



SOMA ACTION COMMITTEE (S.M.A.C.) COMMUNITY DEMANDS

1. Don't Supersize SoMa!

We demand no Spot-Zoning to allow 470-foot high towers. We demand no second Financial District in our neighborhood. We demand a Code-Compliant Project in keeping with all existing zoning.

2. No Special Carve-outs!

We demand that the 5M Project be included in the Central SoMa Plan, the Youth and Family Zone, and respect the Filipino Heritage District.

3. Respect the Neighborhood!

SoMa is a long-standing working-class and diverse neighborhood. The 5M Project does not respect the existing residents and character of the community. Compared to what is currently proposed, a Code-Compliant 5M Project with no

carve-outs would mitigate the effects of the displacement of existing residents, reduce the added shadow, wind, and traffic impacts, and respect the neighborhood outlined in the City's General Plan.

4. No Profiteering at the Expense of Existing Residents!

Both Planning and Forest City are looking at the 5M Project as a way to generate revenue, but don't consider the impacts of these luxury towers and increased land values to existing businesses and residents.

5. Development Planning Starts with the Community!

For years, the Planning Department and Forest City have been making plans separate from the public process of the Central SoMa Plan and are now fast-tracking the Project. Planning and the developers should have talked to the community first. We demand a project plan that starts with the community.

SMAC is a coalition of residents and community-based organizations who have come together to address the economic and social impacts of new development in SoMa. It includes South of Market Community Action Network, Filipino-American Development Foundation, Veterans Equity Center, The Women's Building, Manilatown Heritage Foundation, SF Tenants Union, Housing Rights Committee SF, Causa Justa::Just Cause, Cathedral Hill Neighbors, Plaza 16 Coalition, Mission United, ACCE SF, Western Regional Advocacy Project, Mission Neighborhood Resource Center, and Coalition for San Francisco Neighborhoods.

The 5M Project

- more than doubles the highest allowable heights
- 470 ft. tower with 400 market-rate condos
- 395 ft. and 350 ft. office towers
- 200 ft. tower with 288 rental units, 12% affordable

Sign Our Petition!

Emails go to City Officials!

<http://bit.ly/SupSOMA5M>

WHY THE COMMUNITY DEMANDS A CODE-COMPLIANT 5M PROJECT

The Proposed Spot-Zoning Gives Windfall Profits to Developers and is Bad City Planning!

- **The City's proposed increase of height and bulk on the land will create billions of dollars of value for Forest City.** If Forest City is suddenly allowed to build to 470-feet, the value of that property shoots up. The City will practically be writing Forest City a fat check with the new zoning.
- **SoMa is a residential neighborhood for working class families and the impacts to existing residents and businesses are completely neglected by Planning.** 5M is planning for profits and not people. Planning and the Forest City are making designs based on things like urban form and view corridors, and not placing 5M in the real world of a working class, diverse community. 5M is not included in the Central SoMa Plan & Youth and Family Zone, and has no respect for the Filipino Heritage District.
- **It's going to cause a ripple effect of huge towers in SoMa.** The Spot-Zoning will set a precedent to supersize SoMa more.
- **It's creating a second Financial District.** By concentrating this much office space on a single site— 85% of the City's annual office allocation— SoMa will become the second Financial District.

The Proposed Community Benefits Are Divisive and Aren't Real!

- **Forest City is pitting community members against each other.** Developers are telling community members that they won't get anything unless 5M gets the Spot-Zoning they want. Some groups and the City have completely bought into this false choice.
- **Community supporters are getting millions.** Those who are getting substantial contributions from Forest City are the ones actively promoting the project.
- **The Development Agreement has no guarantees.** The Draft Development Agreement is "metered," meaning only when each building is completed will some benefits be given.
- **Forest City will not be forced to follow through on their promises.** If a recession hits and they decide not to develop, no one gets anything they promised.
- **Forest City is going to cut and run.** Just like other major projects, Forest City will take their new entitlements and run. Forest City will be selling parts of the site, so they won't ultimately be responsible for the community benefits. The only benefits guaranteed are huge increase in property values on and around the site.
- **Everything the 5M Project is providing can be done under a Code-Compliant Project.** There's no reason why a code-compliant project can't include inclusionary affordable housing, space for the arts and non-profits and public open space.

Forest City Developments Make Inequality Worse!

Forest City's projects include:

- **Presidio Landmark:** a 154 high-end rental apartments on National Parks Land.
- **Westfield San Francisco Center:** a high-end retail mall blocks from the 5M site. Forest City has broken their promise to place the San Francisco Filipino Cultural Center on the site.
- **The Uptown:** The downtown Oakland 665-apartment complex has been one of the driving forces of gentrification.
- **Pacific Park, Brooklyn Nets Arena complex:** For this massive 15 building site, residents' buildings were taken by eminent domain. The scrapping of Frank Gehry's design was called "a betrayal of public trust" in the NY Times. The construction has been plagued by cost overruns and delays. The problems with the project were immortalized in the critically-acclaimed documentary "Battle for Brooklyn."