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Appendix A

Glossary



Glossary of Planning Terms

Adams County Economic Development, Inc. (ACED):

Private, non-profit group that plays a leadership role in aggressively driving economic vitality and sustainable business development in the region.

Affordable Housing:

A dwelling unit which is available for rent or purchase on terms that would be affordable to households earning eighty (80) percent or less of the median income of City residents, as adjusted for family size.

Block Group:

A subdivision of a census tract, generally containing between 600 and 3,000 people, with an optimum size of 1,500 people.

call-n-Ride:

A convenient curb-to-curb transportation program that is designed to supplement existing RTD bus service and make it easy for commuters, school children, and other to get where they need to go. The program uses vehicles smaller than buses that are easy to board and are wheelchair accessible.



Capital Improvements Program (CIP):

A schedule and budget for future capital improvements (building or acquisition projects) for roads, utilities, and other capital facilities, to be carried out over a specified period of time.

Catalyst Actions:

Key policies and/or recommendations that, once initiated, will dictate the success of the Plan more than any other program or activity.

Community Capacity:

The ability and strengths within the community to address problems and react to potential opportunities.

Community Development Block Grant (CDBG):

Eligible programs and projects include a wide range of community and economic development activities aimed at revitalizing decayed urban areas and benefiting low- and moderate-income persons.

Community Development Corporation:

A broad term referring to not-for-profit organizations incorporated to provide programs, offer services and engage in other activities that promote and support a community. CDC's usually serve a geographic location such as a neighborhood and can be involved in a variety of activities including economic development, education, and real estate development.

Core Plan Goal:

A statement of an ideal condition intended as a general orientation for action, e.g., A City of Great Amenities.

Denver Regional Council of Governments (DRCOG):

The Denver Regional Council of Governments (DRCOG) fosters regional cooperation between 52 county and municipal governments in the Denver metropolitan area.

District:

An area that generally has an homogenous character and/or very strong edges.

Environmental Impact Statement (EIS):

Prepared with public participation, EIS is a study to assist decision-makers by providing information, analysis, and an array of action alternatives, allowing managers to see the probable effects of management decisions on the environment.

Floodplain:

A plain channel and relatively flat area bordering a river that is subject to flooding.

Floor Area Ratio (FAR):

The total floor area on a lot divided by the lot areas.

Gateway:

An arrival or departure point of a district.

Household:

A household includes all of the people who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Housing Unit:

A housing unit may be a house, an apartment, a manufactured home, a group of rooms or a single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and that have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible. If that information cannot be obtained, the criteria are applied to the previous occupants.

**Industrial Development:**

A planned, coordinated development of a tract of land involving the manufacturing, procession, assembly, or storage of equipment, raw materials, or manufactured products.

Infill:

New development on vacant lots in a built-up area.

Infrastructure:

The underlying foundation or basic framework of a city, including streets, parks, bridges, sewers, streetlights and other utilities.

Intergovernmental Agreement (IGA):

A contractual agreement between the City and another governmental entity for achieving coordinated planning and the efficient provision of urban service.

Land Use Plan:

A plan that recommends appropriate uses for a property.

LEED:

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System is a voluntary, consensus-based national standard for building high-performance, sustainable buildings. LEED was developed by the U.S. Green Building Council (USGBC), the leading organization promoting the green building industry.

Lifestyle Center:

A shopping center with an outdoor traditional streetscape layout with sit-down restaurants and a conglomeration of specialty retailers.

Light Rail:

Electric rail transit system with “light” volume or traffic capacity, as compared to heavy rail. May be on exclusive or shared rights-of-way and include modes such as streetcars and trolleys.

Mass Transit:

Public transportation, referring to bus, shuttle, heavy rail, and light rail.

Mixed Use:

The development of a lot, tract or parcel of land, building or structure with two (2) or more different uses including, but not limited to, residential, office, retail, personal service, entertainment or public uses, designed, planned and constructed as a unit.

Open Space:

Undeveloped land under public or private ownership and management that may or may not be used for passive recreational purposes or water storage.

Multi-modal Transportation:

The consideration of more than one mode to serve transportation needs in a given area and is included within the meaning of intermodal.

Placemaking Cultural District:

A unique cultural area with a defined character. The purpose of the district is to strengthen Thornton as a unique destination by facilitating growth of cultural areas which offer a critical mass of activity.

Placemaking Trail:

A proposed urban greenway concept with dedicated lanes for bicycles and pedestrians, separated from vehicular traffic within existing public rights-of-way. Thornton's placemaking trail will connect the six cultural districts as well as many significant areas of the City.

Policy:

A statement consistent with a strategy to prescribe, restrict or otherwise guide or direct an action.

**Power Center:**

This retail center is dominated by several large anchors usually freestanding. They included discount stores, warehouse clubs, and large specialized stores.

Quality of Life:

The attributes or amenities that combine to make an area a good place to live. Examples include the availability of political, educational and social support systems; good relations among constituent groups; a healthy physical environment; and economic opportunities for both individuals and businesses.

RTD:

The Regional Transportation District of Denver; this organization serves the regional transportation area of Denver by providing light rail, commuter rail, park and ride, and rapid bus transit programs.

Strategy:

A statement of a specific approach directed toward the achievement of a goal.

Sustainable Development:

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Target Industry Marketing (TIM) Study:

Study to determine ideal industries to attract to community to increase jobs, tax base, and accommodate current or additional industries.

Tax Increment Financing (TIF):

A tool to use future gains in taxes to finance the current improvements that will create those gains.

Thornton Arts, Sciences and Humanities Council (TASHCO):

Organization (referred to as Thornton Arts Council) whose purpose is to promote cultural and scientific activities in the city of Thornton.

Transportation Systems:

A network of roads, trails, sidewalks, rail and the equipment necessary for the movement of passengers or goods.

Transit-Oriented Development (TOD):

A compact, mixed-use development within an easy walk of a transit station. Its pedestrian-oriented design encourages residents and workers to drive their cars less and ride mass transit more. These “transit villages” are usually moderate to high density, matching the existing scale of development and can be new construction or redevelopment.

Wayfinding:

The process of using spatial and environmental information to find our way in the built environment.

Wetlands:

Land that has wet or spongy soil. These areas are often important wildlife habitats.

