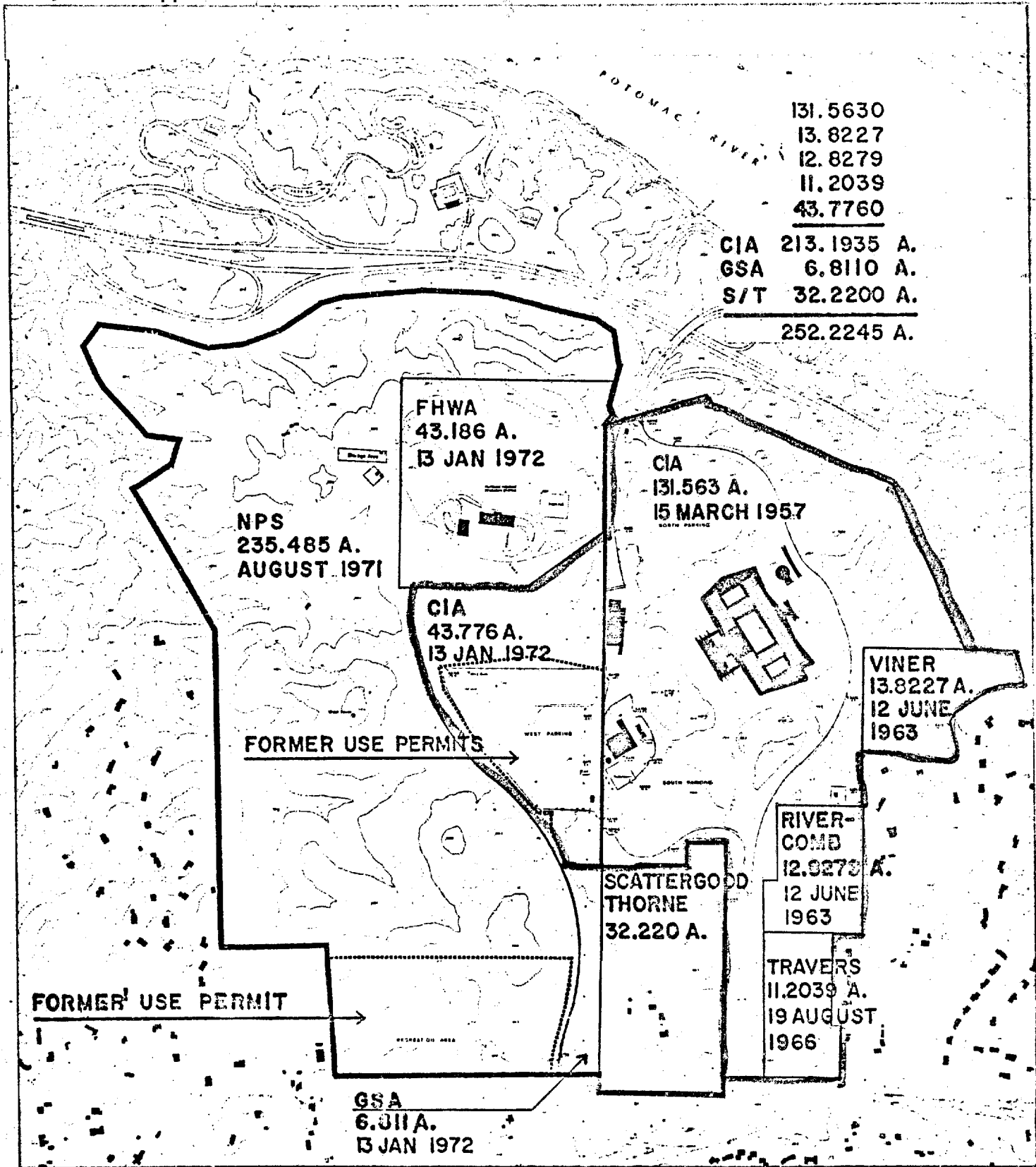


CIA PRELIMINARY MASTER PLAN PRESENTATION - 6 AND 7 DECEMBER 1972

General Background Data

QA/QC 11/15/00 - betty

1. Site Evolution Chart
2. Acreage Statistics
3. Parking Statistics
4. Personnel Statistics
5. Headquarters Garage and Motor Pool
 - a. Cost Factors
 - b. Construction Schedule
6. NCPC December Schedule and Agenda
7. Memo For the Record - Subject: National Capital Planning Commission
8. Miscellaneous General Anticipated Questions and Answers



FEBRUARY 1972
(rev. 9 MARCH '72)

ACREAGE STATISTICS

Acreage (Parking and Roads existing)

West Lot*	13.97 A.
North Lot*	11.13 A.
South Lot*	10.99 A.
Roads and Small Lots	<u>3.0 + A.</u>
Total Existing A.	39.09 + A.

*Includes perimeter access road acreage.

Acreage (Parking and Roads Proposed)

West Lot* (Incl. P. Struct.)	11.47
North Lot*	11.5
New West Lot*	2.8
South Lot	3.5
New South Lot* (Incl. P. Struct.)	11.9
EOD Parking*	1.0
Roads & Small Lots	<u>3 +</u>
Total Parking (Proposed)	45.17

*Includes perimeter access road acreage

Acreage (Total proposed)

	252.2245 Acres
CIA	213.1935 A. existing 4/72
GSA	6.8110 A.
Scattergood-Thorne	<u>32.2200 A.</u>
	252.2245 A.

STATINTL

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PERSONNEL STATISTICS

Personnel at Headquarters (exist.)

STATINTL

a. CIA at Hqs. Bldg.	
b. CIA at PSB	
Total CIA	
c. GSA Forces	217
GSA Guards	<u>158</u>
	375
d. GSI	115
e. C&P	<u>18</u>

STATINTL

Grand Total

Personnel at Headquarters (projected)

STATINTL

a. Total CIA (exist.)	
b. CIA (projected)	
c. Total CIA (projected)	
d. Total Other	508
e. Other (projected)	199
f. Total Other (projected)	707

STATINTL

**Total Headquarters Population
(CIA & Others) - Projected**

HEADQUARTERS GARAGE AND MOTOR POOL

COST FACTORS

Funds currently being held by GSA - \$1,050,000

ESTIMATED CONSTRUCTION COSTS

\$778,000	-	Basic Construction
4,000	-	Pump Canopy
10,000	-	Alternate Parking
24,000	-	Car Wash
<u>116,000</u>	-	Parking Canopies
154,000	-	Total Alternates
<u>778,000</u>	-	Total Basic Construction
\$942,000	-	Total Project Cost

CONSTRUCTION SCHEDULE

NCPC Hearings (Executive Session) 6 and 7 December 1972

Invitation to Bidding - 19 January 1973

Contract Award - 19 March 1973

Occupancy - 20 June 1974

November 22, 1972

TO : Community Groups and Individuals
FROM : Charles H. Conrad, Executive Director
SUBJECT: Committee and Commission Meetings, December 4, 5, 6 and 7, 1972.

Enclosed is a Tentative Agenda Summary of the Commission Meeting to be held December 7, 1972.

The Commission affords interested and affected community groups and individuals an opportunity to present their views on any of the matters on the Commission agenda at the meeting of the COMMITTEE at which each matter is considered. If you desire to make a statement to one of the committees or otherwise communicate your views, please call Mr. Samuel K. Frazier, the Commission's Director of Public Affairs, telephone 382-1161, at least twenty-four (24) hours prior to the scheduled committee meeting which you plan to attend.

Indicated below are the dates committee meetings will be held. Items to be considered by each committee are identified on the enclosed Commission Meeting Tentative Agenda Summary.

SCHEDULE OF COMMISSION AND COMMITTEE MEETINGS*

Monday, December 4, 1972

2:00 P.M. Urban Renewal and Housing Committee

Tuesday, December 5, 1972

9:30 A.M. Transportation Committee

2:00 P.M. Zoning Committee

Wednesday, December 6, 1972

9:30 A.M. Federal Planning and Projects Committee - open and executive sessions

2:00 P.M. District Public Improvements Committee

Thursday, December 7, 1972

9:30 A.M. Commission Meeting - open and executive sessions

* All meetings are open except as otherwise noted.

NATIONAL CAPITAL PLANNING COMMISSION

Approved For Release 2001/09/04 : CIA-RDP86-01019R000200170001-5
 WASHINGTON, D.C. 20536
 Thursday, December 7, 1972

(SEE ENCLOSED SCHEDULE FOR DATE AND TIME OF COMMITTEE MEETINGS)

- Committees: DIST - District Public Improvements
 TRANS - Transportation
 FED - Federal Planning & Projects
 UR&H - Urban Renewal & Housing
 ZON - Zoning
 PARK - Park, Recreation & Open Space

COMMISSION MEETING TENTATIVE AGENDA SUMMARY

Open Session - 9:30 A.M.

<u>Committee</u>	<u>File No.</u>	<u>Item</u>
		PERSONNEL ANNOUNCEMENTS.....C.H. Conrad
		REPORT OF THE EXECUTIVE DIRECTOR.....C.H. Conrad
	0767	THE URBAN RIVER - A STAFF PROPOSAL FOR WATERFRONT DEVELOPMENT IN THE DISTRICT OF COLUMBIA Presentation (No Action).....only at full Commission Meeting
	0605	HELICOPTER SERVICE TO CENTER CITY WASHINGTON Presentation (No Action).....only at full Commission Meeting
UR&H	0732	FOURTH YEAR NEIGHBORHOOD DEVELOPMENT PROGRAM
	UR07	a. Shaw School Urban Renewal Area - urban renewal plan modification
	UR08	b. Downtown Urban Renewal Area - urban renewal plan modification
	UR16	c. H Street Urban Renewal Area - urban renewal plan modification
	UR17	d. Fourteenth Street Urban Renewal Area - urban renewal plan modification
	CP01	COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL
	UR02	a. Modification No. 7 to Parks and Recreation Facilities Chapter (S.W. Urban Renewal Area)
	0368	b. Modification No. 9 to Parks and Recreation Facilities Chapter (Transfer of jurisdiction, NPS to D.C.) Presentation and Action.....only at full Commission Meeting
TRANS	1080	DULLES INTERNATIONAL AIRPORT - ACCESS HIGHWAY RAMPS (FINAL SITE AND BUILDING PLANS)
TRANS	0787	TRANSIT DEVELOPMENT PROGRAM: BRANCH AVENUE ROUTE a. Archieves Station, 7th Street and Pennsylvania Avenue, N.W. (final design) b. Navy Yard Station, 5th and M Streets, S.E. (station platform location and access)
TRANS	0592	TRANSIT DEVELOPMENT PROGRAM: NEW CARROLLTON ROUTE - POTOMAC AVENUE STATION, 14th AND G STREETS, S.E. (FINAL DESIGN)
TRANS	1089	TRANSIT DEVELOPMENT PROGRAM: REGIONAL BUS TRANSIT PLAN AND PROGRAM
FED		NATIONAL INSTITUTE OF HEALTH, BETHESDA, MARYLAND
	MP02	a. Revised Master Plan
	1096	b. Reproductive and Perinatal Biology Facilities - Addition to Building No. 10 (final site and building plans)
FED	1093	FREDERICK DOUGLASS HOME - NATIONAL MEMORIAL VISITOR CENTER AND PARKING AREA, 1411 W Street, S.E. (PRELIMINARY SITE AND BUILDING PLANS)
FED		ANDREWS AIR FORCE BASE, PRINCE GEORGES COUNTY, MARYLAND
	1094	a. Aerospace Ground Equipment Shop (Preliminary site and building plans)
	1100	b. Golf Clubhouse Facility (Preliminary site and building plans)

Committee	File No.	Item
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FED		HOWARD UNIVERSITY, 6TH AND W STREETS, N.W.
	1095	a. Dental School Addition (Preliminary site and building plans)
	1099	b. Chemical Engineering Addition (Preliminary site and building plans)
FED		WALTER REED ARMY MEDICAL CENTER
	1097	a. Main Section, District of Columbia - Vehicle and Equipment Maintenance Facility - Addition to Building No. 15 (Preliminary site and building plans)
	1098	b. Forest Glen Annex - Service Facilities (Preliminary site and building plans)
FED	MP84	DEPARTMENT OF THE TREASURY, BUREAU OF PRINTING AND ENGRAVING, THE MALL AT 14TH STREET, S.W. - MASTER PLAN
DIST	1044	WASHINGTON TECHNICAL INSTITUTE, CONNECTICUT AVENUE AND VAN NESS STREET, N.W. - PHASE I DEVELOPMENT (FINAL SITE AND BUILDING PLANS)
DIST	0218	SHAW JUNIOR HIGH SCHOOL REPLACEMENT, 10TH STREET AND RHODE ISLAND AVENUE, N.W. (FINAL SITE AND BUILDING PLANS)
TRANS		STREET AND ALLEY CLOSINGS
	1054	a. Part of public alley in Square 70, 22nd Street and Ward Place, N.W. (S.O. 72-203)
	1087	b. Parts of public alley in Square 250 and grant of easement, 13th and H Streets, N.W. (S.O. 72-101)
	1088	c. Part of Hunt Place, N.E., between James Place and Hayes Street (S.O. 72-62)
	1058	d. Part of Franklin Street, east of Fifth Street, N.W. and parts of public alleys in Square 510 and land set aside for public alley (S.O. 72-99)
TRANS	0809	CHANGE IN PERMANENT SYSTEM OF HIGHWAYS PLAN (2ND SECTION) - REMOVAL OF PARTS OF BRYANT STREET, N.E., BETWEEN RHODE ISLAND AVENUE AND BRENTWOOD ROAD (S.O. 71-28)
TRANS	1085	TRANSFER OF JURISDICTION - PART OF SQUARE 577, 3RD STREET AND INDEPENDENCE AVENUE, S.W. (GSA TO D.C. FOR HIGHWAY PURPOSES) (S.O. 68-242)
ZON	1090	GEORGE WASHINGTON UNIVERSITY - FRATERNITY HOUSE, 621 - 22ND STREET, N.W. - APPLICATION FOR COLLEGE OR UNIVERSITY USE IN A RESIDENCE DISTRICT UNDER PARAGRAPH 3101.46 OF ZONING REGULATION (BZA APPEAL NO. 11249)
ZON	1091	NATIONAL BROADCASTING COMPANY, 4001 NEBRASKA AVENUE, N.W. - APPLICATION TO INCREASE BROADCASTING TOWERHEIGHT 200 FEET UNDER SECTION 3101.47 OF ZONING REGULATION (BZA APPEAL NO. 11264)

R E C D

DD/S 72-4176

9 NOV 1972

1	C	8	11/16
2	DC	2	11/27
3	EX	5	11/15
	SA		
4	C/REB		11/15
	RO		
	C/ENG B		
5	PHPS		11/16
	C/HEB		
	PE		
	FILE		

MEMORANDUM FOR THE RECORD

SUBJECT: National Capital Planning Commission

1. When Mr. Charles Conrad, Executive Director, National Capital Planning Commission and his colleagues were here on 13 September to discuss the presentation of the Agency's preliminary master plan and the garage project Mr. Conrad offered to check with his General Counsel the necessity for us to comply with the literal terms of the OMB circular specifying submission to local planning authorities. On 7 November a further check was made with Mr. Conrad in light of our proposed appearance before the NCPC in December. Mr. Conrad stated that the Commission's Counsel stated that projects need not be submitted to regional and local planning authorities in instances where the agency concerned requests the Commission not to undertake such action. I asked Mr. Conrad whether this applied also to master plans since this actually constituted our problem - in fact that we were more concerned about the submission to local authorities of our preliminary master plan than submission of the specific garage proposal. Mr. Conrad responded that the Counsel ruling could be interpreted as applying also to our master plan.

2. I told Mr. Conrad that we planned to brief Mr. Rufus Phillips, the Fairfax County Supervisor with specific cognizance of the Drainsville area in which our Headquarters Building is located and that if Mr. Phillips so specified we would also brief the Fairfax County Planning Officer. Mr. Conrad remarked that he had found Mr. Phillips to be interested and helpful in other dealings with him.

3. I concluded the conversation by restating our understanding that we would not be required to contact any of the local planning authorities such as the Council of Governments or the people in Richmond and that the Commission likewise would not make any local referrals.

LLEGIB



/s/ John W. Coffey

John W. Coffey

Deputy Director
for Support

3564

Transportation

Would public transportation in any way be affected either in an increase or decrease to the facility once a Master Plan is fully implemented? Slight increase in public transportation utilization. Currently less than 2 1/2 percent use public transportation due to the fact that a good number of employees reside in the immediate area to Headquarters and due to the fact that public transportation service is minimal.

Parking

How do you plan to facilitate the most efficient use of your parking in the Master Plan scheme? By a combination of surface and structure parking and the encouragement of car pools.

In what way would bus Agency transportation be affected on the George Washington Parkway? Agency bus transportation would be needed only between the Pentagon and the Department of State. This could amount to approximately 1/4 our current bus traffic.

What do you foresee in the way of improvements with regard to access to the Headquarters site? The State of Virginia plans an eventual widening of Route 193 to the Capital Beltway. With the widening of this road we foresee a distribution of Agency traffic as follows: equal distribution between all three primary entrances.

Is the possibility of staggered shifts being considered to lessen the burden with regard to access egress to the site? We presently work three rush hour shifts and this would be continued.

Internal Transportation

Has the possibility of a shuttle bus been considered? A shuttle bus has been considered and its use would primarily be limited to the movement of visitors from the visitor reception center to buildings within the Headquarters Compound.

However, if demand exists, this service could be expanded upon to service Agency employees especially during periods of incimate weather where walking from building to building might be a handicap. Tunnels are provided to facilitate covered movement between all buildings except to the visitor building.

Construction Plans

What are your immediate construction plans for the Headquarters Complex? The only projects within the foreseeable future would include the garage service area for the Headquarters Compound.

What other buildings do you foresee in the immediate future? A small waste disposal facility located near the garage service area. This waste disposal facility is required to comply with all Federal and state regulations regarding environmental controls.

Beyond these mentioned buildings, do you have any other plans? Not in the foreseeable future.

Do you plan any beautification plans for the existing west lot area? Studies are currently under way to landscape our west lot area basically as shown in the proposed landscape plan.

Community Tieins

What services do you currently depend upon to be supplied by the local community? Water from the City of Falls Church (D. C.), sewerage disposal

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Approved from the Falls Church (D. C.), power EPSCO (McLean substation

on our property), telephone C&P, McLean fire department, Fairfax County landfill for waste disposal other than sewerage, miscellaneous services: local taxi service from the McLean area, mail pickup from the McLean post office, recreational facilities (baseball, basketball, football, etc.) Fairfax recreation department and Fairfax County school system, American Red Cross monthly blood-mobile at Headquarters.

Architectural

What are your basic concepts in your new Master Plan? The Master Plan provides a low profile multi building use of the properties outlined in the drawings before you. A multi building approach was chosen over a monolithic structure to reduce the visual impact on our existing site and to facilitate a proper phasing of future construction needs.

How would you feel this concept affects the landscaping and topography of the existing site? This concept makes maximum use of existing topography and landscaping and in very few cases requires a major modification. Use of existing tree lines and earth berms have been made to emphasize the low profile character of our basic concept.

What type of architectural treatment might be given to any building that you might propose in this plan? As indicated by the Headquarters garage, we plan to echo as much as possible in the way of similar materials that currently exist on the Headquarters Buildings. That is, future administrative buildings would be of the same materials. All materials compatible to existing buildings.

What is the average height of your buildings? As you see them in the

Master Plan for the greater part all buildings being administrative
would have a total of 5 stories. As a general rule of thumb all
of these buildings would have 3 stories above ground and 2 below.
How do you plan to develop your plaza levels as indicated on your
Master Plan? These plaza levels on their upper most surface
would serve as primarily a pedestrian walk between buildings that
they service. Below the upper most level, services such as handi-
cap parking, general services/mechanical and special purposes
speces. Loading areas (small volume) might be incorporated into
these areas.

How do you facilitate pedestrian travel between these buildings?
Tunnels would be provided between all buildings concerned (except
for the visitor reception building) to handle pedestrian traffic.
In addition, these tunnels might also provide utilities tunnels
to enable ready access and service to the utilities when required.

How would building access be handled by non-Agency individuals
entering the site? All official visitors would have to pass through
the visitor reception processing center located in the southern
portion of the property. In most cases these individuals would
be given badges and be required to take the shuttle bus to desig-
nated pickup points. From these points, they would be required to
be escorted to the point of destination.

How do you plan cafeteria services to the new buildings? The new
buildings would be serviced through satellite cafeterias where ever
needed. These satellite cafeterias would be serviced directly
from our main cafeteria which currently has capacity for the
proposed increase.

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How do you plan to handle building services in the way of GSA shops?

GSA shops would primarily be housed in new facilities to be located in the service area near the new Headquarters Garage. Small staging area facilities are to be located strategically in all buildings.

Internal Vehicular

How do you plan to handle circulation? Primary traffic would be handled via an internal loop system. All major entries to buildings are serviced from a primary traffic route. The use of traffic signals to control traffic flow is a possibility, however, the use of a controlled flow, i.e., 'yield left turn' at all intersections if workable would be preferred in lieu of traffic signals.

STATINTL

What are the number of personnel presently at Headquarters? There are less than [REDACTED] at Headquarters. This includes GSA and GSI.

STATINTL

What will be the projected number of employees when this plan is implemented? There will be less than [REDACTED] and this includes the projected increase for the Fairbank Highway Research Station.

STATINTL

What is the number of parking spaces? About [REDACTED] at present.

What is the number of additional parking spaces when the plan is implemented? About [REDACTED]

STATINTL

What is the amount of acreage covering parking and roads? Total existing 39 acres.

What is the acreage under the Master Plan covering parking and roads? 45 acres. Parking and roads take up less than 19% of the gross acreage.

Maryland percentage figures remained the same in 10 years. D.C. from to 10 percent. declined in 10 years 33 percent. 10 percent of personnel to be relocated now work in D.C. The other 90 percent in Arlington and Fairfax Counties. Of these, 69 percent reside in Virginia, 21 percent in Maryland and 10 percent in D.C.

Environment

In the case of the anticipated changes in your Master Plan, do you feel as though there will not be any significant environmental problems?

Our power plant facility currently is well within Environmental Protection Agency standards for emissions. We anticipate compliance both now and with immediate future needs. Our current waste disposal processes do not contribute in any significant way to environmental pollution. Steps are being taken to further reduce any possible contamination of both air and water and it can be assumed that any future building programs would comply with any environmental controls that would be in effect at the time of building construction.

Do you feel as though there is any significant problems with runoff from your property and its associated parking lot? There may be a relatively insignificant amount of petroleum residue in runoff waters from our parking lots,

The state of the art has not produced any methods of controlling the separation of this residue from our runoff waters. Again, however, it should be pointed out that at the time of any construction this problem would again be looked into and if solutions do exist at that time these solutions would be implemented.

What is your distribution of employees by residence? 68 percent
at Headquarters reside in Virginia, 22 percent in Maryland, 10
percent in D.C.

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Do you have any plans for employees utilization of your undisturbed natural wooded areas? Studies have been made on various nature hiking, bicycling, jogging trails, ^{that} would be incorporated into the Headquarters area. Again these trails would make best use of existing landscaping and should provide a very beneficial outlet for employees recreation and exercise.

Do you feel as though any problem with general runoff/siltation problems with in your area? Natural vegetation/undergrowth is extremely well established in our area. It is anticipated that this same condition would exist with the full implementation of the Master Plan. During construction the Agency ^{will} be in full compliance with all Federal state and county regulations for soil and erosion control

To what extent have you coordinated your Master Plan with other Federal agencies? The Deputy Director for Administration Federal Highway Administration has been briefed concerning the Master Plan as well as the Director of the National Capital Park Service.