

By James McNabb Jr.

**S**TANFORD UNIVERSITY'S USE OF ITS own land — long a major source of funds for the support of education — may become a major campus issue this fall, according to several student leaders.



Students have questioned the university's management of the vast acreages under its control, contending that valuable open space has been sacrificed to meet the needs of allegedly amoral corporate interests. In the process, they say, Stanford has created a shortage of low-rent housing in the area, and is doing little to alleviate it.

"Stanford land development is so guilty," says Michael Sweeney, a senior active in last spring's demonstrations both on and off campus. "Stanford has been simply oblivious to the real problems of the community, encouraging only luxury housing and industry."

Barry Askinas, one of four student-body presidents, reports that "students are upset by some of the corporations in the (Stanford) Industrial Park and their relationship to the university — the number that are part of the military-industrial complex, and the fact that many are very closely related to the various departments in the School of Engineering."

**T**HE ISSUE HAS OVERTONES OF THE People's Park controversy in Berkeley, according to Victor Von Schlegell, a former student-body vice president. "It's a question of what right the Board of Trustees and one office of the university have to determine the use of university land without consideration of the people in the area."

"The people in the area do determine our land use," Boyd Smith responds. Smith is manager of real estate in the Business Affairs Office at Stanford. "They decide directly, through the decisions of their elected representatives. They and their representatives decide whether to annex our land, how it shall be zoned and used, and if our land use meets city needs, and requirements."

"On the campus, a faculty - student - staff

advisory committee has reviewed and endorsed all our land use plans, our leases, and the specific development of lots, roads, buildings, and landscaping," he says.

**B**RINGING THE ISSUE TO THE FORE-front is the proposed development of two parcels of Stanford land: A 20-acre plot on the southwest corner of El Camino Real and Page Mill Road and 143 acres of land surrounding a 38.5-acre academic reserve site on Coyote Hill.

Plans for a high-rise financial center on the 20-acre parcel were approved by the Palo Alto City Council on Sept. 8, as were lot division plans for Industrial Park leases around Coyote Hill.

Conservationists, students and some Los Altos Hills residents have objected to land development around Coyote Hill, which was zoned by Palo Alto for research park use in 1960. The zoning was confirmed in a public referendum in the same year and reaffirmed in 1967. The university has spent more than \$1 million in city-approved roads in preparation for development, Smith says.

**S**TANFORD BEGAN DEVELOPING ITS lands in 1951 to obtain revenue for its educational programs, to offset rising property taxes, and to protect the land from condemnation by neighboring communities. Stanford must pay property taxes on all land not in academic use. Last year the taxes totaled \$670,000.

Commercial and industrial property is leased for periods up to 51 years, then reverts to the university. It is thus in interim uses, earning income while being held for future academic needs.

Since 1951, the program has provided Stanford with a net income of \$33.5 million. This has been invested and in 1968 yielded \$1.8 million. The income will increase as the program continues and as interest compounds.

Land development is an important source of unrestricted funds for the university. The money is tapped for salaries, minority student programs, educational innovations and other needs that are either unforeseen or lack financial support.