NASA - Langley

June 21, 1960

C84-2

NDUM for Engineering Service Division Files

:t: NASA land use at Langley

The following report has been prepared for, and at the request of, the
ty Security Officer.

Langley Field Reservation Acerages
AF and NASA

Ir Force:

Source	Year Acquired	Acres
Original acquisition (Groome, Holt & others)	1916	1655.5
Hampton Institute	1929	1.4
Curtis, Darling & Wilson (for east gate house)	1934	0.9
Hampton Institute	1934	46.7
Hampton Institute	1941	770.0
Collier	1942	500.0
Collier	1942	82.2
Total Air Force		3056.7
NASA (condemnation)		429.8
Reservation total		3486.5

Note: The acreages tabulated are for the reservation proper (not including railroad right-of-way to Hampton or other property over which AF has jurisdiction). AF has avigation easements over 88.5 acres on western approach to large runway.

ASA:

By allotment from AF:	East Area	21.74 acres
	West Area	320.14 "
	Total allotment	341.88 "
By condemnation (Hudgins, Hornsby, Ennis, Sinclair):		429.8 "
	Total NASA	771.68 "

(1) NASA East Area acreage has been corrected for return of 4.7 acres, at site of old NASA hangars, to Air Force. NASA west area acreage has been corrected for allotment of 67 acres, at site of Hypersonic Physics Test Area, to NASA.

incl in ESD files.

(2) Figure of 67 acres at Hypersonic Physics Test Area was obtained by scaling from a map. This plot has not been surveyed in the field.

(3) The East Area allotment acreage has been given as 26.55 since about 1952. Deduction of 4.7 acres for old NASA hangars leaves 21.85 acres. This is 0.11 acre more than the figure used in this report. Possible explanation is that such serious consideration was given to acquisition of an 0.11 acre tract in 1952 for Freon storage for 19-foot tunnel conversion that it got to be considered as actually allotted and was added into the East Area total. This tract, however, was never acquired since Freon storage area was relocated.

Summary of NASA Land Allotment from AF

East Area:

1.	Dodd Blvd. to Thornell Ave., Thompson St. to Plumb St. (1916)	5.80 acres
2.	PRT site 8/13/25	0.66
3.	FST site 7/24/29	3.90
4.	Tanks 1 & 2 7/24/29	3.20
5.	Hangars 1 & 2 10/11/30 (4.7 acres returned to AF)	0
6.	15-ft. Spin Tunnel 9/26/33	0.24
7.	8-ft. High Speed Tunnel site 9/17/34	0.60
8.	Tanks 1 & 2 extn. 8/26/36	4.50
9.	19-ft tunnel & East Shop 8/26/36	2.30
10.	Spin tunnel area extn. 11/5/37	0.33
11.	8-ft. HST area extn. 10/3/50	0.21
		21.74

West Area:

12.	Hypersonic Physics	
1.	Struc. Lab., 16-ft. HST; Airc. Loads Cal. Lab;	67.00
	Headquarters; Office & Warehouse; Power Plant, 8/23/43	40.4896
2.	PARD, Gas Dyn. Lab. 8/23/39	21.240808
3.	Rocket Area 2/10/48	8.2892
4.	Warehouse Area 8/23/39	6.7670
5.	7 x 10, Cafeteria 10/26/43	32.7746
6.	4 x 4; IRD; Phys. Res. 10/26/43	63.9424
7.	Morale Activities 9/44	6.2435
8.	Sewage Disposal 8/23/39	4.6140
9.	Water Tower 8/5/49	35.9800
10.	Flight Research 8/5/49	21.3320
11.	Meteorological Station 7/31/52	11.4700
	Total (allotment)	320.14

Notes: Items 2, 4, and 8 returned to AF 10/26/43.
Item 2 re-allotted to NASA 8/20/48.
Item 4 re-alloted to NASA 2/10/48.
Item 8 re-alloted to NASA about 1945.

Note: In addition to land actually allotted to NASA BY AF, several parcels of land are occupied by NASA, under local (LAFB) agreement, that have not been formally allotted. Some such instances are: ~~Wind~~

Wind Tunnel Road (East Area)
Parking lot opposite Utility Bldg. (East Area)
Extn. to East Shop (East Area)
Old and New Taxi Strips (West Area)
Tank #2 Office Bldg. (East Area)
Road along Tank #2 (East Area)

Many parcels have been occupied, by agreement, for temporary use.

Chester L. Robbins
Chester L. Robbins
Structural Engineering Section

CLR.mhg
EMM
HC
JCM

GEN FILE #13

July 31, 1963

LRC LAND USE

1.	LAND OWNED IN WEST AREA	429.8 ACRES
2.	LAND ON LOAN IN EAST AREA (EXCLUDES 4.7 ACRES AT OLD NACA HANGARS WHICH HAVE BEEN IN PROCESS OF TRANSFER TO AIR FORCE.)	21.7 ACRES
3.	LAND ON LOAN IN WEST AREA	320.1 ACRES
4.	LAND AVAILABLE FOR CONSTRUCTION PURPOSES EXCLUDING FY '64 BUDGET AND EARLIER (DOES NOT INCLUDE PROPOSED FUTURE ROADS, BUT DOES INCLUDE LAWN AREAS) EXCLUDING LAWN AREAS, PARKING LOTS, ETC. FIGURE WOULD BE 120 ACRES.)	260 ACRES 271 INCLUDE FUTURE ROADS
5.	LAND WHICH COULD BE USED AT EXTRA COSTS (MARSHES ETC.)	140 ACRES

ENCLOSED SPACE - EAST AREA

1.	NET SQUARE FEET - OFFICES	48,000
2.	NET SQUARE FEET - SHOPS AND LABS	292,000
3.	NET SQUARE FEET - OTHER SPACES	53,200

GEN FILE
#13

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1.	LAND OWNED IN WEST AREA	429.8 ACRES
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UNITED STATES GOVERNMENT

Copy for Mr. J A Zutzelberger

2-Way Memo

DATE OF MESSAGE
7/30/63
DATE OF REPLY
8/2/63

INSTRUCTIONS
Use routing symbols whenever possible.
SENDER:
Forward original and one copy. Conserve space.
RECEIVER:
Reply below the message, keep one copy, return one copy.

Subject: INFO. NEEDED FOR HOUSE APPRO. COMMITTEE HEARINGS.

To: → MR. W. C. ROBERTS

5027—101

FOLD — FOLD

USE BRIEF, INFORMAL LANGUAGE

CAL.,

MR THOMPSON WANTS SOME ~~[illegible]~~ STATISTICS FOR SUBJECT HEARINGS SUCH AS:

ACREAGE OWNED IN WEST AREA
" ON LOAN IN EAST AREA
" ON LOAN IN WEST AREA
" AVAILABLE FOR CONSTRUCTION PURPOSES, EXCLUDING 1964 BUDGETS ITEMS AND BACK.
" WHICH COULD BE USED AT SOME EXTRA COSTS, SUCH AS MARSHES, ETC.

NET SQ. FT. OF OFFICE SPACE IN EAST AREA ~~68,448~~ 548,000
NET " " " SHOP & LAB. " " " " ~~324,934~~ 292,000
" " " OTHER SPACE " " " ~~292,000~~ 53,200

CONSUMPTION OF FUELS: ELECTRICITY, OILS, GASES IN F.Y. 1963
CONSUMPTION OF WATER F.Y. 1963
COSTS OF TELEPHONE & TELEGRAPH SERVICES, F.Y. 1963

From: [signature] 7/30

OPTIONAL FORM 27
OCTOBER 1962
GSA GEN. REG. NO. 27

1. TO BE RETAINED BY ADDRESSEE

Langley Land Use

1. Land owned in W.A. (acres) 429.80
2. Land allotted to LRC in E.A. (acres) 21.74*

* This figure does not include 4.7 acres at site of old NASA hangars, which have been, for some time, in the process of being returned to the Air Force

3. Land allotted to LRC in W.A. (acres) 320.14
4. Land available for construction purposes excluding '64 Budget items and down ward (acres). 260±**
5. Land which could be used at some extra costs (marshes) (acres) 140±

** This figure ~~allows figure~~ does not include proposed future roads, but it does include lawn areas. Excluding usual lawn areas, figure would be more like 120 acres.

LRC LAND USE

1. LAND OWNED IN WEST AREA — 429.8 ACRES
2. LAND ON LOAN IN EAST AREA — 21.7 ACRES
   (EXCLUDES 4.7 ACRES AT OLD NACA HANGARS WHICH HAVE BEEN IN PROCESS OF TRANSFER TO AIR FORCE.
3. LAND ON LOAN IN WEST AREA — 320.1 ACRES.
4. LAND AVAILABLE FOR CONSTRUCTION PURPOSES EXCLUDING 64 BUDGET & EARLIER — 260
   (DOES NOT INCLUDE PROPOSED FUTURE ROADS, BUT DOES INCLUDE LAWN AREAS, EXCLUDING LAWN AREAS FIGURE WOULD BE 120 ACRES.)

5. LAND WHICH COULD BE USED AT EXTRA COSTS (MARSHES ETC) — 140

ENCLOSED SPACE - EAST AREA

1. NET SQUARE FEET - OFFICES — 48,000
2. " " " - SHOPS & LABS — 292,000
3. " " " OTHER SPACES — 53,200

① 13 GEN

Memo for Budget Officer

Subject: LRC land use ~~of off-reservation land~~

Ref.: (a) Memo for ESD Files, dated 6/21/60, "Land use at Langley", by Chester L. Robbins

(b) Memo to NASA Hq., Code BD, dated 12/1/64, "Transmittal of real property documents", by George T. Malley.

1. The following is a resumé of LRC land use, on and off the LAFB reservation.

A. On the reservation 771.68 acres, as follows:

(1) By allotment from AF (use permit)

East Area	21.74 acres
West Area	320.14 "
Total	341.88 "

By condemnation (NASA title, never controlled by AF)

Total (all in West Area) 429.8 acres

B. Off the reservation 3,404.56 acres, as follows.

(1) Owned 110.29 acres

1. B. (cont.)

(2) Leased 17.15 acres

(3) Allotted (use permits from other U.S. Govt. agencies 3,277.12 acres

C. Totals, all categories 4,176.24 acres, as follows:

(1) Owned 540.09 acres

(2) Leased 17.15 "

(3) Allotted 3,619.00 "

2. For an itemized listing of all land in use by LRC on LAFB reservation, see Ref. (a)

3. An itemized listing of land use by LRC off the reservation is given hereinafter.

A. R/W agreement with Wm R. Rollins, Sr., for plot no. 709, Poquoson, York County, Virginia, (see York County tax map. no. 41), LRC Order L-32,811, dated 10/3/63. About 0.21 acre is involved, consisting of a 10-foot wide R/W across a portion of plot no. 709, about 1000 feet long. Involved acreage is given in Ref. (b) as 17.5. This is incorrect, being approx. the area of all of the portion of plot no. 709 traversed by this R/W. Agreement provides access to LRC model drop test site. (.21)

B. R/W Agreement for plot no. 709, Poq., Y.C., Va. (see Y.C. tax map no. 41), LRC Order L-32,812, dated 6/9/64. About 0.20 acre is involved, consisting of a 10-foot R/W across another portion of plot no. 709, about 800 feet long. Involved acreage is given in Ref. (b) as 13.62, corrected and initialled, to 36.5. Both are incorrect; the first being approx. the area of this portion plot no. 709, and the second being approx. the area of all (both portions) of plot no. 709. Agreement provides access to LRC drop test site. (.20)

C. R/W Agreement with Mattie Werton for plot no. 710, Poq., Y.C., Va. (see Y.C. tax map no. 41), LRC Order L-88,573, dated 10/1/60. About 0.05 acre is involved, consisting of a 10-foot R/W about 200 feet long.

Renewal of this agreement is overdue. Mrs. Wertan's death leaves the property legally ownerless, pending division among heirs, appointment of an administrator, or other arrangement. Since the value of the property is low when one considers the cost of legal procedure for any such arrangement, no action has been taken ~~nothing has been done~~. Agreement provides access to LRC model drop test site. (.05)

D. Land lease with Birdie C. Evans and Wm L. Carmines, for plat no. 712, Pog., Y.C., Va. (see Y.C. tax map no. 41), LRC ~~Order~~ Contract NAS 1-2718, dated 7/1/63. Acreage is given as 3.0, ~~actually known to be about 7.0~~. Land is used for model drop test site. (3.0)

E. Land lease with Wm M. Rollins, Sr., for plat no. 713, Pog., Y.C., Va. (see Y.C. tax map no. 41), LRC Contract NAS 1-2717, dated 10/1/60. Acreage is given as 13.0, ~~actually known to be about 27.0~~. Land is used for model drop test site. (13.0)

(G) ~~Ex~~ Permit dated 6/30/64 from AF for use of 3275.60 acres former Plum Tree Island AF Bombing Range, Pog., Y.C., Va., in the so-called "Great Marsh". Land is used for landing and recovery of models launched from LRC model drop test site. (3275.6)

(H) Permit dated 12/12/61 from National Park Service for a tracking station site adjacent to the Bodie Island Maintenance Station of the Cape Hatteras National Seashore, at Coquina Beach, North Carolina. Permit was later amended to include a non-adjacent site for a boresight mast. About 0.32 acre is involved. Land provides for optical and electronic tracking of missiles launched from Wallops. The entire property, permit, and operation is expected to be transferred from LRC to Wallops in the near future. (.32)

(F) Land lease dated 7/1/63 (LRC Contract NAS 1-2729) from Back Bay Development Corp. for lots 6 and 7, section 2, Back Bay Meadows subdivision, Sandbridge, Virginia Beach, Va. About 0.69 acre is involved. Site is being used temporarily for optical tracking, from trackers, of re-entry vehicles launched from Wallops, pending construction completion of an optical tracking station at Back Bay National Wildlife Refuge, 4 miles south. Lease expires 7/1/65, and is not expected to be re-newed. (.69)

I. Use permit dated 6/22/64 from Back Bay National Wildlife Refuge, Dept. of the Interior, Virginia Beach, Va., for a site for an optical tracking station and access road. About 1.2 acres are involved. Station will replace mobile station at Sandbridge, 4 miles north. (1.2)

J. Property lease dated 2/25/64 from J. Britt League and Molly M. League (LRC Contract NAS 1-2183) for an office building at 1780 N. King St., Hampton, Va. (near AF main gate to LAFB). Lease provides office space for NASA Bd. of US Civ. Ser. Examiners. This lease is not included in the acreage tabulations in par. 1 above.

J. K. Title transfer from LAFB to LRC dated 4/25/63, letter from Corps of Engineers, for 110.29 acres at Oyster Point Ammo Storage Area, N.N., Va., site of LRC Space Radiation Effects Lab. (110.29)

L. Temporary use permit dated 2/14/64 from LAFB to LRC for Bldg. 916 at Oyster Point, for storage of const. mats. & equip. during SREL const. period. This item is not included in acreage tabulation in par. 1, above.

M. Grant of easement ~~dated~~ to VEPCo. About 0.92 acres on easterly side of LRC SREL property. Easement was "inherited" as an encumbrance against property when acquired by LRC. Acreage is not included in par. 1.

N. Grant of 30-ft. easement to Va. Dept. of Hwys. About 2.21 acres on westerly side of LRC SREL prop., for eventual widening of Jefferson Ave. Another "inherited" encumbrance. Not included in par. 1.

O. Grant of easement dated 8/14/63 from LRC to City of Newport News, Va., on westerly side of SREL prop., about 0.13 acre, for sewage pump sta. Not included in par. 1.

P. Grant of 30-ft easement to N.N. Waks. Comm., "inherited" by LRC, on southerly side of SREL site, not included in par. 1.

Q. Property lease, office space for IRD personnel at SREL (contract NAS1-4246, dated July, 1964), from Edgemoor Homes, Inc. to LRC, located at 53 Aberwood Shopping Center, Newport News, Va., not included in Par. 1.

Chester L. Robbins
Res. Fac. Sec.

RFS
RM&FD
GENERAL COUNSEL
CENTRAL FILES

CLR
JAZ
HO
HIM
JCM

CSR 2/3/65 ~~to Robbins~~ 2 File (General) 13

UNITED STATES GOVERNMENT

Memorandum

Langley Research Center

TO : Budget Officer
Mail Stop 107

DATE: January 21, 1965

FROM : Research Facilities Section

SUBJECT: LRC Land Use

Reference: (a) Memo for ESD Files, dated 6-21-60, "Land Use at Langley", by Chester L. Robbins.

(b) Memo to NASA Headquarters, Code BD, dated 12-1-64, "Transmittal of real property documents", by George T. Malley.

1. The following is a resume of LRC land use, on and off the LAFB reservation.

(a) On the reservation 771.68 acres, as follows:

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	TOTAL	341.88 acres

(2) By condemnation (NASA title, never controlled by AF)
TOTAL (all in West Area) 429.8 acres.

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(1)	Owned	110.29 acres
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(1)	Owned	540.09 acres
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B. R/W Agreement for plot No. 709, Poquoson, York County, Virginia, (see York County tax map No. 41), LRC Order L-32,812, dated 6-9-64. About 0.20 acre is involved, consisting of a 10-foot R/W across another portion of plot No. 709, about 800 feet long. Involved acreage is given in reference (b) as 13.62, corrected and initiated, to 36.5. Both are incorrect; the first being approximately the area of this portion plot No. 709, and the second being approximately the area of all (both portions) of plot No. 709. Agreement provides access to LRC drop test site (.20).

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D. Land lease with Birdie C. Evans and Wm. L. Carmines, for plot No. 712, Poquoson, York County, Virginia, (see York County tax map No. 41), LRC Contract NAS1-2718, dated 7-1-63. Acreage is given as 3.0. Land is used for model drop test site (3.0).

E. Land lease with Wm. M. Rollins, Sr., for plot No. 713, Poquoson, York County, Virginia, (see York County tax map No. 41), LRC Contract NAS1-2717, dated 10-1-60. Acreage is given as 13.0; land is used for model drop test site (13.0).

F. Land lease dated 7-1-63 (LRC Contract NAS1-2729) from Back Bay Development Corporation for lots 6 and 7, section 2, Back Bay Meadows Subdivision, Sandbridge, Virginia Beach, Virginia. About 0.69 acre is involved. Site is being used temporarily for optical tracking, from trailers, of re-entry vehicles launched from Wallops, pending construction of an Optical Tracking Station at Back Bay National Wildlife Refuge, 4 miles south. Lease expires 7-1-65 and is not expected to be renewed (.69).

G. Permit dated 6-30-64 from AF for use of 3,275.60 acres former Plum Tree Island AF Bombing Range, Poquoson, York County, Virginia, in the so-called "Great Marsh". Land is used for landing and recovery of models launched from LRC model drop test site (3275.6).

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I. Use permit dated 6-22-64 from Back Bay National Wildlife Refuge, Department of the Interior, Virginia Beach, Virginia, for a site for an optical tracking station and access road. About 1.2 acres are involved. Station will replace mobile station at Sandbridge, 4 miles north (1.2).

J. Title transfer from LAFB to LRC dated 4-25-63, letter from Corps of Engineers, for 110.29 acres at Oyster Point Ammo Storage Area, Newport News, Virginia, site of LRC Space Radiation Effects Lab (110.29).

Chester L. Robbins

Chester L. Robbins

cc: RM&FD - Stop 229
Office of Chief Counsel - Stop 145
Central Files - Stop 107
Res Fas - Stop 254

CLRobbins:cf

JAZ 1.21

HC

HIM

JCM

CSR 4/15/65 File 13 General

Langley Research Center

Budget Officer - Stop 107

March 30, 1965

Research Facilities Section

LRC Land Use

REFERENCE: Memorandum for Budget Officer dated 1-21-65, "LRC Land Use."

In subparagraphs 3A., 3B., and 3C. of the reference memorandum, an attempt was made to show exact acreages of land involved in three right-of-way agreements. Acreages were computed under the assumption that LRC's right of access is restricted, in each case, to a specific 10-foot-wide right-of-way, with consequent exclusion from the remainder of the parcel. In none of the three cases has a legal definitive description of the exact technical location of the right-of-way been made.

After consultation with LRC chief counsel, I find that such an assumption may be erroneous. It appears that a position, by a landowner, based on such an assumption, would be legally untenable and unenforceable. According to Mr. Malley, where no legal definition of the specific right-of-way exists, an exact acreage of such a right-of-way appears to be legally meaningless and the acreage of the entire parcel appears to be valid and significant.

In view of the foregoing, the acreages corrections proposed in the cited subparagraphs of the referenced memorandum appear to be unwarranted. Will you please take due note of this circumstance?

Chester L. Robbins

Chester L. Robbins

cc: Central Files - Stop 107
RMFD - Stop 229
Ofc of Chief Counsel - 145
✓ Res Fac - Stop 254

CLRobbins:mjc

JAZ

HC

HIM

JCM

Langley Research Center

Chief, Fiscal Division
Attention: Mr. W. B. Wolberg

September 23, 1965

Research Facilities Section

Estimated Value of Land Under Control of Langley Research Center in the West Area, Langley Air Force Base.

Total acreage of land under LRC control in the West Area (allotted and owned) is 772 (to the closest whole acre). Of this, about 20% is marshland. Of the remaining 620 acres (approximately) about 25% is presently unoccupied by LRC facilities.

This leaves about 465 acres presently occupied by facilities, or in some type of supporting capacity (i.e., to such an extent that it is not available for consideration as sites for future structures or facilities).

The estimated value of this land, based on present-day real estate prices for this type of land in this community, is about $5,000 per acre, or about $2,325,000.

I trust this is the information you require; otherwise, please let me know.

Chester L. Robbins
Research Facilities Section

cc: Central Files
Research Facilities - Stop 254

CLRobbins:mje

JAZ

HC

HIM

RTV
3-21-96

Pertinent Allotments

720, 720A, 720B — Allotment 5 = 3.20 Acres; " 6 = 4.50 Acres } Total = 7.70 Acres

643 Allotment 4 (with 10) = 4.93 Acres

584 Allotment 1 (About 33%) guess of 1.80 Acres = 0.59 Acres

583A Allotment 1 (About 8%) guess 1.80 Acres = 0.14 Acres

Remainder of 1 would = 1.80 − 0.59 − 0.14 = 1.07 Acre

Note: Allotment 10 should = Back River Substation

643 = Allotments 4 & 10 (4.93 Ac)

643 = about 60%

.6 X 4.93 = 2.96

Remainder (10) BRSS + shoreline = <u>about</u> 1.97 Ac

646 = Allotment 7 = 0.24 Ac

644
645
645A } Allotment 11 = 0.46 Ac