

These figures bear out graphically the information developed by the Department of the Interior on escalating land prices. The first 22,569 acres in the seashore were covered by the initial \$16 million, an average of about \$710 an acre. But the next 8,271 acres will cost \$12 million, or about \$1,450 more.

I have discussed this acquisition problem with the Superintendent of the Cape Cod National Seashore, Mr. Stanley Joseph. It is his opinion, and that of his staff, that advance contract authority of the type contained in S. 1401 could have saved the Government a great deal of money, and could have speeded up the land acquisition process. I certainly subscribe to this viewpoint.

The Cape Cod Seashore has served as the prototype for new and creative forms of land ownership within the boundaries of national parks, analogous to the lease back and sale back provisions of S. 1401. The legislation creating the seashore exempted from condemnation improved residential property, which was controlled by local zoning ordinances meeting standards set by the Secretary of the Interior. Improved residential property means single-family housing begun before September 1, 1959, or at least 3 acres of land. The 1959 date was chosen to correspond to the day the legislation was first introduced by Senator John F. Kennedy.

I would like, Mr. Chairman, to append a somewhat more detailed statement on the Cape Cod National Seashore land holding situation to this statement, for inclusion in the hearing record.

The CHAIRMAN. Without objection it is so ordered.

(The data referred to follow:)

EXCERPT FROM "OPEN SPACES FOR URBAN AMERICA," PUBLISHED BY THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, 1965

Regulation

Federal regulation of land to assure continued open space use is limited to instances where the Federal Government, by virtue of ownership of land, has an interest in land use. The National Park Service and, to a more limited extent, the Federal Power Commission presently regulate land to permit certain uses compatible with one space purposes.

NATIONAL PARK SERVICE

The act creating Cape Cod National Seashore exempts from condemnation improved residential property, within the boundaries of the Seashore which is controlled by local zoning ordinances meeting standards set by Federal regulations. Improved property means single-family housing begun before September 1, 1959, on at least 3 acres of land or whatever lesser amount is already owned. The Secretary of the Interior is allowed to exclude from this class any shore, plus any adjoining land needed for public access to the shore. The act says that these standards should cause a prohibition of commercial or industrial development within the boundaries of the Seashore, except where such uses are permitted by the Secretary of the Interior, and should promote the preservation and development of the Seashore by means of lot area and setback limitations. It also provides that the Secretary shall be notified of all variances and exceptions and that a property, if it is granted a variance inconsistent with the standards set by regulations, may be condemned.

Regulations specifying standards for local zoning laws for areas within the Seashore became effective in 1962. They are designed to insure compatibility of local zoning with development and management of the Seashore for wide public use of its natural, cultural, and scientific features. Specifically, they bar commercial or industrial districts and establish a seashore district for all land within the Cape Cod National Seashore boundaries. Within the Seashore district local zoning is to protect "the scenic, scientific, and cultural values of