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# CHRONICLE

"THE COMMERCIAL PROPERTY SPECIALISTS"



- When Roots *Attack*
- How to *Save* a Tree

## LANDSCAPE MANAGEMENT

### → When Roots *Attack*

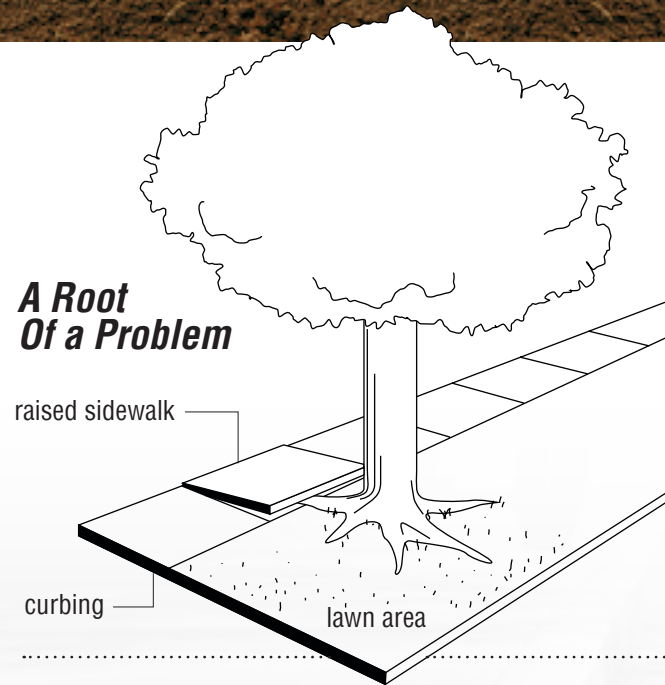
There are a variety of popular methods for dealing with problematic issues that arise on the landscape of commercial property. Take as a case in point: concrete damage caused by expanding tree roots (see diagram on right). One could use the surgical operation method, removing only the offending portions of the root system and replacing the damaged concrete structure. Then there's the total annihilation method in which the entire tree and root system are painfully extracted from the location, often requiring the removal and subsequent replacement of a great deal of concrete or asphalt infrastructure.

Both of these methods offer a high degree of risk and cost. Removing a portion of a root system is time intensive and does not guarantee a permanent solution, while requiring replacement of pre-existing curbing. Total removal, results in an often underestimated loss of curb appeal or the cost of tree replacement, requiring a development period for complete restoration and preserving environmental variables that led to the initial problem, potentially necessitating a replacement cycle.

Case, Huff & Associates takes a preservationist approach to landscape management in general.

*continued on reverse*

### *A Root Of a Problem*



*As time goes on, landscaping features often grow in attractiveness, but they may outgrow their habitat.*



# LANDSCAPE MANAGEMENT



continued

## ➤ How to *Save* a Tree

One alternate solution to this type of landscaping crisis is modify the existing infrastructure to allow the landscaping to take it's natural course, preserving the original landscape design and avoiding the creation of a hazard by weakening the tree's root system. This type of solution must be well planned and executed to avoid creating another type of eye sore, in lieu of removing the tree.

A recent project completed by Case, Huff & Associates' property management services division well illustrates the success that can be achieved with a little creativity and quality workmanship. A well rooted shade tree located in the Perimeter Center in north Scottsdale was giving the adjacent sidewalk a run for it's money. First, the team carefully evaluated the options available and the extent of the existing and forecast damage. In this situation, the circumstances and budget allowed for installation of a curved concrete bridge pass-over of the affected area.

As shown at right, the project began with the removal of the damaged sidewalk area. Forms were constructed with a slightly curved arch built into the section that had been displaced by the tree's root system. The team used just the right ratios in the mix to make the walkway appear to be wood, although it is concrete. Next, a team member with professional metal working experience custom fabricated the handrails, which were then welded in place and painted. The end result is a highly functional and very attractive feature that will stand the test of time.

*Is your property management company meeting your landscaping challenges? If not, give Case, Huff & Associates a call today.*



*Top Left: Construction of the forms with the bridge arch included. Top Right: The special mix is laid down and textured. Bottom Left: The new surfaces are protected the drying process. Bottom Right: The finished product with safety rails installed.*



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