

## Appendix F: Open space maintenance level of service (LOS)

Maintenance is the act of keeping fixed assets and park properties in an acceptable condition to support their function, purpose and use. Maintenance level of service (LOS) describes the level of routine and scheduled maintenance services provided to support the different functions and classifications of open space. The general intent is to ensure safe and clean parks and facilities are provided to support activities and programs throughout all open space categories.

- **Routine maintenance** - includes rounds/weeding, mowing, irrigation, trimming, pressure washing, blowing, leaf removal, garbage pickup and ballfield maintenance.
- **Scheduled maintenance** - includes tree trimming, weed control, aerating, fertilizing, top dressing, annual plantings, picnic table and bench maintenance, painting, equipment inspections, site amenity inspection and repair, graffiti removal and vandalism repair based on a departmental maintenance schedule.

To equitably serve the community across all park planning areas, this plan recommends that parks sharing a same open space classification be maintained with a same level of service.

A 3-tier maintenance level is recommended to service the various types of open space classification.

**Service Level 1** - is a highest level of service whereby park sites would receive top priority routine maintenance and care. Detailed maintenance is associated with highly visited and popular *regional and community parks*. These parks would receive daily rounds of service visits to cover all routine maintenance as well as all scheduled maintenance.

**Service Level 2** - is a basic level of maintenance associated with *neighborhood parks*. These park sites will receive daily rounds during the peak season, weekly rounds in the off season, bi-weekly routine maintenance, weekly inspections of assets and a reduced level of scheduled maintenance. Currently all neighborhood parks are maintained at Service Level 2 except Edgewater Park which is mostly undeveloped. It is expected that once Edgewater Park is developed in consultation

with the community, it will be given the same maintenance level of service as other neighborhood parks.

**Service Level 3** - is a minimum level of maintenance designed for undeveloped park properties and natural areas. No routine maintenance is scheduled. Services would be provided on an as-needed basis and inspections would be minimal.

Lakewood will continue to partner with local residents and other community groups to maintain neighborhood parks which directly serve the immediate residents. A successful example is Primley Park which is mostly maintained by the adjacent homeowners.

To ensure that an equitable level of service is delivered across the city, Lakewood will encourage local groups to maintain the grounds per the basic maintenance level of service (i.e.: Service Level 2) designed for neighborhood parks outlined above.