



SOUTH CENTRAL TRANSIT ORIENTED DEVELOPMENT (TOD) BUSINESS ASSISTANCE AND LAND USE PLANNING

GLOSSARY *Words that guide community planning.*

AFFORDABILITY

Housing and life expenses that are within the means of a household that may occupy middle, moderate or low-income housing.

DENSITY

A measure of the amount of development allowed on a property or community area. Density = Number of Living Units or Square Footage of Space / Land Area.

DESIGN GUIDELINES

General statements or policy direction that shape a community's design where details may be later established.

DEVELOPMENT DIVERSITY

Development that acknowledges cultural variety between people such as social customs, language and traditions, and how societies interact with the environment.

DEVELOPMENT SCALE

The height and footprint of a building and the amount of the property that it covers.

DISPLACEMENT

The removal of original or long-time residents or businesses from a neighborhood when changes like higher rent, mortgages and property taxes cause challenges in affording living expenses.



ECONOMIC DEVELOPMENT

A key planning element focused on the financial prosperity of businesses and residents, including the access to jobs, training and educational opportunities.

GENTRIFICATION

The resettlement of low- and moderate-income urban neighborhoods by middle- and high-income professionals.



GREEN SYSTEMS

A key planning element focused on the design of buildings and infrastructure to improve resource efficiency and environmental protection.

HISTORIC PRESERVATION

Preserving, restoring, or rehabilitating historically significant buildings and neighborhoods.



HEALTH

A key planning element focused on aspects of the built environment that impact public health, including the availability of healthy food, public recreational amenities, and safe places to walk and bicycle.



HOUSING

A key planning element focused on the affordability, quality and diversity of residential living options.



LAND USE

A key planning element focused on the spatial pattern of urban development, including intensity, design, building form, and unique place-making characteristics.

LOCAL DEVELOPMENT

Development built or owned by a community people and companies, assuring that the benefits and profits stay in the community rather than in national chains.

MIXED-USE DEVELOPMENT

The development on a property that combines more than one use, that typically includes some combination of residential, commercial and office uses.





MOBILITY

A key planning element focused on the movement of people and goods, including the availability of quality multi-modal transportation options.

MULTIMODAL TRANSPORTATION

The availability of different ways of getting around to places safely together within a corridor; Ex: walking, bicycle, transit (bus or light rail), automobile.

OBJECTIVE

A definition of desired change for the future while trying to achieve a broader goal.

PLANNING

A process of making a plan for the built environment in response to human needs and desires.

REGIONAL ACCESS

The ability to use the broader community and metropolitan area and accessing them through different modes of transportation.

RIGHT-OF-WAY

The public areas that allow for open movement of people or goods, including roadways, bike lanes, public space and sidewalks.

SETBACK

The minimum distance a building or structure must be separated from a right-of-way or property line. Setback are typically set for the front, sides (2) and rear of a piece of property.

STREETSCAPE

The design of the area within the sidewalks but outside of the roadway. Streetscape elements may include trees, planters, grass, sidewalks, benches, trash receptacles and lighting.

SUSTAINABLE DEVELOPMENT

Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment and maintaining residents in place.

TOD (TRANSIT-ORIENTED DEVELOPMENT)

Compact communities within a 5-10 minute walk of a transit stop and core commercial area including residential, retail, office, and public uses in a walkable environment.

URBAN DESIGN

The holistic design of neighborhoods in a manner in which the buildings and street scapes relate to its residents and the surrounding environment.

URBAN HEAT ISLAND

A rise in air temperature, typically occurring in urban areas, because of the large amounts of solid surfaces including streets, sidewalks, parking lots, and buildings.

VISION

A definition of a desirable future.

WALKABILITY

The extent to which the built environment is friendly to pedestrians. Elements that contribute to good walkability include shade, sidewalks and lighting.

ZONING

Laws that control the land use and design of property and buildings, including the size and height of a building, the location of development on a property, and other site design features.

