

APPENDIX D: Glossary of Terms

Adaptive Reuse: The process for adapting buildings for new uses while retaining their historic features.

Arterial Street: A class of streets serving major traffic (high-speed, high volume) traveling between major points.

Auto-Oriented Land Uses: Functional activities of two types: 1) those which are auto-related (such as gas stations and auto repair shops); and 2) those which by their design attract primarily customers and employees arriving by automobile (such as drive-in restaurants).

Bike Lane: A portion of a roadway which has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicycles

Bike Path: A bikeway physically separated from motorized traffic by an open space or barrier, either within the highway right-of-way or within an independent right-of-way

Bike Route: A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and informational markers, with or without a specific bicycle route number

Bike Trail: A designated off-street bicycle path that travels through parks or other designated public right-of-way. Bike trails are usually shared with pedestrians and joggers

Brain Drain: The loss of skilled intellectual and technical labor through the emigration of such labor out of the region towards more favorable geographic, economic, or professional environments.

Brownfields Redevelopment: Brownfields are defined by the U.S. EPA as "abandoned, idled or underutilized properties where expansion or redevelopment is complicated by real or perceived environmental consequences." Redeveloping brownfields typically involves clarifying liability issues with the potential buyer/developer, testing the site for contamination, and removing hazardous substances according to federal requirements.

Corridor: An arterial street and its surrounding land uses.

Commercial Corridor: Started in 1998, the Commercial Corridor project was initiated by Mayor Stephen J. Luecke. The corridor project is an effort to improve South Bend's key entryways into the city. The following corridors are recognized as commercial corridors by the City of South Bend: Western Avenue, Portage Avenue, South Gateway or Michigan Street, Lincoln Way West and Miami Street. Each corridor is awarded an allotment of money to spend appropriately, according to its needs

Comprehensive Plan: The comprehensive plan is the basic foundation for local planning. It consists of a document, or series of documents, that serves as a guide for making land use decisions, preparation of capital improvement programs, and the rate, timing, and location of future growth. Three elements make a plan comprehensive: 1) Geographical coverage: A comprehensive plan includes all of the land are subject to the planning or regulatory jurisdiction of the local government. 2) Subject matter: A comprehensive plan includes all subject matter related to the physical development if the community: land use, transportation, water and wastewater, economic development, parks and open spaces, etc. 3) Time horizon: A comprehensive plan considers a relatively long time horizon. A 20 year time horizon is generally used in comprehensive plans in the United States.

Creative Class: A term made popular by Richard Florida in his book *The Rise of the Creative Class: And How It's Transforming Work, Leisure, Community and Everyday Life* (2002). The “creative class” consists of the nearly 38 million Americans in many diverse fields. They are self-motivated, educated people in fields such as science and engineering, architecture and design, education, arts, music and entertainment; also the creative professionals in business and finance, law, health care and related fields. These people value creativity, individuality, difference and merit. The industries they work in have their origin in individual creativity, skill and talent and have a potential for wealth and job creation through the generation and exploitation of intellectual property.

Collector Street: Streets that collect traffic from local, neighborhood streets for distribution to the arterial streets.

Design Guidelines: Design guidelines are regulations that govern the appearance of a development. Guidelines are typically used to create distinctive attractive places, and ensure that present and future developments are compatible to their surroundings. Design guidelines seek to add value to a community’s built environment by ensuring well-designed buildings, attractive and useful signage, appealing facades, and street orientation that is distinctive to the community.

Downtown (City Center): The largest, most intensively developed, mixed-use center within the city / region, containing government offices, professional, cultural, recreational, entertainment, residential, hotel and retail uses.

Fiber Optics: The technology in which communication signals in the form of modulated light beams are transmitted over a glass or plastic fiber transmission medium. Fiber optic cables have more bandwidth than metal cables and can transmit data digitally, have small space needs and offer protection from electromagnetic interference, eavesdropping and radioactivity.

Gateways: A special entry point into a defined area.

Greenfield: A parcel of land not previously developed beyond that of agriculture or forestry use; virgin land.

Historic Property: In federal law, a district, site, building, structure, or object that is significant in American history, architecture, engineering, archaeology, or culture at the national, state or local level, and that meets the National Register criteria.

Household: The person or persons 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 persons who share living arrangements.

Identity: The distinguishing character.

Incentive: A motivational offer intended to persuade an economic development prospect to choose one location over another. Incentives are most often associated with taxes. An incentive offer is usually made under the assumption that a competition for an enterprise development project cannot be won without it.

Industrial Park: An area specifically developed to provide lots for industrial activities.

Infrastructure: The basic framework within an area which enables development projects to occur, i.e. streets, water supply, storm drainage, sanitary sewers, electricity, transit and transportation facilities, and oil and gas pipelines and associated facilities.

Low and Moderate Income/ Poverty: According to the Federal Department of Housing and Urban Development, low and moderate income is: a household, or individual, whose income does not exceed 80 percent of the median income for the area. Area is usually defined as a census block group.

Market Rate: A standard used to determine the present value of an asset in a given location. For example, the market rate of a house is the value that the owner would receive if he or she were to sell the house today. Market rates vary depending on how strong the real estate market is in a given location.

Master Plan: A conceptual plan indicating interrelationships between uses and facilities on a site for those projects, phased developments, or developments occurring over a span of time, which may be adopted by an institution, business, or organization. Master Plans are generally more area specific or site specific.

Mixed Use Structure: A structure that combines two or more types of development: residential, commercial, office, industrial or institutional.

Neighborhood: An often self-defined district or area with distinctive characteristics, such as race and ethnicity; age and type of buildings; and land use; people who live near one another or in a particular district or area.

Neighborhood Plan: A guide for decision-making regarding physical development and other activities in a sub-area of a city. These plans are typically adopted by the legislative body of a city.

New Urbanism: A planning and urban design movement that began in the late 1980s and the early 1990s. It aims to reform the design of the built environment by promoting the creation and restoration of diverse, walkable, transit-oriented, vibrant, compact and mixed-use communities.

Neighborhood Partnership Center: A physical facility which operates to encourage neighborhood communication, outreach, and neighborhood-based service provision in connection with a small-area physical revitalization component.

Nuisance Property: Any site maintained in a condition that has a harmful effect on surrounding parcels or the neighborhood; refers to conditions such as buildings that are structurally unsafe or a hazard to public safety, places that are used for illegal activities, or lots that contain high grass, weeds, trash, inoperable vehicles, or the like.

Open Space: Predominately undeveloped land and/or water area that is devoted to active or passive recreation, scenic enjoyment, or the preservation of natural resources; usually includes parks, forests, and rural areas.

Ozone: Gas composed of three oxygen atoms; a harmful air pollutant in the earth's lower atmosphere created from the reaction of nitrogen oxides and volatile organic compounds emanating from motor vehicle exhaust, industrial emissions, gasoline vapors, chemical solvents, and natural sources; is a major agent in the formation of smog.

Pathway: A continuous route designated for pedestrian or bicycle use and usually separated from a street.

Pedestrian Oriented: A development scaled for optimal use by people on foot, rather than in automobiles; such development is often characterized by wide sidewalks and street amenities, short blocks, relatively narrow and easily crossed streets, mixed-use buildings with limited setbacks, small-scale signage, and limited scale of parking areas.

Predatory Lending: Practice of unscrupulous lenders who use sales tactics to get consumers to accept real estate financing with costs significantly higher than they might have otherwise obtained; these loans, which usually feature high interest rates, points, and other fees, are targeted at unsophisticated or vulnerable borrowers who may be unaware of the implications of the deal, and often lead to the stripping of a home's equity and foreclosures.

Quality of Life: A condition in which one lives; the level is often determined by the presence of desired characteristics, amenities, or services; such characteristics may include entertainment and leisure activity, access to natural areas, low crime, availability of arts, high quality of educational institutions, and well maintained infrastructure.

Rail to Trails: The conversion of abandoned or unused railroad corridors into public trails, especially for recreational use.

Redevelopment: New development that occurs on already developed, partially developed or under-utilized parcels.

Redevelopment Commission: The Redevelopment Commission in South Bend is responsible for stimulating development in designated areas of the city. This is achieved primarily through acquisition, clearance, and disposition of land, public improvements, design review, and marketing in designated Redevelopment and Economic Development Areas. There are five Redevelopment Commission members, appointed annually. Three are appointed by the Mayor, two by the Common Council.

Region: A broad geographical area distinguished by similar features.

Regionalism: It is defined as dealing with issues and problems which cross multiple legal jurisdictions or localities. The term implies cooperation between agencies at a regional level.

Streetscape: The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc. The scene as may be observed along a public street composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures

Sprawl: The process in which the spread of development across the landscape far outpaces population growth. The landscape sprawl creates has four dimensions: a population that is widely dispersed in low-density development; rigidly separated homes, shops, and workplaces; a network of roads marked by huge blocks and poor access; and a lack of well-defined, thriving activity centers, such as downtowns and town centers. Most of the other features usually associated with sprawl—the lack of transportation choices, relative uniformity of housing options or the difficulty of walking—are a result of these conditions.

Suburban Development: It is generally characterized by low density segregated single use development with wide streets that are designed primarily to accommodate the automobile. These areas are almost totally dependent on the automobile due to large distances between housing, work, shopping and recreation, and the lack of other transportation options. This reliance on automobiles results in large parking lots for each building.

Temporary / Emergency Housing: Any facility, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

Tax Increment Financing (TIF): An economic development financing tool used to capture property tax revenue attributable to increases in assessed value.

Terminating Vista: A building or monument that stands at the end, or in the middle of path, such that a view is created of that path terminating at the building or monument. Terminating vistas are considered an important method of adding aesthetic appeal to a city, and to emphasize important structures or monuments. Common terminating vistas include government buildings, war memorials, courthouses and other important structures.

Traditional Urban Characteristics: A pattern of city building characterized by narrow streets, densely-clustered buildings on small lots, on-street parking, and amenities such as grocery stores and public parks within walking distance.

Traffic Calming: Roadway design strategies to reduce vehicle speeds and volumes, aimed at improving traffic safety and neighborhood livability. Traffic calming measures include, but are not limited to, traffic-slowing devices, curb extensions, and medians.

Transit-Oriented Land Uses: Activities which by their design attract, or have the potential to attract, a significant proportion of customers and employees by means of transit, bicycle or pedestrian modes. Such land uses have a lower demand for parking than auto-oriented land uses.

Urban Design: The attempt to give form, in terms of both beauty and function, to entire areas or to whole cities. The focus is on the massing and organization of buildings and on the spaces between them, rather than on the design of individual structures.

Urban Fabric: A collection of buildings, infrastructure, and natural and man-made features, which, when woven together, create an identifiable pattern and defines a city.

Walker Downtown Study Area: Walker Parking Consultants, the largest parking consulting firm in the nation, was hired to conduct a study of South Bend's downtown parking spaces in 2003. The boundaries for the parking study are generally defined as: LaSalle Street on the North, Williams Street on the West, Monroe Street on the South and St. Luis Street on the East. The total acreage for the Walker study area is 285 acres. In comparison, Downtown study area as defined by DTSB, Inc. is 1380 acres.

Zoning: A set of local government regulations and requirements that govern the use, placement, spacing and size of buildings and lots (as well as land uses) within specific areas designated as zones primarily dedicated to certain land use types or patterns.

Zoning Ordinance: A law used to implement zoning in a community. A zoning ordinance is usually compatible with the objectives outlined in the Comprehensive Plan; that existing land uses are protected from incompatible activity; that development is adequately served by infrastructure; and that development is directed away from sensitive environmental areas. Regulated items include: permitted uses of land and buildings; the density of those uses; and the size of buildings. It usually includes a map of districts, and definitions.