



MG Ansel M. Stroud Jr., President, NGAUS

## PRESIDENT'S MESSAGE

### THE NATIONAL GUARD MEMORIAL

In my remarks to the 109th General Conference at Portland last fall, I indicated that the NGAUS leadership was involved in a serious study of the condition of the National Guard Memorial and the possibility of building a new headquarters for your Association. A statement to this effect also appeared in the President's Annual Report to the General Conference, published in the December 1987 issue of NATIONAL GUARD.

This month, as we continue to make progress in studying and implementing this major initiative, an interim report to all NGAUS members is in order.

Let's begin at the beginning. Several years ago, my predecessor, as the NGAUS president, appointed a Strategic Planning Task Force. This body, which is nearing completion of its work on a long-range plan for the Association into the 21st century, had a subcommittee on physical facilities, headed by MG Charles M. Kiefner, our vice president-Army. The charter for this subcommittee was several-fold. It included an in-depth look at the condition and facilities within the National Guard Memorial. A major impetus for forming this subcommittee was not only the age and condition of our property, but also the well-known fact—at least to the Executive Council—that the Ellard Walsh Auditorium is rarely used by the NGAUS. Yet, this 550-seat auditorium represents nearly 27.5 percent of the ground square footage of our property.

Many of you comment very favorably on the National Guard Memorial and its condition when you visit us in Washington. To the unpracticed eye, our building appears to be in very good shape, particularly if one's visit is limited to the Hall of the States and the Executive Council Chamber.

But beyond that is a middle-aged building, rounding out three decades of occupancy. It was sturdily and economically built by the standards of the 1950s, and it has served this Association well. But it would be difficult and costly to "rehab" the tired wiring, plumbing, heating and air-conditioning plants.

A better and more attractive opportunity presented itself.

This realization came about as we started our exploration of what it would take to replace the aging and deteriorating innards of the Memorial.

We could have raised the money from the members to do this, we felt confident. However, a question raised at the same time was how we could make better use of the space now occupied by the auditorium, which for the NGAUS was nearly a complete waste. That piqued the curiosity of a National Guard architect who was assisting us. He wondered what would happen if we pulled the building down and started over on the same land.

This suggestion prompted the Association to take a look at the piece of property we own at One Massachusetts Ave., N.W., five blocks north of the U.S. Capitol. We found out a number of things. Perhaps the most important, from an economic dimension, is that our property has "Capitol view." By that we mean that one can see the Capitol dome from the southeast corner of our property.

Capitol view becomes important when you understand that office space with Capitol view rents for about twice what other office space in the same neighborhood goes for. Thus, our property is fortuitously located and is extraordinarily valuable because of its location at the corner of Massachusetts Avenue and North Capitol Street.

Although the plan and design was not finally approved as this issue goes to press, we can tell you that it appears that the new *National Guard Memorial* building will offer about 200,000 square feet of office space and dedicated underground parking. We anticipate that 40,000 square feet (a substantial increase over the present available office space) will be provided, rent free, to the Association.

The NGAUS will be able to derive cash flow from participation in the rental of approximately 160,000 square feet of commercial space and a hundred or more parking spaces. We would continue to have exclusive rights to the "One Massachusetts Avenue, N.W." address. Tenants would have an address on North Capitol Street. It must be stressed that the trustees of the Association (i.e., the elected officers) have insisted throughout the long months of negotiation that the property be developed with minimal risk to the NGAUS and that it be a good, long-term investment for our Association.

Our NGAUS forebearers had a great vision in the early 1950s when they determined to build a National Guard Memorial and acquired the present Washington, D.C., real estate for about \$350,000. However, our property now is worth more than \$13 million. We must make maximum use of what we own and move to assure the financial future of the NGAUS through the appropriate use of this property. That is why the NGAUS Executive Council is carefully, but expeditiously, pursuing this real estate development that should, by 1990, produce a new facility for the NGAUS headquarters to include space for the AGAUS and the EANGUS—a new *National Guard Memorial* of which all Guardsmen can be proud.

*National Guard*

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### COVER:

Early this summer, the commander of the 118th Tactical Airlift Wing in Nashville ascertained that all 16 of his C-130s were on the flight line one weekend, an unusual occurrence. So he ordered a squadron formation, partly out of recognition that the unit's aging C-130A aircraft will be replaced in the fairly near future.

### FEATURES

#### The Cavalry Old and New

The horse cavalry actually lasted nearly halfway into the 20th century even though we tend to think of it in 19th century terms. Old met new recently at Fort Hood.

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#### FIREX!

The major field artillery exercise in modern times was held recently in Utah sponsored by I Corps Artillery, Utah Army National Guard.

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#### The National Guard Marathon

They came in all sizes, shapes and physical conditions, but merely wanted the chance to finish in the National Guard Marathon.

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#### Nicaragua's Refugees

Always a heartrending experience is visiting refugee camps, whether they be of Cubans (circa 1980 in the United States), in Southeast Asia today or in Central America. These are Nicaraguan faces in Honduras.

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#### The Californians

Dustoff can come early in the morning, or guard duty can be in the lonely hours of the night for the members of the 40th Infantry Division (Mech), California.

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