

**Urban Forest Plan**  
**Phase III: Buildings & Private Property**  
**DRAFT Scope – January 2018**

Trees on private property account for the largest portion of San Francisco’s urban forest<sup>1</sup>. Many of the city’s biggest trees are found on private properties where rear yards and large parcels allow for increased canopy growth. The benefits of these trees extend far beyond the individual property line and contribute to a greener, healthier and more ecological city. However, no comprehensive strategy exists to address the maintenance, planting and preservation needs of this tree population. The Urban Forest Plan (Phase III: Buildings & Private Property) will develop a strategy and policy recommendations for trees on private property to be considered by San Francisco decision makers for implementation.

**Plan Goals:**

- Maintain and grow San Francisco’s urban tree canopy.
- Develop long-term vision and strategy for trees on private property.
- Complete all phases of the Urban Forest Plan - Phase I: Street Trees (2015), Phase II: Parks & Open Spaces (2018/19), and Phase III: Buildings & Private Property (2018/19).

**Phase III Planning Effort**

The Urban Forest Plan Phase III will involve the following components:

**1. Background and Issue Framing (Planning & SFE)**

- a. Summarize key issues facing trees on private property:
  - i. Impacts of development on the city’s tree canopy (shrinking rear yards, building expansions and new development).
  - ii. Results of community discussions regarding large trees on private property.
  - iii. Urban design pattern of the city limits tree planting and greening opportunities due to lack of front or side setbacks.
- b. Document existing City greening requirements and programs related to trees and landscaping on private property:
  - i. Green Landscaping Ordinance
  - ii. Urban Forestry Ordinance (Significant & Landmark Trees)
  - iii. Better Roofs Ordinance
  - iv. Other?
- c. Perform citywide tree canopy GIS analysis of private property.

**Deliverable:**

- Trees on Private Property Existing Conditions Report

**2. Research and Best Management Practices (Igor/Research Assistant & UFC P&F Committee)**

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<sup>1</sup> The United States Forest Service, Northern Research Station, estimated San Francisco urban forest at almost 700,000 trees (2007). The Recreation and Parks Department estimates 131,000 trees in City parks and open spaces (2010). SF Public Works’ recent street tree census identified 124,795 street trees (2017). This indicates that over 400,000 trees may be growing on private property in San Francisco.

- a. Conduct peer city research and interviews on private property tree policies and programs related to:
  - i. Planting
  - ii. Removal
  - iii. Maintenance
  - iv. Enforcement

**Deliverables:**

- Summary Memo of Private Property Tree Policies in Other Cities
- Presentation to Urban Forestry Council

**3. Policy Development & Recommendations (UFC P&F Committee, Full Council)**

- a. Develop policy recommendations for consideration by the Urban Forest Council and decision makers.
- b. Identify potential programs to support property owners in the care, maintenance and planting of trees.

**Deliverable:**

- Draft policy recommendations
- Presentation to Urban Forestry Council

**4. Tree Planting Strategy (UFC P&F Committee, Full Council)**

- a. Identify specific actions to promote the planting of trees on private property.

**Deliverable:**

- Private Property Tree Planting Strategy Document

**5. Draft & Final Plan (Planning, SFE and Consultant?)**

- a. Create Plan document summarizing

**Deliverables:**

- Draft Plan document
- Final Plan document

**6. Public Outreach & Engagement (UFC & Consultant?)**

- a. Identify key stakeholders.
- b. Develop public outreach strategy.
- c. Perform outreach and engagement at key points in planning process.

**Deliverables:**

- Public Outreach Plan
- Summary of Public Outreach & Engagement Activities

**7. Plan Adoption & Approvals**

- a. Determine implementation pathway for Phase III recommendations.