

1969

Acquisition Data

- A. Property: Basic CIA Tract  
Area: 121.563 Acres  
Acquisition Data: Transferred to Agency on 15 March 1967; Accepted 5 April 1967  
From: Bureau of Public Roads  
Costs: 1.) Land - Transferred without reimbursement  
2.) Buildings\* - See below
- \*Buildings: The total cost of--\$43,670.00  
a. Headquarters buildings  
b. Clearing and grading land  
c. All roadways and parking areas (only first portion of west lot)  
d. All utilities such as water and power on property  
e. Complete powerhouse, cafeteria, and auditorium  
f. Security and property line fences
- B. Property: Viner Tract  
Area: 13.8227 Acres  
Acquisition Data: Property condemned and transferred to the Agency on 12 June 1963  
From: Viner  
Costs: 1.) Land - \$172,000.00
- C. Property: Rivercomb Tract  
Area: 12.8279 Acres  
Acquisition Data: Property condemned and transferred to the Agency on 12 June 1963  
Costs: 1.) Land - \$130,000.00
- D. Property: Travers Tract  
Area: 11.2 Acres  
Acquisition Data: GSA purchased land from Travers on 11 August 1966  
Cost: 1.) Land - \$145,463.00
- E. Property: Scattergood - Thorne Tract  
Area: 32 Acres  
Acquisition Data: BPR purchased on 27 July 1947
- F. Property: West Parking  
Area: 19.75 Acres  
Acquisition Data: 30 day revocable use permit from BPR
- G. Property: EAA Ballfields  
Area: 29.5 Acres  
Acquisition Data: 30 day revocable use permit from BPR



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Attachment to D/11-60-5292

Appendix 2

Lansley Property

Now Under CIA Control

<u>Parcel</u>	<u>Acres</u>	
Land transferred from BPR . . . . .	131.6	131.5632
Viner tract . . . . .	13.8	13.8100
Rivercomb tract . . . . .	12.8	12.8280
<del>178100</del> Franks tract . . . . .	11.2	11.2039
Total . . . . .	169.4	169.4051

Now Under BPR Control

Under sole control of BPR . . . . .	378.5	
In use by CIA under 30-day revokable use permit . . . . .	84.5	? 130 days 19.25 Balance 65.25
Total . . . . .	463.0	? 49.25
Grand Total, CIA & BPR Property . . . . .	632.4	? 2

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22. Headquarters Building Planning for 1980.

Over recent years, the continuing proliferation of Agency activities has resulted in an array of managerial problems. Dispersal has brought on increased costs for guards, transportation, couriers, message centers, cafeterias, libraries, machine shops, laboratories, classrooms, conference space and communications. An associated problem is employee time lost in travel and parking. The most significant factors affecting Headquarters space planning for 1980 are funds availability and location. Managerial efficiency, especially in the light of the large number of joint programs involving the Agency, would be improved through consolidation. Security hazards now incurred through the handling of papers among buildings would be minimized in a consolidated environment. Voice communications security can be provided far less expensively under consolidated than under dispersed arrangements.

The present Headquarters building was constructed primarily for office occupancy and with only minimal space for file rooms and a signal center. During the past seven years, tremendous growth has occurred in filing, computer and communications activities. This has resulted in the displacement of employees and movement to outlying buildings. The power, air conditioning and water systems were not designed to support machines and other special purpose activities. The Headquarters building air conditioning system was designed to cool during hot weather and heat during cold weather. Computers and communications equipment require year-round cooling, heavy electric power and floors configured to accommodate extensive wiring and heavy floor loads. Modifications in a building which was never intended for such use have been and will continue to be both expensive and inadequate. The telephone equipment room will soon need expansion. Much of the equipment in use today will be obsolete by 1980. It would be economically sound to put the new equipment in a special purpose building with its utilities system designed to support machines and equipment, laboratories, machine shops, file rooms, class-

rooms and other activities having special configuration or utilities requirements or common use characteristics.

Drastic changes in speed, size and capabilities of computers and communications equipment are being predicted. Trillion bit data stores with favorable random access speeds are now being constructed. Terminal costs will, in a few years, drop drastically. Videc equipment now in use permits secure data storage and retrieval without printing.

Modern communications and computer technology will introduce systems of information storage and retrieval affecting printing requirements and records management. Although printed copy will always be necessary, the Agency's focus on long-range planning should anticipate less hard copy storage and more computer storage.

The existing situation in the Headquarters area results in substantial building alteration costs which are being incurred each year to accommodate technological developments. These investments will be lost when and if consolidation occurs. At 2430 E Street, N. W., Agency components could someday be evicted because this land is designated for use by the Kennedy Center for the Performing Arts.

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The National Capital Planning Commission has indicated that it anticipates an Agency population growth of [redacted] employees by the year 1985 in the Langley Headquarters area. This assumption relates to population growths and not to consolidation. If regional planning agencies are to provide roads, transportation, and supporting services, they must be given information on which future plans can be based. Appendix 2 lists the real estate at Langley and occupied by the Agency and the Bureau of Public Roads. Appendix 2 also enumerates those outlying facilities which should be considered for consolidation at Langley. The Agency is now occupying [redacted] ft. at Langley and an additional [redacted]. would be needed to consolidate existing outlying activities. A review of the growth of the automated data processing activities which now occupy

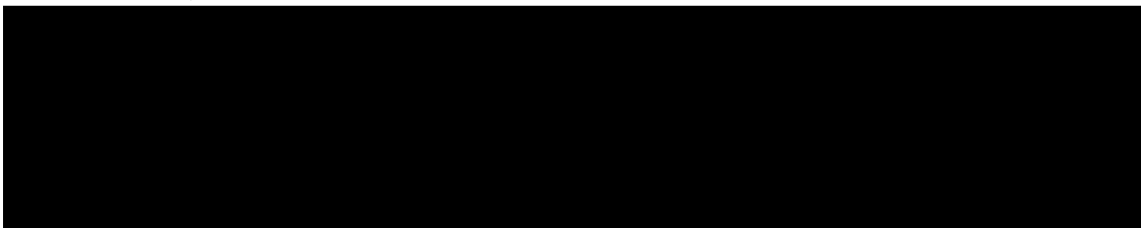
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[redacted] ft. indicates an increase of 10 percent per year of space occupied. Thus, by 1980 an additional [redacted] ft. would be needed for ADP. The Task Force

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Agency's five-year plans reflect no significant growth in the number of individuals employed in the Metropolitan Washington area, the Task Force has extended this planning assumption to 1980.

The presently unfavorable budgetary and political climates for presentation of an appropriations request for a Headquarters consolidation should not prevent the Agency from initiating its planning efforts now, in view of the two years of internal CIA planning required. Initiating action now would permit, by FY 1972, the presentation of a request for an architectural and engineering appropriation. While the cost of new construction cannot be estimated accurately at this time, the Task Force believes that the appropriation request would approximate 40-50 million dollars. The Office of Logistics estimates an annual cost of \$100,000 and 8 personnel for the creation of a Building Planning Staff. This Staff should be activated at the earliest possible time, even if the resources required must be provided from within existing Agency funds and personnel ceiling.

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11. Headquarters Conference Space

There are 36,281 sq. ft. of conference space, controlled as follows:

	<u>Sq. Ft.</u>
DD/S&T . . . . .	8,819
DD/S . . . . .	8,768
DD/P . . . . .	8,565
DD/I . . . . .	6,041
DCI. . . . .	<u>4,088</u>
Total . . . . .	36,281

This conference space is distributed among the Directorates and, in turn, among the Office/Division components of these Directorates. Sixty-two percent of this space is situated

in the Headquarters Building. The other thirty-eight percent is scattered among outlying Headquarters buildings. The assignment of conference space by Directorate/Office results in underutilization, and fragmentation limits common usage.

There are no central controls and utilization records for conference space. GSA guidelines state, "Wherever possible, the establishment of conference rooms should be based on need established from past records and experience, rather than on anticipated needs."

A system of conference space scheduling and utilization devised by the Office of Logistics could permit the use of some of this space for other purposes.

(report)



12. Washington Area - Classroom Space.

a. Classroom space in the Washington Metropolitan Area totals approximately 47,500 sq. ft. of which 32,000 sq. ft. are controlled by the Office of Training, 8,000 sq. ft. by the Office of Personnel, and 1,800 sq. ft. by the Office of Logistics. The remaining 5,700 sq. ft. is assigned among the Office of Security, the Office of Computer Services, and the Technical Services Division, to meet their own highly specialized training requirements. In addition, the Central Reference Service maintains two theatre-type rooms and the Office of Logistics is the custodian of the auditorium.

b. The space at Arlington Towers is for the exclusive purpose of providing language training and is subdivided into many small rooms. Utilization appears to be satisfactory. Action is underway to relocate the school because of maintenance inadequacies. This action should provide for compartmentation consistent with the security clearance levels of the instructors.

c. The OTR clerical training facility and the OP clerical pool at Ames consume 16,000 sq. ft. of classroom space. Of this area, 9,000 sq. ft. is configured for specialized clerical training and 7,000 sq. ft. could be used for conventional lecture-type courses during the months of October through May when demand for clerical EOD training and orientation drops off sharply.

- 10 -

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d. The Glebe Road Building contains 11 classrooms, ranging in capacity from 25 to 50 students for a total area of 9,700 sq. ft. The larger classrooms are located in the dog-leg angle of the building on each floor, resulting in poorly designed classrooms. A more satisfactory classroom design could have been achieved in this building if the rectangular wings had been devoted originally to classrooms, rather than to office space, as is now the case. The current inadequacy of the Glebe Building is as much the result of poor configuration and assignment of space within the building as it is the air conditioning, transportation, and other physical inadequacies. A move to more satisfactory quarters is being planned.

e. CIA occupies [redacted] sq. ft. of space in the Magazine Building. This includes four OTR classrooms, totaling 3,790 sq. ft. ranging in capacity from 18 to 70 students per classroom. Permanent allocation of this space for the sole use of management training is unnecessary. Management and support training is generally compatible with other Agency Headquarters training handled by OTR. This training could be given in a centralized OTR classroom complex. Unforeseen requirements or scheduling conflicts could be met through expanded utilization of classrooms at Ames, [redacted]

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f. Assuming an optimum utilization level of 200 days a year for each individual classroom, and summing the days of running scheduled for each course, the Agency must meet a total requirement of approximately 1,800 class days per year or a minimum requirement of nine classrooms. This would require very precise scheduling.

This precision in scheduling is impossible and a moderate excess over statistically computed classroom capacity should be provided. Therefore, OTR should be allocated ten-to-eleven classrooms to accommodate the total, both present and planned, Headquarters training requirements, excluding only the Language and Clerical Training facilities, and the specialized classrooms of TSD, OCS and O/S.

Applying GSA suggested standards of approximately 20 sq. ft. per student and OTR statistics concerning numbers of students, the following distribution of classroom by size suggests itself:

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1 room for 80 students . . . . .	1,600 sq. ft.
4 rooms for 50 students . . . . .	4,000 sq. ft.
5 rooms for 25 students . . . . .	<u>2,500</u> sq. ft.
Total Required . . . . . 8,100 sq. ft.	

g. Total number of courses planned by OTR, during FY 1969 in the Washington area, is 48. OTR has indicated that, if space restrictions in Washington become critical, up to twelve of these could be taught at [REDACTED] at an increase in cost of about \$40,000 a year in transportation and per diem expenses. Therefore, while not suggesting immediate action to transfer any specific courses to [REDACTED] the Task Force agrees that consolidation of OTR facilities now at Clebe Road and Arlington Towers, plus that portion used for Management Training in the Magazine Building, should provide for not more than 8,100 sq. ft. of general classroom space. This would save about 5,000 sq. ft. of space.

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19. [REDACTED]

This rent-free location provides excellent cover and security and the buildings are well constructed and permanent in nature. All space is now being utilized effectively and TSD has plans for construction to connect the separate structures now in being. The laboratories contain testing rooms and equipment in the fields of acoustics, electronics, optics, chemistry, and other areas of endeavor supporting clandestine activities. Clandestine manufactures involving leathercraft, metal fabrication, wood-working and machining were noted. The facility's principal customers are located in the Headquarters area and this, together with other TSD relationships, results in time consuming travel. The Task Force concludes that this facility should remain [REDACTED] until future construction plans permit TSD consolidation in the Headquarters area.

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20. Buildings at 2430 E Street

In the E Street complex, TSD occupies the following space:

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[REDACTED]

[REDACTED]

The non-office space includes laboratory facilities for chemical communications, audio operations, applied physics, and biology. Supporting activities such as graphic arts, photographic dark rooms, reproduction facilities, an engineering model shop, and library are also housed there. Construction is nearly completed on a \$537,000 laboratory facility in this complex. The National Capital Planning Commission has plans for use of this property by the Kennedy Center for Performing Arts. The Task Force is unaware of any definite time frame for such action.

In the context of this survey, therefore, TSD occupancy of South, Central and East Buildings should remain undisturbed for the foreseeable future. The complex affords adequate, but not superfluous, space for activities presently being conducted. There is no unused space available which would be suitable for other activities.

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