

It is time to protect Sausalito. Keep Our Waterfront Working!

Sausalito is an independent, Bohemian community, full of character, with an important and unique history. And, if we act now, we can preserve that character and the future of our beautiful city. But, if we allow it, the plans and ordinances being rushed through city council will destroy that future along with the historic Marinship.

Experience and research from across the nation shows that building luxury housing leads directly to massive local rent increases, forcing out independent and small businesses. Communities that Disney-fy the community assets which make them unique soon find that the end result is that those very assets get destroyed. We only have to look across the bay to Fisherman's Wharf to see how true this is! But we don't have to let it happen here.

Our vision for a bold and beautiful future: If you visit the Marinship today, you can meet the incredible local manufacturers and artists that call it home. These makers and doers bring authenticity and creativity to our community. The vibe they create is a big part of what attracts people to move here and is what separates Sausalito from the rest of the Bay. The Marinship is a one-of-a-kind historical resource. Nothing like it exists in the Bay area, the State, or even the Nation. Developed correctly, it can provide a unique value proposition that Sausalito can leverage forever.

The Sausalito Working Waterfront Coalition is working to expand the unique businesses, jobs, and opportunities that make the Marinship thrive. We support light-industrial businesses, specialized manufacturers, maritime businesses and local artists who use and preserve this historic manufacturing space in ways that align with its past, its values, the unique "salty" flavor of Sausalito, and a bold future where our community offers the *only* authentic maritime outlet for makers and doers in the Bay. We are dedicated to developing the Marinship the right way...providing education spaces, tool shops and support systems for these local businesses, marine life, artist studios, galleries, and workspaces, and specialized high-paying manufacturing jobs that protect the future of our City. We imagine the families of Sausalito walking among a living, breathing, preserved space dedicated to the history and our community's unique role in supporting our Nation through WWII and the subsequent marine community that began to thrive here. We seek to build well-funded, attractive spaces to draw in residents from across the region as well as tourists all while supporting real manufacturing and light-industrial businesses working in the spaces that built our wartime navy to build the next generation of a peaceful and prosperous Sausalito.

The City Council Nightmare: We are in danger of losing that future. Our City Council is poised to act to turn the Marinship into just another set of condo complex's, gentrifying one of our most important neighborhoods and pushing out our local residents, artists, and business owners. All to make a quick buck. These plans start with a proposal to squeeze hundreds of elderly people into assisted living in a region vulnerable to environmental dangers such as Sea Level Rise, Earthquake Liquefaction, Landfill Subsidence, and Contaminated, Potentially Toxic Soil and surrounded by industrial and boatyard noise. Certain Council Members are trying to force this major change through without even having published a *draft* of the new General Plan, ignoring the history of the Marinship and our City. First, they left residents and business owners from the Marinship off the General Plan Action Committee entirely. Then, when the GPAC members, even without this representation, expressed their desire that the Marinship be supported as a maker space and that the city invest in that vision for the future, these members chose to ignore the GPAC, treat it like window dressing, and proceed with their developer-backed schemes. If these changes are allowed, in a matter of years, Sausalito and the Marinship will look

just like every other cookie cutter neighborhood where Luxury Condos have forced out locals and where there is nothing left to differentiate us and provide a competitive advantage for the future.

The chain of actions and results are easy to predict:

1. "Upzone" the Marinship to allow more office space and luxury housing
2. Loosen the restrictions that protect locals by doing away with the Marinship Specific Plan and Fair Traffic Ordinance
3. Ignore the voices of the GPAC and residents who attended the workshop and made it very clear that the future of the Marinship supported by locals is full of art, authentic maritime uses, light industry, and specialized manufacturing and *that plans, analyses, and impact reports MUST reflect these priorities!*
4. Big Developers will overrun the community with hundreds of units per acre, driving up rents and forcing out the artists, maritime residents, and small businesses leaving nothing but a sterile shell behind.

It Doesn't Have to Be this Way!

There is a solution we can all agree on. We can work together to protect the Marinship and to *invest* in its future. We can attract more artists, more manufactures, more light-industrial, maritime and specialized businesses. Whereas condos will produce essentially no jobs, and senior assisted living will produce only very low paying jobs (median \$41,558 in the Bay Area) while literally endangering the lives of the senior residents, the current Marinship community, could be supported so that it might grow and continue to attract unique and valuable businesses to our city. Our historical site could be maintained, restored, and developed into a combination of working, living, and educational space creating something vibrant and beautiful for residents and visitors. This Bohemian flavor is why we all moved to Sausalito. It is what keeps us here and what makes our City stand out. Together we can protect it and build an incredible future.

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