REAL ESTATE DISPOSAL, NASA

HEARING

BEFORE THE

SUBCOMMITTEE ON NASA OVERSIGHT

OF THE

COMMITTEE ON
SCIENCE AND ASTRONAUTICS
U.S. HOUSE OF REPRESENTATIVES

NINETY-SECOND CONGRESS

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REAL ESTATE DISPOSAL, NASA

TUESDAY, AUGUST 8, 1972

HOUSE OF REPRESENTATIVES,
COMMITTEE ON SCIENCE AND ASTRONAUTICS,
SUBCOMMITTEE ON NASA OVERSIGHT,
Washington, D.C.

The subcommittee met, pursuant to notice, in room 2318, Rayburn House Office Building, at 10 a.m., the Honorable Don Fuqua (chairman of the subcommittee) presiding.

Mr. FUQUA. The subcommittee will come to order.

The subcommittee is convened today for the purpose of receiving testimony from representatives of the National Aeronautics and Space Administration, and the General Services Administration on the policies and procedures in effect governing the disposal of real property under the control of the Administrator, NASA.

Earlier this year in the course of routine subcommittee surveillance over NASA's field installations, it came to our attention that certain lands at Wallops, Langley, and Lewis were in the process of being declared excess to the needs of NASA. The Congress had not previously been apprised of these pending actions.

Further inquiry revealed that these proposed real estate disposal actions came about as a result of continuing surveys conducted by the General Services Administration of real property held by the Federal Government to insure that excess properties are promptly released. The General Services Administration is charged with this responsibility under the provisions of an Executive order issued by the President in February 1970.

Due to the sensitive nature of actions involving the disposal of Federal lands, it appears that the Congress, and more particularly this committee, should be kept fully and currently informed on matters involving the disposal of lands under the control of NASA.

Unfortunately, there is no statutory provision which requires such actions involving NASA lands to be reported to the Congress as is the case for departments and agencies falling under the jurisdiction of other legislative committees of the House.

The principal purposes of this hearing are to acquaint the members of the committee with the NASA policies and procedures concerning real estate management and disposal, and also to determine whether some legislative provision should be enacted which would require formal reports to the Congress by the Administrator, NASA, on real estate disposal actions.

I think it appropriate to insert in the record immediately following my statement, two communications from NASA regarding this matter which was prompted by the subcommittee inquiry into those disposal actions pending.

(The NASA communications follow:)

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION,
Washington, D.C., March 30, 1972.

Col. HAROLD A. GOULD,
Technical Consultant,
Committee on Science and Astronautics,
House of Representatives,
Washington, D.C.

DEAR COLONEL GOULD: This responds to your request for information concerning Executive Order 11508 and whether there are any proposed actions under this Order which would affect NASA.

As you know, Executive Order 11508 (a copy of which is enclosed at Tab A) requires the Administrator of General Services to conduct continuing surveys of real property utilization by the executive agencies, and to make reports to the President through the Property Review Board.

I am enclosing at Tab B a summary of the General Services Administration surveys of NASA installations to date and the status of each survey. As pointed out in the summary, the surveys of Lewis Research Center and Wallops Station have resulted in recommendations by the General Services Administration that land at these installations be declared excess. We are currently reviewing these cases with the General Services Administration, and we will inform you of any final decisions concerning these recommendations.

If we can provide any additional information, please let me know.

Sincerely,

H. DALE GRUBB,
Assistant Administrator, for Legislative Affairs.

Enclosures.

TAB A

SUBPART 101–47.49 ILLUSTRATIONS

§ 101–47.4914 Executive Order 11508
(a) Page 1 of Executive Order 11508

EXECUTIVE ORDER 11508

PROVIDING FOR THE IDENTIFICATION OF UNNEEDED FEDERAL REAL PROPERTY

Whereas proper management and use of the Nation's resources require a continuing and critical review of real property held by the Federal government in order to insure that each such property is promptly released by the agency concerned for appropriate disposition whenever changing program requirements of the agency, or other considerations, obviate the need of the agency for such property; and

Whereas existing law, including the Federal Property and Administrative Services Act of 1949, as amended (hereinafter referred to as "the Act"), authorizes the President to prescribe property utilization and disposal policies consistent with and deemed necessary to effectuate its provisions; and

Whereas I have determined that it would be in the public interest to enunciate a uniform policy for the Executive branch of the Government with respect to the identification of excess real property holdings, and to establish uniform procedures with respect thereto, in order to insure the prompt identification and release by executive agencies of real property holdings that are no longer essential to their activities and responsibilities:

Now, therefore, by virtue of the authority vested in me by section 205(a) of the Act (40 U.S.C. 486(a)), and as President of the United States, it is hereby ordered as follows:

SECTION 1. In conformity with sections 202 (b) and (c) of the Act (40 U.S.C. 483(b) and (c)), the head of each executive agency, consistent with the policies set forth in Bureau of the Budget Circular No. A–2, Revised, shall:

(1) institute immediately a vigorous and complete survey of all real property under his control; and

(2) make a report to the Administrator of General Services within sixty days of the date of this order, listing any such property or portion thereof, and state whether it is not utilized, is underutilized, or is not being put to its optimum use.

SEC. 2. The Administrator of General Services shall:

(1) within sixty days of the date of this order, and in implementation of the policies set forth in Bureau of the Budget Circular No. A–2, Revised, establish uniform standards and procedures for the identification of real property that is not utilized, is underutilized, or is not being put to its optimum use, and the heads of other executive agencies shall thereafter conform their policies, regulations, and practices to the provisions of such standards and procedures;

(2) within sixty days of the date of this order, institute, and thereafter conduct on a continuing basis, a survey of the real property holdings of all executive agencies to identify properties which in his judgment are not utilized, are underutilized, or are not being put to their optimum use; and

(3) make reports to the President, listing any property or portion thereof (identified either by Executive agencies or as a result of the Administrator's survey) which has not been reported excess and which in the Administrator's judgment is either not utilized, is underutilized, or is not being put to its optimum use, and which in his judgment should be reported as excess property.

SEC. 3. (a) The reports required of the Administrator of General Services by section 2 of this order shall be made to the President through a Property Review Board, which is hereby established.

(b) The members of the Property Review Board shall be the Director of the Bureau of the Budget, the Chairman of the Council of Economic Advisers, the Chairman of the Council on Environmental Quality, the Administrator of General Services, and such other officers or employees of the Executive branch as the President may from time to time designate. One of the members of the Board shall be designated by the President as Chairman. The Board shall have an Executive Secretary, who shall be appointed by the President.

(c) The Property Review Board shall review the reports made by the Administrator of General Services pursuant to section 2 of this order, as well as other reports to the President making recommendations for the use or disposition of specific parcels of real property, with particular attention to conflicting claims on, and alternative uses for, any property listed in such reports. The Board shall then make such recommendations to the President as it deems advisable regarding the use or disposal of such property.

SEC. 4. As used in this order:

(1) the term "executive agency" means "executive agency" as defined in section 3 (a) of the Act (40 U.S.C. 472 (a)):

(2) the term "property", however modified, means real property, or an interest therein, which is covered by the definition of "property" set forth in section 3(d) of the Act (40 U.S.C. 472(d)), and also lands withdrawn or reserved from the public domain which are utilized by executive agencies for purposes other than national forests or national parks; and

(3) the term "excess property" means "excess property" as defined in section 3(e) of the Act (40 U.S.C. 472(e)).

RICHARD NIXON,
THE WHITE HOUSE,
February 10, 1970.

TAB B

SUMMARY OF GSA SURVEYS OF REAL PROPERTY HOLDINGS

MICHOUD ASSEMBLY FACILITY, NEW ORLEANS, LA.

GSA has not made a formal real property utilization survey of the Michoud Assembly Facility. However, a review tantamount to a survey was performed by GSA. This came about when NASA sought GSA clearance, pursuant to Executive Order 11508, to make space at Michoud available by permit to the Maritime Administration. Before giving the clearance, GSA asked for, and was provided in December 1970, a listing of the utilization of all Michoud facilities. GSA subsequently gave NASA the requested clearance and reported that contact with Michoud had been established. Also, GSA, following that contact, advised that representatives of our respective agencies would work closely concerning the availability of the property at Michoud. GSA screened other Federal agencies to

find possible tenants. As a direct result of the GSA utilization survey, the Department of Agriculture is now occupying, under a NASA permit, approximately 200,000 square feet of space for the term ending March 31, 1974. Other Government tenants at Michoud are the Maritime Commission and the Department of the Navy and their contractor, Bell Aerospace Corporation.

PLUM BROOK STATION, SANDUSKY, OHIO

In March 1971, GSA conducted a utilization survey of the Plum Brook Station. Subsequently GSA advised NASA, by letter dated July 28, 1971, that no property was identified during the survey as not utilized, underutilized, or not being put to optimum use and no recommendations were made for disposal. GSA closed the case at that time.

LEWIS RESEARCH CENTER, CLEVELAND, OHIO

In January 1971, GSA conducted a utilization survey of the Lewis Research Center. The resulting GSA survey report, issued in March, recommended that two 45 acre parcels (90 acres known as the West Area) be declared excess by NASA. NASA responded in July 1971 to the effect that LeRC, as a research and development laboratory, needed land to expand and accommodate emerging programs. It was pointed out that the land in question was acquired in 1958 expressly so that it would be available when needed. At a meeting with GSA on March 7, 1972, NASA presented additional reasons as to why the land should be retained. Although GSA has not made their final decision on the material presented on March 7th, indications were that they would probably adhere to their original recommendation to the Property Review Board that the land be excessed.

GODDARD SPACE FLIGHT CENTER, GREENBELT, MD.

On September 8, 1971, at the request of GSA, NASA Headquarters arranged with GSFC for GSA representatives to drive through GSFC and to be briefed on its real estate holdings. Accordingly, the following day, GSA scouted the Center to determine if a utilization survey would be needed. Following the inspection tour and briefing GSA indicated informally that a survey would not be needed.

GODDARD SPACE FLIGHT CENTER, OFF-SITE FACILITIES

A survey was made of the Agricultural Research Center in Beltsville, Maryland. In this connection the nine parcels of land, totaling approximately 620 acres, under permit from ARC to Goddard were examined. Although the actual date of the survey of ARC is not known by NASA we assume that it was performed sometime in CY 1971. NASA became directly involved when a representative from the Property Review Board requested and was given a tour of GSFC with an express interest in the off-site facilities located on ARC land. Information concerning the function of those facilities, cost of improvements, cost of related personal property and estimated cost of relocation was provided to the Property Review Board in October 1971 as requested. Although we do not have any official results of these surveys, indications are that ARC may be asked to release some of its land and that NASA facilities located on the permitted sites should not be seriously affected in an adverse way. The NASA sites may ultimately be woven into a rather comprehensive park program for the area. Also, there is a remote possibility that a portion of the permitted areas on which the NASA facilities are located may be transferred to us.

WALLOPS STATION, WALLOPS ISLAND, VA.

In November 1971, GSA conducted a utilization survey of the Wallops Station and submitted a formal report in March 1972. The report recommended that several vast acreages (about 40%) totalling approximately 2,600 acres be reported excess. At the same time, GSA also surveyed the 53 acre Eastville Camera Site and recommended that it be declared excess. The NASA response, set forth our justification for the retention of all the Wallops acreage. In the case of Eastville, NASA agreed to declare 50 acres excess by May 31, 1972, subject to a restrictive easement prohibiting any construction within 500 feet of the retained NASA operating nucleus. The NASA response was delivered to GSA on March 21, 1972, within the 20-day deadline. As of this writing, GSA has not acted on the NASA response.

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION,
Washington, July 13, 1972.

Col. HAROLD A. GOULD,
Technical Consultant Committee on Science and Astronautics, House of Representatives, Washington, D.C.

DEAR COLONEL GOULD: Enclosed, in response to your request, is a current status report of "GSA Real Property Utilization Surveys."

Sincerely yours,

GERALD J. MOSSINGHOFF,
Deputy Assistant Administrator for Legislative Affairs.

Enclosure.

GSA REAL PROPERTY UTILIZATION SURVEYS

The following is a status report of GSA Real Property Utilization Surveys involving NASA installations:

1. The survey of Lewis Research Center (LeRC), Cleveland, Ohio, and Plum Brook Station, Sandusky, Ohio, has been completed. The question of NASA retention of the 90 acre parcel at LeRC is still unresolved. Further word has not been received from either GSA or the Property Review Board on this case. The survey found the Plum Brook Station to be fully utilized and that portion of the case had been closed.

2. GSA survey work on the Wallops Station, Wallops Island, Virginia, survey is believed to be completed. GSA has met with NASA in an attempt to resolve differences and additional information has been provided to GSA by NASA.

3. The GSA Survey Report of Langley Research Center (LaRC), Hampton, Virginia, was received by NASA on July 6. It recommends declaring as excess a 50-acre marsh area, a 70-acre proposed expansion area, and the 110-acre Space Radiation Effects Laboratory. Disposal of this latter off-site facility is recommended by GSA upon completion of current programs there. A reply to the GSA report is under preparation now in conjunction with LaRC and NASA Headquarters' Office of Aeronautics and Space Technology and is due in GSA July 20, 1972. Special effort is being devoted to justification of the need for retention of the expansion area.

4. Information has been received that GSA will survey the Marshall Space Flight Center (MSFC), Huntsville, Alabama, on July 25. NASA Headquarters' Office of Facilities will provide assistance as necessary to MSFC in preparing for this survey.

We are privileged to have with us today, witnesses from the two cognizant agencies involved in the disposal of NASA lands: Bernard Moritz, Deputy Associate Administrator, Organization and Management, NASA; and Thomas M. Thawley, Commissioner, Property Management and Disposal Service, General Services Administration.

Mr. FUQUA. We will now receive the formal statements of the principal witnesses appearing before us today. I would suggest that members of the subcommittee withhold any questions until we have heard from the witnesses.

We will begin with Mr. Thawley.

(The biographical sketch of Mr. Thawley follows:)

THOMAS M. THAWLEY

Thomas M. Thawley, 41, Commissioner of the Property Management and Disposal Service (PMDS) of the General Services Administration, was appointed April 13, 1972.

PMDS is the branch of GSA which annually disposes of more than $1.6 billion worth of real and personal property by transferring it to other agencies, donating it or selling it. In addition, PMDS manages the Federal system of strategic materials stockpiles, which are valued at over $6 billion. The stockpile includes ores, metals and minerals essential to the support of the economy in time of national emergency.

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One of Thawley's major responsibilities is the Carson City Silver Dollar Program. Under this Program, the Government will offer for bid the last of its 90% silver dollars.

Two other responsibilities Thawley runs include President Nixon's Legacy of Parks Program and Project Home Run.

The Legacy of Parks Program is the Nixon Administration's continuing program to convey Federal property no longer needed by Federal agencies to state and local governments for use as park and recreation land. Parks are deeded to the local governmental body in perpetuity for the welfare and recreational use of all the people.

Under Project Home Run, GSA is shipping surplus civilian material from Vietnam back to the mainland for domestic use. This material consists of construction equipment, tools, medical supplies, kitchen equipment and clothing. Most of the property is given to the people through Federal, state and local agencies. Recipients pay only the transportation and handling costs.

Prior to joining GSA, Thawley was Deputy Assistant Secretary of Commerce for Economic Development Operations since 1969. Previously he held top positions with oil and gas pipeline companies in Texas, Missouri and Pennsylvania.

As a Deputy Assistant Secretary of Commerce, Thawley had direct supervision over public works grants and loans, business development loans and technical assistance, categories which represented annual Commerce expenditures of $225 million.

A native of Ridley Park, Pennsylvania, he attended schools in Rehoboth Beach, Delaware. He holds a bachelor of science degree from the U.S. Naval Academy at Annapolis. Between 1952 and 1956 he was a U.S. Air Force jet fighter pilot and served as assistant flight commander and supply officer of a jet fighter squadron in England.

Prior to his service at the Department of Commerce he was president and chief executive officer of National Transit Company of Pittsburgh, a vice president of the Amata Gas Corporation of Houston. Between 1960 and 1962 he was manager of European operations for an engineering consulting firm—Pipe Line Technologists Inc. of Houston.

He is a former member of the Transportation Committee of the U.S. Chamber of Commerce; the General Committee of the American Petroleum Institute, Division of Transportation; and the Association of Oil Pipe Lines.

He is married to the former Nancy Brelsford of Houston. The Thawleys have two children.

STATEMENT OF THOMAS M. THAWLEY, COMMISSIONER, PROPERTY MANAGEMENT AND DISPOSAL SERVICE, GSA; ACCOMPANIED BY RICHARD W. AUSTIN, ASSISTANT COMMISSIONER FOR REAL PROPERTY, GSA, AND CHARLES V. CURCIO, ASSISTANT GENERAL COUNSEL, GSA

Mr. THAWLEY. Thank you, Mr. Chairman.

Mr. Chairman and members of the subcommittee, my name is Thomas M. Thawley, and I am the Commissioner of General Services Administration's Property Management and Disposal Service. I am accompanied by Assistant Commissioner Richard W. Austin and Assistant General Counsel Charles V. Curcio. On behalf of the Acting Administrator of General Services, Mr. Arthur F. Sampson, I wish to thank you for the opportunity of presenting an overview of our real property utilization and disposal procedures. We hope this information will be of assistance to the subcommittee in considering whether a legislative provision should be enacted which would require formal reports to the Congress by the Administrator of the National Aeronautics and Space Administration concerning real estate disposal actions.

The basic objective of the real property utilization and disposal program of GSA embraces a twofold responsibility: first, that real property no longer needed by an agency may be used by another agency and thus limit expenditures for property acquisitions, and

second, that real property no longer needed by the Federal Government shall be disposed of promptly by placing it in active and productive non-Federal use for purposes which would best serve the public interest.

However, before real property no longer needed by an agency can be transferred to another agency having a need for it, or if an alternative Federal need does not exist, before it can be conveyed for local public or private use, the excess property must be identified as such. To assist in the identification of unneeded Federal real property, GSA conducts a program to survey the utilization of Federal landholdings as required by Executive Order 11508. Section 2(2) of the Executive order requires the Administrator of General Services to institute and conduct on a continuing basis a survey of the real property holdings of the executive agencies to identify properties which in his judgment are not utilized, are underutilized, or are not being put to their optimum use.

I would like to briefly discuss the procedures followed in the survey program. Properties are first considered for a formal utilization survey primarily on the basis of preliminary field reports or investigations by the GSA regional offices. Properties are selected for survey from among those the regional offices believe are inappropriately utilized. After properties have been selected for survey, GSA schedules a team of experienced personnel from the appropriate regional office to conduct the survey. However, before the actual field evaluation is initiated, appropriate Members of Congress are notified. The holding agency, that is, the agency or department accountable for the property, is contacted by GSA before the survey begins and asked for assistance and cooperation in preparing a factual analysis of the property involved. The current and prospective objectives of Executive Order 11508, the implementing survey program, and the governing regulations are discussed with holding agency officials at the field level as an integral part of the survey.

The GSA field team prepares a formal report containing a description of the facts of land utilization applicable to the particular property. This report is cleared by the regional office and submitted to the central office of the Property Management and Disposal Service of GSA for final review and approval.

When a survey report is approved by the GSA central office, a copy of the report is sent to the affected agency for comment. The department or agency is requested to respond within 20 days to the GSA report. Of course, such response is necessary only when the survey report recommends that certain property should be reported excess. If the report does not recommend that any property be reported excess, or the affected agency agrees to report property excess as recommended by the report, case operations are closed.

When an agency responds with objections to the analysis of the extent of the inappropriate utilization of the property, generally the lack of utilization, or the extent to which the survey report recommends that property be reported excess, GSA evaluates information supporting those objections at the GSA regional and central office levels. Many times discussions are held with representatives of the holding agency in an effort to narrow and resolve any disagreement. Such reconciliation is based on a review of the GSA utilization analysis in the light of additional use data presented by the holding agency which in many instances pertains to future plans for the

property. Agreements in this stage of the survey review between GSA and the holding agency will also result in the case being closed.

If GSA and the affected agency are unable to reach agreement on excessing action recommended by a survey, the case is referred to the Office of Management and Budget for comment and then, after further review, to the Property Review Board if appropriate. Executive Order 11508 established within the Executive Office of the President a Property Review Board which is assigned a major role in accomplishing the basic objective of the order. This role includes the review of contested cases and, on the basis of such independent review, the formulation of a recommendation to be made to the President.

When contested cases are scheduled for formal Property Review Board action, the members of the Board are provided with a full record, including the comments of the affected agency.

A recommendation by the Property Review Board after consideration of pertinent data does not necessarily conclude a case. The agency involved may request an appearance before the Board to appeal the Board's initial decision. The Board may accept or reject such a request but usually will grant the request in cases in which the agency raises significant programmatic issues.

After the Board has considered a case, or when all appeal aspects have been concluded, the final recommendation of the Board is submitted to the President. If the President concurs, he communicates this fact to the agency. When the President directs improved utilization of the property in question, the agency is also instructed to work with GSA in carrying out this directive.

I have traced the steps in the survey process to indicate the painstaking care, including an independent review of all contending views, which comprises efforts under the Executive order to identify excess real property and at the same time fully protect present and future program needs of the agencies for their property holdings.

Here I wish to mention the procedure of the Department of Defense in notifying the Congress of an intention to report real property excess to GSA. DOD is prohibited, by title 10 United States Code, section 2662, from submitting a report of excess real property to GSA for further Federal utilization or disposal until after the expiration of 30 days from the date upon which a report of the facts concerning the proposed disposal is submitted to the Committees on Armed Services of the Senate and House of Representatives. Accordingly, after DOD property is identified as unneeded, whether by survey procedure or otherwise, the Department submits a disposal report to the congressional committees 30 days in advance of reporting the property excess to GSA.

We have not formulated a position as to the desirability of the DOD congressional reporting procedure. However, our experience with this procedure indicates that it may tend to delay the utilization and disposal procedures applicable to property which is reported excess to GSA. In any event, should such legislation be considered, it should be made clear that the congressional report does not relate to the method or purpose of disposal, but only to NASA's need to retain the property.

At this point, then, I believe it would be appropriate for me to complete the picture of our functions in this area by quickly outlining the real property utilization and disposal procedures I mentioned.

When real property is no longer required for the discharge of a

Federal agency's responsibilities, that agency reports the property to GSA for further Federal utilization or disposal pursuant to the Federal Property and Administrative Services Act of 1949 and various related statutes.

GSA first notifies other Federal agencies that real property has been reported excess and is available for further use. Agencies have 30 days to notify GSA of their interest in acquiring the property. If a transfer is requested, GSA determines whether the request is fully justified, and, if so, the property is made available to the requesting agency for further use. However, the concurrence of OMB is required with respect to a transfer request where the property is valued at $100,000 or more. Such utilization procedures provide economies in Government operations by eliminating expenditures by agencies for additional property when suitable property is already owned by the Federal Government.

If no further Federal need for an excess property develops, or cannot be justified, the property is determined surplus by GSA. After such determination, State and local governmental bodies and nonprofit health and educational institutions are notified as to the availability of surplus real property which they may acquire for specific uses pursuant to various provisions of law. Eligible applicants are given a period of 20 days to inform GSA of their desire to acquire the property, although additional time may be granted. The main purposes for which surplus real property may be made available to eligible local interests, at the discretion of GSA, and any monetary consideration involved, are as follows:

1. Public park and public recreational purposes at up to 100 percent public benefit allowance.
2. Historic monument purposes without monetary consideration.
3. Public health or educational purposes at up to 100 percent public benefit allowance.
4. Wildlife conservation purposes without consideration.
5. Public airport purposes without consideration.
6. By negotiated sale without use restriction at fair market value.

Surplus real property which is not disposed of for local public use is offered for sale. Ordinarily, properties are offered for sale to the public after advertising on a competitive bid basis. The appraised fair market value of the property underlies sale transactions.

To summarize, the objective of our responsibilities in this area is the economical and efficient utilization of Federal real property and the disposal of real property surplus to Federal requirements. In attempting to achieve this objective, the essential purpose of the survey program is to identify unneeded real property. However, full consideration, including an independent review, is given to agency real property needs under this program. Finally, we attempted to show that if our disposal procedures are to be fully responsive to public needs they must be implemented promptly.

Mr. Chairman, this concludes my formal presentation. We shall be happy to respond to any questions which you or the other members of the subcommittee may wish to ask.

Mr. FUQUA. I am sure there will be questions. Thank you.

We will hear next from Mr. Moritz.

Mr. MORITZ. Thank you, Mr. Chairman.

STATEMENT OF BERNARD MORITZ, DEPUTY ASSOCIATE ADMINISTRATOR FOR ORGANIZATION AND MANAGEMENT, NASA; ACCOMPANIED BY MAJ. GEN. ROBERT H. CURTIN, DIRECTOR OF FACILITIES, NASA, AND WOLF HABER, DEPUTY ASSISTANT GENERAL COUNSEL, NASA

Mr. MORITZ. Mr. Chairman and members of the subcommittee:

I am accompanied this morning by Maj. Gen. Robert H. Curtin, Director of Facilities, NASA, who is prepared to assist me in answering any questions you may have, and by Mr. Wolf Haber, Deputy Assistant General Counsel, NASA.

The effective utilization of existing Federal real property has been a major consideration within NASA since the establishment of the agency in 1958. The inventory of land under direct control of NASA totals approximately 450,000 acres of which only 144,466 acres are actually owned in fee. The remainder is utilized under permits and use agreements with other Federal and State agencies with a small amount acquired under leases with private parties. At the Mississippi test facility we maintain a large buffer zone primarily through the use of restrictive easements with private landowners. Also, in addition to holding our land acquisitions to a minimum, we have endeavored to achieve optimum utilization of our real property by making such property available for use by others where joint use can be made without interference with on-going programs.

The management of our real property facilities receives continuing attention at all levels of management within NASA from our centers to the headquarters. It is NASA policy to dispose of real estate which is not needed to fulfill current or foreseeable requirements. Unless authorized by specific act of Congress, all disposals of real estate are made under the authority of the Federal Property and Administrative Services Act of 1949, as amended, and implementing regulations issued by the General Services Administration. Land, buildings, and other structures and facilities undergo continuing review for consideration of reporting any property which may be excess to our needs.

With the issuance in February 1970 of Executive Order 11508 providing for the identification of unneeded Federal real property, NASA initiated surveys of all the real property under its control and, as required by the Executive order, identified properties that were not being utilized, underutilized, or not being put to optimum use. This information was provided in several reports to the General Services Administration during 1970 as directed. Further, the requirements for an annual review of the agency's real property holdings as prescribed in Office of Management and Budget Circular No. A–2, Revised, and the Federal property management regulations issued by the General Services Administration, have been implemented in NASA management instructions. The reviews are performed at the NASA installation level and in accordance with the guidelines set forth in the aforementioned regulations. A written record of the review is prepared and maintained at the installation. Annual reports to NASA headquarters require evidence that all of the real property has been reviewed and advice as to the action(s) to be taken on any property determined to be excess. As a result, action relating to disposal of real property and interests therein may be initiated at either the headquarters or at the field level as appropriate.

With specific regard to GSA's implementation of Executive Order 11508 relative to NASA, thus far there have been five major GSA real property utilization surveys of NASA installations. These involved Lewis Research Center and Plum Brook Station in Ohio, Wallops Station and Langley Research Center in Virginia, and Marshall Space Flight Center in Alabama.

These surveys are at various stages of completion with GSA having made, in some cases, recommendations for disposal of property. NASA—in turn—has furnished additional supporting information to support our positions and utilization plans for the concerned properties. With the exception of Plum Brook Station for which GSA has completed its survey and found it to be fully utilized, no final decisions, to our knowledge, have been made on the other surveys. We will continue to work with GSA in an effort to hopefully reach a mutual accord in these matters.

This, Mr. Chairman, is a brief summary of real property management activities and procedures within NASA, and the extent to date of the GSA real property surveys at NASA installations as a result of the implementation of Executive Order 11508.

This concludes my statement, Mr. Chairman.

Mr. FUQUA. Thank you very much, Mr. Moritz.

I believe Mr. Mosher has some questions that he would like to ask.

Mr. MOSHER. Mr. Chairman, thank you.

Mr. Moritz, on page 2 of your testimony you state that GSA has in several cases made recommendations for disposal of NASA property. Can you state which of the NASA installations recently surveyed by GSA contained property which has been recommended for disposal by GSA? I don't believe we have that yet in testimony this morning.

Mr. MORITZ. No, sir.

Mr. MOSHER. Which of the NASA installations are affected?

Mr. MORITZ. Mr. Mosher, I should qualify the statement that GSA has made recommendations respecting disposal, by stating those recommendations are not the final positions of GSA. They are recommendations which have been passed to NASA and we have, in accordance with the process Mr. Thawley outlined, been exchanging correspondence with GSA on these matters.

Mr. MOSHER. In effect, they are recommendations that are under mutual consideration.

Mr. MORITZ. Tentative recommendations of the GSA, I believe.

The recommendations which do at this point suggest disposal relate to property at Lewis, 90 acres at Lewis.

There is property at Wallops Island, and property at Langley which GSA has suggested should be excessed.

If you would like us to present the charts of what properties are involved, we would be glad to, Mr. Mosher.

Mr. MOSHER. Because of the location of my district I have to have a special interest in the Lewis Research Center. I would like to know where this 90 acres is.

Mr. MORITZ. I would be glad to have Bob Curtin put these charts up and identify them for you.

Mr. MOSHER. Plum Brook Center is completely in my district, Lewis is on the edge of it. But as I understand it, the decision has been made as far as Plum Brook is concerned.

Mr. MORITZ. That is correct. GSA has determined that the properties at Plum Brook are fully utilized and they are not at this time considered for disposal.

Mr. MOSHER. I am sure Colonel Gould understands when I say I would be horrified at the thought of resurrecting some of the problems of the planned transfer at Plum Brook Center. We need not get into that for the moment.

Where are the 90 acres at Lewis?

Mr. MORITZ. I think the charts would be the best way to present the picture, Mr. Mosher.

Mr. MOSHER. Yes.

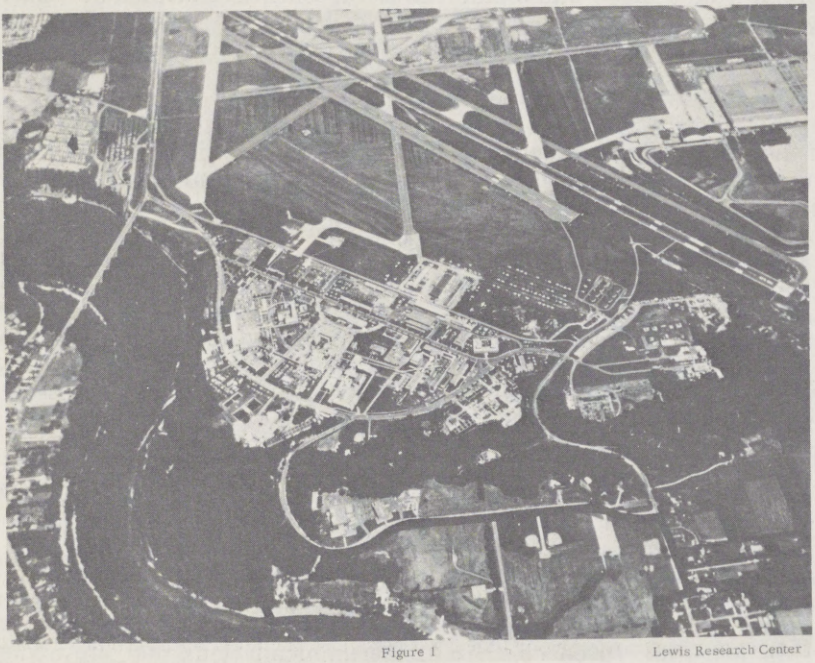

Figure 1 Lewis Research Center

General CURTIN. This photograph (fig. 1) represents a picture of the Lewis Research Center. The center portion is here (indicating), and you will note in the upper righthand side the intersection of the Cleveland International Airport, which abuts the Lewis Center property. We have hangar access to the field from this area.

The city of Cleveland is on the north side. You see Lewis on the west edge of Cleveland, with the airport between Lewis and the city.

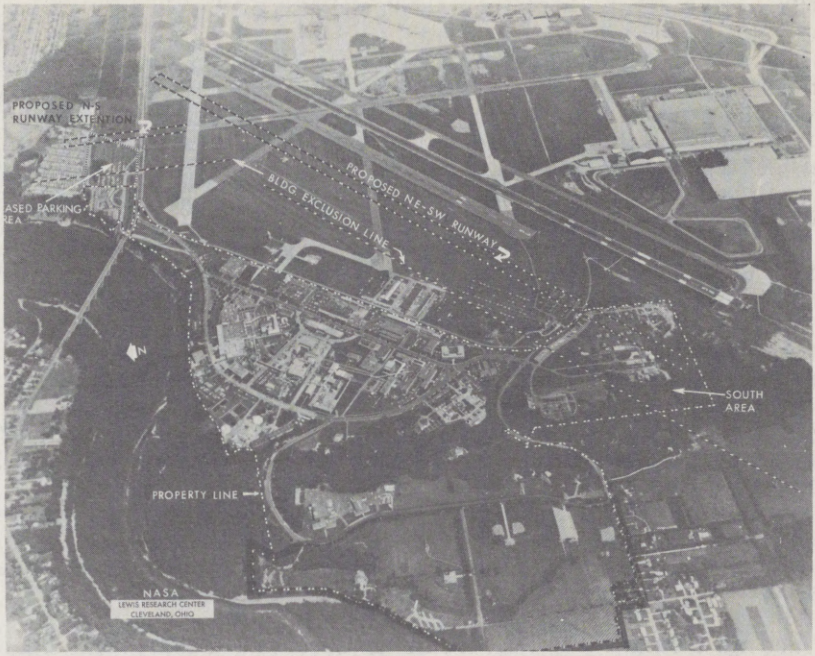

Figure 2 Lewis Research Center

The Center consists of four major areas (fig. 2). Here is the north area, of which about 10 acres is Government-owned; here is the central area of the center, and over here is the south area.

At approximately this line the jurisdiction of Cleveland terminates and the city of Brookside Park begins.

The area in question is a portion of the west area shown within the red boundary which involves 90 acres on the west side of the Center. This 90 acres was a portion of an acquisition made in 1958–63, a total of 140 acres at that time, as I recall. The area in question is this 90 acres shown here in what is commonly called the "West Area" of the Lewis Research Center.

Mr. MOSHER. Immediately to the left in the picture, of course, is the Rocky River.

General CURTIN. Yes.

Mr. MOSHER. At the right is the airport; and over the years I recall considerable concern being expressed that Lewis Research Center was terribly cramped in for its facilities. I have heard discussion over the years—although not in the last 2 or 3 years—of a feeling of alarm over where the facility might expand, assuming there might some time be a need to expand. I suppose the 90 acres was about the only safety valve Lewis had in this respect. Is that correct?

General CURTIN. That is correct. As you aptly point out, there are very active plans to expand the Hopkins International Airport at the present time. I have shown here only some of the major impact of the north-south runway. Of major concern to us is the northeast-southwest runway, which would run into this property and require major relocation here.

This is essentially the only undeveloped area of the Center.

Rocky River runs in this general area here.

The Center is impacted by Abrams Creek, a small creek which drains into the Rocky River. The land shown here in black is very steep and can not be used or developed economically. We have started development on the other side of the creek in an outward expansion in this general direction. But this is essentially the only major area left. We are bounded by the creek, the airport, and by residential areas on this other side.

Mr. MOSHER. Much of Lewis Research Center's basic work is in propellants, that sort of thing, where I have felt they needed elbow room for safety reasons.

Mr. HECHLER. Would the gentleman yield?

Mr. MOSHER. Yes.

Mr. HECHLER. You mentioned the possible expansion of the airport. Is there any possible future feasibility in utilizing any of these 90 acres for relocation of the facilities that are in the path of the airport expansion in the area to the upper right above the 90-acre red-lined area you pointed to?

General CURTIN. These facilities would have to be relocated. It is our present thinking that the majority of them would have to go naturally into an area here (indicating) or be fitted along this ridge line.

Mr. HECHLER. You circled the pointer into the 90 acres.

General CURTIN. Yes, sir. Some of these are supply and open storage area requirements.

The natural relocation of those would not be on the Center base, or main area, which is already heavily populated, but would tend to flow this way. Detailed planning on that is not complete.

The only impact of the airport itself on the 90 acres, other than possible relocation of facilities, involves the FAA facility presently located on the 90 acres, and we understand from FAA they would like additional land in that area. That has not been finalized.

Mr. FUQUA. May I ask what FAA facility is on the 90 acres?

General CURTIN. As I recall it, they have a surveillance radar readout system and are talking of needing an instrument landing approach system and broadcast system in connection with expansion of the airfield.

Mr. FUQUA. Go ahead.

Mr. HECHLER. I have just one additional question.

I am curious as to where the pressure is coming from for utilization of the 90 acres.

Mr. MOSHER. You mean pressure as far as Lewis is concerned?

Mr. HECHLER. Pressure so far as disposal of this property is concerned. Someone must want to use it or they would not be disposing of it.

Mr. THAWLEY. Mr. Hechler, GSA conducted the survey in its normal program. It was at that time the judgment of GSA people on the ground, in coordination with the NASA people there, that the 90 acres which had been recommended for excessing were underutilized and with no predictable plans by GSA for their use.

Mr. HECHLER. If something is underutilized and someone else wants to use it, I wondered who wants to use it.

Mr. THAWLEY. The airport expansion program was brought to our attention, and it became apparent that NASA has a requirement to move some of their facilities at the end of the runway. FAA has indicated they might require Federal land there.

The result of that is that we have recommended to the Property Review Board, where this case now is, last August that they defer action until the final plans for the airport have been completed and we know what the complete Federal requirements for land in that area will be.

Mr. HECHLER. I thank the gentleman from Ohio for yielding.

Mr. MOSHER. I think it is a very reasonable suggestion that until the airport plans are firmed up this decision could well be deferred.

The staff has prepared quite a few questions that I would like to submit to you, Mr. Thawley, for answers for the record, if I may.

On page 2 of your testimony you say before an actual field evaluation is initiated appropriate Members of Congress are notified.

Who are the appropriate Members of Congress, and which Members were notified prior to the GSA survey at Lewis?

Mr. THAWLEY. The appropriate Member of Congress would be the Representative in whose district the property is located.

Mr. MOSHER. Yes.

Mr. THAWLEY. That is an informal notification from the GSA Congressional Relations Office, sir.

Mr. MOSHER. Perhaps I was notified as far as Plum Brook Station is concerned.

Well, come to think of it, technically it is not in my district at the moment. It will be next year. So probably if I was notified you are technically absolutely correct.

Mr. THAWLEY. I see.

Mr. MOSHER. Can you give us just a little more idea of what the criteria are that GSA uses in the evaluation of real estate utilization, say at Lewis Research Center?

I certainly agree with your statement on page 8 of your summary, stating the objective of your responsibility. I think it is essential that GSA or somebody does what you are doing here, in the interest of the public and of efficiency and economy in the Federal Government.

But what criteria are used in evaluating the need for these 90 acres at Lewis?

Mr. THAWLEY. We would be glad to furnish for the record, if you prefer, and you, Mr. Chairman, the standards our field people use.

Mr. FUQUA. You might read them if you have them here or make them part of the record.

Mr. THAWLEY. Yes; all right.

This is contained in Federal Property Management Regulation 101–47.8. It is subparagraph .801:

"Each executive agency shall use the following standards in identifying unneeded Federal property.

(a) Definitions.—(1) Not utilized. "Not utilized" means an entire property or portion thereof, with or without improvements, not occupied for current program purposes of the accountable executive agency, or occupied in caretaker status only.

(2) Underutilized.—"Underutilized" means an entire property or portion thereof, with or without improvements:

(i) Which is used only at irregular periods or intermittently by the accountable executive agency for current program purposes of that agency; or

(ii) Which is used for current program purposes that can be satisfied with only a portion of the property.

(3) Not being put to optimum use. "Not being put to optimum use" means an entire property or portion thereof, with or without improvements, which:

(i) Even though utilized for current program purposes of accountable executive agency is of such nature or value, or is in such a location that it could be utilized for a different significantly higher and better purpose; or

(ii) The costs of occupying are substantially higher than would be applicable for other suitable properties that could be made available to the accountable executive agency through transfer, purchase, or lease with total net savings to the Government after consideration of property values as well as costs of moving, occupancy, efficiency of operation, environmental effects, regional planning, and employee morale.

(b) Guidelines. The following general guidelines shall be considered by each executive agency in its annual review (see Sec. 101–47.802):

These are also considered by our survey teams—

(1) Is the property being put to its highest and best use?

(i) Consider such aspects as surrounding neighborhood, zoning, and other environmental factors;

(ii) Is present use compatible with State, regional, or local development plans and programs?

(iii) Consider whether Federal use of the property would be justified if an equivalent commercial rental charge for its use was added to the program costs for the function it is serving.

(2) Are operating and maintenance costs excessive?

(3) Will contemplated program changes alter property requirements?

(4) Is all of the property absolutely essential for program requirements?

(5) Will local zoning provide sufficient protection for necessary buffer zones if a portion of the property is released?

(6) Are buffer zones kept to an absolute minimum?

(7) Is the present property inadequate to serve contemplated future programs?

(8) Can net savings be realized through relocation considering property values or rentals, cost of moving, occupancy, and increased efficiency of operations?

(9) Have developments on adjoining nonfederally owned land or public access or road rights-of-way granted across the Government-owned land rendered the property or any portion thereof unsuitable or unnecessary for program requirements?

(10) If Federal employees are housed in Government-owned residential property, is the local market willing to acquire Government-owned housing or can it provide the necessary housing and other related services, thereby enabling the Government-owned housing area to be released?

(11) Can the land be disposed of and program requirements satisfied through reserving rights and interests to the Government in the property if it is released?

(12) Is a portion of any property being retained——

Mr. FUQUA. Mr Thawley, why do we not just include that as part of the record? Then it won't be necessary for you to read it.

Mr. THAWLEY. I am almost finished, Mr. Chairman.

Mr. FUQUA. Excuse me.

Mr. THAWLEY. (12), again.

Is a portion of any property being retained primarily because the present boundaries are marked by the existence of fences, hedges, roads, and utility systems?

(13) Is any land being retained merely because it is considered undesirable property due to topographical features or encumberances for rights-of-way?

(14) Is land being retained merely because it is landlocked?

(15) Is there land or space in Government-owned buildings which can be made available for utilization by others within or outside Government on a temporary basis.

They are the guidelines and standards.

Mr. MOSHER. Those guidelines seem reasonable to me, Mr. Chairman. I have the impression that they have been carefully considered and are wise.

I would like to find out for the record and have indicated for the record whether NASA agrees that, applying these guidelines, GSA is correct in recommending the disposal of this 90-acre parcel. In other words, does NASA agree to its disposal, or object to its disposal? And can we have for the record, not necessarily now but for the record,what arguments NASA is using to oppose the disposal, if it is being opposed?

Mr. MORITZ. I can give you a categorical reply that we do not concur with the GSA tentative recommendation, or the recommendation made to the Property Review Board, which I guess is the case here. We do not agree with this recommendation.

As General Curtin pointed out, we see possible problems in connection with the extension of the runways at the Hopkins Terminal.

In addition, we have reservations concerning the excessing of property, because there is no other contiguous area at Lewis which offers the potential for expansion——

Mr. MOSHER. I am very much aware of that.

Mr. MORITZ (continuing). As we tried to plan in the past at all our centers.

We do have strong reservations.

I would be glad to furnish for the record our letters to GSA setting forth our position. (See p. 33.)

Mr. MOSHER. Mr. Chairman, I will turn in the rest of these questions in the hope that we have them answered for the record.

Mr. FUQUA. They will be made part of the record.

(Questions and answers submitted by NASA for the record follow:)

LEWIS RESEARCH CENTER

Question. Looking at the history of the 90-acre parcel in particular, when did NASA purchase this property and what purpose did it have in mind at the time? What was the purchase price of the property at that time?

Answer. The 90 acres we are now discussing is a residual part of 140 acres authorized for purchase by the Congress in FY 1958. It was actually purchased during the period 1958–1963 at a cost of about $305,000, or approximately $2,180 average per acre. This land was specifically acquired to meet the needs of future expansion of this very important laboratory.

Question. What purpose does NASA see putting that land to at the present time? What would be an approximation of the market price of that land at the present time?

Answer. This 90 acres is a part of the Lewis Research Center defined as the "West Area". Our development planning at present involves some eight future facilities, laboratories and technical facilities, to be sited in this area. This is clouded somewhat, at the moment, by the rapidly advancing planning for the expansion of the Cleveland Hopkins International Airport. A proposed NE–SW runway for the airport would effectively delete a major portion of the Lewis "South Area" and require relocation of these activities and facilities probably mostly to the West Area. The impact of this total airport expansion on Lewis is being studied.

Regarding the approximate market price of the land, NASA has not had the property appraised, and we are not aware of any related actions which might establish are estimated market value for the 90-acre parcel.

Question. Have any GSA or NASA officers been contacted by commercial real estate development interests relative to the 90-acre parcel being declared excess? In particular, did GSA solicit the views of commercial developers in its survey of Lewis' real estate utilization?

Answer. Insofar as NASA is concerned, we know of no such contacts.

Question. What is the total acreage of Lewis including the 90-acre parcel at the present time?

Answer. The total existing land acreage at Lewis Research Center is about 350 acres which includes the 90 acres under discussion.

Question. What is the actual purpose to which the 90-acre West Area parcel is put at the present time?

Answer. These 90 acres are now used somewhat as a "buffer zone" between the Center and the residential areas to the west and south. At this time, NASA has a conference facility, storage buildings, open storage for cryogenics, and FAA facility (related to the Cleveland Airport), and some Center recreational facilities. In addition, NASA has permitted an area to the City of Brookpark for recreational use. This use is in keeping with the long-term need for this land for Center expansion.

Question. Would the disposal of the 90-acre parcel in any way hamper present operations and/or programs?

Answer. Of course, NASA would first have to relocate the facilities and activities now on the 90 acres to other on-Center locations. This in itself will be a problem. If one pictures homes, for example, being built on this land we would certainly have problems, especially with some of our outdoor work. The extent of this impact is difficult to forecast precisely. Other uses would present varying problems in relation to our present operations and/or programs. If, on the other hand, the airport runway impacts our South Area, we'd probably need major areas in the West Area to relocate some of these activities. We are also sure that the disposal of the area will have some impact on FAA.

Question. Looking at the total Lewis acreage without the 90-acre parcel, how intensively is that acreage utilized and what margins for expansion would there be?

Answer. The area is now somewhat comparable in density to a "downtown" city block. The layout initially was and has continued to be "tight". There is no room for expansion unless something is deleted. While this possibility exists, it permits only very small areas and essentially there would be no room for any large facilities.

Question. What programs and/or activities does Lewis see picking up or being added that would necessitate its retention of the 90-acre West Area parcel?

Answer. Lewis Research Center has experienced quite an expansion of facilities over the past, and future program expansion is geared mainly to aeronautics. Some of these programs are:

a. Aircraft propulsion noise.
b. Lift-fan engine work.
c. Future propulsion systems for STOL application.
d. Effects of cross flow and foreign objects on large, low-pressure fans and engines.
e. Antenna investigations for power transmission application as well as communications.
f. Work in the laser power area.

In addition, it is noted that FAA will probably need more land in this area for facilities related to the airport. Also, NASA is concerned about the potential need to relocate facilities from the "South Area" and this will in all probability impact this "West Area".

Questions and Answers Submitted for the Record by the General Services Administration

Question. 1. Mr. Thawley: On page 2 of your testimony you state that before an actual field evaluation is initiated appropriate Members of Congress are notified. When NASA installations are being surveyed who are the "appropriate Members of Congress" to be notified? Could you please state which Members of Congress were notified prior to the GSA survey of Lewis Research Center?

Answer 1. Prior to survey, we notify the Congressman in whose district the property is located, the 2 Senators, and any member of Congress who has expressed interest in the property. Lewis Research Center is in the 13th Congressional District represented by Congressman Charles A. Mosher. Congressman Mosher and Senators Saxbe and Taft were not notified because at the time of this survey (March 1971) there was no Congressional notification requirement.

Question 2. Would you please indicate the criteria used by GSA in evaluating real estate utilization at the Lewis Research Center.

Answer 2. Below is a copy of Federal Property Management Regulation 101–47.8 which contains the criteria used in evaluating real property utilization and which were applied during the survey of Lewis Research Center.

SUBPART 101–47.8 IDENTIFICATION OF UNNEEDED FEDERAL REAL PROPERTY [1]

§ 101–47.800 Scope of subpart.

This subpart is designed to implement section 2 of Executive Order 11508 of February 10, 1970, as amended by Executive Order 11560 of September 23, 1970 (see § 101–47.4914), which provides that the Administrator of General Services shall (a) establish uniform standards and procedures for the identification of property that is not utilized, is underutilized, or is not being put to its optimum use; (b) survey property holdings of all executive agencies to identify any such properties in those categories; and (c) report any properties so identified which in the judgment of the Administrator should be reported as excess property. Section 2 of Executive Order 11508 as amended by Executive Order 11560 also provides that the heads of executive agencies shall conform their policies, regulations, and practices to the provisions of the standards and procedures established by the Administrator of General Services. The terms "executive agency," "property," and "excess property" as used in this subpart are defined in Executive Order 11508 as amended by Executive Order 11560. The provisions of this subpart are presently limited to fee-owned properties and supporting lease-holds and lesser interests located within the States of the United States, the District of Columbia, the Commonwealth of Puerto Rico, and the Virgin Islands. The scope of this subpart may be enlarged at a later date to include properties in additional geographical areas and other interests in property.

§ 101–47.801 Standards.

Each executive agency shall use the following standards in identifying unneeded Federal property.

(a) *Definitions.*—(1) *Not utilized.* "Not utilized" means an entire property or portion thereof, with or without improvements, not occupied for current program purposes of the accountable executive agency, or occupied in caretaker status only.

(2) *Underutilized.* "Underutilized" means an entire property or portion thereof, with or without improvements:

(i) Which is used only at irregular periods or intermittently by the accountable executive agency for current program purposes of that agency; or

(ii) Which is used for current program purposes that can be satisfied with only a portion of the property.

(3) *Not being put to optimum use.* "Not being put to optimum use" means an entire property or portion thereof, with or without improvements, which:

(i) Even though utilized for current program purposes of the accountable executive agency is of such nature or value, or is in such a location that it could be utilized for a different significantly higher and better purposes; or

(ii) The costs of occupying are substantially higher than would be applicable for other suitable properties that could be made available to the accountable executive agency through transfer, purchase, or lease with total net savings to the Government after consideration of property values as well as costs of moving, occupancy, efficiency of operations, environmental effects, regional planning, and employee morale.

(b) *Guidelines.* The following general guidelines shall be considered by each executive agency in its annual review (see § 101–47.802):

(1) Is the property being put to its highest and best use?

(i) Consider such aspects as surrounding neighborhood, zoning, and other environmental factors;

(ii) Is present use compatible with State, regional, or local development plans and programs?

(iii) Consider whether Federal use of the property would be justified if an equivalent commercial rental charge for its use was added to the program costs for the function it is serving.

(2) Are operating and maintenance costs excessive?

(3) Will contemplated program changes alter property requirements?

(4) Is all of the property absolutely essential for program requirements?

(5) Will local zoning provide sufficient protection for necessary buffer zone if a portion of the property is released?

(6) Are buffer zones kept to an absolute minimum?

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[1] Federal Property Management Regulations (Amendment H–74, March 1972).

(7) Is the present property inadequate to serve contemplated future programs?

(8) Can net savings be realized through relocation considering property values or rentals, cost of moving, occupancy, and increased efficiency of operations?

(9) Have developments on adjoining nonfederally owned land or public access or road rights-of-way granted across the Government-owned land rendered the property or any portion thereof unsuitable or unnecessary for program requirements?

(10) If Federal employees are housed in Government-owned residential property, is the local market willing to acquire Government-owned housing or can it provide the necessary housing and other related services, thereby enabling the Government-owned housing area to be released?

(11) Can the land be disposed of and program requirements satisfied through reserving rights and interests to the Government in the property if it is released?

(12) Is a portion of any property being retained primarily because the present boundaries are marked by the existence of fences, hedges, roads, and utility systems?

(13) Is any land being retained merely because it is considered undesirable property due to topographical features or encumberances for rights-of-way?

(14) Is land being retained merely because it is landlocked?

(15) Is there land or space in Government-owned buildings which can be made available for utilization by others within or outside Government on a temporary basis?

§ 101–47.802 Procedures.

(a) *Executive agency annual review.* Commencing with fiscal year 1971, each executive agency shall make an annual review of its property holdings, which review, to the extent of the properties covered by the review, also shall constitute compliance with the annual review requirements of OMB Circular No. A–2, Revised. (See § 101–47.4908.)

(1) In making such annual reviews, each executive agency shall use the standards set forth in § 101–47.801 in identifying property that is not utilized, is underutilized, or is not being put to its optimum use.

(2) A written record of the review of each individual facility shall be prepared, and a copy of the review record shall be made available to GSA upon request or to the GSA survey representative at the time of the survey of each individual facility. The written review record shall contain comments relative to each of the above guidelines.

(3) Each executive agency shall, as a result of its annual review, determine, in its opinion, whether any portion of its property is not utilized, is underutilized, or is not being put to optimum use. With regard to each property, the following actions shall be taken:

(i) When the property or a portion thereof is determined to be not utilized, the executive agency shall:

(A) Initiate action to release the property; or

(B) Hold for a foreseeable future program use upon determination by the head of the executive agency. Such determination shall be fully and completely documented and the determination and documentation kept available for GSA review (see § 101–47.802(b)(3)(ii)(B)). If property of this type which is being held for future use can be made available for temporary use by others, the executive agency shall notify the appropriate regional office of GSA before any permit or license for the use is issued to another Federal agency or before any out-lease is granted by the executive agency. GSA will advise the executive agency whether the property should be permitted to another Federal agency or temporary use and will advise the executive agency the name of the Federal agency to whom the permit shall be granted

(ii) When the property is determined to be underutilized, the executive agency shall:

(A) Limit the existing program to a reduced area and initiate action to release the remainder; or

(B) Shift present use imposed on the property to another property so that release action may be initiated for the property under review.

(iii) When, based on an indepth study and evaluation, it is determined

that the property is not being put to its optimum use, the executive agency shall relocate the current program whenever a suitable alternate site, necessary funding, and legislative authority are available to accomplish that purpose. When the site, funding, or legislative authority are not available, a special report shall be made to the appropriate regional office of GSA for its consideration in obtaining possible assistance in accomplishing relocation.

(b) *GSA survey*. Pursuant to section 2(2) of Executive Order 11508 of February 10, 1970, as amended by Executive Order 11560 of September 23, 1970, GSA will conduct, on a continuing basis, a survey of real property holdings of all executive agencies to identify properties which, in the judgment of the Administrator of General Services, are not utilized, are underutilized, or are not being put to their optimum use.

(1) Surveys by GSA of the real property holdings of all executive agencies will be conducted by officials of the regional offices of GSA for the property within the geographical area of each region.

(i) The head of the field office of the agency having accountability for the facility will be notified in advance of a scheduled GSA survey and furnished at that time with copies of these regulations.

(ii) The head of that field office shall arrange for an appropriate official of the executive agency having necessary authority, and who is sufficiently knowledgeable concerning the property and current and future program uses of the property, to be available to assist the GSA representative in his survey.

(2) [Reserved]

(3) To facilitate the GSA survey, executive agencies shall:

(i) Cooperate fully with GSA in its conduct of the surveys; and

(ii) Make available to the GSA survey representative records and information pertinent to the description and to the current and proposed use of the property such as:

(A) Brief description of facilities (number of acres, buildings, and supporting facilities);

(B) The most recent utilization report or analysis made of the property including the written record of the annual review made by the agency, pursuant to § 101–47.802(a), together with any supporting documents;

(C) Maps, drawings, and lay-out plans;

(D) Plans of use; and

(E) Agency use criteria.

(4) Upon receipt of notification of the pending GSA survey, the executive agency shall initiate action immediately to provide the GSA representative with an escort into classified or sensitive areas or to inform that representative of steps that must be taken to obtain necessary special security clearances or both.

(5) Upon completion of the field work for the survey, the GSA representative will so inform the executive agency official designated pursuant to § 101–47.802(b)(1). To avoid any possibility of misunderstanding or premature publicity, preliminary findings will not be discussed with this official. The GSA regional office will evaluate and incorporate the results of the field work into a survey report and forward the survey report to the GSA Central Office. The GSA Central Office will notify the head of the executive agency or his designee, in writing, of the survey findings. A copy of the survey report will be enclosed when a recommendation is made that some or all of the property should be reported excess, and the comments of the executive agency will be requested thereon. The executive agency will be afforded a period of 20 calendar days from the date of the notice in which to make such comments. If the executive agency concurs in the survey recommendations, the case will be closed at such time as the agency reports the property excess to GSA for disposal. If the executive agency disagrees with the survey recommendations, the GSA Central Office will attempt to reach an accord with the agency on those matters in dispute. Failing to reach an agreement with the agency, the GSA Central Office will submit the case to the Property Review Board for review and recommendations to the President as prescribed in sections 2 (3) and 3 of Executive Order 11508 as amended by Executive Order 11560. If comments are not received from the executive agency within the

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prescribed time period, the GSA Central Office will submit the case immediately without such comments.

SUBPART 101–47.49 ILLUSTRATIONS

§ 101–47.4914 Executive Order 11508 as amended by Executive Order 11560.

(a) Page 1 of Executive Order 11508.

PROVIDING FOR THE IDENTIFICATION OF UNNEEDED FEDERAL REAL PROPERTY

Whereas proper management and use of the Nation's resources require a continuing and critical review of real property held by the Federal government in order to insure that each such property is promptly released by the agency concerned for appropriate disposition whenever changing program requirements of the agency, or other considerations, obviate the need of the agency for such property; and

Whereas existing law, including the Federal Property and Administrative Services Act of 1949, as amended (hereinafter referred to as "the Act"), authorizes the President to prescribe property utilization and disposal policies consistent with and deemed necessary to effectuate its provisions; and

Whereas I have determined that it would be in the public interest to enunicate a uniform policy for the Executive branch of the Government with respect to the identificaton of excess real property holdings, and to establish uniform procedures with respect thereto, in order to insure the prompt identification and release by executive agencies of real property holdings that are no longer essential to their activities and responsibilities:

Now, therefore, by virtue of the authority vested in me by section 205(a) of the Act (40 U.S.C. 486(a)), and as President of the United States, it is hereby ordered as follows:

SECTION 1. In conformity with sections 202(b) and (c) of the Act (40 U.S.C. 483(b) and (c)), the head of each executive agency, consistent with the policies set forth in Office of Management and Budget Circular No. A–2, Revised, shall:

(1) institute immediately a vigorous and complete survey of all real property under his control; and

(2) make a report to the Administrator of General Services within sixty days of the date of this order, listing any such property or portion thereof, and state whether it is not utilized, is underutilized, or is not being put to its optimum use.

SEC. 2. The Administrator of General Services shall:

(1) within sixty days of the date of this order, and in implementation of the policies set forth in Office of Management and Budget Circular No. A–2, Revised, establish uniform standards and procedures for the identification of real property that is not utilized, is underutilized, or is not being put to optimum use, and the heads of other executive agencies shall thereafter conform their policies, regulations, and practices to the provisions of such standards and procedures;

(2) within sixty days of the date of this order, institute, and thereafter conduct on a continuing basis, a survey of the real property holdings of all executive agencies to identify properties which in his judgment are not utilized, are underutilized, or are not being put to their optimum use; and

(3) make reports to the President, listing any property or portion thereof (identified either by Executive agencies or as a result of the Administrator's survey) which has not been reported excess and which in the Administrator's judgment is either not utilized, is underutilized, or is not being put to its optimum use, and which in his judgment should be reported as excess property.

SEC. 3. (a) The reports required of the Administrator of General Services by section 2 of this order shall be made to the President through a Proper Review Board, which is hereby established.

(b) The members of the Property Review Board shall be the Associate Director of the Office of Management and Budget, the Chairman of the Council of Economic Advisers, the Chairman of the Council on Environmental Quality, the Administrator of General Services, and such other officers or employees of the Executive branch as the President may from time to time designate. One of the members of the Board shall be designated by the President as Chairman. The Board shall have an Executive Secretary, who shall be appointed by the President.

(c) The Property Review Board shall review the reports made by the Administrator of General Services pursuant to section 2 of this order, as well as other reports to the President making recommendations for the use or disposition of

specific parcels of real property, with particular attention to conflicting claims on, and alternative uses for, any property listed in such reports. The Board shall then make such recommendations to the President as it deems advisable regarding the use or disposal of such property.

SEC. 4. As used in this order:

(1) the term "executive agency" means "executive agency" as defined in section 3(a) of the Act (40 U.S.C. 472(a));

(2) the term "property", however modified means real property, or an interest therein, which is covered by the definition of "property" set forth in section 3(d) of the Act (40 U.S.C. 472(d)), and also lands withdrawn or reserved from the public domain which are utilized by executive agencies for purposes other than national forests or national parks; and

(3) the term "excess property" means "excess property" as defined in section 3(e) of the Act (40 U.S.C. 472(e)).

Question 3. Has any GSA or NASA office to your knowledge been contacted by commercial real estate development interests relative to the 90-acre parcel being declared excess? In particular, did GSA solicit the views of commercial developers in its survey of Lewis' real estate utilization? I am interested in whether possible commercial or other non-government use of the property played a role in the GSA determination of the 90-acre West Area parcel as excess.

Answer 3. GSA to our knowledge has not been contacted by any commercial interests relative to Lewis. At the time of the survey the regional office discussed land values in that area with a Shaker Heights, Ohio appraiser who is on the GSA Register of Available Real Estate Appraisers. The survey team did not consider future use in arriving at its disposal recommendations, However, it was known by the survey team that NASA was permitting a portion of the 90 acres to the City of Brook Park for recreational use.

Question 4. Looking at the total Lewis acreage without the 90-acre parcel, how intensively is that acreage utilized and what margins for expansion would there be?

Answer 4. The GSA survey report acknowledged that, except for the 90 acres recommended for disposal, the remainder of Lewis is "utilized to the best extent possible." However, GSA also believes that there is room for limited expansion at Lewis without the 90 acre West Area.

Question 5. The DOD congressional reporting procedure for disposing of property would seem to be, at first glance, a desirable procedure to implement with NASA. In what way are the GSA utilization and disposal procedures delayed by this practice? Would the delay incurred by the practice be more than the 30 days required between the submission of a proposed disposal report to the appropriate Committee and the reporting of the property as excess to GSA?

Answer 5. Generally speaking, we believe that the delay in the implementation of GSA utilization and disposal procedures incurred by the Congressional reporting procedure would usually be limited to the 30 days required between the submission of the disposal report to the appropriate Congressional committees and the reporting of the property excess to GSA.

Mr. FUQUA. Mr. Downing.

Mr. DOWNING. Thank you, Mr. Chairman.

Pursuing Mr. Mosher's question as to notification of appropriate Members of Congress, I do not recall that I got notice of the impending action at Langley and Wallops. I may have. But it is a rule that you do notify the Congressman in whose district the property lies?

Mr. THAWLEY. That is a standing rule in GSA. It is an informal notification, I suspect many times done through a telephone call.

Mr. DOWNING. What percentage of the total land mass of the United States is owned by the Federal Government?

Mr. THAWLEY. One-third of the total land mass is federally-owned.

Mr. DOWNING. It is now general policy to excess the lands not being used, so they can be put to more optimum use?

Mr. THAWLEY. Yes. Over the last 10 years I think the Government has spent over $2.5 billion a year for acquisition of new lands for expanding programs of the different Federal agencies. This is in addition to the one-third; it is a cumulative kind of thing.

The purpose of the Executive Order 11508 was to identify land already owned by the Government that can be used for other Federal agency purposes, program purposes, current programs, to obviate the necessity of that kind of expenditure year after year and the accompanying addition to Federal holdings of real property.

Mr. DOWNING. I am informed GSA has conducted surveys at seven NASA installations. What were those installations?

Mr. THAWLEY. I am informed we have conducted them at five.

Mr. DOWNING. Oh, that is all right. I have them here, Mr. Thawley. I think these should be made part of the record, Mr. Chairman.

Mr. FUQUA. They will be made part of the record at this point.

(Information for the record follows:)

GSA SURVEYS OF NASA INSTALLATIONS—AS OF JULY 1972

Installation:	*Survey date*
Michoud Assembly Facility [1]	December 1970
Lewis Research Center	January 1971
Plum Brook Station	March 1971
Goddard Space Flight Center [1]	September 1971
Wallops Station	November 1971
Langley Research Center	May 1971
Marshall Space Flight Center	July 1971

[1] Limited surveys.

Mr. DOWNING. Now to zero in on Langley and Wallops, which are in my district, would you define the area at Langley you think is excess?

Mr. THAWLEY. We have no charts.

Mr. MORITZ. I can help you. We have charts, and Bob Curtin can orient you to the problem.

Mr. DOWNING. Can you cover Wallops at the same time?

General CURTIN. Yes, sir.

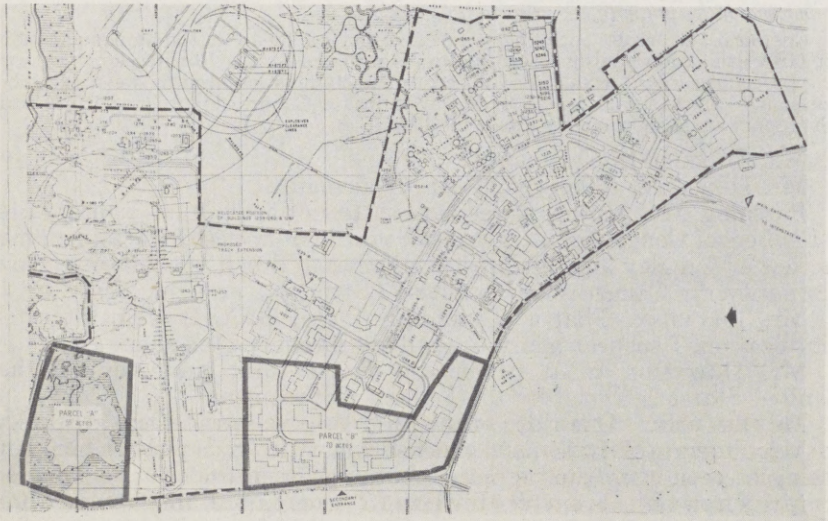

Figure 3

Langley Research Center

This (figure 3) is a picture of Langley, the Air Force Base being in this general direction (indicating).

The main entrance to the base is here, generally, this being generally to the west and this to the north.

The two areas involved on the main base of Langley, one is known as Parcel A, which is sited along Route 172, and Wythe Creek; and the presently fenced line here, being largely low-lying marshland here.

The second area is on the western area, West Side Langley, referred to as "Parcel B," and involves 70 acres, being largely wooded land.

Mr. DOWNING. What are you declaring excess? The red area?

General CURTIN. Both of these areas are the areas we have been discussing with GSA as being potentially excess to NASA requirements.

Mr. DOWNING. What total acreage is involved?

General CURTIN. Fifty-five acres in this one, 70 acres here, a total of 125 acres.

Mr. DOWNING. What is on the property now?

General CURTIN. At the present time there is nothing on either of these pieces of property. This one section has been held as a buffer zone for the landing loads facilities in this area. We have a new facility planned here that will impact that somewhat.

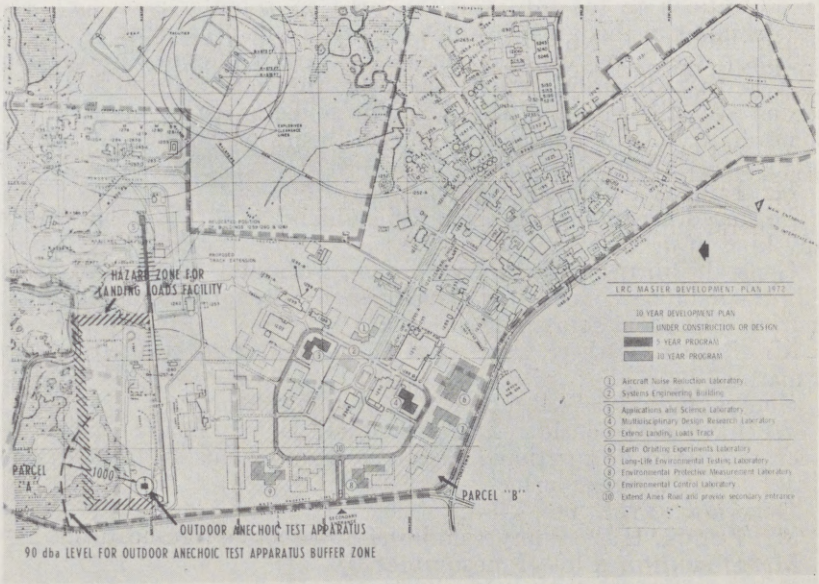

Figure 4 Langley Research Center

In this area (figure 4) over the years we have been gradually developing into this area, and this facility, with which you are familiar, has just been completed and the noise abatement laboratory is under construction on this site at this time. This area has been retained for future development.

This green line (enclosing Parcel "B") shows the 70 acres. And this is the sort of thinking that has gone into the long-term development of this area. Certain laboratories are out here.

As an extension of our development plan, in our master planning, we have considered opening up a second entrance to the station here.

There is nothing on the land in the way of permanent facilities at the present time. This has been set up and presently viewed in master planning as an area for possible future expansion of the Center.

Mr. DOWNING. How much marshland is involved?

General CURTIN. Fifty-five acres, in parcel A. Immediately across the creek there is a trailer court area that has been developed, and some development along here. This chart shows our 900-foot clearance we would like to keep.

This is a 3,000 p.s.i. facility, and if there were a failure of any part we could envisage some damage here.

We are looking at an outdoor testing apparatus to go in here. If that materializes the 90-decibel level for that will be out to about 1,000 feet. We are going through further refinement of that at the present time.

Mr. DOWNING. What grounds does NASA use to justify retention of the property?

General CURTIN. We have largely looked at this area as a buffer zone, particularly to the landing loads facility here, more recently to the anechoic test apparatus going in here. That has been our general broad outlook to the future of this area, as a buffer zone for major test facilities in this area, to some extent in this other area.

This parcel here, the sole basis is to have a reasonable expansion area in that direction, which has been the natural growth for the center over the years. NASA holdings in here are along that line, somewhat, and the holdings to the north are on permanent lease to us by the Air Force.

Mr. FUQUA. Would the gentleman yield?

To what use could the 55 acres of marshland be put? Is it suitable for any kind of development?

General CURTIN. Not in my opinion, without a terrific amount of fill. It could be conceivably developed by dredging and fill, into a marina operation, something like that.

Mr. FUQUA. Is there water that near, that could be used to serve a marina?

General CURTIN. Well, no. We are not that nearby.

We have also considered retention of the marshland, which has been somewhat of a national objective, keeping this as a buffer zone.

Mr. FUQUA. Green space?

General CURTIN. Yes.

Mr. FUQUA. Is there any wildlife of appreciable significance?

Mr. DOWNING. A lot of mosquitoes.

General CURTIN. I don't know of any.

Mr. THAWLEY. Wildlife conservation purposes is one of the six eligible purposes for donation of Federal land. In all likelihood marshland of that character would be conveyed undisturbed to a State or county government for purposes of wildlife conservation.

Mr. FUQUA. You are not necessarily talking, then, of disposing to a developer?

Mr. THAWLEY. Oh, no.

We have to file an environmental impact statement on any proposed plan for these. Usually when the purposes are for conservation

or park and recreation use the considerations are compatible with the Environmental Act.

Mr. DOWNING. Has any Federal agency expressed interest in this land that you are declaring excess?

Mr. THAWLEY. Not to my knowledge.

I think the significant thing under our standards and guidelines that needs to be brought out is that the standards and definitions go to current program purposes. Those which are a line item in appropriation budgets or are in the budget cycle for, in this case, fiscal year 1974. We consider if it is not a here-and-now line item thing it is not a current program purpose.

Mr. DOWNING. You are probably aware that Langley is on a peninsula, bounded on three sides by water, and land is gold.

Mr. THAWLEY. Yes, sir.

Mr. DOWNING. Once you get rid of it it is gone forever, because they will build all over it. So I am sure you approach these decisions very carefully, particularly in view of the fact that we are waterlocked.

Mr. THAWLEY. Yes, sir.

Mr. DOWNING. Now let's go to Wallops Island.

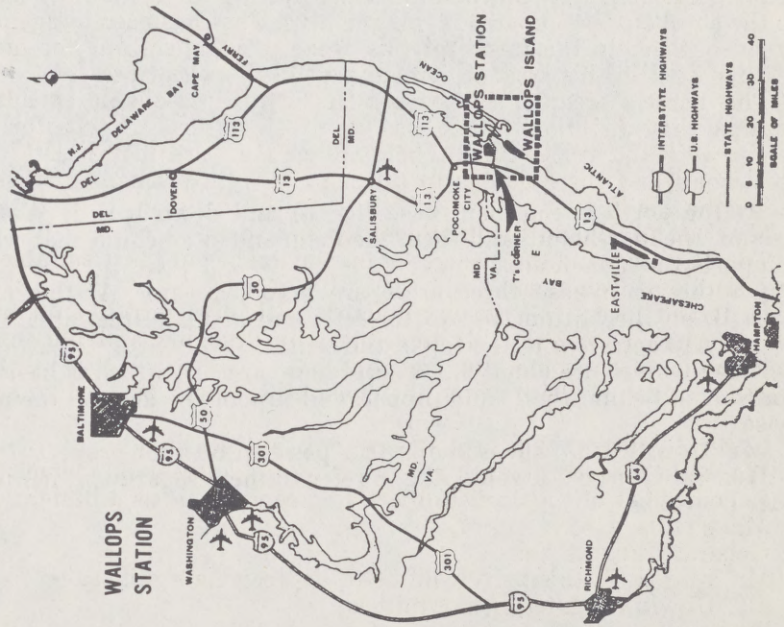

Figure 5 Wallops Station

General CURTIN. Yes, sir. (fig. 5.) The cities of Washington and Richmond are here, and here is the Wallops area, made up basically of two main parts. There is the Wallops main base, and Wallops Island, which has a mainland site associated with it.

Figure 6 Wallops Station

At the north is the main base (fig. 6) and down here is Wallops Island, the marshland, and then, the mainland site behind that which supports the launch area.

On the main base three areas are involved—area A, this area; area B, on the bottom and to the left; and a small area, area C, of roughly 10 acres, up to the top of the center.

Also involved are about 2,000 acres here, area D, which is basically marshland behind the Island proper, and supporting area on the main base.

Mr. DOWNING. What is the NASA position on that property?

General CURTIN. I would like to refer to them separately, if I may, Mr. Downing.

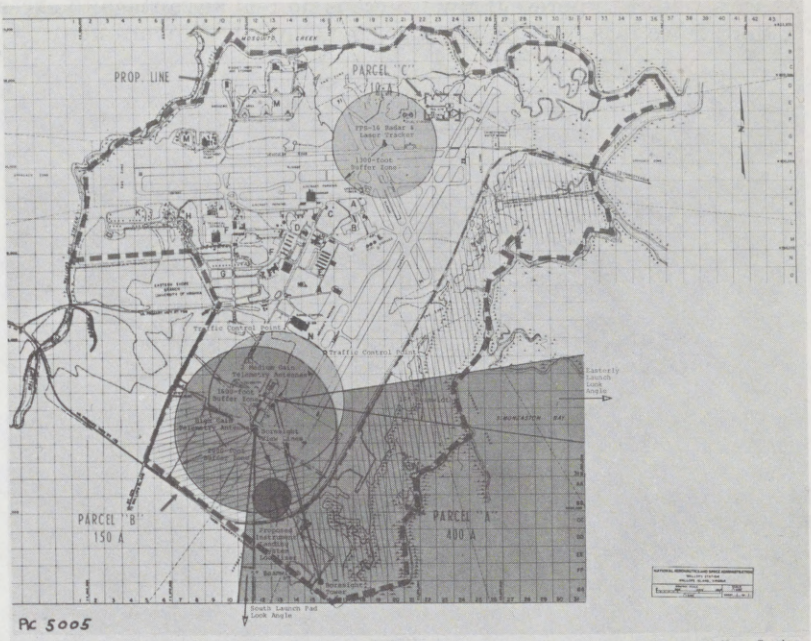

Figure 7 Wallops Station

On area A (fig. 7) at the main base—the northern portion is already occupied by an Army Reserve activity and some ecological activities. It is also low lying for the major part, and has been considered as an adjunct to the flying activities on the airfield.

We are mainly concerned with parcel B, the 150 acres. There are 440 acres in parcel A.

We have telemetry here and here, and we need a radio quiet zone to keep out interfering radio frequencies, and to keep out these radiation effects. The larger telemetry requires a 2,000-foot radius zone, and the other, about 1,600 feet, shown in yellow. Both of these need a line-of-sight zone down to the launch area, covering the safety area of the launch activities. That is identified here in green.

We have been concerned, naturally, that any developments in this area do not have obstructions to affect line of sight.

On this overrun area here, we are concerned with a unique experimental runway which has grooved patterns in it for research and development purposes, at which many commercial aircraft are tested on operations frequently called touch and go. The normal 1,000-foot overrun is, in our opinion, probably not sufficient, and we have felt that additional area is required just in terms of reasonable safety.

So our recommendations to the GSA are that we would hope these parcels could be retained in our inventory. We have no objection in this area to seeking other uses with other agencies, as we have in the northern portion of parcel A.

With regard to parcel C, the 10 acres, this parcel is at the present time occupied by an activity of NOAA, as I recall, and the 10 acres really is an integral part of the main base utilities and security systems.

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As we see it at the present time there is no real advantage to excessing that, since it is used by another agency of the Government.

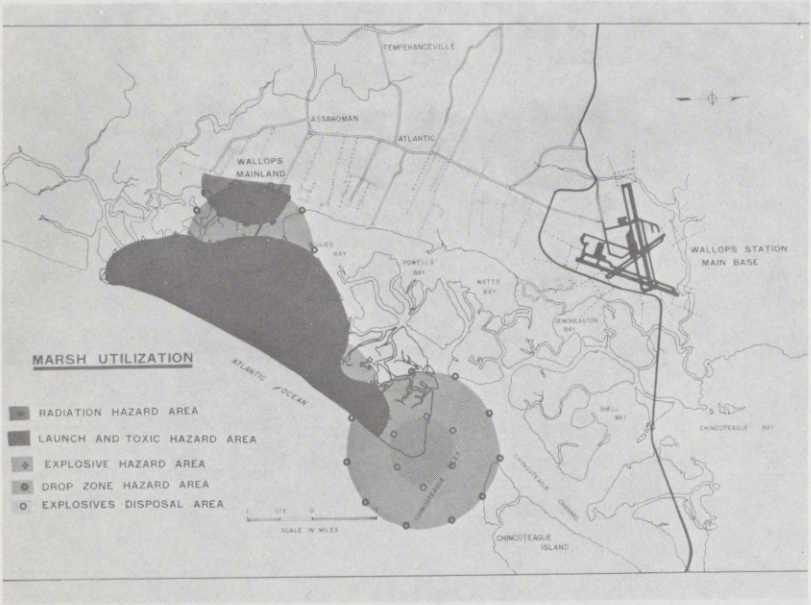


Figure 8 Wallops Station

Moving to area D on Wallops, here (fig. 8) is the island, with the launch pads, and Wallops mainland base here. Here we are involved basically with hazards. Here is a series of overlays involving the radiation, launch areas, explosive areas, the drop zone hazards.

Wallops is involved with activities, both helicopter and aircraft, involving packaging up, testing parachutes, and landing systems. These are the two established zones for that. And there is a minor disposal area sort of overlapping that.

Basically our main concern relates to the hazard of the launch activity and interjection between the mainland radar sites and the island.

As we have said before, we have worked out with the Bureau of Sport Fisheries and Wildlife agreements for the use of these areas that are under our control as part of an overall program for the area. These agreements are in force. So the land is also being used in that respect. Going back to my earlier comment, we feel reasonable restrictions on this area preclude any real expanding use of the area.

This 2 miles from the mainland is covered by a causeway with a high bridge over the navigable portion.

Mr. DOWNING. NASA has agreed to excess 53 acres at Eastville?

General CURTIN. Regarding the Eastville Camera Site, we initially felt that area could be excessed.

More recently we have asked GSA to defer that temporarily, pending two programs that have recently arisen that may generate a need for that site. We have asked for deferral on that site until, I believe,

this fall, October or November, Mr. Downing. We hope by that time to have a determination within the agency as to whether either of these programs will be sufficiently firm to justify continued use of that area.

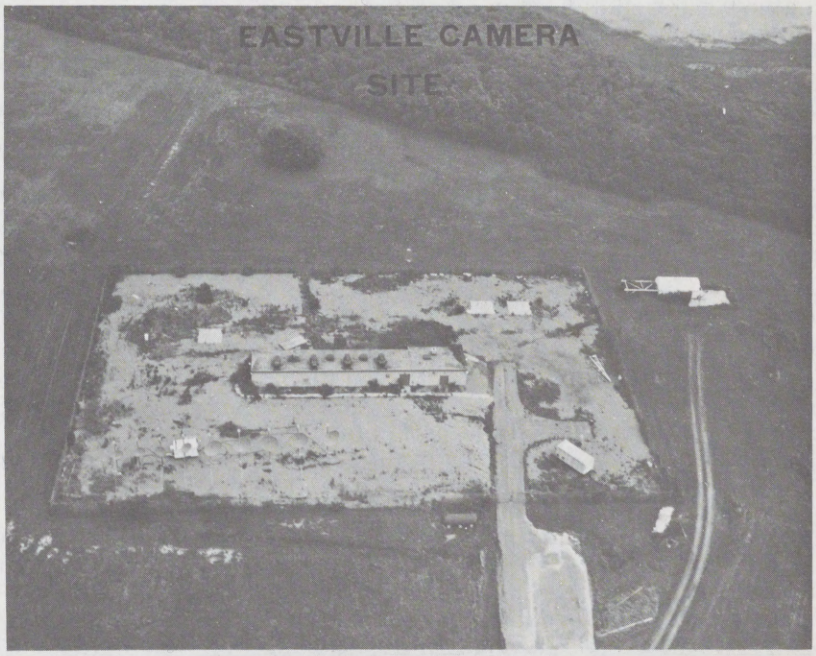


Figure 9 Eastville Camera Site

In any event, it appears to us at this time that some of that site—here (fig. 9) is the site, and you can see it was originally used by the Air Force for ocean-looking tracking, and it has just this one building. It was picked primarily for remoteness, an ideal optic and camera tracking site, with very little background noise.

We have 52 acres from the Air Force transferred to us, and 23 acres of easements toward the ocean, to preclude interference from outside activities.

Mr. Downing. Has GSA agreed to deferral on the camera site?

General Curtin. I don't know that we have had a reaction from them.

Mr. Thawley. Mr. Downing, my staff has been in constant contact with NASA people on this. We have been furnished basically all the information that is being presented here today. I think it demonstrates that the system I described to you does work.

Our original look at the Wallops Station by our field survey came up with a recommendation to us initially that some 2,600 acres there were excess. There they perhaps didn't have the benefit onsite of all the planning and restrictive easements and radiation zones that the headquarters people were aware of. As a result of that information being brought out we have retrenched, I guess is the proper word, in our position, and recognized NASA's needs, it is still a very dynamic

thing. We have not reached a final conclusion. We have not gone with it to the Property Review Board.

Whether we have today or in the past agreed to defer, I assure you if we have not, we do today. Our purpose here is not to disturb land that is being well utilized in a practical way.

Mr. DOWNING. That sounds reasonable.

What is the next step in the procedures to excess this land so far as Wallops and Langley are concerned?

Mr. THAWLEY. The next step would be, with the information that we have received from NASA Headquarters here, that we would take that into consideration against the recommendations for excess. If we cannot reach a quid pro quo with them on the question that there is some acreage to be excessed here, or otherwise better used, if we felt in our judgment that there was still land remaining that should be excess to the NASA need there, we would then, under the procedures, report it to the Property Review Board for their consideration.

Mr. DOWNING. One more question: Was Wallops Naval Air Base included in this excess? That still belongs to the Navy; does it not?

General CURTIN. The naval air station was transferred to NASA. The Chincoteague Naval Air Station is part of the main base; we are custodian of that, and that was part of the survey.

Mr. DOWNING. Was that part of the property to be excessed?

General CURTIN. Not the flying field itself; no.

Mr. DOWNING. NASA still has continuing use for that?

General CURTIN. Yes, sir. In fact, the use is increasing considerably.

Mr. DOWNING. Has GSA established a schedule for surveys of the balance of the NASA installations?

Mr. AUSTIN. No. We do not schedule them by——

Mr. THAWLEY. That is right. Mr. Downing, we do not schedule a survey of a NASA installation. We do it on a regional, a geographic basis, within the resources available to the administration of the region.

Mr. DOWNING. Thank you.

Mr. MORITZ. I believe, Mr. Chairman, GSA had conducted an initial survey of Marshall on July 25 and 26 of this year.

Mr. THAWLEY. A survey, or a scouting?

Mr. MORITZ. I am not sure about that. There was a visit at Marshall, apparently at least preparatory to a survey there.

Mr. THAWLEY. That is one of the four underway now.

Mr. DOWNING. Thank you very much.

Mr. Chairman, I suggest that a copy of the GSA survey at each installation, and the NASA position on that, be inserted in the record for future reference.

Mr. FUQUA. Can that information be provided?

Mr. THAWLEY. Yes, sir.

Mr. FUQUA. It will be inserted in the record.

Mr. DOWNING. Thank you, Mr. Chairman.

(Material requested for the record follows:)[1]

[1] Included in this record are excerpts from the GSA survey reports and the NASA responses thereto. The complete GSA survey reports in each case has been retained in the committee files.

GENERAL SERVICES ADMINISTRATION,
PROPERTY MANAGEMENT AND DISPOSAL SERVICE,
Washington, D.C., June 16, 1972.

Maj. Gen. ROBERT H. CURTIN,
Director of Facilities,
National Aeronautics and Space Administration,
Washington, D.C.

DEAR GENERAL CURTIN: We recently completed our survey of the Lewis Research Center, Cleveland, Ohio, pursuant to the provisions of Executive Order 11508 and General Services Administration (GSA) Federal Property Management Regulation 101–47.8. Excerpts of the survey report dated March 19, 1971, are enclosed.

These excerpts are furnished for National Aeronautics and Space Administration review and comments. Your response should include the date that property recommended for disposal will be reported excess to GSA or a detailed justification for retention.

In view of the keen Presidential interest in this program, your prompt review would be appreciated. We request that your comments be submitted to this office within 20 days from the date of this letter.

A copy of this letter and excerpts of the survey report are being forwarded to Mr. Bruce Lundin, Director, National Aeronautics and Space Administration, Lewis Research Center, 2100 Brookpark, Cleveland, Ohio 44135.

Sincerely,

DOUGLAS K. KINSEY,
Commissioner.

Enclosure.

Mr. DOUGLAS K. KINSEY,
Commissioner, Property Management and Disposal Service, General Services Administration, Washington, D.C.

DEAR MR. KINSEY: Your letter of June 16, 1971, furnished us with excerpts from the GSA Field Survey Report of Lewis Research Center, dated March 19, 1971, and requested NASA comments thereon within 20 days.

The survey report recommended that two tracts of land in the West Area of LeRC, each tract consisting of about 45 acres, be declared excess. Your letter further requested that our response include (1) the date this property will be reported excess to GSA, or (2) a detailed justification for its retention.

The future worth of LeRC as a research and development installation is dependent upon its ability to expand and undertake new R&D missions as they emerge. As you know, the installation is bounded by the Cleveland-Hopkins International Airport and by deep ravines so that the West Area is the only land available for expansion. Recognizing this, the Congress in Fiscal Year 1958 authorized and funded the acquisition of the West Area at Lewis including the land now being discussed. The sole justification for the acquisition of this land was to provide the Lewis center with a potential for expansion. The enclosed photographic sequence is designed to portray the expansion of LeRC over the years.

To supplement the fact that the West Area is needed for expansion, there is a further consideration. As an R&D center, Lewis has available large blocks of power, an elaborate array of basic test systems such as air and gasses at various pressures, and a reservoir of back-up laboratories, shops, and personnel skills. If and as new facilities are provided in the expansion area under consideration, these resources become available to support such activities as may be located in this area. This is a most important consideration since this basic support is essential to most any activity which would be sited in this expansion area.

The prior foresight in providing this expansion area has been and continues to be confirmed. Roads and utilities were brought into the West Area almost immediately after its acquisition. Electric Propulsion, Energy Conversion, and Space Power Research Laboratories were authorized by Congress and constructed on portions of the land in 1961, 1962, and 1968, respectively. That the expansion area is not yet fully used does not, of course, mean that it will not be eventually needed. It retention for the basic purpose for which it was acquired appears well justified.

While the remainder of the expansion area awaits the authorization and construction of proposed new facilities, it has also served as a buffer zone between the NASA facilities and the residential development off-site to the West. Additionally, we have achieved interim multiple use of this buffer property. Four acres have been made available to the Federal Aviation Administration for a simultaneous automatic broadcasting and homing facility. Three acres—the property referred to in the survey as being outside the fence—have been made available to the City of Brook Park by cooperative agreement for a playground. Although initiated prior to the issuance of Executive Order 11508, this interim use of the expansion property is, of course, in keeping with the requirements of the Federal Property Management Regulations regarding temporary use of real property by others.

We therefore strongly recommend that NASA not declare excess these two tracts at Lewis Research Center.

Sincerely,

(Original signed by) R. H. CURTIN,
Director of Facilities.

Enclosures:
1. Photographic Sequence.
2. Possible Building Layout.

CLEVELAND HOPKINS INTERNATIONAL AIRPORT,
Cleveland, Ohio, March 29, 1972.

Mr. BRUCE T. LUNDIN,
Director, Lewis Research Center,
National Aeronautics and Space Administration, Cleveland, Ohio.

DEAR MR. LUNDIN: It was a pleasure meeting with you and members of your staff last week to discuss the necessary future expansion of Cleveland Hopkins International Airport, and how this future expansion may affect NASA. I, of course, understand your concern for the protection of the NASA facility, especially the DEB building and the area known as the South Forty Plot. Please be assured that this department will work very closely with your Director of Engineering Services on matters relating to the relocation of Brookpark Road and the possible affect the relocation of this road may have on the ingress and egress to the DEB facility.

You have in your possession, a copy of the James C. Buckley, Inc. study for the landing area facilities requirements for Cleveland Hopkins International Airport. This study proposes a new runway in a northeast-southwest direction. The Buckley report recommends that this runway be constructed prior to 1975 in order to meet projected aircraft traffic demands. The report also proposes an extension to the north of our existing north-south runway. This runway is recommended by our consultants to be constructed in the 1980–85 period. Both the Federal Aviation Administration and the Air Transport Association have received copies of the report for their review and comments. I anticipate favorable reaction from them as to construction of these runways. The Division of Airports is so convinced of the necessity for this further runway development at Hopkins, that it has requested bond funding authorization of five million dollars more than is required for our current Airport Development Aid Program. We have requested these additional funds so that we may begin to acquire land for these future developments upon FAA's approval of our Airfield Layout Plan.

We would be hopeful of meeting with you further to mutually resolve our problems as they relate to these runway extensions.

Very truly yours,

GUNTHER E. KATZMAR,
Acting Director, Department of Port Control.

Mr. JAMES R. BERGDAHL,
Acting Deputy Director, Surveys Division, Office of Real Property Disposal,
General Services Administration, Washington, D.C.

Subject: Airport Plans having Possible Effect on 90-Acres at Lewis Research Center, Cleveland, Ohio:

As a follow-up to our discussion on March 7, 1972, we are sending you a copy of correspondence recently received from Mr. Lundin, Director, Lewis Research Center. Mr. Lundin's correspondence encloses a letter from a Cleveland Hopkins

International Airport official giving the current status of plans to extend the airport runways.

We wanted you to have this correspondence since the airport plans, if carried out, and we assume that they will be, will directly and severely impact the 90-acre tract of land referenced in the GSA Field Survey Report of Lewis Research Center. In view of these impending actions it would appear that any consideration of possible disposal of this land should be held in abeyance at least until the matter of the airport extension is resolved.

R. H. CURTIN,
Director of Facilities.

Enclosure.

GENERAL SERVICES ADMINISTRATION,
PROPERTY MANAGEMENT AND DISPOSAL SERVICE,
Washington, D.C., June 28, 1972.

Maj. Gen. ROBERT H. CURTIN,
Director of Facilities, National Aeronautics and Space Administration, Washington, D.C.

DEAR GENERAL CURTIN: We recently completed our survey of the Lewis Research Center, Plum Brook Station, National Aeronautics and Space Administration, Sandusky, Ohio, pursuant to the provisions of Executive Order 11508 and the General Services Administration Federal Property Management Regulation 101–47.8.

After a careful evaluation of land utilization at this facility, no property was identified as not utilized, underutilized, or not being put to optimum use and recommended for disposal. Therefore, we are closing this case.

A copy of this letter is being sent to Mr. Bruce Lundin, Director, National Aeronautics and Space Administration, Lewis Research Center, 2100 Brookpark, Cleveland, Ohio 44135.

We appreciate your cooperation with respect to this survey, and your assistance in submitting additional technical data to our regional office.

Sincerely,

DOUGLAS K. KINSEY,
Commissioner.

GENERAL SERVICES ADMINISTRATION,
PROPERTY MANAGEMENT AND DISPOSAL SERVICE
Washington, D.C., March 1, 1972.

Maj. Gen. ROBERT H. CURTIN,
Director of Facilities, National Aeronautics and Space Administration, Washington, D.C.

DEAR GENERAL CURTIN: We recently completed our survey of Wallops Station, Wallops Island, Virginia, pursuant to the provisions of Executive Order 11508 and General Services Administration (GSA) Federal Property Management Regulation 101–47.8. A copy of the survey report, dated February 2, 1972, is enclosed.

This copy is furnished for National Aeronautics and Space Administration review and comments. Your response should include the date property recommended for disposal will be reported excess to GSA or a detailed justification for retention.

In view of the keen Presidential interest in this program, your prompt review would be appreciated. We request that your comments be submitted to this office within 20 days from the date of this letter. If your comments are not received within the requisite period of time, our recommendations will, nonetheless, be forwarded to the Property Review Board in compliance with section 101–47.802 of the Federal Property Management Regulations.

A copy of this letter and the survey report are being forwarded to Mr. Robert L. Krieger, Director, Wallops Station, Wallops Island, Virginia 23337.

Sincerely,

DOUGLAS K. KINSEY,
Commissioner.

Enclosure.

Mr. Douglas K. Kinsey,
Commissioner, Property Management and Disposal Service,
General Services Administration,
Washington, D.C.

Subject: GSA Survey of Wallops Station and Eastville Camera Site

Your letter of March 1, 1972, transmitted for our review and comment a copy of the recent GSA survey recommending that four areas at Wallops Station as well as the Eastville Camera Site be declared excess by NASA. You requested that our response include the date the property will be reported to GSA as excess or a detailed justification for retention.

We have given the GSA survey a very careful review. As a result, we believe the greater part of the Eastville Camera Site can be released. We plan to report this property excess on or about May 31, 1972. However, we cannot agree that any of the Wallops Station areas should be released. Each property or area is discussed in detail in the enclosures. For convenience, each recommendation of the GSA study has been set forth in a separate enclosure and is accompanied by the specific NASA comments pertaining thereto. The extent and interest of the real estate that can be released at Eastville is described. Also, we have set forth a detailed justification for retention of the Wallops areas.

In reviewing the enclosures it must be borne in mind that Wallops Station is a very active aerospace research, development, test and evaluation installation. Because of the nature of its work, it requires "plenty of room to operate." Thousands of research vehicles consisting of from one to seven rocket stages have been launched from Wallops in quest of scientific knowledge. From 350 to 400 launchings are conducted each year. These launchings require explosive rocket motors and other potential hazards, as well as very sensitive tracking and data acquisition facilities. Consequently, the relatively isolated site and the specific geographical location of Wallops are requisites for the safe and successful performance of its unique mission.

In the operation of Wallops Station over the past quarter of a century NACA and NASA have entered into many multiple use arrangements. Existing multiple uses now range through a myriad of scientific groups, educational institutions, and governmental agencies. At one extreme, NASA has an interagency agreement whereby the Bureau of Sport Fisheries and Wildlife manages the buffer wetlands as part of the Chincoteague National Wildlife Refuge. From the standpoint of acres in use this is perhaps our most extensive agreement. On the other extreme, Wallops conducts a program of cooperation in space research with the international community. Some 60 countries send representatives to Wallops to observe operations, train, or seek assistance in establishing a sounding rocket launch facility of their own. As you will see in the enclosures, many of these multiple uses would be affected by a decision to release NASA land.

The GSA survey recommends multiple use of certain Wallops buildings found to be less than fully utilized. As you know the installation was acquired by transfer from the Navy. The structures were not "tailor-made" for NASA occupancy. Nevertheless, we are making the most efficient use possible of these facilities. Where possible, it is our policy to share their use with other groups willing to share the maintenance costs. If, as the GSA survey report states, there are facilities underutilized, it is because we are unaware of any Federal tenants desiring to occupy the space. We will welcome any tenants for these facilities referred to us by GSA, provided such occupancy is compatible with the Wallops mission.

Wallops Station is now in its third decade of service to the national and international aerospace communities. The Station is a relatively young and dynamic national facility. The importance of aeronautics, space, our atmosphere, and our environment—rather than winding down—is becoming critical. We would expect Wallops Station, as one of the nation's key research, development, test and evaluation centers and one of the four launch facilities in the U.S., to pace the development of vital, present-day disciplines as it has done in the past.

Federal, State and local government interests, the community, and the taxpayers are being served by the current multiple use arrangements for this valuable national asset. The Departments of Defense, Interior and Commerce are among the current users of these facilities. We can see no advantages to be gained by declaring the designated land excess for purposes yet undefined and undetermined.

If additional information is needed to assist you in understanding our requirements for retention of the Wallops areas and part of the Eastville site and to help our respective agencies reach an accord on these matters, please let us know.

The Administrator of NASA is very concerned about the outcome of this report and would like to be informed of your proposed action as soon as possible.

(Original signed by) WM. E. LILLY,
Assistant Administrator for Administration.

6 Enclosures.

(Enclosure A)

WALLOPS STATION, MAIN BASE—AREA A—440 ACRES

GSA SURVEY RECOMMENDATION

(To locate Area A, please refer to NASA Enclosure F)

Within the confines of the Main Base, the most obviously underutilized parcel of ground is that area east and south of Virginia Route #175 which separates this land area from the rest of the Main Base. The one part of this land area of roughly 440 acres used by NASA is in the southern end of the parcel and is utilized for dumping and land fill. At the other (north) end of this land area, there are nine (9) structures which are used by the U.S. Army Reserve (151st TRANS PLAT BARC & 680th TRANS DET (AMP MNT)) under permit from NASA. Also, at this end, there is an old boat docking area and a channel. Located at the boat docks was an abandoned privately owned boat and a new Boston Whaler. The Boston Whaler is owned by the Marine Science Consortium and is being actively used. This entire parcel, designated as "Area A" on Exhibit III should be declared excess because the vast majority of this area is not utilized and the remainder is underutilized.

NASA RESPONSE:

The area referred to as "Area A" in the real property survey of Wallops Station encompasses the boat basin or J-area, the dump and sanitary land fill area and an outleased field.

The J-area includes a boat dock, nine structures and a small arms practice range. This area is used under permit from NASA by the U.S. Army Reserve. It is utilized by the 151 TRANS PLAT BARC and the 680th TRANS DET (AMP MNT). Their use includes use of the boat dock for their landing craft as needed, the nine structures for material and personnel and the small arms range for training. The U.S. Army has 98 officers and men, and two civil service employees who are stationed at Wallops.

Additionally, the arms range is used for arms training by the Wallops Guard Force, County Sheriff's Department, local law enforcement officers and other groups. The boat dock is used by Civil Defense for a safe harbor in natural disasters and launching of pleasure boats by members of the Wallops Morale Activities Association. A part of this area is under permanent easement to the town of Chincoteague for their water department. Located here are wells and a pumping station for the Chincoteague Island water system.

The dump and sanitary land fill are a consolidated dump serving the needs of Wallops Station's three areas—Main Base, Wallops Mainland and Wallops Island. This area will require enlarging and revamping in order to comply with more restrictive regulations from local, state and federal agencies. The area outleased to a local farmer for agriculture will decrease as our need for this area increases.

Plans have been made to erect a 150 ft. boresight tower in Area "A" for use in checkout and calibration of the telemetry antennas in Area "B". This boresight antenna will be located 4,400 feet from the high-gain telemetry antenna in a southwesterly direction from that antenna. Selection of this site in Area "A" was made after a study which considered all other possibilities. This study showed that other suitable locations other than in Area "A" would require the cutting of a large number of trees that would interfere with direct line-of-sight from the telemetry antennas to the boresight facility. The boresight tower will be installed in 1972. Declaring Area "A" excess would make it necessary for a complete revision of present plans.

It is recommended that Area "A" be retained by NASA and that the U.S. Army Reserve continue to be allowed to use it by permit. The joint use of Area "A" conforms to the policy set forth in Bureau of Budget Circular A–2, Revised.

(Enclosure B)

Wallops Station, Main Base—Area B—150 Acres

GSA SURVEY RECOMMENDATION

(NASA has substituted Enclosure F for Exhibit III)

Another underutilized parcel of ground, designated as Area "B" on Exhibit III is recommended for excessing. This area is at the southwest end of Runway 04–22 and serves as an end zone for this runway (see Exhibit III). This runway is underutilized, In the two and one-half days spent on and around Wallops Station, this runway was never observed to be in use. About one quarter of this Area "B" is outleased for agricultural use and has been so leased ever since NASA gained possession of this facility. If a case can be made to keep Runway 04–22 active, it is believed that NASA could retain easements and restriction, over portions of Area "B" that would satisfy their needs. It should be pointed out that NASA has only four (4) airplanes assigned to Wallops Station and all observed air traffic was on the other major runway at the north end of the Main Station.

NASA RESPONSE

Area "B" is an area within the fenced confine of Wallops Station. It is made up of a wooded area and a field which is outleased to a local farmer for agriculture purposes. Within the wooded area is located, by easement, an American Telephone and Telegraph micro-wave station utilized in transmitting data from the NOAA, Command & Data Acquisition Station. Wallops Station's main telemetry station is located adjacent to the northern edge of Area "B". This telemetry station has many high-gain antennas operating in the S, L, and UHF telemetry bands. These antennas and their associated low noise receivers require a buffer zone of approximately .4 mile radius around the antennas where r.f. noise must be held to an absolute minimum. For this reason, all Station roads leading into the buffer zone have warning lights and audible signals to stop auto traffic while telemetry data is being acquired. To declare Area "B" excess and thus release it for public use would destroy the present buffer zone around the telemetry antennas in the most critical azimuth directions (those on line-of-sight from the telemetry antennas to the various launch pads on Wallops Island.)

Continued control of this Area by NASA is necessary due to its relationship to the Wallops Station telemetry station. Outleasing of tillable land for agricultural purposes in this area is consistent with current policies of permissible highest and best land use. Relocation of fencing, if other factors permitted, would prove prohibitive in this time of severe budgetary restrictions.

It is recommended that Area "B" not be declared excess and its use by NASA, easement of part to American Telephone and Telegraph, and outleasing of tillable land for agricultural purposes, be continued.

Runway 4–22 is the only runway in the country with installed test surfaces and with the capability of over-laying controlled depths of water and slush. It is a unique research tool that is used extensively by the Federal Aviation Administration, NASA, Department of Defense, other government agencies, industry, and foreign nations. It is also used in conjunction with other runways for Wallops operations, aeronautical research and ground transportation problems.

During the months of December 1971, January and February 1972, there were a total of 4,414 aircraft movements. Runway 4–22 was used 1,915 times this same period. On November 3, 1971, it was used six times, none on November 4, because of winds, and 33 times on November 5, 1971. November 3, 4, and 5, 1971 are the days on which the GSA survey was conducted.

An end zone of at least 10,000 feet is required for runway 4–22 to provide an unobstructed approach.

Runway 4–22 is utilized for Wallops operations, research purposes and ground transportation research to an extent that is equal to or greater than any comparable type of runway. The loss of this runway would be a severe setback.

(Enclosure C)

Wallops Station, Main Base—Area C—10 Acres

GSA SURVEY RECOMMENDATION

(To locate Area C, please refer to NASA Enclosure F)

The only remaining land parcel recommended for excessing on the Main Station, is the approximately 10 acres being utilized by the National Oceanic and Atmospheric Administration by permit from NASA at the present time. This area is designated as Area "C" on Exhibit III in the Addenda of this report. This area plus an access easement should be reported excess.

NASA RESPONSE

This area is utilized by the Command & Data Acquisition Station, National Environmental Satellite Services, National Oceanographic and Atmospheric Administration, for its station facilities and field of antennas. The nature of operation of the Wallops experimental airport facility necessitates that we coordinate with NOAA to insure no conflict between our requirements. NOAA wishes Area "C" left under NASA control.

The present agreement and memorandum of understanding with NOAA has worked to the satisfaction of both agencies. Any change is unnecessary and would involve a paperwork exercise of no merit to change agency responsibilities.

It is recommended that Area "C", referred to as the "TOS Site", not be declared excess and that the present arrangement between NASA and NOAA be continued. The joint use of Area "C" conforms to the policy set forth in Bureau of Budget Circular A–2, Revised.

(Enclosure D)

Wallops Station, Wallops Island—Area D—2,000 Acres

GSA SURVEY RECOMMENDATION

(To locate Area D, please refer to NASA Enclosure F)

Wallops Island and Wallops Mainland together contain about 4,331 acres. Of this total roughly one-half is marshland.

Wallops Mainland is a small area and is well utilized. Thus, no recommendations of excess are being made pertaining to this section of the installation.

Wallops Island contains most of the 4,331 acres referred to above. Also, as mentioned earlier, at least one-half of this area is marshland. The only function of this marshland, as far as NASA is concerned, is to provide a buffer for the five (5) rocket launching pads which are centrally located on the island. The south end of the island is only partially improved and utilized. The north end of the island, for a distance of a little in excess of one (1) mile, is underutilized. The northern end of the island is improved with a dirt road, an abandoned Coast Guard Life Boat Station and a few abandoned observation or triangulation towers. It is felt that the south end and center of the island proper is sufficiently utilized and should be retained by NASA.

However, the north end of the island and the vast areas of marshland are underutilized and should be reported excess to the needs of NASA. This area recommended for excessing is designated as Area "D" on Exhibit III of this report. It is recognized that it will be necessary for NASA to reserve a perpetual easement over the marshland for the use and maintenance of the causeway they have constructed to connect the island to the mainland of the Delmarva Peninsula. Further, it is assumed that NASA may require use restrictions on these areas to continue their unhampered use of the island as a rocket launching site.

NASA RESPONSE

Wallops Island was established in 1945. Since that time thousands of research vehicles/payloads consisting of from one to seven rocket stages have been launched in quest of scientific knowledge. From 350 to 400 launchings are conducted each year. The launchings are conducted for other NASA centers, other government agencies, the national and international scientific community, universities, and others. To conduct these launchings requires tracking and data acquisition facilities, explosive rocket motors, and other potential hazards. It is therefore

imperative that the buffer or hazard areas must be established to operate in a safe manner.

The Coast Guard Life Boat Station has not been abandoned. It is used by scientists participating in scientific launchings from Wallops Station as a unique data acquisition site.

In addition, the Station has an agreement with the Bureau of Sport Fisheries and Wildlife, Department of the Interior, for use of wetlands on a non-interference basis for the purpose of improving wildlife habitat conditions and for the protection and study of wildlife. This has been incorporated into the Chincoteague National Wildlife Refuge.

Wallops also has a cooperative agreement with the Marine Science Consortium of Pennsylvania Colleges and Universities whereby they use the Coast Guard Station on the north end of the Island, the wetlands, laboratories, library, and classrooms in their instruction and research programs.

The GSA survey report (in a section not quoted above) states that there are about 2,000 acres in Area "D". Approximately 5% of the wetlands attributed to NASA by GSA is not NASA property. Area "D" is shown on Enclosure F. We have crosshatched that portion of Area "D" which the GSA report identifies erroneously as NASA property.

The entire Area "D", exclusive of the area erroneously shown on the GSA map, is essential for launch operations because of the requirement for buffer zones. The storage of explosives requires part of Area "D" as a buffer zone. Area "D" is not excess property within the meaning of Executive Order 11508.

It is recommended that Area "D" be retained by NASA.

(Enclosure E)

Wallops Station, Eastville Camera Site–52.46 Acres

GSA SURVEY RECOMMENDATION

There is another off-site parcel of ground owned by NASA some 50 miles south of Wallops Station which was found to be underutilized and is recommended for excess. This parcel contains approximately 52.46 acres of rural land near Eastville, Northampton County, Virginia. This property is commonly called the Eastville Camera Site. It was acquired by NASA in 1966 after it had been declared excess to the needs of the Air Force. This site is improved with two (2) buildings containing about 3,065 square feet of floor area. At the time of inspection, the main building containing about 3,000 square feet was being used for storage. The bulk of the equipment being stored here was the property of the Smithsonian Institution. This property was being crated for removal from the site at the time of the inspection. The smaller structure, a camera hut, was vacant and not utilized on the day of inspection. There were two (2) trailers and about six (6) portable antennas on the property. One (1) trailer and the portable antennas were being utilized in connection with a research program. It is the opinion of the survey team that the Eastville Camera Site is underutilized and should be reported excess to the needs of NASA.

NASA RESPONSE

The Eastville, Virginia, property was acquired from the Air Force in October 1966 to be utilized as a camera tracking site. This site is desirable because its location is in the proximity of both Wallops Station and Langley Research Center, and is in a remote area located along the mainland shore line. The site offers a "0 horizon," with neighboring trees about 1,000 feet from the fenced work area of 1⅔ acres on the 52-acre site.

Since its acquisition the Eastville Camera site has been used for optical and radar tracking from transmitter vans. The facility is presently being used to house transmitters, receiving equipment, and fixed parabolic antennas associated with the Radio Frequency Interference and Propagation Program (RIPP). The site is ideal for optical and tracking projects out of both Langley and Wallops and has all necessary utilities available at the site. There is no other known location presently existing on NASA property which could be used in place of this property.

In addition to the 52 acres of highland, there are 24.28 acres for utility easements and buffer zone. The 52 acres of land are protected with a barbwire fence. The easements for the buffer zone are required to prevent interference between instrumentation cameras and possible light sources (automobile lights, etc.) which would negate the scientific value of exposed photographic plates. Also, in the case of high power transmitters or radar, they provide safety factors in keeping personnel out of a possible danger zone.

In view of the above, it is considered advisable for NASA to retain the 1⅔ acres within the chain link fenced work area. The remaining area could be disposed of if appropriate easements were obtained to protect the research potential of the site. This would include easements similar to that for the existing buffer zone as well as limiting any building to one story and no closer than a 500-foot radius from the work site. For example, use of the land for farming should have no adverse effect on future NASA projects.

NASA conducted a utilization survey of the Eastville Camera Site a year ago and determined at that time to continue to hold the area in fee. We have noticed that the GSA survey recommends release of fee owned land subject to retention of an easement in other parts of the report. If such interests can be worked out at Eastville for the area of about 50 acres outside of the chain link fence, the underlying fee interest can be reported excess.

(Enclosure F is the same as Figure 6 in the Hearing before the Committee on Science and Astronautics, August 8, 1972.)

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION,
Washington, D.C., April 26, 1972.

Mr. L. E. NUNNALLY,
Regional Director, Property Management and Disposal Service,
General Services Administration, Region 3,
Washington, D.C.

Subject GSA Survey of Wallops Station and Eastville Camera Site

Reference is made to the GSA–NASA meeting on April 17, 1972, for the purpose of attempting to reach an accord on the matters in the GSA Real Property Survey Report of Wallops Station, dated February 2, 1972, and the NASA response, dated March 21, 1972.

Arrangements were made at that meeting to furnish you:

1. Additional justification concerning NASA's future need for the land referred to as Area A in the above-mentioned report. That additional justification is furnished in Enclosure A hereto.

2. The NASA Agreement with the Bureau of Sport Fisheries and Wildlife. Pursuant to this Agreement all buffer lands and marshes at Wallops Station are made a part of the Chincoteague National Wildlife Refuge, subject to certain conditions. Only the operational areas are excepted.

3. A map showing land requirements in the Main Base for the operation of antennas and for safety zones. The utilization of these zones is shown on the map being hand-carried to you along with this letter. A description of these zones is listed in Enclosure C.

Our letter of March 21, 1972, indicated that on or about May 31, 1972, we would release the greater part (about 50 acres) of the Eastville Camera Site, subject to a restrictive easement. We have now been advised that the Langley Research Center is considering building a wide bandwidth (20MHz) data link between Wallops Station and Langley in support of future aircraft research programs. Several possible paths for such a relay station have been located.

One of the most favorable paths includes the Eastville site. In addition, Eastville is being considered as a possible radio receiving terminal for oceanographic studies that will be conducted under NASA management. These studies pertain primarily to tracking free floating buoys released off the Virginia coast. In view of these tentative requirements, we are suggesting a deferral of Eastville excess plans for approximately six months until NASA planning for these projects can be completed.

We appreciate your meeting with us to attempt to reconcile these matters which are of great concern to our respective agencies. We hope the material being furnished will satisfy your requirements. However, if more information is needed, or if there are still areas to be reconciled, please do not hesitate to contact us again.

Sincerely yours,

WM. E. LILLY,
Assistant Administrator for Administration.

Enclosures.

(Enclosure A)

WALLOPS STATION MAIN BASE—AREA A—440 ACRES

This enclosure contains justification requested by GSA concerning Area A at the GSA–NASA meeting on April 17, 1972. This supplements information concerning

Area A contained in Enclosure A to the NASA letter to Mr. Douglas K. Kinsey, Commissioner, Property Management and Disposal Service, GSA, dated March 21, 1972.

FUTURE NEED FOR BOAT DOCK AND PROPERTY UNDER PERMIT TO ARMY IN AREA A

The Boat Basin (Area A) is to be used in making ocean measurements for marine science programs. Boats used to obtain the measurements will dock in the basin. Current NASA programs and cooperative programs with the Virginia Institute of Marine Science, the Wallops Marine Science Consortium and others dealing with earth observation, ocean physics and measurements, sea state, and particularly the near five miles ocean environment are underway or developing. Several vessels will be utilized during the course of these projects and will be operating out of the boat basin. Use of this area is expected to increase as planned environmental studies develop. The Marine Science Consortium has boats and barges which will be utilizing the boat dock for class field work and research. The U.S. Army Engineers and U.S. Army Reserve officials would like to continue the present permit arrangements for their Wallops unit, which occupies land adjacent to the Boat Basin area. To isolate their unit's area of operation into a separate facility would present problems that do not presently exist under this tenant status.

Additionally, Wallops Station utilizes a microwave system for direct line of sight communication with Wallops Island in and across Areas A and B. Control of these areas is needed to operate these systems without interference.

AUTOMOBILE PARKING FOR PATRONS OF NEARBY DEPARTMENT OF THE INTERIOR ACTIVITIES

At the GSA–NASA meeting on April 17, 1972, GSA representatives mentioned a possible Department of the Interior need for Area A to provide an automobile parking area on the mainland for visitors to the Department's nearby activities. Since NASA had not previously known of this possible requirement, the Superintendent of the Assateague Island National Seashore, U.S. Park Service, and the Manager, Chincoteague National Wildlife Refuge, were contacted immediately. These officials indicated that mainland parking and bus transportation to Assateague Island was one of the alternatives in their long range (10 to 25 year) plan. At this time it is not feasible. Nevertheless, NASA has offered assistance, and will cooperate if and when the need arises.

(Enclosure B)

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION AGREEMENT WITH THE BUREAU OF SPORT FISHERIES AND WILDLIFE FOR USE OF PROPERTY AT WALLOPS ISLAND, VA.

Whereas, the National Aeronautics and Space Administration has acquired certain lands and marshes on and near Wallops Island, Accomack County, Virginia, and

Whereas, the Bureau of Sport Fisheries and Wildlife is the agency of the U.S. Government responsible for conservation and management of nationally significant wildlife resources, and

Whereas, the Bureau of Sport Fisheries and Wildlife now administers the nearby Chincoteague National Wildlife Refuge, and has expressed a desire to carry out, on a secondary role noninterference basis, a program of research on wildlife resources found on the Wallops Island installation, and

Whereas, the National Aeronautics and Space Administration is willing to make part of such real estate available to the Bureau of Sport Fisheries and Wildlife on a noninterference basis under the terms hereinafter set forth,

Now, therefore, the National Aeronautics and Space Administration, hereinafter called NASA, hereby grants to the Bureau of Sport Fisheries and Wildlife, hereinafter called the Bureau, the nonexclusive permission to use for the purposes and subject to terms and conditions hereinafter set forth, any and all areas of land and marsh not used for aerospace or other activities of the mission of NASA at the Wallops Station and Wallops Island, including buffer zones. The areas to be

used by the Bureau shall be for such activities as research and management of ospreys, snow geese, peregrine falcons and other wildlife species in special need of protection because of their diminishing numbers.

The Bureau shall occupy the said property as a part of the National Wildlife Refuge System, under the following conditions:

1. The Bureau agrees that the Use Agreement is neither assignable nor transferable by the Bureau.

2 The Bureau shall have the right to enter upon and use said lands for the purpose of improving wildlife habitat conditions, and for the protection and study of wildlife.

3. There is reserved to NASA the right to permit any other activity including hunting and fishing on the premises, without reference to the Bureau. Any such activity shall be in accordance with regulations approved by the Director, Wallops Station.

4. The Bureau may construct any buildings or other physical improvements on the premises with written approval of the Director, Wallops Station, having first been obtained.

5. The use and occupation of the premises shall be without cost or expense to NASA, and subject to the Wallops Safety Manual and such rules and regulations as the Director of Wallops Station may prescribe from time to time.

6. The use of the premises for refuge purposes by the Bureau shall at all times be secondary to and shall not interfere with NASA in its use and administration of the property and facilities thereon, but NASA agrees when practicable to consider the needs of the refuge program in order to establish compatibility of operations.

7. The Bureau shall protect, maintain and keep in good order the premises permitted hereby.

8. The Bureau agrees that if utilities, supplies or services are furnished to the Bureau for its use of the premises, the cost thereof will be reimbursed to NASA pursuant to the applicable statutes and regulations governing such reimbursement.

9. This permit may be terminated in whole or in part hereof if the Bureau fails to use the premises in accordance with the terms and conditions herein, or if in the judgment of the Director, Wallops Station, for any reason, termination is necessary. It may also be terminated at any time at the request of the Bureau. Any termination under this paragraph shall be without cost to NASA and shall be effective thirty (30) days after notice to the Bureau as hereinafter provided.

10. Fixtures, equipment, facilities, or other property of the Bureau constructed or maintained on the said premises shall be and remain property of the Bureau and may be removed at any time prior to the termination of this permit and at any time within three (3) months after any termination of this permit. Title to any property of the Bureau not removed from the premises within three (3) months after any termination of this permit shall vest in NASA, provided however that the Bureau shall remove any and all fixtures, equipment, facilities, alterations or improvements made or installed by the Bureau if required to do so by NASA, and to restore the premises or facilities to the same or as good condition as existed on the date of entry under this agreement, reasonable wear and tear excepted.

11. All notices by NASA concerning this permit will be addressed to the Regional Director, Bureau of Sport Fisheries and Wildlife, United States Fish and Wildlife Service, at 809 Peachtree-Seventh Building, Atlanta, Georgia 30323, and conversely, all notices by the Bureau to NASA will be addressed to Director, NASA Wallops Station, Wallops Island, Virginia 23337.

This permit shall become effective upon the latest date of execution hereof and shall continue in force for a term of five (5) years unless sooner terminated as provided above.

In witness whereof, the parties hereto have here unto subscribed their names as of the dates indicated.

National Aeronautics and Space Administration,
By Robert L. Krieger,
Director, Wallops Station.

Bureau of Sport Fisheries and Wildlife,
By C. Edward Carlson,
Regional Director.

WALLOPS STATION MAIN BASE PROPERTY UTILIZATION

Rocket Motor Storage and Aircraft Loading Area

This area is required to provide the non-public areas required by the Army Material Command Safety Manual for explosives storage and for aircraft loading and unloading with rocket motors.

TIROS Operational Satellite Receiving Site (TOSS)

NOAA conducted an extensive search for an area free of radio interference and selected Wallops as one of two tracking and data acquisition sites for integration of weather satellites. Automobiles, fluorescent and neon lights, electrical motors, and other public noise sources would become a severe problem in trading and receiving the extremely low level signals returned to earth from operational weather satellites if this area was released to the public.

Telemetry Receiving Area and Alternate Drop Zone

This area, as TOOS, is a low noise area and Wallops has sited its high gain telemetry receiving systems such that they look over this area in tracking launch vehicles from Wallops Island. For each launch, all automobile traffic on roadways leading to this site is stopped and engines shut-off to eliminate interference with signals from the rocket payloads. This area, being unpopulated, is also utilized as an alternate drop zone for packages released from low altitudes and in cases where flight controls were employed to guide the payload to landings on the airport taxiways. Release of this area to the public would create serious interference to our tracking systems and eliminate the area as an alternate drop zone.

Wallops Main Base Access and Overflight Area

This area is utilized for transition of helicopters and aircraft carrying drop packages from the Main Base to the Island or ocean drop areas and as a flight corridor for experimental aircraft testing that is free of public dwellings and enterprise.

GENERAL SERVICES ADMINISTRATION,
PROPERTY MANAGEMENT AND DISPOSAL SERVICE,
Washington, D.C., June 30, 1972.

Maj. Gen. ROBERT H. CURTIN, (USAF),
Director of Facilities, National Aeronautics and Space Administration, Washington, D.C.

DEAR GENERAL CURTIN: We recently completed our survey of Langley Research Center, Langley Station, Virginia, pursuant to the provisions of Executive Order 11508 and General Services Administration (GSA) Federal Property Management Regulation 101–47.8. A copy of the survey report, dated June 16, 1972, is enclosed.

This copy is furnished for National Aeronautics and Space Administration review and comments. Your response should include the date property recommended for disposal will be reported excess to GSA or a detailed justification for retention.

In view of the keen Presidential interest in this program, your prompt review would be appreciated. We request that your comments be submitted to this office within 20 days from the date of this letter. If your comments are not received within the requisite period of time, our recommendations will be forwarded to the Property Review Board in compliance with Section 101–47.802 of the Federal Property Management Regulations.

A copy of this letter and the survey report are being forwarded to Mr. Raymond G. Romatowski, Director, Langley Research Center, Langley Station, Virginia 23365.

Sincerely,

THOMAS M. THAWLEY,
Commissioner.

Enclosure.

NATIONAL AERONAUTICS AND SPACE ADMINISTRATION,
Washington, D.C., July 20, 1972.

Mr. THOMAS M. THAWLEY,
Commissioner, Property Management and Disposal Service, General Services Administration, Washington, D.C.

DEAR MR. THAWLEY: We have reviewed the General Services Administration survey report of Langley Research Center, Hampton, Virginia, dated June 16, 1972, as transmitted by your letter of June 30, 1972.

We were surprised with the recommendations of the survey. The Langley position and rationale, endorsed by NASA Headquarters, for retention of land parcels appeared to us to have been accepted by the GSA survey team during their on site survey. Since we are quite concerned over the disposition of these land parcels, we must restate our position.

First of all we must stress the uniqueness and the requirements of a research organization such as NASA. NASA's business is to uncover the unknown, i.e. perform research and advance technology. Results are difficult to predict. The different approaches or the steps leading to the results are difficult to predict. In turn, the equipment and facilities required in getting to the end point cannot easily be predicted despite the fact that our research work must lead subsequent development by 5, 10 or more years. We must make allowances in our future planning to permit us to be able to cover these unexpected requirements.

NASA Field Centers must have continuing room to expand specific areas of research as the emphasis changes. There are community nuisance and safety reasons for isolating much of the equipment needed to conduct the research. Our available land is continually assessed for use each time a new facility is planned. If it were prematurely released we could well be forced to buy it back when that area becomes an established requirement for a facility. This does not appear to be prudent. Even at present the land parcels discussed in this letter have been and are being used for a valuable purpose. They provide the necessary isolation required, in this era of growing environmental concern, to minimize public complaint regarding "too much noise" or "too much light" or "too high a risk for public injury from catastrophic accidents".

Before getting into the details of the specific land parcels, you should be aware that when the survey team was briefed by Langley, emphasis was given by the Center to the more immediate future, or those activities planned for the next five years. Perhaps more attention should have then been given to our plans and thoughts for needs over the next ten years or longer period. The construction of facilities identified beyond our Five-Year Plan will be outgrowths of current, Congressionally funded Research and Development programs. The appropriation of funds to construct these facilities will occur at the optimum time of design definition, compatible with the progress and requirements of the particular on going R&D programs. Because of the nature of NASA's R&D programs, Congress approves and appropriates facility funding on an annual basis, although it approves the R&D program generating these facility needs years in advance. It is important, therefore, to understand the difference between the *R&D cycle* and the *construction budget cycle*. As an R&D program is initially funded and progresses, facility requirements are recognized and submitted to Congress. This facility approval and appropriation actually occurs at the latest feasible time in the R&D program cycle, which itself may cover a span of more than ten years. Knowledge of and planning for land requirements, therefore, often precedes construction budgeting by several years, and must provide for such allowances as sufficient land-use flexibility to permit the most efficient development of many concurrently conducted R&D programs.

We now wish to discuss in detail those land parcels identified in the GSA survey as Parcels "A" ,"B", and "C", on Exhibit D of the GSA Survey Report. Our greatest concern is the land designated as Parcel "B". These 70 acres are so integrated into the Center land complex that a look at Langley's history can well be a justification in itself for retention for future utilization.

Langley Research Center was established in 1917 as the first Federal aeronautics laboratory. Over the ensuing years, it has been at the forefront of research and development of aeronautical concepts which have culminated in the continued U.S. leadership in aeronautics. With the U.S. commitment to space research and exploration, Langley has also assumed a major role for space research and development.

Currently, the Langley Research Center is in the midst of a resurgence and reemphasis upon aeronautical research, a national commitment which is reflected in substantially increased appropriation figures. In addition to the aeronautical research, the Center is heavily engaged in support of the space shuttle program and is the project management Center for the Viking Mars Project. They have also moved energetically into environmental research and technology necessary for solving many of our domestic problems. These program responsibilities carry with them facility and research equipment requirements in the decade ahead.

Parcel "B" is the only area available for this planned or any other facility growth. The logic of this growth is indisputable. During the 1960–70 decade, 24 facilities were constructed in a northerrly direction from the original laboratory

area. During the next ten years. NASA is projecting the same type of controlled growth for Parcel "B" area. Parcel "B" is a part of a tract of 430 acres which was acquired by condemnation in 1950 to provide for the flexible and efficient development of the Center. The growth pattern or development rate per decade as shown below indicates that since 1950, we have steadily developed this land so that currently 60 percent of the original tract is occupied by facilities where research is conducted. The following table indicates the development rate to support Research and Development Programs up to 1980.

GROWTH PATTERN BY DECADES

Decade	Number of structures	Cost
1950 to 1960	17	$51,500,000
1960 to 1970	24	$21,000,000
1970 to 1980 (estimate)	[1] 9	$50,000,000

[1] These major facilities are necessary to fulfill congressional commitments to achieve specific national goals in aeronautics, space environmental protection and associated domestic needs.

Currently, the major portion of Parcel "B" is serving as valuable buffer between off-site encroachments and our vital laboratories. To protect its investment, as well as to preserve a quality environment, the center must retain a protective set back from roadways and uncontrolled off-site land uses.

In addition, Langley is a prime candidate site for the National Full Scale Subsonic Wind Tunnel, which is one of three proposed national facilities approved by the NASA/DOD Aeronautics and Astronautics Coordinating Board. These facilities are necessary for this nation to maintain supremacy in aeronautics technology. Parcel "B" is critical to providing a sufficient noise control buffer zone for an economical facility design of this huge wind tunnel.

The Centers' future construction of facilities are shown in Attachment 1, with the ten-year construction program in Parcel "B" marked in red. In addition to these facilities, the plan includes a new access road to alleviate traffic congestion and establish an improved traffic flow pattern through the Center. Interfaces and commitments with the off-site community involving the road network are also important considerations. This ten-year plan clearly demonstrates that future expansion of this Center focuses precisely in Parcel "B" and that any interruption of this program would have a crippling effect on the Center's future capabilities.

In summary, with regard to Parcel "B", we must emphasize the complex and flexible nature of a national research and development laboratory of Langley's stature. At this center the nation has already invested over $400,000,000 in facilities and equipment, and many times this amount in the pursuit of assigned aerospace goals. Our history confirms Langley's contribution to the nation's technological achievement—past, present and future. As an R&D laboratory, the Center's physical plant must have sufficient flexibility in facility and land utilization to efficiently conduct its responsibilities. The new initiatives in aeronautics and environmental protection will require the use of many existing facilities, as well as the additional unique laboratories to be sited in Parcel "B", as indicated in the attached ten-year plan. In these laboratories Langley will develop adequate environmental quality indicators and systems by which to monitor the environment with the required degrees of accuracy; assess the extent and location of the Earth's natural resources from Earth orbit, support various oceanographic surveys, develop pollution controls curbs and pursue related programs to preserve the environment and protect endangered life.

Langley's participation in environmental protection programs and the transfer of aerospace technology to domestic applications is extensive and growing. Langley's future in aerospace R&D programs—such as VSTOL, aircraft safety, noise reduction, transonic aircraft technology—to name but a few—remain at a high and greatly expanding funding level. Fierce foreign technological competition has served to further spur Congressional support of our aerospace efforts. Certainly, Langley's history has been one of growth and achievement, and because Parcel "B" is an integral part of NASA's future, we are strongly convinced that this parcel of land is and must continue to be an essential element of the Center's successful pursuit of these aerospace and environmental goals.

With regard to the 55 acres of marshland comprising Parcel "A", it is necessary that this land be retained as a buffer zone between Langley facilities and the surrounding neighborhood. For example, in addition to the hazardous nature of

the Landing Loads Track requiring a safety buffer of approximately 900 feet along the entire length of the facility, and thus extending the buffer zone into Parcel "A", we are planning to construct, in FY 1974, an Outdoor Anechoic Test Apparatus at the base of this track. This facility will generate a high noise level, decreasing with a buffer distance of 1,000 feet to a sound pressure level of 90 dba within Parcel "A". A site plan drawing delineating these factors is shown in Attachment 2.

Because this parcel must be used as a buffer with a firm requirement that no buildings be constructed on it, we feel that it is in the best interests of the Government to leave it as part of the Center property. As a side benefit, this would serve to accommodate the State of Virginia's desire to preserve all remaining marshlands.

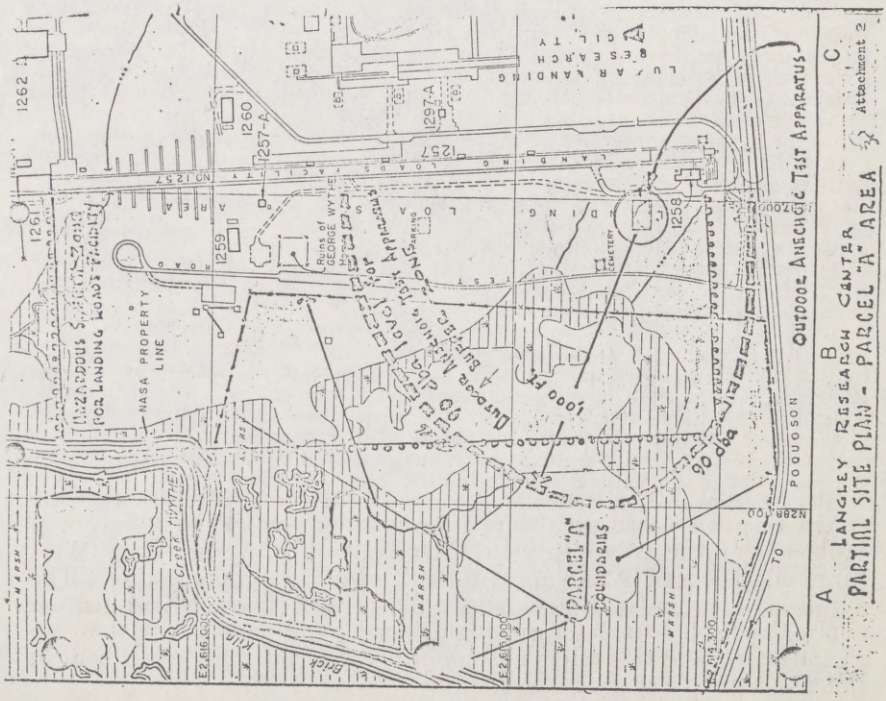
The 110 acres comprising Parcel "C" are part of the land on which the Space Radiation Effects Laboratory (SREL) is located. The future of this laboratory is now under review. Until a decision is made on the disposition of the Laboratory, it does not appear reasonable to dispose of the property or any portion thereof. Within two years the present programs should be completed and any follow on use determined. At that point, the situation should be reassessed for the proper disposition of any portion of the property.

In summary, our position is that we strongly feel that Parcel "B" must be retained for future Center development, that Parcel "A" be retained as a necessary buffer zone between the Center and the surrounding community, and that Parcel "C" be retained for approximately two years until a reassessment can be made after the future of the SREL facility is decided.

If additional information is needed to assist you in better understanding our requirements for the land in question and to help our respective agencies reach an accord on this matter, please let us know.

R. H. CURTIN,
Director of Facilities.

Enclosures.



LANGLEY RESEARCH CENTER

10-YEAR DEVELOPMENT PLAN

(Parcel "B" Vicinity)

Under Construction or Designed

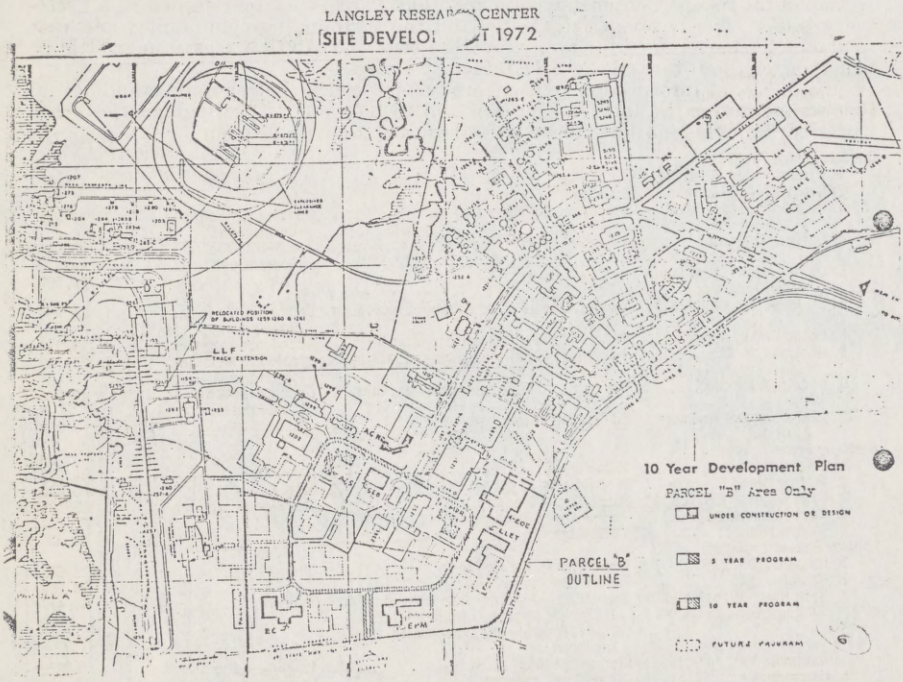
1. Aircraft Noise Reduction Laboratory (A/C NR).
2. Systems Engineering Building (SEB).

5-Year Program

1. Applications and Science Laboratory (A&S).
2. Multidisciplinary Design Research Laboratory (MDR).
3. Extend Landing Loads Track (LLT EXT).

10-Year Program—Within Parcel "B"

1. Environmental Protective Measurement Laboratory (EPM).
2. Environmental Control Laboratory (EC).
3. Earth Orbiting Experiments Laboratory (EOE).
4. Long-Life Environmental Testing Laboratory (LLET).
5. Extend Ames Road and Provide Secondary Entrance.



Mr. FUQUA. Mr. Hechler.

Mr. HECHLER. Mr. Thawley, I don't think you will ever have any problem informing appropriate Members of Congress from West Virginia, because NASA simply doesn't own any property there. The number of prime contracts and subcontracts from NASA are so minimal as to be characterized as minuscule, and do not even show up on the chart; and this refers not only to NASA but the Department of Defense and all other agencies.

All I can say is, if you ever need any just wonderful land, come down to West Virginia.

Mr. THAWLEY. Thank you, Mr. Hechler.

Mr. FUQUA. The testimony we have received in previous years in our annual authorization reviews revealed NASA had a reasonably good management plan for each of its field installations, and the directors of the various Centers were charged with conducting continuing evaluations of properties under their control to assure excess properties are promptly disposed of. Other than the Electronics Research Center has there been any NASA real estate declared surplus in the past 5 years?

Mr. MORITZ. Mr. Chairman, some real estate has been declared excess. I don't have a report for the last 5 years. We did do a study based on the last 3-year period, and have identified—and I can furnish you now—examples of situations.

Mr. FUQUA. Could you furnish that for the last 3 years?

Mr. MORITZ. Yes, sir.

(Material requested for the record follows:)

Location	Description	Disposition	Recorded book value
Ames Research Center:			
1. Moffett Field, Calif.	1 building	Demolition	$28,370
Electronics Research Center:			
1. Cambridge, Mass.	Land—14 acres, 6 buildings, other structures and facilities.	Transfer to DOT	20,080,781
Goddard Space Flight Center:			
1. Orroral Valley, Australia	1 building	Transfer to AEC	16,000
2. Cooby Creek, Australia	do	Sale	3,600
3. Geraldton, Australia	Tropospheric scatter system	Donated to Australian Government.	2,007,244
4. Darwin, Australia	1 building, other structures and facilities	Transfer to Australian Government.	25,000
5. Garden Island, New South Wales, Australia.	Boresight tower	do	14,300
6. St. Johns, Newfoundland	3 buildings and other structures and facilities.	Donated to Canadian Government.	342,899
7. Cooby Creek, Australia	Buildings, other structures and facilities	Abandoned in place	213,322
8. Guaymas, Mexico	9 buildings, other structures and facilities	Donated to Mexican Government.	1,333,342
9. Darwin, Australia	Buildings, other structures and facilities	Donated to Australian Government.	10,500
10. Island Lagoon, Woomera, Australia.	Collimation Tower	do	7,800
Kennedy Space Center:			
1. Merritt Island	18 buildings	Demolition	219,903
2. Merritt Island	35 buildings	Sale	400,070
3. Cape Kennedy AFS (LC 16)	6 buildings, other structures and facilities	Transfer	5,113,986
4. Cape Kennedy AFS	Portions of LC 34 and 37	do	74,865,731
5. Merritt Island	4 buildings	do	63,325
Langley Research Center:			
1. Hampton, Va.	1-foot hypersonic arc tunnel	Demolition	322,002
2. Hampton, Va.	Lumber storage building	do	30,898
3. Back Bay National Wildlife Refuge, Sandbridge, Va.	Department of Interior land use permit and NASA improvements (quonset hut, fence, concrete pad, gravel road tracking tower).	Transfer	90,477
4. Hampton, Va.	Storage building	Pending	8,829
5. Hampton, Va.	Solar energy collector	Demolition	30,980
Lewis Research Center:			
1. Plum Brook Station, Sandusky, Ohio.	9 parcels of land (9.1 acres)	Sale	1,959
2. Plum Brook Station, Sandusky, Ohio.	Residential property	do	25,000
3. Cleveland, Ohio	Test cell	Demolition	7,122
4. Cleveland, Ohio	2 buildings	do	22,639
5. Combined Systems Test, San Diego, Calif.	Land (3.4 acres), 1 building, other structures and facilities.	Transfer to HEW	795,969
6. Missile Test Site, Sycamore Canyon, San Diego, Calif.	Land (5,718.6 acres) (6.2 acres, easements) buildings, other structures and facilities.	Pending	6,622,458
7. Missile Test Site, Sycamore Canyon, San Diego, Calif.	Land (1,674.8 acres public domain)	Tendered back to Department of Interior	
8. Plum Brook Station, Sandusky, Ohio.	Test stand	Demolition	210,980

Location	Description	Disposition	Recorded book value
Manned Spacecraft Center:			
1. NASA Industrial Plant, Downey, Calif.	6 buildings	Demolition	$126, 223
2. White Sands Test Facility, Las Cruces, N. Mex.	Launch facilities	Transfer	474, 400
Marshall Space Flight Center:			
1. Huntsville, Ala	4 buildings, other structures and facilities	Demolition	473, 916
2. Huntsville, Ala	1 building	do	18, 298
3. Huntsville, Ala	do	do	22, 213
Wallops Station:			
1. Daugherty, Va	Tracking telescope tower	Transfer	323, 873
2. Wallops Island	Vertical MK-1 Scout launcher	Demolition	183, 612
3. Churchill Research Range, Fort Churchill, Manitoba, Canada.	60 buildings, other structures and facilities	Donation to Canadian Government.	2, 814, 000
Jet Propulsion Laboratory:			
1. Pasadena, Calif	4 buildings	Demolition	116, 035
2. Pasadena, Calif	Cooling tower, magazine, utility dock	do	24, 612
3. Pasadena, Calif	Parcel of land (.025 acres)	Sale	39
4. Table Mountain, Calif	3 buildings	Demolition	13, 207
Total recorded book value of disposals			117, 505, 914

Mr. FUQUA. What controls over these matters are in effect in NASA Headquarters? Who is in charge of monitoring the field activities on these matters?

Mr. MORITZ. The individual directly in charge is General Curtin, who is here on my right, who heads our Office of Facilities. He reports to the Assistant Administrator for Administration, who, in turn, reports to me.

Mr. FUQUA. Do you coordinate with the various Center directors and report to the Assistant Administrator.

General CURTIN. We do. All our property matters that are significant we take up through the normal chain. We coordinate not only within the headquarters but between the program offices as to future needs on real property within NASA, and have day-to-day working relations with GSA on properties other agencies may have available.

It is a very continuous sort of coordination in that respect.

Mr. FUQUA. Mr. Moritz, do you consider the procedures under which you are now operating are adequately responsive to the President's directive regarding the proper disposal of excess property?

Mr. MORITZ. Yes, I do.

Mr. FUQUA. You think you are carrying out the intent and spirit of it?

Mr. MORITZ. Yes, sir. I think the criteria Mr. Thawley read are adequate. We may have differences from time to time as to how the criteria are applied. As far as the regulatory framework, I believe it is adequate to carry out the intent of the Executive order.

Mr. FUQUA. Mr. Thawley, the Executive order that has been referred to and that, as I understand it, establishes a Property Review Board and charges GSA with the job of making continuous surveys to identify the excess properties. What is the composition of the Property Review Board? Who are the members? How are they appointed?

Mr. THAWLEY. The members of the Property Review Board are appointed by the President, Mr. Chairman.

Currently the Chairman is Mr. Donald Rumsfeld, the Vice Chairman is Mr. Frank Carlucci. The members are: John D. Ehrlichman, Arthur F. Sampson, Russell Train, and Dr. Herbert Stein. The Executive Secretary of the Board is Darrell M. Trent.

Mr. FUQUA. Are you conducting similar surveys of installations under the control of other departments and agencies in the Federal Government?

Mr. THAWLEY. Yes, sir. We are conducting surveys of Federal land without regard to who is the holding agency.

Mr. FUQUA. To what extent? Some of them you have outlined for NASA.

Mr. THAWLEY. We have in process, or surveys that have been completed, GSA surveys, to date 427 have been conducted since issuance of the Executive order. About 138 of those have been completed. The others are in some stage of the process.

I might mention that the Department of Defense also conducts a series of surveys on defense-related properties. To date I think they have something like 135 or 140 surveys underway.

Mr. FUQUA. What was GSA's role in excess property determinations prior to the issuance of the Executive order?

Mr. THAWLEY. Under the Office of Management and Budget Circular A–2 GSA's charge of responsibility is to maintain inventory of all Federal property. A–2 requires each holding agency annually to review their holdings for utilization purposes and report to GSA the status of all their holdings annually. An annual inventory of Federal property is published by GSA.

Mr. FUQUA. Mr. Moritz, is there an existing statute or regulation or administrative procedure in NASA that requires you to report proposed real estate disposals to the Congress or to this committee?

Mr. MORITZ. The only requirement pertaining to this area I believe relates to foreign property which is excessed. Under the Federal Property and Administrative Services Act of 1949 we are required to furnish a report as to excessing of such foreign property, but not as to domestic properties.

Mr. FUQUA. Would it place an undue burden on NASA if it were a requirement that this be reported to this committee, and, I assume, the Senate committee?

Mr. MORITZ. I would not think there would be an undue burden in reporting. We are trying now, as I believe this subcommittee and the full committee knows, to insure that we do informally report now all facility matters to be sure the staff and the committee are adequately apprised of what is going on.

Referring to statutory requirement, I believe that would be, of course, over and beyond the informal reporting we are now doing, but it would be no great burden on us to do so.

Mr. FUQUA. You are required in certain matters of reprograming and such matters under the general authorization bill to report to the various committees, I am referring to full committees, legislative, in the House and in the Senate, on certain matters of reprograming, particularly in the facilities area?

Mr. MORITZ. Yes, sir.

Mr. FUQUA. Mr. Thawley, you mentioned official notification procedures in effect. What procedures do you have where you are required to notify the Congress of land disposal actions of other various departments and agencies? You mentioned DOD in your testimony. I understand there are probably others.

Mr. THAWLEY. DOD has a specific statutory requirement to report to their Armed Services committees.

Mr. AUSTIN. That is unique with them.

Mr. DOWNING. Why should not the same thing apply to NASA as to DOD?

Mr. THAWLEY. Mr. Downing, I was not here when all the statutes were put together that set up DOD as somewhat of a separate animal. We find that they are unique in this area. No other agency has a statutory requirement to report, except DOD.

The Federal Property and Administrative Services Act prescribes by statute adopted by the Congress and signed by the President at the time uniform regulations for the handling of excess and surplus Federal property.

The authority responsible for the conduct of that act is vested in the Administrator of GSA. In the discharge of his duty he represents all the Federal agencies when it reaches the point of excess or surplus action.

We do report to the Committees on Government Operations in the Senate and House, on surplus property that is proposed for negotiated sale where the market value of the property is in excess of $1,000. There is that item of oversight.

Mr. FUQUA. That does not include properties that would be used by the Federal, State, or local agencies?

Mr. TAWLEY. No, sir, except in the case of negotiated sales to states or local governments. On interagency transfers of property we report to the Office of Management and Budget for their programmatic input where the appraised fair market value of the property is $100,000 or more.

The third item of oversight we have under section 203 of the Federal Property Act, is that under which we report to the Attorney General, the Justice Department, any property proposed for disposal to a private party where the acquisition cost was over $1 million. The Attorney General advised the Administrator of GSA as to the antitrust implications of any such transaction.

Mr. FUQUA. What other agencies, such as the Coast Guard, Merchant Marine, those type of agencies, do you require notification to Congress on?

Mr. THAWLEY. None that I know of. We do not require it, sir.

Mr. FUQUA. Just the other day I received notice from the chairman of the Merchant Marine Committee about change of ownership, transfer of some property, from the Coast Guard I think it was a lighthouse, to the Bureau of Sport Fisheries and Wildlife.

Mr. AUSTIN. The Maritime Administration has a disposal statute of its own. I am not aware of their requirements in their disposal.

Mr. FUQUA. If you were to declare some Maritime property or Coast Guard property surplus you would not have to notify the Merchant Marine Fisheries Committee?

Mr. AUSTIN. It would be the responsibility of the Maritime Administration, in the same manner as it is a responsibility of DOD to notify the Armed Services Committees in advance of reporting property excess to us.

Mr. FUQUA. Suppose you, not the agency, determine the property is surplus, not DOD. Do you then report to the Armed Services Committees?

Mr. THAWLEY. Mr. Chairman, the difference is that DOD, for example, before they report the property excess, which means they don't have a continuing need for it, they report to their committee. It is then declared excess and GSA is the instrument of the executive branch that handles it.

Mr. FUQUA. But suppose under the survey GSA does, as with the land at Wallops or Langley or Lewis and others, suppose the agency has not declared it surplus and you determine that DOD has excess acreage at some airfield, and are not properly utilizing it. Are you or DOD then required to report to the Armed Services Committee, or not.

Mr. THAWLEY. The holding agency that is declaring the property excess is responsible.

Mr. FUQUA. They have not declared it excess, you have.

Mr. THAWLEY. It has not been determined to be excess. We have made the recommendation, the declaration has not been made.

Mr. FUQUA. The holding agency, in this case DOD, would be required to notify the Armed Services?

Mr. THAWLEY. That is correct. Where there is not a statutory requirement I think informally most agencies keep their committee pretty well informed.

Mr. FUQUA. Section 1 of the Executive order, requiring complete survey of all real property and a report to GSA—has NASA complied with that?

Mr. MORITZ. Yes. As I mentioned, I believe, we did complete that requirement in the fall of 1970.

Mr. FUQUA. May we have a copy of that for the record?

Mr. MORITZ. Certainly. I will be happy to supply it.

(Material requested for the record follows:)

APRIL 20, 1970.

Mr. DANIEL T. KINGSLEY,
Commissioner, Property Management and Disposal Service, General Services Administration, Washington, D.C.

DEAR MR. KINGSLEY: The enclosed report is submitted in accordance with Executive Order No. 11508 and Mr. John W. Chapman, Jr.'s, letter dated February 20, 1970, to the Administrator of NASA. The report covers real property owned by NASA as of February 10, 1970. In addition, as a result of discussions with a representative of your office, we have also included information on installations where significant real property improvements are in place on land utilized under permits (or similar instruments) with other Government agencies.

If you have any questions concerning the NASA report please contact Mr. R. L. Barber, Real Estate Division, Office of Facilities, on IDS code 13, extension 24466.

Sincerely yours,

WM. E. LILLY,
Assistant Administrator for Administration.

SPECIAL REPORT OF REAL PROPERTY OWNED BY NASA (REFERENCE EXECUTIVE ORDER 11508)

Installation name and location	Gross acreage	Description of current use	Status of utilization
Kennedy Space Center, Brevard County, Fla.	83,783 acres owned	Government-operated spaceport for test, checkout and launching of space vehicles.	Fully utilized except where certain unique facilities, such as the vehicle assembly building, pad B—launch complex 39 and launch complexes 34 and 37, are not being utilized to the optimum at this time. Future programs will probably have some effect on the status of these particular facilities. By agreement between the Department of the Interior and NASA, the Bureau of Sport Fisheries and Wildlife has joint use of a significant portion of the land and water area at K.S.C. for the administration and operation of the Merritt Island National Wildlife Refuge.
Marshall Space Flight Center, Madison County, Huntsville, Ala.	1,797 acres held under 99-year Army permit.	Government-operated facility for development of launch vehicles, stages, engines, and transportation systems.	Fully utilized except for a portion of M.S.F.C. test capability which is not being utilized at present but upcoming programs may require modification and utilization.
Marshall Space Flight Center, NASA industrial plant, Orange County, Seal Beach, Calif.	40 acres made available under Navy use agreement.	Contractor operated launch vehicle stage assembly and testing facility.	Under utilized—The Seal Beach site was utilized for a maximum S-II production rate of 6 per year. The square feet required for maximum production (considering major buildings only) is approximately 410,000 square feet. The productive square footage now being fully utilized is approximately 143,500 square feet.
Marshall Space Flight Center, Edwards rocket engine test station, Kern County, Edwards, Calif.	350 acres held under Air Force permit	Contractor operated development and acceptance testing facility for F-1 rocket engine.	Under utilized—The Edwards Rocket Engine Test Station is maintained at an approximate 35 percent utilization factor for flight support on the F-1 rocket engine. This is a ;;candidate site" being considered for future. engine test requirements and must be held pending that determination
Marshall Space Flight Center, Michoud assembly facility, Orleans Parish, New Orleans, La.	891 acres owned	Contractor-operated manufacturing, fabrication, checkout and assembly for Saturn launch vehicles.	Under utilized—The Michoud assembly facility was orignally established to support a production rate of 6 per year of the first stage of the Saturn Launch Vehicle. The production rate has now been reduced to 2 per year, but the total facility is still used although not to its maximum capability.
Marshall Space Flight Center, Slidell computer facility, St. Tammany Parish, Slidell, La.	14 acres owned	Contractor-operated computer data processing facility and flight test data reduction evaluation.	Fully utilized.
Marshall Space Flight Center, Mississippi test facility, Hancock County, Bay St. Louis, Miss.	20,916 (an additional 117,884 acres held under restrictive easement).	Contractor-operated static test, checkout, instrumentation facility and performance evaluation of launch vehicle stages.	Under utilized—The Mississippi test facility is used in its entirety although not to its maximum capability, particularly the stage static testing facilities. This facility and its possible future utilization have been the subject of a special report to the President. This report cites possible future uses by NASA and other agencies.
Manned Spacecraft Center, Harris County, Houston, Tex.	1,620 acres—owned	Government-operated facility for the development of spacecraft and supporting hardware for aerospace exploration.	Fully utilized.
Manned Spacecraft Center, White Sands test facility, Dona Ana County, Las Cruces, N. Mex.	1,409 acres—owned	Contractor-operated facility to conduct aerospace research, development and testing of spacecraft systems.	Fully utilized except that the White Sands test facility is experiencing a low rate of utilization at this time due to the near completion of service module engine testing. Plans for improved utilization are under study at this time. This site is to be retained in the near term until potential future needs are determined.
Manned Spacecraft Center, NASA industrial plant, 12,214 Lakewood Blvd., Los Angeles County, Downey, Calif.	166 acres—owned	Contractor-operated facility to design, develop, and manufacture manned spacecraft and spacecraft systems.	Under utilized—Although spacecraft production and checkout is being carried on at the Downey plant, the rate of activity is well below the capacity of the plant.

Jet Propulsion Laboratory, 4800 Oak Grove Dr., Los Angeles County, Pasadena, Calif.	146 acres—owned	Contractor-operated aerospace research and development facility dovoted to spacecraft tracking, control and data acquisition.	Fully utilized.
Jet propulsion laboratory, Goldstone Tracking Station, San Bernardino County, Fort Irwin, Calif.	40,450 acres held under Army permit (land under this permit also used by Goddard Mojave Tracking Station).	Contractor-operated facility for tracking deep space probes and unmanned satellites.	Do.
Wallops Station, Accomack County, Wallops Island, Va.	6,561 (included in this is 1,140 acres of marsh land used for safety zone for rocket firings.)	Government-operated launch and aeronautical test facility.	Fully utilized except for portions of the land which are permitted to the Department of the Army for U.S. Army Reserve Training Center and to the Department of Commerce (Weather Bureau) for construction and operation of a Meteorological Satellite Command Facility.
Wallops Station, Eastville camera site, Northampton County, Eastville, Va.	52 acres owned	Government-operated down range tracking facility for testing launch vehicles.	Not being fully utilized (used intermittently to locate portable tracking camera instrumentation).
Goddard Space Flight Center, Prince George's County, Greenbelt, Md.	554 acres owned	Government-operated facility for the development of meteorological and communication facility.	Fully utilized.
Goddard Space Flight Center, Mojave Tracking Station, San Bernardino County, Fort Irwin, Calif.	40,450 acres held under Army permit (land under this permit also used by JPL–Goldstone Tracking Station.)	Contractor-operated facility for tracking of unmanned flights.	Do.
Goddard Space Flight Center, Goldstone Tracking Station, San Bernardino County, Fort Irwin, Calif.	do	Contractor-operated facility for tracking of manned flights.	Do.
Goddard Space Flight Center, Ulaska Tracking Station, Fairbanks, Alaska.	8,523 acres owned	Contractor-operated facility for the tracking of unmanned satellites.	Do.
Goddard Space Flight Center, Corpus Christi Tracking Station, Nueces County, Corpus Christi, Tex.	136 acres owned	Contractor-operated facility for the tracking of manned flights.	Do.
Goddard Space Flight Center, Antenna test range facility, Dona Ana County, Las Cruces, N. Mex.	2,789 acres owned	Contractor-operated facility for measurement of radiation patterns.	Do.
Goddard Space Flight Center, Rosman Tracking Station, Transylvania County, Rosman, N.C.	639 acres held under Department of Agriculture permit.	Contractor-operated facility for tracking of unmanned satellites.	Do.
Lewis Research Center, 21,000 Brookpark Rd., Cuyahoga County, Cleveland, Ohio.	349 acres owned	Government-operated aerospace research and development facility in the areas of aircraft and spacecraft propulsion and power generation systems.	Fully utilized except for Bldg. 115 (1,875 sq. ft.) approved for disposal by GSA.
Lewis Research Center, Plum Brook Station, Erie County, Sandusky, Ohio.	7,452 (includes 1,471 acres of buffer zone).	Government-operated facility conducting large scale testing of nuclear propulsion components and full scale static and dynamic tests of completed space vehicles.	Fully utilized: Note (1) 2 rocket test stands are being disposed of. (2) Several specialized research facilities and test stands are held in standby status for use expected to be required in current and future programs (3) Water storage and sewage lift station are standby for future use.
Lewis Research Center, Missile Test Site, San Diego County, San Diego, Calif.	7,400 acres owned	Contractor-operated facility for static firing and component testing for Centaur stage.	Not being utilized—7,400 acres and 49 buildings with a total of 80,607 square feet reported to GSA as excess. Report accepted by GSA on December 24, 1969.
Lewis Research Center, Combined systems test stand, San Diego County, San Diego, Calif.	4 acres owned	Contractor-operated facility for checkout and testing of Centaur stage.	Not being utilized—4 acres and 1 building with a total of 30,738 square feet reported to GSA as excess. Report accepted by GSA on December 24, 1969.
Ames Research Center, Moffett Field, Santa Clara County, Calif.	366 acres owned	Government-operated aerospace research search and development facility.	Fully utilized.
Langley Research Center, Hampton, Va	430 (342 additional acres held under Air Force permit and 1 acre held under Interior permit.)	Government-operated aeropscae research and development facility.	Do.

SPECIAL REPORT OF REAL PROPERTY OWNED BY NASA (REFERENCE EXECUTIVE ORDER 11508)—Continued

Installation name and location	Gross acreage	Description of current use	Status of utilization
Langley Research Center, Space Radiation Effects Laboratory, 11970 Jefferson Ave., Newport News, Va.	110 acres owned	Contractor-operated research on space radiation and testing of space vehicle instrumentation facility.	Fully utilized.
Space Nuclear Propulsion Off., Nuclear Rocket Dev. Station, Nye County, Jackass Flats, Nev.	92,518 acres made available under AEC/NASA interagency agreement.	Government-operated national site for conducting tests of nuclear reactors, engines and development of nuclear rockets for space flight use.	Do.
Flight Research Center, Kern County, Edwards, Calif.	218 acres held under Air Force permit	Government-operated research and development facility and testing of aerospace configuration characteristics and flight techniques.	Do.
Electronics Research Center, Kendall Square, Middlesex County, Cambridge, Mass.	14 acres owned	Government-operated aerospace electronics research facility.	This facility is in the process of being transferred to the Department of Transportation.
Jet Propulsion Laboratory, Edwards Test Station, Kern County, Edwards, Calif.	570 acres held under Air Force permit	Contractor-operated facility for the development and testing of complete rocket propulsion systems.	Fully utilized.

Mr. Daniel T. Kingsley,
Commissioner, Property Management and Disposal Service,
General Services Administration, Washington, D.C.

Dear Mr. Kingsley: Forwarded herewith is a copy of the report submitted to the Property Review Board in accordance with the President's memorandum dated July 24, 1970, relating to Executive Order 11508.

Major General Robert H. Curtin has been designated as the NASA representative to work with the Property Review Board. General Curtin is Director of Facilities for NASA and may be reached by telephone on Interdepartmental Code 13, Ext. 21855 if further information is needed in connection with the report.

Sincerely,

Wm. E. Lilly,
Assistant Administrator for Administration.

National Aeronautics and Space Administration,
Office of the Administrator,
Washington, D.C., August 21, 1970.

Mr. Durrell Trent,
Executive Secretary, Property Review Board,
The White House, Washington, D.C.

Dear Mr. Trent: In response to the President's memorandum dated July 24, 1970, we have identified approximately ten percent of the real property now held by NASA and which is now not fully utilized. This has been done in terms of "book value" which represents the acquisition cost of facilities. These are the only recorded figures we have. A brief description of the property so identified, and its status, is included in the attached report.

As you may know, an extensive study effort is under way to determine facilities requirements for the Space Shuttle System. However, these studies are not expected to be completed before the summer of 1971. It is the continuing policy of NASA to utilize existing Government owned facilities to meet program requirements as justified. Since the majority of the facilities reported are considered as candidate locations for shuttle activities, the ultimate decision on their utilization for these purposes cannot be made until after the studies are sufficiently advanced. Some interim partial decisions may, of course, have to be made but a complete determination will not be possible until at least mid 1971. For the reasons stated, we do not plan to declare the facilities involved excess to our needs at this time. As indicated in this report, however, we have already taken action to declare as excess the real property comprising the San Diego Missile Test Site and the Combined Systems Test Stand located in San Diego, California.

Although not included in the report, you are aware that on April 30, 1970, we declared the facilities which constituted the Electronics Research Center in Cambridge, Massachusetts, as excess to our needs. These facilities, valued at approximately $20 million were subsequently transferred to the Department of Transportation effective July 1, 1970. Other disposals of miscellaneous real property authorized by NASA during Fiscal Year 1970 amounted to approximately $3.6 million.

A copy of this report is being submitted to the General Services Administration as requested. If further information is needed, please advise.

Sincerely yours,

Homer E. Newell,
Acting Administrator.

REPORT OF REAL PROPERTY NOT FULLY UTILIZED

Installation name and location	Description of property	Status
San Diego Missile Test Site (Sycamore Canyon), San Diego, Calif.	This installation is contractor-operated by the General Dynamics Corp. It has been used as the static firing site for the Centaur vehicle. The property consists of approximately 7,400 acres of land and is improved with 14 various type buildings having a total gross area of 80,600 square feet, and other support facilities. The book value of the real property is approximately $6,600,000.	Not being utilized by NASA. Use of a small portion of the facilities (532 acres and a few supporting facilities) has been granted to the Defense Atomic Support Agency through December 1970 for work being performed by their contractor. The total installation has been reported excess by NASA to the General Services Administration and NASA is awaiting disposal instructions from GSA.
Combined Systems Test Stand, San Diego, Calif	This installation is contractor-operated by the General Dynamics Corp. This facility utilizes launch-type checkout equipment to provide an evaluation of the Atlas/Centaur and spacecraft vehicle systems during combined vehicle operation tests and a simulated space flight. The property consists of approximately 3.5 acres of land, a 2-story building and integral test tower with a total gross floor area of approximately 29,000 square feet, plus 3 small support buildings. The book value of the real property is approximately $900,000.	Not being currently utilized by NASA. NASA has a continuing need for periodic use of the tower portion only. This separable portion is described as 6 floors consisting of 800 square feet each. The installation has been reported excess by NASA to the General Services Administration. However, disposal of the facility is subject to some satisfactory arrangement being consummated through which NASA is assured of subsequent right-of-use of the tower. NASA is awaiting disposal instructions from GSA.
White Sands Test Facility, Las Cruces, N. Mex.	This installation is contractor-operated by Service Technology Corp. The facility is used to conduct developmental and operational tests of spacecraft propulsion and power generating systems along with related subsystems. The WSTF occupies 54,481 acres of land under use agreements with the Department of the Army and the Department of Interior.	A portion of the NASA-owned real property has been identified as being underutilized. That portion consists of the CSM preparation building test stand No. 301 and GSE shelter, and LM test stand No. 403. Current NASA programs require use of these facilities through June 1971. They are also being considered as candidate facilities for space shuttle test activities. The book value of these real property improvements is approximately $3,300,000.
Seal Beach Assembly Facility, Seal Beach, Calif.	This installation is contractor-operated by North American Rockwell Corp. The facility is used to assemble the SII stage for the Saturn V launch vehicle after delivery of subassemblies. The NASA property consists of a large vertical assembly building, static test tower, and other supporting facilities. Approximately 40 acres of land are utilized under a use agreement with the Department of the Navy. The book value of the NASA-owned improvements is approximately $39,100,000.	Underutilized. Will be used through December 1970 as an assembly facility and held to support lunar landings as well as stage and tool storage.
Michoud Assembly Facility, New Orleans, La.	This installation is contractor-operated by 2 major contractors, Boeing Co. and Chrysler Corp. sharing use of the facilities. The primary function of the facility is that of manufacturing the 1st stage boosters of the Saturn launch vehicles. The property consists of 891 acres of land, a large manufacturing building, calibration and checkout laboratories, office and engineering space and various supporting facilities. The book value of this real property is approximztely $95,800,000.	Underutilized. To be used for stage storage and modification work by NASA. Other Government agencies have indicated interest in use of portions of this facility.
Sacramento Test Facility, Rancho Cordova, Calif.	This installation is contractor-operated by McDonnell Douglas Corp. The facility is used for the development and testing of the Saturn IVB stages for the Saturn IB and Saturn V launch vehicles. This facility is located on about 4,000 acres of land owned by the contractor, of which 1,586 acres are leased to NASA. NASA-owned improvements consist of test stands, checkout facilities and various other supporting facilities. The book value of the NASA-owned real property is approximately $23,700,000.	Underutilized. To be used for flight operation support of lunar landings and, Sky lab.

REPORT OF PROPERTY NOT FULLY UTILIZED—Continued

Installation name and location	Description of property	Status
Canoga Park Facility, Canoga Park, Calif.	This installation is contractor-operated and consists of a complex composed of Government-owned buildings and private buildings either owned or leased by the North American Rockwell Corp. The NASA mission at this installation is the development manufacturing and component testing of the F-1 and J-2 rocket engines for use in the Saturn IB and Saturn V launch vehicles and miscellaneous work on the H-1 rocket engine. Of the 1,685,000 square feet of building space, the Government (U.S. Air Force) owns more than ½. NASA utilizes the Government-owned facilities under a use agreement with the Air Force. The book value of the NASA-owned improvements to the real property is approximately $2,400,000.	NASA investment is underutilized.
Santa Susana Facility, Santa Susana, Calif.	This installation is contractor-operated and is a satellite of the Canoga Park Facility. It consists of a complex of test stands, component research laboratories and other research and support facilities. The total complex, approximately 1,600 acres, is owned or leased by the North American Rockwell Corp. with the exception of U.S. Air Force Plants 57 and 64 which occupy approximately 450 acres. NASA utilization of the site is accomplished through a joint use agreement with the Air Force. The book value of the NASA-owned improvements to the real property is approximately $4,400,000.	Do.
Edwards F-1 Engine Test Facility, Edwards Air Force Base, Calif.	This installation is contractor-operated and is also a satellite of the Canoga Park Facility. Its principal function is the developmental and acceptance testing of the F-1 rocket engine manufactured at Canoga Park. The major facilities consist of 6 F-1 engine test positions with related supporting facilities including instrumentation and fuel storage and transmission systems. The facilities are located on Edwards Air Force Base. NASA utilizes the land under a use agreement with the Air Force. The book value of the NASA improvements to the real property is approximately $19,600,000.	Underutilized. F-1 testing continues through October 1970. Site to be held in reserve for possible support of lunar landings and Sky Lab. Candidate location for space shuttle engine testing.
NASA Industrial Plant—Downey, Calif.	This installation is contractor-operated by North American Rockwell Corp. The Primary mission of this installation is to design, develop and manufacture specific manned spacecraft and spacecraft systems and to provide test, integration and checkout support for the spacecraft and associated systems. The property consists of 166 acres of land, manufacturing and laboratory buildings and various supporting facilities. The book value of the real property is approximately $33,000,000.	Underutilized. Operations at a a lower level will continue through 1974 as well as provide flight support for lunar landings and Sky Lab.
Mississippi Test Facility, Hancock County, Bay St. Louis, Miss.	This installation is contractor-operated by the General Electric Co., Boeing Co., and North American Rockwell Corp. It was established for development and acceptance testing of large rocket stages. The installation consists of 20,916 acres of fee-owned land, test stands, office and shop buildings and other supporting facilities. An additional 117,884 acres of land are held under restrictive easement as a buffer zone.	A portion of this property has been identified as being under-utilized. That portion consists of the SII stage checkout/storage facility, the SII (A2) test stand and observation bunker, and the S-IC (B2) test stand. Current NASA programs require use of these facilities through calendar year 1970. They are also being reviewed as candidate facilities for space shuttle test activities. The book value of these real property improvements is approximately $43,700,000.

Note: These figures used in this report represent the initial acquisition costs of these properties as reflected in NASA financial accounts as of June 30, 1969.

OCTOBER 26, 1970.

Mr. DANIEL T. KINGSLEY,
Commissioner, Property Management and Disposal Service,
General Services Administration, Washington, D.C.

DEAR MR. KINGSLEY: Forwarded herewith is a copy of the second report submitted to the Property Review Board in response to the President's memorandum dated July 24, 1970, relating to Executive Order 11508. This report sets forth a brief description and the current status of the remaining ninety percent of our real property holdings which were not required to be included in the initial report submitted to you in August.

If further information is needed in connection with the report, please contact Gen. Robert H. Curtin, Director of Facilities for NASA. Gen. Curtin may be reached by telephone on Interdepartmental Code 13, Extension 21855.

Sincerely,

WM. E. LILLY,
Assistant Administrator for Administration.

OCTOBER 23, 1970.

Mr. DARRELL TRENT,
Executive Secretary, Property Review Board,
The White House, Washington, D.C.

DEAR MR. TRENT: In response to the President's memorandum dated July 24, 1970, NASA submitted a report to you identifying approximately ten percent of our real property holdings which are not fully utilized. In further response to the memorandum a report setting forth a brief description and the current status of the remaining ninety percent of our holdings is enclosed.

NASA's principal real property holdings consist of land, buildings and other structures which comprise the research, development, test and launch capabilities of our field installations and their component activities. All of the installations listed in the attached report have high priority for retention. Our attachment provides explanatory remarks as to their current utilization.

As indicated in the report submitted to you on August 21, 1970, we do have a continuing active program to review our real property to determine that portion which can be released for other purposes. In cases where we have constructed or otherwise acquired facilities which are located on land owned by other Government agencies, such facilities usually revert to the owners of the land when they are no longer required by NASA. Where portions of facilities are not fully utilized by NASA and disposal is not practicable, utilization by other Government agencies is encouraged. In buffer zone areas, land is outleased for private or commercial use wherever feasible. In instances where real property improvements only are no longer required by NASA, such improvements are disposed of in accordance with the Federal Property Management Regulations.

A copy of this report is being submitted to the General Services Administration as requested. If further information is needed in connection with the report, please advise.

Sincerely,

GEORGE M. LOW,
Acting Administrator.

REPORT OF REAL PROPERTY

Installation name and location	Gross acreage	Description of current use	Recorded value (thousands) [1]	Status of utilization
Ames Research Center, ARC, Moffett Field, Calif.	366-owned	Government-operated aerospace research and development facility.	$176,000	Fully utilized except for 139 acres outleased for agriculture and dairy purposes and the 14-foot transonic wind tunnel which is being held in standby.
Flight Research Center, FRC, Edwards, Calif	224 acres held under Air Force permit.	Government-operated research and development facility and testing of aerospace configuration characteristics and flight techniques.	10,000	Fully utilized.
Goddard Space Flight Center, GSFC, Greenbelt, Md.	554-owned	Government-operated facility for the development of meteorological and communication facilities.	84,000	Do.
Antenna Test Range Facility, Las Cruces, N. Mex.	2,789-owned	Contractor-operated fcaility for measurement of radiation patterns on antennas.	45	Do.
Tracking Station, Corpus Christi, Tex	136-owned	Contractor-operated for the tracking of manned space flights.	2,000	Do.
Tracking Station, Fort Myers, Fla	60 acres held under lease	Contractor-operated facility for the tracking of unmanned satellites.	615	Do.
Tracking Station (Goldstone), Fort Irwin, Calif.	40,450 acres held under Army permit (land under this permit also used by JPL–Goldstone tracking station).	Contractor-operated facility for tracking unmanned and manned space flights.	7,000	Do.
Tracking Station (Ulaska), Fairbanks, Alaska	8,523-owned	Contractor-operated facility for the tracking of unmanned satellites.	7,000	Do.
Tracking Station (Kokee Park), Waimea, Hawaii.	16 acres held under lease	Contractor-operated facility for the tracking of manned satellites.	3,000	Do.
Tracking Station, Rosman, N.C	639 acres held under Department of Agriculture permit.	Contractor-operated facility for the tracking of unmanned satellites.	8,000	Do.
TRW Systems, Inc., Redondo Beach, Calif	Contractor-owned	Contractor-operated magnetic test facility	88	Do.
Jet Propulsion Laboratory, JPL, Pasadena, Calif.	146-owned (30 acres held under lease).	Contractor-operated aerospace research and development facility devoted to spacecraft tracking, control and data acquisition.	50,000	Fully utilized. Disposal of miscellaneous structures with book value of approximately $163,000 accomplished in fiscal year 1970. Disposal of a material storage building (book value approximately $61,000) is currently underway.
Edwards Test Station, Edwards, Calif	570 acres held under Air Force permit.	Contractor-operated facility for the development and testing of rocket propulsion systems.	3,000	Fully utilized.
Goldstone Tracking Station, Fort Irwin, Calif	40,450 acres held under Army permit (land under this permit also used by Goddard Space Flight Center).	Contractor-operated facility for tracking deep space probes and unmanned satellites.	22,000	Do.
Table Mountain Site, Wrightwood, Calif	11 acres held under Department of Agriculture permit.	Contractor-operated facility for solar and astronomical observations.	379	Fully utilized. Disposal of 2 buildings (book value approximately $8,000) currently in process.

See footnote at end of table, p. 64.

REPORT OF REAL PROPERTY—Continued

Installation name and location	Gross acreage	Description of current use	Recorded value (thousands) [1]	Status of utilization
Kennedy Space Center, KSC, Merritt Island, Fla.	83,783–owned plus land used at Cape Kennedy Air Force Station under AF use agreement.	Government-operated spaceport for test checkout and launching of space vehicles.	$774,000	Fully utilized except where certain unique facilities such as the Vehicle Assembly Bldg. and Pad B—Launch Complex 39 are not being utilized to the optimum at this time. Launch Complexes 34 and 37 (book value approximately $106,000,000) are excess to operational requirements and a study is underway to determine which portions of these facilities will be disposed of. In addition, plans have been made to release to the Air Force, over the next 24 months, 22 buildings (book value $8,500,000) that NASA has been using at Cape Kennedy Air Force Station, Fla. Also, disposal of 8 buildings (book value approximately $112,000) no longer required at KSC is underway. Approximately 3,000 acres of land have been outleased for agricultural (primarily citrus groves) purposes. A land use agreement has been executed with the Department of the Interior for use of approximately 84,000 acres of submerged land and water areas for operation of a wildlife refuge.
Tracking Station, Christmas, Fla	1-acre held under lease	Government-operated facility for the tracking of space vehicles.	12	Not fully utilized. Being held in standby.
Langley Research Center, LaRC, Hampton, Va.	430-owned (342 additional acres held under Air Force permit and 1-acre held under Interior permit.	Government-operated aerospace research and development facility.	251,000	Fully utilized.
Space Radiation Effects Laboratory, Newport News, Va.	110-owned	Contractor-operated; research on space radiation and testing of space vehicle instrumentation.	15,000	Do.
Lewis Research Center, LeRC, Cleveland, Ohio.	349-owned	Government-operated aerospace research and development facility in the areas of aircraft and spacecraft propulsion and power generation systems for spacecraft.	153,000	Fully utilized except as follows. Disposal completed in March 1970 of a plant services storage building (book value approximately $11,000). Disposal of 2 additional buildings (book value approximately $23,000) is currently underway. 4 acres of land outgranted to Department of Transportation (FAA) for communication facility.
Plumbrook Station, Sandusky, Ohio	7,787-owned (includes 1,471 acres of buffer zone).	Government-operated facility conducting large scale testing of nuclear propulsion components, cryogenic propellant research, and full-scale static and dynamics test of space vehicles.	96,000	Fully utilized except as follows. Disposal completed in July 1970 of 2 rocket test stands, 3 camera stands and 6 support buildings (total book value approximately $250,000); 333 acres of land have been outleased for agricultural purposes; 38 acres have been made available under permit to the Department of the Interior for research on migratory birds. With the near completion of the buffer zone

				land acquisition project, plans are being made to report as excess several extraneous parcels of land, totalling approximately 8 acres, which are not contiguous to the buffer zone.
Manned Spacecraft Center, MSC, Houston, Tex.	1,620–owned	Government-operated facility for the development of spacecraft and supporting hardware for aerospace exploration.	174,000	Fully utilized. Plans have been made to release to the Air Force 37 buildings (book value approximately $830,000) NASA has been using at Ellington AFB, Tex.
White Sands Test Facility, Las Cruces, N. Mex.	1,409–owned plus 54,480 acres held under permits from the Departments of the Army and the Interior.	Contractor-operated facility to conduct aerospace research, development and testing of spacecraft systems.	27,000	Not fully utilized. Plans for improved utilization are under study. WSTF is also a candidate site for location of space shuttle test activities.
Massachusetts Institute of Technology, Cambridge, Mass.	Contractor-owned	Contractor-operated facility for conducting guidance and navigation research and development work.	40	Fully utilized.
Marshall Space Flight Center, MSFC, Huntsville, Ala.	1,797 acres held under 99-year Army permit.	Government-operated facility for development of large launch vehicles, stages, engines, and space transportation systems.	160,000	Fully utilized except for a portion of the test capability which is currently under utilized. Disposal of miscellaneous test and supporting facilities with a book value of approximately $470,000 is currently underway. MSFC is a candidate location for space shuttle engine test facilities.
Mississippi Test Facility, Bay St. Louis, Miss.	20,916-owned (an additional 117,884 acres held under restrictive easement).	Contractor-operated static test, checkout, instrumentation facility and performance evaluation of launch vehicle stages.	254,000	Not fully utilized. Current NASA programs require use of the test facilities through the end of calendar year 1970, after which they will be put on standby status. The office and laboratory space will remain open and are being made available for use by governmental, educational and other appropriate organizations which may be interested in locating in the area. A new earth resources program regional activity is being established at MTF. Also MTF is a candidate location site for space shuttle test activities. Agreements have been negotiated with the U.S. Coast Guard for the conduct of the national data buoy developments project and with the Bureau of Commercial Fisheries for certain marine research work to be performed at MTF. In addition, NASA has outgranted the use of approximately 6,800 acres of land for agricultural grazing and wildlife refuge purposes. Consideration is being given to the possible disposal of the fee interest in approximately 7,600 acres of land (book value approximately $8,200,000) owned in the buffer zone area. Disposal, however, would be subject to imposition of restrictive easements identical to those imposed on the 118,000 acres comprising the remainder of the buffer zone.
Slidell Computer Facility, Slidell, La.	14-owned	Contractor-operated data processing and flight test data reduction evaluation facility.	5,000	Fully utilized.
Space Nuclear Propulsion Office Nuclear Rocket Development Station, Jackass Flats, Nev.	92,518 acres made available under AEC/NASA interagency agreement.	Government-operated national site for conducting test of nuclear reactors, engines and development of nuclear rockets for space flight use.	26,000	Do.

See footnotes at end of table, p. 64.

REPORT OF REAL PROPERTY—Continued

Installation name and location	Gross acreage	Description of current use	Recorded value (thousands) [1]	Status of utilization
Wallops Station, Wallops Island, Va	6,561-owned (included in this is 1,140 acres of marsh land used for safety zone for rocket firings).	Government-operated launch and aeronautical test facility.	67,000	Fully utilized by NASA except for portions of land outgranted for other purposes as follows: (1) 4 acres to the Department of the Army for Army Reserve center; (2) 10 acres to Department of Commerce (weather bureau) for operation of meteorological satellite command facility; and (3) 83 acres outleased for agricultural purposes. In fiscal year 1970 launch facilities with a book value of approximately $368,000 were disposed of.
Camera Site, Eastville, Va	52-owned	Government-operated down range photographic tracking facility.	190	Not fully utilized. The facilities are used intermittently to locate portable camera instrumentation. A study is planned to determine whether any portion of the surrounding land can be disposed of.
Igor Telescope Facility, Daugherty, Va	1-acre held under lease	Government-operated down range long focal length optical tracking facility.	324	Fully utilized.
Optical Electrical Tracking Facility, Coquina Beach, N.C.	0.2 acre held under Department of the Interior permit.	Government-operated facility for down range optical tracking.	164	Do.

[1] Recorded value includes improvements to real property.

Mr. THAWLEY. Mr. Chairman, GSA per se does not declare property excess unless it is property held by GSA.

A declaration of excess comes from the holding agency itself.

Mr. FUQUA. But at some time you initiate the action?

Mr. THAWLEY. We initiate the survey that would cause them to focus on the land management problems, and would cause, hopefully, their declaring it excess.

Mr. FUQUA. Thank you.

Thank you, Mr. Moritz, Mr. Thawley, and all you gentlemen, for being here this morning, and for your very frank and candid and helpful answers to the subcommittee.

We stand adjourned.

(Whereupon, at 11:25 a.m., the subcommittee adjourned.)

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