

A: GLOSSARY OF TERMS

Chapter Outline:

Overview

Abbreviations

Glossary of Terms

OVERVIEW

The purpose of this appendix is to provide a better understanding of some of the planning-, conservation-, and recreation-related terms used throughout this document. These definitions were derived from several sources, including, but not limited to: *Greenways: A Guide to Planning, Design, and Development*, the *Environmental Protection Agency*, and the *Arapahoe County Land Development Code*.

ABBREVIATIONS

ADA:	American Disabilities Act
ATV:	All Terrain Vehicle
BOA:	Board of Adjustment
BOCC:	Board of County Commissioners
CCWQBA:	Cherry Creek Water Quality Basin Authority
CDOT:	Colorado Department of Transportation
CDOW:	Colorado Division of Wildlife
CDPHE:	Colorado Department of Public Health and Environment
cfs:	Cubic Feet per Second
COGCC:	Colorado Oil & Gas Conservation Commission
DRCOG:	Denver Regional Council of Governments
EPA:	Environmental Protection Agency
FBFM:	Flood Boundary-Floodway Map
FEMA:	Federal Emergency Management Agency
FHA:	Federal Housing Administration
FIRM:	Flood Insurance Rate Map
GIS:	Geographic Information Systems
GWI:	Greenways Incorporated
HUD:	Department of Housing and Urban Development
ISTEA:	Intermodal Surface Transportation Efficiency Act of 1991
LOS:	Level of Service
NRPA:	National Recreation and Park Association
NRCS:	Natural Resource Conservation Service
OSTAB:	Open Space and Trails Advisory Board
PDR:	Purchase of Development Rights

PUD:	Planned Unit Development
SAFETEA:	Safe, Accountable, Flexible and Efficient Transportation Equity Act
SAFETEA LU:	Safe, Accountable, Flexible and Efficient, Transportation Equity Act: A Legacy for Users
SR2S:	Safe Routes to School Program
TEA-21:	The Transportation Equity Act for the 21st Century
TCH:	Tri-County Health
WQCD:	Water Quality Control Division

GLOSSARY OF TERMS

Acre: A unit of area used in the measurement of land equal to one hundred sixty (160) square rods, four thousand and eight hundred forty (4,840) square yards, or forty three thousand and five hundred sixty (43,560) square feet.

Access: Means the way or means by which pedestrians and vehicles enter and leave property.

Adjacent: Meeting or touching at some point, or separated from a lot or parcel by one of the following: a street, alley, or other right-of-way, lake, stream or open space.

Adjacent Property Owner: An owner of record of any estate, right or interest in real property, abutting the subject property.

Agriculture: The science, art, and business of cultivating soil, producing crops, and raising livestock; farming and ranching.

Agricultural Uses: Those farm or ranch uses which primarily involve raising, harvesting, producing or keeping plants or animals, including agricultural structures which house farm or ranch implements, hay, grain, poultry, livestock or other horticultural products.

Alternative Transportation: This term is used to describe modes of travel other than private cars, such as walking, bicycling, rollerblading, carpooling and transit. The term is sometimes used in reference to technology such as electric and hybrid cars and cars that run on biodiesel.

Amendment: Means a change in the wording, context or substance of an official ordinance or other publication, including related maps, illustrations, concepts, or plans.

Archeological Resource, Cultural Resource, or Historical Resource: Those resources that have been designated by the State of Colorado, County or are recognized or historically known to the County, or that are on the National Register of Historic Places (National Register), and/or that may be considered under the National Historic Preservation Act.

Area of Special Flood Hazard: The land in a floodplain subject to a one (1) percent or greater chance of flooding in any given year. See “base flood”.

Base Flood: A flood having one (1) percent chance of being equaled or exceeded in any year. The term is used interchangeably with the one hundred (100) year flood, and the one (1) percent chance annual flood.

Beautification: The process of making visual improvements in a town or city, typically to an urban area. This most often involves planting trees, shrubbery, and other greenery, but frequently also includes adding decorative or historic-style streetscape improvements.

Board or Board of County Commissioners (BOCC): The Board of County Commissioners of Arapahoe County, Colorado.

Buffer: Means a land area or physical barrier such as a wall, hedge, fence, waterway, or other feature that has been established for the purpose of reducing or mitigating the adverse effects of a land use upon another land use.

Buffer/Screening: Land, berm, or planted vegetated area and/or naturally vegetated area used to visually separate one use from another. This area is landscaped and maintained as open space in order to eliminate or minimize conflicts between such development and adjacent land uses.

Brownfield: An abandoned, idled, or under-used property where past actions have resulted in actual or perceived contamination and where there is an active potential for redevelopment. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment.

Cash-in-lieu: The payment of money instead of land dedication.

Common Open Space: Parcels of land, areas of water, improvements and other facilities, or a combination of these within the site designated for a subdivision or PUD, and designed and intended primarily for the use or enjoyment of all residents, occupants, and owners of the subdivision or PUD.

Community Gardens: Gardens on small plots of land allocated to groups of people by some organization that holds title or lease to the land, sometimes for rent, sometimes simply as a grant of land. Most are run by non-profit organizations, such as a community gardening association, a church, or other landowner; a city’s parks department, a school or a university, can also run them.

Conservation Area: A tract of land that has been awarded protected status in order to ensure that natural features, cultural heritage or biota are safeguarded. A conservation area may be a conservation easement, nature reserve, a park, a land reclamation project, or other area.

Conservation Easement: A right of the owner of the easement to prohibit certain acts with respect to the property in order to maintain the property in a manner that will preserve its value for recreation, education, habitat, open space, or historical importance. (NOTE: For a conservation easement to create tax benefits for the donor at the federal or state level, it must meet either or both of the Internal Revenue Service or State of Colorado definitions).

Conservation Subdivision Design (CSD): is a development strategy that can help communities preserve open space and natural areas in residential housing developments. By reformulating the approach to conventional subdivision design, CSD strategically concentrates home construction on the development site in order to protect sensitive and valuable open space, habitat, and other environmental resources.

Cluster Development: A development design technique that concentrates buildings in specific areas within a project to allow remaining land to be used for recreation, common open space, or for the preservation of historically or environmentally sensitive features. (Arapahoe County Comprehensive Plan, 2001)

Cultural & Historical Landscapes: Areas that have an outstanding assemblage of natural, historic, or cultural resources that together represent distinctive aspects of regional heritage worthy of recognition, conservation, interpretation, and continuing use. The areas reflect traditions, customs, beliefs, and folk life that are a valuable part of the regional story.

Dedication: Any grant by the owner of a right to use land for the public in general, involving a transfer of property rights, and an acceptance of the dedicated property by the appropriate public agency.

Developer: Any person, firm, partnership, joint venture, limited liability company, association or corporation which participates as owner, promoter, developer, seller or agent in the planning, platting, development, promotion, sale or lease of a development.

Development: Any man-made change to improved or unimproved real estate that requires a building permit or approval from Arapahoe County; including but not limited to the construction, reconstruction, conversion, or enlargement of any structure; and any mining, dredging, filling, excavation or drilling operation; with the exception of agricultural operations.

Development Plan: The written and graphical documents that detail the provisions for development of a PUD or SPD development. These provisions may include, but need not be limited to, easements, covenants and restrictions relating to use; location and bulk of buildings and other structures; intensity of use or density of development; utilities, private and public streets, ways, roads, pedestrians, areas, and parking facilities; common open space, and other public facilities.

Ecological Footprint: The phrase “ecological footprint” is a metaphor used to depict the amount of land and area a human population would hypothetically need to provide the resources required to support itself and to absorb its wastes, given prevailing technology. It is measured by looking at resources needed to provide raw materials plus land on which to build and absorb CO₂ from burning fossil fuels.

Easement: A property right generally established in a real estate deed or on a recorded plat to permit the use of land by the public, a corporation or particular persons for specified uses.

Environmentally Sensitive Areas: Aquifer recharge areas, significant wildlife habitat and migration corridors, unique vegetation and critical plant communities, and ridge lines.

Flood: A general and temporary condition of partial or complete inundation of normally dry land areas from (a) the overflow of streams, river, or other inland water, or (b) the unusual and rapid accumulation or runoff of surface waters from any source.

Flood (plain) Fringe: That area of the floodplain exclusive of the floodway area that could be completely obstructed without increasing the water surface elevation of the base flood more than one half (0.5) foot at any point.

Flood Insurance Rate Map (FIRM): The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zone applicable to the community.

Flood Insurance Study: This is the official report provided by FEMA which includes the FIRM, flood profiles and other relevant information.

Floodplain: The land area that will be inundated or flooded based on the stormwater runoff produced by the 100-year storm event.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one-half foot.

Green Infrastructure: Interconnected network of natural areas and other greenspace that conserves natural ecosystem values and functions, sustains clean air and water, and provides a wide array of benefits to people and wildlife. The ecological framework for environmental, social and economic health - in short, nature's life-support system.

Greenspace: A general term for natural areas, open space, trails, parks and greenways that function for both wildlife and people; a term used to describe a variety of landscapes that community residents feel are worthy of conservation and protection.

Greenways: A linear open space established along a natural corridor, such as a river, stream, ridgeline, rail-trail, canal, or other route for conservation and recreation purposes. Because greenways often include trails, the term greenway is sometimes used to refer to the trail it contains.

Greenprint: A methodology and resulting plan for identifying, protecting and conserving, in a sustainable manner, the green infrastructure resources of any defined land area.

Heritage Landscapes: (Arapahoe County Specific) Open space components that are designed to preserve unique natural, historic, interpretive or scenic attributes and may accommodate special recreational and educational activities suited to each individual site. A heritage landscape serves the region and visitors from outside the County as well as residents. The size of a heritage landscape varies depending on the character of the surrounding region and the historic uses in the area. Designated Heritage Areas are locations within a heritage landscape specifically identified for heritage funding. Currently there are two Designated Heritage Areas: 17 Mile House Farm Park and the Arapahoe County Fairgrounds & Regional Park.

Improvements: Anything done to, erected, or placed on land which did not naturally exist thereon.

Infill Development: Refers to development that occurs in existing urban settings, taking pressure off the development of raw land.

Interpretive Parks: Parks with guides and/or concentrated informational posts to explain associated views, natural flora and fauna, and other features.

Landscaping: Any combination of living plants such as trees, shrubs, vegetative ground cover or turf grasses, and may include structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. Landscaping shall also include irrigation systems, mulches, topsoil use, soil preparation, revegetation or the preservation, protection and replacement of existing trees.

Land Trust: A community or conservation land trust is an organization established to hold land and/or conservation easements and to administer use of the land according to the charter of the organization.

Limited Outdoor Recreation Facility: A place with outdoor activities including but not limited to miniature golf, batting cages, water slides, skateboard parks, driving ranges, and go-cart tracks.

Low Impact Development: A comprehensive land planning and engineering design approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds.

Maintain: Means to cause or allow to continue in existence. When the context

indicates, the word means “to preserve and care for a structure, improvement, condition or area to such an extent that it remains attractive, safe and presentable and carries out the purpose for which it was installed, constructed or required.”

Mixed Use Development: The development of a lot, building, or structure with two (2) or more different uses including but not limited to, residential, office, manufacturing, retail, public, or entertainment.

Natural Areas: Floodplains and flood ways, riparian corridor, natural drainage and water ways, significant native trees and vegetation, wildlife travel corridors, special habitat features such as raptor nest sites, key nesting, breeding or feeding areas for birds; fox and coyote dens, and any wetland.

Neighborhood Commercial Center: A shopping center which contains businesses that are intended to provide goods and services to the immediate neighborhood (within a one-quarter [1/4] mile radius).

New Urbanism: A movement in the field of design and development that supports the following principles: neighborhoods should be diverse in use and population; communities should be designed to accommodate multiple modes of travel: walking, bicycling, transit and automobile; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions; urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice.

Open Space: An area of land and/or water that is owned or used for one or more of the following public purposes: to protect undeveloped or natural areas; to protect farmlands or ranchlands; to preserve viewsheds, vistas or ridgelines; to protect wildlife habitat or movement corridors; to provide for outdoor recreation, trails or access to public lands; to protect designated heritage sites; to preserve water quality; to protect rivers, creeks or lakes; to restore disturbed or degraded landscape; and, to create landscape buffers to maintain community identity and character.

Open Space Corridors: (Arapahoe County Specific) Linear in form and primarily are associated with riparian (river or stream-based) landscapes. They can also be located along side a roadway, a utility corridor, an active railroad, or be part of an abandoned road or railroad corridor. There is no minimum size or acreage for Open Space Corridors. Corridors will be protected by the County as part of an interconnected open space framework of corridors. Some of these corridors may support trail development, and as such will provide passive recreation in the form of trails for hiking, bicycling, equestrian use, environmental education, and other compatible linear recreation activity. Some Open Space Corridors will be preserved and protected solely for ecological value and wildlife habitat and may not provide for human use and activities.

Open Space Park: (Arapahoe County Specific) Will generally conserve landscape features of 50 acres in size or larger. Open Space Parks generally provide public access to passive recreation opportunities. These parks not only serve the outdoor

recreational needs of the County, but also help in the preservation of large open spaces with valuable natural features. Open Space Parks have a service area radius of 25 miles. A variety of outdoor recreation facilities can be developed within Open Space Parks, but the emphasis will be in the area of passive recreational opportunities, trails, landscapes that support wildlife, environmental education, and landscapes that contain unique natural features.

Parcel: A separately deeded tract or plot of land; also a designated lot in a recorded subdivision plat.

Park: An area open to the general public and reserved for recreational, educational or scenic purposes.

Passive Recreation: An activity that takes place outdoors, is usually undertaken on an individual or small group basis, is non-motorized and requires little in the way of improvements, other than the development of trails and associated parking areas and facilities. Passive recreation offers constructive, restorative, and pleasurable human benefits and fosters appreciation and understanding of open space and its purpose. Typical passive recreational uses include, but are not limited to, walking, hiking, running, snowshoeing, picnicking and the observation/study of natural, cultural and historical resources. Passive recreational uses may also include, where specifically designated, horseback riding, bicycling, hunting, fishing and non-motorized boating. Passive recreation does not include organized sports activities such as football, basketball, baseball and soccer etc. that involve the use of specialized sports fields or courts.

Planned Unit Development (PUD): A type of building development as well as a regulatory process that involves a designed grouping of varied and compatible lands uses, such as housing, recreation, commercial centers, and industrial parks, all within one contained development or subdivision.

Planning Commission: The duly appointed Planning Commission for Arapahoe County, Colorado.

Plat: A map of certain described land prepared as an instrument for recording of real estate interests with the Arapahoe County Clerk and Recorder.

Public Use: Uses that are owned by and operated for the public by Arapahoe County or other governmental entity.

Public Utility: A common carrier supplying electricity, wire telephone service, natural gas, water, wastewater or storm water service or similar public services, but shall not include railroads or other forms of rail mass transit or depots or terminals supporting the same, or wireless telecommunication facilities.

Rail-Trail: A trail that either runs alongside an existing railway (rail-with-trail), or a trail that runs along an abandoned rail corridor (rails-to-trails). A railroad right-of-way includes the tracks and a specified portion of land on either side of the tracks (generally 100 feet wide).

Rain Garden: A rain garden is a shallow depression in the ground that captures runoff from driveways and roofs and allows it to soak into the ground, rather than running across roads, capturing pollutants, and delivering them to a stream. Besides helping water quality and reducing flooding, rain garden plants provide habitat for beneficial insects and wildlife.

Recreational Facility: A facility used for a pastime, diversion, exercise, or other resource affording relaxation and enjoyment to restore or refresh one's physical or mental being.

Regional Trails: Typically long-distance linear corridors that extend across the county, and may extend into adjoining counties. These are signature projects that are planned and implemented to highlight a significant natural or cultural feature across a regional landscape. Arapahoe County has served as a leader and principal partner on several Regional Trail initiatives, such as the South Platte Working Group, the Cherry Creek Basin Working Group, the High Line Canal Corridor Working Group. These working group efforts include the participation of county, municipalities, recreation districts, neighboring counties and non-profits, such as the South Suburban Foundation, Inc. and the High Line Canal Preservation Association.

Right-of-Way: An area of land legally designated for public use including streets, walkways, utility lines, access ways, railroads, roads, electric transmission lines, oil or gas pipelines, water mains, sanitary or storm sewer mains or for another special use.

Riparian Zones: The land and vegetation immediately adjacent to a body of water, such as a creek, lake, or other perpetual natural watercourse.

Scenic Roadways: Roadway that traverses scenic, aesthetic, historic and cultural features.

Sidewalk: The hard surface path within the street right-of-way and/or public use easement for use by pedestrians and/or bicyclists.

Significant Wildlife Habitat and Migration Corridors: Areas designated by the Colorado Division of Wildlife and/or the Colorado Natural Diversity Information Source (www.ndis.nrel.colostate.edu) as areas of landscape that provide food, cover and water sufficient to meet the needs of a given species to survive and reproduce.

Site Plan: A scale drawing of a lot, showing the actual measurements, the size and location of any existing or proposed buildings, the location of the lot in relation to abutting streets, and other details such as parking areas, access points, landscaped areas, building areas, setbacks from lot lines, building heights, floor areas, densities, utility locations and easements.

Smart Growth: An urban planning and transportation theory that concentrates growth in the center of a city to avoid urban sprawl and promote the protection of open space; Smart Growth advocates for compact, transit-oriented, walkable, bicycle-friendly land use, including mixed-use development with a range of housing choices.

Special Site Planning Criteria: The comprehensive evaluation of a development and its impact on the natural environment, neighboring properties and the community as a whole, such as site and landscape design, materials, colors, lighting, and signs, in accordance with an established set of adopted criteria and standards.

Sustainability: A sustainable region is one that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability relates to the continuity of economic, social and environmental aspects of society.

Trails: Linear routes on land or water with protected status and public access for recreation or transportation purposes. Multi-use paths are an increasingly popular form of trail, which is typically paved, allowing for a greater variety of users (such as cyclists, roller bladders, wheel chairs, baby-strollers, etc.).

Vegetation: Plants growing in a place, including, but not limited to trees, shrubs, vines, grasses and groundcover.

Walkway: A right-of-way dedicated to public use that is not within a street right-of-way, to facilitate pedestrian access through a subdivision block by means of a hard surface path, or any portion of a parking area restricted to the exclusive use of pedestrian travel.

Water Body: A perennial or intermittent river, stream, lake, reservoir, or pond, whether natural or artificial, but does not include irrigation or roadway drainage ditches, or artificial lakes or ponds which are created and used for the primary purpose of agricultural activities. A “perennial” river, stream, lake, reservoir, or pond is one that normally holds water or flows continuously during all of the calendar year as a result of ground-water discharge or surface runoff. An “intermittent” river, stream, lake, reservoir, or pond is one that normally holds water or flows continuously for at least sixty (60) days of the calendar year as a result of ground-water discharge or surface runoff.

Watershed: Refers to the entire area of land that flows into a stream or river. Rain falling on any part of a watershed will slowly make its way down into streams, and then into rivers, until it flows to the sea. Development anywhere in a watershed can have an impact on the water that flows through it, and consequently, the water body into which it flows.

Water Trails: (Also known as water-based trails, paddle trails, blueways or blue trails) Water trails typically consist of signed or marked portions of the waterway that support canoeing and kayaking. The location of portage facilities and/or water access is a critical element of water trail development.

Zoning Map: The official zoning map adopted by Arapahoe County.