

Department Regulation: 018-150406

Title: Landscape Maintenance Level Designations

The following regulation shall be utilized by Facilities Management to establish an overall maintenance benchmark for the University's landscape:

- Facilities Management will maintain a landscape vegetation and functional usage zoning map for the campus. This map shall provide context against which landscape maintenance level designations are assigned to different areas and spaces within the campus landscape.
- Landscape Functional Usage Definitions
 - Gateway: The area is primarily associated with the campus main entrance points and characterized by landscaping that compliments visuals of structures and/or clear view shed into the campus signaling arrival at the primary destination.
 - Primary Pathway: The area is designated as an interior campus travel pathway of major pedestrian traffic.
 - Secondary Pathway: The area is designated as an interior campus travel pathway of lesser pedestrian traffic.
 - Screening: Vegetation is used primarily for screening purposes (i.e., visual, auditory, etc.,).
 - Remedial/Natural Habitat: Features are designed to improve habitat or mitigate issues associated with campus development (i.e., stormwater runoff, etc.,).
 - Recreational Use: Features are conducive to people actively playing or recreating.
 - Passive Use: Features are conducive to people walking, sitting or passively using the area for their enjoyment.
 - Forest: Dominant vegetation is large trees and has characteristics similar to natural forests, but may be managed, instead of just allowing "natural" growth.
 - Instructional: Primary use is to highlight vegetation of high instructional value.
 - Quad: Features create a centerpiece or focus for outdoor campus gathering/meeting space.
 - Mixed Use: Features are diverse in that more than one of the functional usage definitions as stated above apply to the area.
- Landscape Vegetation Type Definitions
 - Turf: Defined as an area comprised of natural or artificial turf.
 - Shrubs: Defined as an area dominated by woody shrubs up to 10 feet in height which may have a herbaceous perennial or mulch understory.
 - Trees: Defined as an area dominated by trees greater than 10 feet in height which may have a mixed understory of shrubs, herbaceous perennials or mulch understory.
 - Annuals: Defined as an area dominated by short-term annual plants that are replaced according to campus operational needs (i.e., special events, etc.,).

- Mixed Vegetation: Defined as an area where no one vegetation type described above is dominant.
- Landscape maintenance level designations are highly influenced by the functional usage definitions and the University priorities, as associated with its primary mission and strategic plan, specifically associated with presentation of the physical campus.
- Facilities Management designates landscape maintenance levels for the different functional usage areas of the campus.
- Landscape maintenance level designations are assigned for the purpose of allowing Facilities Management to establish maintenance and operation practices appropriate to achieve the designated level with the understanding that meeting such requirements are dependent upon the level of funding provided by the campus.
- Should the level of funding required to achieve designations be insufficient, Facilities Management will prioritize the use of resources available based on designation levels. Designation levels are reviewed annually to ensure appropriate alignment with University priorities associated with presentation of the physical campus as well as funding provided for maintenance and operation services. Changes to maintenance level designations shall be approved by the lead administrator of Facilities Management.
- University landscape maintenance level definitions are as follows:
 - *Level 1, Showpiece Facility*: Maintenance activities are highly organized and focused; attention maintenance of the vegetation type(s) are evaluated at least weekly. Typically, all vegetation type(s) are in optimal health and trimmed in a manner maximizing visual aesthetics. Service and maintenance of the functional areas are responded to within the service timeframe commitments and work order priority designations, established by Facilities Management. Major vegetation components are regularly replaced, renovated, or renewed in order to keep them in optimal condition.
 - *Level 2, Comprehensive Stewardship*: Maintenance activities are organized with clear direction; attention maintenance of the vegetation type(s) is evaluated at least monthly. Typically, vegetation type(s) are in good health and trimmed for a balance of functional and visual aesthetics. Service and maintenance of the functional area are responded to per work order priority designations as established by Facilities Management and are usually accomplished within service timeframe commitments. Major vegetation components are regularly replaced, renovated or renewed in order to keep them in good condition.
 - *Level 3, Managed Care*: Maintenance activities are organized but remain dependent on resource availability; attention maintenance of the vegetation type(s) are evaluated at least quarterly. Most vegetation is in good health but some components may appear stressed or in a “wild” state of growth with some dead/broken limbs or patches. Service and maintenance of the functional areas are responded to per work order priority designations, established by Facilities Management, but service timeframes are variable and sporadic. Major vegetation components are periodically replaced, renovated or renewed in order to keep them good condition, but deterioration may be present.
 - *Level 4, Reactive Management*: Maintenance activities are organized but somewhat chaotic in planning for such and are highly dependent upon resource availability; attention maintenance of the vegetation type(s) is evaluated as priorities permit, but may be neglected for long periods of time. Vegetation is not assessed for health and many components appear stressed or in a “wild” state of growth with dead/broken limbs or patches. Service and maintenance calls are

prioritized based on work order priority, established by Facilities Management, but are not typically responded to in a timely manner or are deferred. Major vegetation components are rarely replaced, renovated or renewed, so deterioration continues unabated and may jeopardize viability and integrity of the components.

- *Level 5, Unmanaged:* Maintenance activities are not organized and are only carried out based on a crisis or emergency in that location; attention maintenance of the vegetation type(s) is not planned so the site may be neglected for long periods of time. Vegetation is not assessed for health and most components appear stressed or in a “wild” state of growth with dead/broken limbs or patches. Service and maintenance calls are prioritized based on work order priority designations, established by Facilities Management, but are typically deferred. The inherent growth and vigor characteristics of each plant freely interact with the nearby plants to dictate viability and integrity of the components.

REFERENCES

- Campus Functional & Vegetation Type Landscape Map