

## **Draft**

# **The University of Northern Colorado Landscape Preservation Policy**

## **Scope and Purpose**

The overall purpose of this policy is to maintain and enhance the beauty of our campus, and to better manage our trees and landscape plantings in “*built environments*”. Construction is a fact of life at every university. How universities manage the construction process will determine the extent of the long-term implications on the campus landscape and ultimately, the well being of individuals and the *University of Northern Colorado* community. Trees on our campus occupy very special places in the hearts of individuals, family and campus life. Trees are very powerful symbols, where intense feeling and strong appreciation are felt and often expressed. As stewards of this valuable asset, we must be sensitive to these very real social implications. The success of this policy is based on everyone’s involvement and willingness to recognize the value of our landscape and the investment we have placed into our landscape heritage.

### **I. Intent**

It is the intent of this policy to provide standards for the preservation of specimen trees, ornamental plantings, and historically significant trees and landscape plantings at the University of Northern Colorado. These standards are to be a part of the land development and building construction process of the university.

### **II. Goals**

- A. To educate contractors and those who oversee or coordinate the activities of contractors about the value of trees/landscape plantings and how to protect and preserve them prior to and during construction.
- B. To protect trees/landscape plantings and define the permits, fees, penalties and other legal requirements necessary to preserve them.
- C. To establish procedures to insure communication among all parties in setting forth expectations concerning tree/landscape protection.

### **III. Procedures**

#### **A. Pre-Construction Site Inspection**

1. The Manager of Landscaping & Grounds or authorized representative will participate in pre-construction site “walk-through” with Landscape Architect, Campus Planner and Project Manager to discuss limitations and concerns prior to construction work.
2. The Manager of Landscaping & Grounds will work with landscape architect to designate *protected root zone areas* on a *landscape protection plan* drawn up for the construction site. This plan will include a description of the measures necessary to protect root zone areas.

#### **B. Pre-Construction Meeting**

1. The Manager of Landscaping & Grounds and landscape architect will review the landscape protection plan with the contractors and inspectors/coordinators. At this time they will discuss the details of the plan and how to properly implement them.
2. General information concerning proper tree/landscape preservation techniques will be distributed to the contractors and discussed.

#### **C. On-going Site Inspection**

1. The Manager of Landscaping & Grounds or authorized representative will monitor the construction site throughout the construction process. Violations and penalties will be handled according to university guidelines and specifications stated in the contract or *landscape protection plan*.
2. The Manager of Landscaping & Grounds will notify the contractor or designated inspector/coordinator of any breach of the contract or landscape protection plan. At this time the contractor will stop and/or correct whatever practice led to the breach.
3. If a breach of contracts occurs, a fine will be assessed according to the schedule listed in the *landscape protection plan*.
4. The contractor shall immediately contact the university should protected plants be compromised in violation of agreed upon specifications. Failure to communicate promptly could result in fines of up to 100% damage assessment.

#### IV. Definitions

**Protected Trees and landscape** – Any woody plant that has been determined by the Manager of Landscaping & Grounds, in agreement with the site Construction Superintendent, to be of high value because of its type, age or other professional criteria and which has been so designated.

**Protected Root Zone** – The part of the root system of protected tree or landscape planting in which construction damage must be avoided. For trees, this shall be defined as ***one and one half foot of radius out from the tree for each inch of diameter of the protected tree measured at 4.5 feet above the existing grade.*** The protected root zone for other woody plants (shrubs) will be indicated on the landscape protection plan.

**Compaction** – Increased soil density. This results in death of existing roots and/or greater difficulty for new roots to develop. It may be caused by many agents, including the use of heavy equipment, concentrated foot traffic, and storage of heavy materials.

**Landscape Protection Plan** – A plan that identifies areas of tree/landscape plantings preservation and methods of protection within the protected root zones.

**Damage** – Shall include any of the prohibited practices listed and as determined solely by the owner.

**Prohibited Practices** – shall include:

1. Breaking of branches, scraping of bark, or unauthorized cutting.
2. Nailing, bolting into plants; use of plants as temporary support (i.e. cables).
3. Unauthorized filling, excavating, trenching, or auguring within protected root zone.
4. Compaction/driving over protected root zone.
5. Storage of any materials or vehicles within the protected root zone.
6. Dumping of construction waste or materials within the protected root zone.
7. Disposal of liquid waste or contaminants in an area, which may impact, protected trees and landscape plantings
8. Unauthorized removal or relocation of protected woody plants.
9. Removal of tree protection barricades or construction fencing prior to completion of project.
10. Any other practices listed in the *landscape protection plan*.

## **V. Enforcement**

It shall be the duty of the Manager of Landscaping & Grounds or authorized representative to enforce the provisions of the contract specifications and the landscape protection plan. The Manager of Landscaping & Grounds shall have the authority to assess penalties as described in the landscape protection plan and in accordance with university guidelines.

## **VI. Alternatives**

Alternatives shall refer to any pre-arranged variation to working within the protected root zone. Alternatives allow for the flexibility of requirements where approved specific measures can be implemented in lieu of standard protection specifications. Alternatives would be based on the specific requirements of the plant species in question, as determined by the Manager of Landscaping & Grounds.