IN-KIND TREE PLANTING PROJECT PROPOSAL
Capp Rails, LLC   3236 24th St. 17-Unit Rental Apartment

ENCAC MEETING February 28, 2022
PROJECT OUTLINE

- PROPOSED PROJECT LOCATED AT THE CORNER OF 24TH ST. AND CAPP
- PROJECT INCLUDES 17 RENTAL APARTMENT UNITS - UNITS ARE A MIX OF SMALL STUDIOS AND 2 BEDROOM APARTMENT
- DEVELOPER WORKED WITH PLANNING TO GET THE RIGHT MIX OF SMALL UNITS TO MEET AFFORDABILITY GOALS AND UNITS TO ACCOMMODATE FAMILIES
- DEVELOPER WILL PAY IN-LIUE FEES OF APPROXIMATELY $.5M INTO THE CITIES AFFORDABLE HOUSING FUND AND APPROXIMATELY $210,000 IN EASTERN NEIGHBORHOOD IMPACT FEES
- PROJECT STARTED IN 2016 AND THE SITE PERMIT WAS APPROVED ON FEBRUARY 25TH, 2020
- PROJECT WAS APPROVED WITH 5 NEW TREES BUT DUE TO UTILITIY CONFLICTS CAN ONLY ACCOMMODATE 2 AND WILL PAY IN-LIEU FEES FOR 3
- TWO EXISITNG FICUS TREES ALONG THE PROJECT FRONTAGE WILL HAVE TO BE REMOVED TO ACCOMMODATE NEW UTILITIES AND FOUNDATION WORK
- COMMUNITY HAS WORKED HARD TO SAVE THE EXISITNG TREES ALONG 24TH ST AS THEY ARE AN IMPORTANT CULTURAL RESOURCE AND CRITICAL TO THE ENVIRONMENTAL WELL-BEING OF THE NEIGHBORHOOD
- PROJECT SPONSOR HAS BEEN WORKING WITH CALLE24, MISSION VERDE, AND BUF TO DEVELOP AN IN-KIND PLANTING PROGRAM TO MITIGATE THE LOSS OF THE TWO MATURE FICUS TREES BY PLANTING A MINIMUM OF 30 NEW TREES IN THE PROXIMITY OF THE PROPOSED PROJECT
- THE WORKING GROUP HAS IDENTIFIED AREAS WHERE TREE PLANTING IS SPARSE AND WILL CONTINUE TO REFINE FINAL LOCATIONS IDENTIFYING UTILITY CONFLICTS AND WORKING WITH THE COMMUNITY TO PRIORITIZE LOCATIONS AND TREE SPECIES
Recent History of Ficus Tree Removal on 24th Corridor

2019 - The Bureau of Urban Forestry proposed the removal of 77 ficus trees

June 2019 – After community meetings, the proposed tree removal was reduced to 51 ficus trees. Public Works then held a tree removal hearing. The outcome of the hearing was the approval of 48 ficus trees to be removed

September 2019 – The PW tree removal decision was appealed to The Board of Appeals

August 2020 – The three (3) Appellants and The Bureau of Urban Forestry reached a settlement. 33 trees were approved for removal and 145 trees were planted in the area and a community tree watering group (Mission Verde) was formed to help water the new trees
A coalition of community volunteers committed to a greener, cleaner, healthier future

Mission Verde

A Calle24 Quality of Life Initiative
Recent History of Ficus Tree Removal on 24th Corridor

Prior to the 2020 BOA settlement The Mission Community committed $10k in resources to hire a third party Arborist. Currently, The Mission Verde community watering group has committed to watering all 145 new trees for three years, spending their “free” time establishing the new trees.

2022– The Bureau of Urban Forestry has approved two additional trees to be removed at 3236 24th St. The community is unhappy with the loss of two more mature trees. The community sees the additional removal as a breach of settlement, given all the resources the community put in to preserve the remaining ficus trees
Proposed Site Plan - op.1, Scale = 3/32" = 1'0"
$211,804 Eastern Neighborhood Impact Fees are currently assessed with Dept. Building Insp. Permit Tracking System

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Funding

Fiscal Year 21-22 Estimate to establish one (1) tree $2,230
- Concrete cutting and demo to create a new tree site
- Cost of purchasing tree
- Cost of planting tree
- Cost of watering the tree weekly for three (3) years. Public Works employee drives to tree and delivers 20-25 gallons of water

Minimum request to plant 30 new trees
-$2,230 X 30 trees = $66,900
-$211,804/$2,230 = 94 new trees

Impact Fees would be transferred to Public Works
- BUF Inspection staff would work with community to identify potential planting sites
- BUF cement masons would demo concrete and create planting sites
- BUF landscape team would plant trees and water for three (3) years

Public Works would maintain all trees in perpetuity per 2016 Prop E