

# APPENDIX A

## GLOSSARY OF TERMS







*Accent trees:* Trees used to supplement the required street trees.

*Arcade (Architectural):* An arched roof or covered passageway.

*Architectural Details:* Prominent or significant parts or elements of a building or structure.

*Architectural Style:* The characteristic form and detail of buildings from a particular historical period or school or architecture, e.g., Post Modern, Neo-Traditional, Spanish-Mediterranean.

*Articulation:* The manner in which portions of a building form are expressed (materials, color, texture, pattern, modulation, etc).

*Authentic Architectural Style:* Architecture that encompasses many styles within an architectural theme, a holistic approach. Possessing appropriate architecture characteristics, massing, and detail consistent with a specific architectural style.

*Awning:* A fixed cover, typically comprised of cloth over metal frame, that is placed over window or building openings as protection from the sun and rain.

*Bioswale:* An open drainage channel that has been explicitly designed to detain or infiltrate the entire runoff volume associated with a water quality storm event.

*Building Elevation:* A fully dimensioned drawing of the front, rear, or side of a building showing features such as windows, doors, and relationship of grade to floor elevation.

*Canopy:* A projection over a niche or doorway, often decorative or decorated.



*Compatible:* Projects that give the appearance of existing together without conflict with respect to site, architecture, and landscape design.

*Cornice:* The horizontal projection at the top of a wall; the top course or molding of a wall when it serves as a crowning member.

*Density:* The number of families, individuals, dwelling units, households, or housing structures per unit of land.

*Eaves:* The lower edge of a sloping roof; that part of a roof of a building which projects beyond the wall.

*Façade:* Any vertical, exterior face of wall of a building, usually the front, often distinguished from other faces by architectural details.

*Fenestration:* Any glass panel, window, door, curtain wall or skylight unit on the exterior of a building.

*Foot-candle:* Unit of luminance, equal to one lumen per foot.

*Gable:* The upper, triangular portion of the façade, usually flanked by sloping roofs.

*Hardscape:* The use of hardened surfacing materials to create unique patterns of color, design, and texture in order to create visual interest; also used to mean those areas that have received such improvements.

*Impervious Surface:* Any material that prevents absorption of stormwater into the ground.

*Integrated Development:* A development that has multiple buildings or tenants.





*Mansard Roof:* Traditionally, a roof with two slopes on each side, the lower slope being much steeper. In contemporary commercial development, the second portion of the roof is replaced with a flat roof or an equipment well.

*Massing:* The three dimensional bulk of a structure: height, width and depth.

*Master Home Plans:* A series of floor plans and elevations developed and replicated within a particular subdivision for sale.

*Neighborhood:* a compact, walkable residential area, approximately  $\frac{1}{4}$  to  $\frac{1}{3}$  mile in radius, as this is the distance an average person would comfortably be able to cover in less than 20 minutes. Neighborhoods are developed at average densities of 6 to 8 dwelling units per acre. At the core is the Neighborhood Center, a small-scale, neighborhood serving activity center.

*Parapet:* The extension of the main walls of a building above the roof level.

*Pedestrian Scale:* The proportional relationship between an individual and his or her environment.

*Pervious Surface:* Any material that permits full or partial absorption of storm water into previously unimproved land.

*Pulse Points:* Concentration of uses or activities that stimulate community activity.

*Roof Bounce:* Designing rooflines with changes in ridgeline direction and configuration to ensure variation in the rooflines between structures. The movement of one's eye while visually scanning the overall street scene and the individual homes while viewed from a perspective that encompasses several homes in relationship to one another.

*Scale:* The spatial relationship among structures along a street or block front, including height, bulk, and yard relationships. Proportional relationship of the size of parts to one another and to the human figure.

*Softscape:* Landscaping or other vegetation that softens the built environment, making it more inviting to pedestrians.



*Streetscape:* The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc. The scene as may be observed along a public street composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

*Town Center, Local:* Local Town Centers are the most fundamental form of a Town Center. They are a collection of parcels, streets, and public areas that provide most of the retail needs of an area. They are between 15 and 30 acres in size and serve an area of 2,500 acres and a population of 35,000 to 40,000 people. Local Town Centers service a district of three to four Villages and are designed not to compete with the Village Centers for retail customers. The majority of buildings have their main entrance opening onto a street or square. Pedestrian circulation within the Center is paramount. Visitors park their cars in shared surface lots or parking structures. Local Town Centers typically include a vertical integration of retail and service uses, along with office and/or residential uses. Commercial uses include general retail (basic clothing stores, book/music stores, dry cleaners, etc.) and restaurant uses, which typically comprise at least 50 percent of the total square footage. Large-scale tenants with more than 50,000 square feet of floor area should be limited in a Local Town Center. Apartments, townhouses, and lofts are developed at or above 20 dwelling units per acre in the center and decreasing in density as the distance from the center increases. The goal is a smooth transition from high-density multifamily residential to low-density (6 du/ac) single family. Residential units can be found above most of the commercial activities. Office uses may also be in the Local Town Center, but are usually 2,000 to 10,000 square feet in size, each. Offices might account for 20% of all development.

*Town Center, Regional:* Regional Town Centers are the major retail centers of the City as well as destination places in the region. They feature large-scale development that can only be supported by large populations. These are the ideal locations for major retail tenants, hotels, conference centers, arts/cultural centers, or sports facilities. They are between 30 and 80 acres in size and serve the entire City.



*Town Center, Transit-Oriented:* Transit-Oriented (TOD) Town Centers are located along existing or potential Light Rail or BRT alignments at stations for those services. They consolidate the retail needs of the service area into one center (similar to Local Town Centers) and provide increased residential densities on site but are also designed to accommodate the light rail user. Like Local Town Centers, TOD Town Centers do not compete with the Village Centers for retail customers. They are between 15 and 30 acres in size and serve a population of 20,000 to 30,000 people. TOD Town Centers are multi-story, mixed-use developments that provide new housing opportunities and practical alternatives to vehicle mobility. The highest residential densities in the City are usually located here, near 40 du/ac. Office uses may also be located at these sites, attracting people to the center from other areas of the City and region. Parking is provided in structures and there may be reductions in the amount of required parking.

*Traffic Calming:* Reducing motorist speed, decreasing motor vehicle volumes, and increasing safety for pedestrians and non-motorized vehicles.

*Transom:* A window set above a door or another window.

*Village:* A collection of three to four Neighborhoods. Villages feature a mix of residential dwelling types, including single-family detached and attached homes, as well as multi-family housing near the Village Center.

*Village Center:* Serve the daily shopping needs of their service areas and are spaced approximately 1 ½ to 2 miles apart for adequate distribution around the City. They are about 5 to 15 acres in size, and serve an area of about 750 acres and a population of 10,000 to 15,000 people. Multiple tenants in a pedestrian friendly commercial development make up the character of the Center, featuring small to medium size grocery stores, drug stores, and restaurants. Village Centers may also include other service, offices, and/or residential uses in conjunction with the primary retail commercial use. Single tenant retail size is developed at a maximum of 50,000 square feet so that retail concentrates its services on its own Village. Residential uses may be developed above the retail





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