

Appendix B: Glossary of Comprehensive Plan Terms

Accessory Unit

A second unit, typically a rental, that is added to an existing single family home.

Adaptive Reuse

The modification of buildings to accommodate a land use other than that for which the building was originally constructed.

Affordable Housing

Housing with rents or mortgage costs that are 30% or less of the gross monthly income of a household at 80% or below the Boise Metropolitan Statistical Area median income.

Airport Influence Area

A delineated area around the Boise Air Terminal that is subject to increased noise and safety impacts due to the proximity of airport operations and flight patterns. Restrictions on land use and building occupancy; and requirements for noise attenuation of new structures are applied in this area.

Airport Noise Zone

One of several mapped noise impact areas within the Airport Influence Area. Special land use and noise attenuation regulations are in effect for the Airport Noise Zone.

Area of Impact

Also known as the city's planning area. It is the land area surrounding the limits of each city, negotiated between each individual city and the county in which it lies. Each city has comprehensive planning authority for its area of impact, but until annexation occurs, zoning and development entitlement is handled by the county.

Alternative Transportation

Forms of travel that are different than travel by automobile, including walking, bicycling; and use of transit vehicles such as buses, streetcars, light rail and commuter rail.

Avigation Easements

Property rights granted to airports by adjacent or nearby properties that allow the airport to create noise and other impacts on the properties through normal airport operations.

Base Zone

The uses allowed and the accompanying development standards in areas covered by the designations on the zoning map. These are noted in capital letters and often times followed by numbers.

Benefit Assessment District

A defined area which is voluntarily established by the property owners within it to subject themselves to special monthly or annual assessments in order to pay debt which has been incurred for a specific improvement or repair, such as storm drains, sidewalks, street lighting or similar facilities.

Best Management Practice

A practice or combination of practices, techniques, or measures developed, or identified by the designated agency and identified in the state water quality management plan which are determined to be the cost effective and practicable means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with water quality goals. (This proposed definition will be presented to the State Health and Welfare Board for approval).

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Blueprint for Good Growth

The Blueprint for Good Growth is a collaborative multi-jurisdictional effort intended to coordinate land use and public facility decisions so that growth in Ada County will be an asset to existing residents and future generations. The plan establishes an overall framework for growth management in Ada County that includes policies and strategies that ultimately will be incorporated into the plans, regulations and practices of Ada County, its cities, Ada County Highway District (ACHD) and the Idaho Transportation Department (ITD).

Buffer

An area within a property or site, generally adjacent to and parallel with the property line, either consisting of existing natural vegetation or created by the use of trees, shrubs, berms and/or fences and designed to limit views and sounds from the development tract to adjacent parties and vice versa.

Building Codes

Legislative regulations that prescribe the materials, requirements and methods to be used in the construction, rehabilitation, maintenance and repair of buildings. Boise City has adopted the Uniform Building Code (UBC), developed by the International Conference of Building Officials.

Bus Rapid Transit (BRT)

A public transportation system that uses buses to provide a transportation service that is of a higher speed than an ordinary bus line. Often this is achieved by having lanes that are dedicated to buses, or making improvements to existing facilities, vehicles, and scheduling.

Capital Improvement Program

A process of identifying and budgeting for the public facilities that a jurisdiction will need to construct in order to serve existing and anticipated development. Capital improvement programming is typically done in five year increments with annual updates. A Capital Improvement Program (CIP) must address the type of project, the location of the project, the cost of the project, the source of funds to finance

the project, the agency or department responsible for the project and the time frame for completion of the project. Capital Improvement Programs are a primary tool of most growth management programs.

Certificate of Appropriateness

A document awarded by the Historic Preservation Commission allowing an applicant to proceed with a proposed alteration, demolition or new construction within a locally designated historic district, following determination of the proposal's suitability according to applicable criteria.

Circulator or Circulator Transit

Routes served by buses, streetcars, or other types of public transit that distributes people throughout an area. Circulators often connect with high-capacity transit stations and bring passengers within an area to and from the station.

Class A, B and C Lands

The Boise River System ordinance establishes three land and water habitat classifications that are afforded varying levels of protection:

Class A areas provide extremely important habitats for fish and wildlife and for flood control and protection. The objective for these lands is to preserve and protect them for their primary benefits to fish and wildlife in general, and to protect bald eagle, great blue heron, trout and waterfowl habitat in particular.

Class B areas provide good potential for improvements to natural resource functions and values. The objective for these lands is to invite development plans that demonstrate improvement to natural resource functions and values, and mitigate negative impacts to existing resource functions and values.

Class C lands are the least important for preservation, providing limited fish and wildlife habitat and limited potential for enhancement because of incompatibility with other uses. The objective for these lands is to invite development plans that provide landscaping and other habitat improvements.

Climate Change or Global Warming

Changes to the climate due to human caused emissions of greenhouse gases and their increased concentrations in the atmosphere. These changes have been linked to an increase in global and regional average temperatures, which is referred to as global warming. Major greenhouse gases (GHG) include water vapor, carbon dioxide (CO₂), methane(CH₄), nitrous oxide (N₂O), and ozone (O₂).

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities. This grant allots money to cities for housing rehabilitation and community development, including public facilities and economic development.

Compatible

Land uses capable of existing together without conflict or ill effects.

Complete Streets

Streets or roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users. Pedestrians, bicyclists, motorists, and public transit users of all ages and abilities are able to safely and comfortably move along and across a complete street.

Community Garden

A neighborhood-based, small-scale urban agriculture activity (primarily focused on fruits, vegetables and flowers) that can contribute to community development, environmental awareness, positive social interaction, community education and general health. This type of garden is generally divided into multiple plots for crop cultivation and maintained by individual parties.

Conditional Use Permit

A special permit required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located,

and operated compatibly with surrounding development.

Consolidated Housing Plan

A housing and community development plan undertaken as a requirement of the U. S. Department of Housing and Urban Development (HUD). The Consolidated Plan succeeds the Comprehensive Housing Affordability Strategy (CHAS), and makes it possible for entitlement cities to access federal Community Development Block Grant (CDBG) and HOME funds as a single grant submission. The Consolidated Plan endeavors to address the housing and community development needs of low and moderate income households, and special needs populations within the city.

Cross- Access Agreement

An agreement between adjacent property owners in which internal connections are provided between parking areas in order to improve traffic flow on the street by minimizing the number of access points needed. Cross-access agreements are typically obtained incrementally as a condition of approval for new development. The first on to develop will be required to make an irrevocable offer of cross-access to the adjacent parcel and must design the parking lot to accommodate the access. When the adjacent owner wishes to develop, they will be conditioned to reciprocate with a similar cross-access agreement and complete the access. Routes served by buses, streetcars, or other types of public transit that distributes people throughout an

Decibel

A unit of sound pressure level (abbreviated dB) which is used to express noise level. The term dB(A) is the same concept, except that it is "Aweighted" to de-emphasize very low and very high frequency sounds and to provide a better correlation with subjective reactions to noise. The term Ldn is a further refinement which is the average equivalent A-weighted sound level during a 24- hour day, averaged on an annual basis.

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Density

The number of units (e.g. families, persons, housing units, jobs or buildings) per unit of land, usually expressed as “per acre”.

Density Transfer Credits

A process permitting unused allowable densities in one area to be used in another area. Where density transfer is permitted, the average density over an area will remain constant, but will vary by subarea. Within a single development, the result will normally be a clustering of buildings on smaller lots with other land retained as open space.

Design Guidelines

A set of design parameters used to evaluate the acceptability of a project’s design.

Diversion Rate

The percentage of waste materials diverted from traditional disposal such as landfilling or incineration to be recycled, composted or reused.

Facade Easements

A specific category of historic easement that protects the facade of a building by controlling alterations and requiring maintenance.

Fair Housing Act

Fair Housing Title VIII of the Civil Rights Act of 1968, enacted to prohibit housing discrimination based on race, color, religion, national origin, handicap, sex, and/or familial status.

Fire Flow

The minimum number of gallons per minute that are needed to fight a fire in a structure, for two continuous hours through fire plugs in the near proximity of the structure. Fire flow requirements are established by the national Uniform Fire Code and are a factor in the city’s ISO rating.

Floodway Fringe

The area that lies between the floodway and the outside boundary of the 100-year flood. Also known as the 100-year floodplain. Development is

permitted in this area subject to compliance with standards for finished floor elevation and/or flood proofing.

Floodway

The river channel and adjacent land areas that must be reserved to discharge flood waters from a 100-year flood. Development is prohibited in this area.

Floor Area Ratio

A measure of the amount of floor area that can be built on a site based on a predetermined ratio of allowable floor area to lot area. The Boise City Zoning Code defines Floor Area Ratio as “the sum of the horizontal areas of the several floors inside the exterior walls of a building or portion thereof divided by the lot area.” Floor Area Ratios are generally used to control building heights and/or bulk.

Franchise Fees

A method of financing public improvements in which the private or publicly traded purveyors of certain services in the City must pay the City a franchise fee for the opportunity of being able to operate in the City. Examples of franchise fees include those levied on cable TV providers and phone service providers.

Functional Classification

A system for classifying the transportation system in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include freeways or expressways, other principal arterials, minor arterials, collector streets, and local streets.

Future Facilities Maps

Maps of the suggested general or known specific location of planned but unbuilt facilities such as schools, fire stations, power lines, sub stations, parks, etc. Future facilities maps should be prepared by the various service providers and should be based upon needs projected from data such as growth projections, comprehensive plan land use

maps and policies, and zoning. Such maps may be adopted into the Comprehensive Plan.

Gateway Building

A building located at a gateway and which dramatically marks this entrance or transition through massing, extended height, use of arches or colonnades, or other distinguishing features.

Gateway/Gateway Treatment

A major corridor of entry into the City of Boise that will tend to create initial impressions of the City for visitors. Gateway streets should be subject to enhanced design review standards such as signage, landscaping, architecture, vehicular access and materials.

Green Building/Green Design

The US Environmental Protection Agency defines green buildings as Structures that incorporate the principles of sustainable design—design in which the impact of a building on the environment will be minimal over the lifetime of that building. Green buildings incorporate principles of energy and resource efficiency, practical applications of waste reduction and pollution prevention, good air-quality and natural light to promote occupant health and productivity, and transportation efficient in design and construction, during use and reuse.

Green Infrastructure

Natural systems and processes that perform environmental services that benefit humans and their settlements. These environmental services include reducing flooding, recharging aquifers for which people obtain their drinking water, and cleaning storm water.

Gross Acreage

A measure of land area in which the amount of land credited to a parcel or parcels includes the area out to the centerline of abutting public streets or other public rights-of-way. The Land Use Map residential density designations are based upon gross acreage rather than net acreage, which counts only the legal parcel area minus any land that must be dedicated

to public street or other public right-of-way.

Growth Management

A process of managing the growth and development of a community in such a way that the amount and location of growth that occurs is anticipated by local agencies and necessary public services are planned and financed to occur in conjunction with the growth and resulting need for those services. Growth management is not taken to mean the setting of arbitrary caps on development nor the establishment of a preferred rate of growth. However, growth may be purposely slowed or delayed if it is apparent that essential services will be overwhelmed by growth. When a method is found to plan and finance the necessary services, growth may be allowed to resume at the market pace.

High Capacity Transit

Fixed-rail transit, bus rapid transit, or multiple high frequency bus routes that operate on no less than ten-minute headways at peak service, or by commuter rail service that connects the station area to other regional employment or activity centers.

Highest and Best Use

The use of a property that will bring to its owners the greatest profit. In theory, the economics of the real estate market establish a maximum value for each parcel of land at any given time. Highest and best use may not be the same as the use planned for an area through the land use map.

Historic Easements

Any easement, restriction, covenant or condition running with the land designed and designated to preserve, maintain and enhance all or part of the existing state of place of historical, architectural, archeological, educational or cultural significance.

Homeless Shelter

A facility providing temporary housing to populations who are homeless, transient, or indigent, which may also provide ancillary services such as meals and counseling.

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Impact Fees

A method of financing off-site public improvements in which developers are charged a facility specific fee in proportion to the amount of need for the facility that their development project will generate. A jurisdiction must first establish impact fee districts and quantify the amount of need for facility improvements that each new development in the district will create. Fees are typically assessed on a per-square foot of construction basis. Examples of impact fees are traffic impact fees and park impact fees. State legislation is required to authorize the creation of impact fees for specific types of facilities.

Infill Housing

Housing units constructed on small remnant parcels within otherwise developed neighborhoods. The city has historically allowed higher density housing than the zoning would otherwise allow on such lots as a means of encouraging the efficient use of land. To qualify as an infill lot, a developer must demonstrate that sewer and water service are available and that 80 percent of the parcels within a 300 foot radius of the subject lot are developed.

Inventory of Historic Places

A compilation of site forms and information gathered on historic and potentially historic sites in Idaho. The Inventory includes 35,000-40,000 sites of historic, architectural or archeological interest. It is maintained by the State Historic Preservation Office, within the Idaho State Historical Society.

Intensity of Use

The number of dwelling units per acre for residential development and floor area ratio (FAR) for nonresidential development, such as commercial, office, industrial, and public/institutional.

Internal Consistency

A finding that the various goals, objectives and policies of the chapters and subsections of the Comprehensive Plan do not contradict one another. The Comprehensive Plan may not be amended in such a way that conflicting policies are caused to exist. Internal consistency of the Comprehensive

Plan policies is important to maintain so that proper and defensible findings for approval or denial of applications may be made, based upon the plan

Jobs/Housing Balance

An optimum ratio of employment opportunities to housing opportunities within a limited area that is deemed to minimize the need for long distance automobile commutes, thereby reducing traffic congestion and improving air quality. A ratio of 1.5 jobs for every housing unit is generally considered to be an appropriate jobs/housing balance.

Land Use Map

The Land Use Map depicts the general distribution of proposed land uses, by general category, throughout the city and, in conjunction with other applicable policies of the Comprehensive Plan, provides direction for which zoning designations may be appropriate. The map is included in Chapter 4 of the Comprehensive Plan.

Leadership in Energy in Environmental Design (LEED)

LEED is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. (source US Green Building Council)

Level of Service

A measure of the effectiveness of a transportation network, or the elements thereof, such as roadways and intersections. LOS is expressed as a letter A-F, with A being best and F being worst. ACHD has set LOS D as an acceptable level of service for collectors and minor arterials, and LOS E as an acceptable level of service for principal arterials.

Linkage

A line of communication, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighbor-

hoods which are either distinct or separated by a physical feature, e.g. a railroad line, major arterial, or a natural feature such as a river or stream.

Livable Streets for Tomorrow

The Transportation and Land Use Integration Plan is an outgrowth of the region’s Blueprint for Good Growth which is aimed at addressing the best methods to manage growth for a sustainable future in Ada County, Idaho. Through the Blueprint for Good Growth and Communities in Motion long-range planning efforts, the public has stated a desire for better design of roadways and increased coordination with adjacent land uses. People have expressed preferences for roads that fit well and complement the built environment (neighborhood, downtown district, etc.). There also appears to be a strong desire for well-thought-out growth that avoids sprawl and ensures that basic services are in place and that the development does not become a drain on the prior residents. ACHD’s answer is the Transportation and Land Use Integration Plan, or TLIP, an attempt to better link land-use and transportation planning.

Local Improvement District (LID)

Known by the acronym LID, a system whereby adjacent and benefiting property owners share in the expense of public improvement installations.

Low Income Household

A household that earns or receives 80% or less of the median income for the Boise Metropolitan Statistical Area (BMSA). Very low income households are defined as earning or receiving 50% or less of the median income for the BMSA.

Manufactured Housing

Housing, such as mobile homes, that is shipped to the site either as a completed unit or as a number of completed sections and rooms which can be joined on-site with a minimum of effort.

Massing

The three-dimensional bulk of a structure consisting of height, width, and depth.

Master Plan

A conceptual plan submitted for approval prior to application for individual entitlements. A master plan must depict the general type, amount and distribution of proposed land uses, the basic circulation system, the general location of open space, the general sizing and distribution of utilities and services, and the expected phasing of development. Subsequent plat maps and other entitlements will be reviewed for consistency with the master plan.

Metropolitan Planning Organization (MPO)

Regional policy body, required in urbanized areas with populations over 50,000, and designated by local officials and the governor of the state. Responsible, in cooperation with the state and other transportation planning providers, for carrying out the metropolitan transportation planning requirements of federal highway and transit legislation.

Mitigation Measures Matrix

A matrix of locational, design and material standards that are intended to protect various types of structures and landscapes from the threat of wildfire, flooding or similar natural hazards.

Mixed Use - Horizontal

A development or group of developments that includes a combination of residential and commercial or office uses. The Land Use Map identifies several areas in which mixed use development should be required. Mixed use development may reduce reliance on automobile travel, but is not synonymous with New Urbanism.

Mixed Use - Vertical

A building that includes a combination of residential and commercial or office uses. Commercial uses are typically found on the ground level, with residential and/or office uses occupying the upper floors of buildings. The Land Use Map identifies several areas in which mixed use should be required.

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Multi-Modal Transportation System

A transportation system which employs a variety of interconnected methods of moving people and goods into, around and out of an area. These methods include but are not limited to airplanes, automobile, bus, rail, car pooling, van pooling, bicycling and walking.

Multiple Objective Management Plan

A plan that manages floodway and flood hazard areas for a variety of uses and objectives, including but not limited to; flood protection, water quality, aquifer recharge, habitat protection, recreation, aesthetics and development. The existing Boise River System ordinance addresses many of the issues of a Multiple Objective Management Plan, but could be expanded to provide more comprehensive emphasis on flood protection (planned periodic scouring flows, more restrictive development standards) and habitat protection (Wintering Bald Eagle study recommendations, black cottonwood forest rejuvenation).

National Pollution Discharge Elimination System (NPDES)

Known by the acronym NPDES. A point source permitting program established pursuant to Section 402 of the federal Clean Water Act, NPDES permits are issued for all direct discharges to surface waters including: municipal (over 100,000 population) and industrial wastewater and municipal and industrial stormwater. Boise City has two wastewater NPDES permits and is a co-permittee with ACHD, ITD, Settlers Irrigation District, Drainage District III and Boise State University (BSU) for a municipal stormwater permit.

National Register of Historic Places

The official list of the nation's cultural resources worthy of preservation. Administered and maintained by the National Park Service in the Department of the Interior.

Neighborhood Reinvestment Program (NRP)

A grant program, whereby registered neighborhood associations identify and prioritize neighborhood capitol improvement projects.

Neighborhood Specific Plans (NSP)

A plan written by the neighborhoods with assistance from city staff that prescribes a long-range plan for neighborhood maintenance and/or improvement (See Specific Plan).

Net Metering

A program that allows customers to generate power on their property and connect it to a utility's power system. The electric meter "spins" backwards, providing a credit for energy production against charges for energy used. Systems connected to the grid are referred to as "interconnected."

New Economy

A knowledge and idea based economy where the keys to wealth and job creation are the extent to which ideas, innovation, and technology are embedded in all sectors of the economy.

New Urbanism/Neo-Traditional Code

A form of development in which a range of housing product types and supporting commercial services are provided in close proximity to one another and designed to be pedestrian-oriented. New urbanism projects do not exclude automobiles, rather, they place pedestrians on an equal basis in terms of priority.

Overlay Zones

Overlay zones are special "supplementary" restrictions on the use of land beyond the requirements in the underlying zone. A parcel of land may have more than one overlay zone. These overlay designations appear on the city's zoning maps following the base zone designations.

Park Classifications:

Community Park

Usually exceeds 20 acres in size and serves a one to two mile radius. Because community parks are larger they typically require additional support facilities such as parking, restrooms, covered play areas, etc., and often have sports fields or similar facilities as their central focus.

Large Urban Park

Designed to serve the entire community and provide a wide variety of specialized facilities such as sport fields, indoor recreation facilities and large picnic areas. Large urban parks usually exceed 50 acres, and should be designed to accommodate many people.

Linear Park

Open space areas that generally follow a stream corridor, ravine, street or other elongated feature. They often contain various types of trail systems. These parks vary greatly in size and service standards.

Mini-Park

Also referred to as pocket parks, these parks are typically single purpose play lots designed for young children. Because of their small size (less than two acres), facilities are usually limited to a small grass area, a children's playground and a bench or a picnic table. A mini-park site should be located central to its quarter-mile service area. The Boise Parks and Recreation Department does not provide Mini-Parks.

Neighborhood Park

A combination playground and park, designed primarily for non-supervised, unorganized recreational activities. Neighborhood Parks are generally three to ten acres, and typically serve residents within a half-mile radius.

Regional Park

Large recreational parks which serve the city and

the area beyond. Regional parks in urban areas sometimes offer a wider range of facilities and activities such as museums and other cultural attractions.

Special Use Areas

Public recreation lands with a single purpose facility or activity that does not fit into any other category. Examples of these types of facilities include sports complexes, golf courses, interpretive parks, etc.

Natural Open Space

Land maintained primarily in its natural condition, with recreation uses potentially accommodated where they do not conflict with natural values. Such lands provide opportunities to observe nature and obtain a higher level of solitude than is typically found in developed parks.

Parkway

A planting area located within the public right-of-way typically located between the curb and the sidewalk, and planted with ground cover and trees.

Pedestrian Oriented Development

Development designed with an emphasis primarily on the street sidewalk and pedestrian access to buildings rather than on automobile access and parking spaces.

Planned Unit Development (PUD)

A development project, typically residential, entitled under the provisions of the Planned Development section of the Boise City zoning code. Under these provisions, a development can deviate from minimum lot sizes and other standard requirements of the code, in return for provision of common open space and other more creative design features.

Planning Area

On the largest scale, the entire area (Area of Impact) for which the city has authority to prepare comprehensive plans. On a smaller scale, planning area refers to the various sub-areas (i.e. West Bench, Central Bench, Southwest, etc,) which the city has defined as making up the larger planning area.

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These sub-areas are defined by physical barriers and/or the character of existing developments within them, and may each have specific planning objectives and policies articulated in the Comprehensive Plan.

Police Priority Response Times

The Police Department maintains an internal standard for response times. Priority Three calls, such as serious crimes in-progress or crimes posing imminent physical danger, receive a three-minute response time from time dispatched. Priority Two calls, such as domestic violence, receive a six to eight minute response; and Priority One calls, such as vandalism, receive a 20-minute response, but may not be dispatched for several hours if there are higher priority calls.

Projects of Neighborhood Impact

A proposed development which, because of the nature of its proposed use, size, or other considerations will impact a given neighborhood and therefore requires special review.

Regional Fair Share Housing Program

A regional housing strategy, whereby a fair share allocation of regional housing demands must be planned for and accepted by local jurisdictions. Fair share formulas are usually based on population need, percentage of existing affordable units, and the ability to accommodate additional growth.

Registered Neighborhood Associations

These are neighborhood associations which are officially registered with the city. Neighborhood Associations which are officially registered with the city are entitled to the following program benefits:

- 1) Early Notification System (ENS), a City to neighborhood written communication of Planning Commission level development applications (conditional use, variance, annexation, and/or rezone) that are planned within a neighborhood's geographic boundary;
- 2) Neighborhood Reinvestment Program (NRP), a grant program, whereby neighborhoods identify and prioritize neighborhood capital improvement

projects; and

3) Neighborhood Specific Plans (NSP)--A plan written by the neighborhoods with assistance from city staff that prescribes a long-range plan for neighborhood maintenance and/or improvement.

Rowhouses

Single-family housing built on narrow lots and without side yards. These houses are built to the property line without any space between them and so when viewed, can give the impression of a row of houses.

Screening and Bufferyard Program

A proposed program in which potentially unattractive uses such as loading docks, storage areas and mechanical equipment are screened or buffered from view through techniques such as dense landscaping, decorative fencing, parapet walls, and other measures.

Section 8 Housing

Rental housing partially subsidized through the Federal Section 8 program.

Strip Commercial

A variety of unrelated retail, service and fast food uses that are located at mid block locations along arterials, oriented to take advantage of passing automobile traffic. Connectivity between strip commercial uses is usually poor, and each use will often have its own curb cut onto the arterial.

Sustainable Community

A sustainable community is one where the economic, social, and environmental systems are in balance, so as to provide a healthy, productive, and meaningful life for its residents, without compromising the ability of future generations to meet their own needs.

Single Room Occupancy

A residential unit designed for the occupancy by one or two individual tenants. Such units typically do not have both separate bathroom and kitchen facilities.

Southeast Ground Water Management Plan

A 17-square mile management area in southeast Boise that has been established by the Idaho Department of Water Resources, due to declining groundwater levels in the area. Establishment of the management area limited additional development of the aquifer. A groundwater management plan for this area will be prepared by the state that will determine the future use of ground water in the area and may suggest land use regulations to promote recharge.

Special Overlay District

An area with unique issues that are not adequately addressed through standard zoning provisions. For these areas, overlay zoning districts exist or are proposed that add additional zoning limitations or requirements over the existing zoning. In such cases, the existing zoning is the “base zone”, and the “overlay zone” adds the additional standards that must be followed.

Special Resource Water

Those specific segments or bodies of water designated in state water quality standards as needing intensive protection in order to preserve outstanding or unique characteristics or to maintain current beneficial use. The Idaho Division of Environmental Quality is the state agency responsible for assessing and designating uses for waters of the state.

Specific Plan

Specific Plan Districts address concerns to an area when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes; be subject to problems from rapid or severe transitions of land use; or certain public facilities which require specific land use regulations for their efficient operation. Specific Plan districts provide a means to modify zoning regulations for specific areas defined in master, neighborhood, or community plans. Each Specific Plan has its own nontransferable set of regulations. Specific Plan district regulations are applied in conjunction with a base zone. The specific

regulations of the base zone, overlay zones, or other regulations apply unless the Specific Plan District provides other regulations for the same specific topic.

Storm Drainage

Surface stormwater that is collected and conveyed through inlets and buried pipes to a point where is safely discharged, either into open water or into the ground. It is a substitute for natural surface drainage and infiltration.

Streetscape

The space between the buildings on either side of a street that defines its character. The elements of a streetscape include: building frontage/façade, landscaping (trees, yards, bushes, plantings, etc.), sidewalks, street paving, street furniture and street lighting.

Sustainable Development

Development with the goal of preserving environmental quality, natural resources and livability for present and future generations. Sustainable initiatives work to ensure efficient use of resources.

Tax Increment Financing

A program designed to leverage private investment for economic development projects in a manner that enhances the benefits accrued to the public interest.

Traffic Calming

A variety of physical methods used to control traffic flow, maintain a safe and comfortable neighborhood and decrease the dominance of cars through physical or regulatory control of speed or movement on local and collector streets. Examples of traffic calming tools include speed humps, chokers and traffic circles.

Transit-Oriented Development

A form of development in which high density uses and or activity/employment centers are located in

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very close proximity to existing or planned transit facilities.

Transportation Demand Management

Known by the acronym TDM, a variety of measures that are intended to minimize the number of new automobile trips that new developments generate. Such measures may include but are not limited to; provision of bike lanes, park and ride lots, bus stops, rideshare programs, employee incentives for alternative transportation measures, employer provided bike lockers and shower facilities, carpool lanes, traffic calming devices, etc.

Transportation Improvement Program

Known by the acronym TIP, a five year program of planned and budgeted transportation improvements supported by the Ada County Regional Transportation Plan.

Transportation Management Association

Known by the acronym TMA, an association of employers in an area who coordinate their efforts to promote the use of alternative forms of transportation by the area's employees. Transportation Management Associations may maintain a list of employees' addresses used to coordinate car pool programs and may provide information on bus routes, bike lanes, park and ride lots, etc. The formation of a TMA is sometimes a condition of further development or improvement in a traffic-impacted area.

Underdeveloped Land

Land which has a low ratio of improvement value to land value and is therefore considered to be prime for recycling to more modern uses. Underdeveloped land is not meant to imply that all non-conforming uses, old uses or housing constructed at densities below the maximum allowed by the zoning should be recycled.

Urban Agriculture

The growing, processing, and distribution of food and other products through intensive plant cultivation and animal husbandry in and around cities.

Urban agriculture contribute to food security by increasing the amount of food available to people living in cities and by also allowing fresh vegetables and fruits to be made available to urban consumers.

Urban Design

The arrangement, appearance, and functionality of cities and the relationship between buildings and sites with other buildings and sites and public spaces including streets.

Urban Form

The location, arrangement, density, appearance, and functionality of buildings and spaces within a city and the larger landscape.

Urban Service Planning Area

Areas where municipal sewer facilities and most other services and utilities are available or planned in officially adopted plans. Urban services shall generally be considered to include: central water, fire protection, parks and recreation facilities, police protection, public sanitary sewers, public transit, schools, storm drainage facilities, and urban standard streets and roads.

User Fees

A method of financing public improvements or maintaining existing facilities by charging the users of the facilities a reasonable fee. An example of a user fee would be a park entrance fee.

Vehicle Miles Traveled (VMT)

Term used for describing the total number of miles traveled by a vehicle in a given time. Most conventional VMT calculation is to multiply the average length of trips by the total number of trips.

Wastewater

Treated or untreated water and associated contaminants resulting from agricultural, industrial, municipal and domestic sources.

Wellhead Protection Area

The surface and subsurface area surrounding a well or wellfield supplying water to the public. In this

area, contaminants are likely to move toward and reach a drinking water well.

Wellhead Protection Program

An approach intended to prevent contamination of a wellhead protection area. The federal Safe Drinking Water Act requires states to prepare wellhead protection guidelines for the use of individual jurisdictions. The Boise City Public Works Department is implementing the guidelines in the Area of Impact.

Wetlands

Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support vegetation that is adapted for life in saturated soil conditions. Wetlands are protected through a variety of federal and other regulations.

Wintering Bald Eagle Conservation Plan

A special study prepared by the Bald Eagle Task Force including recommendations for special setbacks, land use restrictions and other management techniques intended to ensure the continued presence of wintering bald eagle in Boise. The recommendations were intended to provide guidance for future Comprehensive Plan policies, Boise River System ordinance amendments and project conditions of approval.

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