## Acronyms

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**2012 City of Thornton Comprehensive Plan**

**LEPC:** (Adams County) Local Emergency Planning Committee

**NATA:** North Area Transportation Alliance

**RTD:** Regional Transportation District

**SFHA:** Special Flood Hazard Areas

**STaR:** South Thornton Revitalization Subarea

**TACC:** Thornton Arts and Cultural Center

**TASHCO:** Thornton Arts, Sciences, and Humanities Council

**TIF:** Tax Increment Financing

**TIP:** Transportation Improvement Plan

**TMO:** Transportation Management Organization

**TOD:** Transit Oriented Development

**TRAB:** Thornton Revitalization Advisory Board

**WUI:** Wildland Urban Interface
Planning Words and Terms

For glossary terms which are accompanied by numeric references, please see the “Works Cited” at the end of Appendix A, Hazard Identification and Mitigation.

**Access-a-Ride:**
This is a Regional Transportation District (RTD) service that provides local bus transportation for people with disabilities. For more information, visit http://www.rtd-denver.com.

**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.

**Adams County Local Emergency Planning Committee (LEPC):**
The mission of the LEPC is to enhance and create plans directing the response to hazardous materials incidents, increase compliance with hazardous materials reporting requirements and continue to offer access to information on the storage of such materials for the benefit of the county’s residents, businesses and industries.

**Affordable Housing:**
The definition of affordability is for a household to pay no more than 30 percent of its annual gross income on the total cost of housing which includes rent, mortgage, and utility payments. The term “affordable housing” commonly refers to dwelling units in which the total cost of housing is affordable to those who are below the median income for the area. In July 2011, Thornton City Council adopted an Affordable Housing Policy focusing on expanding the supply of housing for those that are at 40% Area Median Income or below.

**A-Lift:**
This Adams County service provides accessible and affordable door-to-door transportation to older adults and persons with mobility impairments using small buses and a station wagon.
Area / Subarea Plans:
These plans address a more detailed vision for a smaller geographical area than is covered by the Comprehensive Plan.

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

Build Capacity:
The development of knowledge, skills and attitudes in individuals and groups of people that are relevant to attaining the Core Plan Goals.

Call-n-Ride:
This is a Regional Transportation District (RTD) personalized bus service that travels within select RTD service areas. It is a convenient curb-to-curb transportation program designed to supplement existing RTD bus service. The program uses vehicles smaller than buses that are easy to board and are wheelchair accessible. For more information, visit http://www.rtd-denver.com.

Capital Improvements Program (CIP):
A proposed schedule adopted by the Council of all future public improvement projects and their construction priority, together with cost estimates and the anticipated means of financing each project.

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

city (lower case):
The geographic area and community of Thornton, Colorado.

City (capitalized):
The local government, City of Thornton, a Colorado home-rule municipal corporation.
Community Capacity:
The ability and strengths within the community that enable it to address problems and pursue potential opportunities.

Community Character Areas:
A group of land uses (Institutional, Parks and Open Space) designated on the Future Land Use Map. These areas provide amenities and also a sense of place within Thornton. These include parks and open spaces, community centers, libraries, and recreation centers.

Community Development Block Grant (CDBG):
The Community Development Block Grant was established through the Housing and Community Development Act of 1974. The primary purpose of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities, principally for persons of low and moderate income. The U.S. Department of Housing and Urban Development (HUD) provides annual grants on a formula basis to entitled metropolitan cities and urban counties. The City uses CDBG funding for a variety of eligible community and economic development programs, projects and activities.

Community Development Corporation (CDC):
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. CDCs usually serve a limited geographic location, such as a neighborhood, and can be involved in a variety of activities including economic development, education, and real estate development.

Community Garden:
An outdoor area, privately- or publicly-owned, operated or maintained, for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be maintained and cultivated collectively.
Community Gateway Statements:
Architectural entry feature to a city, district, or neighborhood.

Complete Streets:
Complete streets (sometimes livable streets) are roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists, and public transport users of all ages and abilities.

Comprehensive Plan:
The City’s Comprehensive Plan and/or any component plans dealing with the growth and development of the city, its public facilities, or its public services, as adopted and amended by the City Council.

Core Plan Goal:
A statement of an ideal condition intended as a general orientation for action, e.g., A City of Quality and Diverse Neighborhoods.

Core Recommendation:
Suggestions of strategies made at the municipal level in order to implement identified opportunities and community goals.

Current Opportunities:
Areas of improvement identified in the analysis phase of the 2007 Comprehensive Plan process through information meetings with community members and by the steering committee.

Denver Regional Council of Governments (DRCOG):
The Denver Regional Council of Governments (DRCOG) is a nonprofit association of local governments dedicated to making the nine-county Denver region a great place to live, work and play. DRCOG fosters regional cooperation between 52 county and municipal governments in the Denver metropolitan area.

District:
An area that generally has a homogenous character and/or very strong edges.
Dwelling Unit:  
See “Housing Unit”

Eastlake:  
See “Town of Eastlake”

Endangered Species:  
An organism in imminent danger of extinction throughout all or a significant portion of its range.

Environmental Impact Statement (EIS):  
Prepared with public participation, an 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.

FasTracks:  
A comprehensive transit expansion plan for the Denver metropolitan area to build new commuter rail and light rail, bus rapid transit and station parking. Additionally, FasTracks will enhance bus service for easy, convenient bus/rail connections across the eight-county metropolitan area.

Federal Emergency Management Agency (FEMA):  
FEMA is an agency of the United States Department of Homeland Security. Its mission is to support American citizens and first responders to ensure that as a nation, we work together to build, sustain, and improve our capability to prepare for, protect against, respond to, recover from, and mitigate all hazards. On March 1, 2003, FEMA became part of the U.S. Department of Homeland Security (DHS).

FEMA Community Rating System:  
A voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum National Flood Insurance Program (NFIP) requirements.

Floodplain:  
A plain channel and relatively flat area bordering a river that is subject to flooding.
Floodway:
The channel of a river or other watercourse and the adjacent
land areas that must be reserved in order to discharge the
base flood without cumulatively increasing the water surface
elevation more than one-half foot.

Floor Area Ratio (FAR):
The ratio of floor area to lot area.

Future Growth Area:
All developed and undeveloped land within the Future Growth
Boundary.

Future Growth Boundary:
A line on a map used to mark the maximum geographic extent
to which a city is planned to grow.

Future Land Use Map:
A map that serves as a guiding document for future develop-
ment in a municipal planning area.

Functional Plans:
A more detailed plan which supplements the Comprehensive
Plan addressing specific topics such as housing, transportation,
and utilities and is incorporated by reference into the Compre-
hensive Plan. These are also referred to as Master Plans.

Gateway:
An arrival or departure point of a district.

Goal:
Goals are community visions. They establish priorities for com-
munities and help community leaders make future decisions
which will affect the city.

Great Outdoors Colorado (GOCO):
Great Outdoors Colorado is a Trust Fund established by a
1992 provision to the State of Colorado Constitution. GOCO
was formed to help preserve, protect, enhance, and manage
the state’s wildlife, park, river, trail, and open space heritage.
Funding for GOCO is provided exclusively by the Colorado Lottery.

**Green Building:**
Building design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and on the building occupants. These practices address sustainable site planning, safeguarding water and water efficiency, energy efficiency, conservation of materials and resources, and indoor environmental quality.

**Greenhouse Gas (GHG) Emissions:**
The emission of gases that trap heat into the atmosphere creating the warming effect of a greenhouse. Greenhouse gases are emitted to the atmosphere through natural processes and human activities. The principal greenhouse gases that enter the atmosphere because of human activities are Carbon Dioxide (CO2), Methane (CH4), Nitrous Oxide (N2O), and fluorinated gases. At a community-level, these emissions occur primarily from the combustion of fossil fuels for building energy use, transportation, waste disposal, water and wastewater treatment, and material production including food and cement.

**Greenway Network:**
An interconnected network of trails, parks, and passive open space.

**Health Impact Assessment (HIA):**
A combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population.

**Healthy Eating Active Living (HEAL):**
Healthy Eating Active Living is a phrase used for initiatives, campaigns, policies or planning that improve a community’s access to nutritious foods and physical activity for the purpose of supporting public health, and combating obesity-related chronic illness and disease.
Heritage Trail System:
A world-class urban bicycle and pedestrian path that connects neighborhoods, Placemaking Districts and entertainment amenities within the community of Thornton.

Highly Erodible Land:
Highly Erodible Land is determined by a formula established by the United States Department of Agriculture (USDA). For more information about the formula used to make this determination, please check with the USDA. (22)

High Plains:
The western portion of the North American Great Plains.

Historic Preservation:
An endeavor that seeks to preserve, conserve and protect buildings, objects, landscapes or other artifacts of historical significance from the destruction or insensitive encroachment by contemporary development. This may also include the physical rehabilitation of a historic structure.

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 (Dwelling Unit):
One or more rooms designed to accommodate one family and containing only one kitchen plus living, sanitary, and sleeping facilities.

Implementation Documents:
Documents which serve to carry out the vision and goals of the Comprehensive Plan such as the City of Thornton Budget, Capital Improvement Plan, and the Development Code.

Important Needs:
Identified community weaknesses and potential concern as they relate to Thornton’s assets and the vision of the Comprehensive Plan.
**Inclusive Community:**
All people, regardless of any difference, have the same opportunities to take part in all aspects of community life. This includes access to quality community necessities and amenities.

**Industrial Development:**
A planned, coordinated development of a tract of land involving the processing, fabricating, assembly, disassembly, 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.

**Keep Thornton Beautiful (KTB):**
This organization is an affiliate of the national organization Keep America Beautiful. KTB enhances community pride by promoting opportunities for community improvement, beautification, environmental stewardship, and litter and waste reduction in Thornton.

**Land Use Plan:**
A plan that recommends appropriate uses for a property.

**Leadership in Energy and Environmental Design (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.

Local Emergency Planning Committee (LEPC):
Please see “Adams County Local Emergency Planning Committee”

Market Capture:
The percentage of an industry or market’s total sales that is earned by a particular company over a specified time period.

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

Master Plans:
See Functional Plans

Metro Vision 2035:
Metro Vision 2035 is the DRCOG region’s current plan to guide growth, transportation and environmental quality into the future. Metro Vision is the foundation of all of the DRCOG’s long-range planning activities

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.
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.

North Area Transportation Alliance (NATA):
A Transit Management Organization established in August 2009 by 14 individual member government/business organizations in the north Denver metropolitan area. The organization seeks to promote alternative modes of transportation while achieving traffic congestion through traffic management and consensus-driven focus.

Open Space:
An area of land that is kept in or returned to its natural state to protect or preserve wildlife habitat, to protect, preserve, or enhance wetlands, or to provide, preserve, or support view, vista or wildlife corridors. Open space may include agricultural uses and natural features located on a site, including, but not limited to, meadows, forested areas, steep slopes, floodplains, hazard areas, unique geological features, ridgelines, unique vegetation and critical plant communities, stream corridors, wetlands and riparian areas, wildlife habitat and migration corridors, areas containing threatened or endangered species and archeological, historical and cultural resources.

Park-n-Ride:
The Regional Transportation District (RTD) maintains over 70 parking facilities with direct access to RTD bus and light rail services. For more information, visit http://www.rtd-denver.com.

Placemaking:
A term used by architects and planners to describe the process of creating squares, plazas, parks, streets and waterfronts that will attract people because they are pleasurable or interesting. Placemaking capitalizes on a local community’s assets to create good public spaces that promote people’s health, happiness, and wellbeing.
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.

Plan Concept:
A product of broad community input, the Plan Concept is the foundation for the preparation of Plan goals, major strategies, key policies and implementation actions. The Plan Concept is also the basis for the Plan Framework and the Future Land Use Map.

Plan Framework:
A compilation of broad land use groupings (Environmentally Restricted, Regional Employment, and Residential Communities) used for the foundation of the Future Land Use Map.

Plan Vision:
Guides how Thornton will define and implement its development in the future.

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 which are usually freestanding. They included discount stores, warehouse clubs, and large specialized stores.

Premature Development:
The approval and construction of buildings and/or infrastruc-
ture improvements which are not supportive of the long term vision for the area.

**Public Realm:**
The public realm includes all exterior places, linkages and built form elements that are physically and/or visually accessible regardless of ownership. These elements can include, but are not limited to, streets, pedestrian ways, bikeways, bridges, plazas, nodes, squares, transportation hubs, gateways, parks, waterfronts, natural features, view corridors, landmarks, and building interfaces.

**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.

**Record of Decision:**
A concise public record of decision prepared by the Federal agency, pursuant to NEPA that contains a statement of the decision, identification of all alternatives considered, identification of the environmentally preferable alternative, a statement as to whether all practical means to avoid or minimize environmental harm from the alternative selected have been adopted (and if not, why they were not), and a summary of monitoring and enforcement where applicable for any mitigation.

**Regional Transportation District (RTD):**
This public organization serves the regional transportation area of Denver by providing light rail, commuter rail, park and ride, and rapid bus transit programs.

**Semi-arid Climate:**
Characterized by light rainfall; especially: having from about 10 to 20 inches of annual precipitation (33)
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**Sense of Place:**
See “Placemaking”

**Soil Erosion:**
The displacement of soil by wind, water, or other moving currents, sometimes leading to landscape degradation, ecosystem damage, or waterway pollution. (21)

**South Thornton Revitalization (STaR) Subarea:**
The geographic area in southern Thornton designated by the Thornton Revitalization Advisory Board as the focal area for the revitalization vision, goals and strategies outlined in the South Thornton Revitalization Subarea Plan adopted by City Council on August 23, 2011. The subarea boundaries are specifically identified in the South Thornton Revitalization Subarea Plan, and generally include the land south of Thornton Parkway, west of the Union Pacific railway line, north of the city of Thornton and unincorporated Adams County boundary and all property within the city of Thornton boundary west of I-25 and south of Thornton Parkway.

**Special Flood Hazard Areas (SFHA):**
A FEMA-identified high-risk flood area where flood insurance is mandatory for properties. An area having special flood, mudflow, or flood-related erosion hazards.

**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.

**Tax Increment Financing (TIF):**
A tool to use future gains in taxes to finance the current improvements that will create those gains.
Thornton Arts and Culture Center (TACC):
The Thornton Arts & Culture Center, located at 9209 Dorothy Blvd., is home to performances, classes, art exhibits in the Oz Gallery, and the Volunteer Thornton program. TACC is shared by the Senior and Arts & Culture Divisions.

Thornton Arts, Sciences and Humanities Council (TASHCO):
TASCHO is an entity formed by the City of Thornton for the purpose of promoting cultural and scientific activities in the Thornton.

Thornton Revitalization Advisory Board (TRAB):
The Thornton Revitalization Advisory Board is an organization formed by the Thornton City Council for the purpose of addressing issues pertaining the revitalization of the South Thornton Revitalization Area.

Threatened Species:
An organism likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

Town of Eastlake:
The earliest known reference to Eastlake appears on an 1899 map showing an area called East-Lake Farm owned by the Denver Land Company, to the east of the present day Town of Eastlake. In 1905, John Frank Church and Andrew Morrison Patten purchased over 1,500 acres from Judge Charles Toll’s Estate in 1905, in the area around present day Eastlake, with the intent to bring irrigation water down from the mountains to begin farming Adams County. The two men quickly formed the Eastlake Investment Company and began subdividing land and selling plots to farmers. The Union Pacific Railroad was built by 1907 and began daily service to Eastlake about a year later. Farmers now had a direct link to Denver cattle and grain markets and cheaper, standardized construction materials. With help from the Union Pacific Railroad, the Town of Eastlake was platted in 1911 as an agricultural town. The Town of Eastlake was incorporated into the city of Thornton in 1990.

Transit:
Systems of publically accessible transportation modes in a given area.
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.

Transportation Improvement Plan (TIP):
An outline for the planned implementation of transportation services, facilities, and demand management programs.

Transportation Management Organization (TMO):
Also called Transportation Management Associations, are non-profit, member-controlled organizations that provide transportation services in a particular area, such as a commercial district, mall, medical center or industrial park. They are generally public-private partnerships, consisting primarily of area businesses with local government support.

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

Unstable Soils:
Earth material that because of its nature or the influence of related conditions, cannot be depended upon to remain in place without extra support.

Urban Centers:
Urban Centers are specific geographic areas in the Denver Metro area that have been identified in the Denver Regional Council of Governments Metro Vision Plan. These areas are proposed to be of higher-density, mixed-use, transit and pedestrian-friendly design. Thornton currently has four identified Urban Centers.

Urban Growth Area/Boundary:
The urban growth boundary/area as defined in Metro Vision 2035, identifies where urban development will take place in
the DRCOG region over the next 25 years.

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

**Wetlands:**
Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. (17)

**Wildfire:**
An unplanned, unwanted wildland fire including unauthorized human-caused fires, escaped wildland fire use events, escaped prescribed fire projects, and all other wildland fires where the objective is to put the fire out.

**Wildland:**
An area in which development is essentially non-existent, except for roads, railroads, power lines, and similar transportation facilities. Structures, if any, are widely scattered.

**Wildland Fire:**
Any non-structure fire that occurs in the wildland. Three distinct types of wildland fire have been defined and include wildfire, wildland fire use, and prescribed fire.

**Wildland Urban Interface (WUI):**
Any area where man-made improvements are built close to, or within, natural terrain and flammable vegetation, and where high potential for wildland fire exists. (23)

**Zoning Map:**
A map that graphically shows all zoning district boundaries and classifications within the city, as contained within Chapter 18 of the Thornton City Code.