

The following is a summary of some key terms used in this Vision Plan. Portions of these definitions are from *A Glossary of Zoning, Development, and Planning Terms* (Michael Davidson and Fay Dolnick, editors).

**Affordable housing.** Housing units, either for sale or for rent, that are subsidized so they cost less than housing units on the open market. Affordable housing units are available to households that earn less than a given percentage of the area median income (AMI).

**Alley.** A narrow road that runs behind a row of parcels, along their rear lot lines. Alleys can provide access to garages located at the rear of the lot.

**Aquifer.** An underground formation of rock that holds a large amount of water, which can be extracted from wells and springs.

**Area median income (AMI).** The middle value in an area's distribution of incomes. In a given area, an equal number of households earn more and less than the AMI.

**Articulation.** The projecting and recessed elements, including balconies, front porches and inset windows, that add variety to a building's exterior walls.

**Automobile-oriented development.** Development, usually commercial, that is patronized largely by people who arrive by motor vehicle. Automobile-oriented development often provides more parking spaces than the minimum required and locates parking between the building and the street.

**Avenue.** A street that connects highways and parkways with local streets.

**Build-to line.** A line that the façade of a building must meet. For example, if a build-to line is set at the back of a sidewalk, buildings would be required to meet the edge of the sidewalk.

**California Environmental Quality Act (CEQA).** The State law that set rules for evaluating the environmental effects of new regulations and development projects.

**CE District.** Another name for Coachella's Entertainment Commercial District.

**Charrette.** An intensive design workshop, held over the course of several days, where a design team of urban planners works with members of the public to create a conceptual plan for a community.

**Circulation network.** A system of streets, paths and trails that allows people and vehicles to move about.

**Community District.** A specific part of Coachella's Vision Plan Area, as described in Chapter 4 of this report. Each Community District provides opportunities for a different combination of land uses.

**Connector street.** A street that helps form the backbone of each neighborhood's fine-grained network of local streets.

**Curb radius.** The size of the sidewalk's curve where two streets intersect. Smaller curb radii can improve pedestrian safety by encouraging drivers to slow down before they turn at a corner.

**Density.** The amount of development on a property. Residential density is usually measured as the number of residential dwelling units per acre of land. Commercial density is usually measured as a floor area ratio (FAR).

**Density bonus.** A voluntary program that allows housing developers to build at higher densities than a city's General Plan would otherwise allow, provided that they include a minimum percentage of affordable units in their project.

**Design guidelines.** Guidelines and rules about the form and character of new buildings. For example, design guidelines can specify how far buildings should be set back from the street, and they can recommend how to use various materials and finishes on building façades.

**Destination retail.** A type of shopping center that encourages visitors to stay and shop for an hour or more.

**Downtown Colonia.** The City of Coachella's existing downtown.

**Entertainment Commercial District.** An area defined in Coachella's General Plan where various land uses that could attract tourism are encouraged. The Vision Plan Area includes almost all of the land in this area, which is also known as the CE District. Chapter 1 shows the boundaries of the Entertainment Commercial District.

**Façade.** The exterior face of a building.

**Floor area ratio (FAR).** The gross floor area of a building in square feet, divided by the total land area in square feet. For example, a 60,000 square foot building on a 120,000 square foot parcel would have a floor area ratio of 0.50.

**General Plan.** A collection of City policies that shape its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each city by the State and adopted by the City Council.

**Green roof.** A flat roof that is covered with soil and plants, along with a waterproof barrier to keep the roof dry. Green roofs can help keep a building cool by insulating the roof, and they can absorb stormwater instead of allowing it to run off into storm drains and detention basins.

**Highway.** A major roadway that provides access between Coachella and other cities in the region.

**Impact fee.** A fee charged to a developer by a city according to the proposed development project, typically by number of units, square footage or acreage. The fee is often used to offset costs incurred by the city for services and infrastructure such as schools, parks, roads and police and fire services.

**Inclusionary zoning.** A policy requiring market-rate housing developers to provide a specified percentage of each development project's dwelling units as affordable housing.

**Leadership in Energy and Environmental Design (LEED).** An organization that creates guidelines for evaluating the environmental performance of new buildings and neighborhoods.

**Massing.** The organization of the various spaces, or volumes, that make up a building's overall form. For example, a rectangular warehouse building would have a single volume and very simple massing, while a Victorian house would have many different volumes and complex massing.

**Mixed-use development.** Any development that combines a variety of land uses, including mixtures of dwelling units, retail stores and offices. For example, a multi-story building could have a café on the ground floor and apartments or condominiums on the upper floors.

**Neighborhood-serving.** Facilities and institutions that are intended to attract people from the surrounding neighborhood, rather than from other parts of the city or region.

**Parkway.** A wide street that accommodates large traffic volumes while providing a high-quality pedestrian environment and buildings that frame the public realm. Parkways include access roads at their edges, which serve local traffic and allow faster-moving through-traffic to flow more smoothly.

**Pedestrian-oriented development.** Buildings designed with an emphasis on the sidewalk and access by foot, rather than on parking areas and access by car. Pedestrian-oriented development generally places buildings near the sidewalk, with entrances oriented to the street. Ground-floor walls in a pedestrian-oriented building often have large amounts of windows or display space, especially on building façades that face the street. Although parking areas may be provided, they are not emphasized by the design of the site.

**Pedestrian realm.** The space in which pedestrians walk along a street, as well as features such as street trees that help to define the edges of that space.

**Pedestrian-scaled.** Located and sized to improve pedestrian comfort. Architectural and streetscape elements, including various parts of a building's façade and streetscape elements such as benches and street-lamps, can be designed so they are pedestrian-scaled.

**Photovoltaic.** Capable of generating electricity when exposed to sunlight. A rooftop solar panel is a common example of a photovoltaic device.

**Pilaster.** A structural or ornamental part of a building's façade, similar to a column, that projects slightly from the wall.

**Plan Area.** Another term for the Vision Plan Area.

**Public realm.** All of a city's public spaces, including its streets and sidewalks. Privately-owned buildings are not included directly in the public realm, but their placement and design can greatly affect the public realm's character.

**Reclaimed water.** Wastewater that has been treated to remove nearly all of its pollutants and that is safe to use for a variety of purposes, including watering plants and flushing toilets, but not for drinking or bathing.

**Residential lane.** A narrower, more pedestrian-friendly residential street.

**Residential street.** A street that provides local access to residents' homes.

**Right-of-way.** A strip of land that is or will be occupied by a street, water line, sewer or other public facility or utility.

**Setback.** The minimum distance by which any building or structure must be separated from a street right-of-way or lot line.

**Smart growth.** The use of comprehensive planning to guide, design, develop, revitalize and build communities that emphasize the following principles:

- ◆ Mix land uses
- ◆ Take advantage of compact building design
- ◆ Create a range of housing opportunities and choices
- ◆ Create walkable neighborhoods
- ◆ Foster distinctive, attractive communities with a strong sense of place
- ◆ Preserve open space, farmland, natural beauty and critical environmental areas
- ◆ Strengthen and direct development towards existing communities
- ◆ Provide a variety of transportation choices
- ◆ Make development decisions predictable, fair and cost effective
- ◆ Encourage community and stakeholder collaboration in development decisions

**Specific Plan.** A tool for implementing a city's General Plan by providing additional rules for development in a defined area.

**Street furniture.** Objects on streets and sidewalks that are intended to enhance the street's character and promote increased pedestrian activity. Common street furniture elements include benches, trash cans, kiosks, lights and newspaper racks.

**Streetscape.** The overall impression created by all of the elements that make up a street.

**Sustainable development.** Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Traffic calming.** Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including:

- ◆ Narrow streets
- ◆ Small curb radii at corners
- ◆ Sidewalk bulbouts
- ◆ Textured paving at intersections
- ◆ Street trees and planting strips between sidewalks and the street

**Transit-oriented development.** A mixed-use community or neighborhood designed to encourage transit use and pedestrian activity.

**Urban design.** The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass and design of various parts of the city and combines elements of city planning, architecture and landscape architecture.

**Vision Plan Area.** The land in Coachella that is addressed directly by this Vision Plan. Chapter 1 shows the boundaries of the Vision Plan Area.

**Walkability.** The extent to which a street or neighborhood's design supports and encourages pedestrian activity. For example, a street with narrow, heavily cracked sidewalks next to a large amount of fast-moving automobile traffic would have low walkability; a street with broad, well-maintained sidewalks, large shade trees and slow-moving automobile traffic would have higher walkability.

**Window reveal.** The space between an inset window and the outer wall of a building. Deep window reveals can cast shadows, adding visual interest to a building's façade.

