

Laboratories are located on the northwestern portion of the site, north of Van Ness Street, Northwest, and are currently reevaluating their future needs.

The Department of Commerce has agreed to transfer the area south of Van Ness Street to the Public Buildings Service of GAS so that, in cooperation with the Department of State, the site can be developed for the international center. The remainder of the site north of Van Ness Street would be retained for continued Federal use.

Except for the frontage on Connecticut Avenue and the southern portion of the site along Tilden Street, the proposed site is built up and improved. There are almost 30 existing buildings on the site, with related driveways, surface parking and loading areas. None of the buildings exceed four stories in height.

According to the General Services Administration, the buildings are from 15 to 45 years old and range from fair to poor condition. Construction materials consist of brick, frame, frame and stucco, concrete, steel and quonset sheet metal. Some of the existing buildings are temporary and others are special-purpose-use developed for the specialized needs of the Bureau of Standards.

Only seven of the buildings south of Van Ness Street are suitable for interim use. As we will indicate later, these seven are planned to be used on an interim basis by the Washington Technical Institute. The remaining buildings would be demolished in conjunction with the redevelopment of the site for the international center.

I might add, Mr. Chairman, in response to the previous question although we cannot speak for GSA we understand they would demolish these buildings on this site much as they have recently demolished the Mount Alto Hospital on the proposed site for the Russian Embassy.

Mr. GRAY. Do you have any idea what the costs would be?

Mr. BOZARTH. No, I do not, Mr. Chairman.

Mr. GRAY. Let me ask another question. Let us say we abandon this proposal altogether. You envision that GSA would still tear these buildings down?

Mr. BOZARTH. Yes; they made such a statement before the Commission more than once.

Mr. GRAY. So that cost is going to have to be borne whether this proposal goes through or not.

Mr. BOZARTH. Yes, sir; sooner or later it will be.

In its studies, the Commission has developed preliminary reuse plans for this site. Exhibit No. 4 (see exhibit No. 4, p. 51), the land use and circulation proposals are summarized. Three major types of land use are proposed: The site for the OAS, the area for chanceries and related open spaces on Connecticut Avenue and Tilden Street.

An illustrative site plan and two design studies have been prepared indicating how this site might be developed. As shown on the illustrative site plan, the center would be composed of the new headquarters for the Organization of American States, sites for the construction of foreign chanceries, and related open spaces.

The plan, as shown in exhibit No. 5 (see exhibit No. 5, p. 48), illustrates how this site might be developed in a way that would preserve one of its major assets—the natural features of its topography and landscape.