

Thank you, Mr. Chairman, for the opportunity of reviewing these studies with the subcommittee this morning.

Mr. GRAY. Do you envision that all this could be accommodated within the \$250,000 figure mentioned?

Mr. BOZARTH. We have made some estimates ourselves in regard to the cost of those site improvements.

Mr. GRAY. Let me phrase the question another way. Were they taking into account the streets in the chancery area? Were they considering this when they made this estimate?

Mr. BOZARTH. I think so, sir, but I think that is a very tentative estimate and we would endorse the discussion you had with Mr. Meeker in that GSA figure which could be substantiated.

Mr. GRAY. We definitely need that for the record. Would even hazard a guess what the overall figure is going to be in this composition? I am not talking about the construction cost of the buildings now, but the overall figure in preparing this site in accordance with these very detailed and very fine illustrated charts.

In other words, I notice you have plazas there and you have hilltops, open areas and parks and this sort of thing. Undoubtedly, you are not going to cover this with \$250,000. You envision on each site that the individual chancery, the government that is going to build their individual chancery will pay the cost of site preparation on their own side and all of it will piece together like a jigsaw puzzle or do you envision us going in there and preparing all these various plazas and that sort of thing and say here it is, which one do you want. I think it makes a big difference as to what the cost will be.

Mr. BOZARTH. My understanding will be that individual lots will be made available to a foreign government for construction of chanceries.

As far as the streets are concerned, those probably would be done by a public enemy.

Mr. GRAY. Let us have the first chart again. (See exhibit 7, p. 50.) Now, to get something like this, who is going to pay the cost of that site development. That is a very expensive looking drawing, to say the least.

Mr. BOZARTH. These are illustrative sketches, Mr. Chairman.

Mr. GRAY. What I am getting at, do you as the National Capital Planning Commission expect to have so-called zoning regulations in this area, I mean the master plan where you are going to say if you do take over this lot to build your chancery it must be compatible with the others you might have?

For example, Peru might want to bring in all native rock and stone from this lost colony of the Inca Indians up there in the Andes. They may want to bring something in here that may not be compatible with some country next door.

Do you intend to have a master plan and if so, are we going to prepare all this? I think it makes a big difference whether we are talking about a several million dollar site preparation plan or whether we intend to monitor these various countries when they build their chanceries.

Mr. BOZARTH. May I answer the question this way. The Commission anticipates working with the Department of State and the General Service Administration in developing more detailed plans and negotiations with foreign governments.