

To get an idea of the value of that land, it is interesting to note that 3 years before, in 1961, this same gentleman, Francis T. Murtha, bought dry land right next to the water—4.81 acres of it—for \$700,000. The land under 1 to 3 feet of water that he would get title to from the State of Virginia would cost him \$30,000. Fill is free. So if you want to do a little arithmetic, you will find that, if this fill permit is allowed to go through, he will have paid about \$1,700 an acre for land identical with land for which a couple of years before he paid \$145,000 per acre. I cannot compute how many percentage points profit that is but, obviously, to get the Corps of Engineers and the Department of the Interior to go along on a fill permit is a much simpler way to get land for a high-rise apartment than to go out and buy it at a fair market price. Hence, the energy with which Mr. Murtha's contractor, Howard P. Hoffman Associates, has pursued its application to fill.

As I say, the applications for the whole 36 acres of fill on both the red and the black sections were made back in 1964. Since then Hunting Towers has not pressed its application and the Corps of Engineers has let it sit on the spindle, so to speak. The actual grant of the applicant's permit was made on May 29, 1968, by the Corps of Engineers to Howard P. Hoffman Associates, which is the contractor with Francis T. Murtha, trustee. What they ended up asking for was just the 9 acres in red. Presumably, the Corps of Engineers can at any future time act on these other applications, and I should think, having made the first fill, it would be rather easy to grant the latter applications because the first fill would cause a backwash of stagnant water and siltation in between it and Jones Point, and it would then be very easy to say, "Well, now that this first fill has occurred we might as well allow the fill for a little more."

Quite apart from that, however, the point Mr. Saylor and I want to make is that the very area sought to be filled is a very valuable diving duck area and it also seriously interferes with the proposed national park on Jones Point in two ways: One, it would create a stagnant backwash because it would cut off the flow of the water. Secondly, when you erect some more high-rise apartments on that filled land it will, to say the least, not help the view from the nature walk that the National Park Service intends to build.

Well, to start now with the chronology, back on October 9, 1963, the original application was made, and on March 24 of the next year, 1964, the Corps of Engineers published notice that it was going to act on the application to fill the Potomac. The corps' published notice said this:

Although the decision as to whether or not approval will be forthcoming on the plans as submitted must rest primarily upon the effect of the work on navigation, information concerning other effects of the work will be accepted * * *.

I think it is important to note that, because it indicates one of the things wrong with our conservation coordination procedures. The corps apparently concerns itself mainly with navigation, and if something doesn't ruin navigation their inclination is to say "Go ahead with it, although out of the goodness of our heart we will let you conservationists file any little protest that you want."

You can see how this prejudices a matter like Hunting Creek, because Congressman Saylor and I would be the first to admit that this fill, in water of 1 to 3 feet deep, doesn't really hurt navigation. The