

Glossary of Terms and Abbreviations

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GLOSSARY OF TERMS AND ABBREVIATIONS

-A-

Action Item – A detailed description, in concrete terms, of a measure that will be taken to advance strategies for improvement of the Planning Area.

ADEQ: Arizona Department of Environmental Quality

ADWR: Arizona Department of Water Resources

Advisory Group – Assembled to help inform and provide feedback on the land use planning process, the Advisory Group consisted of neighborhood advocates and representatives of community organizations.

AFL: Airfield Elevation - The highest point of an airport’s usable runways, measured in height above mean sea level.

AIP: Airport Improvement Program – Provides grants to public agencies - and, in some cases, to private owners and entities - for the planning and development of public-use airports that are included in the National Plan of Integrated Airport Systems.

Airport Noise Compatibility Planning – A planning process undertaken by all airports to identify locations affected by aircraft noise at levels exceeding FAA regulatory thresholds, and to introduce measures to ensure that land uses in these locations are appropriate given the noise conditions.

ALP: Airport Layout Plan - The current and planned airport development portrayal, which may be part of an airport master plan.

APS: Arizona Public Services Company

AZDOT: Arizona Department of Transportation

AZGFD: Arizona Game and Fish Department

AZPDES: Arizona Pollution Discharge Elimination System

-B-

BRT: Bus Rapid Transit - A bus-based mass transit system. A true BRT system generally has specialized design, services and infrastructure to improve system quality and remove the typical causes of delay.

Business Park – A cohesively planned area occupied primarily by office, light industrial and industrial uses of similar character. Used interchangeably with the term “commerce park”.

-C-

CBD: Central Business District

CFR: Code of Federal Regulations - The codification of the general and permanent rules and regulations (sometimes called administrative law) published in the Federal Register by the executive departments and agencies of the federal government of the United States. The CFR is divided into 50 titles that represent broad areas subject to federal regulation; 14 CFR applies to Aeronautics and Space.

Charrette: In this study, this meeting format offered collaborative work sessions where stakeholders and members of the community rotated through interactive project stations to review and discuss key study elements and provide feedback, ideas, and comments to the project team.

CIP: Capital Improvement Program - a short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan.

CNRP: Community Noise Reduction Program - Under this program, the City of Phoenix Aviation Department offered voluntary sound-mitigation and relocation programs for nearly two decades to those living and working within noise-impacted areas surrounding Phoenix Sky Harbor International Airport. The programs were dedicated to reducing aircraft noise inside eligible structures and to enhancing the overall quality of life for Airport neighbors.

Commerce Park - A cohesively planned area occupied primarily by office, light industrial and industrial uses of similar character. Used interchangeably with the term “business park”.

Community Engagement Plan – As part of the land use planning process, this plan outlines the key strategies to be employed in community outreach, including communication protocols and planned meetings with the stakeholders and community.

-D-

dB: Decibels - A logarithmic unit used to measure the power or intensity of sound, i.e. noise levels.

Deed Restrictions - As part of a real estate transaction, certain conditions, covenants and restrictions may be written into a property's deed. Deed restrictions can be used to influence development or prohibit certain activities.

DEIS: Draft Environmental Impact Statement – see definition of “EIS”

Design Standards – A community-level regulatory mechanism used to guide the appearance of development by providing guidelines for building scale, massing and materials. An important tool to help guide development in accordance with community goals and objectives.

DNH: Determination of No Hazard - The subject construction does not exceed obstruction standards and marking/lighting is not required.

DNL: Day-Night Average Sound Level - based on sound levels measured in relative intensity of sound, or decibels (dB). The higher the number, the louder the sound. DNL represents noise exposure events over a 24-hour period.

DOH: Determination of Hazard - The proposed construction/alteration is determined to be a hazard to air navigation.

-E-

EIS: Environmental Impact Statement - A document required by the National Environmental Policy Act for certain actions with potential to significantly affect environmental quality.

Employment Density – The concentration of jobs physically located within a given area, expressed in this document as employees per square mile.

EONS: Economic Viability, Operational Efficiency, Natural Resource Conservation, and Social Responsibility

EPA: Environmental Protection Agency - Federal agency responsible for oversight of programs and regulations serving to protect environmental quality.

ESA: Environmental Site Assessments – Preliminary investigations conducted to assess and document environmental conditions on a subject property.

-F-

FAA: Federal Aviation Administration - Federal agency with responsibility for the oversight of planning, designating and constructing federally funded aviation projects.

FAR: Floor-to-Area Ratio - Expresses the relationship between the above-ground floor area of a building and the total land area of the parcel it stands on. A higher ratio generally indicates a higher density of development.

Federal Grant Assurances – In order to maintain FAA funding for airport improvements, the City of Phoenix must continue to meet a number of requirements that have been put in place to ensure sound airport operations and compatibility with the surrounding community. Several of these assurances are related to land use, as described in Section 6.1.

FEIS: Final Environmental Impact Statement - see definition of “EIS”

FEMA: Federal Emergency Management Agency

FHWA: Federal Highway Administration

FIRM: Flood Insurance Rate Maps

Flex - A development format commonly associated with industrial areas; sites and structures are designed to accommodate a variety of non-residential uses such as light manufacturing, warehouse, office, research and development, or other uses. May be occupied by a single use, or by multiple uses occupying different spaces within the property.

Future Inventory – Planned or anticipated real estate development/land uses to occur within a given area at a future time.

Future Land Reuse Frameworks – A series of three scenarios prepared for the Planning Area as part of the land reuse planning process, found in Section 13.2.2. The three frameworks share a set of land reuse strategies common to all scenarios. Additionally, each framework highlights a set of recommendations and strategies to guide future land use in the Planning Area according to priorities which vary slightly among the individual frameworks.

FY: Fiscal Year

-G-

General Industrial - A term used in reference to common high-intensity non-residential land uses, such as manufacturing and assembly, packaging, food processing, contracting operations, warehousing and distribution, or similar uses.

Goal - A high-level, generalized expression of a desired Land Use Strategy outcome.

-H-

HABU: Highest and Best Use - In real estate development, refers to a concept that is physically possible, market supported, legally permissible, and returns the greatest net present value to the land.

Historic Resources – Structures, sites, districts, or regions deemed significant as locations of notable past events, or as prime examples of design or construction practices that are characteristic of past eras.

Hotel - A facility that offers lodging accommodations, often accompanied by a range of other services such as restaurants, convention facilities, meeting rooms, recreational facilities, casinos, and commercial shops. This type of facility is not primarily designed to serve those traveling by car, such as a motel.

HOV: High Occupancy Vehicle

-I-

Implementation Strategies – In land use planning, a set of procedural, regulatory, and/or market driven mechanisms to help advance future development patterns in a direction that aligns with community objectives.

Incentive Zones - Incentive zoning provides a bonus, usually in the form of additional floor area permissible on a given site, in exchange for the provision of a public amenity, affordable housing, or environmentally beneficial development practices.

Industrial (General Industrial/Flex) – Generally speaking, a high-intensity category of non-residential land use that includes sites and structures adapted for uses such as assembly, processing, and/or manufacturing products from raw materials or fabricated parts; warehousing, distribution, maintenance, and storage.

Influencing Factors – Refers to the three primary determinants of land use change: environment, stakeholders, and market. Each of these factors is integral to the land use planning process.

-L-

Land Use – Describes specific use of land and its buildings, typically in categorical terms such as residential, commercial, industrial, recreational, or other classifications that may vary in their level of specificity. The term “land use” refers to property based on its physical characteristics, and does not necessarily reflect the activities of property owners or tenants.

LCP: Life Cycle Program

LRT: Light Rail Transit

-M-

MAG: Maricopa Association of Governments

Market Impact Area – Used for market analysis purposes, this area extends beyond the Study Area to include surrounding locations with development patterns and market characteristics that potentially influence the Planning Area. The Market Impact Area boundaries are based on field work, market participant interviews, established real estate submarkets, and relevant development patterns. See Figure 12.9.

Market Trade Area – Used in market analysis for retail, hotel, and mixed use, the Market Trade Area includes all land within a three-mile radius from the center of the Planning Area. For hotel market analysis, properties within an additional half mile of the Market Trade Area were included in analysis. See Figures 12.12 and 12.27.

Mixed Use - Refers to a building or property that incorporates multiple uses generally within a single vertical structure. Typical mixed-use arrangements may include two or more of the following: office, hotel, retail, residential and recreational/cultural. In Phoenix, this term generally infers the inclusion of residential.

MPO: Metropolitan Planning Organization

MS4: Municipal Separate Storm Sewer System

MSF: Million Square Feet

MSL: Mean Sea Level

MW: Megawatts

-N-

NAACP: National Association for the Advancement of Colored People

NAOIP: Commercial Real Estate Development Association – A professional industry organization for developers, owners and investors of office, industrial, retail and mixed-use real estate. The affiliated NAIOP Research Foundation conducts research assessing the trends, economic viability, and needs of the built environment.

National Register – Refers to the National Register of Historic Places, a federal program managed by the National Park Service to catalog historically significant structures or sites for preservation purposes.

NAVAID: Navigational Aid - Any visual, radio, or electronic device that provides navigational guidance to aircraft pilots.

NCP: Noise Compatibility Program

NLR: Noise Level Reduction - The amount of noise level reduction achieved through incorporation of noise attenuation (between outdoor and indoor levels) in the design and construction of a structure.

Noise Lands: Real property that an airport acquires in a noise-impacted area around an airport. Locations within the DNL 65 dB contour are considered noise-impacted areas. See also “Subject Parcels”

NPH: Notice of Presumed Hazard

NRHP: National Register of Historic Places

-O-

OD: Overlay Districts – Defined areas (districts) in which additional land use regulations supplement the guidance provided by underlying basic zoning designations.

OEP: Office of Environmental Programs

Office – A primary land use category, the primary intended use of an office building is to house employees of businesses or organizations that provide knowledge-based, communication, or medical services.

OU: Operable Unit

-P-

PAAB: Phoenix Aviation Advisory Board

PFC: Passenger Facility Charge

PHX: Phoenix Sky Harbor International Airport

Planning Area – Illustrated in Figure 1.1 and described in Section 1.3, the Planning Area includes 743 of the 782 properties acquired through the VARS program. Also referred to as the “project area”.

PMC: Project Management Committee – Part of the project Community Engagement Plan, this group was comprised of City of Phoenix staff from multiple departments; actively involved in guidance and review throughout the Land Reuse Strategy process.

Policy – A high-level statement of direction in addressing issues present in the Planning Area.

Population Density - The concentration of residents living within a given area, expressed in this document as residents per square mile.

PUD: Planned Unit Development – Zoning strategy in which a large-scale, contiguous property is granted consideration as a cohesive unit with a particular set of zoning and/or design regulations with flexibility to reflect its unique needs.

-R-

R&D: Research and Development – A development format typically associated with business parks or industrial areas, which provides buildings and sites designed to support operations whose purpose is to create or improve new products or processes. R&D facilities often require specialized infrastructure and equipment.

REC: Recognized Environmental Condition

Retail - A primary land use category, the purpose of retail is to promote, distribute or sell products and services to the general public. Retail development usually located in high traffic or easily accessible areas, and buildings are configured for the display of merchandise and to facilitate interaction between customers and employees.

RFP: Request for Proposal

Roundtable Groups – Part of the project Community Engagement Plan, community representatives and local business participants were involved in these groups to provide project guidance and review, and act as liaisons between the community and project staff.

RTP: Regional Transportation Plan

-S-

SFA: Single-Family Attached – Type of residential housing.

SR: State Route

SRP: Salt River Project

Strategy – A general description of measures to be taken in order to achieve policies in the Planning Area.

Study Area – Includes the entire Planning Area, as well as a 500-foot buffer in order to provide information that may affect land use at the edge of the Planning Area. See Figure 1.1.

Subarea – The Planning Area is divided into north, central, and south subareas according to common characteristics and planning objectives within each area. See Figure 1.1 and Section 1.3.

Subject Parcels – Refers to the 743 parcels within the Planning Area that were previously acquired under the VARS program. See also “Noise Lands”

SWAP: State Wildlife Action Plan

SWMP: Stormwater Management Plan

SWG: Southwest Gas Corporation

-T-

TAZ: Traffic Analysis Zones

TIP: Transportation Improvement Program

TOD: Transit Oriented Development – A mixed-use community development strategy that concentrates residential and non-residential uses in a walkable setting with access to light rail or other public transportation hub.

-U-

UPRR: Union Pacific Railroad

USDOT: United States Department of Transportation

U.S. FWS: U.S. Fish and Wildlife Service

-V-

VARs: Voluntary Acquisition and Redevelopment Services

VARs Program Area – A contiguous area surrounding Phoenix Sky Harbor Airport, within which residential properties were eligible to participate in the Voluntary Acquisition and Redevelopment (VARs) program. This area is characterized by aircraft noise levels between DNL 65 and 75.

VPC: Village Planning Committee

VOC: Volatile Organic Compound

-W-

WU: The Walkable Urban Code

-Z-

Zoning – A regulatory tool managed at the municipal level, which identifies permitted land uses, provides physical parameters for sites and structures, and defines the administrative procedures that apply to development projects within the community.

NOTE: Definitions presented in this appendix have originated, and in some cases been modified, from sources including “Airport Planning and Management–4th Edition,” “FAA Airport Design Standards;” “FAA Air Quality Procedures for Civilian Airports and Air Force Bases Technical Handbook;” CoStar Group, and other applicable guidance documents.