. The report of the Regional Planning Council, previously herein referred to, approves the Langley site then followed that approval with a "request" that the C.I.A. seek appropriations from the Government to pay for all of the improvements and facilities enumerated, including Cabin John Bridge, the Memorial Parkway on the Maryland side, and the Outer Belt Route 7, in Virginia. While their resolution uses the word "request", the implication seems to be that the request becomes, in reality, a condition precedent to approval of the site.

5. Impact of local transportation during construction of the CIA building. 008840100

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Every piece of material that goes into the structures at



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Langley must be hauled over the roads, principally Route 123. Obviously, it will not be possible to rebuild Route 123 and carry the great amount of material necessary at the same time. Furthermore, what will this do to the traffic now using this road?

6. Water availability.

There is no sufficient water supply at the site now. However, we understand Falls Church will supply all necessary water.

7. Sewer availability.

We are told that a bond issue assures a sewage treatment plant on Pixmit Run, with the effluent running into the Potomac River below the new water supply intake.

This plant was planned to provide sewage disposal for 7,500 persons. It was planned with no thought of C. I. A., and before C. I. A. expressed any interest in the area. There are now over 13,000 people in the area. Of course, we have no way of knowing how many of them will be served by the sewage disposal plant.

Inasmuch as this facility was provided for prior to C.I.A. appearing in the picture, it is fair to assume that the authorities of Fairfax County thought 7,500 people would be served within a period of five years. Thus it is obvious that this plant will have become inadequate before completion if C.I.A. enters the picture with a possible 10,000 new customers, plus additional families who will come into the community by reason of the presence of C. I. A.

We are told that additional disposal facilities will be added as needed. Experience has taught us that opinions soon differ as to  
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 "need" when to meet that need much money must be provided.

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Every effort is, and should be made, to prevent pollution of the Potomac. Excessive sewage through inadequate facilities cannot help but add to pollution.

Recommendation.

After having given every careful consideration to all the factors involved, and having given due weight to the evidence and arguments presented at the various hearings before the commission, it is the recommendation of the majority of this Committee that the National Capital Planning Commission do not approve the location of the Central Intelligence Agency Headquarters at Langley, Virginia.

(Signed) C. McKim Horton  
C. McKim Horton

(Signed) John A. Remon  
John A. Remon

December 16, 1955

(Signed) Claude W. Owen  
Claude W. Owen

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**NATIONAL CAPITAL REGIONAL PLANNING COUNCIL**  
Established by the  
National Capital Planning Act of 1952  
7013 Interior Building  
Washington 25, D.C.

December 9, 1955

Mr. Harland Bartholomew  
Chairman  
317 North 11th Street  
St. Louis 1, Missouri

Dear Mr. Bartholomew:

Thank you for your letter of November 8, 1955, referring to the Council the proposed plan of the Central Intelligence Agency to select a portion of the land under the jurisdiction of the Bureau of Public Roads for the location of its headquarters office building.

After considering all of the facts and recommendations available, the Council recommended the selection of the Langley site for the use proposed by a vote of 5 to 3 with 2 refraining from exercising their voting prerogatives. To afford an opportunity to comply with the statutory requirement "that in the case of an action involving more than one jurisdiction, the negative votes of a minority of the Council shall be made a matter of record and shown on all plans adopted," those voting in the negative were Mr. Gutheim of Upper Montgomery County and Messrs. Walls and Reichalt, both from Prince Georges County, the former sitting from the Maryland National Capital Park and Planning Commission and the latter from the Board of County Supervisors of Prince Georges County. Voting in the affirmative were: Colonel Hunter, representing the Engineer Commissioner of the District, Mr. Brookfield from Fairfax County, Mr. Sox from Loudoun County, Mr. Gingery from Montgomery County and Mr. Graham from Falls Church sitting as an alternate in the vacancy from Alexandria. The comments made at the meeting of the Council by the various members are being extracted from the transcript of record and submitted to make clear any reservations or qualifications expressed and will be submitted as soon as available.

Following the Council's action favoring the selection of the site, it adopted a resolution requesting the CIA, in the event that it does locate at Langley, to obtain authorization and appropriations from the Congress for certain specific improvements which, in the opinion of the Council, will be needed at the time the CIA headquarters is opened at Langley as follows:

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**"RESOLVED, That the Council request that the Central Intelligence Agency, in conjunction with its request for appropriations, ask for authorization and appropriations for the improvements not yet committed which are related to this development as described in the report of its Director:**

**Chain Bridge widening along with Canal Road and Weaver Place improvement; Virginia Route 123 Parkway to Chain Bridge; Globe Road - Lee Highway to Chain Bridge; Parkway to Cabin John Bridge, including Cabin John Bridge; George Washington Memorial Parkway - Maryland side; Outer Belt - Route 7 in Virginia to U. S. 240 in Maryland."**

In an effort to give the fullest and most comprehensive consideration to the problems involved in the CIA proposal, the Executive Committee of the Council instructed me to request reports giving facts and recommendations from each of the local planning agencies or governing bodies represented on the Council and to seek advice from the District Engineers, Washington District, Corps of Engineers, U. S. Army, concerning problems confronting him on the Potomac River. Accordingly, consistent with the statutory duty of the Council to "promote collaboration and cooperation between the Commission and the Planning agencies of the environs", I made a request on behalf of the Council to each of the above referred to bodies as is set forth in an attachment hereto.

As requested, the Staff Director presented a report to the Council in which he analyzed in detail the contents of the various documents received from the local groups together with other data relevant to the problem. His report, with those of the local agencies attached thereto as appendices, is submitted herewith. At the request of the Council, the Director also submitted his conclusions and recommendations regarding the feasibility of the subject site, based upon his analysis. These are contained in the record of the Council's proceedings.

In transmitting the action of the Council to the Commission for its consideration, I am taking the liberty of adding certain observations and comments which should be considered my own and not necessarily those of the Council. I believe it is particularly important for the Commission to study carefully the comments made by the several members of the Council prior to the action taken in approving the Langley site as that would appear in several cases to qualify to a considerable degree the apparent unconditional approval indicated by the numerical vote.

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I would also like to point out that certain assumptions which appear to have been made in the Clarke report with relation to the adequacies of the access and certain facilities are open to serious question. I refer to the recommendation of the Clarke report for a 6-lane section of the George Washington Memorial Parkway extending from Chain Bridge to the site whereas plans have never called for more than four.

Further, the sewage treatment plant authorized for construction by Fairfax County in the Pimmit Run Valley prior to the advent of the CIA made provision for a maximum capacity of 7,500 persons in the first stage of construction. This was presumably designed entirely for residential connections. It would appear to me that a justifiable question can be raised regarding the adequacy of this initial installation to accommodate an office establishment of 10,000 or more persons without assurance that the plant will be enlarged to accommodate this unanticipated overload.

Sincerely yours,

Max S. Wehrly  
Chairman

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November 17, 1955

Mr. Keith Price  
Chairman  
Fairfax County Planning Commission  
Fairfax County Courthouse  
Fairfax, Virginia

Dear Mr. Price:

On November 4, 1955, the Chairman of the National Capital Planning Commission forwarded to the National Capital Regional Planning Council in accordance with P.L. 592, a report on the proposed location for a new headquarters at Langley for the Central Intelligence Agency upon which the Council's advice and recommendations were requested.

In order to implement the functions of the Planning Council in advising on the above mentioned report, the Executive Committee of the Council voted to request that all of the constituent jurisdictions represented on the Council who may be affected by the location of the CIA establishment be given the opportunity of reviewing the above mentioned report in terms of the effect its recommendations may have upon each jurisdiction in question. As the Langley site is within the boundaries of Fairfax County, the Executive Committee is aware that Fairfax County may be more directly affected in many of the elements involved than will other jurisdictions represented on the Council.

The Executive Committee feels that only in this way can the Council evaluate clearly the effect of the installation from the point of view of the metropolitan area as a whole.

Accordingly, it is requested that your body, in conjunction with the governing body of your jurisdiction, review the report in some detail, giving particular attention to the accuracy of statements of fact as they may affect your jurisdiction, relative to

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major traffic arteries, the availability and adequacy of water supply, problems of sewage disposal, and timing of and responsibility for proposed projects and related factors treated in the report.

Under P. L. 592, the Planning Commission is required to report within 60 days following the presentation of any proposal such as that referred to above. As a prerequisite the Commission must obtain the Council's recommendations and that of the local planning bodies involved. In order for the Council to fulfill this requirements, it will be necessary to have your comments not later than Monday, November 28, so that this may be incorporated into a report to be presented to the Council at a special meeting to be held Monday, December 5.

While it is regretted that this time is necessarily short, it is our hope that you will be able to give us, in writing, as complete a statement on this matter as possible. All members of the Planning Council have been furnished copies of the CIA report and as the quantity is limited, your Council representative has been asked to share his copy with you.

If there are any further questions relating to this letter or the report on the CIA, it is suggested that you get in touch immediately with Mr. Paul C. Watt, Director of the National Capital Regional Planning Council.

Sincerely yours,

Max S. Wehrly  
Chairman

cc: Board of Supervisors  
Fairfax County Courthouse

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**STATEMENT OF REGIONAL COUNCIL MEMBERS  
RELATING TO THE LANGLEY PROPOSAL - DECEMBER 5, 1955**

**Statement of JOHN GRAHAM, JR., First Principal Alternate from Falls Church, sitting for Alexandria.**

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I have carefully studied the various reports and other items of information relating to this subject, and also I have attended meetings with CIA representatives, both open and closed.

In my opinion the subject divides itself into two categories: One relates to matters of safety and security both local and national; the other concerns itself with planning.

The sole judge of the location of a permanent site for CIA, from the security angle, is the CIA itself. Their reasons for selection, both those made public by them and those of a confidential nature not able to be made public, determined their choice of this particular site; whether their reasons are valid or not is not debatable.

This agency represents the heart of our national security system and its requirements, whatever they may be, demand top consideration. Under present world conditions we cannot afford to short change an Agency concerned with adequate measures of national security.

CIA established particular requirements for a site. Among the advantages of the Langley site made public by the CIA are the following: The site is within a ten mile radius of and within 20 minutes by auto from the zero milestone in Washington.

Ample acreage is available, both for proposed buildings and for extensive parking space of autos for employees. The proposed site already belongs to the Federal Government, which eliminates the cost of buying private land for public use, thereby taking such land out of taxation.

The proposed location contains extensive acreage (749 acres) which means that only a minor part (140 acres) need to be used by CIA, permitting the actual project area to be centered within and well sheltered. It is a site not too removed from the present living of more than half of the employees.

It is in a more or less secluded area, not subject to ready disturbance. It is a country park-like site which tends to contribute to the health and morale of the employees. It is the preferred site from over forty other sites considered. And the building project from the architectural angle can be given a collegiate atmosphere advantageous to the area as claimed by the distinguished architect, Mr. Harrison.

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REP R A T I O N



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In addition to the above advantages, we were told in confidence of other advantages bearing on national safety and security which makes this site preferable to all others examined. It is not possible to expose these advantages here but the members of the Council recall the information given.

The second category of this subject concerns planning and I am thoroughly aware of its importance. I am conscious of the arguments brought up about the impact on present living in this area by implanting the CIA in this location. However the report of Clarke and Repuano indicates that the requirements of constructing adequate access roads and bridges as well as providing necessary water, sewer, electric and telephone can be satisfied.

As far as the impact on living in the area of the proposed site is concerned, this can be viewed as an adjustment similar to those adjustments now occurring in numerous suburban areas under development around Washington where sizable projects involving thousands of houses with shopping centers are now under construction and others projected for the near future. This proposal of CIA is a matter inviting good planning rather than a situation or crisis meriting opposition.

In evaluating the two categories of this subject: 1) the CIA's preference for the Langley site and 2) the problems of planning, we must I feel, give first consideration to the factor of national safety and security. This means approving CIA's preference for this site.

Since the establishment in a neighborhood of a federal agency of CIA's size and importance from a military point of view, does make exceptional demands on the neighborhood it is only right and fair that the federal government supply financial assistance, if needed, for the construction of adequate access roads and bridges. This type of project which directly involves national safety and security is actually not different from the construction of a vital military installation requiring the investment of federal funds as necessary.

Statement of COLONEL THOMAS B. HUNGER, Alternate for Brigadier General Thomas A. Lane, Second Vice Chairman, National Capital Regional Planning Commission.

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We have jotted down here some of the points that we think should be considered in connection with this site at Langley.

First, we would like to point out that it violates prior planning for low density in this area.

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Number 2, it anticipates the future highway and other development which may well delay the construction and effective use of the facility.

Number 3, It creates new traffic requirements above Key Bridge which will modify bridge requirements in that area and Federal funds should be provided to meet the need.

Number 4. It will require approximately 19 percent of the employees now living in Prince Georges County and Eastern Washington to relocate their homes presumably in the Langley area in order to maintain acceptable commuting requirements.

Other employees in northern parts of Washington and Silver Spring will also be required to move, possibly migrating to the Langley area.

Number 5. However, although there are other more suitable sites which appear to be available for the project, the considerations outlined do not require prohibition on this project but rather a warning to the Agency (CIA) of the difficulties to be anticipated in its development.

The Federal Government must be prepared to supply all necessary future requirements which are not in fact supplied by the several local jurisdictions concerned as promised here.

We in the District of Columbia do not feel that the setup of the District of Columbia should be required to supply these other requirements which may be later found to be necessary.

Statement of JOHN BUCKFIELD, Member from Fairfax County.

Mr. Chairman, you have a report from the Fairfax County Planning Commission on file which I would like for you to consider as a part of my report, as I am a member of that Planning Commission, and signed my name to it. However, I do have an additional statement which I would like to make at this time.

The representatives of the Central Intelligence Agency and the report of the consulting engineers have set forth in no uncertain terms the need for a CIA headquarters and the unusual suitability of the Langley site for such an establishment. After hearing Mr. Dulles explain the reason and need, and convinced -- I am convinced that this is a case where patriotism should be placed up above profit.

It is the consensus of opinion on a large majority of citizens of Fairfax County, with whom I have discussed the subject, that the location in Langley will be of benefit to the county especially the area surrounding Langley and McLean.

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The Planning Commission approved the site. The Board of County Supervisors also, and promised to furnish the necessary sewage, lines and disposal facilities.

The City of Falls Church will provide water.

The Governor of Virginia and the Highway Department have promised to build necessary access roads and to start extension of other roads.

Congress has approved and appropriated the funds if the Langley site is chosen.

It is my considered opinion that the location of the CIA at Langley will be of immense value to Fairfax County and surrounding areas. Extension of the George Washington Memorial Parkway will give hope that it will eventually be completed. I unhesitatingly recommend approval of the Langley site.

Statement of WILLIAM J. COX, representing Loudoun County, Virginia

I think we need to keep in mind and I do not believe it has been kept in mind the separation of the problem here.

There has been a good deal of talk of low density here. It seems to me to be a rather distinct problem from the problem of whether the CIA locates in Langley or elsewhere.

The CIA's action does not of itself necessitate any increase in the population of the area surrounding Langley.

It will give pressure to the increase of the density of the population in that area in proportion to the means of access in the Langley site which are inadequate.

Nevertheless, the final control of the population density rests with the Board of Supervisors of Fairfax County.

First, there is the problem of locating the home for the CIA, and secondly, the problem of preserving the low density of that area which is your aim, I think, and a proper and desirable aim of the Planning Council.

I had said already that the pressure for an increase in the density will be in direct proportion to the lack of suitable access to the site. If access is made suitable it would seem to me that should the supervisors of Fairfax County, advised by the Planning Commission of Fairfax County, desire to retain the present character of that area, there is no particular difficulty in doing it.

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The number of people who would be forced by circumstances of access to move into that area would apparently be quite small.

However, I do feel that access as provided by present planning is not adequate and if the Langley site is adopted I feel pretty safe in making the prediction that before very long, before it has been in use very long, the persons responsible for its satisfactory operation will also have to concede that the existing means of access, including those that are definitely proposed to be in existence by the time the building is completed and put in operation, are not adequate.

Any report that this Commission makes in respect to the Langley site I think should emphasize that fact because as I recall the original proposal for the location at the Langley site the Federal Government proposed doing very little to give access.

They have since been realistic enough to recognize the George Washington Memorial Parkway would have to be built to make the proposition tenable at all. I think they should recognize, too, that to avoid an undue disturbance or at least to avoid which might be an insurmountable pressure for living conditions, they have got to add substantially to the means of access that the Federal Government has so far accepted a responsibility for.

With that preamble, I think that the reasons that have been proposed by the CIA as leading them to the conclusion that the Langley site is the one they prefer to any other site are controlling reasons and I am in favor of the use of the Langley site.

Statement of DONALD H. GINGERY, Member from Montgomery County Regional District

Mr. Chairman, I, like some of the other commissioners, believe that this site is inadequate from the transportation standpoint.

However, I also believe that other sites that have been proposed are also inadequate. I would doubt that any site or very few sites could be selected where an installation of this type will be a Utopia.

I was a strong proponent for a site in Montgomery or Prince Georges County, Greenbelt in Prince Georges, and a site in the Cabin John Valley in Montgomery County for they, with existing facilities, in my opinion, would have been inadequate as Langley is inadequate, maybe not as much, but still inadequate.

However, I think that the location of the CIA site in Langley or any other similar location would have put the local state and federal officials on very substantial notice and would have forced the building of capital improvements that would have required to serve the particular site wherever it happened to be located.

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Now, at no time was I ever dubious about Langley as a site, but that it lacked certain facilities, but that lack can be corrected by the expenditure of money.

Now if Langley is to be the site for the CIA it will probably do more than any other one thing to cause the accelerated building of the inter-county belt. It, in my opinion, will do more than any other one thing to get the Virginia folks to lay out and adopt a right-of-way plan for the inter-county belt which must, of necessity, hook up with the presently authorized Jones Point bridge.

It will probably accelerate the inclusion of Federal funds for the building of the Cabin John Bridge which will be of great relief to Prince Georges and Montgomery County, travelling to and from Virginia, as well as our two counties.

I believe that the forcing of the building of the Cabin John bridge and the building of the inter-county belt will not require many of the CIA employees to relocate. As a matter of fact, I think the distribution of the employees of the CIA will be expanded over a great area in all the counties and there won't be the dislocation that you might imagine.

I honestly believe that in coming out for Langley --- and this would be the first time I have ever done it and I battled for Maryland to the bitter end --- but I honestly believe that the physical facilities necessary to make the CIA locate at Langley a competent reality will actually be done.

The pressure will be there and it is the pressure we need to get these facilities built. I think it will facilitate the building of the western leg of route 240.

I think that the building of the Cabin John Bridge will take a great load off the existing Potomac River bridges, and the building of the Cabin John Bridge which will relieve the District of Columbia of building and spending many millions of dollars to improve the presently inadequate Chain Bridge, and I might even go so far as to say that they might not have to spend so much money for the improvement of Key bridge.

Now the sewer and water facilities and other facilities of that type I think can be handled by the local jurisdiction the same as any other increase in population would be and I don't think that the CIA will give them too much trouble in that regard.

From an overall picture I think that the Langley site will do more to get the proper planning done in Virginia and Maryland and get the roads built, and therefore I am going to be in favor of Langley and I am going to stay in favor of Langley until there is some other reason shown to put it some place else.

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Statement of JOHN A. REMON, alternate for Mr. Marland Bartholomew

I am in a peculiar position. While I am representing Mr. Bartholomew I am also a member of the subcommittee of the Planning Commission which will receive the Council's report on Wednesday this week.

I really feel it would be quite improper for me to make any statement at this particular time.

I hope you will all receive that in the spirit in which it is given, but it does seem to me it would be quite improper, sitting as a member of the subcommittee, which on Wednesday will get the recommendations.

I have my own ideas, however.

Statement of FREDERICK A. GURKIN, First Vice Chairman, National Capital Regional Planning Commission

Like everyone else I have an opinion about this horse race, too, and, like all of you here, I have several different characters.

It seems to me that basic question that I must consider as a member of this regional Council is the overall regional problem that largely I think is one of determining the role of the Potomac River and of this stretch of the river in particular above Chain Bridge in our overall planning.

And on that analysis it doesn't seem to me that a facility like the CIA belongs there.

If the facility itself is sterilized by proper improvements of the type that Mr. Cox and Mr. Gingery have suggested so that in itself its impact is reduced and made more beneficent, then I think one must go on to a candid estimate of what the consequences of this would be in terms of regional development.

I must say that I find it difficult to believe, as Mr. Gingery does, that then the energies of the State of Virginia and other development agencies would be poured into a more rapid completion of elements of the master plan.

It seems to me they would be diverted into a whole series of ill-advised patching-up efforts to make the adjustments necessary as a result of difficulties created by the impact of the CIA.

I also feel I disagree with Mr. Cox in thinking that the failure to provide - - I am sorry, perhaps I should state it more accurately - - that to the extent that access facilities are provided the impact would be lessened.

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It appears to me more likely that as access facilities are provided the impact will be increased because the availability of the area for denser types of development using the reverse flow on the traffic facilities provided would generate pressure against which the planning authorities in this area will have to struggle rather than to create a situation that would make it relatively easier for them to carry out their existing planning proposals.

It is because of the belief that this development will in itself and because of the related pressure tend to compromise the regional plan for this area that I must oppose the use of the Langley site for the CIA.

Statement of HENRY W. WELLS, Member from Prince Georges County Regional District

Mr. Chairman, I would like to take one minute of my five minutes to correct what might become the wrong impression by some attending this meeting with reference to pressure of calls that have been made, at least to me, and possibly by other from officials of the CIA that you mentioned in your opening statement.

I would like to assure all present that when I was called by those officials with reference to it, it was with the fullest cooperation with reference to the Clarke and Romano report.

I was assured that there were some discrepancies, that there were some actual reverse statements that were made in the report that might be confusing to me and perhaps to others who might read it carefully, and that they merely called with the thought in mind that if there was any question in my mind that I would like to have explained more completely or an answer given to it, to feel free to call upon that office for such an explanation.

There was no pressure that I can recall in any manner or method made. It is merely one of cooperation and I think the record should show that as far as I was concerned at least as a recipient of a telephone call that it was one of cooperation.

I was not sold and no selling job was made on the Langley site particularly. They knew and I knew that that was the matter to be discussed today.

I have been in this thing since the beginning and I have served on special committees as have most of you with reference to it.

If a representative of the CIA or Mr. Dulles can assure me that because of security reasons that it is essential and necessary that this site be located at Langley, I am patriotic enough to put it there regardless of what might happen.

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If, on the other hand, we do consider economics I think of think of the 30 sites suggested for such a facility Langley is in the lower half. There is no question about it from the standpoint of economics.

From the standpoint of planning, I cannot see how it would be harmful to Fairfax County if such a facility was located there. I have seen such facilities in other jurisdictions in communities not unlike Langley. I don't think they have hurt the community. As a matter of fact, there will be more people who will like it, and of that I am reasonably sure.

I also think that regardless of where the CIA is located, whether it be at Langley or not, the community will grow.

I think that the estate section which is within seven and one-half miles of the Capital of the United States cannot remain an estate section. I think any large bodies of land, of necessity, will have to be in public ownership and that the individual cannot have his five or ten or twenty acres that close to the capital of the nation. People must use these lands to a greater extent than is now used in Langley.

As far as I am concerned, if Mr. White who is present here this afternoon, or Mr. Dulles can tell me that for security reasons that site must be located at Langley, then I will vote for it. If they cannot answer that question, then I am going to vote that Langley not be the site.

Statement of Herbert W. Reichelt, Member from Prince Georges County

Mr. Chairman, this, of course, has given me a great deal of concern as it has to the other members of the Council.

I feel that in the beginning a criteria was established by which to determine the site. The Langley site as now selected does not meet that criteria.

We have the consideration of transportation and accessibility.

According to the report that has been submitted by Hagano and Clarke I feel that they have been very sketchy in determining their reasoning for the Langley site.

If and when the additional funds expended to make the Langley site accessible are made available we will only then be dealing in the first phase of the accessibility of the people who would be using the CIA, and have given no consideration to the impact of increased population that naturally must follow such a large installation.

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I feel that the land uses will be changed, that it is impossible to control it.

And with this site being determined upon, that increased population of necessity must go there and far more rapidly than it would be in the natural course of events.

I am also concerned about the additional cost in order to make this site acceptable. We are dealing in theoretic figures, but it is rather determined that it would take an increased amount in excess of 12 million to make this site accessible.

I personally feel that if the security of the nation is not at stake and it is just a matter of acquiring a location that is suitable and feasible that we do not need to select the most expensive site that anyone possibly could undertake.

I feel from a planning standpoint it does not come in accordance with the established rules that we have been trying to follow.

I am opposed to the site as selected.

Statement of Mr. Phil Hall, Alternate from Alexandria (unable to vote under Council procedures.

I am in a peculiar position. I cannot sit or vote today because of the unusual situation in Virginia, but I have listened to this whole thing and I have studied it considerably in the last two or three months, but, and forgetting any local consideration, I would like to congratulate Paul Matt on a very fine report. I think he made a fine analysis of the situation and I agree in general with his recommendations.

One thing was brought up this afternoon at the very end which I believe the Maryland member in particular should realize. I think the letter read from Mrs. Wilkins gave some evidence that the Fairfax County Board may not go along with this proposal after the first of the year.

One of the control boards' policies is that they are refusing to grant permission for construction of sewage disposal units unless the County Board in a particular area agrees with the plan. If, for some reason, the Council should go ahead with this today and recommend the Langley site and then on the first of January, or shortly thereafter, the Fairfax County Board says they are opposed to the Langley site and will not go along with the necessary plans for the extension of the Pissit Run disposal plant, the Water Control Board is not going to go along with that plan either, and therefore the Council's action today may be wholly over-ridden by the action of the County Board.

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COMMISSION MEETING

P-R-O-C-E-E-D-I-N-G-S

CHAIRMAN BARTHOLOMEW: I believe we have a quorum now.

The Commission will please come to order.

We are a little behind on our program of yesterday and I think we will just observe our Friday morning program here and then pick up these other items as we go along.

I would like very much to see if we cannot get the morning program in time to pick up these other items so that then we won't have too long a meeting this afternoon as I understand some of the members have to leave.

Item 6, scheduled for this morning, the reports on the CIA location, are first on our program, and I believe we are ready to hear those reports.

Is there anything you wish to say in advance of this, Mr. Nolen? Have you got any announcements? I believe you mentioned that you did.

MR. NOLEN: Yes, I have here an announcement from the National Association of Housing and Redevelopment Officials who are having an important luncheon meeting.

I might say that the previous meeting of the same group of which the Chairman spoke -- and this is somewhat of a follow-up of that meeting. The speaker is Martin D. Myerson. He is Executive Director of a citizen group called

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ACTION which stands for American Council to Improve Our  
Neighborhoods.

His subject is CITIZEN PARTICIPATION FOR URBAN  
RENEWAL.

Because of the subject matter, we thought that  
perhaps some of the members of the Commission might like  
to attend the luncheon and if so I believe we have time  
enough today to arrange the program to do that.

CHAIRMAN BARTHOLOMEW: You are an optimist.

MR. NOLEN: I have to be an optimist, Mr. Chairman,  
in this matter.

But the meeting starts at 12:00 and you would  
certainly be through at 2 o'clock. It means cutting off the  
program half to three quarters of an hour and shoving it to  
the afternoon.

CHAIRMAN BARTHOLOMEW: Would any members like to  
cut our program around noon for that purpose? If so, I hope  
you will make it known.

I would like to proceed now.

Is there anything you wish to say to introduce this  
matter of the CIA location?

MR. NOLEN: I think it might be well for me to  
just review very quickly the procedure on this.

Under our new Planning Act the CIA has made a  
proposal to us which they are required to do, what it is

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they want to do.

We are supposed to review that proposal to determine its consistency with the comprehensive plan. In that process, we are required to advise and counsel and consult with the Regional Planning Council. That we have done since the last meeting.

Mr. Wehrly is here to present the council's report this morning. The Commission's function is then to transmit its own report, whatever that may be, to the CIA along with the report of the Regional Planning Council.

Upon receipt of that report, if not in agreement with it, CIA shall, not may, shall then make another report to the Commission stating reasons why it does not agree if it does not agree with the Commission's recommendation, whereupon the Commission makes a final recommendation.

That give and take, back and forth process was set up in the law and which is provided in most communities between the Planning Commission and the action agency.

CHAIRMAN BARTHOLOMEW: Mr. Wehrly, I believe, is here.

MR. NOLEN: Yes, sir.

CHAIRMAN BARTHOLOMEW: Have you a report to present on behalf of the council?

MR. WEHRLY: Mr. Chairman, I have and I will make it very brief.

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In view of the fact that I believe all of the members here have had the report of the council since at least Wednesday of this week, if not before, I may say that report is a rather extensive one putting together all of the action and considerations which have been studied over a period of months.

I might summarize the action of the council briefly in that the council in a split vote of five to three voted in favor of the Langley site.

I think, however, if I can take the liberty of making some personal observations, that the commission in its deliberations should perhaps go back of the numerical vote of the council, particularly to the statements of the individual members of the council made prior to the vote, which I think are significant.

In addition, I think you should look carefully at the letter of transmittal which sets forth the second resolution of the council. I would like to read that:

RESOLVED, That the council requests the CIA in conjunction with its request for appropriations to ask for authorization and appropriations for the improvements not yet committed which are related to this development as described in the report of its director.

That is the council director, Mr. Watt. And those improvements are enumerated as follows -- taken from the

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report as authorized.

Chain Bridge widening along with Canal Road and  
Weaver Place improvement;

Virginia Route 123;

Parkway to Chain Bridge;

Olebe Road, Lee Highway to Chain Bridge;

Parkway to Cabin John Bridge, including Cabin John  
Bridge;

George Washington Memorial Parkway, Maryland side,  
outer belt;

Route 7, in Virginia, to U. S. 40 in Maryland.

My own interpretation, and the council has cer-  
tainly not bounded us, is that in effect these two actions  
by the council, the second resolution and the statements  
made prior to the split vote, would appear to me to put a  
condition upon the approval which the council gave to the  
CIA location at Langley.

I hope that you all have had at least a chance to  
go through this report and cover the highlights. If you have  
not, I would suggest that you would at least go over now if  
you can the statements made prior to the vote which follow  
the letter of transmittal.

I believe that is all I need to say, Mr. Chairman..

CHAIRMAN BARTHOLOMEW: Are there any questions  
anybody wishes to ask?

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COLONEL HUNTER: Mr. Wehrly, question has arisen as to whether or not the Regional Council's action was a conditional action.

It was my impression you announced at the meeting that the initial action, the vote was not conditional. However, I fully understand your implication that the subsequent action cast a shadow on it, is that correct?

MR. WEHRLY: Yes. What I said just now is my own interpretation. I specifically said or thought I said that the council was not bound to that interpretation; that was my personal interpretation.

CHAIRMAN BARTHOLOMEW: Are there any other questions from Mr. Wehrly?

If not, we have had a committee of our members to look into this matter. I believe Mr. Owen, Mr. Remon, Mr. Norton were on that committee. Have you a report, Mr. Owen?

MR. OWEN: Yes, I have, Mr. Chairman.

Mr. Chairman, gentlemen of the committee, report and recommendation of the committee of the National Capital Planning Commission on the proposal to locate CIA headquarters building at Langley, Virginia.

(Mr. Owen read the report referred to.

CHAIRMAN BARTHOLOMEW: Thank you, Mr. Owen. I understand why the committee worked until midnight last night.

If I understand correctly, Mr. Remon did not agree

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with the other members of the committee.

Mr. Remon, would you care to state your views on the matter?

MR. REMON: Mr. Chairman, gentlemen, I agree with a great deal of the report. However, in the overall, I disagree with it because it is an improper place to put CIA.

I see for the future that that area is going to grow and fill up very rapidly whether the CIA goes there or not.

One major point on which I disagree with the other two members of the committee is that I don't think the impact of CIA going in there is going to be as serious as it is pictured in this report.

In the overall, I agree thoroughly that the cost of these facilities which ultimately have got to be provided should not fall on the taxpayers in the District, Virginia, or in Maryland. I think it is a perfectly practical thing to assume that the Federal Government would carry these expenses the same as they did when the Pentagon building was built.

I see an opportunity here of getting some of these facilities completed earlier than what they would otherwise be, such as the George Washington Memorial Parkway, Route 123, Cabin John Bridge, connection with the outer loop, and the improvement of Chain Bridge with its approaches.

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I think we have an opportunity here to do a real job and get these facilities which are needed right as of today. I don't believe that the general character of that area is going to be destroyed. It is filling up very rapidly.

It is an ideal place with these added facilities for people who live there and want to get to their places in Washington.

Another thing that I don't agree with on this: I think the report is a bit biased. I only had an opportunity to read it this morning but Mr. Owen and I had two meetings together; Mr. Owen and Mr. Horton and I had one meeting together. The Clarke report is not quoted in any way -- maybe it shouldn't be -- but I think it is a matter of giving the pros and cons in arriving at a conclusion of this kind.

I hold no brief for the Clarke report. I got the impression after I had read it several times that "Brutus protesteth too much."

I think it is somewhat warped.

As far as quotations from the different experts are concerned, I considered all of them, read them very carefully and came to my own conclusions.

Just to illustrate what is happening in that area, one of the experts who made a study for Fairfax County, I think it was, Jack, Mr. Hoyt, as a result of his belief in

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the way that area was going to grow, he purchased something over 600 acres of land for his own self.

I am sorry I can't agree with my associates. I have the highest regard for both of them. But that is my considered opinion.

It was not just to midnight last night. This has been going on for quite some time as far as I am concerned.

I don't think I have all the material that has been supplied in this envelope because it got so much, so heavy that I couldn't carry it around all the time. So part of it is at home and the rest of it here.

Thank you very much for the opportunity.

CHAIRMAN BARTHOLOMEW: Are there other members of the Commission who would now like to ask questions about this report?

MR. OWEN: In order to get this squarely before the Commission, I want to move that the Commission approve the recommendations in the report.

I would like to say, too, at this time that we have the greatest respect for Mr. Remon's opinion; he has very sound judgment and we have great respect for him personally and for his opinion as well.

I have been giving this matter a great deal of thought and I have got the same voluminous correspondence of all sorts that he has and we apparently have come to a

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different conclusion largely from the same material.

I move the adoption of the recommendation in the report.

CHAIRMAN BARTHOLOMEW: Is there a second to the motion?

MR. NORTON: I would be glad to second the motion, Mr. Chairman.

CHAIRMAN BARTHOLOMEW: Before we come to the matter of voting, I may say that we have a letter from Dr. Lohman who was here yesterday, one from Senator Neely, and I believe Mr. Cheatham has something to say about a communication from Congressman Broyhill.

Is Mr. Cheatham here?

MR. MOLEN: I think he is out checking on that right now.

CHAIRMAN BARTHOLOMEW: Mr. Cheatham, would you tell us of the telephone communication you had from Mr. Broyhill with respect to a vote, please?

MR. CHEATHAM: Would you like for me to announce about the various absences concerned, sir?

CHAIRMAN BARTHOLOMEW: I have already stated that we had communications from Senator Neely and Dr. Lohman.

Anybody else?

MR. CHEATHAM: Yes, sir, Here is Dr. Lohman's. Here is Senator Neely's.

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CHAIRMAN BARTHOLOMEW: You say there are others besides Broyhill?

MR. CHEATHAM: Here is one from Mr. Wirth designating Ed Kelly as Acting Director of the Park Service.

CHAIRMAN BARTHOLOMEW: Any others?

MR. CHEATHAM: Yes.

CHAIRMAN BARTHOLOMEW: Before coming to the Broyhill matter --

MR. CHEATHAM: I have been working on the phone since we met and Mr. Foreman did not come to see if the General Services Administrator would like to appoint Mr. Len Hunter Acting Commissioner of Public Buildings but the Administrator has not -- they have either not been able to contact him or if Mr. Hunter wishes to --

CHAIRMAN BARTHOLOMEW: We are considering, Mr. Hunter the matter of vote that might be taken. We have some absentee votes and are you in a position to --

MR. HUNT: I am not Acting Commissioner and as a consequence have no authority to vote.

CHAIRMAN BARTHOLOMEW: Will you proceed, then, about Mr. Broyhill?

MR. CHEATHAM: Mr. Broyhill all day yesterday and up until now has endeavored to contact Representative McMillan, the representative of the House District Committee. Mr. McMillan wrote us that he was unable to attend but he did not

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designate an alternate from among his committee membership nor did he ask that an absentee ballot be cast. So Mr. Broyhill hesitated to come without being properly designated. But Mr. Broyhill requests as a member of the District Committee until he has an opportunity to confer with Mr. McMillan, that the House Committee reserve the right to send in an absentee ballot subsequent to the vote in order to, as Mr. Broyhill asked me to put it, even up for Senator Neely's absentee ballot if we accepted Senator Neely's.

CHAIRMAN BARTHOLOMEW: Very good.

Now, the matter is open for discussion on the part of any member of the Commission. You have a resolution before you.

Are there comments or suggestions?

MR. SPELMAN: Mr. Chairman, this report is most interesting.

Like Mr. Remon, I think that there is a lot in the report. The question that is most difficult to resolve is the probable impact of the institution upon the area. Nothing has been said here about the importance of obtaining a good site for CIA. It is a special type of agency. I have given a great deal of thought to it. And thinking of the thing wholly from the standpoint of the CIA, I think I can see why this area is probably the most desirable one in the Washington area for them.

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We say in this report that because the site that may be selected, that a lot of people now living in other places will move over into that section of Virginia.

I think that it is true that some people will move. However, this area is nearer to Northwest Washington than it is to Alexandria.

It is nearer to Northwest Washington than it is to Arlington County.

I am not too sure that there will result from this selection as much movement as apparently the writers of the report envisage.

As regards the road improvements that will be necessary in the event that CIA goes there, the effect of doing all these things that are recommended, incidentally, by the council's report, would be to freeze the people in their present locations.

I cannot personally believe that the location of the CIA at Langley will make it necessary of itself to do the construction on the outer belt that the report recommends. I feel sure that if they go there it will be necessary to have the George Washington Parkway built as they propose.

I think, too, that it will be necessary to make the improvements to Chain Bridge and to a portion of Canal Road and Weaver Place.

I don't see the necessity to construct the Cabin

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John Bridge because of their presence at Langley.

Now, all of these road improvements that have been mentioned are part of the general plan of road improvements for the Washington area. I have examined all of the material that has been furnished here and my conclusion is that as far as the road improvements are concerned that those road improvements that were indicated by the special committee are all that could be properly charged to the location of the CIA at Langley.

CHAIRMAN BARTHOLOMEW: Thank you, Mr. Spelman.

Does any other member of the Commission wish to speak?

MR. MORTON: I might speak to this just a moment, Mr. Chairman.

We did not mention in this report the alternative sites for the CIA because we did not think it was before us. But Mr. Spelman has raised the point that this is the best possible site and I would just like to point out here in the paper last night and what I have understood but have not seen before that Mr. Dulles is on record before a Senate committee with a statement that he prefers the District for his new building.

So I feel that there are alternative sites that are probably preferable to this one.

But I don't think this issue is here before us and I would not have mentioned it except that it has been brought into debate here. And I would like to say that as to the

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impact of an employment center up to 10,000 people, I just don't think that from the experience we have had in the war, the experience with the AEC plants, the experience that I have had as a city planner now most of my life, that every time you get employment in an area, at once and increasingly you get a town built around it; that eight or ten thousand people employed in an area implies at once a new town, a new city if you like.

I went all through this personally at the time of the U.N. site location. U.N. was going to have about eight thousand employees. Everywhere we went in the metropolitan area where I live and proposed to put U.N. -- Hyde Park, Kingston up on the Hudson, in Princeton, New Jersey, in Greenwich, it was agreed and admitted that if the U. N. came there would be a town there of 50,000 people as a result.

This was in the debate and they located finally in an area where they had sewers; they had transportation in the heart of a city and they spent their money in replacing a slum instead of spending their money in trying to stop a slum building outside, if you like, or in trying to improve an area properly which is a costly thing to do here.

So I think here the Congress in the end will have an alternative.

Are they going to spend money to build the right

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kind of place and I don't mean just a campus on a piece of ground but I mean a whole community in this part of the metropolitan district at high cost, or are they going to pick some other site where you have already in the ground some plant and some transportation in being, some schools in being and the the other facilities.

MR. OWEN: Mr. Chairman, I would like to speak on that subject, too. I made no reference in the report to another location because we thought it was not a part of our function.

However, I want to say most emphatically I would not have been a party to an adverse report on the Langley site unless I felt there was another site that was a good or better.

The CIA narrowed its preferences down to two: Langley and the Winkler site.

I went very carefully over the Winkler site. I made considerable investigation about it and I came to the conclusion whether correct one or not that the Winkler site would be just as good and in some respects better than the Langley site. It has road facilities right in there right now.

It has a sewer running right across the property. There is another sewer under construction.

It has the Shirley Highway adjacent to it with plan

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to add two lanes to the Shirley Highway.

There are other roads that are either there or are in the course of construction.

I saw a plat that was prepared showing road accessible to the Winkler Tract and the roads radiate from almost every side of that rectangle.

They showed a plan there by which you could get 4000 cars out of there in an hour very easily.

The question has been raised of course as to whether the capacity of the Shirley Highway is sufficient to permit the flow of cars that would come out of the location down there but we must not for a minute assume that all the cars that are going out of the CIA property would use the Shirley Highway because we know that is not true.

Jones Point Bridge will be soon built or will be built by the time, I hope, the CIA is ready. That provides another access into Washington.

The Winkler site is within eight minutes of the Pentagon, within ten minutes of 14th Street Bridge. It is proportionately nearer to the White House and the State Department.

I would say again that I would certainly not have voted against the Langley site unless I had taken the time to look up some other available site.

CHAIRMAN BARTHOLOMEW: Does any other member of the

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Commission wish to speak?

COLONEL HUNTER: Yes, sir, Mr. Chairman.

I made my position clear, I thought, in the Regional Council meeting and I believe everyone here is familiar with the comments that we made.

We felt that there were certain deficiencies in the site -- the planning problems that we did not feel that those deficiencies were of sufficient magnitude to preclude the selection of a site for this institution.

I would like again to reiterate the position that I took in that meeting and that is to say that the District of Columbia does not feel that it should shoulder the burden of providing bridge improvements and the road improvements which may become necessary if this site is selected. That we want to make a matter of record and make it clear.

We do not have the bridge that might be required or any bridges in our ten-year public works program and we don't think that we should have to shoulder them.

MR. REMON: Could I say just one word, Mr. Chairman, on the Winkler site?

I personally do not feel that the Winkler site was given full consideration.

I agree with pretty near everything that Mr. Owen says about the Winkler site except one fundamental thing as far as I am concerned, and that is, you are putting down there

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this number of people in one of the most congested through thoroughfares that we have in this area. It is already overloaded. That is why I personally passed up the Winkler site as a possibility.

Over and above that, I think Mr. Carr had already offered a substantial part of the necessary land to CIA free of charge. Whether it was all that they required, I don't know.

But to pick -- to picture as the Clarke report did this terrific jam of traffic just overpainted the lily as far as I am concerned, and Mr. Owen in collaboration, I think, with some of the Alexandria officials, worked out a scheme where it would work.

It wouldn't take four hours to get the cars out of there. But it is still one of the jammed, main thoroughfares and I don't think that is good planning.

MR. OWEN: The architect referred to it as a swamp. Actually, I drove an automobile within ten feet of the stream that runs there, Helwan Run, a day after a heavy rain and you could hardly see where the tracks of the automobile were.

Furthermore, they have had drillings made on that land and they have struck -- they have overlay in the upper layer of soil which is sand and gravel -- 21 feet in one place, they struck solid rock and in another place, 25 feet; so building conditions there are just about ideal.

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COLONEL HUNTER: Mr. Chairman, I don't think we should get into a knock-down, drag-out on the Winkler site. If we went into the Winkler site, if we went to Langley site, I think I would find some serious problems there, too.

I think the question before us is the Langley site, is the Langley site an acceptable site for the CIA. I think that is what we have to pass on today.

I would like to point out that it is quite evident to anyone here that the pressure to expand that area over there and the zoning problems that have been tied to this problem here are going to come anyway.

You can't, if for no other reason than the publicity given over this area over this fight. People are going to be looking in the Langley area right now for possible location. That problem is going to be with them anyway.

MR. ZACH: I would like to speak to that point.

As I understand it, there is a tentative master plan, McHugh Plan and Zoning Plan which would zone the area upriver of the CIA site to large properties. Isn't it three to five acres or something like that?

MR. SPELMAN: Yes, there it is. It is meeting with a great deal of opposition.

MR. ZACH: If the CIA did not go there and that zoning ordinance went through, or some modification of it, to keep it in larger sized properties, which even Mr. Dulles

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expressed an interest in seeing done, it seems to me that the land use would be kept much more nearly the way it is than if CIA went there where the pressures would be so much greater that the Board of Commissioners couldn't withstand it. They would get down to half acre and smaller properties much quicker anyway.

In other words, it would hold off the intensive development a good deal longer.

MR. KELLY: Mr. Chairman, I would like to say that I think all of the roads, highway and bridge improvements have been stated will be necessary, if the Langley site is selected are essential improvements. They are long programmed. It would make possible the almost immediate extension of the George Washington Memorial Parkway and hasten the achievement and accomplishment of plans that have been on the approved by this Commission for many years. Unless some circumstance similar to the CIA or some other large development should come out that way we may be many many years achieving the ultimate accomplishment of our regional plan.

I agree with everything that Mr. Spelman, Mr. Reason have said in that regard.

MR. SPELMAN: Mr. Chairman, could I mention just one point? I think it has some bearing. There is an advantage in the Langley site in that it would have less tendency to draw people out of their present homes in

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Washington than almost any sight you could pick that wasn't in Washington itself.

There is this further advantage, too, that it takes 10,000 people out of downtown Washington and the traffic of 10,000 people out of downtown Washington in the rush hour. That wouldn't be true of some other sites.

MR. NORTON: Mr. Chairman, could I just comment on Mr. Kelly's point? That is true that these parkways are part of our plans, but they are only part of our plans. The other part of the plan is one, I think, that you overlooked and that is that this area in our plan was to be a low density or medium density residential area.

In effect here what we are doing if we accept your argument, and I think Mr. Roman feels this way, where in effect there is a scaling out of part of our plan for what I call a mass of parkways; I think that if we get this employment there, then our parkway and highway plans will probably have to change to accommodate a different concept of that part of the metropolitan region.

It is very tempting, but the price you are paying is a changed character of an area.

I think this is what ought to be put before the public so that the Congress and the public understand what we are trying to do here if we encourage CIA to pick this site.

CHAIRMAN BARTHOLOMEW: Are there further comments?

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MR. ZACHS: I would like to ask one question of the staff whose memory may be better than mine.

In view of Mr. Norton's reading of Mr. Dulles favoring an in-town site, on what basis was it that Colonel White withdrew the Langley site, as my only recollection of it, as not satisfying the criteria -- some words to that effect -- last April or May, whenever it was.

CHAIRMAN BARTHOLOMEW: I was going to ask the staff or Mr. Nelson in particular who has undoubtedly given some attention to the matter, would you answer Mr. Zach's question and would you care to comment further?

MR. BOKER: I don't think he ever made that clear. You will remember last spring there was a good deal of agitation for a downtown location, and Southwest in particular. I think that he felt since the matter was before Congress at that time they had no authorization for the construction, that CIA would be jumping the gun, perhaps, to propose a specific site without full investigation of the merits of the downtown site versus the outlying sites.

So, I think he stated before the Commission here that he preferred to present the authorization to Congress without a specific site in mind and that is the reason I think, the basic reason why the Langley site was withdrawn.

MR. ZACHS: I have a recollection that is not the way the minutes read.

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MR. NOLAN: Maybe Mr. Watt would add to my statement or maybe you have a correction.

MR. WATT: I think the point that needs to be brought out is that at the time the Langley site which was the first proposal of the agency was put before the Commission and then to the council, they were asked to report on that site and a committee was appointed of which you were a member of the committee, commission committee, and the council had one and they each reported on it in view of the Fairfax resolution which stated at that time that the Federal Government should pay for all the public facilities and if they did it was welcome in Fairfax County.

They did not specifically at that time say Langley.

So as Mr. Nolan pointed out when they went down to the Hill for their authorization, and because of this cost factor that was in the picture at that time in providing all these facilities, they withdrew the Langley site and agreed, I think, not as Mr., as Colonel White's letter stated, that they were not going to ask for the George Washington Memorial Parkway appropriation at that time without which the Langley site would not be feasible.

Then following that letter, a joint committee was appointed from both the council and the commission directed to work with the CIA in setting up the criteria and that committee analyzed some 30 sites and came up with six sites

which met the criteria which both the CIA and the council and the commission agreed upon.

MR. LACH: But also omitted the Langley site.

MR. WATT: Of course, it didn't meet the criteria at that time.

The six sites were the two in the District, Northwest and Southwest, the Whittier and the Arlington Hall in Virginia and the Casey Trust in Suitland, Maryland. That was subsequently adopted, I think, at the May 7 or 8 meeting, somewhere in there, by both bodies at a joint meeting.

That is how that relationship came into the picture and how Langley at that time was taken out.

Following that report, the Congress authorized then a certain amount of money at which time they set the site, the site acquisition money at \$350,000 which of course almost essentially knocked out the two District sites which would be considerably more money.

MR. HULL: I might say in reference to that that there was no appearance or report from this Commission to the Committee of Congress that was considering that question. We did have this resolution in April, however, that set up the standards for a location in Washington or in the outskirts of Maryland and Virginia.

CHAIRMAN BENTLEY: Certainly, I have allowed a great deal of time because this is indeed a very important

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matter. I don't mean to shut off Mr. Nolan but I would like to bring the matter to a vote as soon as possible.

If you have something to say on behalf of the staff, Mr. Nolan -- I don't know that we have a staff report on this -- we will be very glad to have you make a statement.

MR. NOLAN: The staff has met with the committee and has furnished its views and also material. I thought, perhaps, though, it might be helpful to illustrate some of the points that have been brought out in the report and in the discussion here to refer to our basic plans for the location of Federal employment which appeared in the 1950 report. After all, it is your obligation to measure the consistency of this proposal as against plans that have already been adopted.

You will remember that the pitch that we made at that time was that there was too much emphasis on concentration in the central area of the city or the metropolitan area and that would include the Pentagon along with downtown Washington. That since Federal employment was the economic base for the development of this entire area, it would be wise to have that spread out more as employment, basic employment is spread out in the average American metropolitan area.

That need was entirely separate from the security or defense angle which happened to run along with it.

So we proposed after very considerable study and

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many of the present members of the commission were not serving then -- so I want to make clear that months of study went into this philosophy that was back of this plan which is so simply expressed here.

Now, there have been some things transpire in the meantime that have negated some of the things that were proposed on this plan and which in my opinion relate very definitely to the Langley proposal.

These locations that are shown outlined here not on the existing but on the proposed are in quite a number of respects, probably never will be realized.

CHAIRMAN FINLEY: You mean at the precise location.

MR. NOLEN: At the precise location or amounts, the reason being that with policies with respect to location outside with the exception of the CIA are all for dispersal at considerable distances.

We have in the bill as was mentioned the other day the Geological Survey, Coast and Geodetic Survey and the Weather Bureau. In the aggregate they total less than the total, considerably less than the total for CIA, so the future, in the foreseeable future, the one government activity that is likely to go out of Washington in addition to these three small ones is CIA.

So that for a long time to come these sites which we envisioned in 1950 as being potential sites for use appear

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to have no customers.

I am blocking out each of those that are non-existent sites which now seem unlikely in view of the present government plans for building.

So we have now only CIA as a likely site in the close-in metropolitan area, and three small government institutions either in the aggregate or separately, less than CIA to beyond the edges of this map. CIA is to put at Langley this concentration. You can see immediately the unbalance or the imbalance that is created. We have in this sector here of 45 degrees we will say, in the Northwest, we would have 10,000 at Langley, 200 Carderock, 200 Army Map Service, 12,000 here, 3000 at Walter Reed Annex and 5000 Walter Reed Annex, and 3000 Bureau of Standards and 3000 in the Naval Communications Center.

If we eliminate those I mentioned just inside the District and take those outside the District, we would have 10,000, 12,000, 16,000, 28,000, 31,000 out of a total of about, I think it is, 47,000 in the entire area outside of Washington excluding the military reservations that would be located in this narrow 45-degree sector — 31 out of 47 or about two thirds of the total. Two thirds of the total employment out of Washington would be concentrated and crowded into the area that traditionally and as a matter of policy on the part of local governments has always been a development of

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low density, high economic income, and with a center of employment here that will bring demand for a multi-family development and lower cost habitations and facilities.

More appropriate and better balance of Federal employment would be to take these two and these are the only two centers of large concentration, the Bethesda and the Suitland and balance that with a location out here in Virginia somewhere in this sector here, say approximately at this location.

Then you would have an offset to this already large concentration in the Northwest sector. That was visualized in your resolution in April to which no reference has been made and I think it is appropriate if I may take a minute to refer to it.

This was your formal report and the last matter on which you are on record and I believe you were unanimous on this.

Would it be appropriate to read this resolution?

CHAIRMAN BARTHOLOMEW: I think the pertinent part, yes.

MR. NOLEN: I would like to read the three "whereases" and the one that applies to the Virginia area.

CHAIRMAN BARTHOLOMEW: In the interest of consistency.

MR. NOLEN: That's right.

"Whereas, the Planning Commission has received a

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request from the Intelligence Agency to furnish its views concerning the several sites which have been discussed or others which it may be appropriate to consider, and

"Whereas, an employment center of substantial size and importance requires a location well oriented to other government activities, with which it works regularly, and to the community in which it is to be located, and

"Whereas, it is the duty of the Commission to advise" and so on,

"NOW, THEREFORE, BE IT RESOLVED That consideration be given to any of the following alternative locations" and there were, you remember, the recommendation and specification or standards set up for central area of Washington, for Virginia and Maryland.

Here was the specification in Virginia which I do not believe the Langley site meets, and that is the point of my reading this.

In Virginia, within relatively close proximity to either the intermediate or outer circumferences and in a locality where there is already established a nucleus for an urban environment which an establishment of such size would stimulate and where public facilities and services are already available or can readily be extended, such as in the southern part of Fairfax County, in Springfield, or in the newly annexed portions of Alexandria, that you were on record, that

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was your resolution of last Spring.

CHAIRMAN BARTHOLOMEW: What does that say with respect to downtown? I would like to be refreshed on that.

MR. NOLEN: Not in the central area of the national capital within areas already authorized for public buildings by the Congress and in accordance with general plans heretofore approved by the Planning Commission towards which major commitments have already been made such as in the Northwest rectangle.

MR. HEMON: Question, Mr. Chairman.

CHAIRMAN BARTHOLOMEW: Gentlemen, are you ready for the question?

COLONEL HUNTER: No, sir.

I think before we vote we should decide what we are going to do about this questionable vote. I think that is very important that we decide before we vote. It should not be an issue after we vote.

CHAIRMAN BARTHOLOMEW: I was going to raise the same question. I am glad you raised it also, Colonel Hunter.

We have two definite absentee ballots. I believe that question was raised about those two yesterday when Dr. Lobman asked, so that I think it is settled.

What about the one that is uncertain because of inability to contact the Chairman of the House District Committee? What is your pleasure with respect to accepting a later vote

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from the chairman of that committee or his representative?

MR. NORRIS: Has he expressed any opinion on this, Mr. Chairman?

CHAIRMAN BARTHOLOMEW: No. He has not expressed an opinion on it and the question we have before us is by a member of his committee and not by the chairman which does raise a little question because of certain other members on that committee that might have views also.

I think Mr. Hyde, for example, is on that committee, isn't he?

MR. NOLEN: He is.

CHAIRMAN BARTHOLOMEW: So that there is a question that is rather difficult to resolve unless the chairman himself wishes to offer a vote and he has not endeavored to do so.

MR. HUNTER: Mr. Chairman, I believe that yesterday it was stated that this position was created somewhat by virtue of the fact that Mr. McMillan has been trying to defer to the jurisdiction concerned, wasn't that it?

CHAIRMAN BARTHOLOMEW: He has, yes, quite frequently.

MR. HUNT: Apparently he has been trying to do that with the idea of letting the people who were most concerned exercise that vote.

Now, it appears to me that in deference to the

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Congressmen concerned, that since one is voting we should permit the other one to vote if he so desires.

I would so move.

MR. REMON: Second.

MR. OWEN: Mr. Chairman, when does he expect to have this vote in? Are we to hold this vote open indefinitely waiting for his vote?

MR. NORTON: We have the right to do this: this is a legal matter, isn't it?

MR. OWEN: What has been the custom in the past in situations of this sort if a situation such as this has arisen?

CHAIRMAN BARTHOLOMEW: We have accepted absentee votes at the time of the meeting. We have never had one deferred that I recall. Do you, Mr. Nolen?

MR. NOLEN: Never heard of it.

MR. OWEN: I don't see how you can do that.

CHAIRMAN BARTHOLOMEW: There is another question also I think because we have had alternate representation by Mr. Breyhill and Mr. Hyde and I know they have both expressed an interest in it.

Right at the moment Congressman Broyhill is particularly interested because the action relates immediately to his district. But on the other hand the other Congressman is concerned and has not expressed himself.

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MR. NOLEN: Mr. Cheatham has a point on that I think would be well to hear.

MR. CHEATHAM: In line with Colonel Hunter's statement about one coming one time, if there was something in his jurisdiction, and one coming the other, last Spring Mr. McMillan wrote Mr. Bartholomew and said he would like that letter to be a permanent designation of Broyhill when it was something affecting his jurisdiction and Hyde when it was something affecting his.

Mr. Bartholomew replied to that and said that in some cases that might work all right but in other cases there would be a joint interest which might be diverse and for that reason the burden would not be on us but on the chairman of the committee. It was felt that each time we were having a meeting the Chairman of the House Committee should send us a specific letter.

Now, back last August we did receive a letter from Mr. McMillan, not about a vote but he did express something about the CIA location. And this time we received a letter from him.

CHAIRMAN BARTHOLOMEW: What is the date of that?

MR. CHEATHAM: Dated December 6 -- no, 8, and it was received here on December 12, saying that I wish that I could be present for this meeting as I am vitally interested in several matters that are to be considered.

SAS: [unclear]

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However, I find that it will be impossible for me to be in Washington at that time.

I endeavored through his office to inform him that in view of this letter of Mr. McKillian's and Senator Neely's absentee ballot or attempt to file an absentee ballot that he might wish to either designate an alternate or send in an absentee ballot.

CHAIRMAN BARTHOLOMEW: Or vote himself.

MR. CHEATHAM: But we have been unable to contact him. He was in Florence, South Carolina when he wrote this letter and he seems to be off on some hunting trip.

CHAIRMAN BARTHOLOMEW: I think the letter indicates that he might have liked himself to perhaps have voted but not having -- he was aware of the meeting -- not having endeavored to submit a vote or appoint a representative, I am glad to have Mr. Cheatham remind me of that correspondence. I had somewhat raised that very question, you see, in our earlier correspondence and I had forgotten about it.

I think it is very questionable whether we should accept a deferred vote. I really do.

MR. REMON: It seems to me that we ought to give him a chance to vote if he wants to. And I would say that a week would be plenty of time in which to get in touch with him.

How long is he going to hunt?

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MR. SPELMAN: He will be back within a week.

MR. CHEATHAM: The only thing I have gotten are telephone reports which I don't know how much weight to give to but they said yesterday he would be back today and today they say he will be back tomorrow.

I might add this, Mr. Chairman, that in view of the statement of Mr. Broyhill, he indicated that he would be very concerned as a member of the House District Committee, if we accepted Senator Neely's absentee ballot without giving Mr. McMillan additional opportunity by letting Mr. McMillan know that Senator Neely did send one in.

In other words, that the two houses should be treated on the same basis.

CHAIRMAN BARTHOLOMEW: We have two motions before the house.

The first was with respect to the committee report. I don't know that there would be any great legal conflict if we vote on the subsequent motion without interfering with the earlier one.

MR. REMON: I think we should.

CHAIRMAN BARTHOLOMEW: You have heard the motion. Unless there is some objection I will put the second motion at this time as to the acceptance of a deferred vote from Mr. McMillan.

MR. OWEN: Don't you think, Mr. Chairman, there should

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be some time limit on the deferred vote? Otherwise it could hold us up indefinitely.

CHAIRMAN BARTHOLOMEW: I am pretty sure within a week that Mr. Remon suggested we will hear from him.

MR. REMON: I am sure we can get it within a week.

MR. HORTON: Oughtn't we to make this a fairly special thing because supposing I can't get down here some time and something happens -- I don't like it and I send in a vote. Am I going to be allowed to do that?

We are opening up something here where people say: if I had been there I would have cast the deciding vote, and then we will get ourselves in quite a tangle.

I think this is awkward but we have got to think of the future on it.

CHAIRMAN BARTHOLOMEW: Well, I think that the fact that Mr. McMillan has written a letter acknowledging that there is a meeting and he had an interest and he couldn't be here, and he failed to vote --

MR. HORTON: He will cast the vote himself, in other words.

CHAIRMAN BARTHOLOMEW: I don't know. He may allow one of the members of his committee to do so. But I think their awareness of the meeting and their failure to vote is rather prejudicial.

COLONEL HUNTER: I think he should be required to

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vote in this case.

In this case if he thinks that Mr. Broyhill has jurisdiction, all right, let him vote for Mr. Broyhill. It is his prerogative. I don't think we should let it be kicked around.

CHAIRMAN BARTHOLOMEW: Well, gentlemen, we have a motion and we are not going to be here all day. I am going to put the motion.

All those in favor -- do I understand that the man who made the motion will put a seven-day limit?

COLONEL HUNTER: Yes, sir.

MR. REMON: I agree.

MR. CHEATHAM: Is there any limit on who may cast the ballot?

CHAIRMAN BARTHOLOMEW: I think the ballot should be cast by the chairman of the committee. We have the vote from the chairman of the Senate committee.

COLONEL HUNTER: I agree.

CHAIRMAN BARTHOLOMEW: I think the chairman of the House Committee if he wishes to should cast a vote.

MR. NORTON: And would you insert in the resolution that under the peculiar circumstances of this issue and the --

CHAIRMAN BARTHOLOMEW: We agreed that whenever we do this we will always decide each time -- it was decided earlier as to whether we are going to accept absentee or such

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votes.

All those in favor of the motion to accept Mr. McMillan's deferred vote within seven days, please say aye.

Would you raise hands?

The motion is carried.

MR. ZACH: That raises a question. With the delay of seven days to get a complete vote, whether Mr. Poorman would be available to vote during the same period?

CHAIRMAN BARTHOLOMEW: We are getting into some nice problems.

MR. NOLEN: I would like to raise another question.

MR. REMON: I think I would like to say there is a difference between Poorman and the chairman of the District Committee.

MR. NOLEN: If Mr. McMillan's vote should cause a tie in the vote of the commission, which the chairman is usually under parliamentary procedure privileged to then vote on, is the chairman then privileged to vote in case there is not a tie at the moment?

MR. ZACH: Of course.

MR. SPELMAN: The Chairman could vote in all cases anyway.

CHAIRMAN BARTHOLOMEW: What's that, Mr. Spelman?

MR. NOLEN: There is no --

MR. CHEATHAM: There is no restriction on your voting

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MR. SPELMAN: You are not the vice president.

MR. CHEATHAM: You don't have to wait until a tie vote.

MR. NOLEN: What I was referring to was the usual thing that the chairman does not vote if there is a majority that makes a decision and that if there is a tie, then he usually votes. You can't tell with votes outstanding what the circumstances will be.

CHAIRMAN BARTHOLOMEW: I think there is one un-received question and that is with respect to Mr. Poorman. Are there any others absent other Dr. Lohman?

MR. CHEATHAM: No.

CHAIRMAN BARTHOLOMEW: While we are at it, what is your pleasure about Mr. Poorman?

MR. NOBSON: We ought to let him, too, if we are going to let everybody else vote. What's the difference in principle between any one of the members of the commission and another?

MR. ZACH: There is a difference.

MR. RENSH: Congressional.

MR. ZACH: Now that I think of it, any vote of the commission may be of not more than eight votes normally because people are absent and you don't go after their vote. We are making a special case of this one because we thought it was important enough to.

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CHAIRMAN BARTHOLOMEW: I think we should, however. I there there is a distinction. Mr. Poorman was here. He saw our program. Dr. Lehman was here and saw our program. The matter was discussed. Dr. Lehman left a vote and Mr. Poorman didn't.

MR. CHEATHAM: May I add there, Mr. Poorman is ill today and of course didn't foresee he was not going to be here, if that would make any difference. I don't know.

CHAIRMAN BARTHOLOMEW: Would anybody else like to offer some more complications?

MR. HIXON: I think of a couple but I don't believe I will offer them.

CHAIRMAN BARTHOLOMEW: Well, we will pass up the question of Mr. Poorman unless somebody wishes to offer a motion on that.

Are we ready for the question?

MR. ZACH: No, I am not ready.

In view of the fact that the chairman is leaving for a little vacation, if the vote was likely to be a tie as a result of this seven-day deferral, he might choose to vote now rather than have to be disturbed on his vacation to vote.

CHAIRMAN BARTHOLOMEW: I have no hesitancy in so doing. I will be glad to.

MR. ZACH: It is your privilege to do so.

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CHAIRMAN BARTHOLOMEW: I will be very glad to.

Are you prepared now for the vote?

All those in favor of Mr. Owen's motion which I think you all understand, will indicate so by raising your hand.

(Four hands were raised)

CHAIRMAN BARTHOLOMEW: And we do have a letter from Dr. Lehman and this one from Senator Healy.

MR. NOLEN: He says here that since it will not be possible for me to attend the meeting tomorrow morning of the National Capital Planning Commission in which the question of the CIA site will be considered, I would like to leave with you my considered opinion and vote on the matter.

I have studied with great care the representations of the various interested parties and have evaluated the proposal and what I regard in the light of appropriate planning considerations.

It seems to me that too much emphasis has been placed upon the desire of commercial interests and related public opinion polling to bring about a decision and which considerations tend to distort the picture rather than to permit of an appropriate decision in planning terms.

The evidence submitted convinces me that the Langley site is ill-advised and I should like to register my vote against the approval of that site.

Senator Healy's letter which is dated December 9,

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says that to my regret it will not be possible for me to attend the National Capital Planning Commission meetings on the 15th and 16th of December.

In the event there is a vote on the question of approving the use of the Langley site for the new Central Intelligence Agency headquarters, I wish to be recorded as voting against the selection of that location.

Should the commission take any action concerning the Shirley Highway tract, I desire to have my vote cast in favor of that site.

The best of wishes and the kindest regards, I am always faithfully yours -- Senator Neely.

CHAIRMAN BARTHOLOMEW: I would like to see that again.

All those not in favor of Mr. Owen's motion, please indicate by raising their right hand.

(Raising of hands.)

MR. CHEATHAM: Six in favor and four against.

CHAIRMAN BARTHOLOMEW: One vote to come in.

CHAIRMAN BARTHOLOMEW: Mr. Owen's motion has carried.

MR. ZACH: Tentatively.

CHAIRMAN BARTHOLOMEW: One vote still to come.

Now we proceed with the rest of our program.

MR. NOLEN: I presume no action is necessary for you to transmit to CIA a report of the council?

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should be referred to the council, should be referred to the CIA, Mr. Dulles, and he then may have opportunity to make a further presentation.

MR. NOLEN: My point was that you should transmit your report of council also. You want action on that?

CHAIRMAN BARTHOLOMEW: I don't know that that is required by the law, is it?

MR. NOLEN: Yes, sir.

CHAIRMAN BARTHOLOMEW: That our report also goes to council for further action?

MR. NOLEN: That you transmit the report of the council.

I wondered whether you wanted to take action on that.

CHAIRMAN BARTHOLOMEW: The law requires transmission but not direction?

MR. NOLEN: That's right.

CHAIRMAN BARTHOLOMEW: Of course we should do so if the law requires it.

MR. ZACH: You don't need any action if the law requires it.

CHAIRMAN BARTHOLOMEW: We will transmit this to Mr. Dulles and if I understand from what was said previously he has the opportunity to make a presentation. If he wishes to make a presentation, we shall hear him at our next meeting.

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27 December 1955

Clarke and Rapuano  
145 East 32nd Street  
New York 16, New York

Dear Mr. Rapuano:

[redacted] has advised me of your telephone conversation, this date, regarding the National Capital Planning Commission's recent action on the proposal to locate the Central Intelligence Agency headquarters at Langley, Virginia.

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Copies of Mr. Bartholomew's December 16, 1955 letter to Mr. Dulles transmitting the report and recommendations of the National Capital Planning Commission Committee are enclosed. As indicated in the third paragraph of Mr. Bartholomew's letter, if the Agency does not concur in the Commission's recommendation, we shall advise the Commission with our reasons therefore, and the Commission shall submit a formal report.

A transcript of the December 16 Commission meeting has been requested and we will forward copies to you immediately upon receiving them. As we are anxious to furnish clarifying or additional information which might aid the Commission in arriving at a more favorable conclusion, we would be most grateful for your comments which might be of assistance either to us or to the Commission.

Enclosed you will also find three copies of the "Location Report" including the Addenda, as requested by Mr. Ralph MacDonald's letter of December 21, 1955.

Sincerely,

Distribution:

- 0 & 1 - Addressee
- 1 - BPS Chrono
- 1 - BPS Project
- 1 - D/L
- 1 - DD/S

[redacted]  
Chief, Building Planning Staff

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Enclosures

OL/BPS: [redacted] Jr.:mec

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MEMORANDUM FOR RECORD

28 December 1955

SUBJECT: Telephone Call from Mr. R. M. Townsend Regarding the 16 December 1955 National Capital Planning Commission Committee Report.

1. Mr. Townsend (Fairfax County Chamber of Commerce) called today to make inquiry as to steps that the Civic Association and other groups in Fairfax County might take to obtain NCPC reconsideration of our proposed use of the Langley site.

2. Mr. Townsend indicated his concern and dislike of the subject report as follows:

a. The inferred solicitude of the NCPC Committee regarding the ability or willingness of the county to exercise its responsibility whereby adequate and desirable zoning would be established and maintained.

b. The inference that adequate sewers and water would not be available as promised.

c. The inclusion of many quotes from the E. S. Draper Report. Mr. Townsend believes the quotes to be anything other than objective and factual. (At his request a complete copy of the Draper Report is being forwarded to Mr. Townsend.)

3. Mr. Townsend indicated that he had been referred to me in the absence of Colonel White and wished to state that he was available in any way that we might request. I assured him that Colonel White would call him in the near future to discuss any action desired on their part.

[Redacted] Chief, Building Planning Staff

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Distribution:

- 0 - DD/S
- 1 - EPS Chrono
- 1 - EPS Project

OL 5 7239

- 1 - OL files
- ① - HSC file

OL/EPS: [Redacted] :mcc (28 December 1955)

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29 December 1955

Clarke and Reguano  
145 East 32nd Street  
New York 16, New York

Dear Mr. Clarke:

Enclosed you will find a copy of the transcript of the National Capital Planning Commission December 16 meeting. As indicated in our December 27, 1955 letter transmitting the National Capital Planning Committee report to you, we are anxious to furnish clarifying or additional information which might aid the Commission in arriving at a more favorable conclusion. [redacted] or I will call you early next week to discuss any items included in the transcript with which we may not be in full agreement.

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We would be most grateful for your comments which might be of assistance either to us or to the Commission.

Sincerely,

/s/

[redacted]

Chief, Building Planning Staff

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Enclosure

Distribution:

- 0 & 1 - Addressee
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- 1 - D/L
- 1 - DD/S
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OL/EPS [redacted] :mec

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25 January 1956

Mr. John Holen  
Director  
National Capital Planning Commission  
Washington 25, D. C.

Dear Mr. Holen:

In accordance with our telephone conversation this date,  
there are enclosed fifty (50) copies of letter dated January 23,  
1956 to Mr. Harland Bartholomew, Chairman, National Capital  
Planning Commission from the Director, Central Intelligence  
Agency.

Yours very truly,

[Redacted]  
Chief, INLAND Planning Staff

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Distribution:

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- 1 - EPS Chrono
- ① - NSC file

OL/EPS [Redacted] :mcc (25 January 1956)

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**CENTRAL INTELLIGENCE AGENCY**

WASHINGTON 25, D. C.

OFFICE OF THE DIRECTOR

JAN 23 1956

Mr. Harland Bartholomew  
Chairman  
National Capital Planning Commission  
Washington 25, D. C.

Dear Mr. Bartholomew:

Thank you for your letter of 16 December 1955 with which you transmitted (1) the report and recommendation prepared by a Committee of the National Capital Planning Commission, and (2) a report and recommendations of the National Capital Regional Planning Council, together with statements of certain local planning agencies.

I am, of course, disappointed in the adverse action taken by the National Capital Planning Commission in a vote of 6 to 5 against our proposal to locate the headquarters of the Central Intelligence Agency at Langley, particularly in view of the earlier action of the National Capital Regional Planning Council to approve of the Langley site by a vote of 5 to 3.

Members of my staff and our consultants have carefully reviewed the reports you have submitted, together with the accompanying recommendations, and it is requested that your Commission review further our proposal to establish a new headquarters for the Central Intelligence Agency at Langley, the most suitable site that we have found and the one which will best enable us to carry out the important mission that the Congress of the United States has entrusted to us.

Our authorization and appropriation were obtained with the clear understanding that while we were exempted from "dispersal" we would at the same time definitely not locate in the District of Columbia but, rather, on the fringe of the metropolitan area of greater Washington. It is important to us to have the Agency headquarters situated on the west side of the Potomac in order to conform with emergency measures that already have been taken.

Other major factors that were taken into consideration in our report to you included the accessibility of the site to several key points, generally in the Northwest District of Columbia and adjacent Virginia areas as well as accessibility or convenience to the homes of the majority of the Agency personnel.

We recognize the high residential value of the area surrounding the Government-owned reservation of 749.5 acres at Langley. We would wish to keep this surrounding area as it is, for to do so would better suit our own requirements for a semi-rural setting for the CIA headquarters.

For reasons heretofore given, we believe that the character of the surrounding lands may be preserved for residential use as "a community of low density, single family houses." There is no material evidence that our development "would eventually disrupt the entire community and require residential densities of land use and commercial development of a nature not dreamed of when the long range plans for the development of Fairfax County were drawn up."

In our representations to the Commission we indicated clearly that approximately 75 per cent of the automobiles (3,000 cars) going to and from the Langley site would use the proposed George Washington Memorial Parkway; approximately 25 per cent of the automobiles (1,000 cars) of residents of Virginia would use the west entrance to the Reservation from Route 123. This means that the large majority of the CIA employees would enter and leave the site on the Potomac River or Parkway side of the Reservation and thereby have little or no contact with the surrounding community. We shall provide attractive cafeterias in the development for our employees so that there will be no need for them to leave the Reservation during the luncheon recess; in other words, there will be no need for shops and for other commercial development on the periphery of the Reservation to serve our employees; in fact, we would prefer none.

As we see it, this proposed development of ours at Langley is not an ordinary type that planners may place in a category which fits the pattern of other concentrations of people brought together for eight hours a day. The proponents and the objectors to the use of the Langley site for the CIA headquarters have expressed their views with respect to the nature of the impact of this development upon the surrounding areas. We believe that this is a very special problem and, as such it is our considered judgment that the CIA can use lands already owned by the Government in the manner we have described so that the presence of this Agency at Langley will become an asset rather than a liability to the surrounding community.

We shall lend every possible aid to this end, and, in these circumstances, we believe that the result will be acceptable to the large majority of persons who, for one reason or another, have expressed an interest in this matter. The fact that the officials of the County and a substantial majority of the people of the County desire to have us located at the Langley site seems, in a large measure, to prove our point. I am sure that you are aware of the results of the poll taken by Congressman Broyhill which indicate that 73.3 per cent of the voters of Fairfax County favor locating CIA at Langley with only 17.9 per cent opposing it, and 8.8 per cent having no opinion. It is also significant that each of the seven magisterial districts heavily favor locating CIA at Langley and in the Dranesville District, which includes Langley, voters favor this site by a 1789 to 517 margin.

The prognostications with respect to the result of "impact" are largely conjectural. I believe that our argument is predicated upon realistic observations that fit into the very special situation which involves the proposed move of the CIA to Langley. We see no reason, for example, why the present zoning is necessarily "susceptible to successful downgrading by determined speculative interests," or that the location of CIA at Langley will necessarily "stimulate urban developments with explosive and detrimental force in violent conflict with the Master Plan." The area surrounding the Government Reservation at Langley will develop more houses, whether or not the CIA is situated there. I say this because the area is not distant from the City of Washington and with the arterial improvements and the installation of the approved sewer lines in the Pimmit Run water shed, growth is inevitable. Both of these improvements were planned long before CIA contemplated going to Langley. Any "impact" resulting in a rise in land values when forcing "zoning and regulatory changes, to permit high cost improvements, residential and commercial, in order that the tax increases would be sufficient to carry the burden of improvements," will be because of the normal development of the area which was already preparing for an increased population long before the CIA project at Langley was considered. The CIA contemplates paying the prevailing rates charged by the local municipalities and by the private utility corporations for services provided. Is it not true that the five year old Master Plan (Comprehensive Plan for the National Capital and its Environs) is a guide, and as such must be reviewed periodically to adjust its sights to new times, conditions and the needs of the Community? No doubt there will be changes, for no Master Plan can remain static in the light of the changes that are taking place now and that will take place even without CIA at Langley.

It interested me to note that the 1950 Comprehensive Plan shows a "decentralized government center" at the Langley site, and in view of the minimum relocation of Agency personnel residence which we anticipate, it would seem to us to be an eminently appropriate site for the use we propose.

Our consultant's report, dated 25 October 1955, together with their supplemental letter dated 12 December 1955, which I have endorsed, clearly sets forth the problem with respect to the means of access to and from the Langley site. We have continued our studies and we do not concede that "large sums of money are necessary to provide access to the site;" on the contrary, we are convinced that the Parkway, which must be constructed from its present terminus to the Langley site, the improvements of that section of Route 123 between the Parkway and the junction with Route 193 at Langley, and the planned improvements to the Key Bridge already under contract are the only arterial improvements necessary to place access to this site on relatively the same level as at other sites suitable for the operation of the Agency's proposed headquarters. Even with these improvements I am convinced that no other location that we know of will provide as satisfactory a means of access as does the Langley site. These three improvements, together with a number of other proposed arterial developments, ultimately will be required whether the CIA goes to Langley or not; most, if not all, of them were envisioned long before Langley was considered as a site for CIA. As you already know, the State of Virginia has indicated that it will improve the section of Route 123 between Langley and the George Washington Memorial Parkway interchange, and the National Park Service, through the Bureau of Public Roads, will plan and construct the Parkway from its present terminus to the Langley site with funds to be made available by the CIA from its appropriation, as specified in the legislation.

Our consultant's supplemental letter, dated 12 December 1955, states, "It would be helpful to have certain other existing roads improved and to have Chain Bridge widened, as stated in our original report, but these will not be required until they come within the time scheduled for development either by the District of Columbia or by Fairfax County." Your Committee report includes the improvements to Chain Bridge, Canal Road and Weaver Place as necessary. Prior to submitting their report, our consultants had discussed the practical capacities of Chain Bridge and its approaches, as well as the capacities of other Potomac River bridges, with representatives of the District of Columbia Engineer Commissioner. You will recall that the results of a "point of origin and destination" study, as requested by the Engineer Commissioner for the District of Columbia, was forwarded to you on 9 December 1955. This study had particular reference to those employees living in the District of Columbia and

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Maryland who might use Chain Bridge as the most direct route to the Langley site. It clearly shows that the anticipated traffic of our employees, who might use this bridge, plus the present traffic would not exceed the rated capacity of Chain Bridge. Since the improvements to Key Bridge are already under contract and the construction of the Constitution Avenue Bridge is assured, we still believe that as far as the impact of CIA traffic alone is concerned we can effectively use the Langley site with only those bridge and road improvements as outlined by our consultants.

The position taken by the Commission seems to have been based on two primary factors: the potential impact on the area and the extensive construction and improvements of access highways and bridges. I believe this position to be basically inconsistent, since the Commission apparently believes, on the one hand, that there will be a major relocation of our personnel resulting in a tremendous impact upon the area surrounding the Langley site, while, on the other hand, it declares a necessity for extensive improvements to highways and bridges predicated upon the assumption that the great majority of our people will remain where they presently reside, thereby forcing a vast highway construction program. Even if the highway construction and improvements your Commission has specified as minimum to provide access to the Langley site were necessary, we could not at the same time accept the premise that the area would be subjected to the impact which you visualize.

Your Committee raised questions concerning the availability of water supply and sewage disposal. I have assurances from the City of Falls Church that they will deliver an adequate supply of water to the Langley site. Our consultant's report, dated 25 October 1955, and their supplementary letter, dated 12 December 1955, set forth clearly the whole question related to sewage disposal. Fairfax County has agreed to provide an adequate plant to take care of their own needs and those of the CIA, and, as I have already indicated, it is anticipated that the Agency will pay the customary charges set forth in the County's rate schedule, together with the customary quarterly service charges.

In my judgment and that of our consultants, the Langley site is the best available one that will serve our purposes adequately. A site in the Northwest quadrant of the greater Washington area would be most convenient to the homes of the majority of the members of our staff. Therefore, the location of the CIA at Langley would eliminate the necessity of having our employees go through downtown Washington and other congested areas during the morning and evening rush hours. The Langley site is strategically situated in that it will be at one of the important crossroads on the proposed Outer Loop. I must consider the site selection problem from a long

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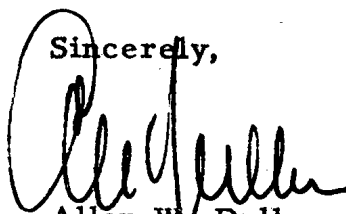
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range point of view with due consideration of the interest and requirements of CIA as well as the interest of the Washington Metropolitan Area Comprehensive Plan.

As you know, we have considered this matter with you since February of 1955, and I am appreciative of the time and consideration which the Commission has given to it. However, unless I can make a final decision at a very early date as to the location of the building so that preliminary plans and cost estimates can be presented to the Congress during this session, I am fearful that the entire project may be delayed for at least another year. Accordingly, may I request that the Commission reconsider this matter at its February meeting and make its final report as soon thereafter as possible. We and our consultants, Messrs. Clarke and Rapuano, stand ready at any time to assist in any possible way. While no additional formal presentation seems to be necessary, I believe that it would be beneficial to have Messrs. Clarke and Rapuano, and representatives of this Agency, present at your meeting in order to try to answer any questions which the Commission may wish to ask. I, of course, leave this entirely to your judgment.

Sincerely,



Allen W. Dulles  
Director

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NATIONAL CAPITAL PLANNING  
COMMISSION

Washington 25, D.C.

January 27, 1956

Mr. Allen W. Dulles, Director  
Central Intelligence Agency  
Washington 25, D. C.

Dear Mr. Dulles:

I have received and thank you for your letter of January 23, stating that you do not concur in the report and recommendations of the Commission on the proposal to utilize the Langley site for the CIA headquarters, and advising the Commission of the reasons therefor. Through the courtesy of your office, copies of this report were immediately made available to all members of the Planning Commission.

In accordance with your request, the Commission will be glad to reconsider this matter at its February meeting and make its final report as soon thereafter as possible.

Before the Commission convenes next week, I will consult with the members about your offer to have your consultants, Messrs. Clarke and Rapuano, stand ready to assist in any possible way and also to be present, with your representatives, at our meeting in order to answer questions. I will telephone you the day before the meeting the results of my inquiry.

I agree with you that no additional formal presentation is necessary.

Sincerely, yours,

Harland Bartholomew  
Chairman

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NATIONAL CAPITAL PLANNING COMMISSION

Washington 25, D.C.

February 6, 1956

Mr. Allen W. Dulles, Director  
Central Intelligence Agency  
Washington 25, D. C.

Dear Mr. Dulles:

In accordance with your request, the National Capital Planning Commission at its meeting on February 2, 1956, reconsidered the adverse recommendation submitted to you in its preliminary report of December 16, 1955, concerning your proposal to locate the headquarters building of the Central Intelligence Agency at Langley, Virginia.

I am writing now to confirm officially what you have already heard, that the Commission has now voted to approve of your proposal and will as soon as possible submit the "final report" provided for in the National Capital Planning Act of 1952. To this end, I have appointed a committee of five, representing the varied viewpoints prevailing on our Commission in connection with your proposal.

Sincerely yours,

Harland Bartholomew  
Chairman

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February 9, 1956

Mr. Harland Bartholomew  
Chairman  
National Capital Planning Commission  
Washington 25, D. C.

Dear Mr. Bartholomew:

Thank you for your letter of 6 February 1956 advising us that the Planning Commission has voted to approve of my proposal to locate the new headquarters building for the Central Intelligence Agency at Langley, Virginia. I deeply appreciate the Commission's approval of the Langley site and the consideration which has been given to this important matter.

We want, of course, to give full consideration to any points raised in the final report which I understand the Commission is preparing. We are, however, extremely hard-pressed for time as any action required after final determination, particularly action in any way involving Congress, must be undertaken very soon lest we suffer a serious delay not only to important problems confronting us but also to the ultimate removal of the temporary buildings which we will vacate.

I would, therefore, appreciate very much anything the Commission could do to make its final report available to us at the earliest opportunity.

Sincerely,

Allen W. Dulles  
Director

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NATIONAL CAPITAL PLANNING COMMISSION

Washington 25, D. C.

March 2, 1956

Mr. Allen W. Dulles  
Central Intelligence Agency  
Washington 25, D. C.

Dear Mr. Dulles:

As indicated in my letter of February 6 and pursuant to your request, the National Capital Planning Commission reviewed further your proposal to establish a new headquarters for the Central Intelligence Agency at Langley, Virginia, and approved this proposal.

In its new findings the Commission has accorded overriding importance to the emphasis placed upon your statements contained in your letter of January 23, 1956, that you are not free to select a location within the District and that by virtue of emergency measures already taken it is important for you to locate on the west side of the Potomac River and that you desire that the location be at Langley.

The Commission has approved the enclosed final report prepared by a Committee of the Commission. The Committee has set forth in this report the obstacles which it feels must be overcome by the federal and local governments to solve problems connected with this site.

Sincerely yours,

(Signed) Harland Bartholomew

Harland Bartholomew  
Chairman

Enclosure

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NATIONAL CAPITAL PLANNING COMMISSION

March 2, 1956

FINAL REPORT  
ON THE  
PROPOSAL TO LOCATE THE CENTRAL INTELLIGENCE AGENCY  
HEADQUARTERS BUILDING AT LANGLEY, VIRGINIA

At the request of the Director of the Central Intelligence Agency, the National Capital Planning Commission at its meeting on February 3, 1956, reconsidered the action taken at its December meeting on the proposal to establish a new headquarters for the Agency at Langley, Virginia, and voted to approve the location considered by the Agency to be the most suitable site for its purposes.

The undersigned committee was appointed by the Chairman to draft and submit the final report on this proposal, as required by the National Capital Planning Act of 1952. Membership of the committee includes those who have been for and against the Langley site.

As the Commission had been very evenly divided in both its initial opposition and subsequent approval of the Langley location, the committee has chosen to present the differing points of view on the basic planning issues involved.

Concern of Commission and Council in Decision

Under the Planning Act of 1952, the Planning Commission and Regional Planning Council have collaborative responsibility to prepare and maintain a comprehensive plan for the development of the National Capital and its environs. As the central planning agency for the Federal and District Governments, the Commission has the prime duty of reviewing Federal agency development programs in order to advise as to their consistency with the Comprehensive Plan.

It is now widely recognized that the most important single factor

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Washington region has been the growth and spread of Federal establishments. Consequently, the Commission's 1950 Comprehensive Plan laid great emphasis on the size and location of government agencies. In order to produce an orderly and uniform expansion of the region, new Federal establishments which could be appropriately located outside the Central Area were to be distributed on the periphery of existing development or beyond, at such locations as to encourage local development that would be harmonious with other requirements of the Plan. Except in Bethesda and Suitland, where commitments had already been made, no single installation larger than 5,000 employees was recommended. Furthermore, new installations were located at least five miles from each other or from other large established agencies.

The Comprehensive Plan, while serving as a general guide and directive for decisions on Federal establishments, also sets forth a general philosophy on land use and population distribution throughout the area. These basic policies provide the foundation or reason for a Regional Thoroughfare Plan and policies for the provision of community facilities, such as water supply and sewage disposal. The development of such plans is the joint and collaborative responsibility of the National Capital Planning Commission and the Regional Planning Council under the provisions of the 1952 Planning Act.

#### Impact on the Comprehensive Plan

The Commission's proposals for the location of future Federal establishments in the environs of Washington did not contemplate a large Federal establishment in the Langley area. On the contrary, its Plan for the location of Federal Employees limited the number of those ultimately necessary to complete

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the Public Roads Research Laboratory development, then estimated in round figures not to exceed 1,000. The principal reasons for this were that the location lay within an area traditionally developed and developing with small estates and single-family homes of low density, which it was generally agreed as desirable to encourage and protect. Furthermore, there was already located or committed in the northwest sector outside of downtown Washington a disproportionately large distribution of Federal employment, tending in the long run to encourage an unbalanced and intensive growth in that direction.

To offset this tendency, the Comprehensive Plan proposed in the Virginia sector generally west and southwest of the center, four locations for Federal establishments of approximately 5,000 employees each. These would have the effect of stimulating intensive suburban growth of a satellite character in localities where there is already established a nucleus for an urban environment and to public facilities already projected or needed.

Whereas the location of 10,000 employees, more or less, at Langley does not accord with the 1950 plan, a majority of the Commission believe that a revision of the plan to accommodate CIA can be appropriately made. The minority does not agree to this revision and believes that a location in Virginia west or southwest of the center of Washington would promote growth of territory better adapted for intensive stimulation.

The position of the majority of the Commission is that there will be no adverse long-range effect of the CIA installation upon the established land use of the surrounding territory. They believe that in the immediate future employees will continue to live very much where they now live, and that traffic to and from the installation can be handled over bridges, highways and parkways already planned though not necessarily

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However, there is general agreement by both the Commission and the Regional Council that improvements proposed in the Commission's report of December 16 will need to be programmed at an earlier date to accommodate the traffic volumes generated by the installation.

The other point of view, represented by the minority, is that there will be a very profound effect upon the surrounding community with an installation of this size. The reasoning is that inevitably there will be created a demand for more intensive development of tributary territory than has heretofore been contemplated. The fact that only about one-eighth of the employees of CIA own their own homes lends support to the viewpoint of the minority that a marked change in land use for the Langley area is inevitable. The ensuing economic pressure upon land will make it increasingly difficult, if not impossible, for the Fairfax County authorities to maintain the same land use policies through zoning and subdivision control that have heretofore been envisioned as most appropriate and desirable for this area. This feeling is very strong among many property owners in the Langley area, is widely supported by professional planners and, perhaps most significantly, by the current waves of land speculation. In this connection, the minority draws attention to the change that has taken place in Arlington County since the construction of the Pentagon. In 1940 nearly three-fourths of the dwelling units in the county were of the single-family type. Today, more than half of all units are apartments which have increased eight-fold against only a doubling of the single-family type.

The Langley site meets the general requirement, set forth in the Commission's April resolution, that it be in close proximity to the Outer Circumferential. In this respect, the location conforms with the

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Commission's Proposed Regional Thoroughfare Plan, now generally accepted by the highway authorities. However, the priority for construction of major features of that plan will have to be advanced, as herein discussed, if it is proved that the traffic circulation facilities which the installation will require are inadequate.

### Community Facilities

The Regional Planning Council, in approving the Langley location last December, voted also to request that the Central Intelligence Agency request appropriations for certain improvements which it considered would be needed at the time the CIA headquarters is opened at Langley. The purpose of this action was, of course, to implement planning recommendations to which the local or state authorities were not financially committed.

It would seem that the first step towards putting into effect the Council's recommendation would be the development and agreement upon a program setting forth the specific community facilities required, and the estimates of cost and methods of financing. The latter is particularly important because of the different jurisdictions involved and the necessity for coordination in the programming of improvements. Following is a list and brief discussion of the important improvements which the studies of the Commission and the Council during the last year have revealed as being necessary to program definitely if the Langley site were chosen.

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George Washington Memorial Parkway

The construction of the George Washington Memorial Parkway from Spout Run to Langley is universally accepted as having top priority. The Clarke-Rapuno report also recommended that the parkway be extended to the Cabin John Bridge along with useful segments of the Outer Loop, in which recommendation this Committee concurs.

While the legislation authorizing the use of the Langley location anticipated the construction of the parkway to Langley and provided for the allocation of necessary funds, the land acquisition program cannot be completed without additional contributions from Virginia to match Federal funds already available or to be made available for this purpose. Surveys and appraisals are required before precise costs can be ascertained. In all probability, several hundred thousand dollars will be needed from state and county authorities.

Other Recommended Projects

The Regional Planning Council has recommended the following improvements be financed at Federal expense concurrent with construction by the Agency unless state or local financing is or can be secured:

(a) Route 123. - The widening to four lanes of Route 123 from Langley Corners to Chain Bridge (\$1,100,000). The State of Virginia has agreed to widen that portion of Route 123 from Langley Corners to the Parkway (\$350,000).

(b) Glebe Road. - The widening of Glebe Road to four lanes from Lee Highway to Chain Bridge, estimated to cost \$1,300,000.

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(c) Chain Bridge Widening. - The District Highway Department has estimated the widening of this structure to a capacity of four lanes to cost \$1,350,000. The studies by Clarke and Repuano and others indicate the need of additional capacity at an early date, especially if present CIA employees are to be encouraged to maintain their present residences. Otherwise, additional traffic will be brought into and out of the central district over central area bridges, especially Key Bridge.

(d) Canal Road and Weaver Place. - Required in connection with the widening of Chain Bridge will be improvements to approach roads on the District side, estimated at a cost of \$900,000.

(e) Cabin John Bridge and Segment of Outer Circumferential. - While the Cabin John Bridge and the adjoining segments of the Outer Circumferential have been indorsed by the Highway Departments of Maryland and Virginia and the Bureau of Public Roads, no program for their financing and construction has been agreed upon. Without this facility, transportation to and from the Langley site will be inadequate, causing serious congestion on existing highways. If the CIA desires to locate at Langley, based in part upon the proximity to the Outer Loop, the Agency should take the initiative in advancing the priority of this important improvement by endorsing Federal aid to this end.

(f) Water Supply and Sewage Disposal Problems. - So far as the Agency is concerned, it would seem to have solved its own immediate water and sewage problems through commitments already made by Federal and local

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authorities. Left unsolved, however, are services to any areas that may develop ahead of scheduled improvements due to the CIA installation.

(g) Reservations for Park and Recreational needs. - Regardless of any stimulus to local development from CIA, it has been estimated that based on present standards and ultimate development of this section of Fairfax County at low density that at least four times the present park and recreational area will be required to meet future needs. Should the growth of the area be accelerated, as some anticipate, a program for financing advance acquisition of suitable open lands according to the plan should be initiated by the county authorities.

#### Recommended Planning Controls

All those who have favored the Langley site have expressed great confidence in the ability of the county authorities, in cooperation with the interested agencies of the Federal Government, to control the character and extent of development which may either be required or which will take place as the result of the CIA installation. A clear understanding of mutual responsibilities should be formally established. To this end, it is suggested that the Central Intelligence Agency 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.

More than a year ago consultants for the Fairfax County Planning Commission completed a comprehensive plan for the county, including a land use plan, setting up standards generally designed to maintain the single-family, low density, open type of development for the Langley



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and adjoining areas. This plan has not yet been adopted. It becomes imperative, therefore, in the interest of CIA as well as that of the home owners in the area who have become concerned about the effects of the installation, that the CIA 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.

#### Conclusions

The committee has endeavored to point up the planning problems connected with the development of the Langley site as a location for CIA headquarters, in the hope that their inclusion in this report will serve a useful purpose in effecting their ultimate solution.

The majority of the committee in arriving at its recommendations has accorded overriding importance to the emphasis placed upon the statements contained in Mr. Dulles' letter of January 23, 1956, that he is not free to select a location within the District and that by virtue of emergency measures already taken it is important to him to locate on the west side of the Potomac River.

L. L. Hunter

C. McKim Horton

Claude W. Owen

David H. Tulley

John A. Remon, Chairman

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**NATIONAL CAPITAL PLANNING COMMISSION**

March 2, 1956

Checklist of Reference Data Relating to CIA Headquarters Location

National Capital Planning Commission Report

Resolution dated April 8, 1955 (general criteria)  
Committee report April 7, 1955  
Joint Commission-Council report on alternate sites  
Committee report December 16, 1955

National Capital Regional Planning Council

Staff summary report - March 11, 1955  
Staff report March 31, 1955  
Committee report April 7, 1955  
Staff report and recommendation December 5, 1955  
Member statements approving Langley

Fairfax County

Resolutions inviting CIA to County

Central Intelligence Agency

Report of Clarke and Rapuano - October 25, 1955

Other consultant reports

Consultant - Draper report  
Consultant - Upham report

Miscellaneous reports, documents and letters

Committee of 100  
Virginia Department of Highways  
Alexandria Chamber of Commerce  
Fairfax Chamber of Commerce  
Washington Board of Trade  
Citizen organizations  
Letters from many interested citizens

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Report of NCPC, 2 March 1956 - Extracts

1. A five-man committee (Renon, Chairman; Hunter; Norton; Owen; Tulley) drafted the report.

2. "Membership of the committee includes those who have been for and against the Langley site.

3. "The committee has chosen to present the differing points of view on the basic planning issues involved.

4. "Whereas the location of 10,000 employees, more or less, at Langley does not accord with the 1950 plan, a majority of the Commission believe that a revision of the Comprehensive Plan to accommodate CIA can be appropriately made. The minority does not agree to this revision and believes that a location in Virginia west or southwest of the center of Washington would promote growth of territory better adapted for intensive stimulation.

"The position of the majority of the Commission is that there will be no adverse long-range effect of the CIA installation upon the established land use of the surrounding territory. They believe that in the immediate future employees will continue to live very much where they now live and that traffic to and from the installation can be handled over bridges, highways and parkways already planned though not necessarily programmed.

"However, there is general agreement by both the Commission and the Regional Council that improvements proposed in the Commission's report

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of December 16 will need to be programmed at an earlier date to accommodate the traffic volumes generated by the installation.

"The other point of view, represented by the minority, is that there will be a very profound effect upon the surrounding community with an installation of this size. The reasoning is that inevitably there will be created a demand for more intensive development of tributary territory than has heretofore been contemplated."

5. In addition to the proposed BUMP and widening of Route 123 from Langley Fork to the Parkway, the <sup>R</sup>NCPG proposed:

- (a) "concurrent with construction by the Agency unless state or local financing is or can be secured"
  - (1) widening of 123 to Chain Bridge
  - (2) widening Glebe Road from Lee Highway to Chain Bridge
- (b) "at an early date"
  - (1) Chain Bridge widening
  - (2) Canal Road and Weaver Place
- (c) "the Agency should take the initiative in advancing the priority of this important improvement by endorsing Federal aid to this end."
  - (1) Cabin John Bridge
  - (2) adjoining segments of Outer Circumferential.

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March 5, 1956

Mr. Harland Bartholomew  
Chairman  
National Capital Planning Commission  
Washington 25, D. C.

Dear Mr. Bartholomew:

Thank you very much for your letter of 2 March 1956 with which you enclosed the final report of the National Capital Planning Commission concerning my proposal to establish a new headquarters for the Central Intelligence Agency at Langley, Virginia.

I appreciate very much the recognition given the special situation confronting this Agency in the selection of a proper site and your thoughtful final report. We shall give most serious consideration to all aspects of this report as we proceed with our planning and the establishment of our new headquarters at Langley. In particular, we believe that it need not have an adverse long-range effect on the established land use of the surrounding territory, and it will be the policy of the Agency to do everything in its power, in cooperation with the local authorities, to maintain the present nature of the area. I am confident that we can develop a headquarters at this site of which we can all be proud.

Sincerely,

Allen W. Dulles  
Director

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~~CIA INTERNAL USE ONLY~~

21 March 1956

## MEMORANDUM FOR RECORD

SUBJECT: Building - Use of CIA Appropriation for Survey and Acquisition of Right-of-Way for Parkway.

1. Mr. Nolen has advised that the NCPC now holds \$200,000 for the acquisition of right-of-way from the Arlington-Fairfax line to Route 123. He also advised us, off the record, that the NCPC is holding \$150,000 for matching by the State and County governments which will provide a total of \$300,000 for acquisition of the right-of-way north of 123 to the Leiter Estate. He had indicated, however, that he did not believe that this will be enough, in view of present property values, for acquiring all the necessary right-of-way in either of the two sections. Although we do not know what other Federal funds might be available as contributions toward this acquisition, [redacted] requested that I investigate the possibility of utilizing moneys appropriated to us if that becomes necessary.

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2. Mr. Nolen also indicated that reappraisal of the land to be acquired requires first a survey, and Mr. Cheatham earlier indicated that this survey had been delayed due to a lack of funds. The estimated cost of the survey is \$25,000 to \$30,000. In our most recent meeting Mr. Nolen indicated that the survey was under way. It is possible, however, that it might be further delayed due to lack of funds, in which case we might wish to consider furnishings funds from our appropriations.

3. I have examined the language of P. L. 161, 84th Congress, which authorized the construction of a CIA building, and of P. L. 219, 84th Congress, which appropriated \$5,500,000 for this purpose. Section 401 of P.L. 161 authorizes appropriations not to exceed \$54,500,000 to construct a CIA building "of which not more than \$8,500,000 shall be available for transfer to the National Capital Planning Commission and the Department of the Interior for acquisition of land for and construction to extend the George Washington Memorial Parkway to the present site of the research station of the Bureau of Public Roads at Langley, Fairfax County, Virginia."

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CIA INTERNAL USE ONLY

**SUBJECT: Building - Use of CIA Appropriation for Survey and  
Acquisition of Right-of-Way for Parkway**

The Act of 29 May 1930 authorizing the George Washington Memorial Parkway provides "That no money shall be expended by the United States for lands for any unit of this project until the National Capital Park and Planning Commission shall have received definite commitments from the state of Maryland or Virginia, or political subdivisions thereof or from other responsible sources for one-half the cost of acquiring the lands in its judgement necessary for such unit of said project now belonging to the United States or donated to the United States; Provided further, That no money shall be expended by the United States for the construction of said highway on the Maryland side of the Potomac, except as part of the Federal-aid highway program: Provided, That in the discretion of the National Capital Park and Planning Commission, upon agreement duly entered into by the State of Maryland or Virginia or any political subdivision thereof to reimburse the United States as hereinafter provided, it may advance the full amount of the funds necessary for the acquisition of the lands and the construction of said roads in any such unit referred to in this paragraph, such agreement providing for reimbursement to the United States to the extent of one-half of the cost thereof without interest within not more than eight years from the date of any such expenditure. The appropriation of the amount necessary for such advance, in addition to the contribution by the United States, is hereby authorized from any money in the Treasury not otherwise appropriated."

4. From a reading of the above, there seems to be no question that funds appropriated to us within the \$8,500,000 Parkway limitation may be used for the Federal share of the cost of acquiring right-of-way. It is questionable if any portion could be used for acquiring right-of-way unless matched by State-County contributions. It would seem permissible, however, to advance the total cost of acquisition provided that there were a State-County undertaking for repayment as specified in the Statute.

5. Perhaps the easiest way of justifying the expenditure of our funds for a survey is to consider it as an expense of acquisition. Mr. Nolen indicated in conversation that he might take the survey cost from the acquisition money which the NCPC now holds. The only difficulty with this approach is that it involves State-County contribution to the survey, reduces the joint funds available, and could result in appreciable delay in the acquisition of the necessary right-of-way.

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CIA INTERNAL USE ONLY

**SUBJECT: Building - Use of CIA Appropriation for Survey and Acquisition of Right-of-Way for Parkway**

6. Surveys are specifically mentioned in P.L. 161, but they are there indicated to be one of the costs of acquisition. Section 501 provides that the authority granted by the Act "includes (where) ... the acquisition of right-of-way is specified ... authority to make surveys ...."

7. The only way in which I can see a basis for providing the NCPC with acquisition funds greater than may be matched by State-County contributions would be to read Section 401 as providing for the acquisition of right-of-way independently of the provisions of the Act of 29 May 1930, and I do not see how one could reasonably give it such a reading.

8. Conclusion: There is no legal objection to transferring of any portion of the \$8,500,000 that will be appropriated to us, to the NCPC for the cost of right-of-way acquisition, including survey, provided that it is matched by State-County contribution. If it is decided to meet these costs or any of them without matching State-County contribution, the matter should first be submitted to the Comptroller General for a ruling.

[Redacted Signature]

Assistant General Counsel

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cc:

[Redacted Distribution List]

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REPORT OF THE COMMITTEE ON  
COMMUNITY FACILITIES NEEDED IN THE  
VICINITY OF LANGLEY, VIRGINIA IN  
RELATION TO THE NEW HEADQUARTERS  
BUILDING FOR THE C.I.A.

The Regional Council directed this Committee to carefully analyze all of the community facilities that have been proposed to service the headquarters building for the Central Intelligence Agency in the vicinity of Langley, Virginia and submit requirements with estimated cost as well as the jurisdiction which should be responsible for their programming. This report will have the purpose of alerting the responsible Federal, State and local governmental agencies as to their part in programming this project on a coordinated basis.

The Committee after reviewing the problem was of the opinion that the report should be in three parts. The first having to do with Highway and Bridge needs which are the primary facilities to be programmed and represent a large portion of the costs. The second part has to do with the need for a special program during the construction period to be sure that present traffic needs can be served with minimum disruption. The third part will be to reiterate, in line with the stated desires of the County and Agency, those phases of the local planning process which must be accomplished to insure the orderly development of the Langley area according to plan.

I. Highways and Bridges

The following projects are recommended by the Committee as needs that should be provided concurrent with construction of the headquarters building.

A map has been prepared (Plate 1) to facilitate your study of this report. The recommended projects are shown on the map with the corresponding numbers.

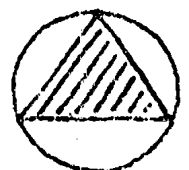
- (1) Route 123 (Virginia) from Langley corner (Route 193) to the George Washington Memorial Parkway. This highway is to be widened from the existing narrow, two-lane road to a four-lane divided highway. This highway at the present time is the only route giving access to the Langley property and will in the future be an integral part of the approach network both north and south, carrying commercial as well as passenger vehicles.

This project is estimated at \$350,000 and is committed by the Virginia Department of Highways to be constructed concurrently with the Parkway.

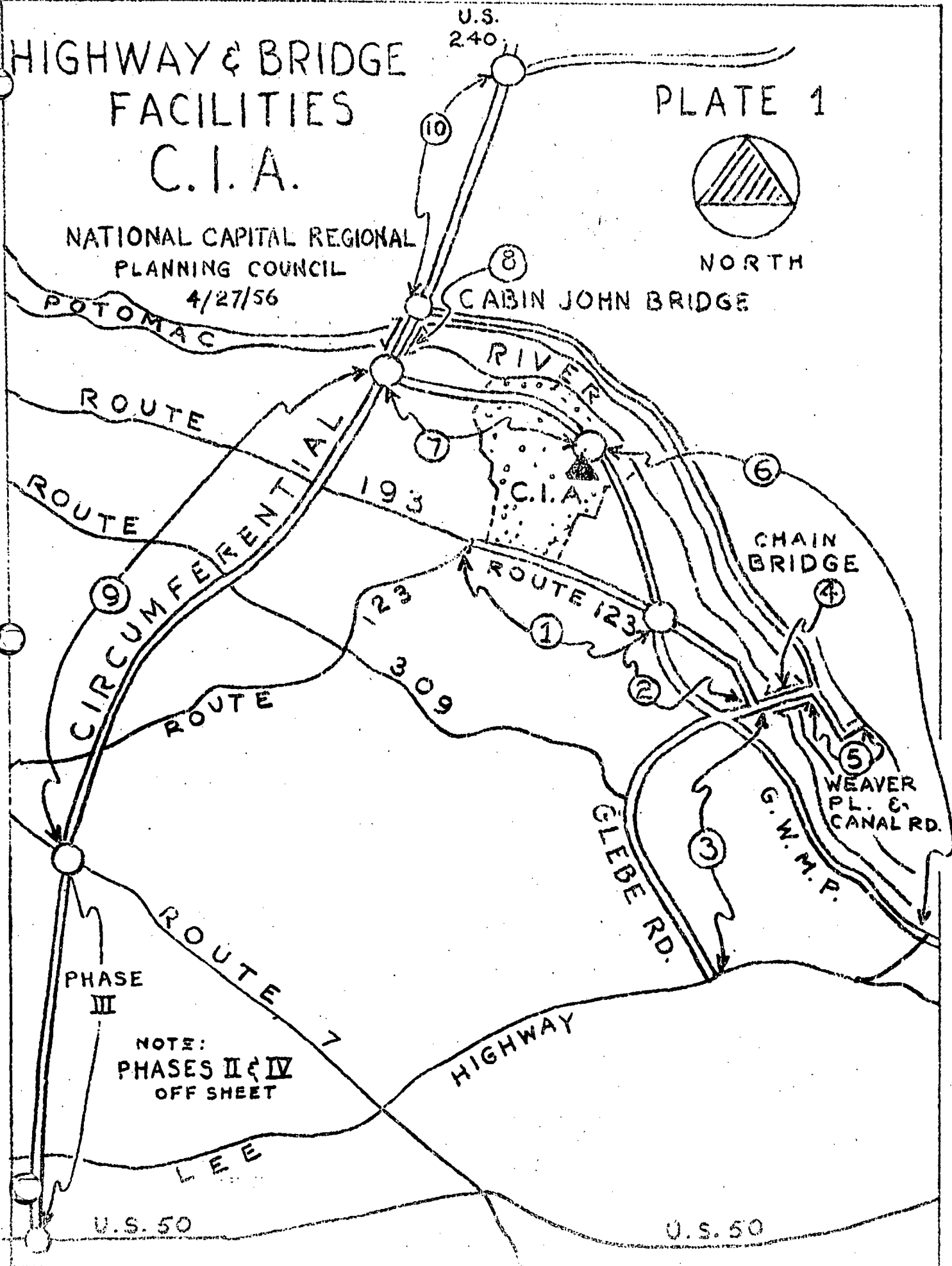
# HIGHWAY & BRIDGE FACILITIES C.I.A.

PLATE 1

NATIONAL CAPITAL REGIONAL  
PLANNING COUNCIL  
4/27/56



NORTH



NOTE:  
PHASES II & IV  
OFF SHEET

- (2) Route 123 (Virginia) from the Parkway to Chain Bridge. This is a continuation of Project (1) up-grading this facility from a two-lane road to a four-lane divided highway serving as the approach road from the Chain Bridge crossing to the site. The Regional Council in its action approving this report recommended that both Project (1) and (2) be considered as a single unit functionally in relation to the approach network. This project is estimated to cost \$750,000 and is presently uncommitted. It is recommended that this project be assumed along with (1) by the State of Virginia.
- (3) Glebe Road (Route 120, Virginia) from Lee Highway to Chain Bridge. This is an important facility giving access to Route 123 and Chain Bridge from a heavily populated section of Northern Arlington County. This highway is presently a narrow, winding two-lane road and is proposed to be widened to a four-lane divided highway including acquisition of new rights-of-way to provide for better alignment. This project is estimated to cost \$2,200,000 and is not committed at this time. The Committee recommends that the State of Virginia be responsible for the programming of this project.
- (4) Chain Bridge widened to four-lanes. This project is essential to provide required capacity to serve the improved approach roads. This project is estimated to cost \$1,350,000 and is not presently committed.
- (5) Canal Road and Weaver Place improvements (District of Columbia). This improvement is essential to provide additional capacity to serve the Chain Bridge, Glebe Road and Route 123 improvements. This project is estimated to cost \$900,000 and is not committed.
- (6) George Washington Memorial Parkway from Spout Run to the Langley site (Virginia). This improvement completes the Parkway as an access road continuously from the central area bridges to the site. This project is estimated to cost \$8,500,000. The Congress has committed construction funds for this project concurrent with the approval of the Langley site for the headquarters building. The State of Virginia and Fairfax County are responsible for one-half (25% from each) of the cost of land acquisition. The National Capital Planning Commission is responsible for the remaining one-half of the cost of land acquisition in behalf of the Federal Government. The acquisition funds are currently available through the Federal, State and local agencies. Some adjustment may be required in line with current land costs.
- (7) George Washington Memorial Parkway from the Langley site north to the Cabin John Bridge and Circumferential Highway (Virginia). This project gives high standard access north and east from Virginia and Maryland populated areas. The cost of this project

is estimated at \$2,250,000 and is not committed at this time. The Committee recommends that the Federal government be responsible for the construction and one-half of the cost of land acquisition (National Capital Planning Commission) with the State of Virginia and Fairfax County jointly being responsible for the remaining one-half of the cost for land acquisition. Current status of land acquisition funds indicate that preliminary action is being taken to provide for the Federal one-half of the land acquisition monies.

- (8) Cabin John Bridge and approaches. This facility is essential in the approach network from the north relating to the Circumferential in Virginia and Maryland and the Parkway south. This project is estimated to cost \$7,100,000 and is uncommitted at this time. The Committee recommends that the appropriate Federal Agency be responsible, in particular as a part of the Interstate Highway System on the proposed ninety-ten matching formula now before the Congress. The States would be responsible for their share.
- (9) Circumferential Highway from Route 7 to Cabin John Bridge (Virginia). This facility would provide distribution on the Virginia side providing a more balanced flow of traffic to the access points such as the Langley and central areas. This project is estimated at \$4,100,000 and is uncommitted at this time. The Committee recommends that it be constructed as a part of the Interstate Highway System dependent for programing in the highway legislation now before Congress. On this basis it would be eligible for construction under the ninety-ten financing formula with the State paying its share. The Committee also suggests that this project be set up as Phase I with the section of the Circumferential from Jones Point to Shirley Highway as Phase II. That section from Route 7 to Route U.S.50 as Phase III and from U.S.50 to Shirley Highway as Phase IV. No cost estimates were available for Phase II, III and IV.
- (10) Circumferential Highway from Cabin John Bridge to U.S. 240 (Maryland). This improvement would serve as a distributor on the Maryland side serving the northwest section with access to the Langley site as well as the central area. This improvement is estimated to cost \$4,331,000 and is presently committed in the early portion of the Maryland 12-year program. The Committee recommends that it be constructed as a part of the Interstate Highway System eligible for ninety-ten financing under the legislation now before the Congress. The State would be responsible for its share. The Committee also recommends that the balance of the Circumferential be constructed in accordance with the Interstate Highway program because of its importance as a distributor route on the Maryland side.

The Committee also recommends that the appropriate State and County authorities study traffic requirements related to certain other facilities in Virginia such as Route 123, Route 193, Route 309, Route 693, Ball's Hill Road, Mackmeal Road, Great Falls Road and any others in order that needed improvements be fitted into their program.

The Committee hesitated at this time to assign priorities to all the needed highway and bridge facilities since there are a number that must be constructed concurrently with the headquarters building. However, after discussion of the over-all needs, the Committee agreed that the Cabin John Bridge should be given highest priority in the uncommitted improvements.

## II. Special Program During Construction Period

The Committee is of the opinion that it is important for the Agency to work out with the appropriate Federal, State and local agencies a coordinated plan to handle the construction program to allow minimum disruption of existing daily traffic in the vicinity of Langley. It is conceivable that the widening of Route 123, the construction of the Parkway and the construction of the building will be going on simultaneously. Unless this is programed in advance the 1,600 plus automobiles per lane in the morning and evening peaks now using Route 123, Glebe Road, and Chain Bridge will be seriously disrupted. Also the construction traffic generated with slow-moving trucks hauling materials will add to this problem.

## III. Additional Planning Considerations

Since the Agency and the County both emphasized during the consideration of this matter the importance of maintaining the present character of this area as nearly as possible, the Committee respectfully emphasizes the prime importance of adopting a comprehensive plan as a key element to the programing of this project. This action will strengthen the zoning and subdivision controls necessary in implementing the plan.

This step will establish the basis for determining present and future requirement for the following important community facilities:

- (a) Water Supply - The Committee in reviewing the present source of supply finds that there should be an adequate supply of water through the Falls Church system by the time the building is ready for occupancy. At the present time, Falls Church is purchasing water, by contract, from Arlington County which is serviced by the line across Chain Bridge. This contract stipulates that should Arlington County find it necessary to terminate the agreement they must give Falls Church sufficient time to supplement their source of supply. The City of Falls Church by agreement with the Corps of Engineers dated December 1, 1954 has deposited funds for the construction of a 36" main in the new Little Falls dam now being constructed. The City of Falls Church still has to provide funds for a connection to the Dalecarlia plant on the District of Columbia side and a line from the dam to their system

on the Virginia side. The Falls Church Water Department stated in October 1955, by letter, that funds required to complete this system are in their capital budget with construction presently scheduled to be started in Fiscal 1958 and completed by 1960. However the letter states that should the system be required sooner their plans are elastic enough to permit completion at an earlier date.

- (b) Sewage Treatment - The Committee agreed that the present commitments by the County should provide adequate facilities for the headquarters building. These commitments are in the form of a letter to the agency stating that the County will provide a line immediately available to the property with no cost to be borne by the Federal Government. The Committee suggests that care be exercised in order to meet the standards established by the Corps of Engineers and the Interstate Commission of the Potomac River Basin relating to river pollution.
- (c) Park and Recreation Needs - The Committee emphasizes the importance of planning and acquiring the needed sites prior to the development of the area, while land values are reasonable.
- (d) School Site - Here again the Committee suggests early acquisition of sites according to the plan before the development takes place.

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Donald E. Gingery, Chairman

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John W. Brookfield

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Brigadier General Thomas A. Lane

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Frederick A. Gutheim

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Roy Bragg

May 29, 1956



MEMORANDUM FOR THE RECORD

15 June 1956

SUBJECT: National Capital Planning  
Commission Meeting 14 June 1956

1. At the subject meeting, Mr. Harry Thompson, of the National Park Service, summarized the arrangement as outlined in the Director of National Park Service May 18 letter to the DD/S, whereby the National Park Service would release the access road crossing the Langley site from Route 123, to the General Services Administration, for ultimate transfer to the Central Intelligence Agency.

2. Mr. Nolen, the National Capital Planning Commission Director, explained the NCPC staff position which involved the legal question of easement rights or right of entry to the road which were contained in the deeds held by previous owners of the adjoining properties. He admitted that all adjoining property is now held by the Government. However, the new General Counsel for the National Capital Planning Commission (Mr. Don Cheney), had not reviewed the files and stated that he felt such a review was necessary before the Commission concurred in the proposed action.

3. The National Capital Planning Commission Chairman ruled, without further discussion, that Commission action would be postponed pending this review.

4. [redacted] OGC, was advised of this development and has been in contact with Mr. Cheney in an effort to obtain NCPC concurrence prior to the next regularly scheduled meeting in August.

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[redacted]  
Chief, Building Planning Staff

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The attached report of the National Capital Regional Planning Council Committee, dated May 29, 1956, was presented to the Planning Commission by Mr. Paul Watt. Mr. Watt furnished me a copy of this report, indicating that a copy had been mailed to the DCI sometime earlier in the month.

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July 16, 1956

Honorable Dennis Chavez  
Committee on Public Works  
United States Senate  
Washington 25, D. C.

Dear Senator Chavez:

In accordance with your request of July 5, I am honored to transmit herewith the report of a special committee of the Commission which I designated to make the study and recommendation you desired as to the most suitable site or sites within the District of Columbia for the Central Intelligence Agency in the event a decision is made to locate its new headquarters within the District of Columbia.

I have reviewed the report carefully and, in the main, am in accord with its conclusions and recommendations. Of the two sites recommended, that of the National Training School for boys appears to offer substantial economies in the cost of highways and other public services, whereas that of the Northwest Rectangle would approximate the cost for the Langley location due to higher land cost and a more monumental type of building.

As you may know, the Commission was precluded from considering a site within the District of Columbia because of special requirements which the CIA established for itself. These were set forth in Mr. Dulles' letter of January 27, to which a majority of the Commission gave overriding importance. A copy of this letter and of the Commission's final report of March on the CIA site at Langley are also attached.

The Commission is meeting on August 2 and 3 and, if you desire, I will be glad to take this matter up with the full membership and secure their views at that time.

Sincerely yours,

Harland Bartholomew  
Chairman

Enclosures

**National Capital Planning Commission**

**REPORT ON  
STUDY AND RECOMMENDATION  
AS TO THE MOST SUITABLE SITE OR SITES WITHIN THE  
DISTRICT OF COLUMBIA  
FOR THE CENTRAL INTELLIGENCE AGENCY**

**JULY 16, 1956**

The undersigned committee of the Commission, as directed by its chairman, Mr. Harland Bartholomew, has undertaken to respond to the request of the Honorable Dennis Chavez, Chairman of the Senate Appropriations Subcommittee on Department of Defense, under date of July 5, to prepare a study and recommendation as to the most suitable site or sites within the District of Columbia for the Central Intelligence Agency in the event a decision is made to locate its new headquarters within the District of Columbia. Due to the fact that the Senate Appropriations Committee is currently considering the request of the CIA for funds to locate a new headquarters building at Langley, Virginia, the committee has had only limited time to make the study.

The planning considerations of general applicability to the location problem of the CIA appear to be as follows:

1. Conformity with the Commission's Comprehensive Plan for the development of the National Capital.
2. Adaptability of available sites for a government establishment of the magnitude of CIA.
3. Reasonably convenient and practical relationships between the place of employment and the residences of employees.
4. Adequacy of existing community facilities, or the feasibility of required facilities to serve the installation, including accessibility for all forms of transportation and utilities generally.

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The committee has sought to evaluate each of the sites studied with respect to these general considerations and, in addition, the following special requirements of the CIA:

- (1) Within 20 minutes travel time or 10 miles of the White House, the State Department and the Pentagon.
- (2) That for outlying sites where public transportation was not adequate, ample space be available for parking.
- (3) That it be large enough to accommodate the grouping of articulated units, access between which was capable of being controlled internally.

There are other special requirements of the CIA particularly security, which the committee was unable to evaluate.

#### Sites Studied

The committee has studied six specific sites which had sufficient merit to warrant a statement as to the degree to which they meet the basic planning considerations or other requirements. These have been divided into two categories of location because of the somewhat different applicability of the criteria.

1. Inlying sites, where the buildings would be part of the general grouping of public buildings in the Central Area, and
2. Outlying sites, where somewhat different criteria apply.

On the attached map have been indicated the locations of each of the following specific sites:

#### I. Central Area

- A. Northwest authorized public building area.
- B. Southwest authorized public building area.
- C. Southwest area near War College.

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II. Outlying Locations

- A. National Training School for Boys site.
- B. Bureau of Standards site.
- C. Soldiers Home site.

These studies have developed the following comments on each of these sites.

Comments on Sites StudiedI. Central Area

A. Northwest authorized public building area. This area extends generally from 18th Street westward to the river, north as far as F Street, Virginia and New Hampshire Avenues. That part of it which lies east of 23rd Street is developed or committed for development, leaving no sites of sufficient size to accommodate the CIA in this part of the area.

West of 23rd Street, however, in the area north of E and West of 25th Street to the river, there are ten squares, some of which have been acquired, which might be consolidated through the closing of streets into a single site of about 31 acres. While present plans of the Highway Department bisect and absorb most of this area for the west leg of the Inner Loop and its connections with E Street, a relocation of the west leg on land adjacent to the Rock Creek and Potomac Parkway would leave an L-shaped site adequate for a group of building units of the type proposed by CIA. However, while studies indicate the probable feasibility of such relocation, no engineering studies have been made nor has the idea been approved by either the Planning Commission or the Highway Department.

ASE0000 Utilization of the above location for the CIA would be consistent with the Commission's Central Area Plan and would have the further advantage of providing a suitable terminal development at the most attractive

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remaining location.

At present there are concentrated in the area west of 17th Street, south of F Street, including the buildings in the Monument Grounds and West Potomac Park, 39,000 employees exclusive of CIA. All but 18,000 of these employees are now housed in temporary buildings, including the Navy and Munitions Buildings. When these are removed, the State Department Building completed, and the CIA relocated as above, there still would be a slight reduction of employees in the Northwest public building area.

Since this location is adjacent to the existing areas now occupied by CIA, it naturally is most convenient to the present residences of its employees. Its accessibility will undoubtedly be improved through the concentration of employees in an area that can be more readily served by mass transportation since the temporary buildings now occupied are spread over a much more extensive area.

It should be possible to provide parking on at least the same standard of one space for every ten employees as already established in other parts of the Northwest Rectangle.

In conclusion, this site meets all of the planning considerations and, seemingly, the aforementioned special requirements of the CIA.

B. Southwest authorized public building area. The Land Use Plan for Project Area C recently adopted by the Planning Commission includes seven public building sites separated by a network of existing or proposed streets which cannot well be closed. While in the aggregate these sites may well be developed to accommodate as many employees as are contemplated by CIA, there is no possibility of meeting the basic criteria of CIA

as articulated in the plan of building, etc. and other

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reasons, it is not suited for this activity.

C. Southwest area near War College. The committee has restudied an area immediately north of the War College in Southwest Washington that was considered by the CIA about a year and a half ago. It appears that the area bounded by N Street on the north, 3rd Street on the east, P Street on the south and Maine Avenue on the west is sufficiently large to accommodate the building requirements of CIA in a campus-type arrangement. As this area is somewhat remote from the normal transportation routes serving the Central Area, additional land might be required for parking.

The injection of a major employment center at this location, especially as it would replace an area proposed for residential use in the Southwest Land Use Plan, would create an imbalance in the plan as now conceived, requiring reconsideration of many of the bases on which the plan was founded.

Transportation-wise, there are no unsolvable problems at this site. At present employees in the area are located in temporary buildings east of the War College on Buzzards Point. These buildings will be eventually removed and the land used for purposes more appropriate to its industrial environment adjacent to the FEPCO power station. Thus, should CIA be located north of the War College, there would be a net addition of only about 4,000 employees to be handled.

Thus, this site seems feasible except for the fact that it would require a reconsideration of the present Southwest Urban Renewal Plan for Project Area C, now awaiting approval of the District Commissioners.

## II. Outlying Locations

A. National Training School for Army site. The Commission has proposed on its Comprehensive Plan that the National Training School for ~~the Army~~ be relocated outside the District of Columbia and that in lieu thereof,



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there be located there a government employment center. This proposal was recommended about fifteen years ago by both the Planning Commission and the Bureau of Prisons. Legislation to accomplish this is currently being considered by the Congress at the request of the Department of Justice. Also pending are other bills to authorize a National Stadium on the site.

The site is large enough to accommodate an establishment as large as CIA, though fewer employees were recommended schematically on the Commission's plan.

The merit of this location lies not only in its size but its accessibility to radial and circumferential thoroughfares. In the latter category is the Commission's plan for the Fort Drive, the right-of-way for which is now 99% acquired. As an intermediate circumferential, it will connect all of the outlying residential sections of the District and adjoining territory in Maryland, where many of the present employees of CIA live. However, except for the Military Road section creating Rock Creek Park, there are no funds programmed for construction of the Fort Drive.

The Training School site comprises about 400 acres, of which about 100 acres will be needed for the Fort Drive and fringe park lands. The remaining plateau-like area is bounded on the west and south by steep slopes, affording an ideal isolation such as CIA desires.

The present Training School installation occupies the northwestern part of the hilltop. Preliminary study indicates that the unoccupied southeastern part is sufficiently large to accommodate most, if not all, of a grouping of buildings of the articulated type. This construction need not be delayed by the fact the area is now occupied by the Training School.

028 Because of its size, ample areas could be provided for parking but eventually with the completion of the Fort Drive, it would be expected that

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high-speed bus lines would operate to bring mass transportation directly to the site from all outlying residential neighborhoods.

Because this area is somewhat remote from existing development, some additional expense would probably be required for extending public services, but preliminary studies do not indicate that this would be a substantial amount.

The Training School site appears to satisfy all planning considerations and the aforementioned special requirements of the OIA.

B. Bureau of Standards site. The Bureau of Standards is scheduled to move to an outlying site for which Congress has just appropriated the initial funds. Its main activities are now housed on a 62-acre tract on the west side of Connecticut Avenue north of Tilden Street, divided, however, north and south by Van Ness Street. The southern portion of the tract has a number of campus-type buildings so arranged that they might be added to and connected to constitute the kind of grouping proposed by OIA. However, due to the roughness of the terrain, it does not appear to be either practical or desirable to crowd all of the buildings on either the southerly or northerly part of this site. While it would be better to close Van Ness Street, there has heretofore been strong opposition to this. In the alternative, the best arrangement would be to divide the group and place some of the buildings north of Van Ness Street and the rest south, with connecting bridges or tunnels between them.

The Bureau of Standards site would be central to many of the employees, since 37% live in the northwest section and it is well located with respect to mass transportation lines already in existence. It would provide an activity of substantial character with well paid employees suitable for the

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northwest area to replace the Bureau of Standards.

The main objections to this site are that it will not be available for several years and that its occupancy by CIA would increase three or four-fold the concentration of employees near the center of the high-value northwest section. The larger number of employees might have an adverse effect upon the surrounding territory.

C. Soldiers Home site. Decision was recently made to abandon a 35-acre site reserved for the Veterans Administration hospital at North Capitol Street and Michigan Avenue. This site which lies immediately east of the new General Hospital now under construction was separated from the Old Soldiers Home several years ago along with 30 acres east of North Capitol Street intended at that time to accommodate eventually a Veterans Administration building. Both these uses have now been abandoned, leaving these two sites available for other use.

As in the Bureau of Standards case, there does not appear to be sufficient area on either side of North Capitol Street to accommodate without crowding the type of building group which the CIA desires. Consequently, the only feasible plan appears to be one which would place one group of buildings on one side of North Capitol Street and another group on the other side, with connections in this case exclusively underground. Such a plan would be in scale with the new hospital and the institutional buildings in the neighborhood and also separate the parking areas which would be needed so as to disperse the points of ingress and egress over as wide an area as possible.

Along the northern boundary of these two sites and the hospital, there is proposed a new crescent thoroughfare connecting Irving Street on the west

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with Michigan Avenue on the east, thus providing accessibility to residential areas both east and west of North Capitol Street within the District of Columbia. Access to populous residential areas in adjoining Maryland would be via the proposed extension of North Capitol Street.

This site while similar in many physical respects to the Bureau of Standards site is, of course, immediately available. While apparently feasible, it is not as conveniently located, nor does it have an adequate system of mass transportation serving the area.

#### General Remarks on Site Development Requirements

None of the sites above discussed appear to require any extraordinary additional expense for community facilities or services which are not already planned and in some cases actually scheduled. A possible exception is the Training School site which would seemingly justify the immediate construction of nearby sections of the Fort Drive to provide additional means for distributing traffic to and from the site. It is probable, however, that less expense would be required to provide adequate community facilities, such as utilities, for the inlying than for the outlying sites, thus offsetting some of the cost of land acquisition inherent for inlying sites.

#### CONCLUSION AND RECOMMENDATION

The committee's studies reveal that there are apparently two quite different choices that can be readily made to fit all basic requirements should it be decided to locate the headquarters for the Central Intelligence Agency within the District of Columbia. One is the inlying central site within the Northwest Rectangle, and the other, an outlying location, the National Training School for Boys site. Each has its peculiar advantages

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Training for Boys from this site has not been enacted and that there are other pending to authorize a National Stadium on ~~this~~ <sup>the</sup> site. In addition, ~~pt~~ <sup>with</sup> for the ~~Mill~~ <sup>Military</sup> Road section crossing Rock Creek Park there are no programmed for construction of the Fort Drive <sup>//</sup> which would need to be coded <sup>to</sup> provide additional means for distributing traffic to and from ite." ~~You will also note that~~ The Committee's report is "the result of a preliminary and cursory examination of the sites reviewed and should course, be subject to the usual more careful planning and engineering analysis."

I wdke to reassure you that before proposing the Langley site a most thoudand objective analysis of some thirty-odd sites, including those merd in the Committee's report, ~~were made and that we have been~~ <sup>and that the</sup> ~~most care~~ <sup>to</sup> comply with statutes applicable to the selection of a site. I firmly ~~believe~~ <sup>at this time which would impede</sup> that any action taken ~~to impede the progress of construct-~~ <sup>ing our</sup> ~~ing our~~ <sup>Centers</sup> ~~harters~~ at Langley will result in <sup>a serious</sup> (unconscionable) delay in the completion of our building and the evacuation of those temporary buildings we now occupy. ~~I also believe that a change in location would involve the~~ <sup>and in all probability</sup> expenditure ~~many~~ many more millions of dollars.

I express too strongly my sincere belief that Langley is the best site for our headquarters building, and I urgently request your support ~~in this~~.

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