



UC HASTINGS - CAMPUS HOUSING PROJECT

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UC HASTINGS GREEN COMMUNITY BENEFITS PLAN – WORK PLAN

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INTRODUCTION

UC Hastings College of the Law (“**UC Hastings**”) has adopted a Green Community Benefits Plan (“**GCBP**” attached as **Exhibit A**), in conjunction with the student housing project at 198 McAllister Street (the “**Project**”). The GCBP aims to equitably mitigate tree removals and other construction impacts required by the Project, notably the removal of eight (8) street trees adjacent to the campus. The Department of Public Works (“**DPW**”) approved removal of the eight (8) street trees in Public Works Order No. 203887 and Permit No. 785005. This document describes the proposed implementation of the GCBP (“**Work Plan**”).

GOALS & OBJECTIVES

UC Hastings recognizes that the collective impacts of a mature stand of trees can’t be replicated merely by their replacement with an equivalent number of young trees and that construction impacts are overlaid upon the current pandemic crisis, the effects of climate change, and the trauma of generational environmental justice in our community. Therefore, the GCBP describes a hybrid mitigation strategy that prioritizes multi-functional, community-based solutions to current challenges that will support ongoing resilience for UC Hastings and the surrounding neighborhoods. The GCBP comprises:

- An integrated tree planting and care program.
- Immediate green space benefits in the La Cocina Marketplace Green.
- Initiation of and investment in the Green Community Benefits Fund; and
- Reliance on community design partners in decision-making.

The following sections outline the implementation processes for each component of the GCBP, including roles, sources of funding, and timeframes pursuant to contributing to a greener, healthier neighborhood.

I. TREE PROGRAM OBJECTIVES

Healthy, mature street trees offer myriad benefits to the Tenderloin Mid-Market neighborhood including ecosystem services such as carbon capture, storm water retention, mitigation of Urban Heat Island Effect and biodiverse habitat; as well as public health services such as cooling, access to nature in the city and the perception of calm. Street trees are an important organizing element of the healthy streetscape environment, highly critical for the Tenderloin Mid-Market neighborhood, where, due to traffic, vandalism and population density street tree survival is challenging.

The successful GCBP Tree Program will:

- Increase the replacement ratio of new, young trees to established, mature trees removed by a factor of three (3) trees.
- Rigorously select tree species and location for maximum stature, shade, hardiness, and cultural factors; and
- Engage in robust maintenance program both on and off-campus that includes replacement of damaged or dead trees as needed within thirty-six (36) months of initiation.

Through the GCBP Tree Program, UC Hastings aims to directly enhance the local urban forest canopy and model effective green stewardship that will maximize environmental benefit to the Tenderloin community over time.

1. **Expanded Replacement Ratio: Three -to- one, minimum**

Twenty-four (24) new street trees will be planted to mitigate removal of eight (8) existing street trees in the following program.

- a. Along Project's frontages on Golden Gate Avenue, Hyde Street and McAllister Street: Plant fourteen (14) street trees ¹.
 - i. Site Selection: UC Hastings.
 - ii. Species Selection: UC Hastings, chosen from DPW's Bureau of Urban Forestry's ("BUF") Recommended Street Trees list.
 - iii. Tree Size: 36" box trees.
 - iv. Permitting: UC Hastings.
 1. Approval: DPW.
 - v. Tree Planting: UC Hastings.
 - vi. Timeframe: At completion of Project construction, anticipated Summer 2023.
 - vii. Funding: UC Hastings.

¹ In the event site constraints limit the number of street trees that can be planted on-campus to below fourteen (14), there will be a corresponding increase in the number of street trees planted within the Tenderloin community resultant in a total of twenty-four (24) street trees being planted.

- b. Tenderloin community: Ten (10) street trees.
 - i. Site Selection: UC Hastings in consultation with Tenderloin community partners (see Section IV, below) and BUF; prioritizing sites with south-southwest exposure, proximity to the UC Hastings campus, La Cocina Marketplace Green and avoiding Municipal Transportation Agency “daylighting” (pedestrian safety) zones.
 - ii. Species Selection: UC Hastings in consultation with Tenderloin community partners, chosen from BUF’s Recommended Street Trees list with focus on faster growing trees.
 - iii. Tree Size: 15-gallon, minimum, larger stature where feasible based on consultation with BUF.
 - iv. Permitting: UC Hastings.
 - 1. Approval: DPW.
 - v. Tree Planting: BUF.
 - vi. Timeframe: Within thirty-six (36) months of removal of eight (8) street trees adjacent to the Project.
 - vii. Funding: UC Hastings.
 - viii. Community Engagement: Develop and validate tree planting plan with community partners (as outlined in Section IV, below).

2. Maintenance of Newly Planted Trees

- a. An effective watering and maintenance regime for newly planted trees is critical to establish and increase long-term viability.
 - i. Responsible Party: TBD, based on consultation with community design partners.
 - ii. Timeframe: For thirty-six (36) months from planting.
 - iii. Funding: UC Hastings.
 - iv. Community Engagement: Validate with community partners (as outlined in Section IV, below) tree maintenance plan and that trees are adequately maintained according to plan.

3. Lost Trees Replacement

- a. In the event of loss of any trees planted pursuant to this GCBP, comparable replacement tree(s) will be planted.
 - i. Responsible Party: UC Hastings.
 - ii. Timeframe: Within thirty-six (36) months from original planting.
 - iii. Funding & Permitting: UC Hastings.
 - iv. Community Engagement: Validate with community partners (as outlined in Section IV, below) that any trees needing to be replaced are replaced according to plan.

II. LA COCINA MARKETPLACE GREEN OBJECTIVES

Understanding that the tree planting program benefits will accrue over time, but construction impacts upon the community are immediate, UC Hastings will invest in the La Cocina Marketplace Green. The La Cocina Marketplace Green will open to the public in January 2021 at the corner of Hyde Street and Golden Gate Avenue adjacent to the UC Hastings campus. The Marketplace Green plan includes a parklet and a bike corral integrated in a street frontage landscape designed to welcome patrons and visitors, enhance neighborhood greenspace and encourage healthy behaviors in an historically troubled corridor.

A successful La Cocina Marketplace Green will frame the Marketplace in a lively, appealing streetscape that welcomes patronage and enhances healthy neighborhood interactions through increased access to the growing world and the perception of calmness and safety.

1. Green Streetscape

a. Design and installation.

- i. Responsible Party: La Cocina.
- ii. Project Management and Spatial Program Design: Demonstration Gardens.
- iii. Timeframe: January 2021 – March 2022.
- iv. Funding: La Cocina and UC Hastings; Community Challenge Grant (SF City & County), additional Foundation grants.
- v. Permitting: La Cocina.
 1. Approval: DPW.
- vi. Community Engagement: Demonstration Gardens / Tenderloin Peoples Congress, as outlined in Section IV below.

b. Activation.

Foster healthy street atmosphere through green stewardship.

- i. Responsible Party: La Cocina.
- ii. Project Management & Activation Program Design: Demonstration Gardens.
- iii. Timeframe: February 2021 – June 2022.
- iv. Funding: La Cocina and UC Hastings.
- v. Permitting: La Cocina.
 1. Approval: DPW (as needed).
- vi. Community Engagement: Demonstration Gardens / Tenderloin Peoples Congress, as outlined in Section IV.

III. GREEN COMMUNITY BENEFITS FUND OBJECTIVES

UC Hastings recognizes that grassroots beautification projects can enhance immediate engagement in green stewardship. Therefore, the College will initiate and contribute to a fund designed to support microgrants that residents may apply toward small-scale greening and beautification projects.

A successful Green Community Benefits Fund will help ground green stewardship in resident initiative contributing to greater neighborhood resilience over time.

1. **Microgrants Fund**

a. Establishment of fund.

- i. Responsible party: UC Hastings.
- ii. Grant Administration: TBD.
- iii. Community Engagement – Awards: Tenderloin People’s Congress and as outlined in Section IV below.
- iv. Funding: UC Hastings one-time initial award, designed to expand.
- v. Timeframe: Spring 2021 – TBD.

b. Ceremonial tree planting at Boeddeker Park.

Boeddeker Park is the heart of Tenderloin green space. This year a beloved tree at its entrance was lost to disease. In consultation with Friends of Boeddeker and the San Francisco Recreation & Parks Department (“**R&PD**”), the GCBF will be kicked off with a new tree planting and dedication party at the park.

- i. Responsible Parties: UC Hastings.
- ii. Species Selection: UC Hastings in consultation with Tenderloin community partners (*see* Section IV, below) and R&PD.
- iii. Tree Size: 15-gallon minimum, larger stature if feasible based on consultation with R&PD.
- iv. Permitting: UC Hastings.
2. Approval: R&PD.
- v. Tree Planting: R&PD and/or BUF.
- vi. Timeframe: Spring 2021 (health orders dependent).
- vii. Funding: UC Hastings.
- viii. Community Engagement: Friends of Boeddeker Park, the YMCA (Boeddeker Park anchor tenants), and as outlined in Section IV below.

IV. COMMUNITY DESIGN PROGRAM

Each component of the GCBP outlined above is designed to begin modestly to address historic inequity in environmental justice in the community surrounding UC Hastings by recognizing grassroots organizing and residents' leadership toward a healthier neighborhood. The GCBP will engage community partners in a consultatory role to help design, validate, implement, and evaluate each component of the plan.

1. Structure

- a. Increase equitability in determining quality of public life in the Tenderloin through co-design.
 - i. Responsible Party: UC Hastings.
 - ii. Conveners: Tenderloin Peoples Congress (Environmental Justice Committee).
 - iii. Participants: Inclusively open to Tenderloin residents, community-based organizations, such as the Tenderloin CBD, Faithful Fools, Glide, Healing Well, block safety groups; with agency support from the Office of District 6 Supervisor, City Planning, and BUF.
 - iv. Timeframes: Touchpoints and milestones as identified within each component. Overall, January 2021 – January 2024.
 - v. Funding: TBD – voluntary participation.

2. Evaluation

For the duration of the implementation of the GCBP, measures of the GCBP will primarily be qualitative: How do residents, students and workers in the neighborhood feel about our streetscape? Is there a sense of ongoing improvement? A perception of increased safety and beauty? Of satisfaction with opportunities for resident input in decision-making?

Some relevant quantitative measures at the local neighborhood scale over time may include: increased biomass, reduced street temperatures, reduced tree mortality, improved stormwater retention, higher rate of biodiversity, sustained cleanliness and healthy activation. These effects are likely to become evident beyond the scope of the GCBP timeframes. However, the improvements introduced through this framework will offer the GCBP as a model, demonstrating in its trajectory and momentum the potential for a more environmentally healthy neighborhood for residents, students and workers.

OUTCOMES

UC Hastings aspires to be the greenest urban campus by 2025. UC Hastings understands that integration of green infrastructure on the requisite scale to support both campus and the Tenderloin community requires sustained commitment to environmental health and justice through design, implementation, and authentic community engagement.

The Green Community Benefits Plan has been prepared to guide UC Hastings contributions to our urban forest canopy, green spaces and stewardship, aimed toward building a more resilient Tenderloin community.

Note: The GCBP and Work Plan will be maintained as a public living document available on the UC Hastings' website.