

OUTLINES AND IDEAS FOR

SPEECH

by

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FAIRFAX COUNTY CHAMBER OF COMMERCE

May 8, 1957

- I. OUTLINE**
- II. NOTES TO SUPPLEMENT OUTLINE**
- III. DRAFT SPEECH**

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FAIRFAX COUNTY CHAMBER OF COMMERCE
May 8, 1957

2 May 1957

Outline

- A. Introduction: ... to meet my prospective "neighbors and friends":
1. Businessmen
 2. Civic leaders and local government leaders
 3. Fellow employees of the national government.
- B. CIA not a "new", suddenly expanding Agency.
1. 1947, CIA became the intelligence arm of NSC and the President.
 2. 1951 (when I became General Smith's deputy), CIA in 26 buildings.
 3. Korean war, world tensions of international Communism in Asia, Europe, Middle East.
 4. Need for a single home for CIA -- some 30 buildings today.
 - a. A "cost" problem, which all businessmen will appreciate.
 - b. A "security" problem, for our sensitive work -- security hazards.
- C. New Building for CIA has been in planning stage for some time.
1. Original studies in 1951.
 2. 1955 -- authorized by Congress; first funds appropriated.
 3. 1956 -- \$46 millions appropriated.
- D. Langley selected as CIA's site in 1955; ok'd by (a) NSC, (b) Congress.
1. Land already available from Bureau of Public Roads: only 100-150 of 750 acres.
 2. Location near White House, NSC, State, and Pentagon.
 3. Not a tax burden: already government-owned property, exempt from taxes.
 4. Not a threat to Northern Virginia's "parks": in fact, adjacent to "George Washington Parkway."
 5. Will not be a "tourist attraction."
- E. Thanks to you businessmen and civic leaders, services are more than amply provided:
1. Roads -- Parkway itself
Widening of Route #123
Other access roads
 2. Electric power -- no problem
 3. Telephones -- no problem
 4. Sewers -- your master County plan
 5. Water -- provided by Falls Church
- F. Architectural plans:
1. Harrison and Abramovitz -- designers of UN and Radio City
 2. Simple but attractive architecture; will not "obtrude" on landscape.
 3. Not a "monumental" building such as we would need to put on the Mall.
- G. Thanks for your cooperation -- all of you -- the last two years, in planning this building, and encouraging us to move out here.
1. Many problems still to be solved.
 2. Looking forward to being your "neighbor".

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FAIRFAX COUNTY CHAMBER OF COMMERCE
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NOTES TO SUPPLEMENT OUTLINE

A. Appreciation, not only for invitation to speak but for your cordial attitude toward bringing CIA to Langley -- appreciation for cooperation during past two years on part of civic and business leaders in Fairfax -- pleasure in seeing fellow government workers here.

B. Why a Building for CIA

1. Expansion of U.S. intelligence made necessary by post-war conditions -- what good intelligence service means to the U.S. today.
2. The consequent increase in intelligence services after war -- CIA from one office in 1946 to 26 separate buildings in 1950 -- expense of upkeep and guards -- security risk of dispersed agency -- no bank would be likely to spread departments and money into separate buildings -- realization as early as 1947 that new quarters were needed.
3. Authorization and funds from Congress, 1955.
4. Controversy over site with which audience is familiar.

C. Reasons for Preferring Langley

1. Attractions of Fairfax County which are inescapable to anyone who looks.
2. Nearness to White House, Pentagon, State Department.
3. Freedom from congestion -- traffic -- parking space.
4. Desirability from security point of view.
5. Fact that Langley land already belonged to government -- saved expense of buying new property -- saved dispossessing any

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landowner -- saved taking land off tax rolls, thus adding to local tax burden.

6. Broyhill poll of January 1956 -- 73% favored CIA -- only 17% against.

D. Present Status of Building Project

1. Don't expect anything to happen soon -- 1960 or 1961 probable dates of completion.
2. Soil experts began work testing for foundation only last week.
3. Architects still working on tentative plans; site development to begin this fall -- bids for construction may be issued next summer.
4. Road building has already begun on George Washington Parkway -- Virginia Department of Highways assures us construction will begin this fall to widen Route 123 to four lanes -- these are regularly planned state and federal projects, our part being to expedite work on them -- results will not only benefit CIA but all County residents.
5. All arrangements have been made for utilities -- VEPCO and G&P Telephone have agreed to provide their services; Falls Church has promised water; the County is fitting sewage disposal into master County plan.
6. In short, everything is ready and only a matter of time before CIA will actually be here.

E. What CIA Plans Will Mean for Fairfax County Residents

1. The building itself -- modest nature of the structure as planned -- reduction of appropriation from \$4 to \$0 to \$6 million during a period of rising costs -- will be of precast concrete, plain, economical, and efficient, but attractive -- will not obtrude on landscape -- will not affect anyone's privacy or view.

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2. Further construction -- do not think many CIA employees will build in Langley since a reason for this location was accessibility to present employee residences (31% already in Virginia; 37% in Northwest Washington; 11% in Montgomery County) -- no compelling reason for people to move.
3. Affect on daily life of Fairfax people -- intelligence business is a very quiet one -- chances are people will hardly know we are there.

F. Summary of What Future Will Mean.

1. Expansion, including government expansion, into Fairfax inevitable -- Washington has doubled in twenty years -- only protection of lovely rural area like Fairfax lies in intelligent planning.
 2. Planning done by members of this organization and others deserves all praise and will be appreciated not only by this generation but the next.
 3. CIA believed to be worthy part of this plan -- government agency of best type whose management will have best interests of Fairfax as well as nation at heart.
- G. Thanks for your cooperation in all problems faced by Agency during past two years. Many problems still to be solved -- looking forward to continued cooperation with new friends and neighbors.

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FAIRFAX COUNTY CHAMBER OF COMMERCE
May 8, 1957

2 May 1957

DRAFT SPEECH

President Shands, Members of the Fairfax County Chamber of Commerce, Members of the Fairfax County Board of Supervisors, Congressman Broyhill, Ladies and Gentlemen:

I want to thank all of you for giving me this opportunity to talk to you tonight -- not so much because I think I can tell you much that you don't know already about the proposed CIA building, but more because it gives me a chance to get to know my prospective friends and neighbors in Fairfax County. I believe that when the Central Intelligence Agency has moved to Langley, all of us are going to be glad that we worked to have it placed in that charming locality.

Even ten years ago when Congress authorized a Central Intelligence Agency, its activities were expanding so fast and showing such signs of further expansion that it became evident to the Director and his associates that it would be desirable to have all Agency components under one roof. This would have been ordinary prudence under any circumstances -- but it was particularly desirable for an Agency with a pressing security problem. No

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bank would be likely to house each of its departments and some of its money in each of several separate buildings with separate guards for each. The maintenance problem alone would be enough to horrify a good businessman.

The growth of CIA that led to the need of a building did not take place because we wanted growth; it was made necessary by the pressure of world events over which we had no control.

If the end of the war in 1945 had been coincident with the beginning of a period of actual peace, the story would have been somewhat different. I don't mean that there would have been no central intelligence agency under those circumstances. The day when the United States could expect to get along indefinitely without a carefully constructed foreign intelligence service ended, I suppose, when the Wright brothers flew their first plane at Kitty Hawk. As the leader of nations after 1945, the United States could not have afforded to be without an improved intelligence service.

But as we are all grimly aware, there has really never been a day of peace since the war ended. Always, there has hung over us the possibility that either a Soviet decision to communize the world by force, or any one of a number of possible missteps anywhere in the world could mean sudden

and overwhelming disaster.

Under these circumstances, the government had no option in the matter of intelligence. It was vital that we be informed at all times of what was going on in the world -- what was likely to happen -- what could happen.

This was the real reason why Central Intelligence began to expand even in 1947. It has been the basic reason why we have had to ask Congress for funds for building purposes.

Having received the necessary authorizations, we decided, after due consideration of other possibilities, to build in Langley. We were not, I must observe, the first to see the attractions of this fine community in this historic section of Virginia. Of course, our case was not exactly that of the average home-owner who moves to the country -- but in point of fact, the congested conditions in a metropolitan area do not constitute nowadays an ideal environment for an enterprise that employs office workers any more than they do for one's own family. Witness the tendency of late for much of industry to move into the country. CIA is not the only federal agency to build outside the city of Washington.

It was persistently on my mind during the long controversy over the Langley site that the land we proposed to occupy already belonged to the Government. Why, unless it became necessary, should we put the Federal Government to the expense of buying new land? Why, unless we had to, should we dispossess anyone already living on land that we wanted to acquire? Why, if we didn't have to, should we place a tract of land in public ownership with consequent loss of taxes which would have to be made up by the local community? As you doubtless realize, we are not even taking all of the acreage at Langley now used by the Bureau of Public Roads, but only about a fifth of it.

One further event helped to show that we had been right in our decision to move into Fairfax County. You will remember that a year ago last January, Representative Broyhill polled the voters of this county on the question of whether they favored the location of the Central Intelligence Agency in their midst, and that three out of four of the people answering Mr. Broyhill's questionnaire wanted CIA to come here, while less than twenty percent found such a move objectionable. It was most gratifying to know that our presence would be welcome to most of the people in the neighborhood where we planned to settle.

The question now arises as to whether we shall live up to the kindly expectations of some 1800 people who thought that they could put up with the comings and goings of a new group of office workers in their home area.

Before I say anything on that question, I think that I ought to report on the present status of our plans.

As you probably know, construction of the new building is in the hands of the General Services Administration's Public Buildings Service. This agency has entered into a contract with Harrison and Abramovitz, New York architects who are now drawing up the plans. These plans are still in a tentative stage, but it is hoped that we shall be able to begin site development this fall and issue bids for building construction early next summer. As a matter of fact, just last week soil testers began boring on the property to find the exact spot for the foundation. We must remember, however, that from two to two and a half years will be needed for construction. It will be 1960 or perhaps 1961 before you will see an actual CIA building with actual people in it in Langley.

As you have noticed, some of the road building has already begun -- namely the extension of the George Washington Parkway from Spout Run.

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The Virginia Department of Highways assures us that the widening of Route 123 to four lanes will begin this fall. These roads, as you know, are not being built for CIA alone. They have long been planned and would have been put through in any case. Our part has been that of expeditor in getting them finished sooner than would otherwise have been probable.

Work on both these roads should be completed in time to remove any possibility that traffic might become congested when the new building is occupied. In fact -- with this new road construction -- it would appear that traffic ought to move more freely through this part of the County than it has been able to do in some years.

Arrangements have already been made for necessary public services. The Virginia Electric Power Company and the Chesapeake and Potomac Telephone Companies have agreed to provide electricity and telephone services; Fairfax County is fitting plans for sewage disposal into its master county plan; the City of Falls Church has promised to furnish the water.

In short, the preparations have been made; work is going forward; it's just a matter of time before we shall be occupying our new quarters.

What will this mean to the residents of Fairfax County?

In the first place, it will mean one more building in the County. New construction is surely no novelty to this area at this point! It will be quite a modest building actually. As you will remember, we asked originally for 54 million dollars; the Budget Bureau cut that down to 50 million, and Congress further cut it to 46 million. While all this cutting down was taking place, building costs were going steadily up. By this time, we could not have afforded anything elaborate even if we had wanted it. But we nourished no ambitions to compete with the more ornate edifices in the National Capital. We have an important job to do, and all we want is efficient working space to do it in.

For this purpose, the new building will consist essentially of several block-type wings, plain but certainly not unattractive. It will be seven stories high, of pre-cast concrete. Even in this essentially severe structure, the architects have been able to introduce features of sufficient artistic merit to gain the approval of the Fine Arts Commission.

The building will not intrude on anyone's privacy; I doubt that you will even be able to see it without going out of your way. We are not going to be cutting off anybody's view. There will be no essential change in the

in the Langley landscape that is not for the best.

I don't think that the relocation of our activities is going to result in extensive construction other than the building itself. As you are probably aware, one of our principal reasons for wanting to come to Langley was that this spot was near what you might call our center of population. Some 31% of our people already live in Virginia--23% of them in Fairfax or Arlington County; 37% are in Northwest Washington. Eleven per cent are in Montgomery County, Maryland which will be easily accessible when the new road system is completed.

For the great majority of our employees, in other words, the office will either be nearer, about the same distance, or very little farther away from home than before. I doubt that many of them will be inclined to change their present residences in favor of housing next door to the office.

I don't think that anyone in the Langley area is going to be disturbed when our people start going to work here. This business of ours, is a very quiet one. We try not to be obtrusive. With the acceleration of an adequate road system which is now taking place because of CIA plans, I'm sure that no one in Langley will be impeded in going about his usual business. Traffic

will flow in quietly in the morning and out again quietly at night. That will be all.

Putting this all together, I should say that little will be changed in the area of Langley during the next few years. I think that the countryside will remain just about as rural as ever and as pleasant as ever.

That the new building, nevertheless, will represent an element of change in this part of Fairfax goes without saying, but change of some sort was inevitable. We must remember that the size of Washington has doubled in twenty years. When cities expand at that rate, they spread out into the surrounding country because they have nowhere else to go.

Whether the surrounding country is improved thereby or virtually ruined depends on intelligent planning by those interested in the affected areas. That is one place where you of this County and this organization deserve all praise that has been coming to you--in taking it upon yourselves to see to it that this County in the years to come will not be senselessly built up to the detriment of yourselves and your posterity.

It seems to me that the coming CIA building is a worthy part of this plan. I believe that its presence will always be beneficial to this county, just as I believe that location here will be beneficial to CIA.

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I sincerely hope that this meeting tonight in this handsome country club with you leaders of Fairfax County life will be the beginning of a long and mutually profitable friendship. I think that you are going to be glad that you welcomed us into your county. We shall do our best to be good neighbors.

**FAIRFAX COUNTY CHAMBER OF COMMERCE
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**Suggested Outline for Development of Mr. Dulles' Talk at Meeting
of Fairfax County Chamber of Commerce - 8 May 1957**

- 1. Expression of Appreciation - Cooperation, Assistance, Hospitality**
- 2. Reasons for Selecting Langley Site.**

a. Conformance with criteria established for selecting a headquarters site.

(1) Within 10 miles and 20 minutes of the White House by automobile.

(2) Readily accessible by automobile to the Department of State and the Department of Defense.

(3) Adequate land for the size of the building and the number of automobiles to be parked.

(4) Adequate means of access for automobile traffic, existing or planned.

(5) Characteristics of the property should facilitate carrying out imperative security measures.

b. Langley site satisfies all of these requirements and has some additional advantages.

(1) Property was already owned by the Federal Government. Property was transferred from the Bureau of Public Roads, Department of Commerce, to this Agency effective April 5, 1957.

(2) Proximity to the homes of majority of our employees, requiring a minimum of relocation of residences and thereby contributing to the preservation of the semi-rural setting.

Present employee residences:

N. W. District of Columbia	37%
Montgomery County	11%
Fairfax County	8%
Arlington County	15%
Alexandria	8%
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	79%

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Northeast District of Columbia	5%
Southeast District of Columbia	7%
Southwest District of Columbia	1%
Prince William County, Virginia	0.4%
Loudon County, Virginia	0.2%
Prince Georges County, Maryland	7%
City of Baltimore	0.3%
Anne Arundel County, Maryland	0.1%

(3) County and State plans for the preservation of the zoning and the development of highways .

3. Highways

a. Current status of Route 123.

The Virginia Department of Highways assures us that construction will begin this fall on the widening of Route 123 to four lanes from its intersection with the George Washington Memorial Parkway to the west of the entrance to the Bureau of Public Roads Research Station. The exact route this highway will follow beyond the Bureau of Public Roads property is currently under survey by the State Highway Department. This part of the highway is programmed for construction during the next five years.

b. Current status of George Washington Memorial Parkway.

All contracts for grading and drainage have been awarded for the sections between the present terminus at Spout Run and our site, including abutments for Glebe Road and Pimmit Run Bridges. Other Bridges are in the design stages and it is expected that most of these will be under contract by the end of this year.

4. Public Transportation

The Washington, Virginia and Maryland Coach Lines (W. V. & M) have agreed to provide bus service to our building. The Director of the National Park Service has assured us that the George Washington Memorial Parkway will be accessible to busses. Detailed planning for this service cannot be undertaken until about a year before the building is ready for occupancy in terms of routing the busses and arranging the schedules.

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5. Other Utilities

a. Sewage - Fairfax County has engaged a firm of consultant engineers to plan the sewage disposal facilities for our building as a part of the overall county plan for the area. At the moment they are considering at least two possible alternatives, one in connection with a larger Pimmit Run plant, the other for a smaller plant between our site and the river which would provide an out-fall into the Potomac below Chain Bridge. They have not yet selected the most practical method.

b. Water - Water will be provided to the site by the City of Falls Church within the capacity of the service presently available in the area, or with some slight expansion. Our architects have consulted with city officers and will continue to coordinate with each other as the planning progresses.

c. Electricity and Telephone - These utilities will be provided by the Virginia Electric Power Company and the Chesapeake and Potomac Telephone Company of Virginia.

6. Schedule and Status of Building Plans.

a. Public Buildings Service, as agent for the Government has has a contract for architect-engineering services with Harrison and Abramovitz of New York City. We are in the third phase of architectural planning now and hope the remaining three phases proceed according to the tentative schedule established. If they do, we hope to issue invitations to bid for the building construction early next summer. (June or July) If at all possible, we will begin site development and preparation late this fall. We are hopeful, maintaining this approximate schedule, that the building will be ready for occupancy in the latter part of 1960 or early 1961. (About 2 1/2 years for construction)

NOTE:

It is expected that the Chamber of Commerce will have intense interest in our plans for commercial concessions. We would expect to provide information from which Mr. Dulles can respond to questions on this subject. If considered desirable for Mr. Dulles to introduce the subject, this information can be incorporated in the above outline.

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