

APPENDIX A

GLOSSARY OF TERMS

The glossary of terms is provided to help the reader understand technical planning terms whose meaning is not familiar to the general public. The following terms are defined to assist the reader in better understanding the existing conditions, goals, policies and implementation recommendations of the General Plan.

Active parks - An area designed primarily for organized or non-organized active recreation of one or more age groups. This type of design may have, as its primary feature, play fields, playground apparatus, ball fields, active trail use (ATV use), tennis and/or basketball courts, or a combination thereof.

Ahupua`a - A land division usually extending from the uplands to the sea and represents the traditional form of Hawaiian Land Management. It included a forest, agricultural, and coastal zone shared by community members.

Agricultural impact assessment - An analysis on a case-by-case basis to determine the impacts of a project on existing and adjacent uses.

Alternative transportation - Forms of travel other than by automobile, including walking, bicycling, and use of transit vehicles such as buses, streetcars, light rail and commuter rail.

Beach Nourishment - Beach nourishment, a technique used to restore an eroding or lost beach or to create a new sandy shoreline, involves the placement of sand fill with or without supporting structures along the shoreline to widen the beach. It is the only management tool which serves the dual purpose of protecting coastal lands and preserving beach resources.

Best management practices (BMPs) - BMPs minimize the impact of development and other land use activities on the natural environment, such as reducing stormwater, through the use of rain gardens and other infiltration devices and practices.

Bicycle facility linkages - Facilities that allow bicyclists to move between destinations and access various land uses. Examples include an on street bicycle lane or a separate bicycle path.

“Big box” retail stores - Retail stores, typically greater than 50,000 square feet, which derive their profits from high sales volumes rather than price mark up.

Building massing – The evaluation of a building in its three-dimensional form in terms of scale, height, size, square footage, and architectural style.

Bulb-outs - A paved area usually located at a street intersection that extends from the sidewalk out into the street to narrow the effective street width and shorten the distance a pedestrian must walk to cross the street.

Cesspools - A covered hole or pit for receiving drainage or sewage, as from a house.

Compact urban development patterns - A development pattern characterized by neighborhoods where a mix of residential and non-residential land uses is located in close proximity to each other.

Community design charrettes - The charrette is a collaborative planning process that harnesses the talents and energies of all interested parties to create and support a feasible plan that represents transformative community change.

Conservation easement - A legal mechanism whereby a landowner retains ownership of his/her land, but grants some right(s) to the land to a "holder" that is defined as a charitable organization declared exempt from taxation. Most commonly is used to remove development rights from part or all of the subject property.

Conservation Subdivision Design (CSD) - A housing development where half or more of the buildable land area is designated as undivided, permanent open space.

Density clustering - the deliberate practice of focusing growth and development in higher density areas in order to spare open space and agricultural land.

Development entitlements - Permission from an advisory body or agency to permit development and/or construction in a specific area or parcel.

Development Impact Assessment (DIA) – A detailed analysis of the potential environmental, social, economic, and cultural impacts of development.

Direct marketing - Direct Marketing is a promotion mechanism that allows focused messages to be received by a targeted audience.

Fenestration: The openings (e.g. windows and doors) that form part of a building facade.

Fixed-route accessible bus service - A bus service that is operated along a prescribed route according to a set schedule.

Focal Point - A buildings, structure, open space, or other feature that naturally draws the eye and provides an aesthetically pleasing view. Focal points are often located at the termination of a street or streets, in plazas, and squares, and in neighborhood or district activity centers.

Flora and fauna - Plants and animals considered as a group.

Gap Group – The group of people in an income bracket that does not qualify for affordable housing assistance, but is also stretched to afford market rate housing.

Greenbelts - Extensive area of largely undeveloped or sparsely occupied land established along a natural corridor, such as a river, stream, ridge line, rail-trail, canal, or other route for conservation and recreation purposes.

Green Building - 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.

Groundwater recharge - The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks.

Historic districts - A group of buildings, properties or sites that have been designated by one of several entities on different levels as historically or architecturally significant.

HOV (High-Occupancy Vehicle) lanes - Traffic lanes dedicated to vehicles carrying two or more passengers.

Impervious surface - A surface through which water cannot penetrate, such as roof, road, sidewalk, or paved parking lot – the amount of impervious surface increases with development and results in the need for drainage facilities to carry the increased run-off.

Infill - The development or redevelopment of vacant, abandoned, or under utilized properties which are within developed areas of the City, and where water, sewer, streets, and fire protection have already been developed and are provided. Annexed areas located on the periphery of the City limits shall generally not be considered infill sites.

Infill development - Development or redevelopment of vacant land that has been skipped over in otherwise built-up areas.

Infiltration - The downward movement of water from the surface of the land to the subsoil.

Injection wells - Any bored, drilled, or driven shaft or dug hole where the depth is greater than the largest surface dimension that is used to discharge fluids underground.

Landmark - An individual structure or group of structures on a single lot, a site, an area, a district, or combination thereof, having a special historical, architectural, cultural, or aesthetic value.

Land use pattern - A description of the physical arrangement of different land uses that is created either by natural features, buildings, agriculture, recreational facilities, roads, etc., or a combination thereof.

Livable - The ability of a project to enhance the human experience.

Livable housing - Housing that is within close proximity to neighborhood serving commercial areas, transit stops and community resources such as parks and open space.

Low-impact development - The use of site and subdivision design techniques in coordination with stormwater management engineering to mimic the hydrologic conditions associated with an undeveloped site to the greatest extent practicable.

Materials recovery facility - A facility where recyclables are sorted into specific categories and processed, or transported to processors, for remanufacturing.

Mauka - Used as a directional reference; refers to that which is “toward the mountains”.

Mixed-use activity centers - The development of a tract of land or building or structure with two or more different uses such as, but not limited to, residential, office, retail, public or entertainment, in a compact urban form.

Mixed-use development - Developments that incorporate both residential and commercial uses; for example, a mixture of residential units and offices in the same building.

Multi-modal transportation - Referring to accessibility by a variety of travel modes, typically pedestrian, bicycle, transit, and automobile modes, but may also include water and air transport modes.

Multi-use trails - Transportation trails that allow use by all forms of non-motorized transportation, such as bicycles, pedestrians and in-line skaters.

Natural area - The State of Hawai‘i created the Natural Area Reserves System (NARS) to preserve and protect representative samples of Hawaiian biological ecosystems and geological formations.

New Urbanism - The process of reintegrating the components of modern life--housing, workplace, shopping, and recreation--into compact, pedestrian friendly, mixed-use neighborhoods linked by transit and set in a larger regional open space framework.

Niche clusters - Groupings of businesses with similar markets or consumers.

Non-potable water - Water that is not treated to drinking water standards and is not meant for human consumption.

Open Space - Areas of natural quality, either publicly or privately owned, designated for protection of natural resources, nature oriented outdoor recreation, and trail related activities.

Overlay district ordinance - A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone (e.g., a special height limitation applied to a portion of a view protection overlay zone).

Passive parks - An area primarily designed for picnicking, passive trail use (e.g., hiking), hunting, fishing, etc. and other non-organized recreation activities which emphasizes natural settings and de-emphasizes active recreation facilities.

Pedestrian scale - A combination of development features that people find comfortable; created by elements such as the size and design of buildings, the relationship between building height and street width, streetscape features such as trees, decorative lighting, or benches, and outdoor spaces.

Pedestrian-oriented development - A kind of urban form and land development pattern that is conducive to access and circulation on foot.

Planning horizon - The amount of time an organization will look into the future when preparing a strategic plan.

Prime agricultural land - Land that has been classified as having exceptional qualities

Quality of life - Those aspects of the economic, social, and physical environment that make a community a desirable place to live or to do business.

Regulatory provisions - A rule or order prescribed for managing government. Examples related to community development include zoning ordinances and land subdivision ordinances.

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

Siting - The place where a structure or group of structures was, is, or is to be located

Smart Growth - Planning, regulatory, and development practices and techniques founded upon certain specific principles which encourage efficient land use.

Special management area (SMA) - Generally refers to those areas that may require resources or opportunities that warrant a level of management narrowly focused on a localized resource or resource use concern.

Solid waste - Any unwanted or discarded material that is not a liquid or gas, including organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials.

Streetscape beautification - Additions to a street or town that may include street trees, shrubs, flowers, street furniture and lighting.

Sub-regional - Pertaining to a portion of a region.

Sustainability - Meeting today's needs without compromising the ability of future generations to meet their own needs.

Timeshares - Joint ownership or lease of vacation property by several people who take turns occupying the premises for fixed periods.

Traffic calming - An approach and technique designed to reduce the adverse impacts of motor vehicles on built-up areas.

Transfer of development rights (TDR) - A program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

Transient vacation rental (TVR) - visitor accommodations that are not hotel rooms or multifamily structures such as condominiums, apartments, timeshare or hostels.

Transit-oriented development (TOD) - A mixed-use area within walking distance to a transit stop. Transit-oriented developments mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot or car.

Transportation demand management - Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand.

Trip generation - The total number of trips arriving and leaving a particular destination, including walking trips, vehicle trips and transit trips.

Urban expansion projects -

Urban Growth Boundaries - An urban growth boundary is a line drawn between urban and rural lands defining the limits to which the urban area will grow.

Urbanism – The process that drives people to live in urban areas and adapt to a “city life”.

Urbanization - The removal of the rural characteristics of a town or area, a process associated with the development of civilization and technology. Demographically, the term denotes redistribution of populations from rural to urban settlements.

Visual clutter - Visual clutter occurs on many suburban and urban commercial streets in the form of excessive street signs, billboards, and franchise architecture that could potentially damage a community’s “curb appeal” or compromise scenic views.

Wildland – An area or region where the habitat remains in a natural state due to the minimization or prohibition of development and human activities that would alter the landscape and potentially harm the species that rely on the health of the ecosystem.

Xeriscaping - The practice of using native species and hardscape materials to create low-water-use landscaping.

This page intentionally left blank.