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31 July 1970

MEMORANDUM TO: Chief, Building Planning Staff, OL

SUBJECT : Report of the Week 27-31 July 70

1. Requirements for NPIC and RTRO Facility -

Some work on writing a draft of outline building specifications continued but in the main the project was put in abeyance to develop three land use plans for a portion of the property now assigned to the Bureau of Public Roads.

2. Proposed Plans for Use of BPR Land:

a. Three schemes identified as I, II, III were drawn on our base topo maps and mounted on illustration boards for briefing purposes.

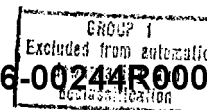
b. Scheme I requires acquisition of approximately 51 acres including the parcel A land (West parking lot, 19.75 acres under use permit) inside the loop road, leaving approximately 310 acres of BPR land for other than Agency use. However, the Agency would wish to continue the permission to use the area of the ball fields (about 30 acres) until it was needed as a building site. Total gross building area proposed is 1,746,000 sq. ft. plus parking for 3,450 cars in 3 parking structures; of this total, 918,000 sq. ft. and parking for 1700 cars would be constructed on the newly acquired property.

c. Scheme II envisions acquisition of approximately 111 acres leaving 250 acres of BPR land for use as a park. Again, the parcel B ball fields are not included in the 111 acres, but parcel A - West Lot is included. The new boundary would fall about 200 feet west of the existing BPR access road from Route 193 and continue in a convex curve to the Agency gate at the parkway. A fourth entrance^{+ exit} for rush hour use could be effected through the proposed park to the Turkey Run Road and onto the GW Parkway.

Total gross building area proposed is 1,758,000 sq. ft. plus parking for [redacted] cars in parking structures, [redacted] (surface lots). Of the total new gross building area 1,143,000 sq. ft. plus the surface parking would be built on the newly acquired property. Such a scheme would leave the existing open feeling of Hqs complex intact.

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d. Scheme III proposes the same design of access roads and building groups with the addition of about 99 acres of open land to the west as a security buffer. This total acquisition of about 210 acres (including the ball fields) would leave 151 acres of hill and ravine land as an extension of Turkey Run Park.

The belt of open land would control the hilltops overlooking Agency facilities well satisfying security needs and simultaneously extend the park both visually and ecologically to that area devoted to park in Scheme II. The inclusion of an improved heliport pad in the belt will not deny the above.

3. Training - Computer Aids to Architectural Design:

Friday and Saturday attendance at a seminar in Chicago illuminated a large array of computer programs that can speed up and enlarge the scope architectural work in preliminary design stages. There are now programs available to assist in space allocation and schematic design problems in addition to programs to assist in the engineering aspects.

However, these programs are not inexpensive and careful thought must be levied to determine their economic viability at this time. I believe that within 2 to 5 years, they will be more commonly used. Being prepared to use them well in the future requires "getting your feet wet" before the time of need.

The two-day session was a combination of illustrated lectures and student experience using a simplified program to allocate space via "bubble diagramming" generated from proximity relationships stated in a matrix. We plotted the diagrams by two methods: (1) punch card data and flat-bed plotter, (2) on-line teletype (Real Time) output device.


Architect, BPS

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