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INTERNATIONAL CENTER FOR THE NATIONAL CAPITAL

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HEARINGS
BEFORE THE
SUBCOMMITTEE ON
PUBLIC BUILDINGS AND GROUNDS
OF THE
COMMITTEE ON PUBLIC WORKS
HOUSE OF REPRESENTATIVES
NINETIETH CONGRESS
SECOND SESSION
ON
H.R. 16175

TO AUTHORIZE THE TRANSFER, CONVEYANCE, LEASE, AND
IMPROVEMENT OF, AND CONSTRUCTION ON, CERTAIN PROP-
ERTY IN THE DISTRICT OF COLUMBIA, FOR USE AS A HEAD-
QUARTERS FOR THE ORGANIZATION OF AMERICAN STATES,
AS SITES FOR GOVERNMENTS OF FOREIGN COUNTRIES, AND
FOR OTHER PURPOSES

MAY 8 AND 9, 1968

Printed for the use of the Committee on Public Works

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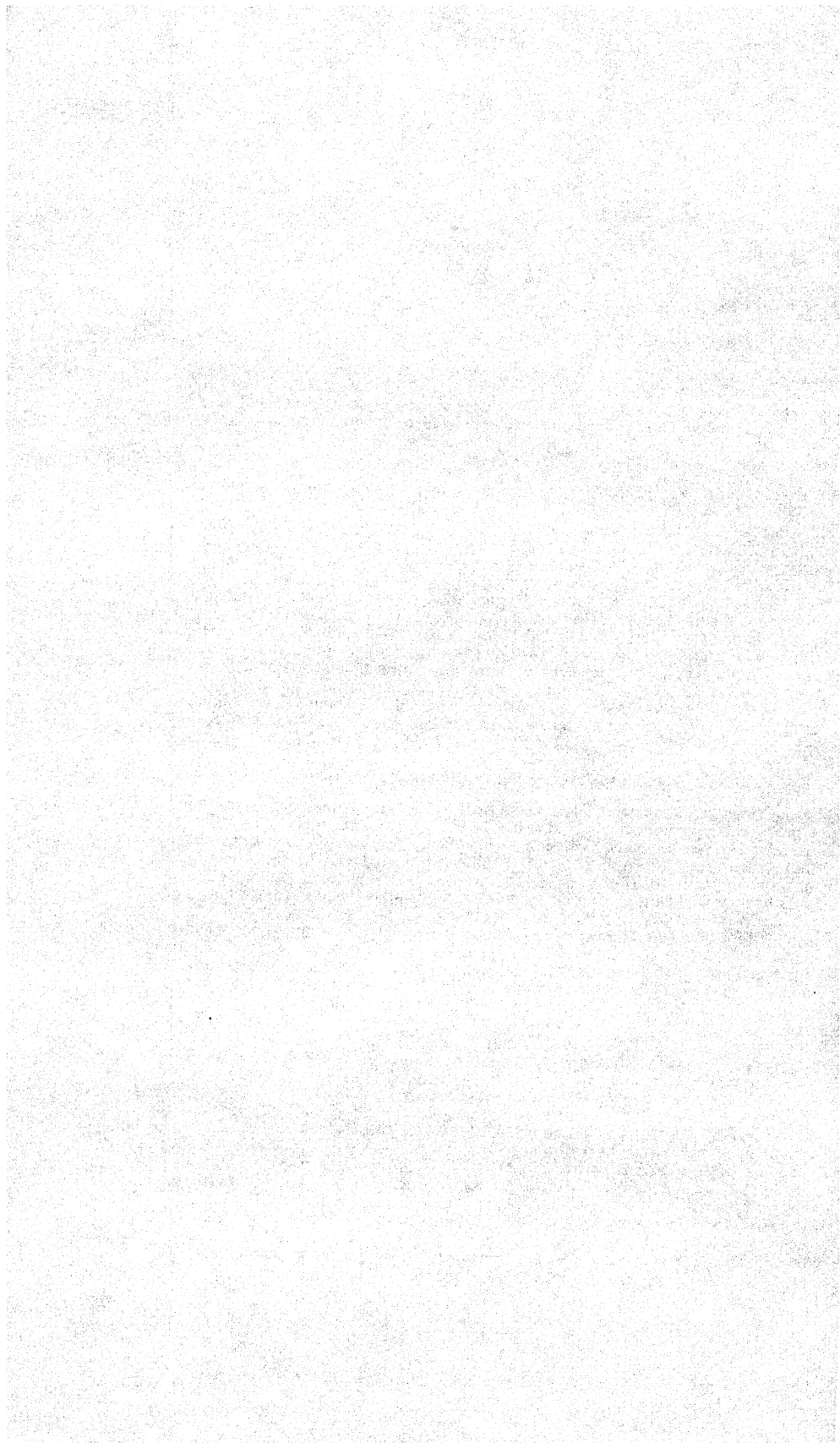
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INTERNATIONAL CENTER FOR THE NATIONAL CAPITAL

WEDNESDAY, MAY 8, 1968

HOUSE OF REPRESENTATIVES,
SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS,
OF THE COMMITTEE ON PUBLIC WORKS,
Washington, D.C.

The Subcommittee on Public Buildings and Grounds met at 10:15 a.m., in room 2253, Rayburn Building, Hon. John C. Kluczynski, presiding.

Mr. KLUCZYNSKI. The Subcommittee on Public Buildings and Grounds of the House Public Works Committee will please come to order.

We meet today to consider H.R. 16175, a bill to authorize the transfer, conveyance, lease, and improvement of, and construction on, certain property in the District of Columbia, for use as a headquarters site for the Organization of American States, as sites for governments of foreign countries, and for other purposes.

This bill was introduced on March 25, 1968, by Mr. Fallon and Mr. Gray.

(H.R. 16175 follows:)

[H.R. 16175, 90th Cong., second sess.]

A BILL To authorize the transfer, conveyance, lease, and improvement of, and construction on, certain property in the District of Columbia, for use as a headquarters site for the Organization of American States, as sites for governments of foreign countries, and for other purposes

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That in order to facilitate the conduct of foreign relations by the Department of State in Washington, District of Columbia, through the creation of a more propitious atmosphere for the establishment of foreign government and international organization offices and other facilities, the Secretary of State is authorized to sell, lease, or otherwise transfer to foreign governments and international organizations property owned by the United States in the Northwest section of the District of Columbia bounded by Connecticut Avenue, Van Ness Street, Reno Road, and Tilden Street, upon such terms and conditions as he may prescribe. Every lease, contract of sale, deed, and other document of transfer shall provide (a) that the foreign government shall devote the property transferred to use for legation purposes, or (b) that the international organization shall devote the property transferred to its official uses, including supporting facilities.

SEC. 2. (a) The Secretary of State is hereby authorized to transfer or convey to the Organization of American States, without monetary consideration, all right, title, and interest to a parcel of land not to exceed eight acres, to be selected by the Secretary of State, within the area described in section 1 of this Act. The deed conveying such property shall provide that the Organization of American States shall use the property solely as a site for a headquarters building and related improvements, and shall contain such other terms and conditions as he may prescribe.

(b) The conveyance authorized by section 2(a) of this Act shall not be made until the Organization of American States has agreed that it will transfer or convey, without monetary consideration, all right, title, and interest of the Organization of American States in the building and other improvements on the property known as lot 802 in square 147 in the District of Columbia to the United States as soon as the site referred to in section 2(a) is developed for use as a headquarters. The agreement provided for in this subsection shall be in such form as may be satisfactory to the Secretary of State.

(c) Is so requested by the Organization of American States, and with funds provided in advance by the Organization of American States, the Administrator of General Services is hereby authorized to design, construct, and equip a headquarters building for the Organization of American States on the property conveyed to it pursuant to section 2(a) of this Act.

SEC. 3. The Secretary of State is hereby authorized to transfer or convey to the Organization of American States, without monetary consideration, all right, title, and interest of the United States in and to the property known as lot 800 in square south 173 in the District of Columbia and the buildings and other improvements on such property for use by the Organization of American States.

SEC. 4. The Act of June 20, 1938 (D.C. Code, 1967 ed., secs. 5-413 to 5-428) shall not apply to buildings constructed on property transferred or conveyed pursuant to sections 1, 2(a), or 3 of this Act: *Provided*, That each transferee or grantee of property so transferred or conveyed shall comply with all other applicable District of Columbia codes and regulations relating to building construction, equipment, and maintenance. Plans showing the location, height, bulk, number of stories, and size of, and the provisions for open space and offstreet parking in and around, such buildings shall be approved by the National Capital Planning Commission, and plans showing the height and appearance, color, and texture of the materials of exterior construction of such buildings shall be approved by the Commission of Fine Arts prior to the construction thereof.

SEC. 5. The construction, reconstruction, relocation, and rebuilding of (a) public streets and sidewalks, (b) public sewers and their appurtenances, (c) water mains, fire hydrants, and other parts of the public water supply and distribution system, and (d) the fire alarm system, which are within the area described in section 1 of this Act and which are occasioned in carrying out the provisions of this Act, shall be provided by the Secretary of State, in coordination with, and without cost to, the District of Columbia.

SEC. 6. There is hereby authorized to be appropriated to the Secretary of State such sums as may be necessary to carry out the purposes of this Act.

The first witness this morning on this important legislation will be the Honorable Leonard C. Meeker, Legal Adviser, Department of State.

**STATEMENT OF HON. LEONARD C. MEEKER, LEGAL ADVISER,
DEPARTMENT OF STATE, ACCOMPANIED BY STEPHEN GIBSON,
SPECIAL ASSISTANT**

Mr. MEEKER. Mr. Chairman, it is a pleasure to appear before this subcommittee on behalf of the Department in support of H.R. 16175.

This bill, if enacted, would solve two problems of long standing. First, it would provide sorely needed chancery sites in the District of Columbia and second, it would provide an adequate headquarters site for the Organization of American States. My colleague, Ambassador Linowitz, will discuss the need for a new OAS site following my initial statement.

The Department of State and other agencies of the Federal Government have sought over the past 3 years to find a suitable tract of land within the District of Columbia to be sold or leased to foreign governments for the construction of chanceries. These efforts have been prompted in part by the enactment, in October 1964, of Public Law 659 of the 88th Congress.

This legislation barred chanceries from all residential areas except those areas zoned for medium high or high density uses. Suitable land on which chanceries may be constructed had already become difficult to find in the District of Columbia. The enactment of Public Law 659 increase the difficulty faced by foreign governments in finding appropriate sites for chancery construction, since considerations ranging from security requirements to the need for adequate parking often make high density areas unsuitable for chancery purposes.

The need for additional chancery sites is clear. Also clear is the responsibility of the Government of the United States to insure that the representatives of foreign governments can obtain adequate premises in the Nation's Capital for their official representation to the United States. This traditional responsibility of host governments under international law is set forth in Article 21 of the Vienna Convention on Diplomatic Relations, as follows:

"The receiving State shall either facilitate the acquisition on its territory, in accordance with its laws, by the sending State of premises necessary for its mission or assist the latter in obtaining accommodation in some other way."

The Department of State has attempted to alleviate the problem of finding sites for chancery construction by supporting proposals to set aside land in the District for this purpose.

In October 1965, the Department submitted to the Congress a bill that would have authorized the acquisition of approximately 50 acres of land in northwest Washington, north of Washington Circle to provide sites for chanceries and for offices of international organizations. However, because of the expenditure involved and the amount of relocation that would have been necessary, the bill was not acted upon by Congress. Revisions were later made in the proposal in order to reduce the cost and relocation involved. However, problems still remained, and the bill was not passed.

The legislation now before this subcommittee, H.R. 16175, offers, we think, an opportunity for the Government to establish the needed chancery sites without giving rise to the problems that have hampered consideration of other locations in the past.

H.R. 16175 would dedicate 34 acres of the site formerly occupied by the National Bureau of Standards to use as an international center.

The bill would authorize the Secretary of State to lease or sell to foreign governments or international organizations property owned by the U.S. Government in an area bounded by Connecticut Avenue, Van Ness Street, Reno Road, and Tilden Street. Property so transferred would be restricted to use for legation purposes or for the official use of international organizations. Improvements to the land such as streets, sidewalks, and water mains would be provided by the U.S. Government.

The bill would also authorize the Secretary of State to transfer to the Organization of American States without cost two pieces of land: an 8-acre tract in the National Bureau of Standards site for the construction of a new OAS headquarters complex, and the property at 17th and C Streets, Northwest, upon which the main building of the Pan American Union is located, and has been located for nearly 60 years.

Conveyance of the 8 acres in the NBS site would not be made until the OAS agreed to transfer to the United States, without cost, title

to the present OAS Administration Building which is located at 19th Street and Constitution Avenue, NW. The bill would give authority to the General Services Administration to design, construct, and equip a headquarters building for the OAS out on its new 8-acre tract at the request of the OAS and with funds provided in advance by the OAS.

We believe that the National Bureau of Standards site, provided for in H.R. 16175, has several advantages over other sites that have been considered for an international center of this type:

1. It would not remove privately owned property from the tax rolls of the District of Columbia;

2. It would avoid the need to relocate families, since no residential housing is on the site;

3. Use of the site for an international center would be compatible with the proposed comprehensive plan for the National Capital prepared by the National Capital Planning Commission and with the subway plan;

4. Use of the NBS site for an international center has been personally endorsed by Commissioner Walter E. Washington;

5. The Department of State has already received expressions of interest in the National Bureau of Standards site from the representatives of several foreign countries;

6. The proposed legislation can be enacted and implemented at little or no cost to the Government, since the land is already the property of the United States. The only Government expenditure envisioned at this time would be the construction of roadways, landscaping and other minor improvements. The land itself, with the exception of the 8 acres to be donated to the OAS, would either be sold or leased to foreign governments for the construction of chanceries at their expense.

The State Department firmly believes that the proposal embodied in H.R. 16175 offers the best solution at a minimal cost to the pressing problem of finding suitable chancery locations in the District. We hope that this legislation will be enacted at the present session of the Congress.

I appreciate the opportunity the subcommittee has afforded me to present the Department's views. I will be glad to try to answer any questions concerning the proposed legislation.

Mr. GRAY (presiding). Thank you, Mr. Meeker, for a very fine statement. I want to apologize for my tardiness. I was detained and could not reach you when you started. I have gone over your statement here quickly. Let me ask a few questions if I may.

You list in your statement, certain items of improvements to the site, namely roads and other facilities and you envision the small amount of money for this. Do you have any idea of an estimate of what this would cost to make these improvements, roadways, landscaping, and other minor improvements?

Mr. MEEKER. An estimate has been made for that of \$250,000. This, of course, is an estimate based on present cost levels. I suppose it is always possible that by the time the work was done the amount might be somewhat higher, but I think that gives the order of magnitude that is involved here.

Mr. GRAY. Fine. I would also like to refer to part of your statement where it states that the bill would also authorize the Secretary of State to transfer to the Organization of American States, without cost an 8-acre tract which we could expect in the NBS site for the construction of a new OAS headquarters and the property at 17th and C Streets. Could you describe this property and why this is part of your transfer?

Mr. MEEKER. The property at 17th and C Streets was land on which the original Pan American Union was built. That building was not paid for by the Government, but paid for by funds which were acquired otherwise by the Organization of American States at that time.

The land itself has, at all times, been property of the Government. The building has a historic interest. It has in it the Hall of the Americas and it has been felt appropriate to make that property permanently a part of the OAS in Washington. They would still have use of it for various ceremonial occasions, for meetings of foreign ministers, and the effect of this bill would be to really transfer the land to the OAS, land which today is held in the name of the U.S. Government, although the U.S. Government did not pay for construction of the building.

Mr. GRAY. Have you placed a value on this property at 17th and C Streets NW.?

Mr. MEEKER. On the land alone?

Mr. GRAY. On our Federal Government's interest in this property. I notice, and I am coming to another question and you may be able to answer both at the same time, that is you propose that the OAS transfer the administration building located at 19th and Constitution Avenue. Have you compared the value of these two properties, the one we are transferring to them and the one you are asking them to transfer to us, 17th and C Streets, and 19th and Constitution Avenue?

Mr. MEEKER. This is made somewhat complicated by the fact that in law, it is not entirely clear who today owns the building on the original Pan American Union site at 17th and C Street. Ordinarily, of course, the owner of the land owns any buildings, fixtures attached to it, so that in a sense the U.S. Government could be said to be the owner of the building as well. However, we have not treated it in that sense because after all, the Government did not supply the funds to build the building.

Mr. GRAY. Who supplied the funds then?

Mr. MEEKER. I think it was the Carnegie Foundation which supplied those funds to begin with.

Mr. GRAY. You are taking the position that a lessor, any improvements made on the property belongs to us.

Mr. MEEKER. As a matter of law, I think that would probably follow, but naturally in dealing with a situation of this sort involving an international organization of which the United States is an important member, we would want to look at the equities.

Mr. GRAY. In other words, you could not place a value as though this property were up for sale by the U.S. Government, because you do not have all of the interest in the building itself.

Mr. MEEKER. I think not.

Mr. GRAY. The land, there is no question about that?

Mr. MEEKER. No; there is no question about the ownership of the land.

Mr. GRAY. Have you placed a value on the land at all?

Mr. MEEKER. I am not aware of any valuation having been made.

Mr. GRAY. We get this bill out on the floor and this has been a subject that has been thoroughly discussed and cussed by particularly another committee of the Congress, the District of Columbia, and I am sure these questions will be asked. If we are asked in this legislation to give up property, and what is the value of it, if we are asked to take property, and what is the value of it, are we to have a plus or a debit. All these questions will be asked.

Mr. MEEKER. We will be glad to supply information on that.

Mr. GRAY. I think this would be very helpful. I am not being critical, but merely asking for information.

(Information requested follows:)

The best estimate of the value of the land presently occupied by the Organization of American States at 17th and C Streets, which Congress intended to donate to its predecessor organization in 1907, is \$11,500,000.

Mr. GRAY. I am not inferring at all it is not proper in suggesting it in the bill, but I think we should have some estimate of what the property that we are being asked to transfer is worth and also that we are being asked to receive so we can get some idea.

I would like to ask this question. Do you have any idea at this time how many chanceries might locate in this complex if this becomes law?

Mr. MEEKER. There are 16 countries that have expressed a desire to find new chancery sites. We think it is entirely feasible to develop the area within the National Bureau of Standards, sites to be allocated for chanceries in such a way as to accommodate all those if they should choose to go in there.

Mr. GRAY. How many do you think the site would adequately accommodate?

Mr. MEEKER. Well, we are clear in our own minds that it would accommodate at least 16.

Mr. GRAY. Would it be possible to supply that for the record, the number of chanceries that might locate there or would this be a delicate situation with these countries?

Mr. MEEKER. I think we can certainly give the names of the countries who have indicated this kind of interest. Some of them may, of course, wish to go elsewhere. There is another tract, privately owned on Ward Circle which may become available for chanceries. That is a much smaller tract but it is possible that a few of the 16 might elect to go there instead.

Mr. GRAY. Let me ask you this, Mr. Meeker. This is certainly not intended to be implied as a jurisdictional dispute between committees, but do you see any competition between the State Department trying to locate chanceries here and the law that was passed recently by the Congress out of another committee that would allow them to go to the site of the old Henderson Castle? Do you see any competition here between agencies trying to vie for locations or does the State Department intend to take the attitude we have made this available and we would like to have you there, or will there be an effort made to get the chanceries to locate here in order to be able to put them all together? Do you see any competition at all?

Mr. MEEKER. I do not see any element of competition. This is a matter in which we want to be helpful to foreign governments and that is our attitude.

Mr. GRAY. So far as you are concerned, this would be an alternative. If they want to locate here, they would be welcome but there will be no effort to put all the hens in the same chicken coop?

Mr. MEEKER. That is right. I have here a list of the countries that have expressed an interest in the National Bureau of Standards site.

Mr. GRAY. Will you read them into the record?

Mr. MEEKER. I will read them now. The 16 I have referred to are Venezuela, Malaysia, Pakistan, Mexico, Sweden, France, India, Peru, Ghana, Bolivia, Haiti, Kenya, Libya, Trinidad and Tobago, Upper Volta and Jamaica. Tanzania and the Democratic Republic of the Congo have also just recently inquired about the site.

Mr. GRAY. Beyond that 16, how many chanceries to your knowledge have indicated an interest or have selected another site in recent months?

Mr. MEEKER. Probably another 10.

Mr. GRAY. That have already indicated they are going to go somewhere else?

Mr. MEEKER. Which either have expressed an interest in another site such as this one on Ward Circle or who are still considering the matter.

Mr. GRAY. The point I am making, it would be impossible to get all of them in here even if we wanted to because some have already expressed an interest in going into other places.

Mr. MEEKER. We think that is true.

Mr. GRAY. Are there any questions at all? Mr. Denney?

Mr. DENNEY. How many countries are in the Organization of American States? How many are represented?

Mr. MEEKER. The number now is 22.

Mr. DENNEY. What percentage of the contribution for the operation of the organization does the United States contribute?

Mr. MEEKER. It is two-thirds for the United States.

Mr. DENNEY. So that any new building would be at the cost of two-thirds to the United States?

Mr. MEEKER. That is correct.

Mr. DENNEY. The Ambassador is shaking his head no.

Mr. MEEKER. Perhaps Ambassador Linowitz can elaborate a little later on.

Mr. DENNEY. I am just trying to get some background material. I am very much in favor of this bill but I want to know what we are talking about because these are the questions they ask us on the floor.

Can you tell me who is the Secretary of the Organization of American States now?

Mr. MEEKER. Dr. José A. Mora. He will be succeeded by Dr. Galo Plaza.

Mr. DENNEY. Who is Mr. Sanders? Was he a Secretary at one time?

Mr. MEEKER. Assistant Secretary General of the Organization of American States.

Mr. DENNEY. He is no longer with the Organization?

Mr. MEEKER. No, he is with the Organization.

Mr. DENNEY. Is he still an assistant?

STATEMENT OF HON. SOL. M. LINOWITZ, AMBASSADOR OF THE UNITED STATES TO THE ORGANIZATION OF AMERICAN STATES

Mr. LINOWITZ. Only until May 18, Mr. Denney.

Mr. DENNEY. Has he been fired?

Mr. LINOWITZ. Their terms are expiring and their successor have been elected.

Mr. DENNEY. Do they have an elected term? Do you have an election by virtue of all the States meeting together somewhat similar to the U.N. where they elect the secretariat, and so forth?

Mr. GRAY. Let me say this. The Ambassador is our next witness and I think maybe we can hold off on some of these questions.

Mr. DENNEY. Fine. Do you know how much during the past year the United States has contributed to the Organization of American States?

Mr. MEEKER. May I suggest that Ambassador Linowitz could take that question also.

Mr. GRAY. May I say to our distinguished friend we will see if there are any other questions and we will call the Ambassador.

Mr. GROVER. The chairman asked what the claim of improvements would be in section 5. I did not hear your response.

Mr. MEEKER. They have been established or estimated at \$250,000.

Mr. GROVER. I think we will also be confronted with an inquiry into the possible amount which would be required as it says such funds as may be necessary to carry out the purposes of this act. Could you give us a target amount?

Mr. MEEKER. The only cost that we anticipate now which would be covered by that authorization is the cost of improvements at the \$250,000 figure I mentioned.

Mr. GROVER. Then as you lease or sell off plots to these countries, I presume that would be done at market value.

Mr. MEEKER. Yes; it would be.

Mr. GROVER. One last question. You referred to 34 acres of the Bureau of Standards. Is there any residual acreage after that or is that the entire parcel?

Mr. MEEKER. The plan for the use of the National Bureau of Standards site, I think, will be illustrated best by Mrs. Rowe's testimony a bit later this morning. The tract would include several elements, first, an area for chancery sites, an area for the OAS headquarters and finally, two park areas which would be retained as park areas.

Mr. GROVER. What is the total acreage of the site as it exists today?

Mr. MEEKER. The entire acreage is 34 acres of which 16 would be devoted to chanceries and 8 for the OAS and the balance of 10 acres would be in parks.

Mr. GROVER. It is not ambiguous; you said it would dedicate 34 acres of the site formerly occupied. In effect, you would dedicate the whole 34 acres.

Mr. MEEKER. In sum, all of it.

Mr. GROVER. Thank you.

Mr. GRAY. Let me ask one additional question with reference to these proposed costs of improvement. Would it not be reasonable to assume that the sale of land would far more than recoup enough money to make these improvements?

Mr. MEEKER. The amounts received in the sales and the leases would be much greater than the cost of improvements.

Mr. GRAY. Before you leave and since you are legal adviser and I am not asking this question to be facetious, but I have answered some 2,000 letters from home the last time I introduced a bill to allow the Organization of American States to have headquarters in Washington and was branded by our dear friend, Mr. Gross, as the "International Drinking Club." Since the newspapers are here, I would like to ask you, as the legal officer of the Department of State, do you envision any type of drinking club in this OAS headquarters? That is a funny question, but it is not so funny if you read my mail. We have had the WCTU and about 19 other organizations using this as a platform.

Mr. MEEKER. The purposes of the two areas are for the OAS headquarters and for the chanceries and would be for those purposes alone. There would be no clubs involved here in this site.

Mr. DENNEY. Mr. Chairman, he said "those purposes." What is he referring to?

Mr. GRAY. What you mean is that there would be no additional activities other than those they carry on now in their present buildings. There would be no club, per se.

Mr. MEEKER. The activities would be the official activities of the chanceries and of the Organization of American States.

Mr. GRAY. Let me ask you this before you leave, Mr. Meeker. We might want to give some consideration to this authorization instead of having an open end, such sums as may be necessary. If you could get some idea as to what you think these improvements are going to cost and let us insert an actual dollar figure, if it is \$500,000 or \$1 million or \$250,000, because I am fearful that we may run into trouble with this tight fiscal situation as now exists if we just authorize such sums as may be necessary to carry out this act. I know Mrs. Rowe has been very helpful in this in passing the Visitors Center bill. We put actual ceilings and limitations and this is one reason we passed the bill by 10 to 1 and a lot of people that might by sympathetic to this would say you have open end authorization. They say they estimate it will cost \$250,000 and we get out here and get these bulldozers putting in the streets and there we may run into several millions of dollars of expenditures, and this legislation as presently written would authorize such sums as may be necessary.

In the interest of getting the bill passed, I am sure that is what you want, I think if we could put a definite figure of \$250,000, \$500,000, or whatever a maximum would be, such as—such sums not to exceed—and then give a definite figure, we would be in much better position on the floor with this legislation. This may be something you and the others may wish to consider.

Mr. MEEKER. As I indicated earlier, the estimate that we made is \$250,000. I think we should probably go back to GSA, have them take another look at this in the light of the fact that some time may pass before the day when it is actually received with improvements, and we will try to get what is a realistic estimate with enough room in there to assure that it is possible to accomplish the improvements, but which would show an outside figure.

Mr. GRAY. Thank you. I think we definitely should do that.

The gentleman from New York, Mr. Grover.

Mr. GROVER. The bill refers on page 2, line 10: "that the International Organization shall devote the property transferred to its official uses," which you referred to, "including supporting facilities." Could you describe the "supporting facilities" that are involved?

Mr. MEEKER. I think as that refers to the OAS perhaps Ambassador Linowitz would be better able to respond to that question.

Mr. GROVER. One further question. We are going to be faced again with a query on the floor as to why have so many embassies, so many countries transferred their location to the requested new location.

Mr. MEEKER. I think a great part of this problem arises from the fact that in the last half dozen years a large number of new countries have become independent in various parts of the world.

We have established diplomatic relations, and at first as those countries send representation to Washington, they have rented or leased space wherever they could find it. Some of it has not been too satisfactory and they would like to get onto a firmer and more permanent footing as to a location for their chancery here.

It is not simply a question of existing chanceries needing to move for one reason or another, although in some cases where expansion is required, that is a factor, but a very large part of this problem stems from the fact that we now have diplomatic relations with 120 countries instead of 75 or 90.

Mr. GROVER. I did note, though, in reading off the names of 16 countries that you have made reference to, I believe some South American countries which have had embassies here for many, many years wish to relocate.

Mr. MEEKER. That is correct. Some of them have had missions here for a long time. Others, like the Congo, Ghana, Kenya, those are relatively new countries.

Mr. DENNEY. Mr. Meeker as you can see from the tone of the hearing we are concerned about the questioning in the future. Would this be feasible that we write into this bill a provision that in turning over this property, the 34 acres to the Organization of American States, that if any of it is allocated out to countries to build chanceries on, that the valuation of that part turned over be credited back to the United States so that we could recover some of this money?

Mr. MEEKER. The tract that is to be given to the OAS under the bill would be 8 acres and not 34. The 8 acres has been calculated as what is necessary for the OAS.

Mr. DENNEY. That is an exchange for property they already own.

Mr. MEEKER. With the thought that the OAS will naturally use it for its own headquarters and not for the purpose of making any other disposition of it.

Again, I would suggest that perhaps Ambassador Linowitz might want to comment on just what the OAS may plan to do with its 8 acres. So far as I know, there is no intention and expectation that the OAS would have land left over.

Mr. DENNEY. Where does the other 26 acres come in? You referred to 34 acres.

Mr. MEEKER. Sixteen of the 34 would be for chancery sites which would either be sold or leased by the U.S. Government directly to foreign governments. That does not concern the OAS at all.

Mr. DENNEY. Is that provided in the bill?

Mr. MEEKER. Yes, it is.

Mr. DENNEY. Would you point that out?

Mr. MEEKER. It is provided for in section 1 where it says the Secretary of State is authorized to sell, lease, or otherwise transfer to foreign governments and international organizations the property known within this tract, upon such terms and conditions as he may prescribe.

Now, in response to your question, further I would like to call attention to a provision in section 2(a), and 2(a) deals with the conveyance of a parcel not to exceed 8 acres to the OAS.

The provision I have in mind is the one that says:

The deed conveying such property shall provide that the Organization of American States shall use the property solely as a site for a headquarters building and related improvements and shall contain such other terms and conditions as he may prescribe.

The OAS would not even be free to parcel it out.

Mr. DENNEY. Mr. Chairman, for the record I believe under section 1, the part first discussed with Mr. Meeker, I think the record ought to show what the valuation of this other 16 acres would have in way of real estate values so that in the event we want to write some limitations on the right of the Secretary of State to transfer these or otherwise as the bill provides, he could make a gift to the other countries that way.

Mr. GRAY. Very good suggestion.

Mr. DENNEY. The record should be kept open until we get that information as to its valuation.

Mr. GRAY. Could you ask GSA today? They have surveyed and resurveyed this many times. They may have a value on all this, per acre.

Mr. MEEKER. They do have a value per square foot on the 8-acre tract which lies in the range from \$20 to \$30 a square foot. That is in the National Bureau of Standards site. What would be necessary would be to make a computation as to the value per square foot within the 16 acres for chanceries and then we could arrive at an estimate of the market value.

Mr. GRAY. Let us place that in the record.

(The following was received for the hearing record:)

GENERAL SERVICES ADMINISTRATION,
Washington, D.C., May 15, 1968.

Memorandum to: Mr. Harold A. Pace, Office of the Chief of Protocol, Department of State.

Subject: Preliminary value estimates—chancery sites.

Pursuant to your request, the following are our preliminary estimates of values of (1) portions of the former National Bureau of Standards for O.A.S. building and Chancery sites proposed in the NCPC plan for an International Center, March 1968; and (2) the Pan American Union properties on Constitution Avenue, NW.

(1) *PORTION, NATIONAL BUREAU OF STANDARDS SITE*

Proposed O.A.S. Building Sites

Approximately 8 acres or 348,480 sq. ft. @ \$25 to \$30 per sq. ft.—\$8,700,000 to \$10,500,000.

(2) *PAN AMERICAN UNION PROPERTIES—Constitution Avenue, N.W.
Pan American Union Building and Annex (Lot 800, Square S. 173) :*

Building and improvements-----	\$ 3,500,000
Land -----	11,500,000

Total -----	\$15,000,000
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Pan American Administration—O.A.S. Secretariat Building (Lot 802, Square 147) :

Buildings and Improvements-----	\$ 2,500,000
Land -----	2,475,000

Total -----	\$ 4,975,000
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Regarding the relationship of the land values (1) at the Pan American Union Building and Annex site, 17th and Constitution Avenue, and (2) at the Pan American Administration—O.A.S. Secretariat Building site, 18th and Constitution Avenue, the land at the 17th Street site is a large rectangular area susceptible of more economic development than the smaller triangular site at 18th Street, the latter site being penalized particularly by the required setback from Constitution Avenue (155 feet) and consequent reduction of buildable area. The basic land value at the two sites is approximately the same before consideration of setback restrictions and remaining buildable area.

The foregoing are rough value approximations made by members of our staff. They do not represent formal real estate appraisals and should not be so construed. The estimates should not be publicly disclosed.

J. E. MOODY,
Deputy Administrator.

Mr. DENNEY. I am trying to get the bill passed and I know what will happen on the floor.

Mr. SULLIVAN. In line with Mr. Denney's question the bill says: "is authorized to sell, lease, or otherwise transfer to foreign governments." What does "otherwise transfer" mean as far as you view it?

Mr. DENNEY. That is on the second page.

Mr. MEEKER. I do not think there is any intention, in fact I am quite sure there is no intention to make transfers to foreign governments without a proper return.

Mr. GRAY. Do you have any objection if we strike out those two words?

Mr. MEEKER. I would not.

Mr. GRAY. That is "or otherwise."

Mr. SULLIVAN. It would read: "is authorized to sell or lease to foreign governments," and we strike out "or otherwise" to follow up Mr. Denney's point and his concern.

Mr. MEEKER. There is this possibility. I do not know in how many cases it would arise. It is possible as Mr. Sullivan points out that a land exchange would be the sort of transaction that the Government would wish to make.

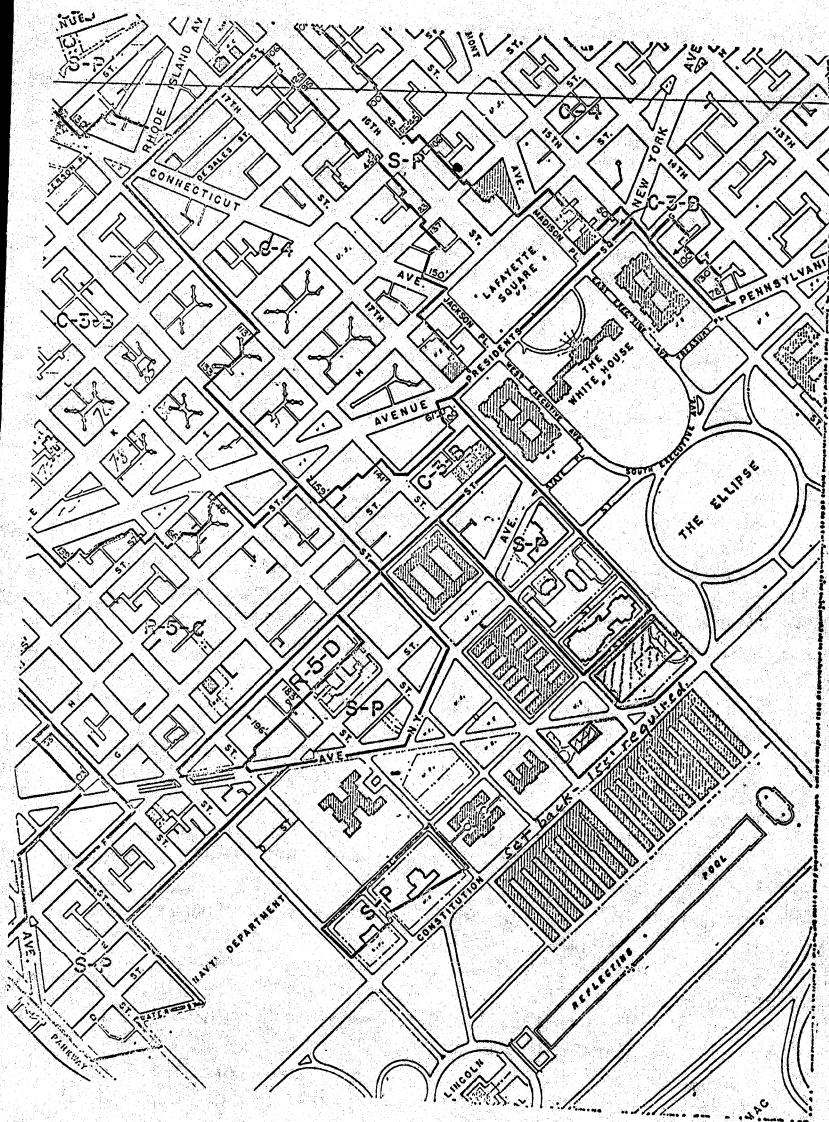
Mr. GRAY. Would that not be covered under sales?

Mr. MEEKER. I think so.

Mr. SULLIVAN. Mr. Meeker, may I make a suggestion? The committee could specifically write in language, land exchange and in the report under the definition of sale we could also include a land exchange as part of the definition for this legislation.

Mr. MEEKER. It might be preferable to provide for transfer in an exchange of land.

Mr. SULLIVAN. Mr. Chairman, could Mr. Meeker provide to us substitute language in line with Mr. Denney's proposal?



Mr. MEEKER. I will be glad to do that.
(The information requested follows:)

The Department of State contemplates the sale or lease of land to foreign governments for use as chanceries on the site; however, it is possible that exchanges of land, including exchanges of leasehold interests in land may arise. In view of this possibility it is recommended that the words "or otherwise transfer to" in section 1 of the proposed legislation be deleted and the following language inserted in lieu thereof "... the Secretary of State is authorized to sell or lease to, or exchange on a reciprocal basis with, ..."

Mr. GRAY. We thank you for your helpful testimony.
Mr. Duncan?

Mr. DUNCAN. I would like to apologize to the Ambassador, but I have to leave to attend another meeting.

Mr. GRAY. Ambassador Linowitz, we want to welcome you here and thank you for taking time from your very busy schedule to come.

Mr. LINOWITZ. Mr. Chairman, I am glad to have this opportunity to appear before the subcommittee in support of the draft bill, H.R. 16175, as it pertains to the Organization of American States.

As you know, Washington traditionally has been the site of the two principal permanent bodies of the OAS—the Pan American Union, constituting the General Secretariat, and the Council. Three weeks ago, the U.S. Senate approved the protocol of amendment to the OAS Charter which President Johnson then formally ratified.

I have since deposited our instrument of ratification with the OAS. These amendments make no change in the provisions of the present charter that the Secretariat and the Council shall have their seat in Washington.

At the 1967 Inter-American Conference in Buenos Aires, which I attended and which adopted these charter amendments, it was the Latin American countries themselves who took the initiative in proposing that the revised charter continue to provide that the location of these two bodies shall be the city of Washington.

At the same time, the need for a new headquarters site for the OAS within this city is urgent. The OAS Secretariat offices in Washington are presently scattered through five or six separate buildings in crowded conditions at a time when the functions of the OAS are expanding because of its increased responsibilities under the Alliance for Progress.

Needless to say, this arrangement is administratively inefficient and also costly, requiring the expenditure by the OAS of almost \$550,000 annually in rent, a sum which will increase to almost \$600,000 in the near future because of new programs. It is important that these OAS offices be brought together in one place with adequate space and facilities.

The proposed bill H.R. 16175 authorizes the Secretary of State to donate to the OAS for its headquarters site 8 acres of land within the area formerly occupied by the Bureau of Standards, bounded by Connecticut Avenue, Van Ness Street, Reno Road, and Tilden Street. The Department of State and our delegation to the Organization of American States consider that this site would be an excellent one for the OAS headquarters. It is a good location in appropriate surroundings, and will have good transportation facilities for the large number of OAS employees who will work there.

At the present time the OAS Secretariat has about 1,000 employees in Washington, and it is estimated that this number may well double in the years ahead.

Members of the OAS Council's Building Committee, consisting of the representatives of Peru, Mexico, Argentina, Colombia, El Salvador, Venezuela, and the United States, are highly pleased with the Bureau of Standards site, and officials of the OAS Secretariat also regard it favorably.

Transfer of land from the United States to an international organization in Washington has precedent. For example, in 1965, the U.S. Government conveyed land it had previously purchased to the Pan

American Health Organization on which that Organization has since built its headquarters.

There are other illustrations of similar action by other countries. Italy, for example, has provided a building, including maintenance, for the headquarters of the United Nations Food and Agricultural Organization.

Mexico provided a building for the Pan American Institute of Geography and History, and France furnished the land for the UNESCO headquarters in Paris.

H.R. 16175 also provides for the OAS to receive full title to its historic and beautiful Pan American Union building located on 17th and C Streets NW., and to transfer to the U.S. Government the present OAS administration building at 19th Street and Constitution Avenue. It seems to us that this is an equitable and appropriate arrangement for all concerned.

A little later on I can respond to some specific figures on several questions that were raised with Mr. Meeker.

It is, therefore, highly fitting for the United States, as the host Government, to provide the land specified in H.R. 16175 as a much-needed new site for a consolidated OAS headquarters. It will be another tangible demonstration of the importance which the United States gives to inter-American relations, and will be fully consistent with U.S. policy of firm support for the OAS.

As this is a matter which has been before the executive branch and the Congress since 1965, and in view of the increasingly urgent need by the OAS for a new headquarters site in Washington, I strongly hope that this proposed legislation will be approved in the current session of Congress.

Thank you. I will be happy to answer any questions.

Mr. GRAY. Thank you, Mr. Ambassador, for a very concise and forthright statement.

Referring to your statement where you said that requiring the expenditure by the OAS of almost \$550,000 annually in rent—a sum which will increase to almost \$600,000 in the near future because of new programs—could you tell us approximately how much of that \$550,000 to \$600,000 is American Government funds?

Mr. LINOWITZ. Well, it is the same proportion as is true of any other budgetary contribution—two-thirds are U.S. funds.

Mr. GRAY. So, putting it very simply, we are now paying two-thirds of the \$550,000 rent?

Mr. LINOWITZ. Yes, sir.

Mr. GRAY. If the OAS is allowed to build these, the rent would stop.

Mr. LINOWITZ. Yes, sir.

Mr. GRAY. In the long run, this could be considered a savings to our Federal Government, in addition to providing the new headquarters which will be more convenient and allow you to operate in a more orderly manner actually from a dollar-and-cents standpoint, which the Congress is very sensitive to, and this could actually save us money.

Mr. LINOWITZ. Yes, sir; I am pleased you point that out.

Mr. GRAY. I want to ask this question again. It may seem a critical question and I do not intend it to be at all, but this matter has been displayed in the press a number of times. Was there any coercion, intimidation, and several other words I could use, on the various coun-

tries of the OAS to get them to agree to this site? As you know, several other sites were under consideration and we have heard of some grumblings here and there that the people were not really happy with this particular site.

Mr. LINOWITZ. On the contrary, Mr. Chairman. It is true that several other sites had been under consideration and it is true that one or two have met with the approval of members of the OAS Council.

One of the biggest problems was that as the plans for the future of the OAS began to unfold it became clear that 6 acres which might have been available in another site would not suffice. When it was realized the Bureau of Standards property was available and that 8 acres on that site might be forthcoming for the OAS, there was a general recognition that this was probably the most desirable of any site that could be made available today and both the members of the Council's Building Committee inspected it, and the members of the Secretariat and agreed it would be ideally suited for the OAS purposes.

Mr. GRAY. The OAS Council's Building Committee consists of Peru, Mexico, Argentina, Columbia, El Salvador, Venezuela and the United States. Of this particular building committee was this the unanimous choice? Was there any dissent among these countries?

Mr. LINOWITZ. No, sir, this was the unanimous opinion.

Mr. GRAY. As you recall, the State Department itself at one time recommended the so-called Sealtest site which is very near Foggy Bottom and this brought on an avalanche of protest from the Dupont Circle Association and many others I could name.

In looking back now if you could get, let us say the Sealtest site today and if it were adequate in size, 6 acres compared to 8, do you now believe this would be a better site even if you had a free choice to take the Sealtest site and if no citizens groups were protesting?

Mr. LINOWITZ. I have absolutely no question that if both were available to the OAS, there would be an overwhelming vote of support for the Bureau of Standards site.

Mr. GRAY. In preference to the Sealtest site which was the State Department's original choice?

Mr. LINOWITZ. Because the Bureau of Standards site had not been considered.

Mr. GRAY. I am saying if you had a choice now do you think this would be the best site of the two?

Mr. LINOWITZ. There is no question about that, not only for the reasons stated, but the transportation facilities will be better, and the general location will be better for the purposes of the OAS.

Mr. GRAY. In further comparing various locations how does this compare with Tregaron and some of the other places?

Mr. LINOWITZ. Today, the Bureau of Standards seems to be the favorite site. There was a sentiment on the part of some persons for Tregaron. Some of them did feel that for OAS purposes it might be a very useful and very commendable property.

Mr. GRAY. I do not think OAS really envisioned putting any chaneries in the particular area, did they?

Mr. LINOWITZ. I could say if there were not going to be an international center, it is entirely likely OAS would feel Tregaron would be a good place to go.

Mr. GRAY. You cannot have both. You cannot have the OAS and chanceries on the Tregaron site.

Mr. LINOWITZ. No, sir.

Mr. GRAY. They feel there is a very definite advantage in being here, the 16 that want to locate?

Mr. LINOWITZ. Yes, sir.

Mr. GRAY. The gentleman from New York, Mr. Grover.

Mr. GROVER. Mr. Ambassador, I think we should clear up the record. I asked Mr. Meeker if there was any residual acreage on the Bureau of Standards site after you take the described parcel in the bill and as I look at the map it would appear to me there is the equivalent of another 30 or 40 acres adjacent to it, on that part of the existing Bureau of Standards site which apparently in this descriptive brochure indicates the remainder of the site north of Van Ness Street would be contained for Federal use.

I was under the impression the entire site was being taken for this purpose, 34 acres being taken for this purpose.

Mr. LINOWITZ. Yes; 34 acres for this purpose.

Mr. GROVER. What is the balance of the site?

Mr. LINOWITZ. Mrs. Rowe will answer that.

Mr. GROVER. I would like to clear the record up.

Mr. GRAY. Mrs. Rowe will clear that up.

Mr. GROVER. A further question: As I understand it, there are some 30 buildings and we may have Mrs. Rowe assist with this, some 30 buildings on the site at the present time, from 15 to 45 years old and in varying stages of repair and disrepair and that seven of these will be retained.

It is suggested that the cost of improvements on the site will be around \$250,000 but it would appear to me that the demolition of 23 buildings of the size and substance of the buildings on the site, a substantially larger amount would be necessary to demolish those buildings.

Mr. LINOWITZ. Mr. Grover, based on Mr. Meeker's testimony I understand the GSA made that estimate and I really cannot elaborate what the other details are.

Mr. GROVER. If that is covered in subsequent testimony, I am satisfied.

Mr. LINOWITZ. We are going to present it. I understand that figures in the estimates of GSA include this portion, but it will not be included in the \$250,000.

Mr. GROVER. We will cover that later.

Mr. GRAY. Any other questions of our distinguished Ambassador?

Mr. DENNEY. Has any estimate been made, Mr. Ambassador, as to the cost of the buildings that are contemplated in the event this bill we are considering becomes law?

Mr. LINOWITZ. No, sir. As a matter of fact, the OAS has been withholding making any plans for dealing with an architect in order to be sure first they had the site and want to be sure they had the 8 acres for the complex.

The next step will be to talk to architects, assuming this bill goes through, and to work out a program for construction, but at this point it is premature.

Mr. DENNEY. How would that be funded when you get to that point?

Mr. LINOWITZ. That is why I was shaking my head earlier. This is not yet clear. One of the possibilities might be to go to a private foundation or private organization and try to get funds from it.

In this regard it might be interesting to observe that the Pan American Building itself was financed by the Carnegie Corp. They advanced the funds for it. We do not know that foundation funds will be available for the new building, but this is one of the possibilities. We think the various countries involved might want to consider some kind of long-term loan, but as to the precise formulation and what our share would be, we have deliberately not tried to get into it at this juncture.

Mr. DENNEY. If the construction is implemented on the site like this, that would require now for the United States to put up two-thirds of that cost if you did not get foundation funds or some other source of money?

Mr. LINOWITZ. No, sir, because the two-thirds refers to operating.

Mr. DENNEY. Operating costs?

Mr. LINOWITZ. Yes, sir.

Mr. DENNEY. Just as a matter of interest tell me a little bit about the Secretariat. I happen to know a little bit about this Mr. Sanders. Has his term expired?

Mr. LINOWITZ. It expires on May 18.

Mr. DENNEY. Are they eligible for reelection?

Mr. LINOWITZ. He is going to be undertaking some new assignment with the OAS shortly. He and Dr. Mora had been serving for the last 10 years as Assistant Secretary General and Secretary General. Although he was originally a candidate for reelection to this position, he withdrew his candidacy. The new Secretary General will be Dr. Galo Plaza of Ecuador and the new Assistant Secretary General will be Rafael Urquia of El Salvador. They are going to take office, as I said, a little later this month, but Mr. Sanders will continue to be available to the OAS in an advisory capacity.

Mr. DENNEY. How many members does the United States have on the Council?

Mr. LINOWITZ. One. I am the representative.

Mr. DENNEY. Every country has one?

Mr. LINOWITZ. One representative.

Mr. DENNEY. Is there any unit voting when you have problems like this based upon the amount you contribute to the organization?

Mr. LINOWITZ. No, sir. We try to make our point by eloquence of persuasion.

Mr. DENNEY. That is sometimes a little difficult.

Mr. LINOWITZ. Yes; it is.

Mr. DENNEY. Thank you.

Mr. LINOWITZ. I wonder, Mr. Chairman, if I can just say two things.

Mr. GRAY. Please do.

Mr. LINOWITZ. First, the question with reference to the valuation of the respective Pan American Union parcels that you were interested in earlier. The GSA has appraised the market value of the building which is now going to be conveyed back to the United States, the ad

ministration building at Constitution Avenue and 19th Streets as \$2.5 million.

Now, the Pan American Union main building itself, the beautiful home of the Pan American Union, does not have a present market value, but it costs some \$900,000 to put up around 1908. This is as close as we come to comparable figures which might be relevant to the question you were asking.

Mr. GRAY. What about the land?

Mr. LINOWITZ. No one, so far as I know, has been trying to appraise it. Inevitably, it will be used for Government purposes.

Mr. GRAY. The property at 19th and Constitution Avenue is valued at \$2.5 million?

Mr. LINOWITZ. The building, rather than the land. Now, the only other thing I want to say is in connection with the gratifying interest in the OAS expressed by your constituency.

I must say to you that these days I work very hard to find 2,000 people who are interested and to assure you that contrary to some of the press stories, I think the OAS is a more serious, a more determined, a more promising organization now than ever before in its history. I think our relationship today with the countries in this hemisphere is moving in the right direction and through cooperation and understanding is constantly improving.

I feel strongly that it would be of tremendous significance to them, to the countries of the hemisphere to have the United States very soon make this grant of a piece of land on which they can erect the kind of headquarters that ought to be here in our Nation's Capital, and I, therefore, would hope that particularly at this moment, as the whole hemisphere is about to take off on a whole new look at the future which can be of great significance, that the Congress would want to approve this bill.

Mr. GRAY. Mr. Denney?

Mr. DENNEY. Mr. Ambassador, along with some thoughts that have been in the press and have been given by speakers and candidates for political office in the United States; we might have to change our foreign policy and go into regional compacts, the strengthening of the OAS would be one of the regional compacts that could help this hemisphere, could it not?

Mr. LINOWITZ. I believe this very deeply, sir.

Mr. DENNEY. Because we all recognize the United States is in such a position that we may not be able to police the world like we have been trying to do and if we can do it within OAS that is our compact.

Mr. LINOWITZ. That is our hope.

Mr. GRAY. One other question, Mr. Ambassador. Have you any up-to-date estimates of the cost of the building itself that OAS intends to erect?

Mr. LINOWITZ. I am sorry, they have not begun to make these estimates.

Mr. DENNEY. He said he had not gotten that far.

Mr. GRAY. At one time they were talking in the neighborhood of 15 to \$20 million.

Mr. LINOWITZ. On another site. I would not be surprised if that is the lowest figure they have in mind.

Mr. GRAY. This could not only be esthetically helpful to the development of Washington, but be an economic boost.

Mr. LINOWITZ. I am sure the OAS wants to create a building that will be a source of pride both to them and to the city of Washington which will be helpful to us.

Mr. GRAY. Are we going to be expected to pay two-thirds of the new building?

Mr. LINOWITZ. As I indicated before, I think that it is premature to begin to speculate as to how it is going to be financed. It may be a private grant.

Mr. GRAY. Have you received any offers?

Mr. LINOWITZ. The Carnegie organization originally advanced the money to put up the Pan American Union Building. I cannot say we have any tangible leads at this moment, but I do believe we should explore every possible source before assuming the OAS has to come to the United States for a long-term loan.

Mr. GRAY. I think if you are going to make any approaches now would be the time to do it and we would be receptive to receiving such an offer.

Mr. LINOWITZ. The OAS has been a little reticent until it could be sure it had the land.

Mr. GRAY. These foundations, if they think you have all the funds available they will not consider you. This might be a good time to put some feelers.

Mr. GROVER. In that connection, Mr. Chairman, there are some gentlemen in the House of Representatives who will ask very pointedly who is going to foot the bills; and, if we are in a position to indicate a little more directly where that responsibility would lie, I think the prospects of this legislation would be improved.

Could you answer for me, sir—I put the question to Mr. Meeker before—what the supporting facilities will be?

Mr. LINOWITZ. Yes, sir, they would be, among other things, parking and storage facilities, cafeteria, conference facilities, and so forth.

Mr. GROVER. It has been indicated in the brochure that there would be hotels, restaurants, and shops also.

Mr. LINOWITZ. For the OAS.

Mr. GROVER. That is correct.

Mr. LINOWITZ. And the international center.

Mr. SULLIVAN. Mrs. Rowe will answer that.

Mr. LINOWITZ. No, I would be shocked if that were so.

Mr. GROVER. For the international center, supporting facilities would include such things as restaurants, shops, and hotels. Is that a little bit too broad?

Mr. LINOWITZ. They would be outside.

Mr. SULLIVAN. This will be totally outside the area.

Mr. LINOWITZ. This will be a boon to the private industry.

Mr. SULLIVAN. The immediate surrounding area?

Mr. LINOWITZ. Yes.

Mr. SULLIVAN. Then this should be clarified for the record and in the report.

Mr. GRAY. That is for sure.

Mr. GROVER. Because the language of the bill says the international organization shall devote the property transferred to its official use

including supporting facilities and supporting facilities are referred to more as supporting services surrounding the area and would be such as restaurants, hotels, shops, and so forth. I think we should make the distinction in the report.

Mr. GRAY. We will, in the report.

Mr. GROVER. What supporting facilities will be actually have on the land transferred to the international organization? I think you referred to those in a more limited sense.

Mr. LINOWITZ. Yes, sir; parking and storage facilities, cafeterias, conference facilities which will be useful in connection with the operation of the headquarters of the OAS.

Mr. GROVER. Who would operate those?

Mr. LINOWITZ. The OAS.

Mr. GRAY. Thank you very much, Ambassador. We appreciate you coming. You have been very helpful.

(The following was subsequently received for the record:)

DEPARTMENT OF STATE,
Washington, D.C., May 20, 1968.

HON. KENNETH J. GRAY,

Chairman, Subcommittee on Public Buildings and Grounds, Committee on Public Works, House of Representatives, Washington, D.C.

DEAR MR. CHAIRMAN: At the hearing held by the Subcommittee on May 8, 1968, regarding HR 16175, at which I testified, you asked a question concerning the value of the land on which is located the Pan American Union Building, or Main Building, of the Organization of American States.

This property is identified in HR 16175 as lot 800 in Square South 173 in the District of Columbia. It has an area of 215,111 square feet, or 4.94 acres, and is situated at 17th and C Streets Northwest.

As indicated in the Secretary of State's letter of March 18, 1968, to the Speaker of the House regarding this legislation, the United States Congress appropriated \$200,000 in 1906 for the purchase of land in the city of Washington to be used for the permanent quarters of the International Bureau of American Republics (predecessor to the Organization of American States), and also for the United States' contribution to the headquarters building of the International Bureau to be erected on the land. In 1967 the United States Government used this sum to purchase from George Washington University the above mentioned lot on 17th and C Streets Northwest, and it turned the lot over to the International Bureau of American Republics. (No United States Government contribution was required for the construction of the Main Building, completed in 1910, as almost all of the \$930,000 cost was financed by donations of Andrew Carnegie).

The deed for this land vested title in the United States because there was legal doubt as to whether the International Bureau, as an unincorporated association, could take and hold title to land in the District of Columbia. HR 16175, in authorizing the Secretary of State to transfer title to the land to the Organization of American States (which has the capacity to acquire and dispose of real property under Public Law 291), will complete the intention of Congress at the time it appropriated money for this land.

With regard to the present value of the lot, the General Services Administration roughly estimates it to be \$11,500,000. Any such value must necessarily be considered entirely speculative, however, as the property would never be put on the market nor made available for other than official governmental uses. Further, it should be pointed out that the present value of this land is not relevant to the consideration of HR 16175, as for all intents and purposes the United States had permanently donated the land to the predecessor of the OAS in 1907, land which cost the U.S. Government \$200,000.

I hope that the above information will be useful to the Subcommittee.

Sincerely yours,

SOL M. LINOWITZ.

Mr. GRAY. Our next witness is the Honorable Thomas F. Moyer, Assistant Corporation Counsel, District of Columbia. Would you please come forward, Mr. Moyer. We are delighted to see you this morning and welcome you before the committee. You may proceed.

STATEMENT OF THOMAS F. MOYER, ESQ., ASSISTANT CORPORATION COUNSEL, DISTRICT OF COLUMBIA

Mr. MOYER. I would like to briefly quote the District's position from the letter, a two-page letter, the first page a brief description of the bill and from the standpoint of the government of the District of Columbia, we point out that the construction of streets and public facilities in the area formerly occupied by the Bureau of Standards now would be subject to coordination with and without cost to the District of Columbia. Thus, the bill contains adequate safeguards for the District of Columbia's concern such as streets and public facility construction on the property as described in the bill.

Also, we wish to point out in connection with this site, a temporary permit which the District of Columbia will give, and we state the Administrator of General Services has issued a permit to the District of Columbia making a portion of the Bureau of Standards property available to the Washington Technical Institute for not less than 3 years, nor more than 5 years, for temporary quarters. The District believes that the needs of the Washington Technical Institute should be coordinated with those of the foreign governments and international organizations which will be making use of property in the same area.

Then we conclude with the statement that the government of the District of Columbia has been advised by the Bureau of the Budget that, from the standpoint of the administration's program, there is no objection to the submission of this report to the Congress, and that enactment of the bill would be in accord with the program of the President.

Mr. GRAY. Thank you, Mr. Moyer. We will insert the letter from Thomas W. Fletcher, Assistant to the Commissioner and dated May 7, 1968, into the record at this point.

(The letter referred to follows:)

May 7, 1968.

HON. GEORGE H. FALLON,
Chairman, Committee on Public Works,
U.S. House of Representatives, Washington, D.C.

DEAR MR. FALLON: The Government of the District of Columbia has for report H.R. 16175, 90th Congress, a bill "To authorize the transfer, conveyance, lease, and improvement of, and construction on, certain property in the District of Columbia, for use as a headquarters site for the Organization of American States, as sites for governments of foreign countries, and for other purposes."

The bill authorizes the Secretary of State to transfer property in a delimited area of the District of Columbia, formerly occupied by the United States Bureau of Standards, to foreign governments, to international organizations, and to the Organization of American States for official purposes. The bill also authorizes the transfer of the site of the Pan American Union building to the Organization of American States and the transfer of the Pan American Union Annex to the United States. Any building to be constructed on these properties is not to be subject to District zoning laws but would be subject to all District regulations relating to building construction, equipment and maintenance. The plans for any such building would be subject to the approval of the National Capital Planning Commission and the Commission of Fine Arts. The construction of streets and public facilities in the area formerly occupied by the Bureau of

Standards grounds would be subject to coordination with, and without cost to, the District of Columbia. Thus the bill contains adequate safeguards for District of Columbia concerns, such as street and public facility construction on the property described in the bill.

The Administrator of General Services has issued a permit to the District of Columbia making a portion of the Bureau of Standards property available to the Washington Technical Institute for not less than three years nor more than five years, for temporary quarters. The District believes that the needs of the Washington Technical Institute should be coordinated with those of the foreign governments and international organizations which will be making use of property in the same area.

In view of the fact the bill offers a solution to the problem of providing space in which can be located buildings to be occupied by foreign missions and international organizations, the Government of the District of Columbia strongly supports its enactment.

The Government of the District of Columbia has been advised by the Bureau of the Budget that, from the standpoint of the Administration's program, there is no objection to the submission of this report to the Congress, and that enactment of the bill would be in accord with the program of the President.

Sincerely yours,

THOMAS W. FLETCHER
Assistant to the Commissioner
 (For : Walter E. Washington, Commissioner).

Mr. GRAY. Mr. Moyer, referring to that portion of Mr. Fletcher's letter, where he says the District believes the needs of the Washington Technical Institute should be coordinated with those of foreign governments and international organizations which will be making use of property in the same area and then the paragraph preceding that, he said that the construction of streets and public facilities in the area formerly occupied by the Bureau of Standards, the grounds would be subject to coordination with, and without cost to, the District of Columbia government.

Now, who is going to pay for these improvements if the District of Columbia here in this letter indicates that they expect all these improvements to be made without cost to the District and as I read the next paragraph it says that these improvements should be coordinated with the Washington Technical Institute.

Who is going to pay for all these improvements, if the District is abrogating that responsibility?

Mr. MOYER. In the first paragraph where we are talking about the streets and public facilities as such, those would be expenses to the Department of State and for relandscaping the area.

Mr. GRAY. I understand that. I am talking about this Washington Technical Institute.

Mr. MOYER. It is my understanding that the Washington Technical Institute will be using some of the existing buildings and we are just talking about coordination of the foreign governments moving in.

Mr. GRAY. You are taking the position this is all within the complex and not the responsibility of the District government for maintenance?

Mr. MOYER. That is right. We have been in contact with the State Department and General Services Administration and we understand at the present time and for the next several years, there will be room for the Technical Institute and the OAS to move in.

Mr. GRAY. In other words between the time that the OAS takes over this 8 acres, the Washington Technical Institute will continue to use these existing buildings and therefore use the streets and all in the area now?

Mr. MOYER. Yes, I understand the Washington Technical Institute will not be using more than five or seven of the existing buildings. They have been allowed to use them for a limited period of time.

Mr. GRAY. I want to congratulate the District of Columbia because every time we have something up for improvement of the District of Columbia, they come up and say I am sure glad to see this happening, but we do not want any part of it. We had that with the National Visitors Center. If there is ever going to be a project that is going to bring revenue and additional taxes to any locality, it is going to be to the District of Columbia and yet, when they testify they say we do not want you to use the streets; you cannot block this one off and you cannot do this or that.

I notice you have the same proviso in here, without cost to the District of Columbia. They want all these improvements and additional taxes and want these complexes located in the vicinity, but they do not want to share any of the cost.

Now, whoever writes this downtown I congratulate them. They want to dance, but do not want to pay the fiddler.

Mr. MOYER. Mr. Chairman, unfortunately we have limited funds available.

Mr. GRAY. I realize that. It takes money to make money and the more improvements such as this and the Visitors Center and all the more people coming in, bringing revenue the District is able to recoup.

Talking about the Visitors Center, to give you some idea we estimate by doubling the visitors it will bring one-half billion more dollars into the District every year so you can see a little street here is of infinitesimal cost in comparison to the revenue it will bring in.

I hope the District looks more at the progress of the city rather than strictly the dollars and cents cost. We are up here trying to help the District of Columbia. They come in and testify and say we want this but we do not want to be out any money.

I hope they can change their attitude a little bit, Mr. Moyer.

Any questions of Mr. Moyer?

Thank you very much, sir. We appreciate your coming.

Our next witness is the very distinguished chairman of the National Capital Planning Commission, Mrs. Elizabeth Rowe, accompanied by Donald F. Bozarth, Director, Current Planning and Programing.

STATEMENT OF MRS. ELIZABETH ROWE, CHAIRMAN, NATIONAL CAPITAL PLANNING COMMISSION; ACCOMPANIED BY DONALD F. BOZARTH, DIRECTOR, CURRENT PLANNING AND PROGRAMING

Mrs. ROWE. Thank you, Mr. Chairman. It is my privilege to appear before you this morning.

Mr. GRAY. Since I mentioned the Visitors Center a moment ago, I want the record to show that Mrs. Rowe was a member of the Visitors Center Advisory Commission, and was tremendously helpful in that project, and certainly in her capacity as Chairman of the National Capital Planning Commission she has made a great contribution to Washington.

Mrs. ROWE. Thank you, very much, Mr. Chairman. I do have a statement that I will submit for the record, and since some of the background material has already been covered by the three previous

witnesses, I will shorten it up because I believe that the members of the committee would be more interested in looking at some of the maps and plans.

Mr. GRAY. We will have printed in the record at this point your entire statement and you may summarize it.

(The full prepared statement of Mrs. Rowe follows:)

STATEMENT OF MRS. JAMES H. ROWE, JR., CHAIRMAN, NATIONAL CAPITAL
PLANNING COMMISSION

Mr. Chairman and members of the Committee: My name is Elizabeth Rowe. I am Chairman of the National Capital Planning Commission, which was created by the National Capital Planning Act of 1952 as the central physical planning agency of the Federal and District of Columbia Government to plan "the appropriate and orderly development of the National Capital and the conservation of the important natural and historical features thereof."

I appreciate the opportunity to appear before you in support of H.R. 16175 which would establish an international center on the southern portion of the old Bureau of Standards site.

The Commission believes that the location proposed in H.R. 16175 is in all respects a most appropriate site for the development of such a center. The land is already owned by the Federal Government and would involve no displacement of private uses of any kind.

The Committee may remember that the Planning Commission first suggested a site for the Center north of Washington Circle. Legislation authorizing that location was introduced into the Congress in February 1967. While the Washington Circle area had much to recommend it, land costs were high and there would have been considerable residential and commercial displacement.

After further study with the Department of State and the General Services Administration, the Commission concluded that a portion of the Bureau of Standards site for the International Center would be the best location. Not only would it be an appropriate and convenient site but the Center would conform to plans for that area of the city.

The Proposed Comprehensive Plan anticipates rapid rail transit service to the site with a station serving the Connecticut Avenue and Van Ness Street area. It is currently estimated that service will begin there late in 1974. The station will be the terminus of the initial system authorized by the Congress. Ultimately, as part of the approved regional rapid rail system, the line will be extended into Montgomery County as far as Rockville.

The Proposed Plan suggests the establishment of an "uptown center" in this general location with high density residential development along Connecticut Avenue (the new Van Ness Center is an example of the intensification of apartment, office and commercial uses in this area) and redevelopment of the old Bureau of Standards site. Ultimately a total of 15,000 private and as many as 5,000 public employees is projected.

At the same time, the Plan endorses the retention and conservation of the basic existing low and moderate density residential character of the areas around the uptown center.

Because Washington is the capital of a great Nation, a place must be found where foreign chanceries can appropriately and efficiently carry on their work. At the same time, the Planning Commission must plan for the more than 800,000 residents of the city—for the federal establishment and for the city as the core of a rapidly growing metropolitan area.

We believe that an International Center on Federal property at Connecticut Avenue and Van Ness Street, N.W. would not only meet the diplomatic responsibilities of the Nation's Capital, but would do so in a manner consistent with the future needs of the community as a whole. The Commission therefore urges the enactment of H.R. 16175.

At this time, I would like to introduce Mr. Donald F. Bozarth, the Director of Current Planning and Programming for the Commission, who will briefly describe the Commission's preliminary studies for the proposed site. These studies illustrate only one way in which the International Center might be developed. They do indicate how the site can be developed to meet the needs of foreign governments and the Organization of American States in a manner that is consistent with adjacent existing development. Mr. Chairman, thank you

for the opportunity to testify. If members of the Committee have any questions after Mr. Bozarth's presentation, we shall be glad to answer them.

Mrs. ROWE. The Planning Commission's role here is to fit this new center into the fabric of the city. The statement by OAS has convinced the committee this is a needed facility. We do have proposed comprehensive plans for the committee which shows this area, and it anticipates rapid rail transit service to this site with the stations serving Connecticut Avenue and Van Ness Streets. It is estimated this service will begin in late 1974. This station would be the terminus of the presently improved system. Hopefully, there will be a regional system that will continue the subways farther out into Rockville.

Our proposed plan also suggests a so-called uptown center in this general area. That center is a rather dense development, residential and commercial and the proposed center is most appropriate and an important part of it.

We also anticipate the retention of the present low and moderate-residential densities around the site, particularly to the west, the Cleveland Park area.

It is a great pleasure to appear before you in support of this proposed legislation which we feel would meet the needs of many of the foreign governments represented here and the OAS, and we do so in a manner consistent with the future needs of the community as a whole, and for the benefit of the members of the committee, I will introduce Mr. Donald F. Bozarth, who will explain some of the planning problems and possible future development of this part of the city.

Before doing that, I might just say for the record that the site is only the southern portion of the existing Bureau of Standards which the total site is 69.7 acres. We are talking here about 34.2 acres, leaving 35.2 acres in Federal ownership.

Mr. GRAY. Leaving 35, Mrs. Rowe?

Mrs. ROWE. Yes.

Mr. GRAY. What will these 35 acres be used for?

Mrs. ROWE. Well, presently they are used by the Harry Diamond Laboratories, and part of it is open space.

Mr. GRAY. I was going to ask that question. I believe there is a park in this area, is there not? You do envision the overall plan of having enough open space to keep from having a sea of concrete?

Mrs. ROWE. We have the proposal to retain open space, 13.8 acres, leaving Federal office use of 18.7. This reflects the present open character on the Connecticut Avenue side of the site which does give it a parklike setting.

Mr. GRAY. You say 13 acres will remain in open space. That is fine.

Before Mr. Bozarth starts to the map I wanted to ask you this question, Mrs. Rowe. Do you feel that this is certainly compatible with your overall planning for the District of Columbia?

Mrs. ROWE. We do.

Mr. GRAY. You think this fits in very nicely?

Mrs. ROWE. This would fit in very well.

Mr. GRAY. It is not in conflict in any way with the planning commission's overall program for the District?

Mrs. ROWE. No.

Mr. GRAY. It compliments it?

Mrs. ROWE. Yes.

Mr. GRAY. Mr. Bozarth, you may proceed.

Mr. BOZARTH. Mr. Chairman and members of the committee, I would like to briefly describe the Commission's study of the old Bureau of Standards site or at least the southern portion of it and illustrate how this may be developed on a stage basis by foreign governments and the Organization of American States.

You have before you a copy of a brochure describing the proposal and I would like to highlight this and Mr. Stephen Kloss is the gentleman responsible for this study and will be relating the exhibits before you.

As shown on the first exhibit, (see exhibit No. 1, p. 42) the proposed site in Northwest Washington is well located in relation to the major concentrations of embassies, chanceries and international organizations along Connecticut and Massachusetts Avenues, northwest of the White House. It is well situated on top of a hill overlooking Melvin Hazen Park and would provide a very attractive setting for the new headquarters of the Organization of the American States and for chanceries of foreign governments.

In fact, they hope to relocate this into the Naval Ordnance Laboratory at White Oak, Md.

Mr. GRAY. Even if they do not, that would not affect this proposal here before us today?

Mr. BOZARTH. No, sir.

Mr. GRAY. That is Van Ness Street, the top dark line?

Mr. BOZARTH. Yes, sir. Strategically located along Connecticut Avenue Northwest, one of the "special streets" in the National Capitol and a principal radial avenue extending from the White House to the District line, this site is now well served by bus and is to be served by the initial rapid rail subway system authorized by Congress. A subway station is planned at Connecticut Avenue and Van Ness Street, immediately adjacent to this site. The Connecticut Avenue line, as shown on this exhibit, is currently being designed and the Washington Metropolitan Area Transit Authority expects service to begin late in 1974.

This site itself and existing development in the immediately surrounding area is shown on exhibit No. 2 (see exhibit No. 2, p. 46) an aerial photograph of this part of Northwest Washington. You will note Connecticut Avenue and the relatively intensive existing residential and commercial developments along this part of the avenue.

The recently constructed Van Ness Center is an example of the type of private development taking place in what the proposed comprehensive plan and Mrs. Rowe previously referred to as an uptown center.

On the west side of Connecticut Avenue is the old Bureau of Standards site. That portion south of Van Ness Street and north of Tilden Street is proposed for the international center.

Exhibit No. 3 (see exhibit No. 3, p. 53) shows the existing building development on the site in more detail. For many years, the old Bureau of Standards property has been under the control of the Department of Commerce. It has been occupied by several activities of the Bureau and by the Harry Diamond Laboratories of the Department of Defense.

The Bureau of Standards activities are, as you know, in the process of moving to new quarters at Gaithersburg, Md. The Harry Diamond

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.

An approximately 8-acre portion of this area fronting on Connecticut Avenue is shown as the site for the new OAS headquarters.

Mr. GRAY. What hundred block is that on Connecticut Avenue?

Mr. BOZARTH. I am sorry, Mr. Chairman, but I cannot answer that right offhand.

Mrs. ROWE. It is about the 4500 block.

Mr. BOZARTH. This relatively large building would be in scale with Connecticut Avenue and with private development taking place across the street on the east side of Connecticut Avenue.

By locating the building on the side of the hill, it would be possible to meet the space needs of the OAS, including underground parking, without changing the established height of buildings or the skyline in this vicinity.

By maintaining and enhancing the character and quality of the existing open space adjacent to Connecticut Avenue, this can be a very attractive and prestigious setting for the headquarters of one of the most important international organizations in the Western Hemisphere.

A public open space is proposed along the southern edge of this site adjacent to Reno Road and Tilden Street, Northwest. This area is directly across from Melvin Hazen Park and is heavily wooded. Because of the steep topography some of this area is unbuildable and is eminently suitable for open space use.

The remaining approximately 16 acres would be available for the construction of individual chanceries by interested foreign governments on land to be leased or sold by the Department of State.

The buildings in the chancery portion of the international center would be relatively small in scale so as to—

1. Provide a more intimate setting for chanceries;
2. Retain as many of the natural assets and features of the hill as possible; and
3. Be consistent with adjacent residential developments.

A potential for eight large chanceries on the perimeter of the site and eight other smaller chancery sites on the top of the hill is indicated on the illustrative site plan.

Each chancery could be built on its own site to give each one its own identity and permit security. Access would be either from adjacent public streets or via an international system of access roads.

More detailed site plans and studies will be necessary as a basis for ultimately determining the exact number and size of the individual chanceries that can appropriately be accommodated in this area.

It is anticipated that the larger chanceries will provide most, if not all, of the necessary offstreet parking within their buildings for their staffs and visitors.

Onsite parking would be possible for the smaller chanceries, although extensive surface parking areas should be avoided because of the limited amount of land available and the adverse visual impact such parking would have on the setting for chanceries and the international center as a whole.

Exhibit No. 6 (see exhibit No. 6, p. 49), the first perspective, shows how the new OAS headquarters might be developed. To preserve the natural features of the site, this illustration retains as open space the

large stand of oak trees at the corner of Tilden Street and Connecticut Avenue, as well as extensive frontage along Connecticut Avenue.

Set back from this area and oriented toward the downtown, the new OAS complex could be an impressive focal point for the international center. The sketch indicates three major buildings in this complex: The tallest for major offices, a low curved building for supporting functions, and a circular assembly hall for conferences and meetings. These buildings would be in scale with private development across Connecticut Avenue.

On the second perspective, exhibit No. 7 (see exhibit No. 7, p. 50), an open pedestrian mall is shown along the crest of the hill which could lead from OAS headquarters to a small central park. The mall could be designed to preserve many existing trees and to provide a distinctive setting for a number of small chanceries. Each chancery would have a separate site. Individual architecture treatment within the larger design framework would give each a sense of identity.

These studies indicate just one way in which this site could be developed. They illustrate the potential of this site and how it could be developed in a manner consistent with adjacent private developments.

The development of the entire international center will undoubtedly take several years. The planning, design, and construction of the large OAS headquarters building will itself probably take 3 or 4 years.

In view of the potential number of foreign governments involved, it also will take some time for all of the various chanceries to begin and complete their building programs on the proposed site.

The demolition of existing buildings and the construction of new site improvements, roads, and utilities necessarily will have to precede other construction activities.

In view of this situation, an agreement has been reached between the Public Buildings Service of the General Services Administration and the Washington Technical Institute under which the Institute will be able to use up to seven existing buildings for an interim period not to exceed 5 years.

The Institute is currently seeking a permanent site in other areas that will meet its space needs at other locations within the District of Columbia.

The development of the OAS building and the chanceries will therefore be carried out in several stages. Illustrated on the last exhibit, exhibit 8 (see exhibit 8, p. 55) are four possible stages by which it would be possible to schedule the completion of the international center plan.

Stage 1 would permit a few chanceries to be constructed on the western edge of this site while the Washington Technical Institute occupies the central portions of the site and the OAS headquarters building was being designed; stage 2 would see the beginning of the construction of the OAS building and the second group of chanceries as the Washington Technical Institute begins phasing out its use of three of the seven buildings.

In stages 3 and 4, the OAS building would be completed, and the third group of chanceries would be developed adjacent to Van Ness Street and the internal road system would be completed.

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.

The bill before you provides for the Commission's review and approval of the plans and also provides for the approval by the Commission of Fine Arts of the building materials and the texture and color treatment of the buildings on the outside, the appearance of the buildings.

Mr. GRAY. But as far as costs are concerned, for the record, would you envision that these costs would be borne by the individual countries building their own chanceries?

Mr. BOZARTH. If it is within their own site, yes.

Mr. GRAY. That is what I mean.

Mr. SULLIVAN. You talking about an overall plan? Has that finally been worked out or being in the process of being worked on by your Department, the State Department and the GSA?

Mr. BOZARTH. I think the overall plan would have to be evolved with the Department of State which countries are interested, whether they need a half-acre site or an acre site, of one and one-half acres and this shows 16 possible chanceries, eight large, and eight small.

We have no country's name attached to these and I think the plan would have to evolve as the negotiations proceeded.

Mr. SULLIVAN. Could the figure be less than 16, then?

Mr. BOZARTH. Certainly.

Mr. SULLIVAN. Will these chanceries have to come in as an overall master plan you would develop and you would say to them, this is it, you build it this way.

Mr. BOZARTH. I think under the legislation, the Secretary of State would have that authority and the Commission would work with the Department of State.

Mr. SULLIVAN. What I am trying to develop for the benefit of the committee is what will the ultimate cost of this whole operation be.

Mr. BOZARTH. I am sorry, but I cannot answer that. We will be happy to work with the GSA in the estimates they will be doing for the committee and put a tentative cost on what these sketches might run.

Mr. SULLIVAN. How about your streets, and all this, your sewer lines? Have you reached any figure on that yet?

Mr. BOZARTH. No, but those kind of estimates would be in the figure Mr. Meeker mentioned earlier.

Mr. SULLIVAN. The figure for the demolition of the buildings, the GSA could supply the figure to the committee?

Mr. BOZARTH. I believe so.

Mr. GRAY. Mr. Meeker testified the GSA plans to tear down these buildings later on, whether or not this plan goes through.

I would like to just very briefly go back to about the third chart (see exhibit No. 3, p. 53) that you presented that shows the seven buildings in dark outline that are still suitable for use.

Now, if OAS is in dire need as the Ambassador testified for a headquarters location, and if your testimony here on page 7 is to be taken on face value, it says in view of this situation, agreement has been reached between the Public Buildings Service of GSA and the Washington Technical Institute under which the institute will be able to use up to seven existing buildings and I assume those seven are the ones outlined in dark pencil there.

Mr. BOZARTH. That is correct.

Mr. GRAY. For an interim period not to exceed 5 years. Let us say they decide they want to use those for 5 years. The question is, Where would the Organization of American States headquarters building in relation to those buildings go, and would you have to wait for the end of the 5 years to demolish those seven buildings?

Mr. BOZARTH. If it were selected by the OAS and the Secretary of State would permit the design and construction of the building, I think without damage to the seven buildings that are proposed to be used by the Washington Technical Institute.

Mr. GRAY. Also, as I pointed out earlier in questioning Mr. Meeker, I believe it was we have about 10 countries that have already tentatively indicated locating elsewhere.

Let us say that one of these 16 have not indicated a desire to locate elsewhere, and comes in and says we would like to go here, and points out one of those particular sites where you have one of the seven buildings.

What would be the position of the State Department and the National Capital Planning Commission in accommodating them, or would you have to say to them "I am sorry, we cannot let you have this for five years."

Mr. BOZARTH. May I speak not for the State Department, but from the point of view of the illustrative plans? If the situation you describe came up, to our knowledge it would be possible to direct their interest to the western portion of the site and these buildings in this area could be demolished at an early stage and this is Tilden Street and Reno Road—these corners on the western portion of the site are desirable properties.

Mr. GRAY. Having been in the real estate business, I know that people always want property that is rented or tied up on lease and they do not want available something that is vacant.

Let us take the hypothetical situation where a country wants one of those seven buildings. Do you have any way, or any idea whether or not the GSA were to have the right to cancel a lease on a 30-day notice or whether they plan to tie up these properties for a 5-year period?

Mr. BOZARTH. I think this would have to be deferred to someone else.

Mr. GRAY. This is terribly important to the committee. If we are going to make this site available as we are telling everybody in this legislation for the construction of an OAS headquarters building and for the construction of up to 16 chanceries, and we find out that the Public Buildings Service, GSA, has preempted the choice locations here for a period of 5 years, then we are going through an exercise of futility as far as the chanceries are concerned.

Now, as you pointed out, if they do select that front location for OAS, you are all right, but what if the Secretary of State decides he wants it right in the center of that complex; then again, OAS is going to be preempted for 5 years.

Let me ask one other question. This Washington Technical Institute is a Government agency?

Mr. BOZARTH. This is one of the two institutions of higher public education established by Congress last year.

Mr. GRAY. Under whose jurisdiction? Is this under the school system of the District of Columbia, under HEW, or does anyone know?

Mr. MOYER. It was established under the act of Congress under the District Board of Higher Education.

Mr. GRAY. It is the District of Columbia's educational institution?

Mr. MOYER. That is right; a 2-year institution after high school.

Mr. GRAY. I am a little surprised then, particularly at your testimony that you do not want to provide streets since this is one of your own institutions.

Mrs. ROWE. I might just add for the record that the Technical Institute is very anxious to find permanent quarters.

Mr. GRAY. You did not get my point. I am not being critical, Mrs. Rowe. If we are saying to all these countries we have a choice site available out here for you to build your chancery, and then you come along and say we have these seven wonderful buildings, they are to be under lease for a 5-year period, who knows what the performance of any country is going to be 5 years from now?

I think we ought to determine from GSA, even if we have to have another hearing to get them up here, as to whether or not they are going to let this institute locate here at the convenience of our Government until such time as someone wants the site and then on a 30-day notice, they can vacate.

I see nothing wrong with that, and maybe those seven buildings could stand there for 5 or 10 years, you know, without preempting anybody else's use. I do not believe we should have a noncancellable lease.

Having been in the real estate business, I know that people are going to want the sites that are available. I think we definitely ought to find out and certainly, the National Capital Planning Commission in working up this master plan, ought to find out and see what is going to be available now.

The gentleman from New York, Mr. Grover.

Mr. GROVER. Following up that line of questioning, could we possibly get a report from the District on the progress they are making in locating an alternate site for the institute?

Mr. MOYER. We will supply something for the record.

(The information requested follows:)

MAY 20, 1968.

COMMITTEE ON PUBLIC WORKS,
U.S. House of Representatives
Washington, D.C.

DEAR SIR: On May 8, 1968, during hearings before the Subcommittee on Public Buildings and Grounds of the Committee on Public Works on H.R. 16175, the Chairman Mr. Gray, requested that I supply for the record information respecting the progress of the Washington Technical Institute in securing a permanent location. Pursuant thereto, I am enclosing a copy of a letter I received on May 14, 1968 from the President of the Institute setting out the preliminary steps that are being taken to acquire a permanent site. I shall furnish the Committee any additional information respecting the selection of a permanent site for the Washington Technical Institute as soon as such information becomes available.

Sincerely yours,

THOMAS F. MOYER,
Assistant Corporation Counsel, D.C.

WASHINGTON TECHNICAL INSTITUTE,
4106 CONNECTICUT AVENUE, N.W.,
Washington, D.C., May 14, 1968.

Mr. THOMAS F. MOYER
Office of the Corporation Counsel
Room 335, District Building
Washington, D.C.

DEAR MR. MOYER: Since you participated in the Congressional Hearings, I assume you are familiar with the background and organization of the Washington Technical Institute.

After the Washington Technical Institute was established, several sites were offered to us, as well as to the Federal City College, for consideration for permanent location. These sites are as follows:

- (a) Fifth and "K" Streets, N.W.
- (b) Bureau of Standards, Connecticut Avenue and Van Ness Street, N.W.
- (c) Mt. Vernon Square, Seventh and "K" Streets, N.W.
- (d) Naval Receiving Station, vicinity of the Anacostia Freeway and Howard Road, S.E.
- (e) National Training School for Boys (Ft. Lincoln, N.E.)
- (f) Washington Navy Yard

We are currently negotiating with a consultant to undertake relevant studies of these sites in addition to others which he shall recommend.

It is anticipated that these studies will be developed within the next four to five months and be integrated into our total preliminary study within the next seven months.

An interim report by this consultant should be available by the end of July, which will give us some insight into their recommendations. These recommendations must be presented to the National Capital Planning Commission and other interested local bodies for consideration and approval. If you desire, we will be happy to forward any additional information as it is developed and as we firm up our position relative to our permanent location.

Sincerely,

CLEVELAND L. DENNARD,
President.

Mr. GRAY. We are not against your institute at all. We just feel if we are going to make this available, it ought to be available and we should not mislead people, that we have part of it available or the periphery of the site available or you can locate in the middle or skip around it. I do not think that would be compatible either. If you have a building 50 years old and say to one of these countries you can build a brand new one here, we ought to either talk about clearing the site and having it open or just saying that portion is not going to be available and write it in the legislation and that those substandard structures we will clear them out and say this is what we have left.

Mrs. ROWE. The Technical Institute has expressed a desire to have permanent quarters appropriate for the technical equipment and teaching that is needed.

Mr. GRAY. I understand that, but I know how these agencies come to our committee and complain when they make improvements. I know we had the Pathological Institute of the Armed Forces and we wanted to move them to Walter Reed and they had anybody who ever associated with that complex come before the committee saying oh, we just spent a half million on air conditioning and what have you.

What I am concerned about is they may have spent a considerable amount of money on renovation and they may have a letter from the GSA saying you can occupy this.

Mr. SULLIVAN. Who supplies the overall cost in your opinion, the GSA?

Mr. BOZARTH. GSA has professional appraisers on their staff.

Mr. SULLIVAN. The improvements, the demolition, the entire picture?

Mr. BOZARTH. The commision will be happy to work with them in developing that estimate for the committee.

Mr. SULLIVAN. They have been working with you, have they not?

Mr. BOZARTH. Yes, sir.

Mr. SULLIVAN. This includes your long-range planning.

Mr. BOZARTH. Yes.

Mr. GRAY. We have two problems in addition to the temper of Congress to cut back if we write into the legislation there is a ceiling of \$250,000 or \$500,000 and you proceed with a master plan laying out here certain things to be done. Everybody is going to say look, there is no money, no authorization for the Department of State here and if the individual country in building their chancery does not want to do it, who is going to pay for it?

This is our problem and we do not want to put a straightjacket on the State Department necessarily, but at the same time we have to find out so we can tell our colleagues what this is going to do, So, if we could get GSA to give us an estimate, fine.

Any further comments from our two distinguished witnesses?

Mrs. ROWE. Thank you, Mr. Chairman.

Mr. GRAY. Thank you, very much. We appreciate your coming here and your very fine work.

Without objection we will submit the entire brochure into the record at this point.

(The brochure referred to follows:)

AN INTERNATIONAL CENTER FOR THE NATIONAL CAPITAL
NATIONAL CAPITAL PLANNING COMMISSION • 726 JACKSON PLACE, N.W., WASHINGTON, D.C. 20576

PREPARED BY THE NATIONAL CAPITAL PLANNING COMMISSION IN COOPERATION WITH
THE DEPARTMENT OF STATE AND THE GENERAL SERVICES ADMINISTRATION, MARCH 1968

THE NATIONAL CAPITAL PLANNING COMMISSION

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Walter C. Louchheim, Jr., Vice-Chairman

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Hon. Alan Bible, Chairman
Committee on the District of Columbia,
U. S. Senate

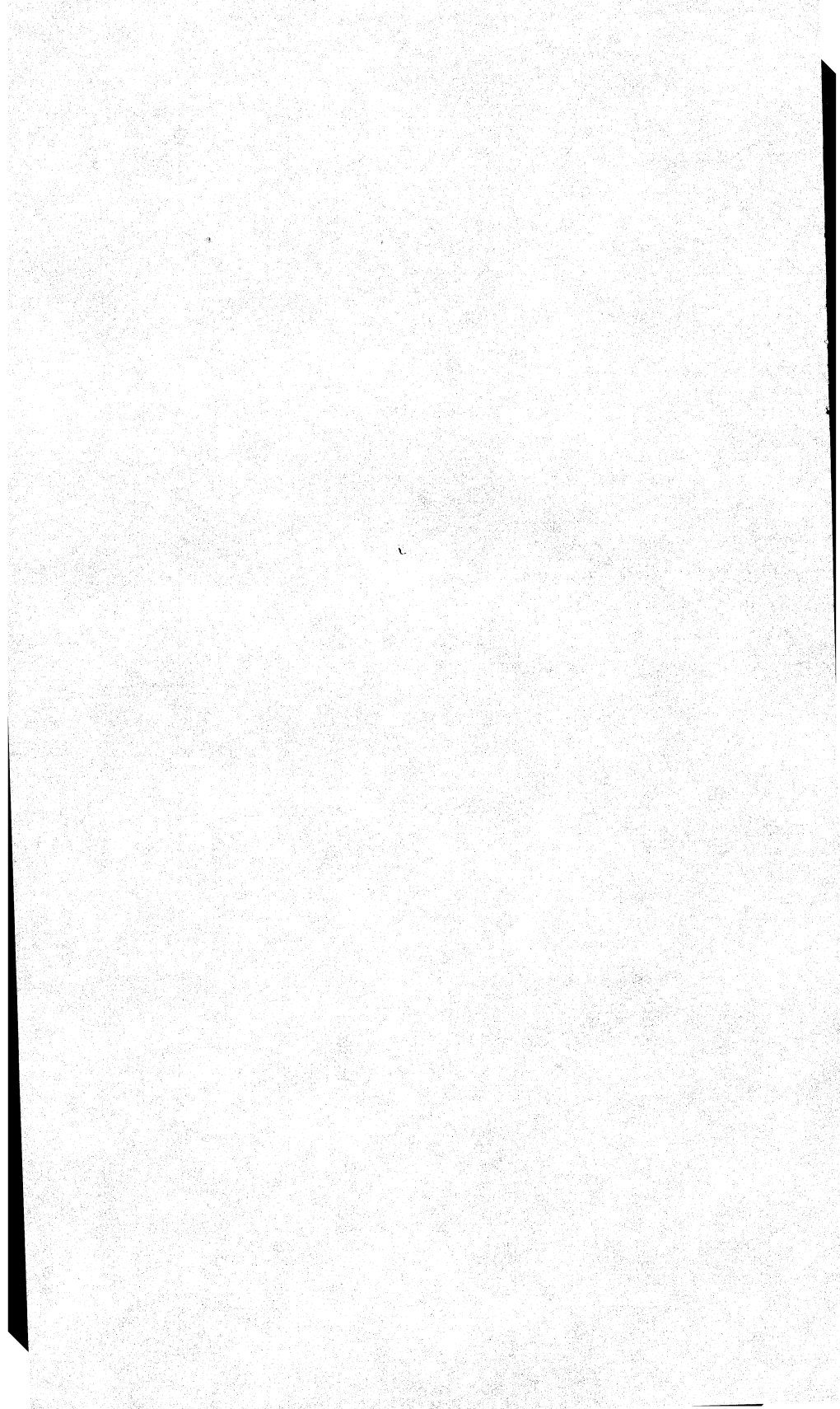
Hon. John L. McMillan, Chairman
Committee on the District of
Columbia, House of Representatives

Charles H. Conrad, Executive Director

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PHOTO CREDITS: J. Alexander 2,5
 William Beall 2,3,5
 Capital ~~Adm~~ 4,10
AIR VIEWS



INTERNATIONAL CENTER

"For the District to serve its purpose as the Nation's Capital, it must provide for the representatives of foreign governments and international organizations. Increasingly, the unavailability of space for the legitimate needs of foreign governments is becoming a matter of concern.

"Many new countries require but have been unable to secure adequate space for their chanceries. Many older countries which are seeking larger quarters are having similar difficulties. The problem has become an unnecessary irritant in our international relations.

"I recommend legislation which, consistent with the legitimate interests of District citizens, would specify an area northwest of Washington Circle to be available for foreign chanceries and the offices of international organizations. The bill would authorize the Federal Government to acquire land in this area for appropriate disposition, as the Secretary of State may determine, to foreign governments and international organizations."

LYNDON B. JOHNSON

*Message on the District of Columbia
February 27, 1967*

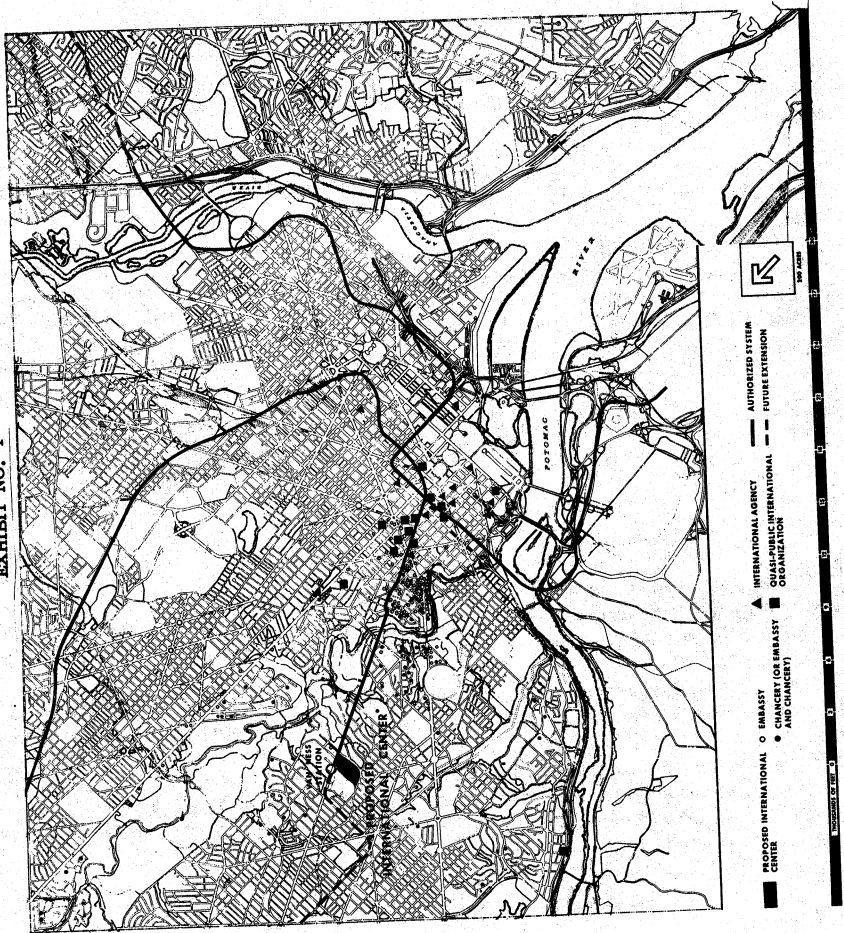
"Last year, I recommended that the Congress authorize an International Center, a large site at which foreign chanceries and the offices of international organizations could be located. After study, it now seems clear that acquisition of the site proposed at that time is not possible.

"I am, therefore, recommending new legislation to authorize the use of 34 acres of the old National Bureau of Standards terrain for these worthy purposes. The new site has the support of the Secretary of State, all other interested Federal agencies including the National Capital Planning Commission, and the Mayor of the District of Columbia. I hope for early Congressional review and approval of this legislative proposal, important, alike to the Federal Government, to the District, and to the international community located in Washington."

LYNDON B. JOHNSON

*The Nation's First City
March 13, 1968*

EXHIBIT NO. 1



INTRODUCTION

The location of chanceries in Washington is a problem that has plagued foreign governments, as well as the residents of the Capital, for many years.

When the situation became critical several years ago, the Secretary of State named a special committee to seek a solution. The committee developed the concept of an International Center. The National Capital Planning Commission, in cooperation with the State Department, took this concept and initially prepared a plan for a Center in the area between New Hampshire Avenue and Rock Creek Parkway, Washington and Dupont Circles. This proposal was part of the Proposed Comprehensive Plan for the National Capital and legislation was introduced in the 89th Congress in 1966 to establish an International Center, northwest of Washington Circle, to house chanceries, international organizations and related facilities.

Although this area had mixed land uses, blighted and deteriorating conditions, and was already beginning to change to other more intensive uses, the total cost of the proposal and the resulting displacement presented problems with this site.

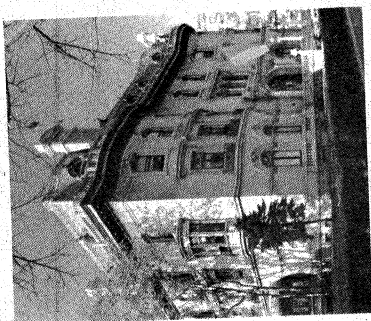
Consequently, the Commission, in conjunction with the Department of State and the General Services Administration, developed an alternative proposal, described in this report, for an International Center on a portion of the old Bureau of Standards site.

The proposed site at the old Bureau of Standards is well located in relation to the major concentrations of embassies, chanceries and international organizations along Connecticut and Massachusetts Avenues, northwest of the White House.

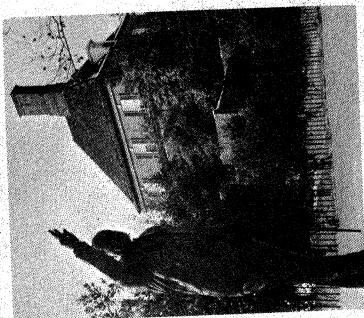
The site is situated on top of a hill overlooking Melvin Hazen Park in Northwest Washington, and would provide a very attractive setting for the new Headquarters of the Organization of the American States and for chanceries of foreign governments.

The site is located along Connecticut Avenue, N.W.—one of the “special streets” in the National Capital and a principal radial avenue extending from the White House to the District Line. It is now well served by bus and is to be served by the initial rapid rail subway system authorized by Congress. A subway station is planned at Connecticut Avenue and Van Ness Street—immediately adjacent to this site. The Connecticut Avenue Line, as shown on the map on the adjacent page, is currently being designed and the Washington Metropolitan Area Transit Authority expects service to begin late in 1974.

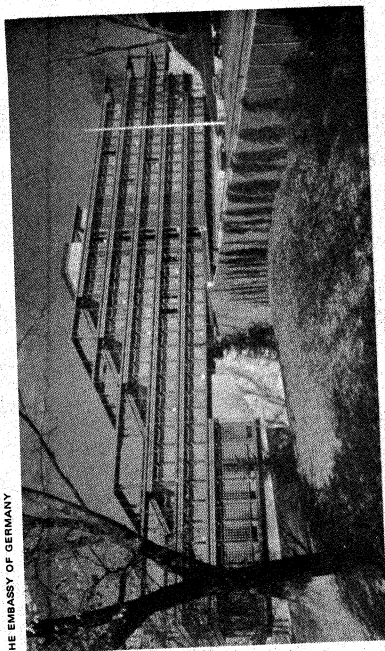
THE EMBASSY OF INDONESIA



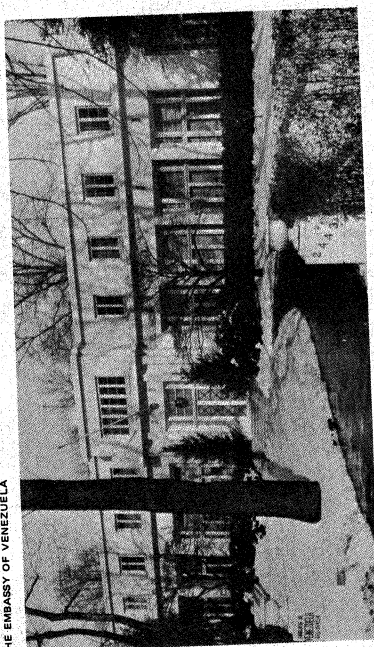
THE EMBASSY OF GREAT BRITAIN



THE EMBASSY OF GERMANY



THE EMBASSY OF VENEZUELA



BACKGROUND

Washington, as the capital of the United States, must provide space for the activities of the more than 100 foreign governments accredited to our own. These activities range from embassies, which are the offices of the ambassadors, and chanceries, which are the business offices of diplomatic missions and may employ as many as 500 persons, to offices concerned with such matters as purchasing, education, and finance, and which may employ only a few persons.

Because Washington is also a focal point of international activities as well, many international organizations have established offices here. The presence of these international activities is one of the unique features which make Washington a truly cosmopolitan city.

The important position of the United States in world affairs and the ever-increasing complexity of foreign relations has resulted in a continuing increase in the number of foreign representatives assigned to Washington, with a corresponding increase in office space needs.

Since 1947, 47 foreign nations have established new diplomatic missions in Washington. Now 120 foreign governments are represented, functioning in 265 separate office locations. Recently, the Department of State has identified 27 foreign governments requiring new chancery space. Many international organizations also maintain offices in Washington. These range from the headquarters of the World Bank and the International Monetary Fund to the Washington Branch of the International Labor Office. Today, a number of these need additional office space. In addition, semi-official agencies with international interests and business firms engaged in international trade find it essential to be located in Washington, where contact with foreign, international, and Federal representatives can be conveniently accomplished.

The location of chanceries has been one of the most perplexing problems relating to international activities in Washington. Because these offices use generate substantial traffic and parking requirements, their location in residential areas often leads to neighborhood friction. On the other hand, chanceries cannot be located in anonymous rental space in

commercial office buildings because of security requirements and considerations of national prestige.

Before 1957, chanceries were allowed anywhere within the District of Columbia. In that year new zoning regulations were adopted providing that chanceries may be located in residential zones only with the approval of the Board of Zoning Adjustment. Chancery location was further limited by legislation enacted in 1964 which barred new chanceries in all residential areas except high-density zones, where again they need approval of the Board of Zoning Adjustment. The result has been to restrict new chancery operations to areas where adequate sites are difficult and costly to acquire.

COMPREHENSIVE PLAN PROPOSALS

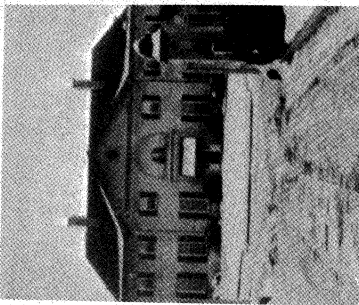
In February 1967, the National Capital Planning Commission published the Proposed Comprehensive Plan for the National Capital. This plan provided major proposals on Foreign Missions and International Agencies in Washington.

Basic Plan Policies

■ Chanceries and international organizations should be encouraged to locate in an International Center in the District of Columbia.

The nature of diplomacy requires numerous meetings among personnel of foreign missions, international organizations, and certain Federal agencies and non-governmental organizations. The prompt designation of an International Center in a location functionally related to the existing concentration of international activities will encourage their further concentration. The International Center and the immediate surrounding area should include not only official activities, such as chanceries and organizational headquarters, but supporting services, such as restaurants, shops, and hotels. The center would become a focal point of international activities in Washington.

THE EMBASSY OF JAPAN

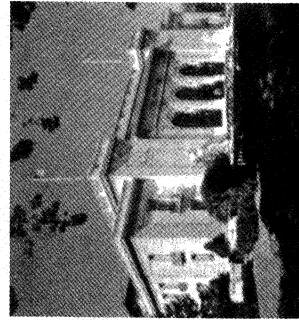


THE EMBASSY OF IRAN

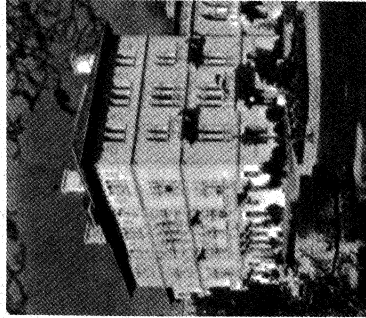


EXHIBIT NO. 2





INTERNATIONAL ORGANIZATIONS. The Pan-American Union, above, and the Inter-American Defense Board, below, are among the existing facilities, could relocate near an International Center to be developed.



5

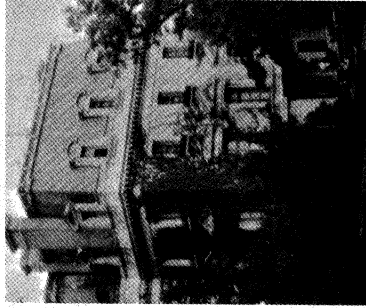
Standards site and the immediate surrounding area:

- Providing rapid rail transit service to the site with a station directly serving the Connecticut Avenue Van Ness Street area. It is currently estimated that service will begin to this site in 1974. The station will be the terminus of the initial system authorized by Congress. Ultimately, as part of the adopted regional rapid rail transit system, this line will be extended into Montgomery County as far as Rockville.

- Establishing an "uptown center" in this general location incorporating the existing private commercial, office and high density residential development along Connecticut Avenue (the new Van Ness Center is an example of the intensification of apartment, office and commercial uses in this area) and the proposals for redeveloping the old Bureau of Standards site. An ultimate total of 15,000 private and including perhaps as many as 5,000 Federal employees is projected for this "uptown center."

- Retaining and conserving the basic existing low and moderate density residential character of the areas around the "uptown center."

THE EMBASSY OF JAPAN, U.S.S.R.



- The center should be planned and developed on a scale sufficiently large to set a high quality of development character for the surrounding area, as well as to insure a prestige setting which will attract foreign governments and international organizations.

Basic Program Objectives

- The Federal Government should initiate the development of the International Center. Both the conduct of foreign affairs and the interest of the United States in acquiring suitable locations for our own diplomatic missions in foreign capitals will be served by the establishment of a more orderly process for locating the offices of foreign governments and international organizations within Washington. It is clearly a proper function and in the interest of the Federal Government to provide suitable areas for representative offices and to eliminate the friction between operations of chanceries and the citizens of Washington.

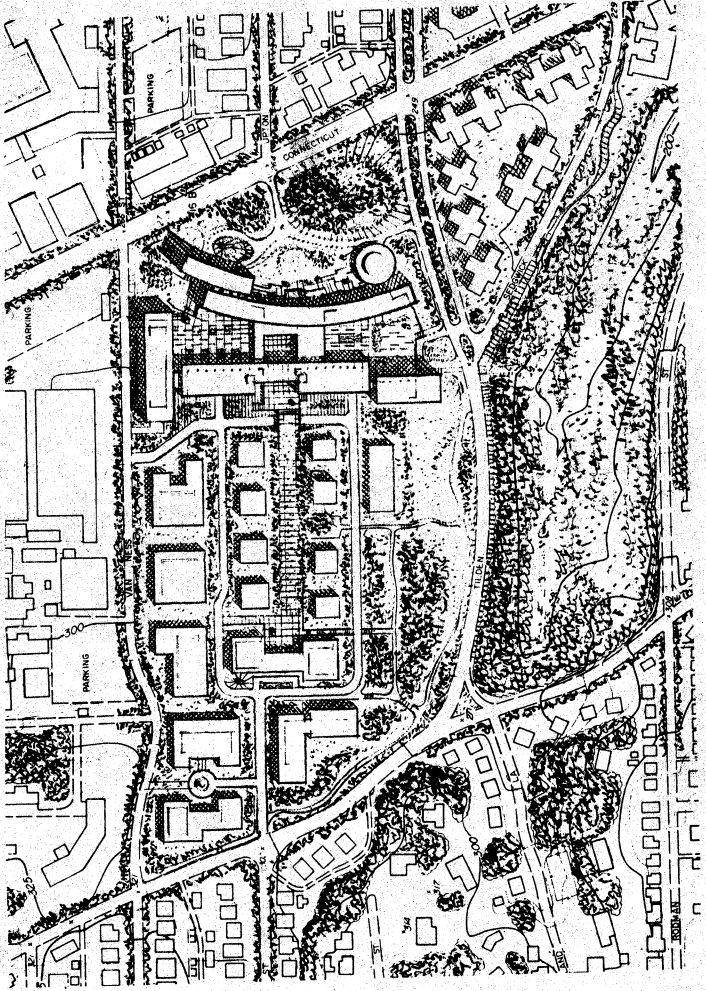
SELECTION OF OLD BUREAU OF STANDARDS SITE

The Proposed Comprehensive Plan recommended that the International Center be located in Northwest Washington, north of Washington Circle. As indicated in President Johnson's 1968 District of Columbia Message to Congress, "The Nation's First City," the Bureau of Standards site was selected as an alternative location for the International Center, where existing Federally-owned land could be made available to foreign governments and the Organization of American States.

The alternative old Bureau of Standards site for the International Center is consistent with the comprehensive planning objectives for this general area of the city.

The Proposed Comprehensive Plan for the National Capital included the following major proposals for the Northwest section of the city that would have implications on the future use of the Bureau of

EXHIBIT NO. 5

AN ILLUSTRATIVE SITE PLAN FOR
THE PROPOSED INTERNATIONAL CENTER

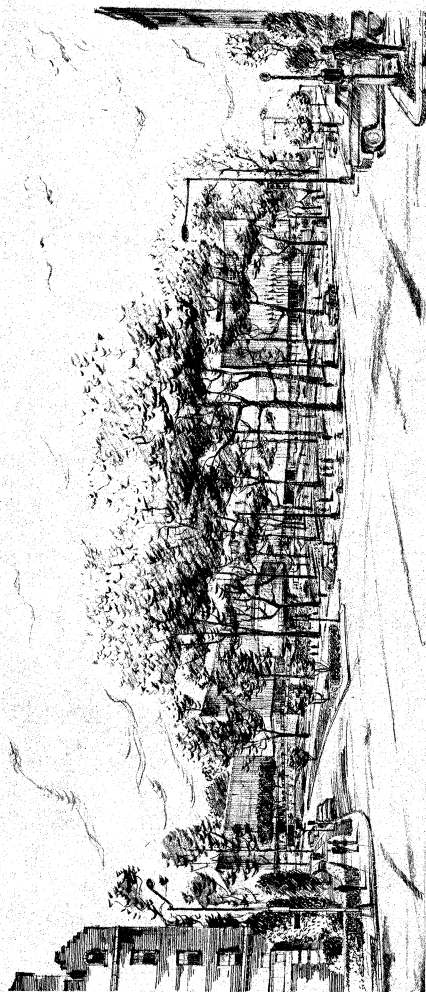
THE ILLUSTRATIVE SITE PLAN FOR THE INTERNATIONAL CENTER

As shown on Illustrative Site Plan and Land Use Plan, the International Center would be located on the approximately 30 acres of the old Bureau of Standards site south of Van Ness Street. 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, 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.

An approximately eight-acre portion of this area fronting on Connecticut Avenue is shown as the site for the new OAS headquarters. This relatively large building would be located on the east side of Connecticut Avenue and with private development taking place across the street on the east side of Connecticut Avenue. By locating the building on the side of the hill, it is

EXHIBIT NO. 6



PERSPECTIVE. This view shows how the new OAS headquarters might be developed. To preserve the natural features of the site, this illustration retains as open space the large stand of oak trees at the corner of Tilden Street and Connecticut Avenue, as well as extensive frontage along Connecticut Avenue. Set back from this area and oriented toward the downtown, the new OAS complex could be an impressive focal point for the International Center. The sketch indicates three major buildings in this complex: the palace for the Organization of American States, a building for supporting functions, and a circular assembly hall for conferences and meetings. These buildings would be in scale with private development across Connecticut Avenue.

A public park is proposed along the southern edge of this site adjacent to Reno Road and Tilden Streets, N.W. This area is directly across from Melvin Hazen Park and is heavily wooded. Because of the steep topography, some of this area is unbuildable and is eminently suitable for open space.

The remaining approximately 16 acres would be available for the construction of individual chanceries by interested foreign governments on land to be leased or sold by the Department of State. The buildings in the chancery portion of the International Center would be relatively small in scale so as to:

- ☐ provide a more intimate setting for chanceries;

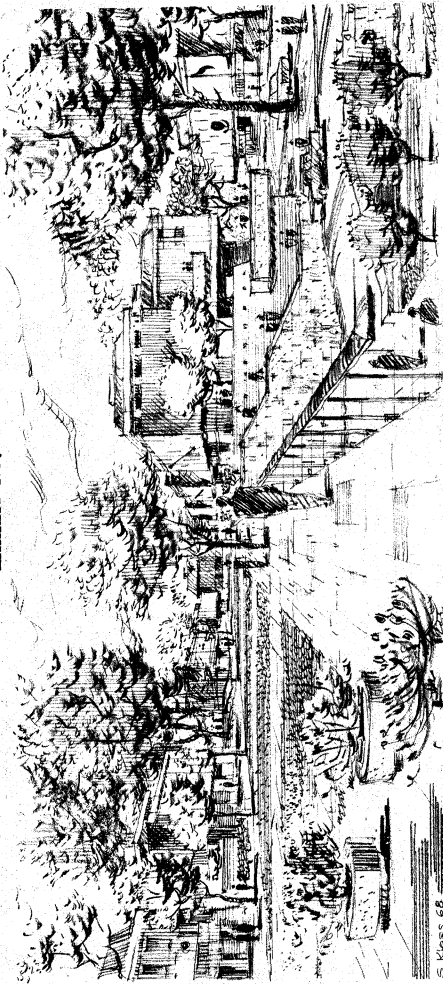
- ☐ retain as many of the natural assets and features of the hill as possible; and
- ☐ be consistent with adjacent residential developments.

A potential for eight large chanceries on the perimeter of the site and eight other smaller chancery sites on the top of the hill is indicated on the Illustrative Site Plan. Each chancery could be built on its own site to give each one its own identity and permit security. Access would be either from adjacent public streets or via an internal system of access roads. More detailed site plans and studies will be necessary as a basis for ultimately determining the

exact number and size of the individual chanceries that can appropriately be accommodated.

It is anticipated that the larger chanceries will provide most, if not all, of the necessary off-street parking within their buildings for their staffs and visitors. On-site parking would be possible for the smaller chanceries, although extensive surface parking areas should be avoided because of the limited amount of land available and the adverse visual impact such parking would have on the setting for chanceries and the International Center as a whole. It would also be possible ultimately to construct an underground parking garage under all or a portion of the pedestrian mall to serve the chanceries.

EXHIBIT NO. 7



PERPECTIVE. This shows an open pedestrian mall along the crest of the hill which could lead from OAS headquarters to a small central park. The mall could be designed to take advantage of existing trees and to provide a distinctive setting for a number of small chanceries. Each

chancery would have a separate site. Individual architectural treatment within the larger design framework would give each a sense of identity.

EXHIBIT NO. 4

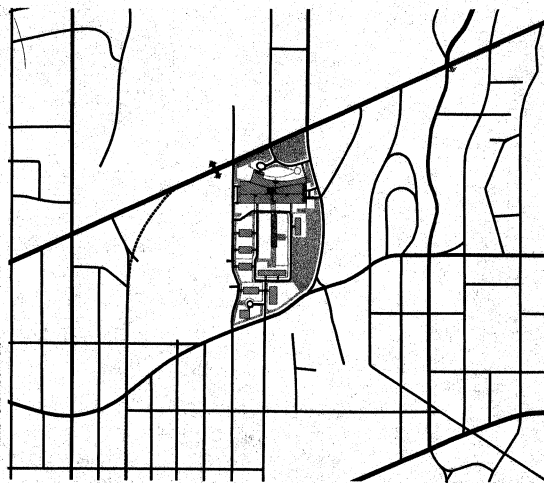
LAND USE PLAN

- CHANCERIES
- ORGANIZATION OF AMERICAN STATES
- PARK LAND



VEHICULAR CIRCULATION AND PARKING

- MAJOR ARTERIAL STREETS
- SECONDARY ARTERIAL STREETS
- LOCAL STREETS
- INTERNATIONAL CENTER INTERNAL CIRCULATION
- PARKING
- VEHICULAR CIRCULATION
- TRANSIT LINE AND STATIONS





EXISTING CONDITIONS ON THE SITE

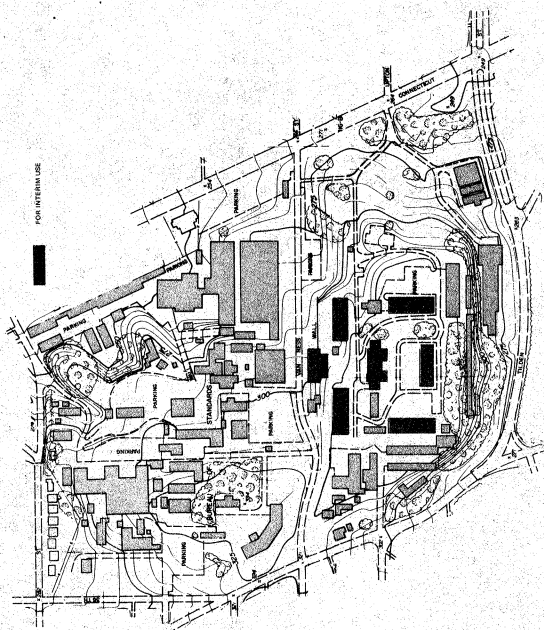
EXHIBIT NO. 3

The old Bureau of Standards property on Connecticut Avenue N.W. was for many years under the control of the Department of Commerce and was occupied by several activities of the Bureau and the Harry Diamond Laboratories of the Department of Defense. The Bureau of Standards activities are in the process of moving to its new quarters at Gaithersburg, Maryland. The Harry Diamond Laboratories are located on the western portion of the site north of Van Ness Street N.W. and are currently reevaluating their future needs.

The Department of Commerce has agreed to transfer the area south of Van Ness to the Public Buildings Service 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 along a portion of Tilden Street, the site of the International Center 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 exceeds 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 and stucco, concrete, steel (gunset) and sheet metal. Some of the existing buildings are temporary and others are of special use developed for the specialized needs of the Bureau of Standards.

Only seven of the buildings south of Van Ness are suitable for interim use—as proposed by the Washington Technical Institute. The remaining buildings would be demolished in conjunction with the redevelopment of the site for the International Center.



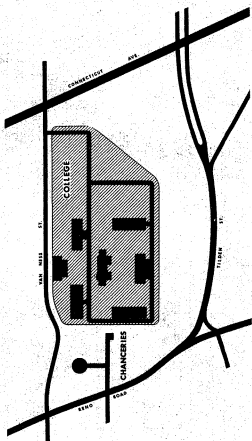
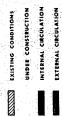
STAGING THE DEVELOPMENT OF THE INTERNATIONAL CENTER

The development of the entire International Center undoubtedly will take several years. The planning, design, and construction of the large OAS headquarters building will itself probably take three to four years. In view of the potential number of foreign governments involved, it also will take some time for all of the various chanceries to begin and complete their building programs on the proposed site. The demolition of existing buildings and the construction of new site improvements (roads and utilities) necessarily will have to precede other construction activities.

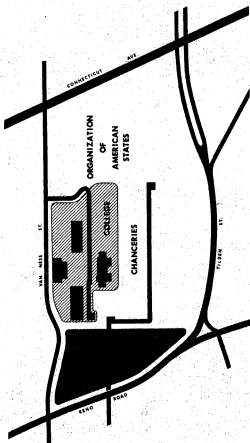
In view of this situation, an agreement has been reached between the Public Buildings Service of the General Services Administration and the Washington Technical Institute under which the Institute will be able to use up to seven existing buildings (indicated on the "Existing Conditions" Map) for an interim period not to exceed five years. The Institute is currently seeking a permanent site that will meet its space needs at other locations within the District of Columbia.

The development of the OAS building and the chanceries will therefore be carried out in several stages. Illustrated on the following page are four stages by which it would be possible to schedule the completion of the International Center Plan.

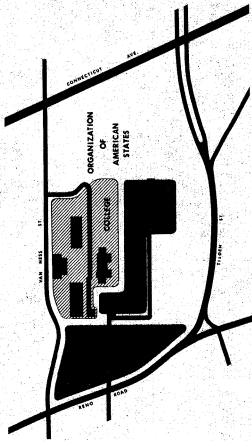
STAGE 1



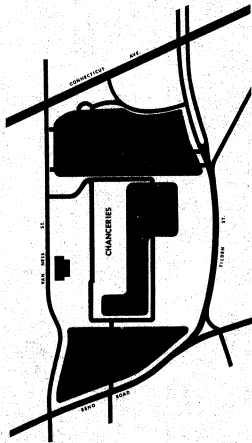
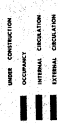
STAGE 2



STAGE 3



STAGE 4



LEGISLATION TO ESTABLISH AN INTERNATIONAL CENTER

Legislation has been submitted to the Congress by the Secretary of State to authorize the use of a portion of the old Bureau of Standards site for chanceries and the Organization of American States. The text of the bill is as follows:

A BILL

"To authorize the transfer, conveyance, lease, and improvement of, and construction on, certain property in the District of Columbia, for use as a headquarters site for the Organization of American States, as sites for governments of foreign countries, and for other purposes."

"Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, that in order to facilitate the conduct of foreign relations by the Department of State in Washington, District of Columbia, through the creation of a more propitious atmosphere for the establishment of foreign government and international organization offices and other facilities, the Secretary of State is authorized to sell, lease, or otherwise transfer to foreign governments and international organizations property owned by the United States in the Northwest section of the District of Columbia bounded by Connecticut Avenue, Van Ness Street, Reno Road, and Tilden Street, upon such terms and conditions as he may prescribe. Every lease, contract of sale, deed, and other document of transfer shall provide (a) that the foreign government shall devote the property transferred to use for legislation purposes, or (b) that the international organization shall devote the property transferred to its official uses, including supporting facilities.

"SEC. 2.(a) The Secretary of State is hereby authorized to transfer or convey to the Organization of American States, without monetary consideration, all right, title, and interest to a parcel of land not to exceed eight acres, to be selected by the Secretary of State, within the area described in section 1 of this Act. The deed conveying such property shall provide that the Organization of American States shall use the

property solely as a site for a headquarters building and related improvements, and shall contain such other terms and conditions as he may prescribe.

"(b) The conveyance authorized by section 2(a) of this Act shall not be made until the Organization of American States has agreed that it will transfer or convey, without monetary consideration, all right, title, and interest of the Organization of American States in the building and other improvements on the property known as Lot 802 in Square 147 in the District of Columbia to the United States as soon as the site referred to in section 2(a) is provided for in this subsection shall be in such form as may be satisfactory to the Secretary of State.

"(c) If so requested by the Organization of American States, and with funds provided in advance by the Organization of American States, the Administrator of General Services is hereby authorized to design, construct, and equip a Headquarters building for the Organization of American States on the property conveyed to it pursuant to Section 2(a) of this Act.

"SEC. 3. The Secretary of State is hereby authorized to transfer or convey to the Organization of American States, without monetary consideration, all right, title, and interest of the United States in and to the property known as Lot 800 in Square South 173 in the District of Columbia and the buildings and other improvements on such property for use by the Organization of American States.

"SEC. 4. The Act of June 20, 1938 (D. C. Code, 1967 ed., sec. 5-413 to 5-428) shall not apply to buildings constructed on property transferred or conveyed pursuant to sections 1, 2(a), or 3 of this Act: *Provided*, That each transferee or grantee of property so transferred or conveyed shall comply with all other applicable District of Columbia codes and regulations relating to building construction, equipment, and maintenance. Plans showing the location, height, bulk, number of stories, and size of, and the provisions for open space and offstreet parking in and around, such buildings shall be approved by the National Capital Planning Commission, and plans showing the height and appearance, color, and texture of the materials of exterior

construction of such buildings shall be approved by the Commission of Fine Arts prior to the construction thereof.

"SEC. 5. The construction, reconstruction, relocation, and rebuilding of (a) public streets and sidewalks, (b) public sewers and their appurtenances, (c) water mains, fire hydrants, and other parts of the public water supply and distribution system, and (d) the fire alarm system, which are within the area described in section 1 of this Act and which are occasioned in carrying out the provisions of this Act, shall be provided by the Secretary of State, in coordination with, and without cost to, the District of Columbia.

"SEC. 6. There is hereby authorized to be appropriated to the Secretary of State such sums as may be necessary to carry out the purposes of this Act.

"I cannot over emphasize the seriousness of the chancery problem. We must find a solution whereby we can not only suitably accommodate those countries which may be achieving independence in the months to come and those countries already independent but not yet established in Washington. They will have to find suitable locations in the District of Columbia. We don't believe it is fair or wise to insist that they locate in highly congested and expensive commercial districts. Diplomacy is not a commercial enterprise and should not be conducted in such settings."

STATEMENT BY JAMES W. SYMINGTON,
CHIEF OF PROTOCOL, DEPARTMENT OF STATE
JULY 28, 1966

Mr. GRAY. As a matter of public information we have another hearing scheduled tomorrow on another matter relating to the District of Columbia and we expect this to be short, so we will just recess instead of adjourning, sine die, recess them for today and when we finish with them tomorrow we will try to get the other witnesses here so we can place in the record estimates of cost. We have to work this out so we can report out a bill.

The subcommittee stands in recess now, subject to the call of the chairman.

(Thereupon, at 12:05 p.m., the subcommittee recessed, subject to the call of the Chair.)

INTERNATIONAL CENTER FOR THE NATIONAL CAPITAL

THURSDAY, MAY 9, 1968

HOUSE OF REPRESENTATIVES,
SUBCOMMITTEE ON PUBLIC BUILDINGS AND GROUNDS,
OF THE COMMITTEE ON PUBLIC WORKS,
Washington, D.C.

The Subcommittee on Public Buildings and Grounds met at 10:45 o'clock a.m., in room 2253, Rayburn Building, Hon. Kenneth J. Gray, subcommittee chairman, presiding.

Mr. GRAY. The subcommittee yesterday held public hearings on H.R. 16175 to authorize the transfer, conveyance, lease, and improvement of, and construction on, certain property in the District of Columbia, for use as a headquarters site for the Organization of American States, as sites for governments of foreign countries, and for other purposes.

Certain questions were raised by the Chair and other members of the subcommittee relating to proposed costs of relocation of roads and other improvements in the area known as the proposed International Center. We felt it advisable to recess the hearings subject to the call of the Chair, in order to be able to have the expert knowledge of the General Services Administration witnesses.

I am delighted to state that we have Hon. Joe E. Moody, Deputy Administrator of the General Services Administration here this morning and with that announcement this hearing is hereby reconvened and I will ask Deputy Administrator Moody to please come forward at which time we can further develop this proposal.

I am delighted to have you with us, Mr. Moody. You have been pretty busy this week. We certainly always welcome you here and I notice you are accompanied by Mr. Hardy.

Mr. Moody, yesterday the Chair, as I stated earlier, and other members raised certain questions about the provisions of H.R. 16175 and I would like to refer to this illustrated chart over here. It says site plan for the proposed International Center. Are you familiar with plan, Mr. Moody?

STATEMENT OF HON. JOE MOODY, DEPUTY ADMINISTRATOR, GENERAL SERVICES ADMINISTRATION; ACCOMPANIED BY RONALD HARDY, ESQ., ASSOCIATE GENERAL COUNSEL, GENERAL SERVICES ADMINISTRATION

Mr. MOODY. Yes, sir; I am familiar with it.

Mr. GRAY. The General Services Administration has conducted site surveys and cost estimates and other work on this proposal?

Mr. MOODY. Mr. Chairman, we have worked very closely with the State Department and the National Capital Planning Commission in the development of this general plan for use of the property, but in all candor I must say to you that we regard this, and I hope I do not offend my colleagues from the National Capital Planning Commission, but this is merely a concept in our view. This has not been designed and refined into a detailed plan, for example that you could use as a basis for bidding and until our counsel advised me yesterday that you wanted our testimony we really had done no cost estimating. We have put in some figures.

Mr. GRAY. Well frankly, Mr. Moody, the thing that concerned the chair was section 6. This was the so-called open end authorization. It says, it is hereby to be appropriated such sums as may be necessary to carry out the purpose of this act. I do not need to remind you of the temperament of Congress and the country to cut back on expenditures. We feel this proposal does have merit. It was represented to us by the Department of State as being a bill that would not cost any money since the Government owns the property and since the General Services Administration indicated that most of the buildings at least presently on this tract would be torn down, whether or not this international center went there and so we wanted to try to get from you and the GSA some estimate of a ceiling to put in here, in order to eliminate this open end authorization.

Yesterday, Ambassador Linowitz testified that he felt that all of these improvements could be made for approximately \$250,000 which would be a \$20 or \$30 million OSA building and 16 chancery complexes would be a small amount of investment on the part of the Federal Government to get that kind of improvement in the Nation's Capital.

This is a very small amount and we, since it was an estimate, wanted to try to get more precise estimates from you and try to get some idea as to whether or not this figure was within the ball park.

Mr. MOODY. Let me say, Mr. Chairman, what we did. We have taken this concept and attempted to price it out, based on our own experience in these kind of developments. I have to say that these are subject to considerable change as the plan is actually designed and refined. To illustrate, this calls as you can see for quite a number of different chanceries.

Mr. GRAY. Sixteen was the maximum number to be located in that area and, of course, you see the proposed OAS building itself, the ground being for the chanceries.

Mr. MOODY. The road layout, for example, and the storm sewers incident to the road layout would vary considerably if all of them turned out to be large chanceries and you had larger tracts as distinguished from if there are a number of small chanceries in there, you would have a more extensive roadwork. This would affect considerably your cost estimates.

It is my understanding that the \$250,000 figure that the Ambassador talked about yesterday also did not include the cost of demolition of the existing improvements.

Mr. GRAY. This is correct and when I raised that point it was stated by NCPC I believe that in their opinion most of these buildings would be torn down anyway.

Mr. MOODY. That is right, they would have to be demolished.

Mr. GRAY. Out of the entire complex I believe they said there were seven usable buildings for a short period of time and the rest of them are substandard, to be torn down whether or not this proposal passed.

Mr. MOODY. Yes, sir; and the property is very badly underdeveloped.

Mr. GRAY. We really did not take that into consideration, the cost of razing the buildings for the simple reason it was testified that this would be done regardless. So, we were talking about the on-going costs now of what would have to be done in order to develop the site, particularly for OSA, as it were.

Mr. MOODY. Even recognizing that the Ambassador's figures did not include demolition I would have to say to you that I am afraid it was a little on the low side.

Mr. GRAY. I did not want to again be making facetious remarks, but I have never heard of an improvement for \$250,000 anywhere.

Mr. MOODY. Well, we have built a few little buildings like that, but nothing like this. Our figures based on this concept look to me a little closer to \$500,000.

Mr. GRAY. \$500,000?

Mr. MOODY. Yes; \$500,000 for site development. I would again have to emphasize that this is based on this concept and it can change drastically. For example, there is a pedestrian bridge in this concept and this may or may not materialize. There are any number of items.

Mr. GRAY. You see what we are getting at, Mr. Moody.

Mr. MOODY. Yes.

Mr. GRAY. We want to try to put ceilings on this when the bill gets on the floor and the Members will say what is this going to cost and we can say \$500,000.

Mr. MOODY. That \$500,000 excludes demolition costs.

Mr. GRAY. While we are on that subject and following up the comments I made earlier, do you envision putting in your budget the cost of demolition whether this bill goes through or not, and would this be a cost now or later of the GSA and not the Department of State? Therefore, there would be no purpose of putting in demolition costs in the bill if you are going to bear the cost as the agency responsible for demolition of substandard property. This would follow a budget item of your Department, would it not?

Mr. MOODY. It might. If we would intend to use this as a site for a Federal building, for example, and I am sure you are familiar that we do not budget this way, we usually include the demolition and the cost of construction and that is the first phase of the construction, to phase it. If you sell the land, if we dispose of this property, sold the land that is unimproved we would have to allow against the value of the land, the cost of demolishing the improvements so the net return to the Government would be the same.

This plan, my understanding of this plan, would contemplate that the State Department would budget for whatever costs there are in developing the site proposed.

Mr. GRAY. So they would bear the cost of demolition.

Mr. MOODY. Yes.

Mr. GRAY. But that would be not as a line item, but in the overall cost of the new construction.

Mr. MOODY. I would think it should be.

Mr. GRAY. Which will be borne by the number of countries.

Mr. MOODY. That is right.

Mr. GRAY. So really, under that type of procedure the Federal Government really would not be paying all the cost of demolition of all these buildings.

Mr. MOODY. Depends on whether the State Department wants to deliver a cleared site ready for construction in which event the price to the countries who buy the portion will be higher than it will be if they decide to deliver the site as they presently exist and put the burden on the buying or user country to do the demolition in which event we credit purchase price with the cost of demolition.

Mr. GRAY. Since we are on that subject, do we still have this illustrative chart that shows the seven buildings?

STATEMENT OF DONALD F. BOZARTH, DIRECTOR, CURRENT PLANNING AND PROGRAMING, NATIONAL CAPITAL PLANNING COMMISSION; ACCOMPANIED BY STEPHEN KLOSS

Mr. BOZARTH. This is the chart you refer to, I believe.

(See exhibit 3, p. 53.)

Mr. GRAY. Yes; that is it. Now, we have no buildings at all on the proposed site there of the OAS.

(See exhibit 5, p. 48.)

The new Organization of American States headquarters building would front on Connecticut Avenue. Show them Connecticut Avenue, if you will, Mr. Bozarth.

So there really are no buildings there, maybe one at the bottom that would be torn down. So, if the OAS proceeded with construction and it were a number of years before we actually had any one of the countries apply for a chancery site, this would really only require the tearing down of one building for that particular site; is this correct?

(See exhibit 3, p. 53.)

Mr. MOODY. I believe, Mr. Chairman, that this plan contemplates that the building would get down to two.

Mr. GRAY. Well, maybe two buildings.

Mr. MOODY. Or possible demolition, perhaps, of this.

Mr. GRAY. So the point is that the great demolition work would be done to make ready the 16 potential sites for chanceries, and since we are going to propose that these be sold, then in fact, moneys would be recouped from the sale of the land to these chanceries that could be used for demolition purposes. Is that an accurate statement?

Mr. MOODY. I would rather say the moneys would offset the costs. It would probably be that we could not use it at that price.

Mr. GRAY. When I say recoup, I assume someone would put it in their budget and additional funds would accrue back to the Government.

Mr. MOODY. It would be a net cost.

Mr. GRAY. Right, so as far as OAS headquarters site is concerned, there is a very little amount of demolition work to be done.

Mr. MOODY. That is right.

Mr. SULLIVAN. Could the OAS move into that site immediately? What period of time would it take before they could occupy it? Suppose Congress passes the bill, enacts it into law, how soon thereafter in your opinion could the OAS move in and start the construction?

Mr. BOZARTH. Perhaps Mr. Moody I can answer that better. I presume they could go in and make these borings immediately; that is the test borings. I do not know whether these buildings here and portions of these buildings are actually occupied at this moment or not. I do not believe there would be any major problem, but Mr. Moody can probably speak better than I can to that.

Mr. MOODY. There would be no problem at all. A portion of the property is occupied by the Washington Technical Institute, but none of the buildings that would be involved in beginning the construction of the OAS headquarters are involved in the temporary use by the school.

Mr. GRAY. You might point that out again, Mr. Moody, that the light-shaded buildings are the substandard and could be torn down and the buildings in dark brown are serviceable and could be used by the Technical Institute. (See exhibit 3, p. 53.)

Mr. SULLIVAN. In other words, your testimony is that the OAS could begin preliminary work almost immediately after the enactment of the legislation.

Mr. MOODY. I would say immediately.

Mr. GRAY. With only one and possibly one and a half buildings to be torn down and they are substandard.

Mr. MOODY. There are no uses in the buildings around the southern periphery there. The light-shaded buildings would not interfere actually beginning with the construction of the chanceries. They would still not interfere. (See exhibit 3, p. 53.)

Mr. GRAY. Have you had any indications recently that the institute intends to keep these buildings for the 5-year period? We have heard testimony yesterday that indicated after Congress passed this law that they wanted to occupy these buildings for at least a period of 5 years.

Mr. MOODY. Let me say this, that the permit under which they occupy is a term of 3 years, terminable at the end of 3 years on 30 days' notice and has a maximum term of 5 years.

Now, I know on the one hand that they are very anxious to establish their permanent home. I know on the other hand what is involved in accomplishing that end result so I would guess that the chances are pretty good that they will stay there for the 5-year term.

Mr. GRAY. So this could have a tremendous effect then if we contacted these 16 countries that have indicated a desire to locate a chancery—this could have a tremendous effect again on their location because in the brown shaded buildings, the dark brown ones there, you would not be able to allow any country to erect a chancery there for a period of 3 years. (See exhibit No. 3, p. 53.)

Mr. MOODY. That is correct.

Mr. GRAY. As I stated yesterday, it is only human nature if you allow someone to walk over that site, they are going to pick out a site that is not available.

Mr. MOODY. There are some mighty fine sights right now that are available.

Mr. GRAY. But you admit that is in the center of the complex.

Mr. MOODY. Yes.

Mr. GRAY. So this could retard the fast development of all the chanceries if they all wanted to go there.

Mr. SULLIVAN. Once again for the benefit of the committee could you give us your best estimate of the cost of the property per square foot in those 34 acres?

Mr. MOODY. Mr. Sullivan if I may, I would prefer to answer that question off the record. We will be involved in negotiations with these foreign countries for these properties.

Mr. SULLIVAN. You say you would like to give this information in executive session?

Mr. MOODY. I prefer it, if we could. I can give it off the record. I do not know whether there are representatives of the media here or not.

Mr. GRAY. I see the Post and Star are here.

Mr. BLATNIK. Were there not some cost estimates given yesterday?

Mr. SULLIVAN. Mr. Grover reminds me that in yesterday's testimony the estimate was given as \$20 to \$30 per square foot. This is for your information at this time.

Mr. MOODY. It is my understanding that that figure applied to the eight acres for the OAS site only.

Mr. SULLIVAN. I see.

Mr. GRAY. We can go into executive session on that question.

Mr. BLATNIK. The question actually should be directed at the State Department people.

Are there any State Department people here?

Mr. GRAY. We have some representatives here and also from the National Capital Planning Commission and I think they possibly would be in a better position to answer the question.

Mr. BLATNIK. Who wants to volunteer to come forward?

**STATEMENT OF J. EDWARD LYERLY, DEPUTY LEGAL ADVISER,
DEPARTMENT OF STATE; ACCOMPANIED BY ROBERT REDING-
TON AND JOHN FORD, DEPARTMENT OF STATE**

Mr. LYERLY. My name is J. Edward Lyerly, Deputy Legal Adviser, Department of State.

Mr. GRAY. Mr. Blatnik could not be here yesterday and he wanted to ask you some questions.

Mr. BLATNIK. Mr. Chairman, I am sorry I was not here yesterday. I had another committee downstairs, but I should have been here and I did want to be here. I will not take too much time.

Mr. GRAY. Take all the time you need.

Mr. BLATNIK. I will not duplicate items already covered. This thorough background and investigative work that the chairman always does for the committee is, and always has been exemplary.

In this case I have a lot of questions and a great deal of doubt in my mind. Whose concept was this for an international center for the Nation's Capital? Who conceived of that within the State Department? They had the brochure, did they not, yesterday, calling this an international center for the Nation's Capital?

Mr. LYERLY. Yes, sir.

Mr. BLATNIK. You do not really have to answer questions if they are not within your purview, but I would like to find out who is responsible and who worked on this concept.

Mr. LYERLY. Primarily, in the State Department it is our Office of

Protocol and our Bureau of Inter-American Affairs Office. We have had the two basic problems which have been of concern to the Department for a number of years.

One of these concerns is the need for a new site for the relocation of the Organization of American States. Presently, they are scattered in a number of buildings. They are paying a considerable amount of rent. They would like to get together into one building and the Department felt that since the headquarters site was located in the United States that we would like to make a donation or gift of a new site to consolidate all of the OAS activities into one building.

This was the first and primary purpose, I suppose, Mr. Chairman. Mr. BLATNIK. The real, urgent need for that?

Mr. LYERLY. Right. The other is the continuing concern of a number of foreign countries having missions in the city of Washington who have been unable to acquire adequate sites for their missions. Many foreign missions, of course, are located in residential sections and were established a number of years ago. The present law, however, restricts the location of chanceries in high residential areas.

Many foreign countries, mostly the small, newly developed countries are not able financially to locate in the higher priced commercial areas of the District of Columbia.

The Department has had a continuing interest in assisting these local needs of these foreign missions and the OAS, the two coming as they are, together.

Mr. BLATNIK. They did not come together. Somebody put them together. There are two unrelated problems as I view it and this is not any debate or conflict with you, sir; but I think it would be more correct—and I may be wrong, but whoever again was planning, not directly you—and I would like to talk further with those people because it seems to me that here are two important problems:

The OAS who urgently needs adequate facilities and a center of their own for a very clear-cut purpose, and all the work that goes with it; and it is a problem that should be undertaken at once.

The second and unrelated problem as I see it now was this continuing problem, continuing concern of these embassies, especially the newer ones and they do need help. They should have help, Mr. Chairman. I know that as an individual and a member of the subcommittee and the full committee that I will give them all the help they need to help resolve this problem.

But I do not see why someone from the State Department clearly for purposes of expediency would blend these two, for diverse purposes together. That looks like, and sounds like a nice drawing and Joe Moody says it is an International Center. Now that is not an International Center at all; is it?

Mr. LYERLY. Not really. Maybe I can go back one step further to explain that a couple of years ago there was proposed the International Center bill that would cover a rather substantial area in the Northwest portion of Washington north of Washington Circle and south of Dupont Circle which would have been made into a true International Center.

This met considerable opposition because of loss of property for tax revenues, the relocation of business establishments and persons living within that area.

As a result of this legislation not being favorably considered, the Department of State and the GSA and the National Capital Planning Commission began looking for other areas in the District in which to meet the two primary problems that I just outlined, the relocation of the OAS and the establishment of a certain number of foreign missions in a new location.

I think, too, it is a little unfortunate that we refer to this as an international center. It is international in the sense that on the one hand we are talking about international organizations, and on the other hand we are talking in terms of 15 or 16 foreign governments who will locate missions there.

In this sense, it is an international center within this area comprising the southernmost part of the Bureau of Standards site.

I think, Mr. Blatnik, this is the development of the concept of the center and the proposed location of the missions and the OAS in this area.

Mr. BLATNIK. Offhand, you have a conflict in trying to get two non-compatible concepts together. The OAS as I see it is a concept, a regional, United Nations; is it not?

Mr. LYERLY. It is a regional organization of the Western Hemisphere.

Mr. BLATNIK. An area in which there are enormous problems and far too little attention and effort has been given to this problem. I think only now are we realizing how important this area is. It has related problems of research and population problems, economic development problems, educational problems, cultural and all the rest; yet none of these embassies, even though four out of the 16 may be South American countries, they are embassies to the White House and not delegations to the OAS and have no function or relation or anything in common with the OAS.

Again, there is contradiction. First of all, most of the countries have nothing to do with OAS or the regional concept. Four of the South American countries are considering going there. There are embassies to the White House. They have no relation to the OAS at all.

Just one quick question. These countries financially cannot afford these more expensive sites; and yet I am told that in open hearings yesterday the State Department witnesses testified that these 34 acres before us have been appraised by the GSA at a cost of between \$20 and \$30 per square foot. Can these countries financially afford that? That is about the highest cost I have heard of for any purpose, certainly including embassies. Can these countries afford that kind of money?

Mr. LYERLY. We do not contemplate that the cost of the chancery sites on the left side of the drawing shown here (see Exhibit No. 5, p. 48) would be quite that expensive. I understood that the \$20 to \$30 figure relates basically to the site for the OAS of the 8 acres which faces on Connecticut Avenue and which is in a commercial area. The figure there, and Mr. Moody can confirm this, would be considerably higher than the figure per acre or square foot for the proposed chancery sites along Tilden Street or along Reno Road or the other end of Van Ness Street. We would not anticipate that the cost to the foreign governments would be as high as \$20 or \$30 per square foot.

Mr. BLATNIK. Well, the State Department witness testified and my

clear understanding was that all these 34 acres were given that value and the same State Department witness testified that so much of this tract to be offered to the foreign governments would be sold to these governments at a market value of around \$20 to \$30. This can be corrected out.

Do you know of any other value the State Department has been given by GSA for that land west of the proposed site?

Mr. LYERLY. I had heard at one time that some of it would be possibly in the range of \$8.

Mr. BLATNIK. Mr. Moody, would you know? Has GSA given any such figures to the State Department people?

Mr. MOODY. I would not mind saying, Mr. Blatnik, that the values of the interior parcel would be the site of the embassies and is considerably lower in our judgment than the \$20 to \$30 that was given for the 8 acres.

Mr. BLATNIK. The reason I ask that is because one site, and I am not advocating it and I am not urging it at all, but I do want to mention one that is proposed and I understand looked over by the OAS people was the Tregaron site where the total cost for the land would be only \$3 million and the acreage would be $2\frac{1}{2}$ times what they get out here and at \$20 to \$30 per square foot, that is subject to alteration and not binding, and I do not want to use that as an authoritative figure.

As I say at Tregaron the OAS can have $2\frac{1}{2}$ times more property than was proposed here at a cost of about \$3 million whereas the land here at the proposed site is \$20 to \$30 per square foot. What is the acreage?

Mr. GRAY. Eight acres.

Mr. BLATNIK. It could run into \$6 million, \$7 million, or \$8 million.

Mr. McDONALD. Mr. Blatnik, not hearing the testimony myself I am sorry I cannot validate that statement, that could not be correct at \$20 to \$30 per square foot for land because this committee previously heard testimony that the new buildings, the ones such as the Forrestal Building and the new HUD are being erected at a cost of \$22 to \$23 per square foot building cost. It just does not seem compatible.

Mr. BLATNIK. The \$20 to \$30 used yesterday was given by a State Department witness.

Mr. SULLIVAN. Yes, that is true.

Mr. BLATNIK. So it just does not make sense to me, not only the dollar amounts are way out of line, unrealistic, but also the purposes and the function. They call it an international center which is not a center; merging two problems which are serious problems and both ought to be resolved and merging them together for convenience of solution but no convenience as I can see to OAS and I wonder as to the other embassies that will be located up there that have nothing at all to do with the OAS. Their business is downtown with the White House and the State Department.

Mr. GRAY. Will the gentleman yield?

Mr. BLATNIK. Yes, Mr. Chairman.

Mr. GRAY. In other words, you feel that these two organizational groups, the OAS and the various countries who want to build chanceries are not necessarily compatible and do not need to be in the same site?

Mr. BLATNIK. Not at all. It is for the convenience of the State De-

partment and disregarding the real function and the real convenience of both these groups, the OAS on the one hand has immediate problems and the location of these proposed embassies.

I understand many of these embassies have not even been contacted as to whether they could pay, as many of them have limitations that say you cannot go over \$8 or \$10 per square foot.

My own feeling is this is too hazy and fuzzy a situation being proposed by someone within the State Department, primarily for their own convenience as a result of a problem of their own.

For example, I understand that the State Department witness admitted that were it not for the concept of an international center and this astounds me and were it not for the concept of an international center, the center which has nothing to do with OAS which has the primary facility, that this Tregaron property would be a much preferable site for OAS purposes. This costs about one-third the amount of money, would have two and one-half times the amount of land and construction could be started immediately.

Mr. LYERLY. Mr. Blatnik, we have been in constant touch with the OAS representatives.

Mr. BLATNIK. You say "we." Who is "we"?

Mr. LYERLY. The State Department, the Ambassador to the OAS, Ambassador Linowitz and our people in the American Republics Affairs area.

Mr. BLATNIK. Who are the key people in the American Republics Affairs area?

Mr. LYERLY. We have the deputy representative here, Mr. John Ford.

Mr. BLATNIK. Is he here now?

Mr. LYERLY. Yes, he is.

Mr. BLATNIK. Well, Mr. Ford should have been answering a lot of these questions then. Would you mind taking the chair, sir?

Mr. GRAY. Please state your full name for the record.

Mr. FORD. John Ford; and I am Director of the Office of Inter-American Political Affairs.

Mr. GRAY. We are delighted to have you before the committee again today.

Mr. BLATNIK. I am sorry but your legal counsel was answering the questions instead of you. How long have you been working on this OAS problem personally?

Mr. FORD. I have been back from overseas now for 6 months.

Mr. BLATNIK. Who has been working on this before you?

Mr. FORD. Before me, and the gentleman is here with me, Mr. Redington, my deputy, who has been working directly with the committee in the Organization of the American States concerned with this site in an effort to get the appropriate site for the new building of the Organization of American States.

He will be here with me in just a second. I might explain that in the Organization of American States there are many, many subcommittees working on numerous different problems such as you have here in Congress, and it so happens that in this particular area regarding a building site, Mr. Redington my personal deputy, is the one who is day in and day out meeting with the other representatives of the other countries on this committee.

Mr. BLATNIK. Over a period of what time, Mr. Ford?

Mr. FORD. At least in the 6 months I have been here, but Mr. Redington would have to speak for himself.

Mr. BLATNIK. Will he come up to the table, please?

Mr. GRAY. I would say, gentlemen, this is not always this disoriented. We had concluded the State Department people yesterday and we had some questions about the site preparation cost by GSA and this was sort of a wrap up.

Mr. BLATNIK. What was your previous position?

Mr. FORD. I have been for the past 3 years, consular general in Barcelona, Spain.

Mr. BLATNIK. Were you ever stationed in South America?

Mr. FORD. Lima, Peru. During World War, I married a Latin American girl from Lima. I was later in Caracas, Venezuela, Mexico City, and the Philippines.

Mr. BLATNIK. Mr. Redington, would you give your title as deputy?

Mr. REDINGTON. My name is Robert Redington and I am deputy to Mr. Ford, both on our delegation to the OAS Council and the Office of Inter-American Political Affairs in the State Department.

Mr. BLATNIK. How long have you been connected with this problem of a separate and adequate site for them?

Mr. REDINGTON. Since about, I would say, May 1966 I have been involved in this.

Mr. BLATNIK. Two years?

Mr. REDINGTON. Yes.

Mr. BLATNIK. Anyone work on that before you?

Mr. REDINGTON. Oh, yes; our delegation to the OAS Council and our office in the Bureau of Inter-American Affairs have been associated with this problem for a number of years and, of course, more directly since the first bill was submitted, which I believe was in the latter part of 1965, for this international center. We have been involved with regard to the OAS aspects of this bill.

Mr. BLATNIK. Are you involved then with the other embassies, his other proposal?

Mr. REDINGTON. The chancery aspect of the bill has been handled by the administrative area of the State Department and the Office of Protocol and the Office of Legal Adviser.

Mr. BLATNIK. Then to get back now to the key point, somebody higher than in your level made a decision to combine these two problems that come under a separate office of the State Department, is that correct?

Mr. REDINGTON. When I came on the scene the bill before the Congress was for an international center in the area of Washington Circle. It was not in on preparation of that bill. It was my understanding this bill represented the position of the State Department and of the executive branch of the Government. It had the approval also of the White House as of course does the present bill. So I presume the international center was the administration's idea originating in the State Department.

Mr. BLATNIK. But your shop, between you and your predecessor, or Mr. Ford and now you, somebody in your shop made some decision OAS, did you not? What happened after Washington Circle?

Mr. REDINGTON. Well, the State Department Protocol Office being

the principal action office, was the one which coordinated the international center and the bill as a whole. Our office was involved with respect to the OAS aspect and, of course agreed with the previous bill and with the present bill which has the OAS and the chanceries in the same area.

Mr. BLATNIK. Who is the key person that you worked with that had supervision above you in the Office of Protocol on this international center?

Mr. REDINGTON. In the Office of Protocol?

Mr. BLATNIK. You said the Office of Protocol.

Mr. REDINGTON. The Chief of Protocol was Ambassador Symington and now it is Ambassador Duke.

Mr. BLATNIK. What person? Who actually worked on this?

Mr. GRAY. Whose idea was it?

Mr. REDINGTON. I would ask the Office of the Legal Adviser, or the Office of Protocol.

Mr. BLATNIK. You do not know who made the decision?

Mr. REDINGTON. This decision I imagine was made back in 1965 when I was not in the Bureau of Inter-American Affairs. I believe it was the Protocol Office which probably originated the idea, but I cannot speak for the Office of Protocol.

Mr. BLATNIK. I do not expect you to but you are making a recommendation. You are a specialist in the field of OAS. You are in direct contact with OAS representatives.

I do not wish to press the point.

Mr. GRAY. It is a legitimate question.

Mr. BLATNIK. That is what I want to find out. There is a mysterious and shadowy figure somewhere making important decisions and we cannot get simple answers to simple questions.

Mr. GRAY. Mr. Bozarth from the National Capital Planning Commission, will you please come forward?

Mr. BOZARTH. I have been personally involved on the so-called international center since 1965. As I understand it there was a special committee established by the Secretary of State, within the State Department, to consider this question as to whether a grouping of chanceries was or was not in the interest of the Federal Government and in the interest of the foreign government and a decision came out of that process that it would be desirable to think in terms of getting an area where this could be done for a number of foreign governments.

Mr. SULLIVAN. May I interrupt? You talk of a special committee. Who were the members of the special committee?

Mr. BOZARTH. I have no personal knowledge who was involved at the time. I believe it was strictly within the State Department. The Planning Commission did not become involved in helping them find a site for this center until this decision was made.

Mr. GRAY. They came to you and asked for your assistance?

Mr. BOZARTH. Yes; we have been working with the State Department for about 3 years on this.

Mr. BLATNIK. With who in the State Department?

Mr. BOZARTH. The matter was first handled I believe by the Deputy Under Secretary for Administration. Mr. Crockett was then responsible for this.

At a certain point in time, I am not quite sure exactly when, some years ago the responsibility for handling this within the State Department was shifted to the Chief of Protocol and we have been working with Mr. Symington and his staff and now with Mr. Duke and his staff.

I might add that the planning was done then.

Mr. BLATNIK. Did you work directly with Mr. Symington and Mr. Duke?

Mr. BOZARTH. We worked directly with Mr. Symington and his staff. I have had no contact with Mr. Duke since he took office. We worked independently with the OAS. They came to the Commission asking for help in finding a site.

Mr. BLATNIK. When was this?

Mr. BOZARTH. I would guess, and I can check the record if you like, but I would guess it was some 2 to 3 years ago. The staff members came to the Commission's offices and asked the Commission since it is not the city and deals with developments in the city, to give them some help in finding a site and we went through over a period of months, probably 15 to 20 possible locations for the OAS building which were given consideration and we have been working with them all this time. Eventually, there was an agreement that the OAS and the chanery would be up here.

Mr. BLATNIK. Did OAS select and recommend the Washington Circle site?

Mr. BOZARTH. Well, in all the time we have worked with both the OAS and the State Department, we never heard either agency or any of their representatives refer to this being incompatible. It seems to be a judgment of those concerned that this was a natural linkage.

Mr. BLATNIK. The reason I asked the question, you said you worked directly with OAS for a number of years and went over about 15 sites and settled on Washington Circle. OAS never directly told you we like this site and we hope it will be possible to arrange things, make arrangements through the State Department so we can locate it here. Did they ever say that?

Mr. BOZARTH. I think our information was the same that Ambassador Linowitz testified to yesterday. I believe he said, and the record will reflect this, that as long as there are going to be a group of chaneries as part of the package, they are very desirous of locating on the Bureau of Standards site, or a portion of it.

Mr. BLATNIK. Who made that statement?

Mr. BOZARTH. Ambassador Linowitz.

Mr. BLATNIK. I am asking did OAS ever make any statement? After reviewing the sites and you have been very helpful to them, did they ever indicate what their preference would be?

Mr. BOZARTH. They have indicated to us at times that they would like the Tregaron site, but they have also indicated to us that they very much liked the Bureau of Standards site, and they like the idea of being together with other representatives of foreign governments, some of which may be Latin American and some not.

Mr. BLATNIK. OAS said they preferred to be with these other governments that were listed for this site?

Mr. BOZARTH. I believe the Ambassador was quite clear yesterday in that.

Mr. BLATNIK. I am asking in your dealings with them, did you work directly with them for a number of years? Did you examine and look over these 15 proposed sites and OAS indicated they would prefer to be at Tregaron but would not mind going here? Did OAS say they would like to be with the other embassies?

Mr. BOZARTH. May I back up in answer to your question? Initially, after the process of going to various sites, the OAS told the committee, and the committee agreed upon what the chairman referred to yesterday as the "Sealtest site," and that was part of the proposed national center in the Washington Circle area.

As a result of the legislative history on that, a decision was made in conjunction with the State Department and the Presidential Adviser on National Capital Affairs that alternative sites would be studied, and it was out of that process and restudy that the southern portion of the Bureau of Standards was selected and it was again during this period of restudy where the OAS staff people represented to us and we were on the Tregaron site that very day, that the Tregaron site was of interest to them, but they also felt the Bureau of Standards site was an exceptional site and they would like to be a part of a center.

Mr. BLATNIK. OAS expressed their preference?

Mr. BOZARTH. These are staff members of OAS. I cannot speak for the view of the legislative body of the OAS. There are others here who can perhaps speak about the position of the OAS at that level. We were dealing at the technical level with the OAS.

Mr. BLATNIK. You are assisting technical specialists. They think the area would be compatible, not only to the OAS, but for the general planning of the area; is that right?

Mr. BOZARTH. Yes; and Mrs. Rowe testified yesterday that this proposal before the subcommittee today is considered to be most appropriate and completely consistent with the Commission's long-range plans for the city of Washington.

Mr. BLATNIK. Mr. Chairman, I would like to have just a little more time and not today, but to find out who in the State Department made a decision, because from what information I have, and it may be limited, it is certainly subject to review and to challenge.

I do submit much of this is authoritative, but there is just too much fuzz in this, as we noticed trying to find out who made what decision for what purpose.

My understanding is that on this OAS very much prefers to go to Tregaron. I do not urge or advocate any given location. I do respect the wishes of a very important body and try to give autonomy and great responsibility, and they further come up with the argument not only would Tregaron suit them more, but it would be done at one-third the cost and $2\frac{1}{2}$ times the space.

The final clincher, the building which OAS would not give up is located at 19th and Constitution Avenue. I understand this figure can be checked for the committee's accuracy, but the building they would give up is worth a tentative appraisal value in excess of \$2.5 million which approximates what Tregaron would cost. You could make a trade and here a valuable piece of land can be used for other purposes, but we are willing to pay the price.

Mr. Chairman, I would like to have a little more facts and figures on this, if you could.

Mr. GRAY. Well, that is a legitimate question. Let me say to my distinguished friend from Minnesota as a subcommittee chairman, I can tell you how this matter started. It started through the officials of the Organization of American States approaching the Office of Protocol and other officials in the Department of State and making their needs known to the people. Various countries contacted the State Department expressing an interest in building new chanceries, and this initial contact primarily came to the District of Columbia government, and many of the areas that they had selected were not for that purpose and the chairman is familiar with that fiasco, the location of the Russian Embassy, et cetera.

It all started with the request of the OAS and these various countries. Then when the National Capital Planning Commission became involved in the thing, they looked at a number of sites, as Mr. Bozarth pointed out, and all of them cost an awful lot of money.

The original Sealtest site was the first preference of the Organization of American States, because it was in close proximity to other facilities and the State Department and the Foggy Bottom area. They found out later on that this site was not large enough. Sealtest did not want to sell it, and then they settled on the Washington Circle area.

This, I might say to my distinguished friend in relation to Tregaron, Tregaron at that time was not available and was not considered. After the hearings developed in our subcommittee on the so-called Washington Circle area we had all these citizen groups protesting. Then the heirs of Tregaron came forward and came up with what I feel is personally a good figure if they wanted to consider purchasing it. They first talked about \$6 or \$7 million. We looked at it as a possible location and home for the Vice President.

Mr. Knott accompanied me here a year and a half ago to look at Tregaron. At that time they wanted \$6 or \$7 million. They have come down considerably.

As to who made the actual decision in the State Department I would have no idea and I am sorry that these gentlemen do not know. But just putting it very frankly, I think that the main consideration here has been the fact that this is Government-owned land.

The second consideration is the fact that as your subcommittee chairman, I frankly told the Department of State, with the temper of Congress as it is, I did not feel we could get a large monetary authorization through Congress. I will accept that responsibility if I am the one who has forced them to go to Government-owned land. It is no secret and I said publicly I would not try to guide any legislation out of this committee authorizing a large expenditure because this was only a \$750,000 authorization and only passed in the House by a mere 2-vote margin and took 2 years to do so and I did not feel I wanted to do battle with a \$5 or \$7 million authorization or something like that and frankly it had been branded as an international drinking tub.

In fact, I mentioned publicly yesterday that I had received over 600 letters and we are introducing the bill at the request of the Department of State setting up an international center.

As Mr. Rayburn used to say, it is pretty hard to sit on every wagon tongue and tell every farmer how you are going to vote on a particular bill or a particular subject.

As a subcommittee chairman I said I did not want to battle this thing. I am trying to give you some of the history. This may be one of the reasons that someone, whoever that someone is in the State Department, whoever made that last decision selected Government owned land because of the temper of the Congress and the hard facts of getting legislation through. But, that is not an excuse I would say to my distinguished friend for passing out something that is wrong. I would rather defer the matter and wait until our fiscal situation is better, if the OAS wants to go to Tregaron and it requires an authorization of several millions of dollars and if this is what they really want and this is going to be their permanent home, we can consider deferring the matter. But I feel if OAS is satisfied and it is going to be a good permanent home for them and we are going to consider legislation in this year in this tight money Congress, that this is probably the best plan we can come up without undue delay.

This is the judgment we can make in executive session, but I wanted the record to clearly show as to what brought us to this particular point.

Mr. BLATNIK. Which is very, very understandable and realistic, practical thinking. But, in view of the haziness first on OAS alone and their preference and since they do have the site they prefer, they can start construction almost immediately and we can get something in exchange and to give them better attention to the facilities for the embassies. For example, I understand that these countries who would like to have embassies here are being limited down to 1 acre, $1\frac{1}{2}$ acres for embassies and others even less and I know that the embassies need more than that, some as much as 3 acres so at least an acre or acre and one-half, the price seems awfully high and this land could perhaps be developed for a truly international purpose, whatever you want to call it, truly an international center for embassies.

I am sure there are many more embassies that would want to move and the concept really developed beautifully if that is what the embassies want and make it an embassy center. May I ask one more question?

Mr. LYERLY. Let me say that Mr. Redington has been more in touch with OAS and could respond to their preferences for the record at this point. I think this might further clarify it in your mind.

Mr. REDINGTON. I would like to clarify for the record that the OAS members have never taken a decision or taken a position in favor of the Tregaron site over any other site or in favor of the Tregaron site alone.

Some of them have informally spoken well of the Tregaron site, of course, as a very beautiful site. In 1965 and 1966 the OAS was satisfied with the Sealtest site of 6 acres. Then in 1967, when it was clear there was some opposition to that area for the international center, the OAS projecting its future needs and realizing it would need more space, said that the 6 acres at the site would be inadequate. The OAS felt it would probably require 8 acres. The Building Committee of the OAS Council continued to study the matter. I actually sat on that Building Committee and we were in close contact with them. When the possibility of the

Bureau of Standards site became evident, we consulted with the Building Committee regarding that site for the OAS headquarters and the members of the building committee visited the Bureau of Standards site last August and they were favorably impressed by it. With its 8 acres, they felt it was clearly superior to the Sealtest site and they preferred it to the McLean Gardens.

Mr. GRAY. They did not compare it with Tregaron?

Mr. REDINGTON. That really did not come up because the legislation did not contemplate the Tregaron property.

Mr. GRAY. Plus the fact they had been told that was not available.

Mr. REDINGTON. They had not been offered the Tregaron site by the U.S. Government. But they were favorably impressed and highly satisfied with the Bureau of Standards site.

Mr. BLATNIK. As of that time?

Mr. REDINGTON. This was last August, when the Building Committee members visited the site.

Mr. GRAY. Ambassador Linowitz testified that the vote of the Building Committee on this particular location was unanimous and he gave the names of the countries.

Mr. REDINGTON. Representatives of the OAS Council on the Building Committee are the representatives of Peru, Mexico, Argentina, Colombia, El Salvador, Venezuela, and the United States.

Mr. GRAY. And there are 23 countries in the OAS?

Mr. REDINGTON. There are 22 active members of the OAS. Cuba is technically a member, but does not participate.

Mr. GRAY. You have six there?

Mr. REDINGTON. Yes, these are six Latin American countries.

Mr. GRAY. So you have approximately one-fourth of the entire OAS membership voting.

Mr. REDINGTON. This was not a formal vote.

Mr. GRAY. Ambassador Linowitz testified it was unanimous.

Mr. REDINGTON. It was not a formal vote because there was no formal decision.

Mr. BLATNIK. Were they polled?

Mr. REDINGTON. This was an expression of their viewpoints in the committee.

Mr. BLATNIK. Who made the inquiry? Someone must have asked them.

Mr. REDINGTON. After the building committee visited the Bureau of Standards site, in a meeting of the committee, each member expressed his views regarding that site.

Mr. BLATNIK. Would you know what their views are today?

Mr. REDINGTON. The same views, I am sure. They would not have changed them since last fall.

Mr. BLATNIK. You feel that is true today?

Mr. REDINGTON. Well, I would certainly assume so. The Tregaron matter, of course, had already been known about; the Bureau of Standards site was something that came afterward. The Tregaron matter had come up early in 1967.

I would like to mention in connection with the Tregaron site that the arrangement in the present bill is considered a preferable one on balance, because it does provide for the donation to the OAS of a favorable location of land which is already the property of the U.S.

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

certainly commend him for this and I did not have the background when we were meeting here yesterday and I would like to ask Mr. Redington, was the thought ever given in the planning of the committee and the thought discussed of possibly using the Bureau of Standards site purely for OAS and forget the other countries?

Section 1 refers to the foreign governments and the second section refers to donating the site of 8 acres to OAS.

Now, this bill could be marked up so that you would have OAS out there and let the others work out some kind of a plan for foreign chanceries.

Mr. REDINGTON. I think it is unquestionable that the primary interest of the OAS, including the Secretariat and the Building Committee, is a site for its headquarters in an appropriate location. The location of the chanceries would be secondary in the OAS view. Its interest is to have as promptly as possible an adequate site offered to it.

Mr. DENNEY. It would be acceptable to OAS to delete the provisions about selling the balance of the property to foreign governments as long as they got their eight acres?

Mr. REDINGTON. I think that is so. The OAS is interested in a site in appropriate surroundings. What is done with the rest of the area I think the OAS considers is up to the U.S. Government to determine.

Mr. GRAY. Mr. Grover?

Mr. GROVER. I might state for the record I have just been looking over the minutes of the hearing on a related proposal of 1966 which was not acted on I guess in the House and I am reading from page 20 of these minutes, read into the dialog between our chairman and Mr. Symington the fact that the OAS and the State Department have for some time indicated its interest in locating the OAS in the International Center. I just point that out, it cannot be incorporated by reference, but for the interest of the members who would like to refer back, it is obvious there is no incompatibility considered at that time which may shed a little light on the suggestion of Mr. Blatnik that perhaps they had merely explored that.

Mr. GRAY. Any further questions of any of the witnesses?

Mr. BLATNIK. I have no questions, Mr. Chairman, but I do hope you will lay it over at least a week and we in the meantime would like to have a better preparation to find out who with authority can speak with expertise, and no reflection on any of the witnesses, but to find out who made that decision.

I am puzzled why you wait to come out with the traffic problem. Why do you say the traffic is impossible to accommodate this, to have the inflow of 2,000 employees day in and day out? Why is it a problem?

Mr. BOZARTH. The adjacent residential development, the Commission felt was incompatible use.

Mr. GRAY. Mr. Schadeberg?

Mr. SCHADEBERG. Is there any question of the ultimate cost for the development of the land and the tearing down of all the buildings?

Mr. GRAY. I can answer that. We covered that yesterday and again today.

These buildings that you see in the light brown around the perimeter in the location are substandard and will have to be torn down in any event.

The ones that are dark shaded are useable buildings and there is an educational group that is housed in seven of them for 3 years, and so there will not be any problem there.

Then the open space you see bordering on Connecticut Avenue would be the OAS headquarters and only one building would have to be torn down, possibly one and one-half buildings would have to be torn down.

That is a problem that GSA is going to have to face, razing those.

Recapping, one thing Mr. Moody, you would propose that we change this limitation on expenditures from \$250,000 to \$500,000?

Mr. SULLIVAN. How much is demolition, Mr. Moody?

Mr. MOODY. We have it figured at 40 cents a square foot. That comes up to about \$240,000, so it is possible to include \$750,000 to include demolition to be on the safe side.

Mr. DENNEY. There is no provision in the bill that we have to do the demolition.

Mr. GRAY. That is right. It is part of the construction cost, and the bill says OAS is going to construct it, so as far as I am concerned, throw it in the construction cost.

Mr. LYERLY. We will get for you immediately who made the decision in the State Department to locate the OAS and the chanceries on the Bureau of Standards site. My recollection is that after several meetings with the interested people in the State Department, the NCPC, the Bureau of the Budget, the General Services Administration, and others, it was agreed that this site should be recommended to the Secretary. I think we can say for the record that the Secretary of State made the decision or approved the proposal that this site be used for these purposes.

(The following information was subsequently received:)

The decision to make available approximately 34 acres of the Bureau of Standards site for use by the Organization of American States as a headquarters site and by a limited number of foreign governments for chanceries was made by the Secretary of State. This decision was concurred in by the United States Representative to the Organization of American States, the deputy Under Secretary for Administration, the Assistant Secretary for Congressional Relations, the Chief of Protocol, the Office of the Legal Adviser, and the Administrator of General Services Administration, the Secretary of Commerce, the Chairman of the National Capital Planning Commission and the Mayor of the City of Washington.

Mr. GRAY. I think that is accurate, but what Mr. Blatnik is raising and if you were here yesterday I raised it also, whether or not OAS really had a free choice or whether they were told by the State Department that you would go here. I think this is what all of us would like to know and we are not accusing you of any coercion or intimidation or anything of that nature, but we must face the facts of life.

The Department is reluctant to ask for an expenditure that calls for several millions of dollars. They will have to say frankly that that is so, and then ask for an appropriation. So these are the things Mr. Blatnik wants answered and all of us are entitled to and I ask this. You will recall the Ambassador yesterday, knowing this was pertinent to these hearings, said that we have this six-member committee, and they unanimously selected the Bureau of Standards site. I did not feel it within my province to go beyond that and ask how did you come to that, did you have them all stand up and swear on the Bible.

He is our Ambassador and this was his public statement on the record. I did not go into it any further, but Mr. Blatnik would like to know some of the decisions and who made them.

We will hold this matter in abeyance until Thursday next, May 16, and we will at 10 a.m. hear this in executive session in this room. So, I make this announcement: If you want to supply any additional information for the record, we will have between today and next Thursday, which is a full week and we hope that we could come to some resolution on this and several other pending bills and for the benefit of the members of the subcommittee it is our purpose, next Thursday, to go into executive session and consider this bill, also S. 2484, which passed the Senate on April 30, 1968, a bill to authorize the extension of the additional Senate Office Building site; House Joint Resolution 914 and Senate Joint Resolution 74, passed by the Senate on May 18, 1967, to provide for the formulation, adoption, administration, and periodic updating of a comprehensive plan for the U.S. Capitol grounds and contiguous related areas; H.R. 6589 and S. 222, passed by the Senate on August 25, 1967, to insure that public buildings financed with Federal funds are so designed and constructed as to be accessible to the physically handicapped; and H.R. 16358, by Mr. Fallon and Mr. Gray, relating to the National Gallery of Art; and of course this bill, H.R. 16175, which we have been discussing today.

I merely wanted to put the subcommittee members on notice checking any additional background or data on any of these bills that we do hope to discuss them in executive session on Thursday next.

With that, if there are no further comments we will stand adjourned, subject to the call of the Chair.

(Thereupon, at 12:05 p.m., the subcommittee adjourned, subject to the call of the Chair.)

(The following were received for the hearing record:)

May 14, 1968.

ION. KENNETH J. GRAY,
*Chairman, Subcommittee on Public Buildings and Grounds,
House of Representatives, Washington, D.C.*

DEAR MR. CHAIRMAN: It has come to my attention that there is concern on the part of members of your Subcommittee as to the acceptability of the Bureau of Standards site for an OAS headquarters building as presently covered in House Resolution 16175.

Please let me assure you and all the members of the Committee that I have personally seen the Bureau of Standards site and feel that it is very well suited for OAS purposes.

It is my personal hope that this legislation can be approved expeditiously so that the OAS can look forward to proceeding with plans for the construction of its new headquarters.

Sincerely yours,

JOSÉ A. MORA,
Secretary General.

May 13, 1968.

ION. KENNETH J. GRAY,
*Chairman, Subcommittee on Public Buildings and Grounds,
Committee on Public Works, House of Representatives, Washington, D.C.*

DEAR MR. CHAIRMAN: It is the overwhelming view, and sentiment of the property owners in the Washington Circle area, as well as the homeowners and taxpayers affected by the international center proposal at Washington Circle, that H.R. 16175 is an excellent bill, and should be favorably reported by your subcommittee in time for the Congress to complete work on this vital measure in this Congress.

We are pleased, indeed, to see that this proposal has the support of the city the OAS, the White House, the State Department. In other words, the bill, H.R. 16175, has united support of all segments. It certainly is far less costly than any previous proposal which has been considered by your Subcommittee. It will not displace people, jobs, businesses, and taxes. It will, instead, solve the problems which the foreign governments have for chancery space, and it meets the requirement stated by President Johnson that it be "consistent with the legitimate interests of District citizens."

We request the adoption of H.R. 16175 at the earliest possible moment, and we are very grateful, indeed, that you are backing such a progressive and public spirited proposal. We feel that it is due to your leadership that the earlier proposal at Washington Circle was so thoughtfully considered by your Committee. The hearings which you held were eminently fair to everyone concerned. We commend you for this.

Respectfully yours,

PHILIP J. BROWN.
CATHERINE MCCARRON.

THE 18TH AND COLUMBIA ROAD BUSINESS ASSOCIATION,
Washington, D.C., May 12, 1968.

HON. KENNETH J. GRAY,
Chairman, Subcommittee on Public Buildings and Grounds, Committee on Public Works, House of Representatives, Washington, D.C.

DEAR CONGRESSMAN GRAY: We are writing to advise you of our strong support for H.R. 16175, and to urge that it be adopted by your Subcommittee in order that it may be favorably considered by the full Public Works Committee at the earliest possible date. It is our hope that this significant legislative measure will be brought to the floor of the House early enough in this Session so that the Senate may concur and President Johnson can sign it into law.

The provision of adequate space for chanceries of foreign governments has long been a matter of major concern to President Johnson, and it would be a fine thing if H.R. 16175, which meets this need in a straight-forward and public-spirited way, were enacted into law in time for him to sign it into law. If he is to sign it into law, H.R. 16175 will have to be adopted by the Congress during this Session. Proof of President Johnson's interest in meeting the space needs of Foreign governments for chancery purposes is this statement which is part of his Message to the Congress on February 27, 1967:

"For the District to serve its purpose as the Nation's Capital, it must provide for the representatives of foreign governments and international organizations. Increasingly, the unavailability of space for the legitimate needs of foreign governments is becoming a matter of concern.

"Many new countries require but have been unable to secure adequate space for their chanceries. Many older countries which are seeking larger quarters are having similar difficulties. The problem has become an unnecessary irritant in our international relationships."

As the *Washington Post* pointed out in a report on H.R. 16175, and on the hearings you have been conducting, "Chancery space has been an issue here since the early 1960s, when Congress restricted new chancery construction in residential areas."

The *Washington Post* article made these further points in its report of May 9 1968:

"The city, the State Department and the National Capital Planning Commission all warmly endorsed a bill yesterday to reserve part of the old Bureau of Standards site on Connecticut Avenue for diplomatic use.

"The legislation, under review by a House Public Works sub-Committee, would set aside the 34 acres between Tilden and Van Ness Streets nw. on the west side of Connecticut Avenue.

"Eight of these acres would be given to the Organization of American States for a new headquarters. Sixteen acres would be sold or leased to foreign governments for chanceries.

"The rest would be held as park land, according to present plans.

"Leonard C. Meeker, legal adviser to the State Department, told the subcommittee yesterday that 16 countries have expressed interest in buying or leasing chancery sites on the Connecticut Avenue site. He said all could be accommodated in the 16 acres.

"Ambassador Sol M. Linowitz, U.S. representative to the OAS, said that the OAS favors the new plan, particularly since it now pays about \$550,000 a year in rent for offices scattered in five or six buildings in the city.

"Elizabeth Rowe, Planning Commission chairman, noted there will be a subway station at Connecticut Avenue and Van Ness Street, possibly by 1974, and said the Commission's 1984 Plan looks toward a high-density commercial and residential 'uptown center' at that intersection. The bill would be in harmony with the plan, she testified."

We are especially pleased to see that such broad and powerful support has been mobilized for H.H. 16175.

While the old Bureau of Standards site is not in our area we are in full accord with the purposes and intent of this important legislative measure, which will not displace families, businesses, job, or reduce taxes which are very important considerations. You may recall that the legislation to establish an International Center at Washington Circle was defeated because it would have displaced nearly 300 families, more than 40 small businesses, would have resulted in the loss of some 5,000 jobs, removed tax-paying property from the tax rolls, and would have resulted in the loss of some 5,000 jobs, removed tax-paying property from the tax cost the Federal and District governments millions of dollars in taxes lost each year. Besides, the cost of locating an International Center at Washington Circle, on land costing a minimum of \$50 a square foot would have run into tens of millions of dollars.

The prohibitive costs of locating the International Center at Washington Circle in human and economic terms was frankly admitted by the Federal Government. The *Washington Post* newspaper of September 14, 1967 said that:

"The State Department and the White House are considering a proposal to carve up the Bureau of Standards tract at Connecticut Avenue and Van Ness Street nw. and use a portion of it for foreign government office buildings.

"An earlier White House proposal to establish an international center in the area north of Washington Circle is still before the Congress but has little chance of passage. Objections were raised to the \$40-million price tag and the necessity of relocating businesses and low-income families."

The location of the international center at Washington Circle was also opposed for a number of other reasons. If we turn to the hearings on H.R. 14936 held by the Subcommittee on Public Buildings and Grounds of the House Public Works Committee on July 28, and August 1, 1966, we find on page 51 the following statement by a government witness:

"This building here, which would be an office building, with commercial uses on the first floor, is an illustration of how the international department bank which Mr. Symington referred to could be located in the center of this area as well as office facilities which would provide space for other international organizations, both public and private. This area here is shown as a possible site for an international club.

"So that you would have, in the heart of this area, office facilities related to the chancery uses and the governmental operations in this area. You would have services like restaurants and stores they could go to before, during, and after lunch and after work. And there would be club facilities, where meetings would be available as well as catering service."

The Chairman of the Subcommittee on Public Buildings and Grounds asked the witness this question: "Are we talking about a half billion dollar project here or \$100 million?" To which question the government witness replied as follows: "I understand your question, Mr. Chairman. I am sorry, I do not know he answer to that. I am not sure anybody in the room does." The Subcommittee Chairman then commented: "It would be reasonable to assume this would cost several hundred million dollars, though, is that not correct? I am talking about when the total plan is implemented." To which the government witness replied: "I would suspect so if you are talking about total public and private investment. It would be a significant investment in the city."

In view of these quoted exchanges, and the significant views set out in them, it can readily be seen what a vast improvement H.R. 16175 is over H.R. 14936 of the 89th Congress, and H.R. 7415 and S. 1301 of the 90th Congress.

Connecticut Avenue itself has a number of chanceries located on it, and many chanceries are located near Connecticut Avenue. This situation has come about quite naturally by means of the unfree choices of the Foreign governments, and by the freely-given consent of the homeowners and businessmen in the areas where these chanceries are located.

Our own 18th and Columbia Road area is located in a section of the city, and

serves a section of the city, with many chanceries and embassies. Our own experience in serving chanceries and embassies has been a long and happy one. With this background we are supremely confident that the businessmen and neighbors of the international center on the old Bureau of Standards site will find that the chanceries to be located there are good neighbors to be welcomed and made to feel comfortable and wanted.

Certainly, for ourselves, we would be most happy to have them in our own business and residential area since our experience with the chanceries and embassies which are located here has been so happy.

With these thoughts in mind, we urge that your Subcommittee favorably report H.R. 16175 at the earliest possible date.

Respectfully yours,

GEORGE FRAIN,
Administrative Secretary,
The Eighteenth and Columbia Road Business Association

THE ADAMS-MORGAN FEDERATION,
Washington, D.C., May 12, 1968.

HON. KENNETH J. GRAY,
Chairman, Subcommittee on Public Buildings and Grounds, Committee on Public Works, House of Representatives,
Washington, D.C.

DEAR CHAIRMAN GRAY: We are writing to endorse H.R. 16175, to provide a site for an international center.

The Washington Post reported on May 9, 1968, after the first day of hearings held by your subcommittee, that:

"The city, the State Department and the National Capital Planning Commission all warmly endorsed a bill yesterday to reserve part of the old Bureau of Standards site on Connecticut Avenue for diplomatic use."

In view of this wide support by the City and the Federal Government of this measure, we feel convinced that it is the very best solution possible of the vexed chancery issue which has plagued international relations for several years.

We are especially pleased that, as the Washington Post pointed out:

"Ambassador Sol M. Linowitz, U.S. representative to the OAS, said that the OAS favors the new plan, particularly since it now pays about \$550,000 a year in rent for offices scattered in five or six buildings in the city."

The adoption of H.R. 16175 will free the Henderson Castle and Shapiro tracts for city uses. These large tracts could be used for Federal and District government buildings to provide thousands of jobs and to stabilize our area—a step which would be possible with intensive zoning. These tracts were set aside by H.R. 6638, which was adopted by the House on April 10, 1967, but nothing further has been done with them. The 25 groups represented in the Adams-Morgan Federation feel that H.R. 16175 is an excellent solution of the chancery problem. We will now press ahead for intensive use of the Henderson Castle and Shapiro tracts to provide the 25,000 jobs called for in the 1985 Plan developed by the National Capital Planning Commission. We urge the immediate enactment into law of H.R. 16175.

Respectfully yours,

Mrs. GENEVA K. VALENTINE,
President, The Adams-Morgan Federation.

KALORAMA CITIZENS ASSOCIATION, INC.,
Washington, D.C., May 12, 1968.

HON. KENNETH J. GRAY,
Chairman, Subcommittee on Public Buildings and Grounds, Committee on Public Works, Rayburn House Office Building,
Washington, D.C.

DEAR MR. CHAIRMAN: As president of Kalorama Citizens Association, I wish to advise you of the happy relations we have had with the chanceries and embassies in our own area. Ours is, without doubt, the most international area in Washington, D.C., and people from all nations have come to live amongst us, and they have contributed to the life, variety, and excitement of our residential neighborhood, which is the finest in Washington.

Our area includes Connecticut Avenue, and is bounded by 16th Street on the East, Harvard Street on the north, Florida Avenue and Q Street on the south, and Rock Creek Park on the West. You know, if you have visited this area, that it does contain a very large number of chanceries and embassies.

With this in mind, I do not hesitate to commend H.R. 16175 to you as an excellent bill, and one which would be favorably reported at the earliest moment possible.

If any resident, homeowner, taxpayer, or businessman near the old Bureau of Standards site which H.R. 16175 would set aside for chancery uses has any doubt about the kind of neighbors that chanceries and embassies make let me say that he should put his mind at rest. In fact, we tried to have two vacant tracts in our own immediate area utilized for chanceries, and for the OAS. This proves that we are sincere in urging the adoption of H.R. 16175. We think the merits of H.R. 16175 over previous bills which have been considered by the Subcommittee on Public Buildings and Grounds to provide a site for an international center are so many and so obvious that we will not list them here except to say that H.R. 16175 will make excellent use of the old Bureau of Standards site, will not displace families or businesses, will not result in the loss of jobs or taxes, and will contribute to the stability of the property along Connecticut Avenue. All that one has to do is to note that the property occupied by chanceries and embassies is among the best kept in the city, to realize what it will do to the Bureau of Standards site which has become somewhat run-down and the buildings on which have been allowed to deteriorate. We urge immediate enactment of H.R. 16175.

Respectfully yours,

(Mrs.) JEWELL B. SMITH,
President, Kalorama Citizens Association.

4343 BRANDYWINE STREET, NW.
Washington, D.C., May 10, 1968.

Hon. KENNETH J. GRAY.

*Chairman, House Subcommittee on Buildings and Grounds,
Rayburn House Office Building, Washington, D.C.*

DEAR MR. GRAY: I was unable to appear before your Subcommittee to testify in favor of H.R. 16175 at the hearings which you conducted this week.

I respectfully request that the attached statement in behalf of the American University Park Citizens Association be made a part of the official hearing record.

Very truly yours,

WILLIAM J. BROWN,
Chairman, Planning and Zoning Committee.

Enclosure.

AMERICAN UNIVERSITY PARK CITIZENS' ASSOCIATION,
Washington, D.C.

STATEMENT OF THE AMERICAN UNIVERSITY PARK CITIZENS' ASSOCIATION BY
WILLIAM J. BROWN, CHAIRMAN, PLANNING AND ZONING COMMITTEE

IN SUPPORT OF H.R. 16175

Mr. CHAIRMAN: My name is William J. Brown, and I am Chairman of the Planning and Zoning Committee of the American University Park Citizens Association.

We wish to support H. R. 16175, which, if enacted, would establish an international center on 34.2 acres of the Bureau of Standards grounds.

Traditionally, this site has housed government agencies for many years, and by no means have the property values of the adjacent single family dwellings been adversely affected. We feel that continued usage of this site to house offices belonging to foreign governments would not be an inconsistent land use.

From a practical viewpoint, the selection of this site will not cause the displacement of city residents, loss of homes, jobs, businesses, or tax revenue to this city. This association endorses H.R. 16175 inasmuch as this proposal would bring about a sensible solution to the long-standing chancery problem. We strongly urge enactment of this Bill by the Congress.

WILLIAM J. BROWN.

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