

from Lora (privately): 11:05 AM

General Question: Was the landscape architecture community allowed to give feedback on this code before it was passed?

from Lora (privately): 11:05 AM

sorry i pushed the button too early before! thanks!

from Jason to everyone: 11:06 AM

when was this outreach process held and why was ASLA membership not included as a key stakeholder?

to Lora (privately): 11:06 AM

Lora, I have ur question noted. I will defer to COP Staff when questions begin

from Jack to everyone: 11:07 AM

who were the stakeholders?

from Lora (privately): 11:07 AM

thank you. i might add in the general box too so people know what questions are being asked.

from Lora to everyone: 11:07 AM

Same general question: Was the landscape architecture community allowed to give feedback on this code before it was passed?

from Jason to everyone: 11:08 AM

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from Jason to everyone: 11:09 AM

COP checklist requires MAINTENANCE requirements, not tree shade requirements. We already have a tree code in place. Lets focus on the maintenance issues.

from Jason to everyone: 11:11 AM

Why are design consultants being held liable for maintenance practices when we have ZERO control over post design of a project?

from Mary Estes - Norris Design to everyone: 11:12 AM

How can Landscape Architects control the practices of landscape maintenance companies that are hired by Property Owners?

from Jason to everyone: 11:13 AM

This issue needs to include ALCA membership as well. They are the ones who control maintenance practices after permitted plans are installed.

from Kris Floor to everyone: 11:15 AM

The industry that is affected most by this new code are landscape architects. Three individuals are not enough of a quorum to guide the discussion regarding this issue

from Jason to everyone: 11:16 AM

Agreed, and leadership dropped the ball in engagement of ALL members of the LA community.

from Hardy Laskin to everyone: 11:16 AM

What will be the owner enforcement?

from Kris Floor to everyone: 11:18 AM

The city is not in a position to keep LAs from being held liable.

from Jason to everyone: 11:18 AM

If its only a recommendation, why does Phoenix not adopt a COP standard detail that LA's can refer to as part of permit tools? Dont make this the responsibility of the registrant (IE - liability).

from Tim Starkey to everyone: 11:19 AM

Can the hosts provide some insight on how the LA community will be informed of the amendment changes? Example, can we assume the submittal checklists will be updated to reflect the new requirements for maintenance, etc.?

from Kris Floor to everyone: 11:20 AM

When we are being asked to provide prescriptive information on our documents, then we will be held to the information that is on the documents.

from Kris Floor to everyone: 11:20 AM

Please allow those of us that have their hands up to speak. thank you

from Diana G Hernandez to everyone: 11:22 AM

All, as we are filtering through the chat, they will be answered in the sequence received. After questions in chat are responded, we will unmute those that have hands raised. Thank you for your patience.

from Lora to everyone: 11:22 AM

If we can't get to everyone's questions today, will you provide written answers to these questions?

from Dustin Simmons to everyone: 11:23 AM

The code states to place it on the plans. You mentioned adding as a 8x11 document. So, are you saying we do not need to put this maintenance information on a legally signed set of plans?

from Jack to everyone: 11:23 AM

Lack of Maintenance should be a violation and fine imposed by Neighborhood Services against the Property Owner, not the LA.

from Tim Daugherty to everyone: 11:23 AM

Is there a building/architectural equivalent for building maintenance? Do their plans have guidelines for cleaning windows, vacuuming, painting, etc. How about Civil Engineering plans? Do they include maintenance guidelines for drainage?

from Tim Starkey to everyone: 11:24 AM

I am sure most of you are aware, but CoP is not the first muni to require maintenance guidelines in the LA plans. But, it would be good to understand best practices, and how to incorporate them into our plans to avoid liability.

from Jason to everyone: 11:24 AM

Was this meeting recorded or had meeting notes made that were distributed to any members?

from Diana G Hernandez to everyone: 11:26 AM

Jason, we have an agenda we distributed. I can follow up with Josh's presentation if you would like. Yes, this meeting is being recorded.

from Dustin Simmons to everyone: 11:27 AM

NOTE:

THE SUCCESS OF LANDSCAPE MATERIAL IS INFLUENCED BY MANY VARIABLES OUTSIDE OF THE DESIGNER'S CONTROL, INCLUDING, BUT NOT LIMITED TO, WEATHER, SOIL CONDITIONS, ACCIDENTS, VANDALISM, INSECTS AND/OR OTHER PESTS, AND ACTS OF GOD. IT IS RECOMMENDED THAT ALL MAINTENANCE PRACTICES ARE REVIEWED AND ADJUSTED ON A REGULAR BASIS AS NECESSARY BY MONITORING EXISTING LOCAL CONDITIONS: I.E. MICRO-CLIMATES, SOIL MOISTURE AND FERTILITY, SEASONAL WEATHER, LANDSCAPE MATURITY, ETC. OWNER ACCEPTS RESPONSIBILITY FOR MAINTAINING THE LANDSCAPE BEYOND THE CONTRACTOR'S WARRANTY PERIOD.

from Jason to everyone: 11:27 AM

not today's notes, the original meetings on adopting the code

from Jason to everyone: 11:30 AM

the owner is also not stamping plans or legally liable with permitted plans

from Tim Starkey to everyone: 11:31 AM

@Tim Daugherty - I can't speak to the specifics of architectural maintenance, but in the civil world, they often required to prepare maintenance guidelines for retention basins and drywells. But, my understanding is that there are some published best practices that they reference. Also, at close out I have often provided maintenance and operation documents for cisterns, fountain equipment, and other features. But in those cases, they are often provided by the vendor. I have the same concerns about

liability... if the COP intent is to ensure landscapes are maintained, but would be helpful for there to be a best practice, preferably prepared by, or endorsed by the COP.

from Hardy Laskin to everyone: 11:38 AM

Where is the City when trees disappear and trees and shrubs are hacked within 60 days of C of O?

from Jack to everyone: 11:38 AM

The City of Avondale had a maintenance requirement that was nearly identical to this and once they realized that the language was placing the liability on the Project LA, they are now revising that requirement. Please call Eric Fitzer - Planning Manager and Mark Ivanich with Civil Review who both agreed that this is not appropriate .

from Dustin Simmons to everyone: 11:40 AM

Can you change the code and state that the owner is responsible?

from Amy to everyone: 11:40 AM

I feel as though this should be a note or part of close-out specs for the landscape installer to provide recommended maintenance to include fertilization, aeration, pruning and irrigation schedules and best practices.

from Todd Briggs to everyone: 11:41 AM

I support the intent or spirit of this ordinance. There isn't a landscape architect working today that does not support proper maintenance to allow our designs to flourish and ultimately improve our communities. The language implies the responsibility of said maintenance is placed upon the registered landscape architect. Owner's approach us on the failures of their landscapes often - this ordinance gives Owner's teeth against our profession, and I'm not interested in being responsible for the negligence of others.

from Kris Floor to everyone: 11:45 AM

thank you for the time

to Christopher Brown, FASLA (privately): 11:47 AM

Hello, Sorry, we couldn't hear you. We will circle back.

from Lora to everyone: 11:48 AM

If our E/O insurance won't cover it, I will not be working on any drawings that requires a permit from the City of Phoenix

this is the note from Kris Floor to everyone: 11:48 AM

THE LANDSCAPE AS INSTALLED SHALL BE MAINTAINED ACCORDING TO THE CURRENT STANDARDS SET FORTH BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), THE SUSTAINABLE LANDSCAPE MANAGEMENT STANDARDS OF THE ARIZONA LANDSCAPE CONTRACTORS' ASSOCIATION, OR OTHER ACCEPTABLE STANDARDS AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. THIS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

UPON SUBSTANTIAL COMPLETION AND IN ACCORDANCE WITH THE GENERAL CONDITIONS OF THE PROJECT, LANDSCAPE CONTRACTOR SHALL SUBMIT AN IRRIGATION SCHEDULE THAT IDENTIFIES RECOMMENDED WATERING TIMES AND FREQUENCY BY SEASON PER VALVE AS WELL AS A FERTILIZATION SCHEDULE FOR EACH PLANT TYPE LISTING RECOMMENDED FREQUENCY AND PREFERRED FERTILIZER MANUFACTURER.

from Kris Floor to everyone: 11:49 AM

can we place this on the drawings?

from Kris Floor to everyone: 11:51 AM

this would address the code and relieve LAs from the responsibility we are concerned with.

rom Tim Starkey to everyone: 11:52 AM

@Josh - I think I understand the intent... there was a plan, it gets installed, and sometime later, plants are missing, and you want the owner to 'put it back'. The problem is there is a cost to put it back, and the owner may want to find someone liable to put it back. I agree with Jason regarding some type of published 'best practice', endorsed by COP, that we can reference. It seems like the city needs some type of 'approved' document that inspectors can point to when enforcing. Can there simply be a document, signed by the owner, that they agree to maintain the landscape?

from Kris Floor to everyone: 11:52 AM

we also need something in place today to allow the review process to continue - suggest allowing us to use the note above

from Tim Starkey to everyone: 11:54 AM

recommended will not help

from Dustin Simmons to everyone: 11:55 AM

we are not concerned with the city taking legal action we are concerned that owner / others will take legal action since it is in our signed plans

from Dustin Simmons to everyone: 11:55 AM

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from Kris Floor to everyone: 11:59 AM

WHAT IS THE NEXT STEP?

from Kris Floor to everyone: 12:02 PM

JANET IS REQUIRING THE SCHEDULE

from Jack to everyone: 12:03 PM

Can you tell your reviews that this maintenance schedule is no longer required until a new standard can be created?

from Kris Floor to everyone: 12:03 PM

THE NOTE IN MY NOTE ABOVE ADDRESSES WHAT THE CITY IS LOOKING FOR - LETS USE THAT FOR NOW

from Christopher DePerro to everyone: 12:04 PM

michael.eagan@phoenix.gov

from Mary Estes - Norris Design to everyone: 12:05 PM

you can copy/paste the chat

from Michael S Eagan to everyone: 12:06 PM

michael.eagan@phoenix.gov