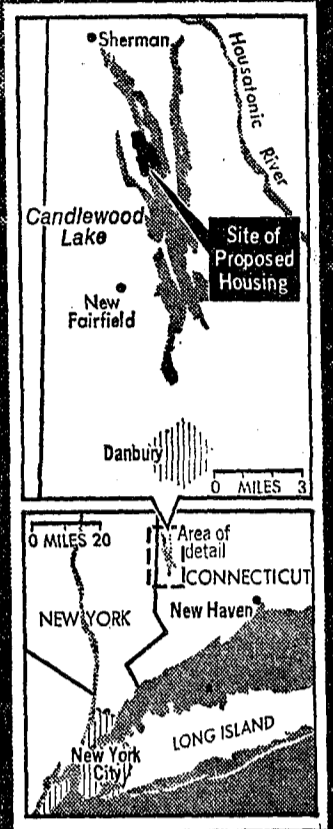
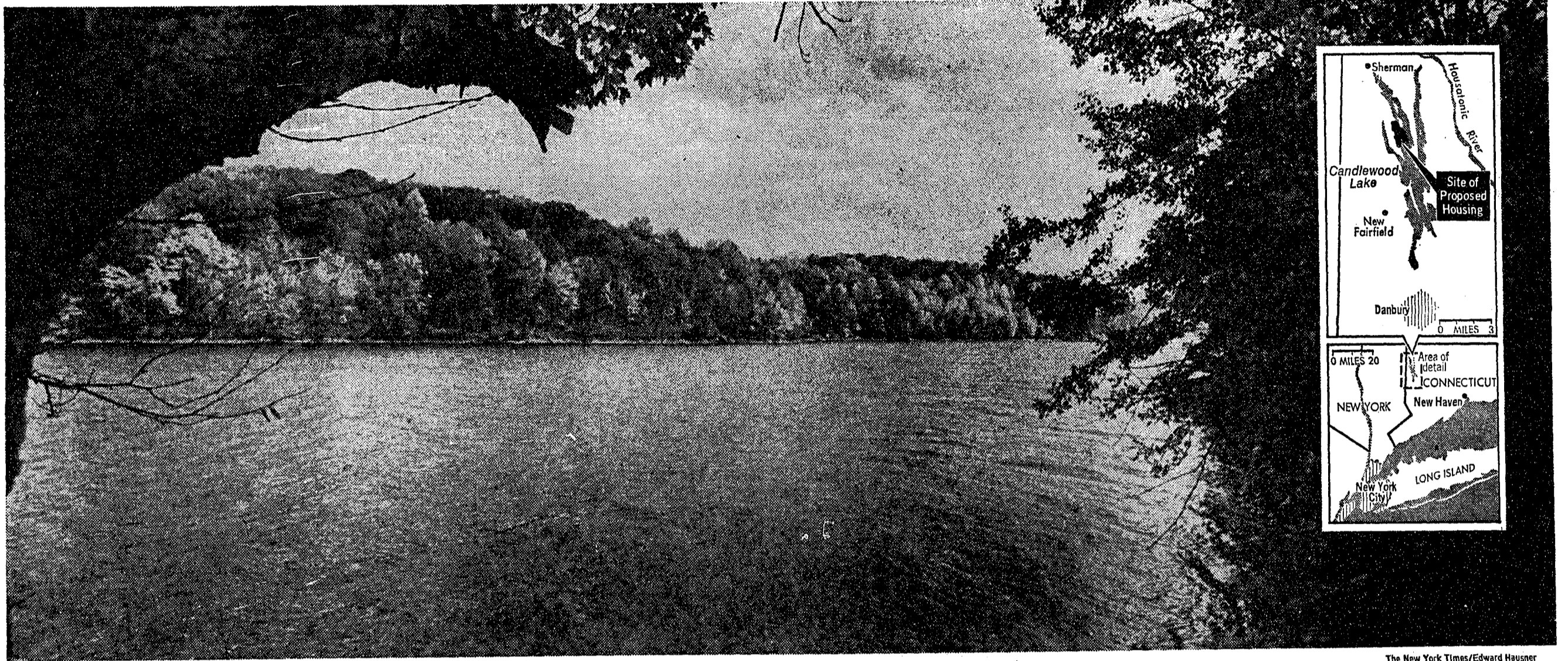


## A Lake Is Backdrop for Debate On Suburban Integration Plan

The Suburban Action Institute, a nonprofit group dedicated to "opening" the suburbs to minorities and the poor, has waged a long and emotion-filled campaign throughout suburbia. The battle has perhaps become most heated along the shores of Candlewood Lake, in Fairfield County, Conn., where an institute affiliate has proposed a 253-acre residential development, known as WatersEdge. The plan has stirred the wrath of New

Fairfield and Sherman, the towns it would affect. Last week, Suburban Action filed suit against New Fairfield, charging that the town had illegally denied approval for the project. Below are the views of two of the participants in the controversy, Paul Davidoff, the executive director of the Suburban Action Institute, and Malcolm Cowley, the distinguished critic, who is a resident of Sherman and a spokesman for the opposition.



The New York Times/Edward Hauser

A view of Candlewood Lake in Connecticut from the site of the proposed integrated community of WatersEdge

### Pro

By PAUL DAVIDOFF

It's zoning hearing night in suburbia, and in hundreds of town halls you will hear a murmur building into a gusty version of the old World War I song, "Over There." Though the verses differ in particulars from town hall to town hall, the essential chorus is the same:

"The site is inaccessible." "There's no demand for labor in the area." "The development will be too crowded." "The site is not well suited for development." "Water and sewer facilities are inadequate."

So goes the inevitable rhetoric against any development proposed for any suburban community. Of course, the speaker at the local zoning hearing will agree in principle that there is a need for decent new housing for low-income and middle-income families. The key point, the crucial point, is that our community is simply the wrong place. Somewhere—anywhere—else is the right place. Over there.

And if the proposed community is to be racially or economically mixed, the typical zoning proceeding is treated to additional cries of anguish:

"We have worked hard to build this type of community." "Why should outsiders tell us how we should live?" "You know what happens when you let 'them' in." "They prefer to live with their own."

The opposition to residential development increases geometrically with the rise in the percentage of nonwhite and poorer families the proposed project would house. And such opposition cannot even be tempered by keeping the project small. The New York State Urban Development Corporation's minimal plan for 100 units in each of nine Westchester towns caused such an uproar as to lead one to believe that the Bronx was to be relocated to Chappaqua.

In 1949, Congress established a national goal of "a decent home in a suitable living environment for every American family." Probably a poll of Americans would show agreement with the national goal, so long as part of it were not to be achieved in the respondents' hometowns.

Assuming general agreement that all families and individuals should live



The song is always "Over There"

in decent housing and a good environment, the question is where that goal is to be met. What locations are the appropriate ones for solving the problem of substandard housing and environment?

Suburban Action Institute was formed in 1969 to advance the urban growth policy of locational choice. Its purpose is to open the suburbs for

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### Con

By MALCOLM COWLEY

It was an ominous peroration. On the fourth and last night of the WatersEdge hearing before the zoning commission of New Fairfield, Conn., Jack Walter, general counsel for the Garden Cities Development Corporation—and also a spokesman for Suburban Action Institute—left the air rumbling with implied threats like thunder on the horizon.

"New Fairfield cannot be a party to an attempt to wall off the world," he declared. Like another Cato in the Roman Senate he was demanding that New Fairfield and Sherman as we know them should be destroyed: *Carthago delenda est*. Moreover, he was implying that the residents and the town officials, every last Jack and Jill, should be punished for taking part in what he called "a combined effort . . . a conspiracy . . . to deny your fellow countrymen their constitutional rights."

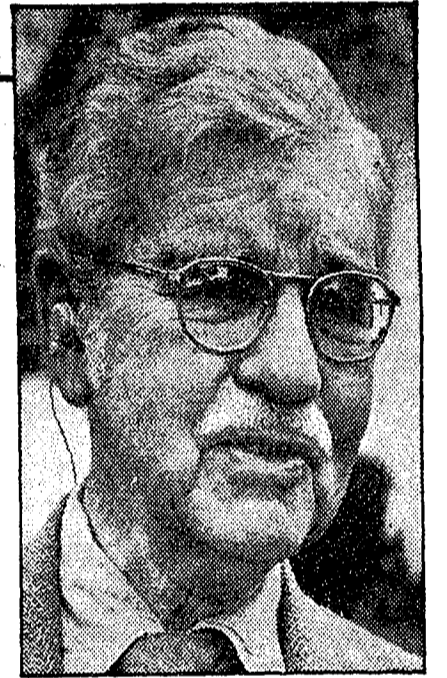
That word "conspiracy" was a brilliant touch. Americans used to believe that when citizens almost unanimously concurred in a course of action it was the right course to follow. Let the majority rule. No taxation without

representation. *Vox populi, vox dei*, and all that silly stuff. Jack Walter turns the old maxims upside down.

The residents of New Fairfield and Sherman have decided almost unanimously that the WatersEdge project—which would house 8,000 or more people on a 253-acre tract on the rather steep west shore of Candlewood Lake—is misplaced and unplanned and would be a disaster for the region.

Very well, Mr. Walter says; this unanimity is proof that WatersEdge represents enlightened progress and that the citizens of our little Connecticut Carthage are all engaged in a "conspiracy" to keep from being destroyed as a community. Everybody has become a conspirator except Jack Walter himself, and Steve Weil, who bought the WatersEdge land, together with Paul Davidoff, Neil N. Gold and their associates in Suburban Action Institute.

But aren't those men conspirators, too, in a proper sense of the word, " . . . to deny your fellow countrymen their constitutional rights"? That ominous phrase has become the password of those conspiring to harass more and



The blacks are used as "pawns"

more little towns like ours; to bring more and more lawsuits against them, in state and Federal courts, and at last to find a judge willing to rule that all zoning ordinances designed to limit density of population are unconstitutional under the Fourteenth Amendment.

Then WatersEdge could be duplicated anywhere, on any open site from

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## Princeton Adopts Plan for Big Tract

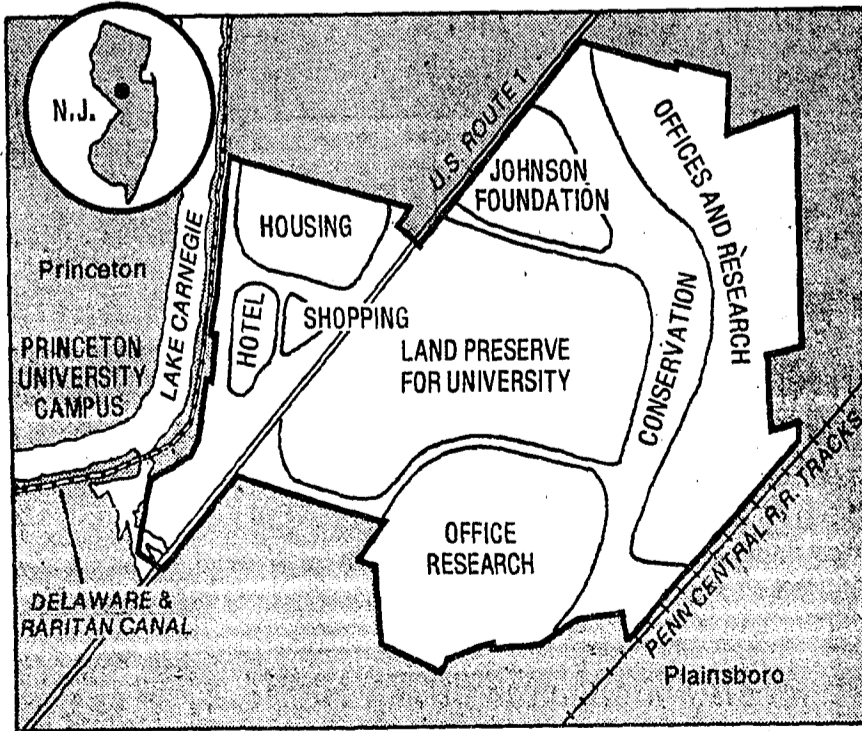
By RONALD SULLIVAN

PRINCETON, N. J.—Motivated by the promise of profit and the need to defend itself against the inexorable encroachment of commercial and residential development, Princeton University has decided to convert part of its extensive land holdings into a university-oriented, 1,600-acre planned development.

The Princeton-Forrestal center, as the complex is to be known, will straddle Route 1 just east of here. It is to include, according to present plans, a 308-acre land preserve for the school's use; a 628-acre research and office park; 482 acres of protected open space devoted to forests, fields and streams, and a 190-acre tract that will contain a residential village, a retail center and a hotel.

Ultimately, the complex is to provide 4.6 million square feet of office space, accommodating a thousand employees. Princeton's real estate advisers describe the project, which is to take shape over the next 15 to 25 years, as one of the most ambitious land development programs ever undertaken by a major American university. The largest comparable project, they say, was Stanford University's development of a 600-acre research park in Palo Alto, Calif.

The Princeton development would



The New York Times

lie midway between New York City and Philadelphia on approximately 900 acres the university owns and 700 acres to be acquired by the school or developed jointly with its present owners. The center would be on the eastern shore of Lake Carnegie, which separates Princeton from Plainsboro Township, a predominant-

ly rural Middlesex County community of 2,100 persons.

All the property is in Plainsboro Township and has been zoned for industrial use. In its present state it is valued at as much as \$20,000 an acre. Just north of the site Dow Jones & Co., Inc., has constructed a handsome research complex for The Wall Street

Journal. To the south are the FMC Corporation's chemical research and development center and the David Sarnoff Research Center of the RCA Corporation.

Although Route 1 now provides the primary access to the development site, plans for new highway construction in the region include links to the New Jersey Turnpike and Interstate 95, which is being completed just west of here.

University officials said that the complex would have to meet three basic tests. First, it would have to reinforce the character of the Princeton community as a national center of intellectual activity. Second, it would have to meet the most exacting environmental restrictions. Third, the project would have to support the long-term educational objectives of the university by providing a new source of revenue.

To accomplish all this, the university intends to maintain direct control over the development, retaining ownership of most of the land and closely supervising every phase of construction to insure that it meets specific architectural, social and environmental standards.

The selection of prospective commercial tenants, for example, will be

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## Federal Role on Co-ops Affirmed by U.S. Judge

By CARTER B. HORSLEY

A lawsuit involving a Park Avenue cooperative has produced a ruling that could lead to Federal jurisdiction in the sale of shares in a cooperative.

At present, the state supervises the initial offering of shares in a cooperative building, and state courts have handled the litigation that grows out of such offerings.

But if a recent ruling by Federal Judge Charles E. Stewart Jr. is sustained on appeal, this may change, with uncertain but possibly significant consequences for the cooperative market in the city.

The Stewart ruling came in a suit filed by some shareholders in the cooperative building at 1050 Park Avenue, on the southwest corner of 87th Street. They charged that the real estate group that sold the apartments when the units were converted from rental to co-op status—the "sponsors"—omitted from their offering statement facts about the building's physical condition and about possible real-estate tax increases.

This, they charged, was a violation of Federal as well as state law. And though the merits of the case have yet to be heard in court, Judge Stewart in effect sustained that view. In a ruling Oct. 11, he denied a motion

by the defendants—Peter and John Jakobson and their lawyers, Arthur D. Emil and Lawrence A. Kobrin—to dismiss the suit on the ground that Federal courts lacked jurisdiction.

Judge Stewart found that the shares qualified as securities under the 1933 Securities Act, the 1934 Securities Exchange Act and subsequent Supreme Court decisions.

Until now, the policy of the Securities and Exchange Commission has been to exempt cooperative housing corporations from securities registration if the par value of the stock offering was under \$300,000 and there were no rental pools for investment, according to Neil McCoy, general counsel to the S.E.C.

But Judge Stewart said in his ruling that he was not convinced that the S.E.C. had a firm position on cooperatives.

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