

Glossary

A

Adaptive Reuse– Developing a new use for an older or underutilized building or a building originally designed for a special or specific purpose. This technique is particularly useful for the conversion of special use structures, such as gas stations, school buildings, and warehouses that are no longer needed for their original purpose.

Airpark Mixed Use (AMU)– A future land use designation in the Greater Airpark Character Area Plan that is appropriate for a variety of land uses, including commercial, employment, institutional, cultural, and hotel. Residential uses are not appropriate.

Airpark Mixed Use-Residential (AMU-R)– A future land use designation in the Greater Airpark Character Area Plan that is appropriate for the greatest variety of land uses, including commercial, employment, institutional, cultural, hotel, and-to a lesser degree- higher density residential that supports aviation, business and tourism industries, such as timeshares, corporate housing, and multi-family rental units.

Airport Master Plan– A document produced by the Scottsdale Airport that provides guidelines for future airport development to meet demand, community acceptance, and environmental compatibility.

Airport Strategic Business Plan– A document which provides the long-term vision for future planning and development of the Scottsdale Airport to remain a sustainable

business and competitive within the marketplace.

Aviation (AV)– A future land use designation in the Greater Airpark Character Area Plan. The Aviation area includes the Scottsdale Airport and properties that access the Airport via taxilane. Aviation and aviation-supporting uses are encouraged in this area, including but not limited to, aircraft hangars, fueling services, in-flight catering businesses, and corporate accommodations, and aircraft maintenance facilities.

Aviation-Supporting Uses– Land uses which provide services and goods to aviation uses (e.g., hotels, aircraft maintenance, fueling services, etc.) but do not necessarily require access to airspace.

Aviation Uses– Land uses in which the activities contained therein primarily utilize the airport or airspace for business, leisure, or community service.

Avigation Easement– A right granted by a land owner to allow an airport to use airspace above their property.

B

Branding– The process of creating and disseminating an identity, often expressed in the form of logos, phrases, or graphic representations.

C

Character– Features, qualities, and attributes that give a place its identity. Urban design is concerned with the use of character to distinguish place or relate places to one another. Character becomes unique when tied to a geographic location.

Complete Neighborhood– An area in which residents are within comfortable walking or bicycling distance to services, essential shopping (such as a grocery store), recreation, and community services.

Corporate Identity– Visible elements, such as logos, symbols, and signs, which can be used to identify a company.

D

Day-Night Average Sound Level (DNL)– Average noise level in decibels, over a 24-hour period, which has been established by the FAA to measure a community's noise exposure related to airport noise. *Also see: Federal Aviation Regulation Part 150.*

E

Emerging Technologies– New technologies that are currently developing or will be developed that could substantially alter the business and social environment. Examples include, but are not limited to, clean/green technology, information technology, bioscience, data communication, nanotechnology, and robotics.

Employment (EMP)– A future land use designation in the Greater Airpark Character Area Plan. Employment areas are focused on an array of office, commercial

and industrial land uses that provide opportunities for business enterprises and regional and local jobs. These areas should have access to regional mobility systems, including access for truck traffic and transit facilities. Residential is discouraged in employment areas.

Employment Uses– Uses of land that provide jobs within the Greater Airpark, such as light industrial, corporate offices, research and development, and manufacturing. In the Greater Airpark, retail is generally not considered an employment use.

Entertainment/Cultural Uses– Land uses that include leisure activities for residents, visitors, and employees. Such activities may include, but are not limited to, live theater, movie theater, performing arts venues, art galleries/demonstrations, amphitheaters, sports, restaurants, live performances, recreation, and educational events (i.e., seminars, lectures, exhibits, etc.).

F

Federal Aviation Administration (FAA)– A federal agency responsible for air safety and regulation of air traffic.

Federal Aviation Regulation Title 14 CFR Part 77 (FAR Part 77)– A federal regulation under the FAA which establishes standards and notification requirements for objects affecting navigable airspace.

Federal Aviation Regulation Title 14 CFR Part 150 Noise Compatibility (Part 150)– A noise compatibility study established by the FAA which develops, evaluates, and recommends actions that an airport, municipalities, airlines, and the FAA could

take to help reduce the impacts of aircraft noise.

Form Follows Function— A principle in architecture and industrial design in which the shape of a building is primarily based upon its intended purpose.

G

Gateway— An identified and important entry point into the Greater Airpark. At Gateway intersections, sense of entrance, arrival, and movement should be reinforced by the surrounding built form and site planning. Character Area image and identity should be conveyed through the detailed design of the built form and entrance features.

Green Building— An outcome of design which focuses on increasing the efficiency of resource use while reducing building impacts on human health and the environment during the building's life cycle, through better siting, design, construction, operation, maintenance, and removal.

H

Hazardous Structure— Structures that penetrate FAR Part 77 Airspaces and could affect the safe and efficient operation of the Scottsdale Airport. *See also: FAR Part 77.*

Hazardous Use— A land use that may contain or produce, as a result of normal business operations, potentially harmful by-products or chemicals.

High-Value Business— A business that adheres to the Greater Airpark's core values of quality employment, business diversification, and/or environmental stewardship.

Horizontal Mixed-Use— The practice of allowing more than one type of land use in a set of adjacent buildings. This may result in a combination of residential, commercial, industrial, office, institutional, or other land uses. *Also see: Vertical Mixed-Use.*

Human-Scale— The proportional relationship of the physical environment to human dimensions in terms of bulk and massing of buildings or other features. An example of human-scale development is a multiple-story building with retail stores on the ground floor that provide visual interest at human-eye level using window displays and architectural features.

Incubator— A program designed to accelerate the successful development of entrepreneurial companies through an array of business support resources and services.

Industrial Tourism— Visits by tourists to operational industrial sites or corporate facilities where the core activity of the site is non-tourism oriented, such as manufacturing facilities, laboratories, energy sites, and corporate headquarters.

Industrial Uses— Properties used for the purpose of, but not limited to, production, manufacturing, warehousing, distribution, and office/warehouse.

Intelligent Transportation Systems (ITS)– Use of advanced technology to coordinate traffic signals, reduce incident clearing times, provide real-time traveler information, and manage special event traffic.

Intensity– The level of concentration of activity occurring in an area. Intensity is often used interchangeably with density.

J

K

L

Landmark Intersection– A key junction where main corridors should be framed by prominent buildings, community landmarks, high-quality architecture, and/or enhanced streetscape treatments.

Leadership in Energy and Environmental Design (LEED)– A rating system for green buildings, developed by the U.S. Green Building Council, which provides standards for environmentally sustainable construction.

Live-work Unit– The quiet enjoyment and expectations of the neighbors in the building or adjacent buildings take precedence over the work needs of the unit in question. The predominant use of a live-work unit is residential, and commercial activity is a secondary use. Employees and walk-in trade are not usually permitted. *Also see: Work-live Unit.*

M

Medical Tourism– Traveling across regional, state, or international borders to obtain healthcare.

Mid-Block Connection– For purposes of the Greater Airpark Character Area Plan, there are two types: internal block connection and mid-block crossing. Internal connections are focused primarily on providing pedestrian or multi-modal cut-throughs, through a large block to encourage efficient circulation. Mid-block crossings are focused on providing crosswalks, pedestrian refuge islands, and/or traffic signals across certain streets where pedestrians are likely to cross often.

Multi-modal– An approach to transportation that includes all users (pedestrians, bicyclists, transit vehicles, equestrians, and motorists) of all ages and abilities and aims to create a comprehensive, integrated, and connected transportation network.

N

Neighborhood-Serving– A street that is neighborhood-serving is oriented toward neighborhood traffic and not Greater Airpark commuter traffic. In the Greater Airpark Character Area Plan, Thunderbird Road, west of Loop 101, is considered neighborhood-serving and is therefore designated a minor collector street with no direct access to Loop 101.

Net-Zero Energy Efficiency– The practice of producing as much energy as is consumed by offsetting energy use through a combination of energy efficiency and renewable power.

O

Open Space (OS)– A future land use designation in the Greater Airpark Character Area Plan. Open space areas encourage developed, multi-use open spaces, as well as the preservation and enhancement of major recreational facilities in the Greater Airpark.

Open Space Linkage– A non-motorized transportation linkage between community open spaces, parks, and trails.

P

Parking District– Similar to an improvement district, funds are raised to implement parking improvements, such as garages and lots, within a designated area. Generally, property owners contribute to a fund to create public parking.

Parking Management District– In contrast to a Parking Improvement District, a Transportation Management Association or Parking Authority implements policies or programs that result in more efficient use of parking resources in a given area.

Part 150 Noise Compatibility Study– See Federal Aviation Regulation Title 14 CFR Part 150 Noise Compatibility definition.

Passive Cooling– Technologies or design features that are utilized to cool an outdoor space or a building without the use of energy-consuming mechanical components like pumps and fans. For example, natural cross ventilation and breezes can be used to remove unwanted heat; shade devices can be utilized to slow heat transfers; and water evaporation can be used to cool outdoor and indoor spaces.

Passive Solar (heating)– Occurs when sunlight hits a surface or an object, is absorbed, and converted to heat. An example of passive solar is a building oriented with longer dimensions east-west to take advantage of solar heating benefits of the winter sun.

Pedestrian Linkage– On the Greater Airpark Character Area Plan Pedestrian and Bicycle Network Map, an important pedestrian linkage is where there may be a high level of pedestrian activity in the future. As a result, enhanced pedestrian connections may be needed, such as underpasses, signals, or grade-separated crossings.

Pedestrian-Oriented Design– A form of development that makes the street environment inviting for pedestrians, such as special sidewalk pavement, zero front and side setbacks, varied architectural styles, street-facing window displays, absence of front-yard parking, and other amenities.

Public-Private Partnership– A merging of public and private resources to achieve an end result or product that would be difficult to achieve through public or private activity alone. It may refer to the delivery of services, such as child care or to the construction of buildings, such as cultural facilities.

Q

R

Regional Core– An area of focus in the Greater Airpark Character Area Plan where major regional land uses and greatest intensities are encouraged.

Regional Tourism (RT)– A future land use designation in the Greater Airpark Character Area Plan. The Regional Tourism area encourages the preservation and enhancement of major event facilities in the Greater Airpark, such as WestWorld, in addition to the provision of other tourist attractions, cultural amenities, recreational opportunities, and accommodations. While this area designation comprises medium-scale development in the Greater Airpark, development scale flexibility for tourist accommodations, offices, and cultural facilities that complement the area's character and activities should be considered.

Regional Use Overlay– A land use designation in the Scottsdale General Plan that provides a flexibility of land uses when it can be demonstrated that new land uses are viable in serving a regional market.

Runway Protection Zone (RPZ)– Trapezoidal area off the end of the runway that serves to enhance the protection of people and property on the ground. See the Airport Master Plan for detailed information on RPZs.

S

Sensitive Edge Buffer– A defined area formed to create a separation between dissimilar uses and/or development intensities, in an effort to reduce the pressure or influence of one area upon the other and to reduce the risk of adverse effects and impacts from the more intense development.

Setback– The distance between two points, such as the property line and structure.

Shared Parking– A situation in which parking spaces are shared by more than one user or business that have differing peak parking times.

Shared-use path– An off-road, hard-surfaced path, that may be separated from motorized vehicular traffic by an open space barrier, which has been designated, or designed and designated, by the city for public use for human-powered travel or movement.

Short-term sleeping quarters– A part of a building or hangar that provides for occasional overnight capability for pilots to rest between flights but not reside on the premises.

Signature Corridor– A designation in the Greater Airpark Character Area Plan for parcels and sites along streets that are most appropriate for redevelopment or increased activity. Such corridors are intended to act as hubs of activity, supporting nearby employers and providing opportunities for retail, dining, and entertainment in appropriate areas of the Greater Airpark. Specific policies for Signature Corridors are outlined in the Greater Airpark Character Area Plan.

Smart Grid Technology– Utility applications that enhance and automate the monitoring and control of electrical distribution.

Stepback– An arrangement of building forms, shapes, and massing in the manner of a series of steps, that causes the building design to move away, or recede, from a property line or adjacent development, in order to provide open space above the first or second floor.

Subsidence– A gradual sinking of land. In the Greater Airpark, subsidence is caused by groundwater extraction.

Sustainable/Sustainability– There are many definitions of sustainability. For the purposes of the Greater Airpark Character Area Plan, sustainability is a condition of living, which enables the present generation to enjoy social well-being, a vibrant economy, and a healthy environment, without compromising the ability of future generations to enjoy the same.

T

Taxilane– The portion of the area used for access between taxiways and aircraft parking positions.

Through-the-Fence Operation– A situation in which adjacent private properties or businesses are allowed to access the Airport's taxiways and runway via taxilanes, thus crossing the Airport property line.

Transportation Management Authority (TMA)– A non-profit, member-controlled organization that provides transportation services in a particular area, such as a commercial district or industrial park. A TMA is generally a public-private partnership, consisting primarily of area businesses with local government support. TMAs can help reduce the need to expand parking capacity, reduce the amount of paved surfaces, and create more accessible land use patterns by encouraging carpooling, vanpools, flextime, etc.

Transfer of Development Right (TDR)– A program that enables the transfer of

development potential from one parcel to another when it can be shown that the transfer would meet the goals of the Character Area Plan.

Type A Development– Type A development denotes locations for medium-scale development. This type features developments that transition between higher-scale and lower-scale developments.

Type B Development– Type B development denotes locations appropriate for continuous building forms and fewer open spaces between buildings. These areas are typically associated with aircraft hangars, event facilities and warehousing in the Greater Airpark, and are encouraged in and around the Aviation Future Land Use Area and WestWorld.

Type C Development– Type C development represents medium to high scale development in the Greater Airpark and is encouraged in locations with access to multiple modes of transportation, where the scale will complement the area's character, and should be pedestrian-oriented.

U

Underutilized Land– Land or parcels that are not used to their full potential and could redevelop to an economically productive use.

Universal Design– A concept based on the idea that all environments and products should be accessible and usable by all people, regardless of their age, size, or abilities. ”

Urban Heat Island Effect– A phenomenon involving elevated temperatures in urban and suburban areas as compared to out-lying rural surroundings. Heat islands are generally caused by reduced vegetation, solar heat absorption, material heat capacity, use of energy, and building spacing.

V

Values– Guiding principles for the Character Area Plan that the community deems desirable and appropriate.

Vertical Mixed-Use– The practice of allowing more than one type of land use in one building, which may result in a combination of residential, commercial, industrial, office, institutional, or other land uses. Vertical mixed-use development characteristics include access to multi-modal transportation, human-scale development, and the physical and functional integration of uses through careful design of public spaces, streets, and buildings. *Also see: Horizontal Mixed-Use.*

Vision– The aspirational image of the future that the community seeks to achieve.

W

Walkable/Walkability– The extent to which the built environment is designed so that people are able and encouraged to use sidewalks, street crossings, and other pathways as they move around and through an area.

Wayfinding– Enabling a person to find his or her way to a given destination using landmarks, effective signage, and/or building design.

Workforce Housing– A broad range of owner and renter occupied housing, located in or near employment centers, and intended to appeal to essential workers in the community (i.e. police officers, firefighters, teachers, nurses, medical technicians, office workers, etc).

Work-live unit– The needs of the work component take precedence over the quiet enjoyment expectations of residents, in that there may be noise, odors, or other impacts, as well as employees, walk-in or trade sales. The predominant use of a work-live unit is commercial, craft-work, or light assembly/manufacturing.

X

Y

Z