



NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
WASHINGTON, D.C. 20546

12 MAR 1974

REPLY TO: BXD
ATTN OF:

Mr. Lewis E. Turner
Acting Assistant Secretary of the Air Force
(Installations and Logistics)
Department of the Air Force
Washington, DC 20030

Dear Mr. Turner:

The purpose of this letter is to inform you of NASA's desire to acquire by transfer from the Air Force approximately 319 acres of land at Langley Air Force Base, Virginia.

As you may be aware, part of the facilities comprising the NASA Langley Research Center at Hampton, Virginia, are located on land permitted to NASA from the Air Force. The remaining facilities are located on adjacent land owned by NASA. The capitalized value of NASA-owned facilities located on the 341.8 acres of permitted land (318.56 acres in the West Area and 23.24 acres in the East Area) is approximately \$203 million. The capitalized value of NASA facilities on NASA owned land is approximately \$54 million. Maps and photos showing the different land areas are enclosed (Enclosures 1 and 2).

Use of the permitted land stems from agreements dating back to 1919 between the War Department and the National Advisory Committee for Aeronautics. The various agreements were, in 1939, consolidated into a single permit which, although amended numerous times, is still in effect. The permit, which is revocable at will, is outdated in many ways. As matters now stand, both NASA and the Air Force have to keep separate accounting records on the land, submit related reports to their Headquarters offices and other Government agencies, and administer a somewhat antiquated and complex interagency permit which authorizes use of the land. In view of the continuing NASA mission at Langley and the permanent nature of the facilities involved, NASA believes that good property management would dictate that ownership should be vested in the agency having primary use and cognizance over the area.

We also understand that, pursuant to Executive Order 11508, a joint Department of Defense/General Services Administration real property utilization survey of Langley Air Force Base, Virginia, has been recently completed. Although NASA does not have a copy of the report of the survey, we understand that the GSA portion of the report recommends the transfer of approximately 319 acres of Air Force owned land in the West Area of LAFB to NASA. Because of the general location, and the intermingling of NASA improvements and Base improvements, use of the 23 acres of land in the East Area would remain under permit arrangements from the Air Force. NASA is not proposing a transfer of the land in the East Area because the parcels under permit there are not contiguous to any NASA owned land and the creation of enclave would not be feasible.

In response to a recent inquiry from the Office of Management and Budget concerning the GSA recommendation, NASA advised that we would advocate transfer of the approximately 319 acres of land in question for reasons set forth in the letter, copy of which is also enclosed (Enclosure 3). In our opinion, existing arrangements concerning the furnishing of security, fire protection, and any other services now being rendered to NASA, need not be affected by transfer of ownership in the underlying land.

We believe that this case is similar to the case involving AF Plant 57 Santa Susana Test Facility, California, which your office recently wrote NASA about. In that instance, your office advised that the GSA had completed an Executive Order 11508 survey of that installation and had recommended that the Air Force report AF Plant 57 excess and that it be transferred to NASA. In response to the Air Force request for concurrence in the proposed transfer action, NASA indicated its willingness to accept transfer subject to the necessary concurrences of concerned agencies. Similarly to that proposed transaction, we believe that the cost of a transfer of the desired land at Langley would be very nominal and should involve only the administrative expense of processing the paperwork incidental to the transfer.

In view of the foregoing, we will appreciate being advised as to whether the Air Force would be willing to initiate action to declare

3
excess, for transfer to NASA, the approximately 319 acres of land in the West Area of Langley Air Force Base. If affirmative, NASA is prepared to initiate corollary action to obtain the necessary approvals to acquire that property by transfer.

An early reply will be appreciated.

Wm. E. Lilly
Wm. E. Lilly
Comptroller

3 Enclosures

DEPARTMENT OF THE AIR FORCE

WASHINGTON 20330



OFFICE OF THE SECRETARY

APR 6 1973

Dear Mr. Lilly:

This is in response to your letter of March 12, 1973, concerning approximately 319 acres of land in the West Area of Langley Air Force Base, Virginia, now used by your administration under permit from the Air Force. You requested advice as to whether the Air Force would be willing to initiate action to declare this land excess for transfer to the National Aeronautics and Space Administration (NASA).

While we do not agree that the Langley case (proposed transfer of a portion of a major Air Force installation) is analogous to the situation at AF Plant 57, Santa Susana Test Facility, California (transfer of an entire Air Force facility used by NASA), we do agree to initiate action to declare the 319 acres excess. This will, of course, require the approval of the Assistant Secretary of Defense (Installations and Logistics) and a report to the Committees on Armed Services of the Congress pursuant to Title 10, United States Code, Section 2662.

Assuming approval of the transfer, we would want to review the further matter mentioned in your letter pertaining to continuing the present Air Force support of your activities on the 319 acres.

We will keep your real property office informed on the status of our excessing action.

Sincerely,

A handwritten signature in cursive script that reads "Donald R. Jackson".

Mr. William E. Lilly
Comptroller, National
Aeronautics and Space
Administration
Washington, D. C. 20546

DONALD R. JACKSON
Acting Assistant Secretary of the Air Force

- o Improve the technological basis for the design, construction, and operation of advanced aircraft and space vehicles
- o Identify and develop emerging opportunities for the achievement of major advances in flight performance, utility, safety, and economy, and the undertaking of worthy new flight activities
- o Guide and support the resolution of existing flight problems, and the execution of important national aerospace programs.
- o Promote the upgrading of aerospace manpower competences, the development of critical future industrial capabilities, and the broad application of aerospace research knowledge for important benefits to the national economy and welfare.

This transfer of property does not establish a new authorized program nor does it increase the level of the requesting agency's existing program beyond that contemplated in the President's budget or by Congress.

(2) In 1958, Congress passed the National Aeronautics and Space Act which created the National Aeronautics and Space Administration at Langley Research Center, and at the same time ceased the existence of NACA and invested in NASA all of the functions, duties, powers, obligations, personnel and property of NACA.

"The NASA program on the land proposed for acquisition is conducted pursuant to annual Acts authorizing and appropriating the necessary funds. Titles of the appropriations supporting the activity are: 'Construction of Facilities', 'Research and Development', and 'Research and Program Management'." The proposed change from land held under permit to land held in fee is not expected to have any appreciable effect on funding requirements.

b. LaRC has invested more than 167 million dollars in facilities on land identified in block 6. The cost to replace or relocate the facilities would be prohibitive; therefore because of the magnitude of the permanent facility investment in the West Area, no other property is suitable for the proposed use.

(1) Because of the large investment and multiple programs, the relocation of LaRC to another Center or to other Government property would not be feasible. The assignment of projects are based on LaRC capabilities and the facilities located at LaRC are not duplicated per se at any other NASA Center or other Government Agency.

(2) Due to the technical nature of the research facilities located at LaRC, there are no alternate properties available which would provide the necessary buildings, structures and capabilities.

(3) LaRC maintains a continuing program of excess real property review in accordance with OMB Circular A-2, Executive Order 11508 and identification of unneeded Federal Real Property Federal Property Management Regulation 101-47.8 and the findings are reported annually.

(4) The property to be transferred will not replace real property presently under agency control but will consolidate the owned land and the land identified in block 6 currently being utilized by NASA, LaRC.

c. Approximately 340.48 acres now used by LaRC but for which USAF holds title are requested for transfer to NASA. There are 318.56 acres currently under permit to NASA, LaRC and an additional 21.92 acres being used by LaRC as a taxstrip, helicopter flight operations, and an aircraft runup ramp equipped with blast fence and tiedowns. It was recommended by Col. F. G. Barnes, DCS/Civil Engineering Headquarters TAC, that the portion of this acreage being utilized by LaRC as a Power Check Pad be transferred to LaRC (see attached letter). All buildings, facilities, and land to be acquired will be fully utilized - as they are now being fully utilized pursuant to the current permit.

d. The estimated replacement cost of lands and facilities would exceed one-half billion dollars. Yet the actual sale price of the property would probably fall far short of this figure.

e. The economics involved in the transfer of lands will not result in additional cost nor in savings.

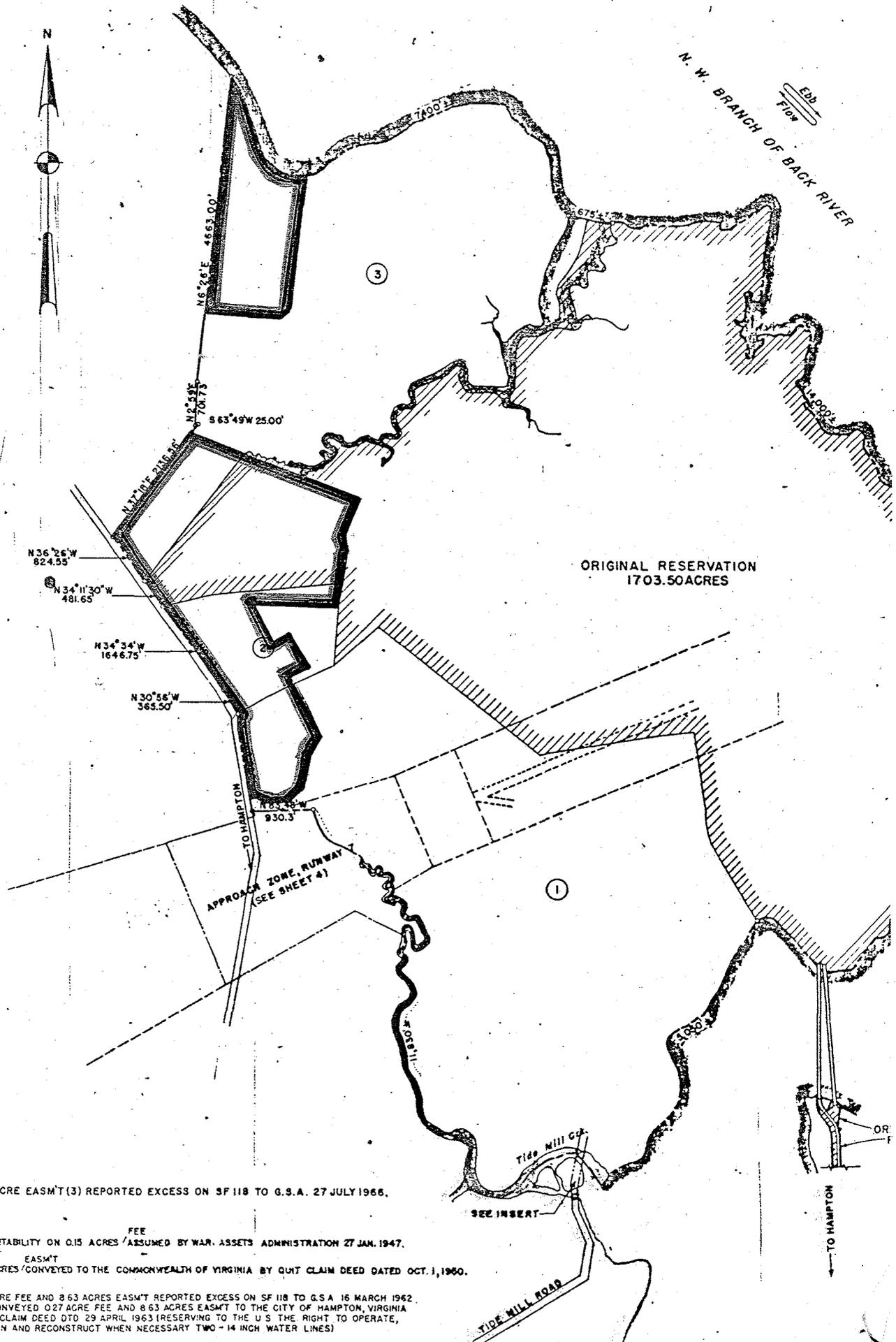
f. It is anticipated that NASA, LaRC will remain in existence and fully operational for an indefinite period of time. We have operated on the land under consideration on a permitted basis since 1939.

g. Cooperation between LaRC and USAF in numerous interagency agreements is expected to continue unchanged by the transfer.

h. It is requested that the transfer be made without reimbursement as Dept. of the Air Force letter dated April 6, 1973, from Mr. Donald R. Jackson, Acting Assistant Secretary of the Air Force, to NASA indicates intent by the Air Force to excess approximately 319 acres for transfer to NASA.



N. W. BRANCH OF BACK RIVER
 Ebb
 Flow



ORIGINAL RESERVATION
 1703.50 ACRES

TO HAMPTON
 APPROACH ZONE, RUNWAY
 (SEE SHEET 4)

Tide Mill Cr.
 SEE INSERT

TIDE MILL ROAD
 TO HAMPTON

-  0.95 ACRE EASMT (3) REPORTED EXCESS ON SF 118 TO G.S.A. 27 JULY 1966.
-  ACCOUNTABILITY ON 0.15 ACRES ^{FEE} ASSUMED BY WAR. ASSETS ADMINISTRATION 27 JAN. 1947.
-  4.92 ACRES /CONVEYED TO THE COMMONWEALTH OF VIRGINIA BY QUIT CLAIM DEED DATED OCT. 1, 1960.
-  0.27 ACRE FEE AND 8.63 ACRES EASMT REPORTED EXCESS ON SF 118 TO G.S.A. 16 MARCH 1962. WHO CONVEYED 0.27 ACRE FEE AND 8.63 ACRES EASMT TO THE CITY OF HAMPTON, VIRGINIA BY QUIT CLAIM DEED DTD 29 APRIL 1963 (RESERVING TO THE U.S. THE RIGHT TO OPERATE, MAINTAIN AND RECONSTRUCT WHEN NECESSARY TWO - 14 INCH WATER LINES)

Certification

Required by Section 101-47. 203-7(f);(2),

Federal Property Management Regulations

Pursuant to appropriate delegation of authority from the Deputy Administrator of the National Aeronautics and Space Administration (NASA Management Issuance 8810.1A, published in the Federal Register under Title 14, Chapter V, Subpart 5, Section 1204. 501; 31 F. R. 7676-7677, May 28, 1966), I hereby certify that no appropriation presently available to this Administration or under consideration by the Congress is or will be available for expenditures in connection with the acquisition of certain real property known as a portion of the West Area, Langley Research Center, Virginia; consequently, if reimbursement for the transfer of this facility to the jurisdiction and control of this Administration is required, it could not be furnished without obtaining an additional appropriation for that specific purpose.

R. H. Cudde
Director of Facilities
Office of Administration
National Aeronautics and Space
Administration
Date: 7/16/73

MAIN FILE

31-76

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 4500TH AIR BASE WING (TAC)
LANGLEY AIR FORCE BASE, VIRGINIA 23665



2 FEB 1976

REPLY TO DEPR (Mr. Savage/3730)
ATTN OF:

C84-2

SUBJECT: Transfer of Land to NASA

TO: NASA Research Center
Hampton, Virginia 23665

1. Reference: GSA letters, 24 Apr 75 and 23 May 75, addressed to your office, relative to the transfer of 340.48 acres of land previously permitted to your agency.

2. Pursuant to the above referenced letters, the attached DD Form 1354 is forwarded for your acceptance of 357.58 acres of land. The increase of 17.10 acres was acknowledged upon completion of a monumented survey of the land, recently conducted by the Corps of Engineers. Please sign the original DD Form 1354 and three copies, and return to this office.

FOR THE COMMANDER

RICHARD S. WHELESS, Civilian
Deputy Base Civil Engineer

1 Atch
DD Form 1354 (5)

Cy to: TAC/DEPE
w/o Atch

DIR	105
DEP DIR	105A
ASST DIR	105B
ASST DIR	127
ASST DIR	115
ASST DIR	105C
ASST DIR	102A
ASST DIR	159
ASST DIR	116
ASST DIR	249A
ASST DIR	249B
ASST DIR	407
ASST DIR	245E
ASST DIR	435
ASST DIR	107
ASST DIR	217K
ASST DIR	401
ASST DIR	321
ASST DIR	383
ASST DIR	412
ASST DIR	118
ASST DIR	452
ASST DIR	188M
ASST DIR	136
ASST DIR	117
ASST DIR	157
ASST DIR	152
ASST DIR	475
ASST DIR	200
ASST DIR	231
ASST DIR	132
ASST DIR	175B
ASST DIR	114
ASST DIR	114
ASST DIR	114
ASST DIR	370
ASST DIR	374
ASST DIR	11
ASST DIR	149
ASST DIR	148
ASST DIR	135
ASST DIR	100
ASST DIR	123
ASST DIR	474
ASST DIR	313
ASST DIR	121
ASST DIR	104
ASST DIR	154
ASST DIR	150A
ASST DIR	150A

FOR ACTION OF MSD
FOR INFO OF DD/D:MO
FOR SIGNATURE OF _____
DUE DATE 2-18 ASSIGNED BY nt



NASA-LANGLEY FEB 4 1976

TRANSFER AND ACCEPTANCE OF MILITARY REAL PROPERTY

1. FROM: (Installation/Activity/Service) 4500 AB Wg/DEPR Langley AFB, Va. 23665		8. OPERATING UNIT	9. DISTRICT CODE	4. OPERATING AGENCY	5. DATE 2 Feb 76	6. JOB NUMBER	7. SERIAL NUMBER	8. CONTRACT NUMBER	
9. TO: (Installation/Activity/Service) NASA Langley Research Center Hampton, Virginia 23665		10. OPERATING UNIT	11. DISTRICT CODE	12. OPERATING AGENCY	13. ACCOUNTING NUMBER	14. ACCOUNTABLE OFFICE NUMBER MUHJ	15. TYPE OF TRANSACTION <input type="checkbox"/> NEW CONSTR. <input type="checkbox"/> EXISTING FAC. <input type="checkbox"/> CAPITAL IMP. <input checked="" type="checkbox"/> OTHER (Specify) Land <input type="checkbox"/> BENF/O <input type="checkbox"/> PHYSICAL COM. <input type="checkbox"/> FINAN. COM. <input type="checkbox"/> OTHER (Specify)		16. PROJECT NUMBER

ITEM NO.	CATEGORY CODE	FACILITY (Category description)	NO. OF UNITS	TYPE	UNIT OF MEAS.	TOTAL QUANTITY	COST	DRAWING NUMBERS	REMARKS
17	18	19	20	21	22	23	24	25	26
1.	911142	LAND FEE CONDEMN			AC	211.81	\$18,963.30		Acreage represents portions of the following: Tract No. 2 - 70.90 AC, Former Owner: H.F. Collier, et al. Tract No. 3 - 78.472 AC & 62.44 AC, Former Owner: H.F. Collier, Fannie & W.B. Collier.
2.	911146	LAND FEE PUR			AC	<u>145.77</u>	<u>\$27,017.74</u>		Acreage represents portions of the following: Tract No. 1 - 54.72 AC, Former Owner: Hampton Institute. Orig. Reservation - 91.048 AC
REFERENCE: GSA Control No. D-VA-505E, reported 23 December 1974, 340.48 acres of land excess to Department of the Air Force (latter changed to 357.48 acres per Corps of Engineers monumented survey) and transferred to NASA by GSA on 24 April 1975.									

27. STATEMENT OF COMPLETION: The facilities listed hereon are in accordance with maps, drawings, and specifications and change orders approved by the authorized representative of the using agency except for the deficiencies listed on the reverse side.		28. ACCEPTED BY (Signature) <i>Colon R. McMath</i>		DATE
TRANSFERRED BY (Signature) <i>[Signature]</i>	DATE 2 Feb 76	TITLE (Post Engr./Base Civ. Engr./Navy Rep.) Colon R. McMath Real Property Accountable Officer		29. PROPERTY VOUCHER NUMBER
TITLE (Arch Engr./Base Engr./DPWO) Deputy Base Civil Engineer				

MAIN FILE

UNITED STATES OF AMERICA
GENERAL SERVICES ADMINISTRATION

Region 3

Washington, DC 20407



C84-2
C79-2
B10-2(AF)

MAY 23 1975

Mr. Edgar M. Cortright
Director, Langley Research Center
National Aeronautics and Space Administration
Hampton, VA 23665

Dear Mr. Cortright:

This is to amend our letter of transfer dated April 24, 1975, concerning the following described property.

340.48-acre Portion Langley Air Force Base, Virginia
(NASA West Area holdings)
GSA Control No. D-VA-505E

The above property was transferred to the National Aeronautics and Space Administration as a result of a report of excess real property. The report of excess real property contained certain reservations to the Department of the Air Force which were inadvertently omitted from the letter of transfer. Accordingly, pursuant to the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended, and acting under authority delegated to me, I hereby amend the letter of transfer of April 24, 1975, to include the following reservations:

RESERVATIONS TO DEPARTMENT OF THE AIR FORCE

DESCRIPTIONS

a. An Air Force owned telephone utility vault, facility number 1197, located inside the NASA boundary fence which extends parallel along U.S. Route 170 and State Route 134, and in the vicinity of NASA building 1146A.

b. The installation, operation and maintenance of an Air Force owned 8 inch force water main. It is further described and shown on the attached real estate map as being located on a piece or parcel of land approximately 8 feet wide and 4,075 feet long, beginning inside the NASA boundary fence which extends parallel along U.S. Route 170 and State Route 134 and near the area outside the NASA boundary where it is connected to the City of Newport News Waterworks 20 inch force water main, continuing across NASA property in the vicinity of facilities 1134 and 1147, then extending approximately 750 feet northeast to building 1215, then 175 feet to the southwest corner of building 1192, then 250 feet south to the right front side of building 1218 on Stratton Road and continuing 300 feet northeast to the corner of building 1220, then 300 feet southeast across a parking lot, then 150 feet south across Moffett Road to the east side of building 1224 on Ames Road, then 300 feet northeast across the parking lot adjacent to building 1232, then 200 feet northeast to Moffett Road and continuing 850 feet northeast to building 1285, then 450 feet southeast, then 350 feet northeast to the NASA boundary near the upper northwest portion of the Langley Golf Course.

DIR STR	118
ANRD	482
MD	188M
SUD	108
DIR BLEG	117
ACD	157
FBCD	132
FD	476
MD	293
TEVO	243
DIR SECO	112
DOCO	178E
FD	114
OSD	114
RED	114
RFED	370
SED	314
DIR MD	11
BDSD	179
CH C	145
FMT	106
IRC	105
MSA	123
CHCO	174
PAT C	313
PERS	129
PIED	104
PROC	134
STIPD	192X
TUAPD	130A

FOR ACTION OF MSD
FOR INFO OF DD / D-110
FOR SIGNATURE OF AD

NASA-LANGLEY MAY 29 1975

Keep Freedom in Your Future With U.S. Savings Bonds

DUE DATE _____ ASSIGNED BY AD

Acknowledge Letter

IN WITNESS WHEREOF, in execution of this amendment of 15 September 1976 to National Aeronautics and Space Administration Permit, Contract No. DA-44-110-ENG-4299, I have hereunto set my hand by authority of the Secretary of the Air Force this 15th day of Sept. 1976.

A handwritten signature in cursive script, appearing to read "L. E. Rice, Jr.", written in dark ink.

L. E. RICE, JR.
Chief, Real Estate Division