

Forest Hills Improvement Initiative

Glossary of Terms

Air Rights - The rights to the use of the open space or vertical plane above a property. Ownership of the land includes the right to all air above the property.

Community Vision - A brief statement indicating the growth and renewal a community wishes to experience. A community vision is future oriented.

Development Guidelines – Identify the City's expectations for planning, designing and reviewing development proposals. Development guidelines should identify standards that promote high quality development and design.

Floor Area Ratio (FAR) - FAR is the gross floor area of all buildings permitted on a lot divided by the area of the lot. In zoning, the permitted building floor area is calculated by multiplying the maximum FAR specified for the zoning district by the total area of the parcel. A permitted FAR of 2 would allow the construction of 80,000 square feet of floor space on 40,000 square feet of land ($40,000 \times 2 = 80,000$).

Request for Proposal (RFP) - A formal request to a consultant to submit a proposal to provide a service.

Right of Way (ROW) - The right of another to cross over, under or through a parcel of land.

Smart Growth - Environmentally-sensitive land development with the goals of minimizing dependence on auto transportation, reducing air pollution, and making infrastructure investments more efficient.

Structured Parking - An above-grade, open-air structure specifically designed to accommodate vehicle parking.

Streetscape - the view along a street from the perspective of a driver or pedestrian, especially of the natural and man-made elements in or near the street right of way, including street trees, lawns, landscape buffers, signs, street lights, above-ground utilities, drainage structures, sidewalks, bus stop shelters and street furniture.

Transit Oriented Development (TOD) - A mixed-use community within walking distance of a transit stop that mixes residential, retail, office, open space, and public uses in a way that makes it convenient to travel on foot or by public transportation instead of by car.

Transportation Action Plan – The initial step and framework in developing a regionally based network of transportation facilities and services that meets travel needs in the most efficient and effective manner possible.