

Glossary

TERM	DEFINITION
BEST MANAGEMENT PRACTICES (BMPs):	A practice, or combination of practices, that is determined to be the most effective, practicable means of preventing or reducing the amount of pollution generated by nonpoint sources to a level compatible with water quality goals.
CAPITAL IMPROVEMENT PROGRAM (CIP):	The CIP guides the development of public facilities over a five year period. It shows the arrangement of projects in a sequential order based on a schedule of priorities and assigns an estimated cost and anticipated method of funding each project. The Capital Improvement Program provides the financial foundation necessary to implement the Comprehensive Plan and public facilities plans.
CARBON MONOXIDE (CO):	An odorless, colorless gas resulting from the incomplete combustion of fossil fuels. When present in high enough concentrations, CO can harm human health.
CLUSTER DEVELOPMENT:	Development in which individual lots may be smaller than the average lot authorized by the zoning ordinance. Buildable lots are located on a portion of rather than the entire site so that the residual area may be preserved for recreation or environmental protection.
COLLECTOR STREET:	A street that provides direct service to and from local areas, routing traffic to the arterial street system. A Collector Street provides the primary means of circulation between adjacent neighborhoods and can serve as a local bus route. The Street provides for the dual purpose of land access and local traffic movement. Generally, these roadways are not used for through trips.
COMPLETE STREETS	Complete streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and public transportation riders of all ages and abilities must be able to safely move along and across a complete street.
CONSERVATION:	The restoration, stabilization, management, and wise use of natural and heritage resources for compatible educational, recreational, aesthetic, agricultural and scientific purposes, or environmental protection.
CONTEXT SENSITIVE SOLUTIONS (CSS):	A collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility. CSS is an approach that considers the total context within which a transportation improvement project will exist (Federal Highway Administration, FHWA).
CULTURAL HERITAGE:	Qualities and attributes possessed by places and objects that have aesthetic, historic, scientific or social value for past, present or future generations.
DEVELOPMENT INTENSITY:	The number of persons or dwelling units per acre.

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EASEMENT:

A grant by a property owner of the use of his or her land by another party for a specific purpose.

ECOLOGICAL RESOURCES:

Biological species, communities and habitats characterized by high biological productivity, diversity, and/or connectivity, that are valuable because of their scarcity, their uniqueness, their pollutant removal abilities, and/or their aesthetic benefits.

ECONOMIC DEVELOPMENT:

Activities aimed at job creation, retention and expansion, which strengthen a community's economic base and provide employment opportunities for the population.

ENERGY CONSERVATION:

The practice of reducing energy consumption.

ENERGY EFFICIENCY:

The incorporation of design and/or technological measures that serve to reduce energy use while attaining a similar level of service.

**EXTRATERRITORIAL JURISDICTION:
(ETJ)**

The legal ability of a government to exercise authority beyond its normal boundaries

FLOODPLAIN:

Those land areas in and adjacent to streams and watercourses subject to periodic inundation from flood events. For instance, the 100 year flood frequency event has a one percent chance of occurrence in any given year.

GREEN BUILDING:

Structures and their associated landscapes that are located, designed, constructed, operated and dismantled in an environmentally responsible manner to minimize short- and long-term negative impacts on the environment and building occupants.

HAZARDOUS MATERIALS:

Substances that are harmful to human and environmental health and/or safety in relatively small quantities. Such materials include flammable, combustible, corrosive, reactive, and toxic substances as well as any other substance defined as "hazardous" by the state or federal government.

INFILL:

Development on vacant or under used sites within an established development pattern.

INFRASTRUCTURE:

The network of vital systems that comprises the improvements and publicly funded facilities added to the built environment to support new development and growth. Such systems include transportation, sanitary sewer, communications, stormwater, solid waste disposal, and water treatment and distribution.

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LIVABLE:	A neighborhood is safe, with a focused center and easy access by various means of travel to schools, shopping and services.
MIXED USE:	A mixture of residential and non-residential uses. A designation that permits a combination of uses within a single development or district. The development may contain a mix of office buildings, retail establishments, hotels, housing, and related uses.
MODE:	A means of travel. Transportation modes include automobile, rail, bus or walking. In some cases, subsections of the above might also be considered modes, as for example, single occupant automobiles, autos with two passengers, and autos with three or more passengers.
MULTIFAMILY HOUSING:	Structures designed to accommodate several unrelated households. Multifamily residences include garden apartments, mid rise and high rise apartment buildings, and residential condominiums.
NATIONAL AMBIENT AIR QUALITY:	The Clean Air Act, which was last amended in 1990, requires the Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards for pollutants considered harmful to public health and the environment.
OPEN SPACE:	Any land which is provided or preserved for (i) park or recreation purposes, (ii) conservation of land or other natural resources, (iii) historic or scenic purposes, (iv) assisting in the shaping of the character, direction, and timing of community development, or (v) wetlands
OZONE:	An air pollutant that forms from the interactions of oxides of nitrogen and volatile organic compounds with sunlight. High ozone concentrations can adversely affect human health. Motor vehicles are the major source of oxides of nitrogen and volatile organic compounds
PUBLIC FACILITIES:	Facilities that are required to support the services and functions provided by the government or public utility companies. Such facilities are essential to support the community and its development and to enhance the overall quality of life. Public facilities include such necessities as water and sewer lines, drainage and stormwater management facilities, and police and fire protection, as well as educational, recreational and cultural services.
PUBLIC TRANSPORTATION:	A term used to describe public transportation facilities and vehicles such as rapid rail and buses.
REDEVELOPMENT:	Development activity generally characterized by clearance of existing structures and new construction. The new development may be the same type of land use, or a new type, but it is usually at a higher level of intensity or density than that it replaces.

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RIGHT OF WAY:

The area over which a legal right of passage exists; land used for public purposes in association with the construction or provision of public facilities, transportation projects, or other infrastructure.

STATE IMPLEMENTATION PLAN (SIP):

A State Implementation Plan (SIP) is an enforceable plan developed at the state level that explains how the state will comply with air quality standards according to the federal Clean Air Act. A SIP must be submitted by the state government of any state that has areas that are designated in nonattainment of federal air quality standards.

TRAIL:

A pathway constructed of various materials such as asphalt, stone dust, or natural surface that is used for recreation, or as an alternative mode of non-motorized transportation, or both.

TRANSIT:

See Public Transportation.

UNDEVELOPED AREAS:

Those areas of a project which are to be publicly owned and/or dedicated, and/or not available for development (such as major street rights-of-way, various open lands, areas of geologic hazard, alleys, natural areas and water bodies).

URBAN DESIGN:

An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. Design analysis includes the relationship between buildings, streets, land use, open space, circulation, height, natural features and human activity. A well designed urban or suburban environment demonstrates the four generally accepted principles of urban design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

WALKABLE:

An area that can be walked across in about 5 minutes, with choices of enjoyable routes to everyday destinations.

WETLANDS:

Any land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an unusually strong affinity for water, and the presence or evidence of surface wetness. Wetland environments provide water quality improvement benefits and, in most cases, are ecologically valuable.