

people in the United States argue for birth control, U.S. corporations pump the oil, strip mine the copper and raze the forests of the timber which could be developed to solve the problems of the underdeveloped countries. The payment to foreign governments is less than they deserve, and will be of little use to the people when their natural resources are gone. Furthermore, a significant portion of it will have to go to repair the ecological damage done by strip mining, the razing of forests and the pollution of the water.

In the context of this rape of the environment, a plea to curb population growth amounts to a demand for a kind of genocide; it is to ask Third World people to stop having children and to allow us our consumption, rather than to come to grips with the real roots of the problem. Those countries which have decided to reclaim their land and resources for themselves and to develop their countries have often had to endure less subtle forms of genocide when weapons built from their own resources were rained down upon them. Vietnam is a case in point.

On February 17, 1965, Senator McGee of Wyoming said:

That empire in Southeast Asia is the last major resource area outside the control of any of the major powers of the globe . . . I believe that the condition of the Vietnamese people, and the direction in which their future may be going, are at this stage secondary, not primary.

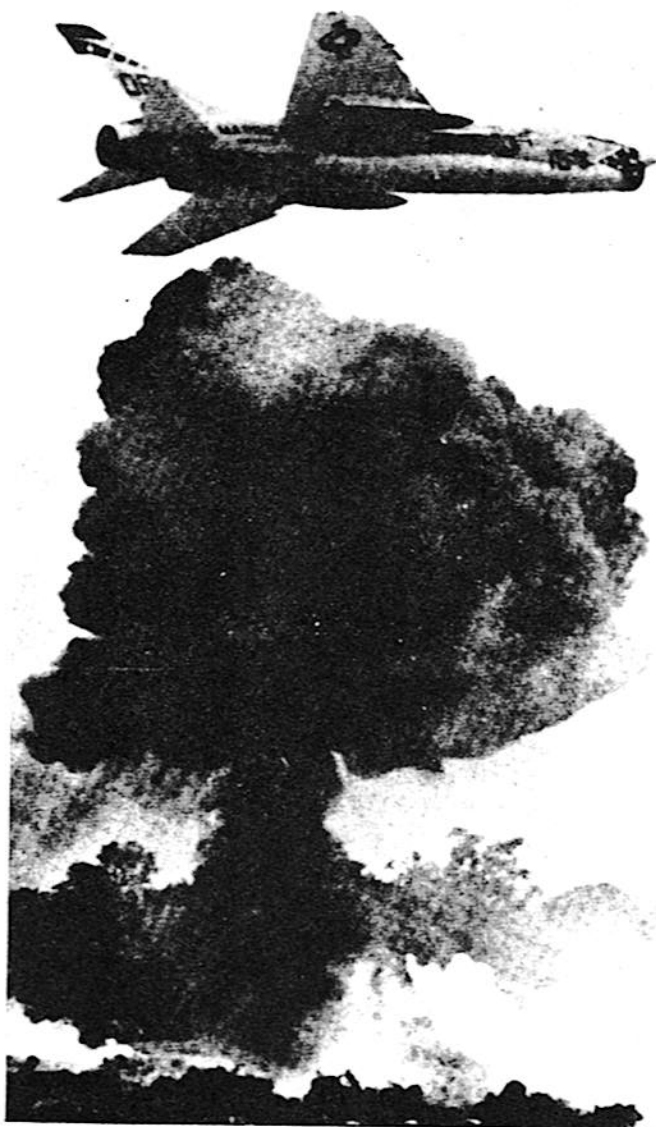
Corporate leaders and policymakers believed the domino theory and saw Vietnam as the key to Southeast Asia's resources. "The condition of the Vietnamese people" and of their land was not a concern of these men or their generals either.

The effect of the war on the ecology of Vietnam has been massive. The weaponry of the Mid-Peninsula has helped to kill and wound millions of people, to destroy thousands of acres of forests and crops with herbicides and defoliants, to level thousands of villages, and to gut the countryside with millions of thirty-foot deep bomb craters. If there is an American "eco-catastrophe" today, its worst face is in Vietnam. The extent of the damage will not be known until the war's end, and probably not until several years later. What the herbicides and defoliants will do to the soil, the wildlife and the people after such intensive use is not known. It is doubtful that many of the rubber plantations and forests will survive. Rivers are polluted, and the waste materials of war are scattered around the countryside. Saigon suffers from serious air pollution since cars and trucks were introduced in great numbers. American banks, factories and oil refineries are beginning to move in, to continue Vietnam's development if "the Allies" win. If the people of Vietnam do finally gain control of their country and evict our occupying army, they will have to expend vast amounts of their own resources just to repair the damage of genocidal war.

The rape of the land, the pollution of air and water, the plunder of the world's resources and the devastation of Vietnam are the logical outcome of a profiteering society. But many people will not see, or will try to obscure the fact

that our ecological problems are rooted in a social system, and cannot be resolved without a radical change in that system. But, just as many people who sought an understanding of the Vietnam War concluded that the American economy and social order dictated such wars, those who examine the ecological crisis will realize that it is no accident or oversight.

As people's analysis of the forces and institutions leading us to ecological disaster become clearer, effective action can be taken. Then the present deceptive unity of a limited struggle for clean air and water at home can give way to a genuine struggle to bring the institutions of this society under the people's control and to make them serve their real needs. The great hope of the *New York Times* that "ecology may replace the war as the campus issue," and end conflict as well, will fade as people realize that the sources of pollution and of the war are the same and begin to struggle against them. There is no better place to begin such a struggle than in the Mid-Peninsula.



# Stanford Land Use

*Stanford University's land development has brought the Mid-Peninsula great prosperity, and great problems. Today the leasing of Stanford land for industry goes ahead at breakneck speed. Using secrecy, clever public relations, and intimate contacts in the Palo Alto City government, the university has secured approval for continued developments despite rising opposition from area residents.*

*Three important developments now underway are the Coyote Hill Industrial Park, the Dillingham Corporation's Palo Alto Square, and the Oak Creek Apartments. More industry is slated for the vast Webb Ranch tract, but the desperate need for open space and more housing make continued industrial development unwise.*



ising behind the present Stanford Industrial Park, Coyote Hill forms the first of the foothills overlooking Palo Alto. In April 1969, to the surprise and consternation of local residents, bulldozers began to push two large roads into the Hill.

Stanford had quietly decided to open Coyote Hill for subdivision despite the fact that the current industrial park still has room for new development. It divided the 177-acre area around the hill into 12 lots for firms that will eventually bring a total of 3,000 to 5,000 people to work in the overcrowded Mid-Peninsula, according to university figures. Fairchild Corporation has begun construction of its Opto Electronics semi-conductor plant, and Stanford has leased another lot to Optimum Systems Software. Other firms, including Computer Time Sharing Corporation and an unidentified computer education company, are negotiating for sites. In its press releases about Coyote Hill, the university has been silent on issues like conservation, housing and traffic. There has been frequent mention, however, of the pitch and putt golf course that Stanford has agreed to squeeze onto 35 acres of the hillside.

The succession of events leading to the destruction of Coyote Hill is a case study in undemocratic decision-making. Citizens were given little information about the development plans and their protests went unheeded. Stanford and the City of Palo Alto, which has jurisdiction over the land, anticipated intense criticism. They defended the project with secrecy, speed and attempts at appeasement.

Developers have long eyed the foothills for development. In the late 1950's the Stanford Trustees, with the approval

of a faculty advisory committee, decided that the Industrial Park should be extended across Foothill Expressway. In 1960, Stanford asked Palo Alto to annex 280 acres including Coyote Hill and to zone it LM-5 (limited manufacturing use, five-acre parcels minimum). The City Council liked the proposed plans for a park and Ampex company facilities, so it approved the zoning change. The Ampex proposal fell through, however; zoning for manufacturing remained; and the 1963 Palo Alto General Plan showed Coyote Hill as "employment area."

In 1967 the City Council asked the Palo Alto Planning Commission to review the zoning. The chairman of the Commission was against any zoning change, but, in the first of a series of questionable political acts, he appointed himself and two others to a special committee to meet with Stanford. This committee met once, without notifying one of its members. The chairman then reported to the Commission that the LM-5 zoning should remain.

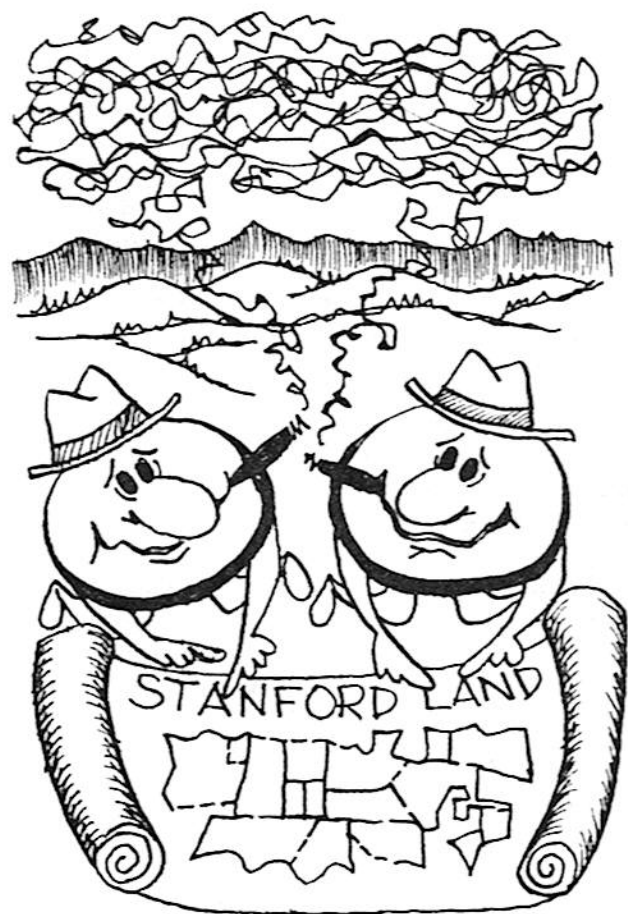
The Planning Commission still felt uneasy about industrial use of the foothills, and it asked its planning staff to consider the possibility of putting a public golf course in the area. The staff never reported back to the Commission, but Stanford picked up on the idea. At hearings in 1967, the university appeased the Commission by saying that it would pursue the golf course suggestion.

After the hearings, Stanford moved ahead in secrecy with detailed plans for subdivision. Stanford Real Estate manager Boyd Smith claims that "The University regularly consulted with the Palo Alto city staff to make certain that the design and specifications conformed to city requirements." Smith says that the city approved a tentative lot division map in 1968, but it is unclear who did the approving, and with what authority. In August 1968 Stanford asked Louis Fourcroy, Palo Alto's Director of Planning and Community Development, for permission to initially divide the Coyote Hill property into four parcels. Fourcroy mysteriously waited nine months before

reporting Stanford's request to either the Planning Commission or the City Council. Thus, citizens remained ignorant of the planning and subdivision of the property.

Within a year—in April 1969—the bulldozers bit into the Hill. It was May before the Planning Staff formally told the Commission that construction had begun. The Staff also approved division of 177 acres into smaller lots without telling the Commission. It did, however, let the City Manager in on the secret. He wrote a letter to the Council suggesting that, since lot division had been approved, Arastradero Road should be widened to four lanes. This was the first that either the City Council or the Planning Commission heard of the new building plans.

In July the City Council ruled that both the Commission and the Council had to approve development plans for each parcel. Stanford proceeded to submit its plans to the city. The maps showed 12 lots, ranging in size from 6.1 to 15.5 acres, located in the four original parcels. At an August 27 meeting, attended by protesting conservationists who had just learned of Stanford's plans, the Planning Commission recommended approval of the tentative subdivision maps for three of the parcels. At the same meeting, the Commission rejected a proposed moratorium on foothill development.



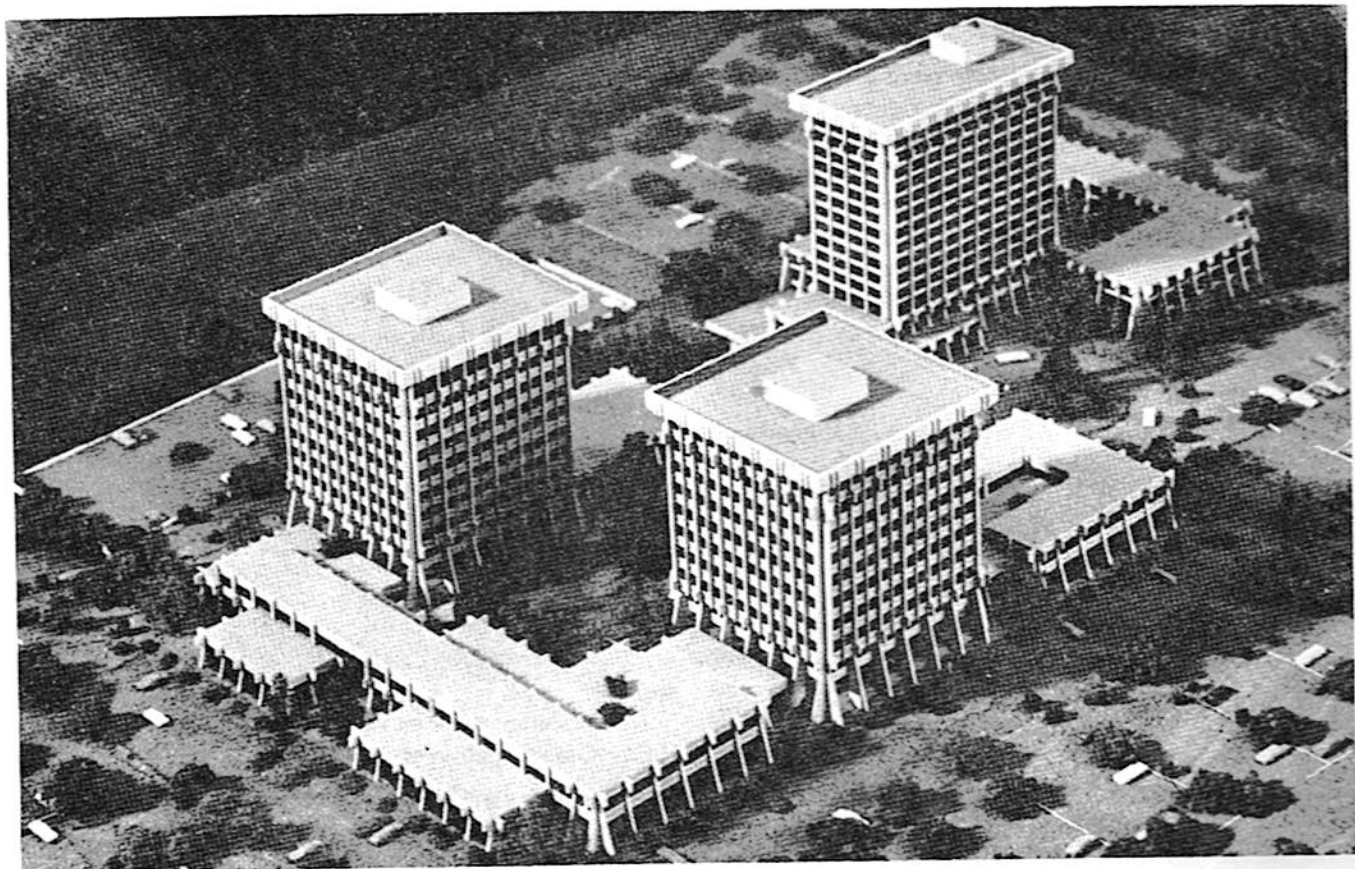
Jack Wheatley splits his time between sitting on Palo Alto's City Council and supervising construction in the Industrial Park.

On September 8, the City Council narrowly approved the lot division plans by a vote of 5 to 4. Councilmen Frank Gallagher and Jack Wheatley provided the margin of victory. Gallagher is a full-time salaried administrator of Stanford, but he did not think it was necessary to disqualify himself from the decision, even though he had disqualified himself on earlier issues. Wheatley is an officer and principal owner of a construction firm, Wheatley-Jacobsen, which has bid for substantial construction contracts on Coyote Hill; but Wheatley did not disqualify himself either.

In November the Committee for Green Foothills, a local conservation group, filed suit to stop the excavation of Coyote Hill. The suit names the university, the City of Palo Alto, Frank Gallagher, Jack Wheatley and Louis Fourcroy as defendants. Green Foothills contends that procedures involved in setting up the subdivisions were faulty, and that the votes of Wheatley and Gallagher at the September 8 meeting were invalid because of conflict of interest. The lawsuit may well be too late. Stanford has invested \$1.2 million in road construction on Coyote Hill. This construction was planned even before Palo Alto had approved the initial subdivision of the property into four parcels. The construction was begun before final approval of lot division plans by either the City Council or the Planning Commission. The roads were complete—four lane swaths of asphalt through the rolling countryside—before the public knew what was happening.

If grass roots pressure can block Stanford's plans to lease the remaining lots, however, the harm to the environment may be lessened.





## THE DILLINGHAM PROJECT

When the community is not consulted on land use, developers generally ignore community needs. In the Dillingham case, a group of real estate entrepreneurs decided that Palo Alto could use a financial center, including one of the tallest buildings yet in the Mid-Peninsula, on the corner of El Camino Real and Page Mill Road. The profiteers ignored the big-city problems already threatening Palo Alto.

Plans for the \$12 million square include two 10-story office buildings, a 17-story hotel and convention center, and several low-rise buildings. Thirteen of the 21 acres at the site will be paved over for parking, with 400 potted trees spaced around the asphalt. Tenants at the Square will give financial and professional services to local corporations and wealthy residents: banks, brokerages, advertising agencies, and so on.

By bringing an estimated 1,500 more people to work in the area, Palo Alto Square will further overload the housing market. Local residents have pointed out that the complex will drive up land values in the adjoining residential areas, thereby endangering the moderately-priced housing that is now available there. Traffic snarls, already severe on El Camino, will worsen from the addition of 8,300 automobile trips per day to the

Square, according to city data.

All these problems have been obvious since the project was first announced, but once again the people of the area were not given a chance to decide whether they wanted it approved. The Square was conceived in 1965 by real estate broker Tom Ford, the director of land development at Stanford from 1960 to 1964, who used his inside knowledge and contacts to sell the idea to Stanford, Dillingham, and the officials of the Palo Alto City government. The only hurdle for city approval was a zoning change, which was approved by the City Council on September 22, 1969 with cursory review. Not until January, shortly before the expected signing of the lease for the land, did opposition begin to organize against the Square.

Dillingham Corporation stands to make a large but undisclosed profit by bringing this blight to Palo Alto. It is a typical performance for the \$150 million dollar Hawaii-based giant. Other recent Dillingham developments include an office center that will destroy neighborhood housing in Oakland, and a luxury resort that will help pollute Lake Tahoe. Dillingham also profits handsomely from U.S. domination of Asia; it is building for U.S. industry in Thailand, Vietnam and Korea.

Recently a Dillingham spokesman publicly defended the Palo Alto project as a boon to the working men who will

get jobs by building it. He was being somewhat dishonest by pretending that the corporation was the friend of labor. On January 26, 1970, a Dillingham vice president sent out form letters on company stationary soliciting funds for a drive to smash the union shop in California by a "right to work" law.

If present trends continue unchecked, Palo Alto can expect to see its entire downtown business district transformed into a Dillingham-type complex (see accompanying section on Palo Alto development). The Bank of America has declared that there is a "paucity" of well-developed business and financial centers in Santa Clara County, and the corporate powers that run the state have chosen Palo Alto to fill the "need."

### OAK CREEK APARTMENTS

As detailed in the housing section of this booklet, Stanford bears the primary responsibility for creating a housing crisis that has driven working people from the area and sent rents soaring. Stanford is building some housing on its land, however, and the kind of housing shows the University's callous disregard of social problems and friendly cooperation with private developers who want to make profit.

The development is Oak Creek Apartments, 705 units of luxury housing on Willow Road near the Stanford hospital. Rents start at \$183 a month for unfurnished studios, and rise to \$370 for larger apartments. Amenities include five swimming pools, putting greens, a closed-circuit TV station, and maid service.

Only 10 percent of Stanford's married junior faculty can afford the rents at Oak Creek, let alone the thousands of lower-paid Stanford employees. Gerson Baker, Oak Creek's developer, is advertising for tenants in San Francisco, hoping to persuade highly-paid executives from all over the Bay Area to come "live in the country."

### WEBB RANCH

Coyote Hill, Oak Creek, even Dillingham—the important decision making on these projects lies in the past. Concerned local residents may attempt to undo the most harmful and irresponsible of these decisions, but the time and money expended by vested interests in these projects will make the undoing difficult at best. Webb Ranch, 465 acres of Stanford land bounded by SLAC, Interstate 280, Jasper Ridge (the biology department's preserve), and Alpine Road, will be developed in the near future—but decision-making has just begun.

Webb Ranch is now leased to a beef cattleman. It has been described by Portola Valley Councilman Robert V. Brown as "one of the most beautiful areas in this part of the country." In 1968, the San Mateo County Local Agency Formation Commission (LAFCO), after a year of debate and struggle, assigned Webb Ranch to Portola Valley's "sphere of influence." Both Menlo Park and Stanford University were expected to introduce considerable commercial or industrial development to the

area, if LAFCO assigned them Webb Ranch. The LAFCO decision was a defeat for the University and a victory for residentialists. As the **Menlo-Atherton Recorder** said, "Portola Valley . . . was attempting to insure that the area would be developed in the rural character of Portola Valley and Woodside."

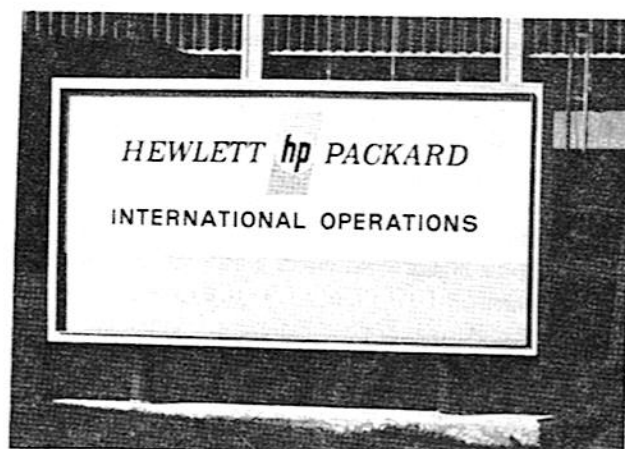
When the LAFCO decision was made, Portola Valley Councilman Nevin Heister said that the town was not opposed to highly controlled, closely restricted industrial development of the ranch. A year later—in September 1969—the Portola Valley Planning Commission approved pre-zoning plans for the area. The Planning Consultants for Portola Valley recommended that most of the ranch be preserved for recreation and open space, but it set aside 90 acres north of San Francisco Creek for "research and administrative uses." Since access to this 90 acres is limited to Alpine Road (unless Stanford provides another road from Sand Hill Road), the consultants recommended that density be limited to 10 employees per acre. They also indicated that Stanford might want to provide housing to meet the needs of the new employees.

In late October, 1969, the Portola Valley Town-Council and Planning Commission approved Councilman Brown's suggestion that low-income apartment units be included in the general plan and rezoning. The suggestion provided five acres for housing, about 60 to 100 apartment units.

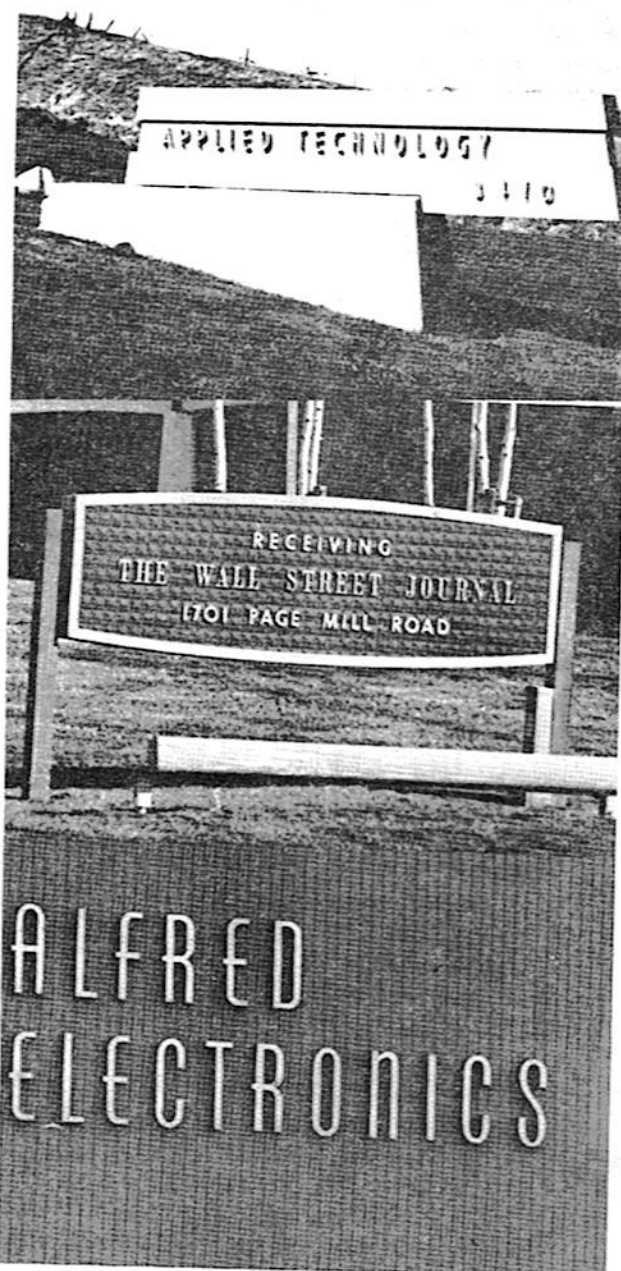
The residents of the Mid-Peninsula still have a good chance to see that Webb Ranch is developed, or left undeveloped, in their best interests.



SORRY... ONLY WEALTHY PEOPLE ALLOWED (WHO DON'T HAVE A HOUSING PROBLEM).



3181  
**COMPUTER USAGE**  
DEVELOPMENT CORPORATION



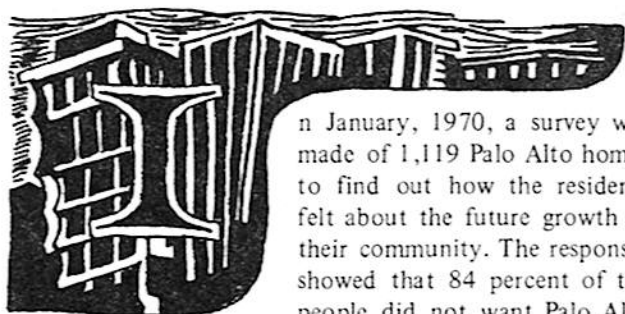


# Welcome to Stanford Industrial Park



# Palo Alto Development

*Palo Alto is under the axe, or the wrecker's crane, to be more accurate. In the name of a "high quality" city, developers are preparing to tear up the downtown neighborhood and replace it with high-rise office buildings, a hospital for rich people, exclusive apartment towers, parking garages and big new roads. For the foothills, a dense concentration of high-priced housing is planned. The people, when asked, say they don't want any of this. But the developers control the city government.*



In January, 1970, a survey was made of 1,119 Palo Alto homes to find out how the residents felt about the future growth of their community. The responses showed that 84 percent of the people did not want Palo Alto "larger in terms of population," and 81 percent said no to "larger in terms of industry." A huge majority also favored preserving the foothills as park or open space, and was willing to pay increased taxes to do so.

The poll, conducted by the Palo Alto Residents' Committee, was yet another sign of the schism between the people of the Mid-Peninsula and the governments that are supposed to serve their needs. City councils and planning commissions, controlled by the interests that will profit from expansion, are pushing ahead with developments that will make the Mid-Peninsula a radically different and more expensive area within the next decade. The downtown neighborhood of Palo Alto will have superblocks of high-rise office buildings and a huge hospital; a new expressway will cut through what is now a residential area; and the foothills will be excavated to make way for expensive housing.

## DOWNTOWN PALO ALTO

In the early 1960's, a group of landowners, real estate developers, and corporation executives began to see the potential of the University Avenue district in Palo Alto as a major office center. San Francisco was overcrowded. The burgeoning electronics and internationally-oriented industry around Stanford would provide a sound base for a new management center. Landowners and developers would reap huge profits from the resulting increase in land values. Large corporations would profit from the services provided, as well as the expense of office space for their own uses.

There would be costs, of course. Much old, less expensive housing in Palo Alto would be demolished, and the many retired people on limited incomes would have to move elsewhere. The small merchants on University Avenue would have to be evicted. And a completely new network of expressways and freeways would be necessary to handle the influx of traffic. It was clear that the "New Palo Alto" could not be built without a struggle.

Some of the first shots came in 1962 when the Palo Alto Planning Commission made public the Charles Luckman plan for the downtown area. It advocated closing off University Avenue, converting it to a mall, and routing traffic in a one-way loop in the adjacent streets. The blocks facing University Avenue would be zoned for high-rise buildings. Before the Luckman plan was officially promulgated, it encountered a storm of opposition from merchants and residents. The plan was quietly put aside.

"Residentialist" sentiment had a strong voice on the City Council, and real estate interests were frustrated in the mid-1960's in efforts to secure road widenings, rezoning, and other city decisions that facilitated their plans. So in 1967, supported by the monopoly newspaper, the *Palo Alto Times*, the real estate men audaciously initiated a successful recall of the entire City Council. Backed by a \$21,000 campaign fund, their "Committee for the Future of Palo Alto" deceptively portrayed the issue as simple "disunity" in the City Council which caused "confrontation, suspicion and personal feuding." Voters were not given to understand that they were making a choice over the kind of future Palo Alto was to have. The developers' group won 9 of 11 seats.

With undisputed control of the city government, the developers moved quickly. The downtown traffic "loop" was instituted in late 1967, with University Avenue closed to thru traffic. (Bitter resistance from merchants was eventually successful in re-opening University Avenue, for a while at least.) Construction started on a high-rise city hall downtown. And in 1968 the "Downtown Neighborhood



Plan" was adopted, incorporating the essentials of the old Luckman plan. It zones 18 blocks along University Avenue, closed off as a mall, for unlimited height structures. Parking garages and high-rise apartment buildings are favored for the surrounding neighborhood, with the new Willow expressway cutting a huge swath nearby to provide easy access to major freeways. The proposed Medical Research Foundation hospital has a special zoning.

The developers' dream, or nightmare, is moving ahead. The 15-story Hare, Brewer & Kelley building is already completed at University and Cowper streets. Other high-rises would be under construction now, if the Vietnam War had not tightened up the money markets. Tight money has delayed construction, but the planning proceeds rapidly. A "superblock" financial center, closing off Bryant Street, is slated for land owned by Bank of America and the city. A 15-story Wells Fargo building has been discussed for the corner of Hamilton and Waverley streets. A huge concrete foundation for another high-rise is already in place next to the Hare, Brewer & Kelley building. Another superblock development is planned for the California Avenue district elsewhere in Palo Alto.

#### THE HOSPITAL

Basically, Palo Alto seems headed for development that will serve outside interests, profit a few local people, and harm everyone else who now lives in the Mid-Peninsula. Nowhere is this pattern shown more clearly than with the Palo Alto Medical Research Foundation's (PAMRF) proposed hospital.

After buying up the land in and around the proposed site, the doctors who control the foundation presented their plans for the hospital to the City Council in December, 1968. A 198-foot high, 18-story tower was proposed for two blocks bordered by Channing, Waverly, Addison and Bryant streets. Other medical buildings would proliferate nearby, along with high-rise apartments for elderly people who would come for special medical care.

The hospital would not have obstetrics, pediatrics or psychiatric wards. This is because it is not designed to serve the needs of the existing Palo Alto community at all. The Mid-Peninsula Health Facilities Planning Council, a neutral federally-financed body, says that the area has a sufficient number of beds at existing hospitals and that future needs would best be served by providing additional capacity at those hospitals. The PAMRF hospital would offer highly specialized care, with an emphasis on geriatrics. This kind of care has one of the highest profit margins in the medical care business. Patients who could afford it would come from all over the world to be treated. As Dr. Russel V. Lee, chairman of PAMRF, wrote in *Real Estate Investors Newsletter*, the hospital complex

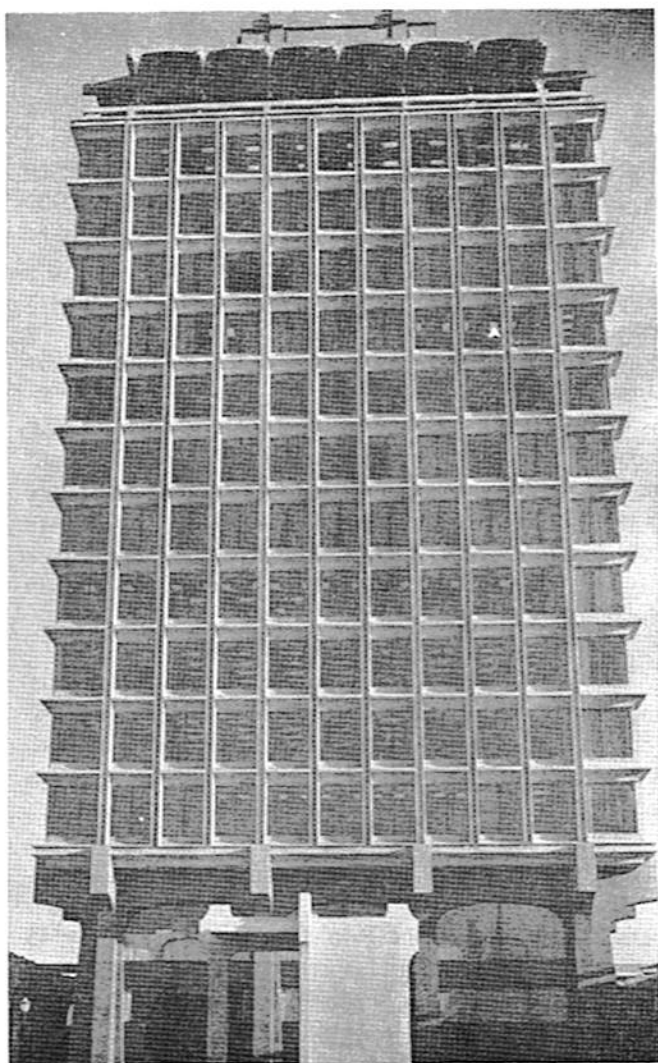
will again put Palo Alto into the forefront of communities in the United States or, for that matter, in the world in the field of producing health services of high quality...

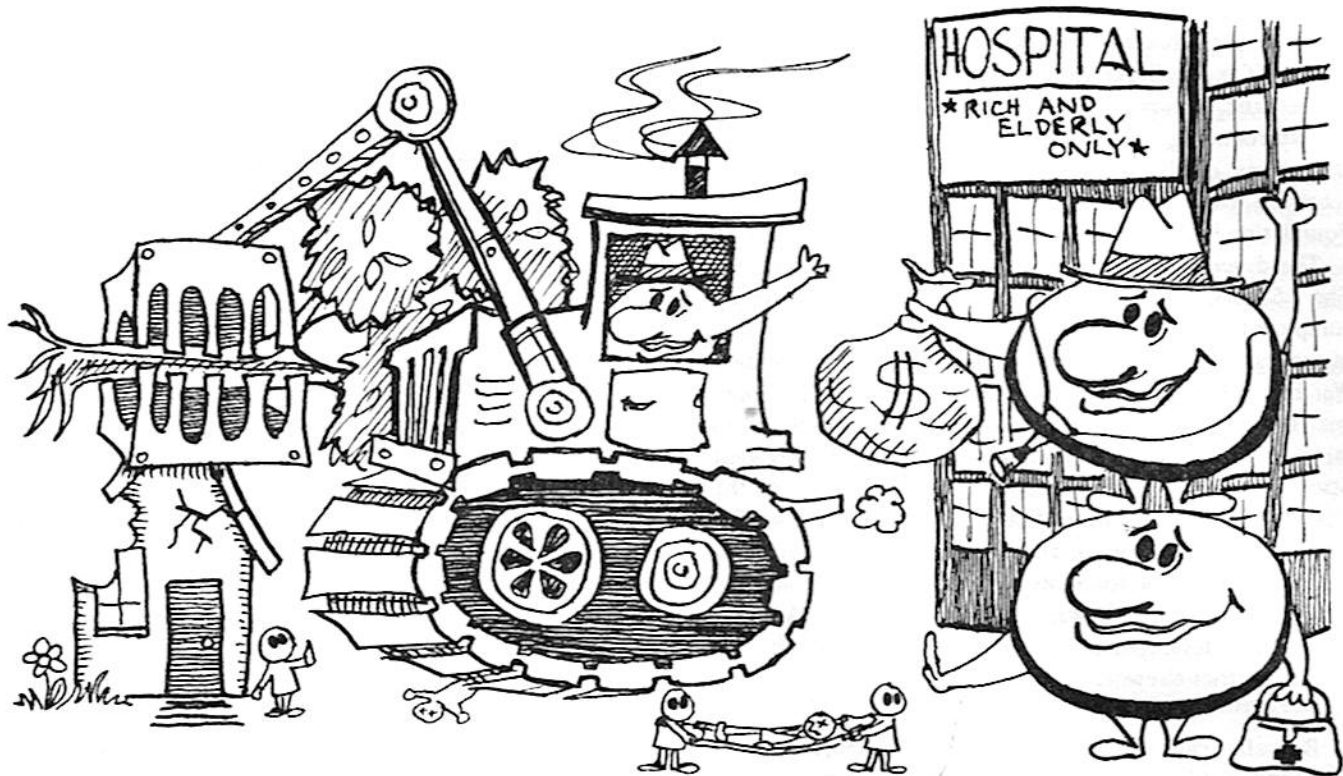
The impact of this upon the whole downtown community of Palo Alto will be immense. With the building of the new City

Hall and this new Clinic facility, the character of downtown Palo Alto will take on a distinguished and sophisticated character which will attract people of the best type to this community and will stimulate the construction of apartment houses, retirement homes and all the other things that go into a community of high quality.

The capacity of the PAMRF hospital is a matter of some question. PAMRF president Ryland Kelley, who also is a partner in Hare, Brewer & Kelley, realtors, has promised the City Council that the hospital will hold no more than 300 beds, but the 650,000 square feet of floor space could contain up to 1,000 beds, based on the layout of other new hospitals. A traffic plan for Palo Alto bases some of its estimates on an assumed 1,200 beds at the site by 1990. It seems likely that PAMRF will request approval for a larger capacity at some later date.

How would this hospital affect Palo Alto? The area around the site contains many old homes that provide some of the less expensive housing available in Palo Alto. The PAMRF would eliminate these homes, thereby adding to





the low-cost housing squeeze in the Mid-Peninsula. It would also endanger the nearby Addison Elementary School, which opened in Fall, 1969 as a multicultural educational experiment. Traffic from the hospital would exceed 3,000 trips per day, necessitating new road development at public expense. The "non-profit" hospital will drive up the city's property taxes by removing \$22,109 annually from the tax rolls. None of these problems will have much affect on the Foundation's directors. Twenty-six of the 31 directors live outside Palo Alto.

When the City Council rubber-stamped the PAMRF request for an essential zoning change, Palo Alto residents began a petition campaign to block the hospital. Organized as the Association for a Balanced Community (ABC), they collected more than 5,000 signatures in 1969 to force a city-wide referendum. The voters will decide the issue in the June, 1970 elections.

#### WILLOW EXPRESSWAY

The massive expansion of the Stanford Industrial Park and downtown Palo Alto would not be possible without the construction of large new roads to shuttle commuters to Bayshore Freeway to the east and Route 280 to the west. In 1962, the Oregon Expressway was proposed to cut a huge swath through a Palo Alto residential area, and it was narrowly approved in a referendum. Now the Willow Expressway has been routed down along the border between Menlo Park and Palo Alto. It would destroy 45 single family houses and 12 apartment houses in Palo Alto, and 68 more homes in Menlo Park. More homes will be destroyed when the route is extended through East Palo Alto to Dumbarton Bridge. The banks of San Francisquito

Creek, an historic and beautiful stream, will be paved for long stretches.

People who live along the route have organized in protest, but they have not prevailed against the combined power of the State Highway Commission, the downtown developers, and the corporations of the Stanford Industrial Park. Just like the residents displaced by the Oregon Expressway a decade ago, they are weak in their isolation. But a lesson is being learned. As one Hamilton Avenue resident wrote recently to the *Palo Alto Times*,

With people all over the country suddenly becoming aware of what we are doing to our environment, it is time . . . that we take a look at what is happening to the environment in our own area . . . We don't need this latest extension of the cement deluge that keeps rolling in every direction, and we don't need another Oregon Avenue within the city limits of Palo Alto.

#### THE FOOTHILLS

Ranging from Woodside through Los Altos Hills and from Stanford Ridge immediately behind the campus to Skyline Boulevard on the crest of the Santa Cruz mountains, the Mid-Peninsula foothills are owned and inhabited by the rich. Those rich have incorporated themselves into three communities: Woodside and Portola Valley in San Mateo County, and Los Altos Hills in Santa Clara County. The few thousand people in those communities have purchased the good life, and they defend it with careful planning. Planning means residential lots of one acre at minimum, no industry, and only enough commercial development to furnish the veal steak and horse feed that is consumed locally. Planning commissions are

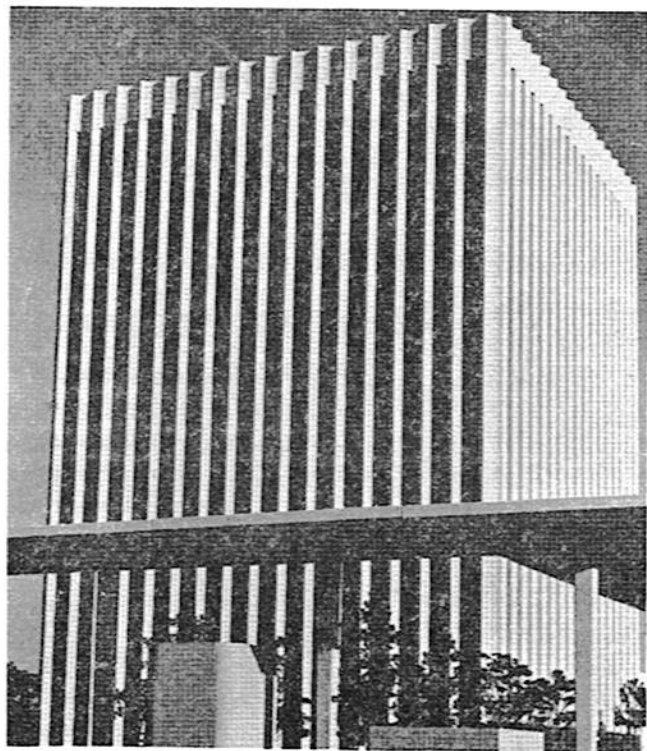
preoccupied with the development of riding trails and the preservation of open space.

All this rustic affluence is currently threatened by the fourth political entity in the foothills: the city of Palo Alto. Gerrymandered with a thin dog-leg running totally over land owned by Stanford University, the Palo Alto city limits stretch up to Skyline Boulevard, incorporating some 7,500 acres of foothill land, including a 1,400 acre city park open only to Palo Alto residents, and a private 18-hole golf course. The rest, almost entirely undeveloped, is owned by some 20 individuals and corporations, in parcels ranging in size from 100 to 750 acres.

Mindful of the despoliation that can occur when the motive for fast profit is coupled with single ownership of large tracts, a covey of Palo Alto conservationists and their foothill-dwelling friends secured in 1969 a \$144,000 "Foothill Environmental Design Study," financed by the taxpayers of Palo Alto. This study is now being done by the San Francisco-based firm of Livingston and Blaney, with reports being released one by one.

Livingston and Blaney correctly identify the key to future foothills development as the 530 acre parcel of land immediately south of the present Arastradero Road. This single parcel, lying between Stanford's Felt Lake area and the private 125-acre Palo Alto Hills Country Club, is owned by a Philadelphia firm with the double-think name of Land Resources, Inc. Who owns Land Resources, and who dictates strategy for exploitation of those resources, is not entirely clear at present. The head of Palo Alto's Planning Commission, Jack Giosso, has disqualified himself from Planning Commission votes regarding Land Resources because of his interest in the firm.

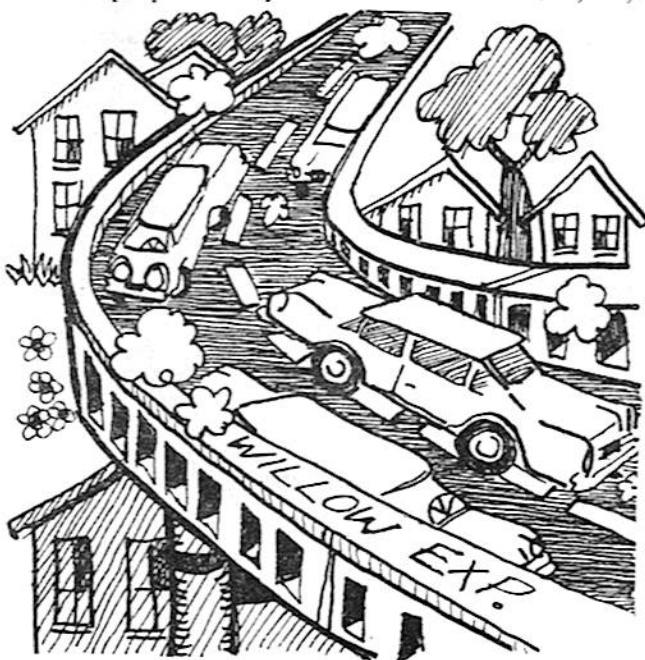
Land Resources is trying to secure approval for a development plan that calls for 1,776 high-priced residential units and store and office space to employ 1,000 to 1,250 people. To buy a house will cost over \$70,000; a



piece of a "town house" will take more than \$34,000. Apartment rents are currently scheduled at \$160 and up. Clearly, this housing would not be available to the people in the Mid-Peninsula who need it most—the low and middle income groups who are being squeezed out of the area by high rents and the demolition of old housing.

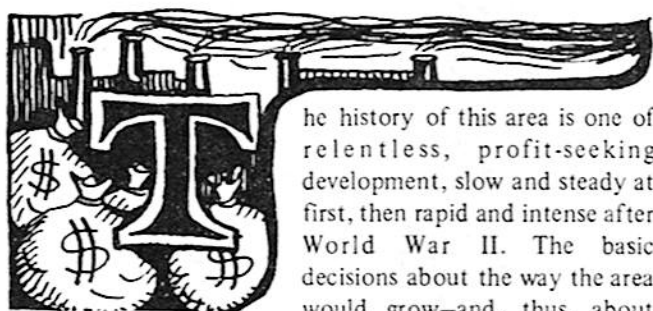
The Livingston and Blaney reports hint at the problems posed by a development like the one planned by Land Resources. The impact on the foothills would be great. Old roads will be widened to four lanes; new roads will be bulldozed out. Schools, firehouses, sewers and water to keep the lawns green will be moved in. How that water flows once it's in the ground must be learned. The burdening of slopes with new underground water can cause disastrous landslides a long distance downhill from where the water soaks into the ground. The land's potential for earthquakes poses real development problems too. The San Andreas Fault runs just south of Foothills Park, and two smaller faults criss-cross Land Resources' acreage.

Land Resources' proposal has been criticized by the Palo Alto government which asks only that the housing density be reduced. The City Council does not challenge Land Resources' right to develop the land as it chooses for maximum profit. There is a tremendous need for low-income housing in this area; a sound project could be developed in the foothills that would meet this need while respecting the natural environment. There is also strong feeling in the community for keeping some of the foothills as open space. However, Land Resources and other developers are not interested in the needs or the wishes of the people, nor is the City Council





# Don't Mourn, Organize!



he history of this area is one of relentless, profit-seeking development, slow and steady at first, then rapid and intense after World War II. The basic decisions about the way the area would grow—and, thus, about the conditions under which people would live—have been made by men of wealth and power, who control governments for their private interests. The men who first owned the missions and farms, and then the factories, banks, railroads and universities, have set the context in which we struggle to survive. Usually they have managed to rule without strong opposition, or to suppress opposition when it arose.

In the time of the Indians it was the Spanish explorers and missionaries who came to impose their will. Costanoans did not organize any resistance and were soon enslaved or driven away. When Leland Stanford and the rest of the Big Four subjected tens of thousands of Chinese to sub-human conditions to build the Central Pacific across the Sierra, hundreds perished because they did not organize themselves. All of California suffered under the grip of the Southern Pacific monopoly for almost thirty years, and with scattered exceptions, they did not bind together to challenge their wealthy predators. The only group to receive even half-decent treatment from the railroad was its own white workers, who did organize to secure some basic dignity and a moderate income.

The grip of the SP monopoly was threatened only when the muckraking and intense public outcry of the "trust-busting era" finally forced some regulation on the power of this and other monopolies. Regulation and anti-trust suits did not check the power of wealth, and the slightly fettered giants continued to grow. The labor movement that grew up early in the century never became strong enough to challenge the power of the big corporations, and was devastated in the repression that came with the First World War.

Even during the shattering, protracted crisis of the Great Depression, when people suffered starvation and endless misery while food was burned to keep prices up, corporate power withstood the onslaught of riots, sit-ins and massive organizing. When labor militancy resumed after the Second

World War, unions were purged of their most active organizers by the anti-communist hysteria of the Cold War.

The Mid-Peninsula grew up in the peaceful Fifties, the era of generous Cold War spending. There was little awareness of the monstrous problems which this vast "progress" was creating, until the Sixties. In this decade the spectre of organized opposition to racism, poverty, war, imperialism and the rape of our environment has arisen to confront the men of power: the corporate directors, the bankers, the landowners, and university trustees and their politicians. People have begun to say once again, and often in new and forceful ways, that their needs must be the basis for deciding how the land and resources shall be used, not the profit of a few or growth for growth's sake.

People have begun to realize that the decisions which are being made for them are bad decisions that are leading to the waste of lives and resources around the globe and throughout our own badly-scarred country. While many groups have come to realize their oppression in this decade, it is the struggles of the blacks at home and the Vietnamese abroad that have given fuel to the many conflicts that now rend the country.

Blacks began a drive in the early Sixties to secure their "civil rights" by petition, and ended the tumultuous decade more adamant than ever in a demand for liberation. Mexican-American farm-workers realized too, that they had to organize to break the power of the growers in order to end the miserable conditions of America's largest single-industry labor force, and ended the decade locked in a strike and boycott of grapes. A decade of labor peace began to disintegrate during the Sixties as wildcat strikes, radical caucuses, extended disputes and boycotts became more common, and organizing drives began in new fields. Teachers' unions and university employees' unions, like the American Federation of Teachers and the United Stanford Employees at Stanford, grew rapidly.

It was the powerful opposition of the Vietnamese to the American military that overshadowed the decade, and intensified and sparked many of the conflicts at home. Naked American power was confronted, stalemated, and even threatened with defeat, while at home interest rates and inflation soared, campuses exploded and repression set in. A whole generation of young people learned the necessity and value of organizing to secure the interests of the people over the power of the rulers.

Those of us in Grass Roots have learned this truth as

well: that the people of the Mid-Peninsula can gain control over their own lives only by organizing together. We know that the area has been developed and run by men with a different set of assumptions than our own, and that they threaten to destroy the future unless they are checked.

These men assume that they and other men with land and wealth should run major institutions as they see fit. They argue that they alone, are competent to make decisions that affect everyone. They claim that the greatest growth of profits guarantees the welfare of the people, and that in any conflict between the two, profits must be preserved. And they insist that social problems created by their decisions and actions are not really their responsibility.

Building on these assumptions, they have created social chaos. We cannot accept these values or the world they have built. We hold that wealth confers no right to power over the governments and institutions of the area. We argue that any institution should exist to serve the needs of

people, and that people in them can run them best on the basis of their real needs. We insist that the welfare of people here and abroad must replace the need for growing profits as the criteria for making decisions.

Whether we will allow ourselves to be pushed and molded by forces "beyond our control," or whether we will struggle together to understand our situation and act together to change it, is finally up to us. Whether the remaining land of Stanford University—the prime mover in the economic development of this area—and the lands of the surrounding areas will serve the needs of the few or the needs of the many can be our decision.

We have tried in this booklet to look at the past and present development of the area to understand who makes decisions and what their impact is—the problems they create and some tentative solutions to those problems. We ask your help in reaching the thousands of people in this area with this booklet, and we ask you to join us in the struggle to gain control over our common life.



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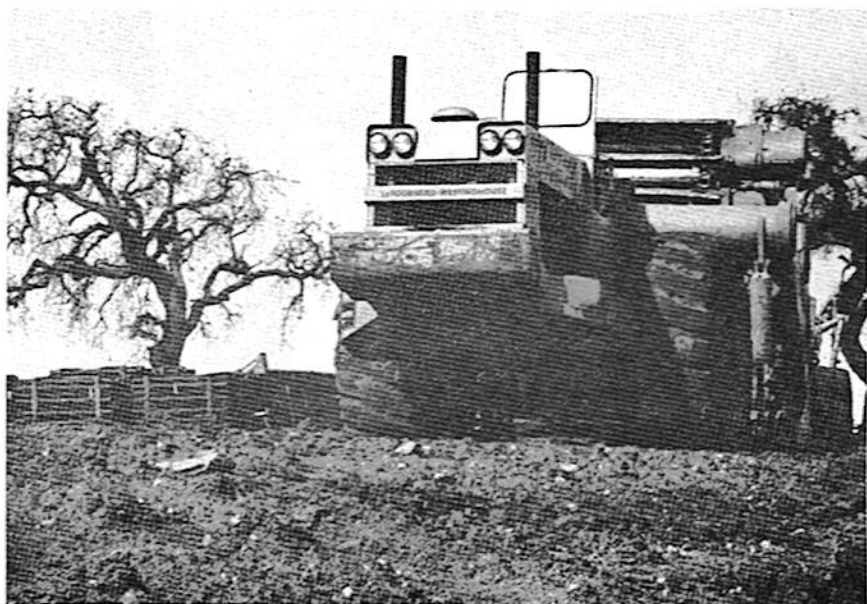
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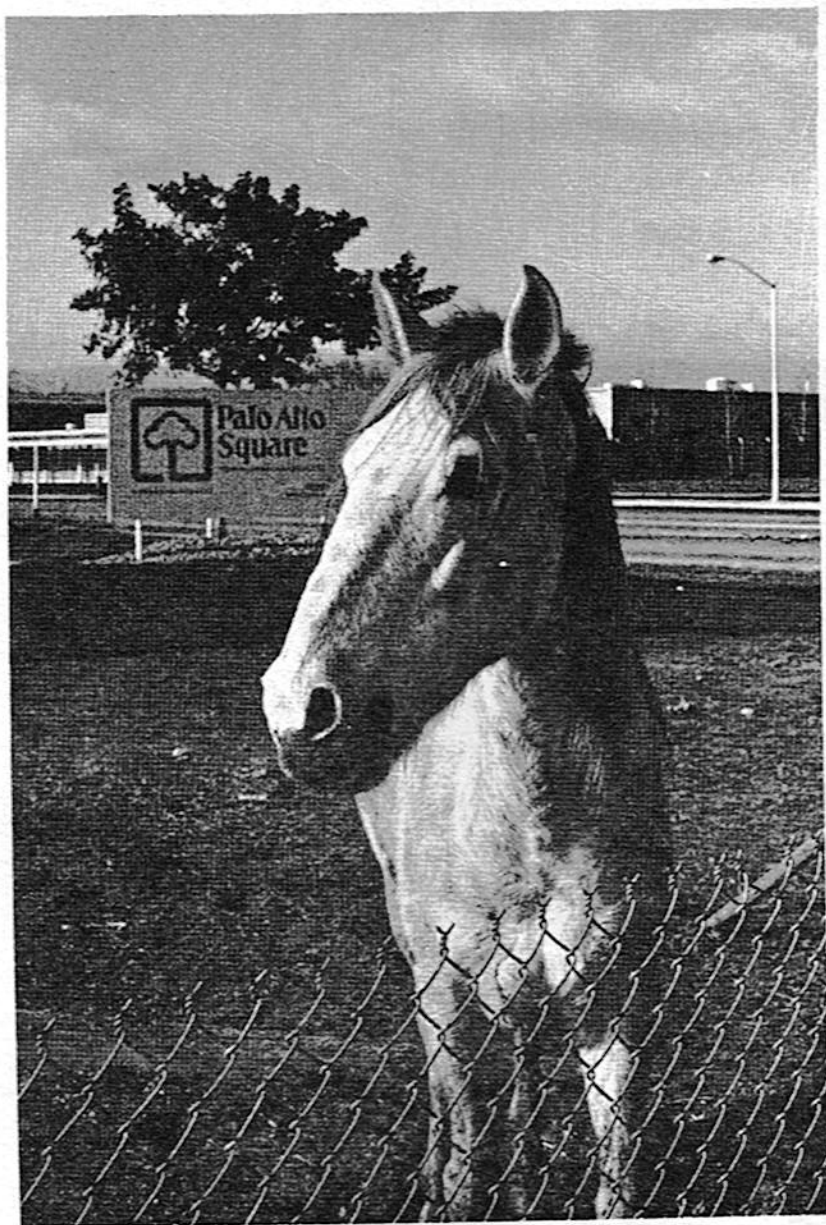
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