



GLOSSARY

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

Alternative Fuel Vehicle: Any dedicated, flexible-fueled, or dual-fueled vehicle designed to operate on at least one alternative fuel.

Annexation: A process used by the City to extend municipal boundaries. State statute establishes the criteria for annexations. South Bend's *Annexation Policy and Plan* explains the City's goals for annexations.

Aquifer: An underground, water-bearing layer of soil, sand, gravel, or rock that yields usable quantities of water to a well or spring. The U.S. Environmental Protection Agency (EPA) defines a sole- or principal-source aquifer as one which supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. These areas have no alternative drinking water source which could physically, legally, or economically supply those who depend upon it for drinking water. South Bend's water supply comes from a sole source aquifer.

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 rights-of-way. Bike trails are usually shared with pedestrians and joggers.

Biodiversity: The variety of life on our planet, measurable as the variety within species, between species, and the variety of ecosystems.

Bioengineering: A broad-based engineering discipline that deals with biomolecular and molecular processes, product design, sustainability, and analysis of biological systems.

Brownfield 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.

Central Business District: A zoning classification of the area that is the traditional, compact urban core of the city, typically containing an intense concentration of office and specialty retail activities.

Charter School: A public school that is nonsectarian and nonreligious and operates under a charter. Under Indiana Code, charter schools are established to serve the different learning styles and needs of public school students, to offer public school students appropriate and innovative choices, to afford varied opportunities for professional educators, to allow freedom and flexibility in exchange for exceptional levels of accountability, and to provide parents, students, community members, and local entities with an expanded opportunity for involvement in the public school system.

Cluster Development: Buildings concentrated together in specific areas to minimize infrastructure and development costs while achieving the allowable density. Allows for the preservation of natural open space for recreation, common open space, and environmentally sensitive features.

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

Combined Sewer Overflows: A system of waste removal where storm runoff from streets empties into the same pipes as domestic and industrial wastes. In periods of high rain, the wastewater treatment plant cannot handle the increased volume and the wastewater empties through the combined sewer overflows into adjacent waterways without being treated.

Commercial Corridor: Started in 1998, the Commercial Corridor program 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.

Corridor: An arterial street and its surrounding land uses.

Dark Fiber: An optical fiber infrastructure (cabling and repeaters) that is currently in place but is not being used. Optical fiber conveys information in the form of light pulses so the "dark" means no light pulses are being sent.

Design Guidelines: 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 façades, and street orientation that is distinctive to the community.

E.coli: *Escherichia coli* (usually abbreviated to *E. coli*) is one of the main species of bacteria that live in the lower intestines of warm-blooded animals (including birds and mammals) and are necessary for the proper digestion of food. Its presence in groundwater is a common indicator of fecal contamination.

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.

Gateway: 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.

Greenway: A linear open space; a corridor composed of natural vegetation. Greenways can be used to create connected networks of open space that include traditional parks and natural areas.

Historic Preservation: The theory and practice of creatively maintaining the historic built environment and controlling the landscape component of which it is an integral part. The movement began in the 1960s in the United States to protect landmarks and to unify neighborhoods.

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.

Impervious Surfaces: Hard surfaces (rooftops, sidewalks, driveways, streets, parking lots, etc.) that do not allow rainwater to infiltrate into the ground.

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.

Infill Development: A type of development that occurs mostly in older and established areas of the city. Infill can occur on long-time vacant lots or on pieces of land with dilapidated buildings, or can involve changing the land use of a property from a less to a more intensive one.

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.

Landmark: Any structure that is easily recognizable and becomes a point of reference because of its height, distinctive design, or character. Examples may include statues, monuments, churches, and other important civic buildings such as town halls and courthouses.

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.

Level of Service (LOS): A mechanism used by traffic engineers and planners to determine if a road is operating at ideal, average, or poor efficiency. LOS is measured with grades A to F, with F indicating roads with major traffic issues.

Local Street: A street with a low amount of traffic and a high level of access to the properties along them. An example is a residential street in a neighborhood.

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.

Magnet School: In the U.S. system of education, a magnet school is a public school that draws students interested in specific subjects, such as academics or the arts, from the surrounding region (typically a school district or a county). South Bend has seven magnet programs.

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 document that describes, in narrative and with maps, an overall development concept including both present property uses as well as future land development plans. Master plans are generally area specific or site specific.

Median Sale Price: The sale price of the middle property when all sales in a selected area are arranged in price order from lowest to highest. Where there is an even number of sales, the median is the average of the two middle sales.

Metropolitan Planning Organization: A regional transportation planning body that is required to approve transportation improvement plans for major infrastructure projects to ensure that they are consistent with federal environmental legislation and that they are fiscally sound.

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; land use; and people who live near one another or in a particular district or area.

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

Neighborhood Plan: A guide for decision making regarding physical development and other activities in an 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.

Nonpoint Source Pollution: Pollution that occurs when water runs over land or through the ground, picks up pollutants, and deposits them in surface waters (lakes, rivers, estuaries, coastal waters) or introduces them into groundwater.

Nuisance Property: Any site maintained in a condition that has a harmful effect on surrounding parcels or the neighborhood; 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 small landscaped parking lots.

Planned Unit Development (PUD): Development that allows land to be developed in a manner that does not fit all the use, bulk, and open space requirements of any of the standard zoning districts. The PUD allows greater flexibility and innovation than conventional zoning standards because a planned unit is regulated as one unit instead of each lot being regulated separately.

PLAN Z: The organizational and redistricting plan for the South Bend Community School Corporation, implemented in 2003. It changed the grade configuration pattern from K-6 (elementary), 7-8 (middle school), and 9-12 (high school) to K-4 (primary), 5-8 (intermediate), and 9-12 (high school). LaSalle High School was converted to LaSalle Intermediate Academy. Two additional magnet schools were added, Kennedy Primary Academy and Tarkington Traditional School.

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. The resulting 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 as well as foreclosures.

Quality of Life: The 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.

Renewable Energy: Energy obtained from sources that are essentially inexhaustible. Examples include solar, geothermal, wind, and biomass energy.

Right-of-Way: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Areas: Vegetated ecosystems along a water body through which energy, materials, and water pass. Riparian areas characteristically have a high water table and are subject to periodic flooding.

Safe Haven: A multi-service center often housed in a school or community center, where many youth- and adult-oriented services are delivered. Safe Havens are an integral component of the U.S. Department of Justice's "Weed and Seed" strategy.

Social Capital: The feeling of trust and reciprocity that binds people to one another and is produced by formal and informal relationships or networks. A neighborhood-based organization is one example of a formal social network.

South Bend Metropolitan Statistical Area (MSA): The area consisting of St. Joseph County in north central Indiana and Cass County in Michigan.

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 built components, including buildings, paving, planting, street hardware, and miscellaneous structures.

Sub-Prime Lending: A type of lending that relies on risk-based pricing to serve borrowers who cannot obtain credit in the prime market, where higher degrees of risk for borrowers carry higher costs for loans.

Suburban Development: A pattern of building that 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 to the lack of other transportation options. This reliance on automobiles results in large parking lots for each building.

Swales: Vegetated areas used in place of curbs or paved gutters to transport storm water runoff. They also can temporarily hold small quantities of runoff and allow it to infiltrate into the soil.

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

Telecommunications: The transmission, emission or reception of signs, signals, images, sound, or intelligence of any nature by wire, radio optical system, or other technical system.

Telecommunications infrastructure: The underlying structure or framework of the telecommunications system (i.e., cable, switching equipment, amplifiers, etc.) which allows for the transmission of voice, video, and data.

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.

Terminating Vista: A building or monument that stands at the end or in the middle of a 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 Neighborhood Development: A development pattern that reflects the characteristics of small, older communities of the late 19th and early 20th centuries. The focus of the community shifts from the automobile to the pedestrian. Traditional urban characteristics include mixed land uses, grid street patterns, pedestrian circulation, intensively used open spaces, architectural character, and a sense of community.

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.

Transitional Housing: Temporary accommodations for homeless individuals and families as a step to permanent housing. Those in transitional housing are usually offered various social services—job training, money management, addictions counseling, etc.—to address the causes of their homelessness.

Transit-Oriented Land Uses: Activities that 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.

Tree City USA: A program sponsored by the National Arbor Day Foundation in cooperation with the USDA Forest Service and the National Association of State Foresters. It provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs in thousands of towns and cities.

Urban Fabric: A collection of buildings, infrastructure, and natural and built features, that, when woven together, create an identifiable pattern and define a city.

Urban Sprawl: Current development patterns where rural land is converted to urban uses more quickly than needed to house new residents and support new businesses and in which people become more dependent on automobiles. Sprawl defines patterns of urban growth that include large acreage of low-density residential development, rigid separation between residential and commercial uses, residential and commercial development in rural areas away from urban centers, minimal support for non-motorized transportation methods, and a lack of integrated transportation and land use planning.

Vista: A distant view or prospect, especially one seen through an opening, as between rows of buildings or trees.

Wealth Building: The word “wealth” has many meanings. The word is used in *City Plan* to refer to capital of various kinds, such as social (life skills), human capital (education, technical knowledge), investments (a saving account), etc., which can provide a livelihood that will grow over time.

Weed & Seed Program: A U.S. Department of Justice initiative aimed at revitalizing neighborhoods suffering from high rates of crime. The goal is to “weed out” violent crime, drug trafficking, and gang activity and work to prevent crime from recurring by “seeding” those neighborhoods with a variety of social services.

Wetlands: Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. These areas often host plants and animals specially adapted to life in very wet conditions. Types of wetlands include swamps, marshes, and bogs.

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 that are 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.