



CEDARWOOD FIELD GUIDE / 2026

Five Best Practices for Landscape Revival

A practical field guide for commercial properties and executive estates.

WHO THIS GUIDE IS FOR

For property leaders who want healthier landscapes, clearer priorities, and a practical path from current conditions to durable improvement.

EVIDENCE-LED GROUNDS CARE



Revival begins with the property

Every landscape tells a story through soil structure, drainage, irrigation performance, plant condition, traffic, shade, weather exposure, and maintenance history. A successful revival starts by reading that evidence before selecting treatments or setting a schedule.

The aim is not to chase a temporary visual change. It is to identify the conditions that shape landscape performance, sequence the right work, and review the property as seasons and priorities change.

Backed by science. Delivered with care.

Observe carefully. Connect conditions to causes. Plan the work. Review the response.

01

OBSERVE

Read the whole property.

02

CONNECT

Look beyond the symptom.

03

PLAN

Sequence work by need.

04

REVIEW

Document the response.



01

1. Begin with a documented property baseline

A clear baseline turns scattered observations into a shared starting point. It helps property teams distinguish urgent risks from longer-term opportunities and makes future review more useful.

PRACTICAL ACTIONS

- 1 Walk the full property and photograph representative conditions.
- 2 Map turf, planting beds, mature trees, slopes, drainage paths, irrigation zones, and high-use areas.
- 3 Record visible stress, bare areas, compaction, standing water, erosion, and recurring maintenance concerns.
- 4 Note operational constraints such as access windows, events, deliveries, pets, residents, and public traffic.
- 5 Agree on priorities, review dates, and the evidence that will show meaningful progress.

COMMERCIAL PROPERTIES

Connect the baseline to entrances, tenant and visitor routes, safety-sensitive areas, service access, and the property's presentation standards.

EXECUTIVE ESTATES

Include private-use patterns, guest areas, mature plantings, views, outdoor living spaces, pets, and the household's expectations for discretion.

02

2. Correct soil, water, and drainage conditions first

Soil structure, moisture movement, and drainage influence root health and the performance of nearly every later treatment. Correcting these conditions early can prevent repeated cosmetic work.

PRACTICAL ACTIONS

- 1 Identify areas that stay wet, dry too quickly, shed water, or show erosion.
- 2 Review irrigation coverage, timing, pressure, leaks, and seasonal settings.
- 3 Examine compaction and rooting conditions before adding seed, sod, or new plants.
- 4 Use appropriate testing and qualified guidance when soil amendments or drainage work are being considered.
- 5 Protect stormwater paths, structures, neighboring properties, and regulated areas when planning corrections.

COMMERCIAL PROPERTIES

Prioritize loading zones, sidewalks, entrances, parking edges, and slopes where water or soil movement can affect operations and public use.

EXECUTIVE ESTATES

Consider foundations, terraces, pools, garden structures, specimen plants, and quiet-use areas where water management requires a careful touch.

03



3. Prioritize landscape health before appearance alone

Healthy roots, suitable plants, balanced moisture, and appropriate maintenance create the foundation for lasting appearance. A quick visual response is less valuable when underlying stress remains.

PRACTICAL ACTIONS

- 1 Separate plant-health concerns from routine cosmetic preferences.
- 2 Confirm that plants suit the light, soil, space, exposure, and maintenance level available.
- 3 Remove dead, declining, invasive, or hazardous material with qualified guidance where needed.
- 4 Adjust mowing, pruning, mulching, and watering practices to support healthy growth.
- 5 Review how turf, trees, shrubs, and beds compete for light, water, nutrients, and space.

COMMERCIAL PROPERTIES

Balance landscape health with visibility, pedestrian flow, signage, durability, and a consistent arrival experience across the property.

EXECUTIVE ESTATES

Protect mature character, privacy, seasonal interest, views, and the long-term value of specimen trees and established gardens.



04

4. Revive the property in carefully planned phases

Phasing keeps priorities clear and lets the property remain functional while improvements are made. It also creates opportunities to review response before expanding the work.

PRACTICAL ACTIONS

- 1 Address hazards, active water problems, and high-risk plant conditions first.
- 2 Group work by area, season, access requirement, and dependency.
- 3 Complete enabling work before installing turf, plants, mulch, or finish details.
- 4 Define a review point for each phase and adjust the next phase when conditions warrant.
- 5 Protect completed areas from traffic, equipment, and overlapping work.

COMMERCIAL PROPERTIES

Coordinate phases with tenant communication, public access, deliveries, peak business periods, and capital planning.

EXECUTIVE ESTATES

Coordinate phases with household schedules, guests, events, privacy needs, and the use of outdoor living areas.

05

5. Protect the investment with a year-round care plan

Landscape revival continues after installation. A year-round care plan aligns routine work, seasonal transitions, observation, and communication so gains are protected.

PRACTICAL ACTIONS

- 1 Build a seasonal calendar for turf, trees, shrubs, beds, irrigation, drainage, and cleanup.
- 2 Set observation points for plant stress, moisture, pests, disease, wear, and storm effects.
- 3 Clarify responsibilities, access, documentation, and escalation paths.
- 4 Review the plan after major weather, property use changes, or completed improvement phases.
- 5 Keep concise records so future decisions begin with useful history.

COMMERCIAL PROPERTIES

Align care with operating hours, tenant expectations, safety review, budget cycles, and winter or storm-response planning.

EXECUTIVE ESTATES

Align care with occupancy, travel, entertaining, privacy, seasonal displays, and attentive oversight of high-value landscape features.

A practical 90-day starting framework

Use the first 90 days to turn observations into priorities, stabilize essential conditions, and establish a practical rhythm for future care.

DAYS 1-30	DAYS 31-60	DAYS 61-90
Observe and document 01 Walk and photograph the property. 02 Map conditions, use patterns, and constraints. 03 Identify urgent risks and baseline priorities.	Correct and stabilize 01 Address water, drainage, soil, and safety priorities. 02 Adjust care practices that may be adding stress. 03 Sequence the first practical improvement phase.	Review and plan forward 01 Review the property's response and update records. 02 Confirm the next phase and seasonal care calendar. 03 Establish communication and future review points.

REQUEST A CONSULTATION

Bring the property's current conditions into focus.

Continue to the Request a Consultation page on Cedarwood's website to begin a property conversation.

IMPORTANT NOTE

This guide provides general educational information. Site conditions, applicable regulations, product labels, and guidance from qualified professionals should determine specific work for any property.