

**WHY**

Document No. \_\_\_\_\_  
Review of this document by CIA has determined that

- CIA has no objection to declass
- It contains information of CIA interest that must remain classified at TS S C  
Authority: HR 70-2
- It contains nothing of CIA interest

the

Central

Date 12-5-81 Reviewer [redacted]

Intelligence

Agency

should

select

the

**GOOD LUCK ROAD TRACT**

in

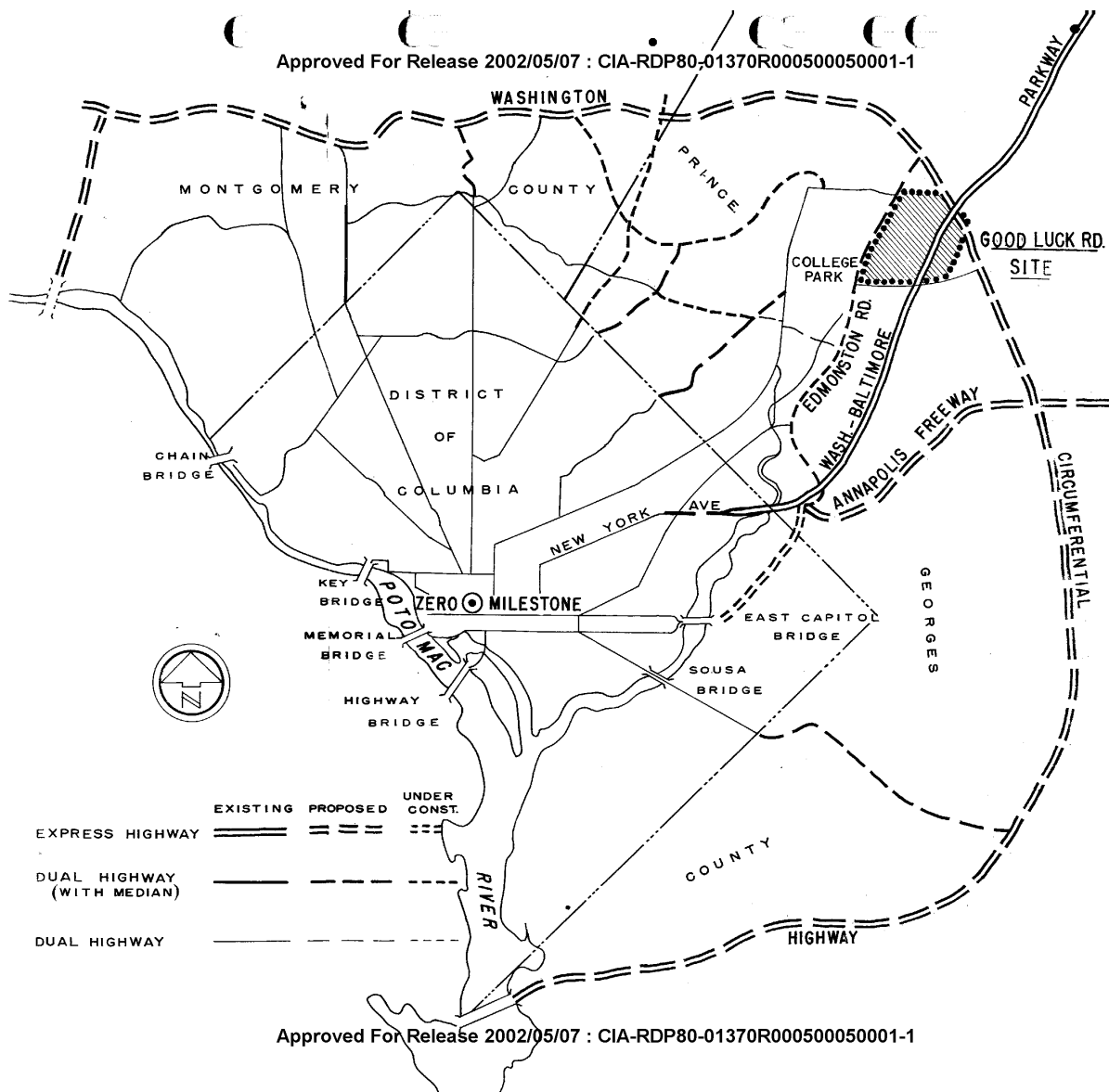
**Prince Georges County, Maryland**

as the site

for its new

**HEADQUARTERS BUILDING**

STAT



The Central Intelligence Agency has listed six factors with "mandatory" and "desirable" criteria applicable to each in connection with a site for a headquarters' installation.

The criteria and how they apply to the proposed Prince Georges County site are . . .

1. *Time and distance to key points: Mandatory, 10 miles and 20 minutes to Zero Milestone (the White House); or, desirable, 7 miles and 15 minutes.*

The distance to Zero Milestone is 8.5 miles. When the express approaches to the East Capitol Street Bridge are completed, the driving time will be between 18 and 20 minutes. The bridge will be opened to traffic in November, 1955.

2. *Area (suitable topography): Mandatory, 50 acres with 100 per cent usability; or, desirable, 70 to 100 acres.*

The Federal Government (Interior Department) owns 1100 acres at the proposed site. Except for streams, the entire tract has 100 per cent usability.

3. *Accessibility*

(a) *Access roads and highways: Mandatory, to handle 3000 passenger cars per hour; or, desirable, 5000 cars per hour.*

(b) *Public transportation: Mandatory (only), Available potential.*

Five major traffic arteries (Baltimore-Washington Parkway, U.S. Route No. 1, Queens Chapel Road-Michigan Avenue, Edmonston Road and New Hampshire Avenue) could accommodate many more than the "desirable" 5000 cars per hour. In addition, cross-county roads—supplying excellent "around Washington" routes—are either being built or improved at the present time. Nearby Greenbelt has bus facilities and the Capital Transit Company operates a line to within a short distance of the site.

*available to site boundary; or, desirable, existing in sufficient size.*

Water and sewer lines run directly past the site. City power is available.

5. *Availability of site: Mandatory, two years; or, immediately.*

Since the Government owns this site it is, of course, immediately available.

6. *Compatibility with existing and proposed land use and comprehensive plan: Mandatory (only), recommendations of sub-committee of the National Capital Planning Commission and Planning Boards.*

Since there is no construction in the immediate area of the site, the proposed CIA headquarters would set the land use pattern. The Maryland-National Capital Park and Planning Commission, the county governmental body (Board of County Commissioners) and the residents of nearby communities (Greenbelt, College Park) have expressed eagerness for such an installation at the proposed site.

