

# Glossary

## A

*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 the conversion of special use structures, such as gas stations, school buildings, and warehouses that are no longer needed for their original purpose.

*Airport Master Plan*– A document produced by the Scottsdale Airport which provides goals and guidelines for future airport development to meet aviation 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 Land Use Area*– A future land use designation in the Greater Airpark Community Area Plan. The Aviation area encompasses the Scottsdale Airport and includes areas and properties that access the Airport runway via taxilane. Aviation and aviation-supporting uses are encouraged in this area, including but not limited to, corporate and personal aircraft hangars, fueling services, in-flight catering businesses, hotels and tourist/corporate accommodations, and aircraft maintenance facilities. Housing and retail is generally discouraged in the aviation area except where pilot work-live units and aviation-serving retail uses are deemed

appropriate. Development standards should accommodate unique building forms required of aviation uses.

*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.

## 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 and which 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 Land Use Area*– A future land use designation in the Greater Airpark Community 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. Retail and recreational uses should be limited and supportive of businesses in the area. These areas should have access to regional mobility systems, including access for truck traffic, as well as transit facilities. Residential is generally discouraged in employment areas except where work-live units are deemed appropriate. Employment areas in the Greater Airpark should,

however, be located in close proximity to workers and support services such as daycares, dry cleaning, copy centers, etc.

*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, unless it is intended to serve businesses in the area, such as an office supply store or mail center.

*Entertainment/Cultural Uses*– Land uses which include leisure activities for Greater Airpark 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 entrypoint into the Greater Airpark. At Gateway intersections, sense of entrance, arrival, and movement should be reinforced by the surrounding built form and site planning. Community 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 lifecycle, 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 Uses*— A site which may contain or produce, as a result of normal business operations, potentially harmful byproducts or chemicals.

*High-Value Business*— A business which 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, research and development facilities, laboratories, utility, energy sites, and corporate headquarters.

*Industrial Uses*– Properties used for the purpose of, but not limited to, production, manufacturing, warehousing, and distribution. Industrial properties also include office/warehouse.

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

*Intensity*– The level of concentration of activity occurring on a site or 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, high quality architecture, and 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 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 Community Area Plan, there are two types: internal block connection and mid-block crossing. Internal connections are focused primarily on providing a pedestrian or multi-modal cut-through through a large block to encourage more efficient circulation. Mid-block crossings are focused on providing a crosswalk, pedestrian refuge islands, and/or traffic signals across certain streets where pedestrians are likely to cross often.

*Mixed Use Land Use Area*– A future land use designation in the Greater Airpark Community Area Plan. Mixed Use areas are intended to provide services, employment, amenities, shopping opportunities, and to a lesser degree, residential. These areas encourage a variety of land uses, including housing, retail, offices, hotels, and entertainment. Developments in Mixed Use areas should be pedestrian-oriented and have access to multiple modes of transportation.

*Multi-modal*– An approach to transportation which includes all users (pedestrians, bicyclists, transit vehicles and users, equestrian users and motorists of all types) of all ages and abilities and aims to create a comprehensive, integrated, 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 Community 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 Land Use Area*– A future land use designation in the Greater Airpark Community Area Plan. Open space areas encourage developed open spaces, such as parks, golf courses, and drainage basins, as well as the preservation and enhancement of major recreational facilities in the Greater Airpark, such as the TPC Golf Course, Scottsdale Sports Complex, and portions of WestWorld.

## P

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

*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-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, benches, shade, 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 Tourism Land Use Area*– A future land use designation in the Greater Airpark Community 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 which provides a flexibility of land uses when it can be demonstrated that new land uses are viable in serving a regional market. Regional uses in the Greater Airpark Community Area Plan should align with the underlying Land Use Area themes.

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 who 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.

*Signature Corridor*– A designation in the Greater Airpark Community Area Plan for parcels and sites along streets that are most appropriate for redevelopment. 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 Community 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 Community Area Plan, sustainability means the ability to provide the best economic, social, and environmental outcomes for the human and natural environments both now and into the indefinite future.

## 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 runways 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 which 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 Community Area Plan.

*Type A Development*– Type A development denotes locations for medium-scale development. This type features campus-like developments which transitions from higher-scale development types.

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

*Type C Development*– Type C development represents the highest-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 with infrastructure to support the scale of development.

## U

*Underutilized Land*– Land or parcels that are not being used to their full potential and could be redeveloped with a more 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. Because this idea applies to everyone, the concept of Universal Design is known around the world as “design for all,” “inclusive design,” and “life span design.”

*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 Community 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 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.

*Workforce housing*– Housing intended to appeal to gainfully employed, essential workers in the community located in or near employment centers.

*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