

Glossary

Definition of Terms

Accent paver

A strip or area of contrasting (color or texture or size) pavers incorporated in a field of paving.

Active Uses

Neighborhood serving or pedestrian oriented uses such as banks, brokerage offices, building lobbies, health facilities and professional offices.

Address

A location within a neighborhood characterized by an open space, street, or grouping of buildings, i.e. "A park address."

Allee

A regular and generally symmetrical tree planting configuration along a straight path.

Alley

A thoroughfare within a Block used primarily for service and other vehicular access.

Arcade

A sidewalk covered by enclosed building mass above, usually supported along its length by a series of arches with columns or piers.

Architectural Feature

Treatment of massing, windows or other details on a building that is distinctive in order to signify and enhance a prominent location.

Architectural finish concrete (Finish Grade Concrete)

Finish alternatives to the standard smooth concrete finish, including the following: Rough-Floated Finish, Broomed Finishes, Grooved and Stamped Finishes, Rubbed and Hammered Aggregate Finishes, Exposed-Stone and Coarse-Aggregate Finishes, Colored Finishes. All finishes should include system-specific curing & sealing.

Backfill drain rock

Porous, granular material used to refill a ditch, trench or other excavation.

Bay Mud

Compressible soft marine clay that is silty and wet, and not always suitable for foundations unless amended.

Bay Window

A window or group of windows that projects from a building wall. A Bay Window may or may not be cantilevered, may or may not have its own foundation, and may or may not provide interior floor area.

Best Management Practice (BMP)

A method, activity, maintenance procedure, or other management practice for reducing the amount of pollution entering a water body. The term originates from the rules and regulations developed pursuant to the federal Clean Water Act (40CFR 130).

Biofiltration planter

A landscape element, designed to capture runoff from streets and pavement, which permits water quality treatment by infiltration through the soil media.

Biofiltration unit

A landscape element consisting of a concrete structure with openings in curbs and gutters, designed to capture runoff from streets and pavement, which permits water quality treatment by infiltration through an engineered soil filter.

Biological uptake

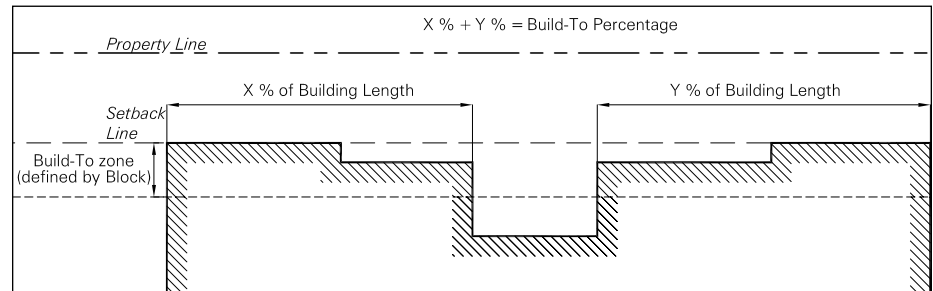
Removal of pollutants in water by absorption through plants and soils.

Buffer

Open spaces, landscaped areas, fences, walls, berms or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

Build-to zone

Area in which a building facade must occur. Criteria is expressed as a percentage of the Block face required to have building facades - see diagram below.



Build-to zone

Bulb-out

- (1) An extension of the line of the curb into the traveled way or parking lane. Used to reduce the width of the street at pedestrian crossings and to improve the visibility between pedestrians and drivers, or
- (2) A planted median between diagonal parking stalls on Delaware Street.

Bunch grasses

Any of various grasses in many different genera that grow in clump-like fashion rather than forming a sod or mat.

Catchbasin (inlet)

Box-like underground structure with opening in curbs and gutters designed to collect runoff from streets and pavement.

Center divider

The center section of a street, whether set off by curbs or not and whether planted or not, which separates opposing traffic.

Cistern

A tank or reservoir used for storing rainwater.

Cobble

Stones larger than gravel, ranging from 1/2 inch to 12 inches in diameter, and set securely into sand or some other medium.

Cornice

A horizontal molded or built-up projection that crowns or completes a building or wall.

Crushed stone

Granular stone surfacing material.

Curb cut

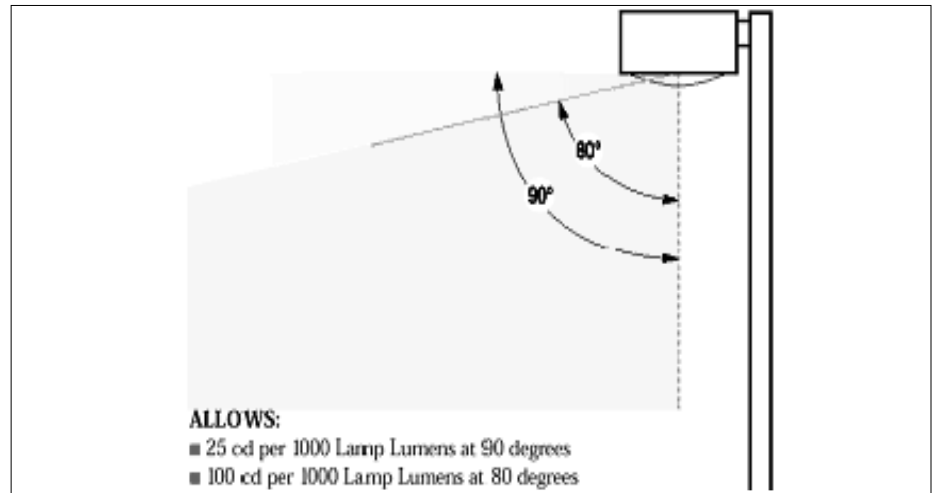
The location where a single driveway intersects a Framework Street curb.
The sloping driveway apron "cuts" the curb.

Curb cut zone

A portion of a specific Framework Street curb where a specified number of curb cuts may be located.

Cut-off luminaire

Outdoor light fixtures shielded or constructed so that candelas per 1000 lamp lumens does not exceed 2.5% at or above an angle of 90 degrees and 10% at or above an angle of 80 degrees.



Cut-off luminaire diagram

Drought-tolerant

Plants that have the ability to survive with little or no irrigation other than available rainfall. Includes many native plants.

Eave

The projecting overhang at the lower edge of a roof.

Emergent vegetation

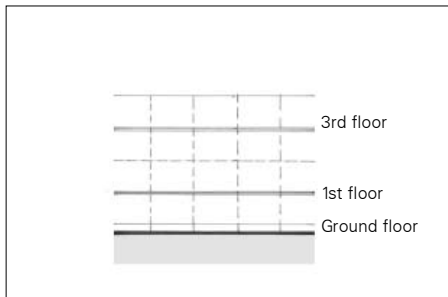
Plants that are typically perennial, can tolerate water at their base, but do not survive long periods in which they are completely submerged.

Expression lines

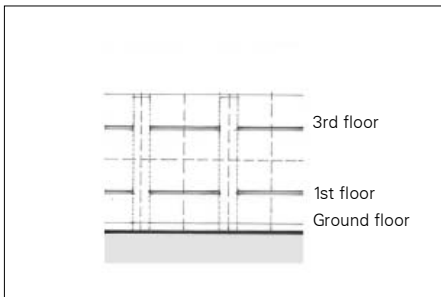
Horizontal elements on the facades of buildings that are used in one of more of the following:

- To differentiate between the base, middle and top of buildings.
- To subtly emphasize a massing transition.
- To unify different buildings along a public frontage.

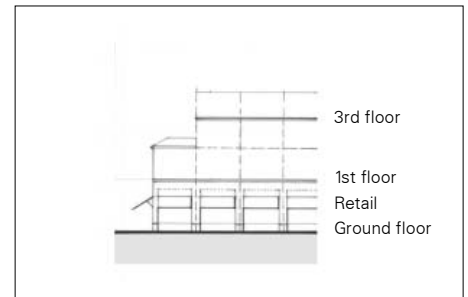
Expression lines may employ elements such as cornices, shading devices, moldings, stepbacks or a change of material or color. Where expression line requirements on adjacent frontages differ, transitions between such frontages (i.e. corners) must be carefully composed to outline volumes and not surfaces. Minimum requirements for expression lines are described in the massing chart for each Block in Part 2 of Chapter II: Building Placement, Massing and Access.



Continuous Expression Lines



Broken Expression Lines



Expression Lines Example at Retail -
1st Floor and Top Floor

Field material

A primary building facade material, distinguished from an accent or trim material. This does not include glazing or frames at ordinary windows, but would include glass on primarily glazed facades.

Forebay

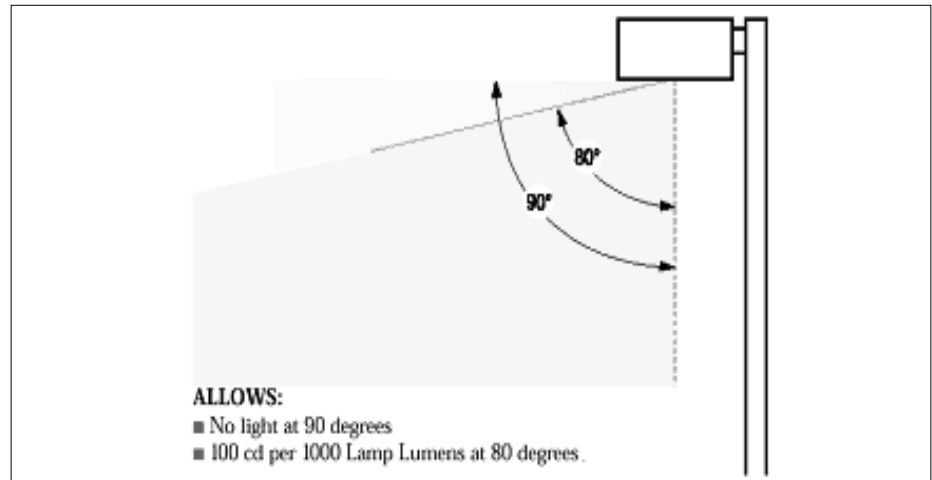
An extra storage space provided near the inlet of a wet pond or wetland to trap incoming sediments before they accumulate in the pond.

Framework Streets

Those streets depicted in Figure IV-32 on page IV-44 of the Specific Plan Amendment.

Full cut-off luminaire

Outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane as certified by a photometric test report.



Full cut-off luminaire

Garden room

A small, partially enclosed landscaped area with seating that supports passive uses such as conversation and reading.

Grand stature

Referring to tree species: having both large size and elegant, graceful features.

Green roof

A roof of a building which is partially or completely covered with plants.

Habitat corridor

An area (such as a street) that contains plants that provide food or shelter for native species and connects to other similar areas, thereby creating a pathway for those species to travel between two habitat areas (such as parks).

Heat island effect

The increase in ambient temperatures generated by heat radiating from paved surfaces exposed to sunlight.

Hedge

Any plant material, shrub or plant, when planted in a dense, continuous line or area, so as to form a thicket or barrier.

Impermeable

Not able to be infiltrated by water.

Infiltration

The downward entry of water into the surface of the soil, as contrasted with percolation which is movement of water through soil layers.

Light pollution

Excessive or obtrusive light that intrudes on an otherwise natural or low light setting.

Light trespass

Light emitted by a luminaire that shines beyond the property on which the luminaire is installed.

Luminaire (fixture)

A complete lighting unit consisting of a light source, pole, and all mounting brackets, if appropriate, and necessary mechanical, electrical and decorative parts.

Marginal fringe planting

Emergent vegetation located at the shallow edges of a wet pond.

Mechanical Treatment Devices

A generic term for stormwater BMPs that treat stormwater using processes that do not incorporate infiltration through soil media.

Mews

A small-scaled, pedestrian oriented thoroughfare within a Block that includes front doors and significant landscaping. A mews may or may not include vehicular access.

Offset

An object that is offset is either behind or ahead of the plane of adjacent surfaces.

Ornamental planting

Shrubs or other planting with unique decorative characteristics - such as colorful berries, flowers, or foliage – that provide garden-like aesthetic qualities.

Ornamental trees

Trees with unique decorative characteristics, such as colorful berries, flowers, or foliage.

Pavement

A created surface, such as brick, stone, concrete or asphalt, placed on the land to facilitate passage.

Pedestrian-only

Auto-free zone where pedestrians only or pedestrians and some non-motorized vehicles are allowed.

Pedestrian passage

Pedestrian-only connectors located between buildings providing shortcuts through long blocks, or connecting rear parking areas with street frontages.

Pedestrian-scaled

An urban development pattern where buildings, pedestrian, cycling and vehicular facilities and landscaping are proportioned so that walking is safe, comfortable, inviting, and efficient.

Permeable

A type of soil or other material that allows passage of water or other liquid.

Planting bed

A defined area containing shrubs or plants, usually contained by a contrasting condition such as concrete or pavers.

Planting strip

An area of the right-of-way between the curb line and the sidewalk containing planting, and may include portions of the sidewalk if such planting is contained in grates or beds.

Precast pavers

Man-made concrete or natural stone fabrications, usually 2 to 3 inches high and geometrically shaped. Can be laid in patterns for walkways, patios, driveways or larger commercial or urban paved areas.

Primary frontages

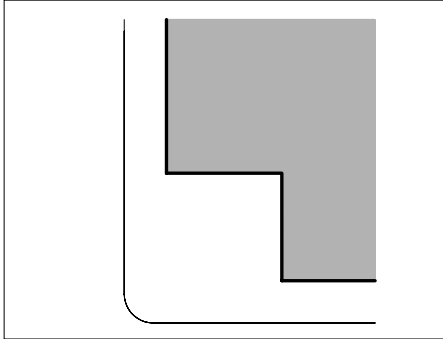
Primary frontages define major streets and open spaces and orient their ground floor use toward the street or open space with little or no interruption. Secondary frontages may contain breaks for service and parking access.

Raised Yard

A raised portion of the Setback used as a small patio or recreational lawn area.

Reentrant

An intersection of building masses that results in an inset corner; a corner that is directed inward.



Reentrant

Runoff

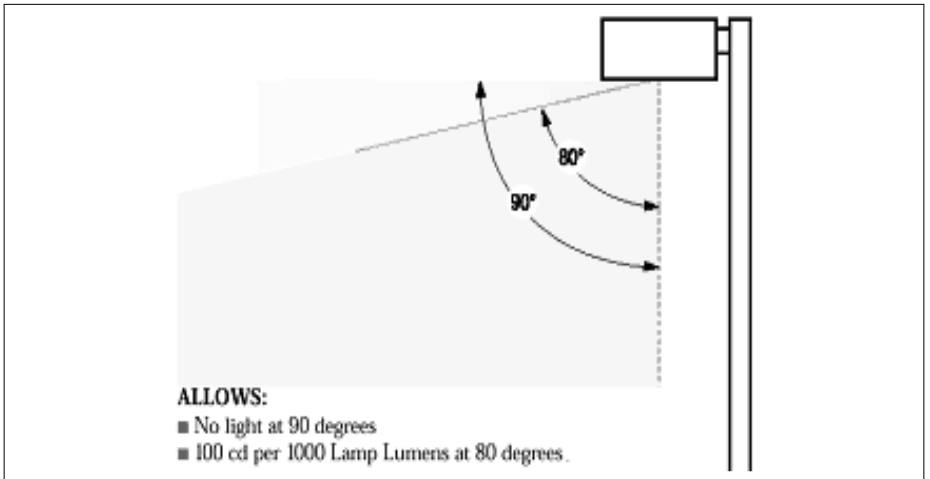
The portion of rainfall, melted snow, irrigation water, and any other liquids that flows across a ground surface and eventually is returned to the stormwater drainage system or a body of water.

Sedimentation

Deposition of suspended solids in water by gravity.

Semi cut-off luminaire

Outdoor light fixtures shielded or constructed so that candelas per 1000 lamp lumens do not exceed 5% at or above an angle of 90 degrees and 20% at or above an angle of 80 degrees.



Semi cut-off luminaire

Setback

A line parallel to each property line on the perimeter of a Block and rising vertically from the ground at a distance regulated by the Setback requirements set up in these Design Guidelines. Notwithstanding the Zoning Code's definition of "Front Yards," Setbacks may establish more than one "Front Yard" for each Block.

Stacked flats

Generally single-level residences located above, below and alongside one another so that floors, ceilings and walls may be shared by multiple residences. Also used to describe buildings composed of such residences.

Stepback

A portion of a building set back from the portion below it.

Step-out (also Juliet)

A cantilevered balcony that projects from a building facade and is no deeper than four feet from the face of the building.

Stockpile

Designated storage areas for excavated dirt during construction.

Storefront

A street facade with the appearance of multiple stores, including significant display windows and multiple entrances.

Story

The portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or if there is no floor above, then the space between the upper surface of the floor and the ceiling or roof above it.

Streetwall

The streetwall is the vertical face of a building adjacent and parallel to the Setback along a public frontage. A Block's streetwall defines the character of a street or open space.

Subsoil

The layer of soil just below the surface of the ground.

Sump conditions

A condition where a drainage structure is permanently or semi-permanently inundated by water or other liquid.

Topsoil

The natural, undisturbed surface layer of soil having more organic material than subsequent layers, having a pH of 5.0 to 7.5, and being suitable for satisfactory growth and maintenance of permanent, locally adapted vegetation.

Under-drain

Porous pipe used to drain landscaped areas.

Uplight

A distribution of light sent in an upward direction.

Vector control

Any method to limit or eradicate the vectors of vector born diseases, for which the pathogen (e.g. virus or parasite) is transmitted by a vector which can be mammals, birds or arthropods, especially insects, and more specifically mosquitoes.

View Corridor

An open vista or visual axis enabling views from one location to another.

Watershed

The drainage area that collects and drains runoff to a receiving storm drainage facility or body of water.

Wet pond

Pond for urban runoff management that is designed to detain urban runoff and always contains water.

