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President Jose Lopez  
San Francisco Board of Appeals  
49 South Van Ness Avenue, Suite 1475  
San Francisco, CA 94103

**Re: Update on UC Law SF Green Community Benefits Plan**  
**Appeal No.: 20-081, Nulty v. Dept. Public Works, Bureau of Urban Forestry**

Dear President Lopez and Commissioners:

I write to update you on implementation of UC Law San Francisco's Green Community Benefits Plan ("GCBP"). The GCBP was established to equitably mitigate impacts from removal of eight (8) street trees necessary for construction of the 656-unit student housing mixed-use project at 198 McAllister Street. Recognizing the collective impacts from loss of mature trees cannot be addressed by replacement with an equivalent number, the GCBP calls for a three-to-one replacement ratio.

**Twenty-four (24) new street trees** are to be planted both on-campus, i.e., adjacent to 198 McAllister Street, and off-campus within the Tenderloin. In July 2023, **thirteen (13) new on-campus street trees** were planted, maximizing the amount on-campus trees (photos of planted trees attached as Exhibit A). The College is working to finalize the final community agreements for the remaining **eleven (11) off-campus street trees** within the Tenderloin neighborhood.

Two key components of the GCBP's street tree planting include:

- Reliance on community design partners in decision-making; and
- An integrated tree planting and care program.

The GCBP calls for engaging with community partners to help design, validate, implement and evaluate off-campus street tree site selection. Since approval of the GCBP, we have engaged with Tenderloin residents, community-based organizations, block safety groups, City Planning, and the Bureau of Urban Forestry to determine locations of the eleven (11) off-campus street trees. While this engagement took longer than anticipated to accomplish, it has resulted in a community-driven planting program benefiting numerous neighbors and the broader community. Specifically, we have identified the following **off-campus street tree locations in the Tenderloin**. All the planting locations below are final except for the last two (underlined) bullet-pointed locations (with their final approval pending an 11/09/24 meeting with the Golden Gate Greenway Coalition):

- **Turk & Hyde Mini Park (201 Hyde St.):** 4 trees
- **Curry Senior Center (333 Turk St.):** 2 trees
- **111 Jones Senior Housing (111 Jones St.):** 1 tree
- **Vera Haile Senior Housing (129 Golden Gate Ave.):** 1 tree
- **Larkin Street Youth Services (134 Golden Gate Ave.):** 1 tree
- **Madonna Residences Senior Housing (350 Golden Gate Ave.):** 1 tree
- **112 Hyde St.:** 1 tree



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As to the second component, the College has established a **robust maintenance program** for street trees planted through the GCBP. For off-campus street trees, the College has partnered with local community members located proximate to the trees who have committed to watering the trees. For example, the Curry Senior Center gardening club will water the trees planted near them. The Tenderloin Community Benefit District will assist with watering the trees at the Turk & Hyde Mini Park. St. Anthony's Foundation will assist with watering the trees outside 111 Jones, Vera Haile, and Larkin Street Youth Services. The College will water the trees outside the Madonna Residences and 112 Hyde Street. However, the College is committed to these trees and their success even if our partners are unable to continue to water them. Specifically, for both on- and off-campus street trees planted, UC Law SF will monitor, maintain, and replace damaged or dead trees as needed within thirty-six (36) months of planting. In the approximately eighteen (18) months since planting the on-campus trees, they are thriving and none have been lost to damage/vandalism, likely due to selection of more robust species and size of trees.

In addition to street tree plantings, the GCBP included two other components to help uplift **small-scale greening and beautification projects** in the Tenderloin, one at Boeddeker Park and another at the former La Cocina Marketplace. In consultation with San Francisco Recreation & Parks Department, the College planted a tree at Boeddeker Park on October 14, 2021, in partnership with multiple community organizations to add shading and beautify the park to make it more appealing for use by families and children.

The College also helped La Cocina Marketplace establish a parklet and bike corral, the La Cocina Marketplace Green at the corner of Hyde Street and Golden Gate Avenue adjacent to the campus. The parklet framed the Marketplace in a lively, appealing streetscape that sought to welcome patronage and enhance healthy neighborhood interactions. Unfortunately, while the La Cocina Marketplace Green was successfully implemented in April 2021, it was subsequently decommissioned at the end of summer 2023 at the request of the San Francisco Police Department given its potential to provide cover for negative activity including drug dealing, use, and stolen goods vending.

The College understands that integration of green infrastructure on the requisite scale to support both its campus and the Tenderloin community requires sustained commitment to environmental health and justice through design, implementation, and community engagement. The College has worked to grow the urban canopy, green spaces and stewardship, aimed toward building a more resilient Tenderloin community. To demonstrate our commitment to the GCBP and the broader community, **UC Law SF commits to planting the eleven (11) remaining off-campus street trees by December 31, 2024.** The College will report back to the Board of Appeals before year end with an update on the status of planting the off-campus street trees. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

*Rhiannon Bailard*

Rhiannon Bailard

# EXHIBIT A

October 8, 2024

The following pictures of the **13 on-campus street trees** were taken in October 2024. These trees were planted in July 2023, on sidewalks surrounding the 198 McAllister campus housing project pursuant to the Green Community Benefits Plan and in conformance with City & County guidelines.

Golden Gate Avenue Trees: 2 Water Gum trees



Tree 1 of 2 on Golden Gate Avenue



Tree 2 of 2 on Golden Gate Avenue

Hyde Street Trees: 9 Golden Rain trees



Trees 1 – 4 of 9 looking south on Hyde Street



Trees 5 – 9 of 9 looking north on Hyde Street



McAllister Street Trees: 2 Magnolia trees



Tree 1 of 2 on McAllister Street



Tree 2 of 2 on McAllister Street