

APPENDIX B: GLOSSARY

A

ACTION: A region-wide, housing-related, or district specific task designed to realize the main objectives and implement the community's vision and goals for the DRAP.

ACTIVE TRANSPORTATION: Active transportation is any form of transportation that is not in a motor vehicle. It primarily refers to pedestrians and bicyclists, but can also include those on scooters, e-bikes, skateboards, roller skates, or roller blades.

ACCESSIBILITY: Accessibility is the design of products, devices, services, vehicles, or environments so as to be usable by people with disabilities.

ADAPTIVE REUSE: The process of reusing buildings for a purpose other than what was originally built. The Adaptive Reuse Overlay District is a zoning district that facilitates the reuse of underutilized properties by modifying site development standards that otherwise make the reuse of those properties economically unfeasible.

AFFORDABLE HOUSING: Affordable housing is property, whether owned or rented, plus the cost of utilities that, combined, cost no more than 28 to 30 percent of gross household income.

AREA PLAN: Plans adopted by the City of Chandler for specific subareas of the city.

These plans detail specific designs and policies shaping the urban environment and report the market and physical constraints that affect the development of the planning area. They also specify detailed land use designations that are used to review specific development proposals and plan services and facilities.

ARIZONA REVISED STATUTES (ARS): The ARS are state laws passed by the Arizona Legislature.

ATTAINABLE HOUSING: Attainable housing is housing that is affordable to those earning the area median income, meaning they need to spend no more than 30% on their home.

B

BUFFER: A buffer is a method of separating incompatible uses (ex. opaque fencing, vegetated berms and dense landscaping) or a method of separating uses on a sliding scale of intensity (i.e. rural followed by large lot residential) so as to shield a significantly lesser intensity use from a higher intensity use. A buffer may also be an area alongside protected or conserved natural open spaces in which human activity is restricted to research and maintenance of the protected or conserved open space to mitigate the negative impacts of human activity on the land or wildlife.

BUILD-OUT: The point at which there is little or no undeveloped land such as agricultural fields and vacant parcels to continue expansion or growth within the city's municipal planning area.

BUS RAPID TRANSIT (BRT): Limited-stop bus service that provides faster service and travel time and higher frequencies as well as enhanced bus stop amenities.

C

CAPITAL IMPROVEMENT: A capital improvement is the addition of a permanent structural change or the restoration of some aspect of a property that will either enhance the property's overall value, prolong its useful life, or adapt it to new uses. Individuals, businesses, and cities can make capital improvements to the property they own. Some capital improvements are given favorable tax treatment and may be exempted from sales tax in certain jurisdictions.

CAPITAL IMPROVEMENT PROGRAM (CIP): This document serves as a multi-year planning instrument to identify needs and financing resources for public improvements. It also informs city residents of how the city plans to address significant capital needs over a ten-year period.

CHOKERS: A buildout added to a road to narrow it on either or both sides of the road, forcing traffic to slow down and maneuver around the buildout.

COMMUNITY FACILITIES DISTRICT (CFD): A CFD is a financing mechanism for the acquisition, construction, operation, and maintenance of public infrastructure.

COMMUNITY IMPROVEMENT DISTRICT (CID): Similar to a CFD, public-private partnerships in unincorporated areas that fund public infrastructure improvements.

COMPATIBILITY: Compatibility occurs when the characteristics of different uses or activities are harmonious or capable of existing or working together without conflict.

D

DEMOGRAPHICS: Statistical data relating to the characteristics of the population and subgroups within a population.

DENSITY: A numeric average of families, individuals, dwelling units or housing structures per unit of land; usually refers to dwelling units per acre in the comprehensive plan.

DEVELOPER: Any person or group of persons or legal entity which builds improvements on land, including buildings, streets, parking lots, drainage structures and utilities to serve buildings.

DWELLING UNIT (DU): A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities) that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

E

ENHANCED MUNICIPAL SERVICE DISTRICT: An improvement district covering Downtown Chandler where assessments are collected to enhance public services within its boundaries. Enhanced public services may include public safety, fire protection, refuse collection, street or sidewalk cleaning, landscape maintenance in public areas, planning, promotion, transportation, and public parking.

F

FUTURE LAND USE MAP (FLUM): A Future Land Use Map (FLUM) is a diagram that designates the type, distribution, and intensity/density of land uses.

G

GENERAL PLAN: A statutorily required plan containing general policies and future land use designations for growth and development of the incorporated land within the City of Chandler.

GOAL: A specific aspiration, also called a guiding principle, stemming from the overall vision of the DRAP and community input describing a future ideal condition to be achieved specific to desired character of each

district.

GOVERNMENT PROPERTY LEASE EXCISE TAX (GPLET): The Government Property Lease Excise Tax (GPLET) is a tax incentive agreement negotiated between a private party and a local government. It was established by the State of Arizona in 1996 as a way to stimulate development in commercial districts by temporarily replacing a building's property tax with an excise tax.

GREEN BUILDING: A comprehensive approach to building those results in increased energy and water efficiency, a healthier and more pleasant indoor environment, and a sustainable site design, all accomplished while minimizing construction waste and using environmentally sensitive building materials.

H

HABITAT: The sum of environmental conditions of a specific place that is occupied by an organism, a population or a community.

HIGH-CAPACITY TRANSIT (HCT): A transit system capable of carrying a larger volume of passengers than a standard fixed-route bus system. Examples of high-capacity transit includes bus rapid transit, modern streetcar, and light rail. High-capacity transit can operate on existing streets with mixed traffic, or on exclusive rights-of-way such as dedicated convenient and more reliable service for a larger number of passengers.

HIGH-CAPACITY TRANSIT CORRIDORS: A corridor that is designated to accommodate high-capacity transit and may be characterized by existing or planning transit-oriented development.

HOUSEHOLD: A single unit of one or more related or unrelated person(s) occupying a dwelling unit, with a living arrangement by which one or more persons are responsible for decision-making regarding their dwelling unit and potentially other household members.

HOUSING UNIT: A house, apartment, mobile home or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building, and which have direct access from the outside of the building or through a common hall.

I
INDUSTRIAL SUPPORT USES: Ancillary commercial uses are an integral component of a planned mixed-use development that supports the businesses within employment areas. Examples of industrial support uses include printing services, delis, coffee shops, catering services, restaurants, convenience commercial, and hotels.

INFILL: Development of vacant lands in predominantly built-up portions of the

community or redevelopment of properties that are underutilized to make the most efficient use of existing infrastructure and attain higher economic return from real estate.

INFRASTRUCTURE: Facilities and services needed to sustain any type of development – residential, commercial or industrial activities. Includes water and sewer lines, streets, electrical power, fire and police stations, etc.

INNOVATION DISTRICTS: Geographic areas where leading-edge anchor institutions and companies cluster and connect with startups, business incubators, and accelerators.

INTELLIGENT TRANSPORTATION SYSTEM (ITS): A system that analyses data, and utilizes sensing and analysis to improve efficiency, and safety of ground transportation.

K

KNOWLEDGE-BASED INDUSTRIES: High technology, biomedical, aerospace, renewable energy research and development, and other similar research- and development-based industries.

L

LAND USE: Land use is the occupation or use of a land or water area for any human activity, or any purpose defined in the Comprehensive Plan.

LEVEL OF SERVICE (LOS): A measure used to calculate the quality of motor vehicle traffic service.

LIGHTSCAPE: Refers to an environment that is illuminated in a specific way, often to create a particular aesthetic or visual effect. It can be a deliberate arrangement of lights to highlight certain elements and obscure others, or it can be the natural illumination of a scene. In urban contexts, lightscape refers to the strategic use of lighting to enhance the beauty, safety, and functionality of urban areas.

LOW IMPACT DEVELOPMENT (LID): A planning and engineering practice that mimics natural processes in order to manage stormwater.

LOW INCOME HOUSING TAX CREDIT (LIHTC): A tax credit program designed to encourage private investment in affordable housing, administered by states and regulated by the Internal Revenue Service, where private investors contribute capital to development projects so that developers reduce the ratio of debt in the project, at least 20% of the units must be rented to households earning 50% or less of the area median income (AMI), or 40% of the units to households earning 60% or less of the AMI for at least 30 years, and investors are able to reduce their federal income tax liability over a 10-year period.

M

MASSING: An element of architectural design which paces the spatial volumes of the building in relation to each other.

MICRO-TRANSIT: Micro-transit is a flexible, on-demand public transportation service that uses small vehicles to connect people with essential services. Microtransit vehicles are often shared with other passengers and can be scheduled or routed to meet the needs of individual riders.

MIXED-USE: Different activities housed in the same building or adjacent to each other within the same development. Typical mixed-use developments consist of high density residential with office and/or retail or restaurant on the ground floor.

MOBILITY: The main purpose of the transportation system in any community is to provide mobility. Mobility focuses on efficiently moving people and goods from point A to point B, or the level of ease with which movement happens.

MULTIMODAL: Multimodal transportation is the movement of people and goods using multiple modes of transportation, such as walking, biking, cars, trains, and public transit.

N

NEIGHBORHOOD: An area of a community with characteristics that distinguish it from other community areas, and which may include distinct ethnic or economic characteristics, schools, or social clubs, or boundaries defined by physical barriers such as major highways and streets.

P

PARTICULATE MATTER: Microscopic liquid or solid droplets that when inhaled or ingested can cause serious health problems.

PLACEMAKING: The process of creating quality places people want to live, work, play, and learn.

POLICY: A district specific and community derived strategy designed to achieve the community's goals for the DRAP.

POPULATION DENSITY: The number of people in a given area. The number may be obtained by multiplying the number of dwellings per acre by the number of residents per dwelling.

PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG): PROWAG provides guidance to public agencies that construct or maintain transportation infrastructure on accessibility features to ensure those with disabilities can properly utilize that infrastructure.

PUBLIC FACILITIES: Government offices and services including police and fire stations, libraries, and general offices.

PUBLIC TRANSPORTATION: Motorized, shared transportation services typically provided by either local governments or non-profits focused on serving transportation needs of the elderly or disabled.

R

RAISED CROSSWALKS: A technique to bring the level of the roadway to that of the sidewalk, forcing vehicles to slow before passing over the crosswalk.

REQUESTED RIDE SERVICES: App generated, human operated cars providing transportation for humans, food delivery and courier services.

RIGHT-OF-WAY: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads and utility lines.

ROBOTAXI: AI powered, self-driving cars that transport passengers without human intervention.

ROUNDABOUTS: A circular intersection in which traffic flows in one direction around a central island, used in higher volume intersections. Roundabouts show traffic and allow vehicles to continually move without full stops and starts, which minimizes accidents and reduces pollution.

S

SAFE STREETS AND ROADS FOR ALL (SS4A):

SS4A is a federal discretionary grant program that provides safety planning, demonstration project, and implementation funds for safety-focused projects directly to local, regional, or tribal governments.

SPEED HUMPS/BUMPS: A vertical rounded device, typically 3” to 4” in height, spanning the width of the road, to reduce vehicle speeds.

STREETSCAPE: Refers to everything the visual design or appearance of a street. The typical elements include the road, buildings, sidewalks, street trees, landscape and pedestrian lighting, streetlights, benches, trash receptacles, and adjoining open spaces.

SURFACE WATER: Water that collects on top of landforms, creating terrestrial water bodies.

SYSTEM DEVELOPMENT FEES: Fees assessed to require fair share contributions from property developers to extend infrastructure or provide other municipal services to benefit the development’s end users.

T

TRAFFIC CIRCLES: A raised island located in the center of an intersection around which traffic must circulate, generally used at low volume neighborhood intersections.

TRANSIT ORIENTED DEVELOPMENT (TOD):

Development that is characterized by mixed-uses, higher densities, and is designed for pedestrian activity to maximize access to transit services.

V

VISION STATEMENT: An overarching and collective aspiration derived and evolved from community input for the entire DRAP.

W

WASTEWATER: Includes sewage and all other liquid waste substances associated with human habitation, or of human or animal origin, or from any producing, manufacturing or processing operation of whatever nature.

WATER TREATMENT PLANT: A water treatment plant is a facility that processes (or treats) water to make it potable.

WORKFORCE HOUSING: Housing units at a price point affordable to households that earn between 80% and 120% AMI, or more than those that qualify for low-income housing.

Z

ZONING: Zoning describes the regulatory control of the use of land and buildings within a jurisdictional boundary. Areas of land are divided by appropriate authorities into zones within which various uses are permitted and regulated.