

# Glossary

## A

*Activity Areas* – are areas where development is concentrated, but to a lesser degree than Growth Areas.

*Age in place* - implies that older people will remain in the community, either in their family homes, in homes to which they have moved in middle or later life, or in supported accommodation of some type, rather than moving into residential care.

*Arterial* - is a moderate or high-capacity road which is immediately below a highway level of service. An arterial road carries large volumes of traffic between areas in urban centers.

## B

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

*Built Environment* - man-made elements including, but not limited to, buildings, structures, roadways, canals, paths, trails, that together create the physical character of an area.

*Business Clusters* – are a concentration of interconnected businesses, suppliers, and associated institutions in a particular field. Clusters are considered to increase the productivity with which companies can compete, nationally and globally.

## C

*Centers* - consist of concentrated land uses categorized as regional and combinations of graduating densities of housing, retail spaces, employment, commercial, transit stops, regional transportation linkages, and parking facilities.

*Character* – those 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.

*Compact Development* - refers to development that uses less land than conventional development.

*Complete Streets* – a street that is designed and operated to enable safe and comfortable access for all users. Pedestrians, bicyclists, motorists, and transit riders of all ages and abilities are able to safely move along and across a complete street.

*Continuing Care Retirement Communities (CCRC)* - allow seniors to “age in place,” with flexible accommodations that are designed to meet their health and housing needs as these needs change over time. Residents entering these communities sign a long-term contract that provides for housing, services and nursing care, usually all in one location, enabling seniors to remain in a familiar setting as they grow older.

## D

*Density* – usually recognized as the number of housing units per acre of land in residential districts. Gross density is defined as the total number of units divided by the total land area of the site, excluding nothing. Net density is the total number of units divided by the net area of the lot or site (excluding roads, public open space, utility rights-of-way, and community facilities). Density is often used interchangeably with intensity. Intensity refers to the level or concentration of activity occurring on a site or in an area.

*Design Guidelines* - a set of statements to guide land development to achieve a desired level of quality for the physical environment.

## E

*Elder Care* - sometimes referred to as long-term care, includes a wide range of services that are provided over an extended period of time to people who need help performing normal daily living activities because of cognitive impairment or loss of muscular strength or control. This type of care can include rehabilitative therapies, skilled nursing care, palliative care, and social services, as well as supervision and a wide range of supportive personal care provided by family caregivers and/or home health care agencies. Elder care may also include training to help older people adjust to or overcome many of the limitations that often come with aging.

## F

*Form Based Code* - addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

## G

*Green Building* – the practice of increasing the efficiency with which buildings use resources, such as energy, water, and materials while reducing building impacts on human health and the environment during the building’s lifecycle. It is achieved through site layout, building design, construction, operation, maintenance, and removal.

*Grey Water* - is non-industrial wastewater generated from domestic processes such as dish washing, laundry, and bathing. Grey water comprises 50-80% of residential wastewater. Grey water comprises wastewater generated from all of the house’s sanitation equipment except for the septic tank.

*Growth Areas* – are areas where future development is focused – coordination of infrastructure with development activity is encouraged – development of mixed-use and multi-modal transportation are most appropriate in these areas.

## H

*Historic Residential Exterior Rehabilitation (HRER) Program* - assists homeowners in

the city's designated historic districts with maintaining the special historic character of their homes. Under this program, many homeowners seek funding for more energy efficient and functional replacement windows.

*Human Scale* - generally refers to the use of human-proportioned architectural features and site design elements clearly oriented to human activity. A building has a good human scale if its details, elements, and materials allow people to feel comfortable using and approaching it. Features that give a building human scale also encourage human activity.

## I

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

*Infill* – development of individual vacant lots or “leftover” vacant properties within areas that are already developed and have access to urban services and infrastructure.

*Intensity* - a measure of the extent to which a land parcel is developed in conformity with zoning ordinances.

## J

## K

## L

*Live-Work* - indicates that the quiet enjoyment expectations of the neighbors in the building or adjacent buildings take precedence over the work needs of the unit in question. Therefore, 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. Reversion to work-only or live-only may be acceptable, depending on surrounding users. Flexibility is important in this type of development.

## M

*Massing* – the physical volume, shape, or bulk of a building. A grouping of individual parts, or elements, that compose a unified form or shape of unspecified size or quantity.

*Mixed-Use (1)* - General Plan land use designation that includes Southern Scottsdale - defined in the General Plan.

*Mixed-Use (2)* - the practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways: either horizontally in multiple buildings; vertically in the same building; or through a combination of the two. This may result in a combination of residential, commercial, industrial, office, institutional, or other land uses. Characteristics of mixed-use development include: pedestrian orientation and connectivity; the accommodation of all modes of travel; the inclusion of residential development in

the mix; and the physical and functional integration of uses through careful design of public spaces, streets, and buildings.

*Mobility* – the ability to move from one place to another or to transport goods or information from one place to another.

*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

*Natural Environment* - commonly referred to simply as the environment, is a term that encompasses all living and non-living things occurring naturally on earth.

## O

*Open space* - refers to all open space of public value, including active and passive park lands, washes, canals, lakes and ponds which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.

## P

*Pedestrian Oriented Design* – is a form of development that makes the street environment inviting for pedestrians. Commercial areas may be characterized by special sidewalk pavement, zero front and side yard setbacks, buildings of varied

architectural styles, street-facing window displays, an absence of front yard parking, benches, and other amenities. Residential areas may be characterized by sidewalks, parkways, front porches, low fences, lighting, and other amenities.

*Planned Unit Development (PUD)* - is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial centers, and industrial parks all within one contained development or subdivision. It is also a zoning designation intended to create a built environment superior to that which would be accomplished through conventional zoning districts.

*Public Realm* – consists of publicly-owned streets, sidewalks, rights-of-ways, parks and other publicly-accessible open spaces, and public and civic buildings and facilities.

*Public/Private Partnerships* – 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. May refer to the delivery of services, such as child care or to the construction of buildings like cultural facilities.

## Q

## R

*Regulatory Flexibility* - with regard to the Southern Scottsdale Character Area Plan, this is the process by which land use, zoning, and design guideline regulations can be adapted in order to achieve

community goals or to respond to changing land use and development needs and trends. Regulatory flexibility is primarily granted through a review and action of the City Council in a public hearing format.

*Reinvestment* – seeks to attract new private investment that results in the creation of new jobs, the retention of existing jobs, encourages new development, and the expansion of the Southern Scottsdale’s tax base.

## S

*Sensitive Edge Transitional Buffer* – is a defined area that is formed in order 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 affects and impacts from the more intense development.

*Sustainable Design* – the intention of eliminating negative environmental impacts through integrated, sensitive design and development. Often sustainable designs require no non-renewable resources, impact the environment minimally, and relate people with the natural environment.

*Sustainability* – for the purposes of the Southern Scottsdale Character Area Plan, this 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

*Transition Areas* – is a change from one development density to another or a preserved area to a developed area.

## U

*Universal Design* – a concept that all environments and products should be accessible and useable by all people, regardless of their age, size, or abilities.

*Urban Heat Island Effect* – a phenomenon involving elevated temperatures in urban and 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

*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.

## W

*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* – means a broad range of owner and renter residential housing, located in or near employment centers, and intended to appeal to essential workers in the community i.e. police officers, fire fighters, teachers, nurses and medical technicians, knowledge and office workers, etc.

## X

## Y

## Z