

Government, as you pointed out, Mr. Chairman, and for the transfer to the United States of the OAS Administration Building.

That is the overall arrangement in this matter. Now, if the Tregaron estate were to be substituted for the Bureau of Standards site an appropriation of funds would be necessary.

Furthermore, we understand that if the large building required for the OAS headquarters to house up to 2,000 employees in future years were located in Tregaron this would be inappropriate to the residential character of the surroundings.

The National Capital Planning Commission could give its opinion on that. The transportation facilities and accessibility of the Tregaron property for the very large number of OAS employees would be inadequate, we also understand.

The Bureau of Standards site with the adjacent subway station planned to be there, would be superior with respect to transportation and accessibility.

Mr. BOZARTH. May I speak to that point? In the course of the development of this proposal at the State Department on various occasions the Planning Commission was asked to advise them on the appropriateness of one site or another for the OAS and chanceries of foreign governments.

At one point in time they did ask the Commission to advise them on the Tregaron site. As has been indicated by Mr. Redington the Commission's advice on that was unfavorable.

Based upon the general principle that the proposed development which will be on the order of 1 million square feet or 2,000 or more employees, it would be incompatible with the residential area of the immediate vicinity and they were so advised at that time. If you know the access of the site, it requires people to come through residential areas; there are no direct access roads to a major thoroughfare, and all the 2,000 or more employees who would have to come to the site to get to the OAS buildings would have to come through some residential streets in order to do it; there was a definite access problem.

Other than that, it is certainly a very fine site, but to put an employment center of that magnitude on the site would create transportation problems. For that reason and the fact that there are adjacent residential properties that was not deemed appropriate.

Mr. BLATNIK. The site itself is an excellent site you stated.

Mr. BOZARTH. A very fine site, but the Commission would be reluctant to see a very intense development of that site.

Mr. GRAY. What about an OAS headquarters by itself?

Mr. BOZARTH. That would have the same problem I just outlined.

Mr. BLATNIK. Just the OAS headquarters?

Mr. BOZARTH. That is right; because that is basically an employment center of pretty good size. If I may respond to another point you made, Mr. Blatnik, in regard to the size of the site, as Mr. Moody said earlier and we have no dispute among ourselves, this is a concept and the size would depend on the State Department's negotiations with the foreign governments.

The final plan for the chancery area would depend on some negotiations, not some preconceived architectural concept.

Mr. GRAY. Mr. Denney?

Mr. DENNEY. Bearing out what Mr. Blatnik has brought up and