Landscape Management Plans

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Green Gardening Workshop
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A Landscape Maintenance Plan (LMP) communicates the design intent of a landscape,...

provides a framework for landscape maintenance, and ...

creates a shared vision and how to make it happen.
Why do an LMP?
Who would use it?
How to build one
Why it’s sustainable
The stakeholders

The property owner
The designer
The maintenance staff
Sustainable Landscaper Certification definition

Landscape Management Plan

A written plan outlining the utilitarian, ecological, and aesthetic objectives for a specific landscape. The plan describes the specific practices and products that will be used to implement the landscape management plan, along with a schedule of annual maintenance practices.

Landscape Maintenance Plans: Why they are Important

A long term guidebook

Client engagement

Sustained vision

A marketing tool
A communication tool for clients, boards, committees
Clear instructions for maintenance
Contractual clarity
City of Seattle examples

Capital Green and Green Factor
Sustainable Sites Initiative
Vegetation Management Plans
Pesticide-free Parks - Asset Management Plans
Parks Master Plans
“By any other name….”

Wildlife Habitat Advisory Plans

Historic Landscape Preservation and Maintenance Plans
Getting started - Ask the right questions

What are my goals?

What is my vision?

What are my standards?

What resources do I need?
Start with the basics

- History
- Goals, Vision, Design intent
- Aesthetics and sensibility
- Sustainability ethic and standards

- Site characteristics – soils map, built infrastructure, blueprints and diagrams, features, topography
- Plant Inventory – planting plan, plant culture, bloom and specimen plants

- Maintenance plan and tasks – pruning, irrigation schedules
- Site use plan
Historic landscape restoration
Protecting Cultural Landscapes
Planning, Treatment and Management of Historic Landscapes

Charles A. Birnbaum, ASLA

- Developing a Strategy and Seeking Assistance
- Preservation Planning for Cultural Landscapes
- Developing a Historic Preservation Approach and Treatment Plan
- Developing a Preservation Maintenance Plan and Implementation Strategy
- Recording Treatment Work and Future Research Recommendations
- Summary
- Selected Reading

A NOTE TO OUR USERS: The web versions of the Preservation Briefs differ somewhat from the printed versions. Many illustrations are new, captions are simplified, illustrations are typically in color rather than black and white, and some complex charts have been omitted.

Cultural landscapes can range from thousands of acres of rural tracts of land to a small homestead with a front yard of less than one acre. Like historic buildings and districts, these special places reveal aspects of our country's origins and development through their form and features and the ways they were used. Cultural landscapes also reveal much about our evolving relationship with the natural world.

A cultural landscape is defined as "a geographic area including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values." There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. These are defined below.

Historic landscapes include residential gardens and community parks, scenic highways, rural communities, institutional grounds, cemeteries, battlefields, and zoological gardens. They are patterns on the land that have been preserved through the continuation of traditional uses, such as the grape fields at the Starling Vineyard in Calistoga, California.

Replacing Trees in Cultural Landscapes

Trees in cultural landscapes are living resources that have determined life spans. Similar to other living organisms, trees progress through juvenile, mature and senescent stages. Eventually, even with the best of care, they will inevitably deteriorate and die. Field conservation techniques can extend the lifespan of individual trees, but, ultimately, specimens will need to be removed from the landscape.

As tree condition deteriorates, structural instability and associated issues of potential failure and safety become more prevalent. Trees that present hazardous situations or no longer effectively contribute to the desired character of a cultural landscape need to be removed and replaced.

Removing and replacing a tree, especially a large older specimen, can be a very invasive procedure. Oftentimes, heavy equipment is needed to cut, dig, pull and haul materials to and from the work site. These activities often cause major disturbance to the landscape. Irreversible damage to important archeological resources, adjacent historic plants, and other important features can occur. In a cultural landscape, these adjacent resources may be irreplaceable or extremely costly to replace. Field techniques that effectively integrate traditional horticulture practice with preservation objectives can ensure that important resources are protected and landscape character is preserved over time.
Gather information: blueprints, historical documents

Interview designer and landowner

Examine design intent

Develop a site inventory

Collaborate with stakeholders
Keeping it simple

Create a standards list or spreadsheet

Examples from Capital Green
Capital Green checklists: Combining sustainability, project scope and implementation factors

- Site
- Water
- Energy
- Climate
- Materials
- Indoor environmental

<table>
<thead>
<tr>
<th>Strategy</th>
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<tr>
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<td>Small Projects</td>
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<td>W.1.1A. Provide a vegetated roof</td>
<td>Building Structure, Building Envelope</td>
<td>High</td>
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<tr>
<td>W.1.1B. Maintain or decrease quantity storm water discharge</td>
<td>Site work</td>
<td>Med</td>
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<tr>
<td>W.2.1A Use rainwater for cooling tower make-up water</td>
<td>HVAC, Plumbing</td>
<td>Med</td>
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<tr>
<td>W.2.1B Automatic control to shut down equipment when facility is not occupied</td>
<td>HVAC</td>
<td>Med</td>
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<tr>
<td>W.2.2A Use low flow fixtures</td>
<td>Plumbing</td>
<td>Low</td>
</tr>
<tr>
<td>W.2.2B Use low flush or dual flush water closets; use low flush urinals</td>
<td>Plumbing</td>
<td>Low</td>
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<tr>
<td>W.2.3A Sub-meter high water use operations</td>
<td>Plumbing</td>
<td>Med</td>
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<tr>
<td>W.3.1A Direct storm water to pervious areas</td>
<td>Site work, Plumbing</td>
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<tr>
<td>W.3.1B Capture &amp; treat storm water run-off to remove total suspended solids</td>
<td>Site work, Plumbing</td>
<td>Low</td>
</tr>
<tr>
<td>W.3.2A Implement erosion control measures prior to land disturbance</td>
<td>Site work</td>
<td>Low</td>
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<tr>
<td>W.3.2B Enforce temporary erosion control measures for duration of construction</td>
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Capital Green Implementation factors

**Difficulty of application**

- **Low**: relatively simple to do
- **Med**: requires special coordination
- **High**: may require specialized expertise to design and implement

**Cost impact**

- **Low**: little to no cost premium
- **Medium**: cost has a 3-8 year payback
- **High**: more than a 10 year payback
Implementation factors

Environmental benefit

- **Good**: improves performance from baseline
- **Very good**: achieves a target performance for one element
- **Excellent**: demonstrated leadership and improves more than one element
Seattle Green Factor

What is the Seattle Green Factor?

2010 Green Factor Update

The City has expanded Green Factor to multifamily residential zones. New developments must achieve a minimum score of 0.50 in Midrise and Highrise zones, and 0.60 in Lowrise zones. For specific code language, please see approved ordinance 103485.

At the recommendation of the Urban Forestry Commission, the City also revised scoring to increase the credit awarded to trees and decreased the credit awarded to shrubs. Changes are reflected in the 2010 Score Sheet.

The Green Factor is a landscape requirement designed to increase the quantity and quality of planted areas in Seattle while allowing flexibility for developers and designers to meet development standards. It currently applies to new development in commercial and neighborhood commercial zones outside of downtown, and is proposed for multifamily residential zones and the South Downtown planning area.

How does it work?

Permit applicants in affected zones must demonstrate...
Green Factor landscape types

- Street trees and ROW plantings
- Green roofs
- Water features
- Rain gardens
- Permeable paving
Sustainability features
Sustainable Sites tools and checklists
The best laid plans......

Should be adaptable to change and new ideas

Allow for improved materials and maintenance practices

Resource level adjustments $$$$$

Adjust to temporal changes
  - Plants grow
  - Right plant, right place
  - Landscape life cycles
Greenbridge

Phase 1 Land Offering of 10.86 acres

Residential Development Sites in the Greenbridge Master Planned Community

for information please contact:

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Greenbridge Development Manager
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Phone: 206.826.5303
Fax: 206.574.1104

KING COUNTY HOUSING AUTHORITY
“A goal without a plan is just a wish”

- Antoine de Saint-Exupery, French author
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Seattle Green Factor
http://www.seattle.gov/dpd/Permits/GreenFactor/Overview/

Seattle Capital Green

Salmon Safe
www.salmonsafe.org

Sustainable Sites Initiative
www.sustainablesites.org