

Landscape Management Plans

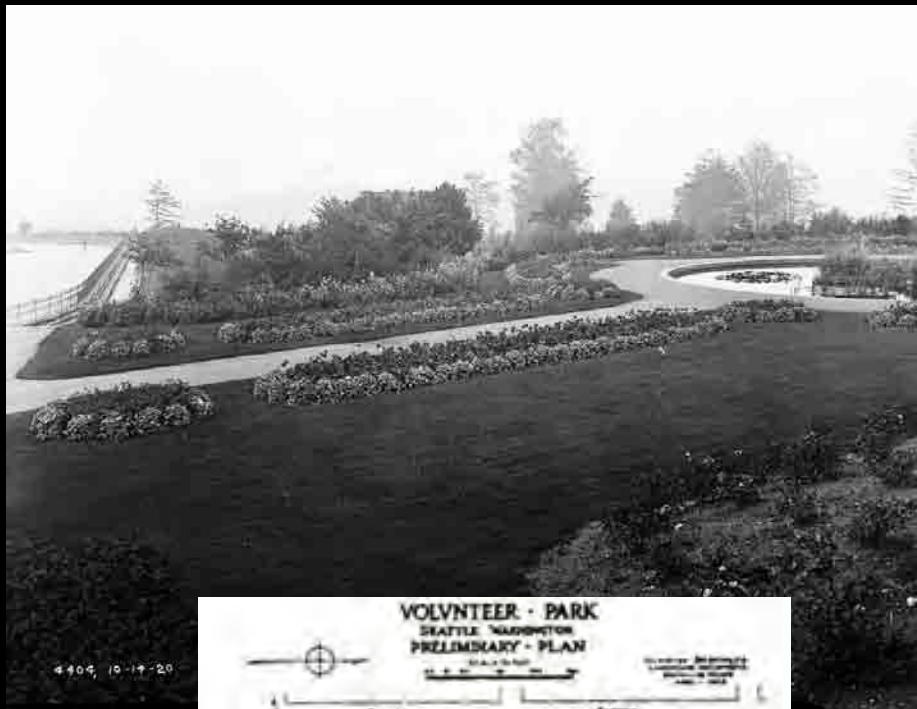


Barbara DeCaro
Green Gardening Workshop
October 16, 2012

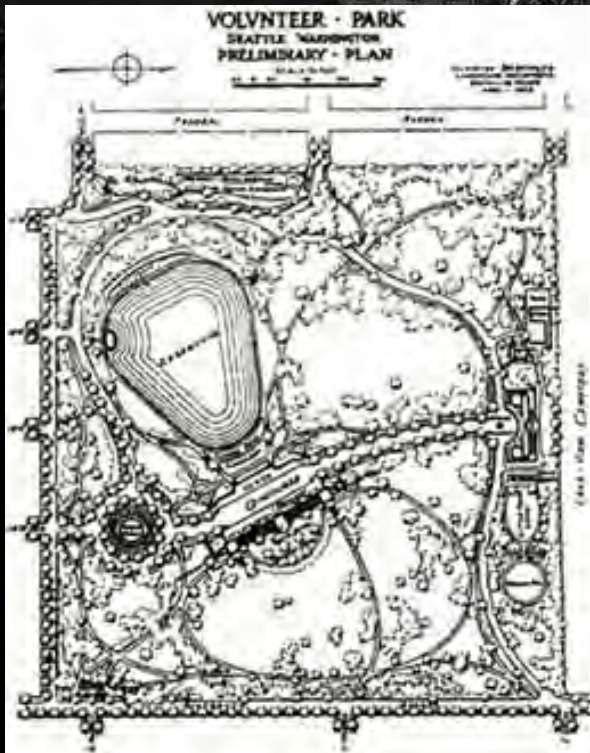
**A Landscape Maintenance Plan (LMP)
communicates the design intent of a
landscape,...**

**provides a framework for landscape
maintenance, and ...**

**creates a shared vision and how to make it
happen.**



4905 10-19-20



4905 10-19-20





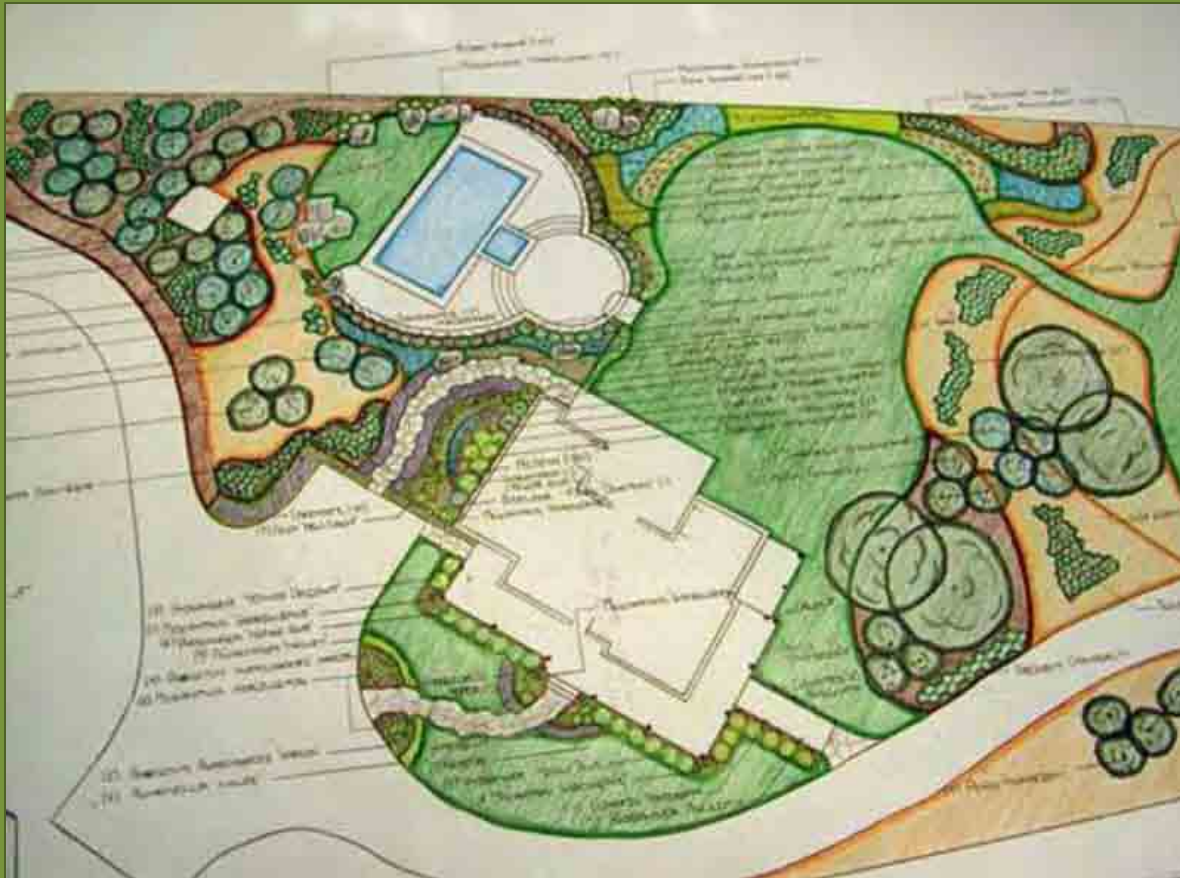
Why do an LMP?

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.

See www.seattle.gov/util/proipm - “Landscape Management Plans.”

Landscape Maintenance Plans: Why they are Important



A long term
guidebook

Client engagement

Sustained vision

A marketing tool

Landscape Maintenance Plans: Why they are Important



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?

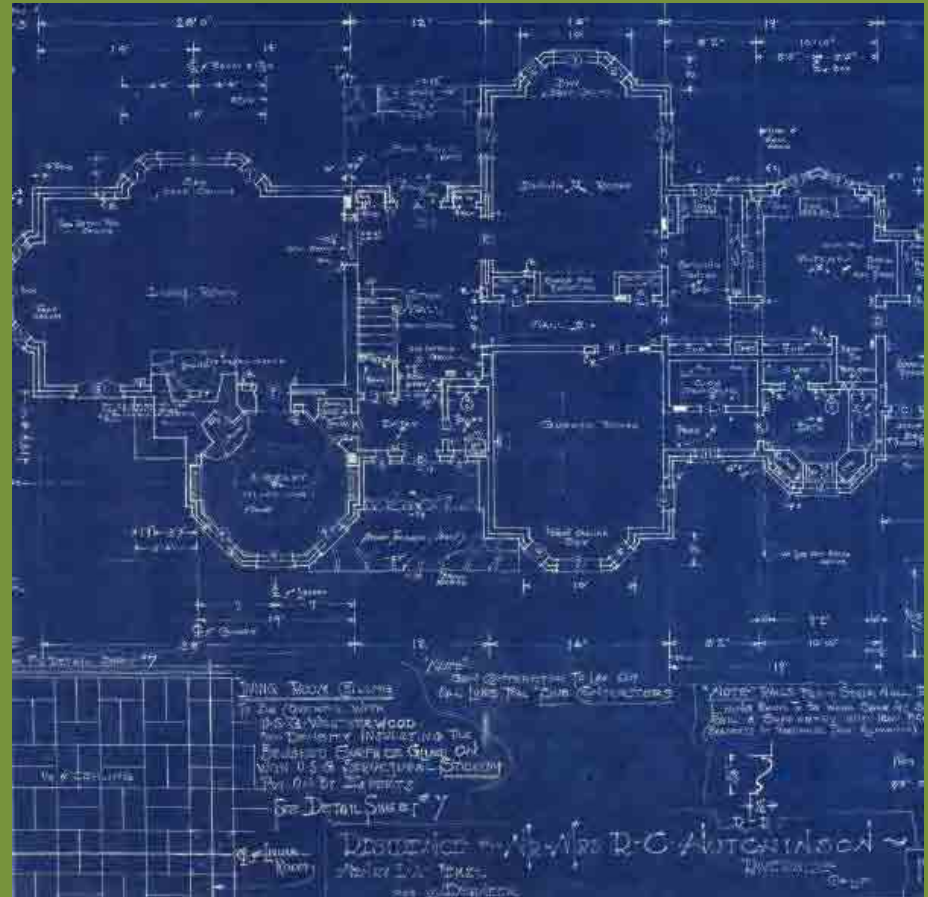
What are my standards?

What resources do I need?

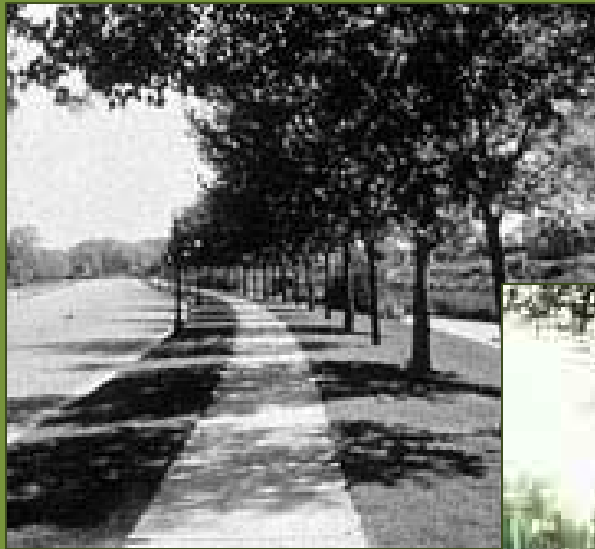


Start with the basics

- ✓ 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



36 Preservation Briefs

Technical Preservation Services
National Park Service
U.S. Department of the Interior



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.



Patterns on the land have been preserved through the continuation of traditional uses, such as the grape fields at the Sterling Vineyards in Calistoga, California.

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



chippings

Concepts and Techniques for Maintaining Cultural Landscapes

Replacing Trees in Cultural Landscapes

Trees in cultural landscapes are living resources that have determinate 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 repair. 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.

IN THIS ISSUE
1 INTRODUCTION
2 REMOVING A TREE STUMP Promoting a Stump to Decay
3 Grinding a Stump Extracting a Stump with a Tree Spade
4 Excavating a Stump with a Backhoe
5 REPLANTING A TREE
6 Root Sprout Planting into a Decayed Stump
7 Mound Planting Reduced Tree Pit



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

The screenshot shows the Seattle.gov website for the Office of Sustainability and Environment. The page is titled "City Projects" and features a navigation menu on the left with "City Projects" selected. The main content area is divided into three columns. The first column contains a list of program categories: "Our Program", "Residential", "Multifamily", "Commercial", "City Projects" (selected), "Capital Green", "Construction Practices", "Incentives & Assistance", "Projects", "Resources & Design Tools", "Related Links", and "Resources". The second column, titled "Capital GREEN", provides an overview of the program, stating it outlines environmentally responsible strategies for Seattle capital projects. It includes a paragraph describing the program's scope and a list of six categories: Climate & Emissions, Energy, Indoor Environment, Materials, Site, and Water. Below this is a link to "Capital GREEN - full set of strategies" and a section titled "Using the Plan" with a link to "Selecting Strategies". The third column, titled "Green Events", lists two events: "Climate Change Brown Bag" on Oct 12, 2012, and "Certified Erosion and Sediment Control Lead Training (CESCL)" on Oct 16-17, 2012. It also includes a "Quick Link" to "Green Home Guides" and a "Benchmarking" section with links to "Building Energy Benchmarking & Reporting Program". At the bottom of the third column is a "Get Email Updates!" form with an email input field and a "Join" button.

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

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

WATER		Project Type and Scope Filter			
Y - ? - N	Strategy	Small Projects	Tenant Improvement	Infrastructure Replacement	Cost
	W.1.1.A. Provide a vegetated roof	Building Structure, Building Envelope			High
	W.1.1.B. Maintain or decrease quantity storm water discharge	Sitework		Sitework	Med
	W.2.1.A Use rainwater for cooling tower make-up water	HVAC, Plumbing		HVAC, Plumbing	Med
	W.2.1.B Automatic control to shut down equipment when facility is not occupied	HVAC		HVAC	Med
	W.2.2.A Use low flow fixtures	Plumbing	Plumbing	Plumbing	Low
	W.2.2.B Use low flush or dual flush water closets; use low flush urinals	Plumbing	Plumbing	Plumbing	Med
	W.2.3.A Sub-meter high water use operations	Plumbing	Plumbing	Plumbing	Low
	W.3.1.A Direct storm water to pervious areas	Sitework, Plumbing		Sitework, Plumbing	Med
	W.3.1.B Capture & treat storm water run-off to remove total suspended solids	Sitework, Plumbing		Sitework, Plumbing	Low
	W.3.2.A Implement erosion control measures prior to land disturbance	Sitework		Sitework	Low
	W.3.2.B Enforce temporary erosion control measures for duration of construction	Sitework		Sitework	Low

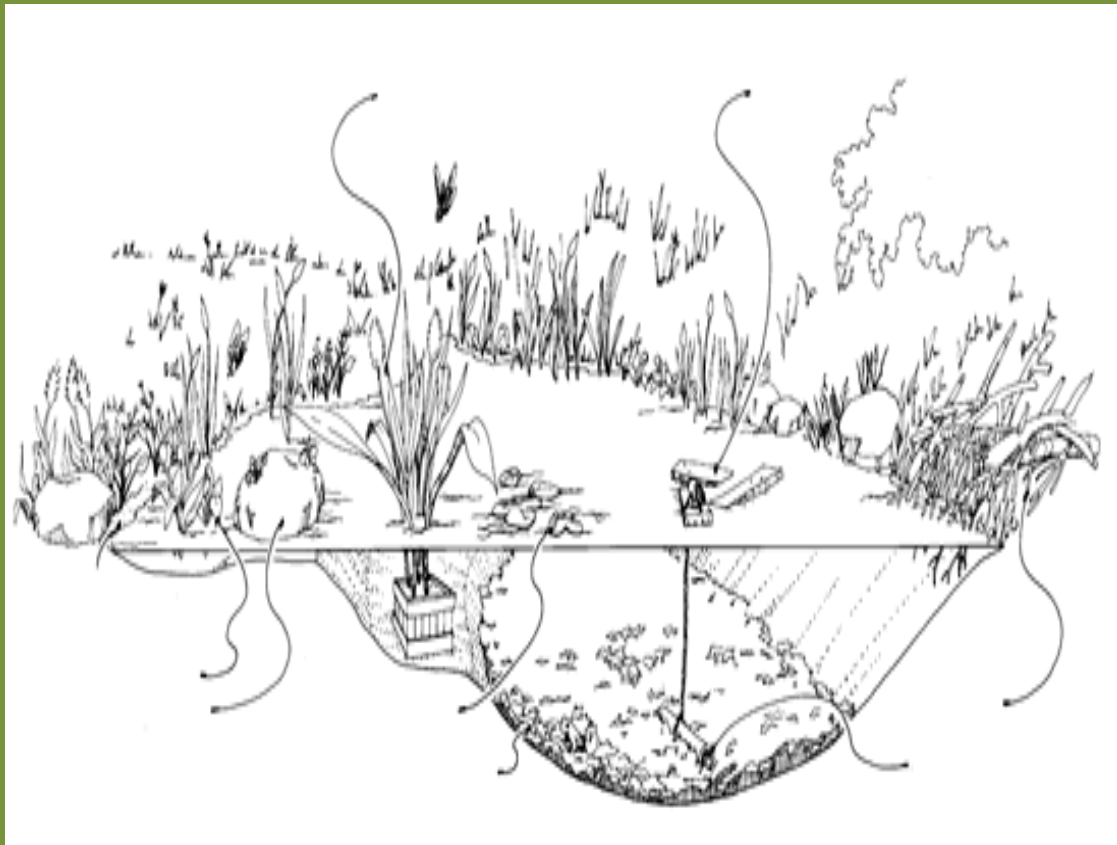
Capital Green Implementation factors

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

Departments | Services | Staff Directory | My.Seattle.Gov

seattle.gov GO

Seattle.gov This Department

Department of Planning and Development Home About Us Contact Us

Building a Dynamic and Sustainable Seattle Diane Sugimura, Director

Planning **Permits** Compliance Online Tools Resource Center

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 123495](#).

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](#).

Overview

- Where Does it Apply?
- Green Factor Tools
- Reports and Materials
- Case Studies
- Workshops
- Helpful Links

2010 Green Factor Update

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

Subscribe Today!
Enter your e-mail address to receive notices of upcoming public events, updates, and other information concerning the Green Factor.

Email Address

Quick Reference

- [Green Factor Score Sheet \(2010 Update\)](#)
- [Green Factor Worksheet \(Previous version - 2009\)](#)
- [Director's Rule 10-2011](#)
- [The Berger Partnership Green Factor Report](#)

Contacts
For more information about the Seattle Green Factor, please contact:

[Dave LaClerque](#)
(206) 733-9668

[Janet Oslund](#)
(206) 386-9738



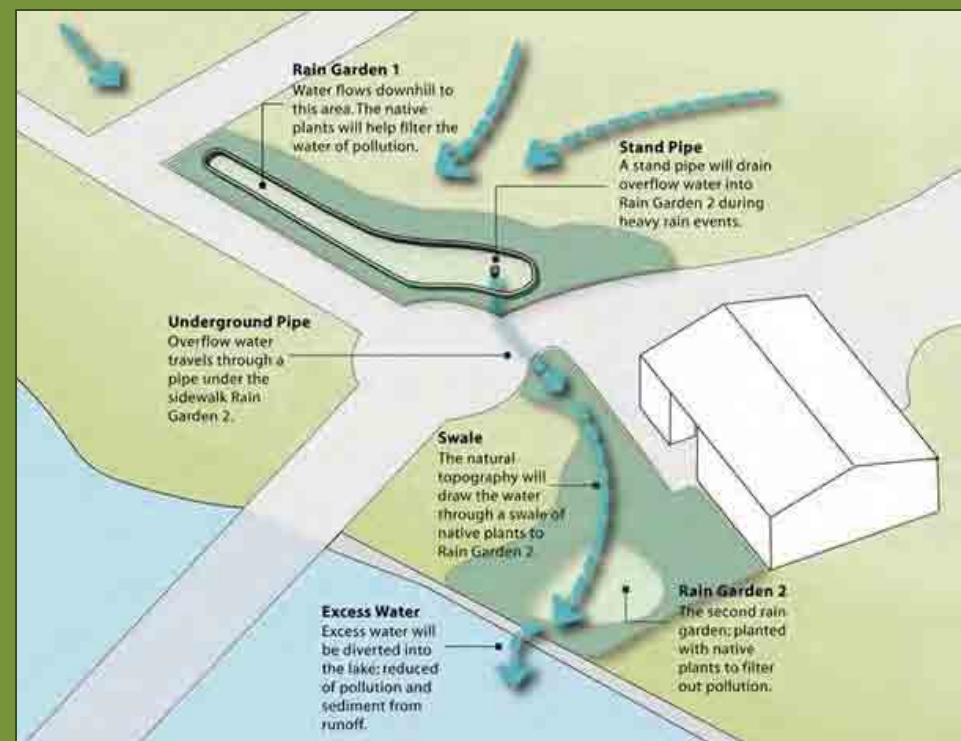
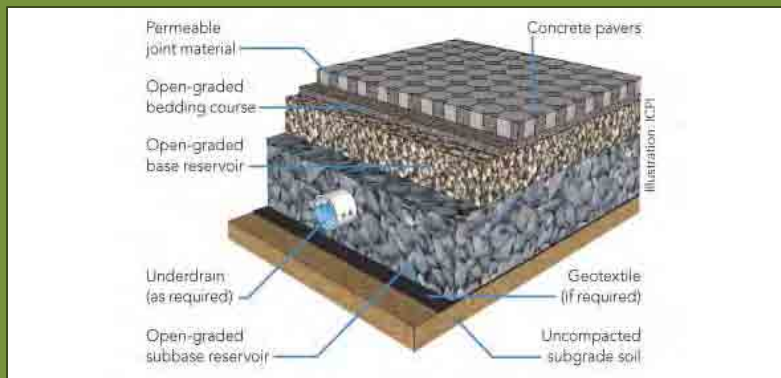
Seattle Green Factor

Rain Garden

Jamie Douglas
Kirsten Sach
Zoe Corafice

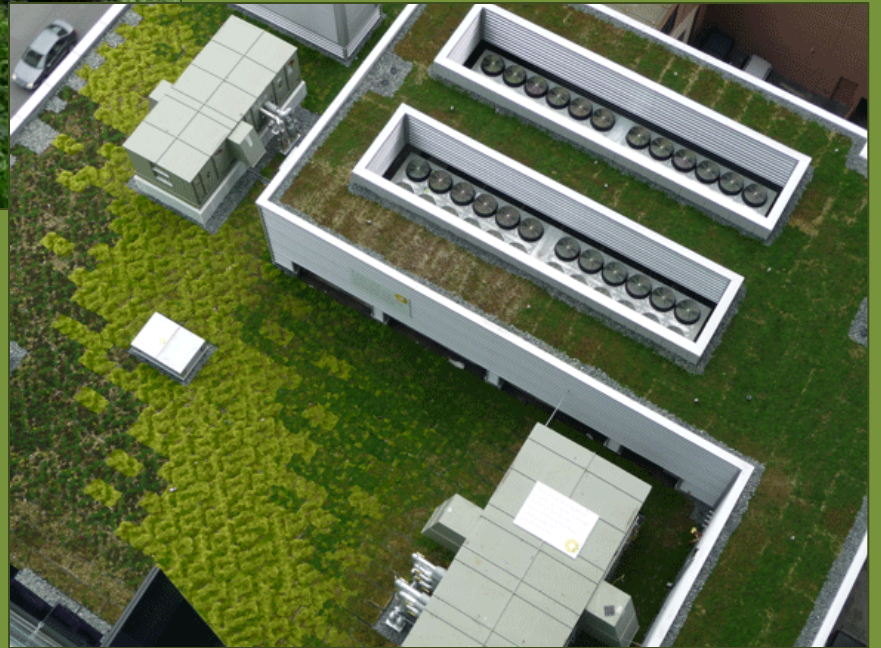
Green Factor landscape types

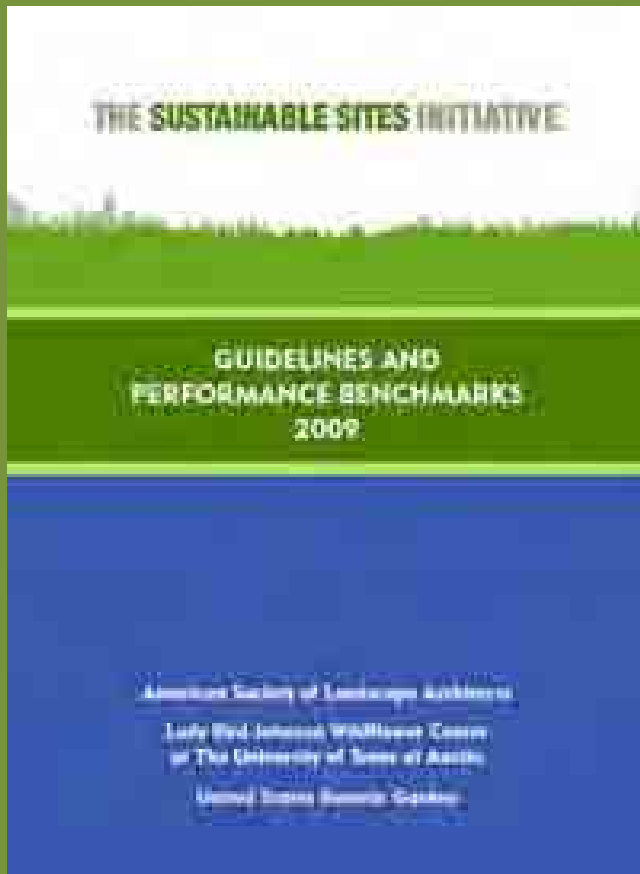
- Street trees and ROW plantings
- Green roofs
- Water features
- Rain gardens
- Permeable paving



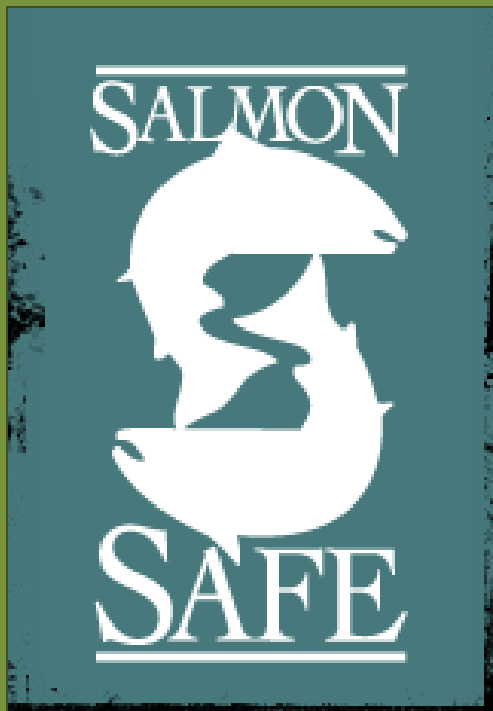
Sustainability features







Sustainable Sites tools and checklists





The best laid plans.....

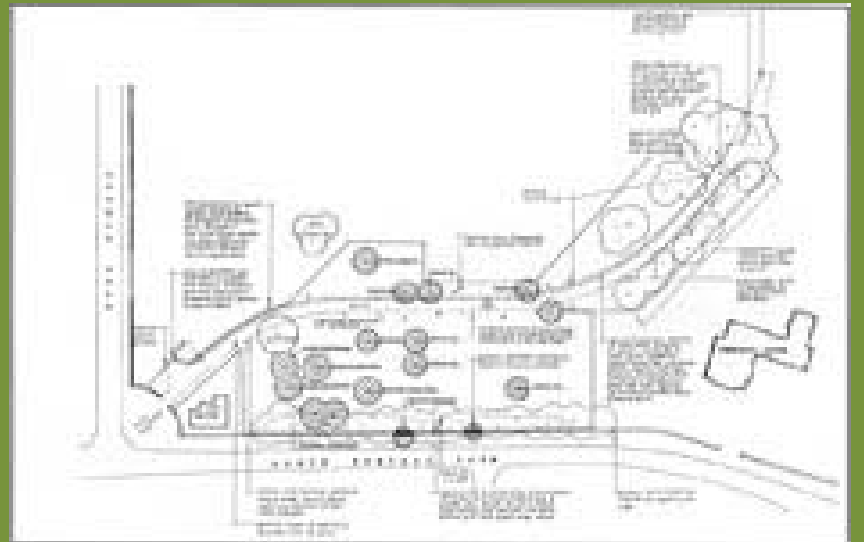
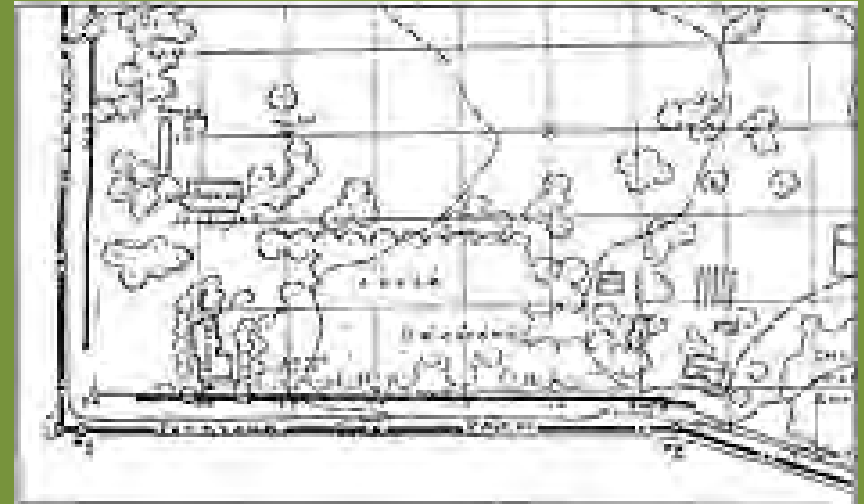
Should be adaptable to change
and new ideas

Allow for improved materials and
maintenance practices

Resource level adjustments \$\$\$\$

Adjust to temporal changes

- ❖ Plants grow
- ❖ Right plant, right place
- ❖ Landscape life cycles





Phase 1 Land Offering of 10.86 acres

Residential Development Sites in the
Greenbridge Master Planned Community

for information please contact:

James Rooney

Greenbridge Development Manager

JamesR@kcha.org

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

Barbara DeCaro
Seattle Parks and Recreation
206-615-1660
Barbara.decaro@seattle.gov

www.seattle.gov/util/proipm - "Landscape Management Plans."

Seattle Green Factor

<http://www.seattle.gov/dpd/Permits/GreenFactor/Overview/>

Seattle Capital Green

[http://www.seattle.gov/dclu/GreenBuilding/CapitalProjects/
CapitalGreen/index.htm](http://www.seattle.gov/dclu/GreenBuilding/CapitalProjects/CapitalGreen/index.htm)

Salmon Safe

www.salmonsafe.org

Sustainable Sites Initiative

www.sustainablesites.org