

# Comprehensive Open Space Management

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**Abstract.** The comprehensive (integrated) open Space Management is presented as a new task for landscapers and landscape-architects. Analysis of needs and demands of smaller Cities lead to the system of maintenance and complete holistic care of green areas.

**Keywords:** green spaces, open spaces, maintenance, economical work-flow and operating, new segment of market.

## Comprehensive open-space-management – Gap in the market of landscaping and landscape-architecture

### Present situation

In Baltic countries, we have a lot of small cities and communities with sometimes outstanding open spaces, but their low budgets don't allow to set up an own administration for it, (like bigger cities, which mostly have a special administration for the green spaces).

This situation often leads to defaults and errors in maintenance and management of green spaces. In addition, the bigger communities as well decrease more and more the departments of open-space-administrations.

And everywhere you can see the devastating consequences for our green areas. So we nearly have enough of it – as we say in Germany – we have the filled up trap.

But for our certificated students in landscaping or landscape-architecture, this could be a chance to find a gap in the market of facility-management, as “green-space-managers”.

### What's our goal?

Comprehensive open-space-management as an integrated, holistic supply and complete-maintenance for small communities and private housing-market, which all have a grate share of green areas.

### Analysis of needs and demands

A lot of green-space owners – private ones as well as public owners – are in charge of larger and partly historical important open spaces with not seldom an old protected stock of trees.

In the European Union, laws and special orders as well as political needs engage owners to hold this open spaces in good and technical correct conditions.

But in most of cases, the financial stock of budgets is not sufficient, to do these jobs. This is why we have a missing of technical departments and experts.

The financial support for the green spaces mostly is insufficient in a hopeless way.

So we consider a pressing need of reaction, what is based – on one side – on the compulsion of road safety – but also – on the other side – on the sustainable back up quality and solid financial basics.

As a model we can apply - or better modify – the patterns of facility-management form big building – units.

The raise-up and processing of electronic data play a considerable role in this action.

### Rule-systems and objectives of education

In Germany meanwhile a lot of institutions are interested in this subject. The FLL (Federation for research in Landscape – development and Landscape – construction)

At present is finishing the works on making a guideline for the green-space management. It shall be the task of this guideline, to give basics in education and organisation of practical works outside, for experts in a green facility-management.

By this way, new profiles in occupation of young landscape-architects or landscapers are born.

At last the universities now have recognized, that we have – concerning this subject – deficits in education and research.

A just existing fundamental research by BGL (Federal Association of Landscapers), GALK (Permanent Conference of Green-Administration-Chiefs) and FLL and his data could be a worthy help as well as the development of exemplary working-concepts as a basic of compatible “green space information-systems”, which can be used or rated specially for small communities or private housing-companies very well.

The most important “foundation” for it will be the registration of data by the several project-employees, while the examination of data has to be updated regular.

## What does “comprehensive open space management” mean in detail?

### *Objects*

At first, a complete maintenance of green spaces remains the most important Task.

What's to be obtained is a holistic packet of support for the owners.

In such a maintenance not only mowing, hoeing, irrigation and fertilizing is part of work, but also maintenance and repair of pathways, of lighting, of outdoor-furniture, of water-bodies and water compositions, playgrounds and sports areas.

As well, the snow clearing and de-icing in wintertime, the waste-disposal, the treatment and recycling of green waste, slash and reusable materials are important.

### *Complete maintenance*

In addition, we'll have special missions in the protecting of garden-monuments and in controlling and maintenance of bigger trees.

Unusable or uneconomical green spaces have to be redesigned, other planting concepts have to be developed and realized, seed works has to be done.

Simply all the tasks, which happen in the green “work field” have to be done and documented.

### *Data collection and data processing*

For smaller economic management systems, data collection and data processing only is possible, if a suitable hardware and software are available, because it's necessary to handle a lot of data over years.

Measurements, interpretations of aerial photographs, working-in of approved plan – data, finishing and integration of cadastral map of trees, cadastral maps of playgrounds a.s.o. are all belonging to this data processing.

The goal is a comprehensive green space cadastral system.

In the administrative data processing it's about a permanent updating of cadastral data, as well as about calculation, estimation of costs, capacity data, book-keeping and administration of all management data.

But also it's about updates of all used programs.

Meanwhile a lot of capable green space information systems (GRIS) are available. Most of them are based on well known geographical information systems (GIS) or computer aided design-programs (CAD).

### *Organisation*

Important for daily work of the integrated open space management is the observation of time-tables and planning procedures.

A network-planning can be controlled by the computer-programs.

The versatility of comprehensive open space management has to be based on an ingenious organisation, because whole the work of a complete former administration has to be taken over by a small enterprise.

The coming up of planning and design, administration, construction and maintenance, as well as recycling and trading, makes a permanent analysis of market sensible.

## Conclusion

The comprehensive open space management – understood like this – will change the meaning of landscapers and publicity about maintenance of green areas in our countries.

Maintenance will be no longer the neglected child of landscaping, because it's no longer economical inefficient.

It will be developed as a new discipline of landscaping and landscape-architecture, a task for specialists and a market-gap for newcomers and generalists.

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**Kopsavilkums.** Baltijas valstīs ir daudz mazu pilsētu un kopienu ar izcilām atklātām un zaļām zonām, bet dažkārt zema budžeta neļauj izveidot savu administrāciju, kas spētu uzturēt šīs zaļās zonas. Līdz ar to veidojās situācijas un kļūdas šo teritoriju uzturēšanā un apsaimniekošanā. Rakstā tiek analizēta šāda veida problemātika un iespējamo risinājumu organizēšana.