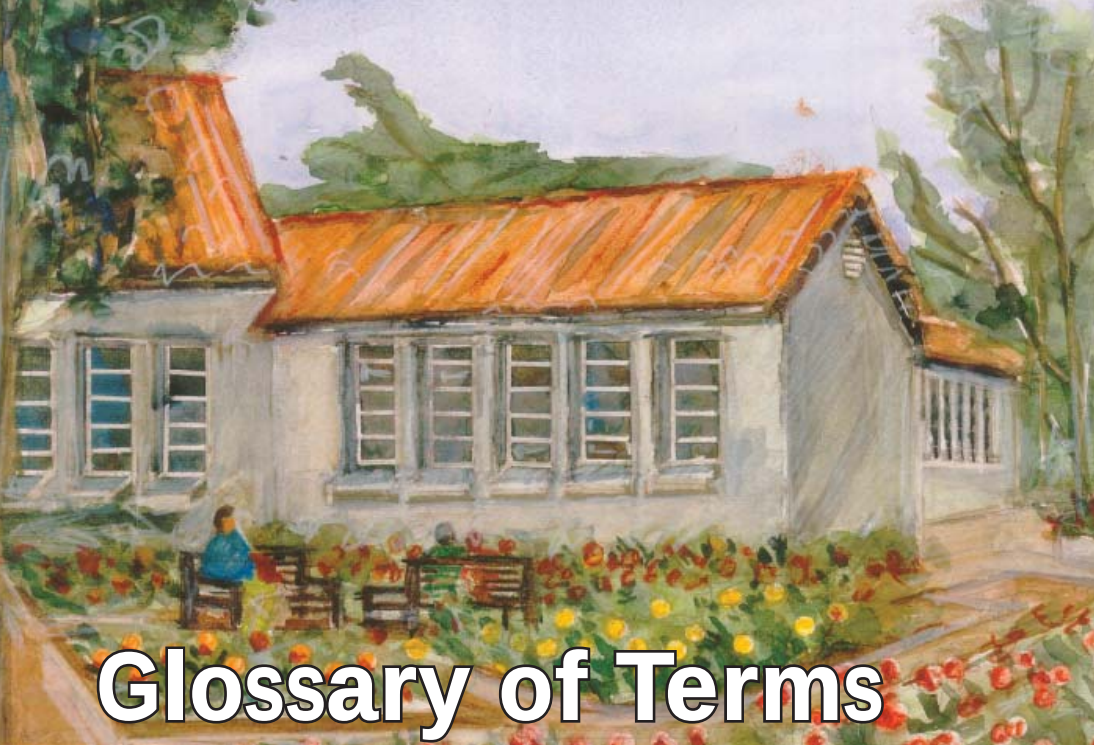




G

Glossary of Terms

A

ADA (Americans with Disabilities Act) – 1990 federal legislation specifying provisions to be made in the design or redesign of buildings, parking, and outdoor areas to remove barriers for persons with disabilities and guaranteeing equal opportunity in public accommodations, transportation and government services.

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

B

Building Envelope – A volume of space that is defined by a geometric shape (rectangular, triangular, circular, cubic, etc.) within which a building, regardless of its shape and size, should fit.

C

Character – Features, qualities and attributes that give a place its identity.

Complete Streets – A complete street is one 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.

Context – The relationship between a location and its surrounding natural and/or built environment; the whole environment relevant to a particular building or place; the interrelated conditions in which something exists or occurs.

Contextual Compatibility – Characteristics and proportions of the existing natural and/or built environment serve as a basis for new development projects so that a wide variety of building types, use of materials, and architectural styles relate to one another.

D

Density – Typically 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.

Downtown Couplet – The vehicular circulation couplet of Drinkwater Boulevard (north-bound) and Goldwater Boulevard (south-bound) that allows pass-through traffic to divert from Scottsdale Road and circulate around Downtown.

Downtown Serving – As a primary local and regional destination, Downtown Scottsdale has always been primarily accessed via Scottsdale Road. Thus, the portion of the road that is within the boundary of Downtown Scottsdale has a character and a pace which relates to and serves the needs of the surrounding businesses. Recognizing this factor, the City of Scottsdale constructed a north-south couplet, on either side of Scottsdale Road, for vehicular traffic that passes through Downtown Scottsdale.

E

F

Floor Area Ratio (FAR) – A measure of development density expressed as the amount of building floor area divided by the development site land area.

Frontage Zone – A narrow strip of space that is in the public realm and parallel to the front of a commercial building, which is wide enough to accommodate the out-swing of an entry door, window shopping, merchandise display, and/or seating for patrons.

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, through site layout, building design, construction, operation, maintenance, and removal.

H

Hierarchy of Connections – A well connected Downtown features layers of mobility, convenient connections to the surrounding region, active streets lining Downtown's most important destinations, and a rich network of secondary streets linking less intensive destinations to key streets.

I

In-Lieu – Cash payments that may be required of an owner or developer as a substitute for dedication of land or physical improvements (for example, parking in the downtown).

Infill – Development of vacant lots, or properties, and/or remnant parcels within areas that are already developed and have access to urban services and infrastructure.

Intensity – Intensity refers to the level or concentration of activity occurring on a site or in an area. Intensity is often used interchangeably with density.

J

K

L

Live/Work – The quiet enjoyment 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. See also Work/Live.

M

Massing – The physical volume, shape or bulk of a building.

Mixed-Use – 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, or vertically in the same building, or through a combination of the two.

Mixed-Use Neighborhood – General Plan land use designation that includes Downtown Scottsdale.

Mobility – The ability to move from one place to another, or to transport goods or information from one place to another.

Multiple-Use – Is a future land use designation in the Downtown Plan for those areas in Downtown that are adjacent to the Downtown Regional, Downtown Civic Center, Downtown Medical and Downtown Core future land use designations.

N

O

P

Park-Once Environment – The ability for visitors and employees to spend less time in a private vehicle, thus parking once and utilizing multiple modes of transportation to reach destinations or places of interest.

Passive Cooling – Technologies or design features that are utilized to cool an outdoor space or a building without the use of energy for example, natural cross ventilation and breezes can be used to remove unwanted heat; shade devices can be utilized to slow heat transfer; and water evaporation can be utilized 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 orientated with longer dimensions east-west to take advantage of solar heating benefits of the winter sun.

Pedestrian Comfort Zone – Streets and public spaces that accommodate and encourage pedestrian activity through the provision of active uses, informal gathering spaces, lighting and safety features, and other pedestrian-serving amenities.

Pedestrian Compatible – Adjacent land use is often single use and buildings are separated from the pedestrian realm. Roadway corridor includes: moderate traffic volumes at moderate speeds, infrequent crossing opportunities and intersection design and signal timing give priority to vehicles. The pedestrian realm includes sidewalks that are continuous but often minimum width and landscaping that is informal and typically does not provide shade.

Pedestrian Corridor – A path or guided way that is developed to promote walking as an attractive means of transportation and utilized primarily by pedestrians as they move between major activity centers.

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

Pedestrian Place – Adjacent land use includes: at least three complementary uses within immediate walking distance; buildings face and embrace the pedestrian realm; and wide awnings, walkways and arcades are provided. Roadway corridor includes: low traffic volumes at slow speeds; crossing opportunities are frequent; on-street parallel parking is encouraged. Pedestrian realm includes: extent of pedestrian place is one-quarter mile walk in length; walkways are separated from vehicular traffic; sidewalks are wide enough to accommodate the highest levels of use and space for outdoor dining and amenities.

Pedestrian Supportive – Adjacent land use includes: mixed-use, typically first floor commercial; buildings face and embrace the pedestrian realm; awnings and arcades are used to provide shade; no foundation landscape areas to separate building from walkway. Roadway corridor includes: moderate traffic volumes at slower speeds; intersection design and signal timing give priority to pedestrians; on-street parallel parking is encouraged. Pedestrian realm includes: sidewalks are separated from vehicular traffic; sidewalks are wide enough to accommodate heavy levels of use.

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, such as cultural facilities.

Public Realm – The public realm of a city is the environment created by the network of streets and open spaces, parks and plazas, and the pattern of uses and activity, which contribute to the character and quality of the place.

Q

R

Regulatory Flexibility – With regard to the Downtown Plan, regulatory flexibility 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.

S

Sensitive Edge Buffer – A defined area intended to create a separation between dissimilar uses and/or development intensities, in an effort to reduce or mitigate the effects of one area upon the other.

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

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 level of the building.

Sustainable Design – The intention of sustainable design is to eliminate negative environmental impacts through integrated, sensitive design and development.

Sustainability – There are many definitions of sustainability. For the purposes of the Downtown Plan, sustainability is a condition of living which enables the present generation to enjoy social wellbeing, a vibrant economy, and a healthy environment, without compromising the ability of future generations to enjoy the same.

T

Transition Areas – A change from one development density and intensity to another, or from a preserved area to a developed area.

Type 1 – The compact development area of the Downtown Core which includes the Old Town, Main Street, Fifth Avenue, Marshall Way, and Craftsman Court districts.

Type 2 – The intermediate development of the Downtown Regional, Medical, Civic Center and Multiple-Use areas that comprise the major portion of Downtown.

U

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

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.

View shed – The major segments of the natural terrain which are visible above the natural vegetation from designated scenic viewpoints.

W

Walkability – The extent to which the built environment is designed so that people are able 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 through the use of landmarks, effective signage and building design.

Work/Live – 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 trade or sales. The predominant use of a work/live unit is commercial, craft-work, or light assembly/manufacturing.

X

Y

Z