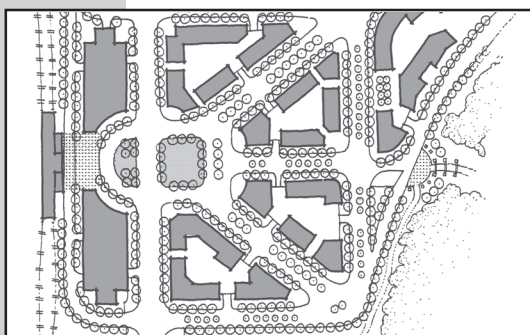
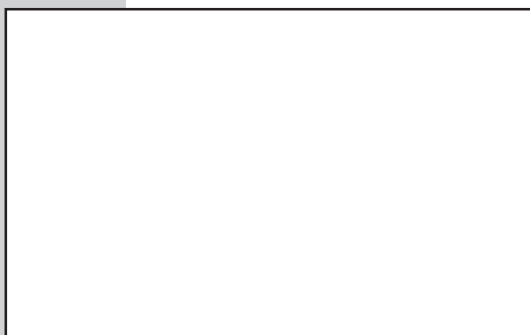


Appendices



APPENDIX A

Glossary of Terms

Arterial Road (Arterial):	A divided highway with intersections at grade, and with geometric designs and traffic controls intended to expedite the movement of through traffic. Direct access to abutting properties may be permitted but may also be controlled. Rights-of-way are generally a minimum of 120 feet. Examples: Greenbelt Road/MD 193.
Big Box Retail:	A term referring to a retail establishment that is considered automobile-oriented with intensive retailing uses that typically have the physical characteristics of large warehouse type facilities and draw customers from large market areas. These retailers now emulate virtually every type of retail sector. Big Box Retail establishments are characterized as greater than 35,000 square feet in size, where the principal use is the selling of goods or merchandise to the businesses and general public in large lots (bulk quantities) for household or business use and/or consumption.
Bicycle Friendly Areas:	Bicycle Friendly Area: A BFA is an area that provides compatible and safe streets for bicyclists. These areas are designated with a comprehensive sign program that alerts motorists of shared bicycle use along roadways. Bike lanes may or may not be used in BFAs depending on site constraints. Typically, BFAs are used in residential neighborhoods, although these areas could be used in any type of development where designated bike lanes are not required, but motorists should be aware of bicyclists using the roadways.
Biodiversity:	The variety of living organisms, their communities and ecosystems, and the ecological and biological processes by which they function and evolve.
Buildings Setbacks:	The distance between the building facade and the road right-of-way or other property lines.
Channelization:	The improvement of a stream's capacity to convey flood water by dredging, straightening of bends, removal of brush and snags and widening, etc. It could also include gabion or concrete lining of the bed and sidewalls.
Charrette:	A term, common to architects, meaning to work continuously and quickly toward an impending deadline. It is derived from the French for the "little cart" used in architectural schools for collecting drawings at deadlines. The modern usage refers to a design process taking place in proximity to the site, and in the presence of those affecting and affected by the outcome; generally the neighbors, developers, elected officials, and administrators. The process tends to catalyze agreement by engaging in ongoing negotiation during the stage of maximum flexibility, at the moment of conception. The principal advantages of a charrette are the efficiency of the process, the assent which it earns, and the accurate response to problems and opportunities. Ultimately, the purpose of a charrette is to give those concerned enough information to make rational decisions.
Collector Road:	A multilane or two-lane highway designed to carry medium speed traffic between arterials, to afford access to major traffic generators and to connect residential neighborhoods and their local, internal street systems to major highway systems. Access to abutting properties is usually permitted. Rights-of-way are generally a minimum of 80 feet. Example: Rhode Island Avenue, Cherrywood Lane and Sunnyside Avenue.

Community Park:	A park that serves a larger population and provides a greater range of recreation facilities. These facilities typically include multiple ball fields, courts, group picnic areas and play equipment. Other possible amenities may include swimming pools, community centers with meeting rooms and health clubs/gyms.
Conservation Area:	Areas containing environmental features where a variety of uses can occur, such as for active and passive recreation, without total destruction or conversion of the environmental features.
Core Area:	The portion of the Greenbelt Sector Plan that lies west of Cherrywood Lane, east of the CSX Railroad, north of Greenbelt Road and south of the Capital Beltway.
Crime Prevention Through Environmental Design (CPTED)	Crime Prevention Through Environmental Design (CPTED) is a term coined by the National Crime Prevention Institute to eliminate or reduce criminal behavior and simultaneously encourage people to observe and patrol their communities. CPTED (1) recognizes a relationship between the environment and opportunities for crime; (2) attempts to reduce these opportunities through appropriate planning and design decisions; and (3) considers day-to-day decisions regarding: (a) the location of specific land uses, (b) the relative position of buildings, (c) interior and exterior design details like color, lighting and landscaping, (d) who will use a particular space, and when and how they will use it, and (e) the ways these decisions might influence crime and victimization over the long term.
Density:	The number of dwelling units per acre of land.
Duplex:	Any group of two dwelling units (typically referred to as semi-attached dwelling units) occupying a single lot or building site, used as one-family dwellings, located side by side on adjoining lots, separated from each other by a solid wall extending from the lowest floor to the roof, and entirely separated from any other building by space on all other sides.
Ecosystem:	A dynamic and complex set of interconnected natural elements which directly or indirectly affect the survival of a habitat.
Environmental Envelope:	The collective and contiguous area that protects environmental features in subcategories of preservation, conservation and restoration. It allows for recreational opportunities and limited disturbance for access and circulation.
Facade:	Any exterior vertical wall of a structure, usually the principal fronting wall.
Floodplain:	The area adjacent to streams, rivers and other bodies of water that holds and carries excess water from storm events. The 100-year floodplain is of particular significance, as it is used for regulatory purposes. It is defined as the area where there is a chance in one hundred (one percent) that flooding will equal or exceed its upper limit in any given year.
Floor Area Ratio (FAR):	The ratio of the "gross floor area" of all buildings or structures (includes parking structures) on a "lot" to the area of that "lot".
Focal Point:	Definite concentrations of land uses, development intensities and/or civic/private spaces that are obvious destinations and activity points within a community or sector.
Forest Canopy:	The combination of upper branches and leaves of trees (tree crowns) in an area.
Garden Apartments:	A building containing three or more dwelling units, including units that are located over the other. More specifically, one or more two- or three-story multifamily structures, generally built at a gross density of 15-25 dwelling units per net acre, with each structure containing 8 to 20 dwelling units and including related off-street parking, open space and recreation amenities.
Gateway:	A designed element or feature in an area which marks the entrance or the threshold of a sector or district and can be useful for orientation within the built environment.
Green Development:	The application of ecological thinking to the creation of development in which the product, service or underlying philosophy places some emphasis on protecting the indoor and outdoor environment, resulting in better places to work and live.

Grid Street Pattern:	A web of intersecting thoroughfares, which is predominantly rectilinear in its alignment and orthogonal (right angles) at its intersections.
Gross Developable Acreage:	The total buildable area outside of the environmental envelope.
Gross Leasable Area (GLA):	The total building floor area for which retail tenants pay to lease.
Guideline:	A statement and/or illustration describing a design recommendation or principle that recommends a preferred development technique. Design guidelines are applied in the remaining subareas outside of the DDOZ boundary. Guidelines are not mandatory actions under this plan, rather they are stated to express the intent and expectation by the Planning Board that these design guidelines should be applied to the extent possible and will be used during the standard development review process..
High- and Medium-Density Housing	The density range for high-density housing is generally from 20 dwelling units per acre to 48 dwelling units per acre. The density range for medium-density housing is generally from 8 dwelling units per acre to 20 dwelling units per acre.
Historic Property:	Buildings, sites or districts of historical significance, including those designated on a national or county level, or those eligible for such designation.
Historic Site:	An historic property that has been found to meet certain historical and/or architectural criteria and is therefore protected by the County's Historic Preservation Ordinance.
Infill Development:	Development on scattered vacant sites within the urbanized/suburbanized area of a community.
Infrastructure:	Those manmade structures and facilities which serve the common needs of the population, such as: sewage disposal systems; potable water systems; solid waste disposal systems; stormwater systems, utilities; bridges; roadways; and transit systems.
Intensity of Development:	<p>A measure of the level, or amount, of land use activity based on density, use, mass and size. Intensity of development for a parcel, or other land area, can be measured by calculating its Floor Area Ratio (FAR) (see definition of FAR). Development intensity is often evaluated functionally by several elements, such as the human activities and land use mixes that create a 24-hour environment.</p> <p>Specific definitions for this plan include:</p> <p>North Core Area/High Intensity Development: Transit-oriented mixed-use development that exceeds a 1.0 FAR, as calculated and averaged for all development parcels (all net developable acreage that exist minus the public R-O-W) in the North Core Area.</p> <p>South Core Area/Medium Intensity Development: Transit-oriented mixed-use development that exceeds a 0.5 FAR, as calculated and averaged for all development parcels (all net developable acreage that exist minus the public R-O-W) in the South Core Area.</p>
Interchange:	A system of interconnecting roadways usually in conjunction with one or more grade separations, designed to accommodate traffic at different levels for two or more roadways.
Level of Service (LOS):	A measure of traffic volumes and congestion on road segments and at intersections. LOS is measured at six levels in the County: A through F.
MARC:	The Maryland Rail Commuter system.
Mass Transit:	A system or combination of line haul, feeder or community circulator, fixed guideway and/or vehicle-based transportation service, operating on a standard schedule and open to the general public.

Mitigation:	In relation to wetland and floodplain, the replacement of destroyed features by an area elsewhere that is as equal as possible in size and function. For floodplain, this may be termed “compensatory storage” in reference to an equal volume of stormwater retention. In reference to noise, mitigation is the attenuation of excessive noise to acceptable levels.
Mixed-Use Development:	Frequently, relatively large scale projects located in proximity to major roadways, intersections or transit, that include one or more structures accommodating two or more land uses, such as retail and office, and may include residential uses of various types. Mixed-use projects are characterized by a functional and physical integration of the land use components on a parcel or in a building as distinguished from the more common isolated, individual uses.
Modified Grid Street Pattern:	A web of intersecting thoroughfares, which are primarily rectilinear in alignment and orthogonal at its intersections, but may have diagonal, curvilinear and/or cul-de-sac alignments and variable intersections occasionally introduced to accommodate variable street pattern requirements and environmental conditions.
Multifamily Dwelling Units:	A building containing three or more dwelling units.
National Historic Landmark:	A building or district determined by the United States Secretary of the Interior to be nationally significant in American history and culture.
Neighborhood Park:	Park areas that serve small populations to meet basic community needs such as one to two ball fields or courts or small, informal picnic areas.
Neotraditionalism:	A design technique that replaces the suburban sprawl common to most cities with communities that are convenient and pedestrian-oriented. Projects designed with neotraditional techniques typically use a modified grid pattern of streets, thereby avoiding the problems associated with numerous cul-de-sac streets such as congested traffic and limited connectivity for both pedestrians and vehicles. The grid-like pattern encourages well-connected streets for pedestrians, a sense of community and orderly growth more efficiently than cul-de-sac-type suburbs do. New urbanism promotes mixed uses and meaningful civic uses and spaces.
Net Developable Acreage:	The total buildable area within a parcel excluding public open space, rights-of-way, neighborhood parks, schools and environmental (wetlands, stormwater) constraints.
New Urbanism:	A movement in city planning that strengthens the role people and the environment play in city design and planning. New Urbanism is based on similar premises that many pre-World War II towns were based upon, commonly referred to as traditional town designs. This movement recognizes the prevalent problem of suburban sprawl and the breakdown of the community and instead encourages convenience, walkability, aesthetics, livability and ecological integrity in a city plan. Accordingly, the pedestrian, rather than the automobile, is afforded priority in developments structured by this concept.
NRI (Natural Resources Inventory):	The identification, mapping and analysis of natural resource elements on a site.
Open Space:	Areas of land not covered by structures, driveways or parking lots. Open spaces may be used for passive or active recreation purposes and may include uses such as plazas, village greens, parks, sidewalks and environmental conservation and/or preservation.
Park-Once Environment:	A strategy of urban design which creates a sector where it is possible upon arrival to do a variety of things by walking between them. This includes the shopping center as well as the typical main street but not the strip. A common feature in mixed-use developments.
Parkway:	A corridor of parkland containing a limited-access, divided scenic roadway with full or partial access control. The width of the median, as well as the park corridor, is variable dependent on the topography and adjacent natural and cultural features. Parkways are typically limited to noncommercial traffic and intended as a scenic gateway to prominent destinations. Emphasis is on following the contours of the land, natural or naturalized landscapes, and visual buffer between roadway and adjoining developed areas. Example: Baltimore-Washington Parkway.

PCMA (Preservation/ Conservation Management Area):	The portion of the Environmental Envelope in the Greenbelt Metro Area Sector Plan that preserves the most sensitive features, such as wetlands, streams, special habitat, and exemplary forest stands, while accommodating passive recreation in certain areas. It corresponds roughly to the central Core Area.
Plaza:	A public space at the intersection of important streets or located at the front of important structures set aside for civic and/or commercial purposes, gatherings and/or activities. A plaza is typically bordered by streets, buildings or sidewalks. The plaza environment typically consists of durable pavement for parking, seating for pedestrians, shade trees and other design features which require little maintenance.
Preservation Areas:	Areas that remain relatively untouched, even by active recreational activities.
Quadruplex:	Any group of four attached dwelling units occupying a single lot or building site, used as one-family dwellings, in one building in which each unit has two open space exposures and shares one or two walls with adjoining unit or units.
Redevelopment:	A process that is used in developed areas to selectively rehabilitate, clear and/or infill parcels in underutilized and/or blighted areas. Changing the types of uses, intensities or densities of the land uses is frequently involved to achieve an economically higher and best use of the land.
Restoration Areas:	Areas where improvements can be applied to deteriorated environmental features so that the area can function again within the ecosystem.
Right-of-Way:	A general term denoting land, property, or interest therein, usually in a strip, acquired for or devoted to transportation (vehicular and pedestrian) or utility purposes.
RTE's (Rare, Threatened and Endangered Species):	Species that were once viable components of the flora and fauna of the State of Maryland, and are determined to be in jeopardy or are likely to become endangered within the foreseeable future, or species that are determined to be threatened or endangered by the Federal Endangered Species Act of 1973.
Setback:	The land area between the right-of-way and the building face.
Shared Parking:	Allowing the same/joint parking spaces for multiple uses that have different peak hours of demand. This practice is ideal for mixed-use development to reserve land for more socially beneficial uses other than parking.
Single-Family Attached Dwellings:	A residential structure containing one-family dwelling units with one or both side walls attached from ground to roof.
Single-Family Detached Dwellings:	A one-family dwelling with open space on all sides.
Single-Family Dwelling:	A residential structure for a one-family unit occupancy.
Smart Growth:	<p>Growth management policies and programs in conformance with and addition to those of the State, that marshal County and other resources, to support and encourage growth in existing communities, and in communities with infrastructure and other services that can accommodate that additional growth, while limiting development in agricultural and other areas of the County.</p> <p>- Prince George's County Planning Department staff white paper 'Managing Growth in the 21st Century - A Smart Growth initiative in Prince George's County'.</p> <p>The State of Maryland Smart Growth policy has three straightforward goals:</p> <ol style="list-style-type: none"> 1. Save our most valuable remaining natural resources before they are forever lost. 2. Support existing communities and neighborhoods by targeting state resources to support development in areas where the infrastructure is already in place or planned to support it. 3. Save taxpayers millions of dollars in the unnecessary cost of building the infrastructure required to support sprawl.

Stacked Townhouse: A multilevel single-family attached dwelling unit constructed one unit over another unit. Stacked townhouses are similar in appearance of a typical townhouse because they are constructed in a row, and have separate entrances, except stacked townhouses are typically 4 to 4-1/2 stories high. Each set of units are separated by vertical fire-resistant walls. The ground level of a stacked townhouses may be raised 18 inches to 24 inches or be depressed 3 feet to 5 feet. Stacked townhouses provide an option to the standard townhouse appearance, price range and density.

Standard: A statement and/or illustration describing a design recommendation or principle that recommends a preferred development technique. Standards are mandatory requirements under this plan and can be defined with the words “shall” or “should” in the text. In all cases, standards are expected to be followed to effectively implement the intent of this plan unless otherwise stated in the DDOZ applicability section of the *Sectional Map Amendment*.

Stormwater Management: The mechanism employed for controlling stormwater runoff through the implementation of measures such as sediment and erosion controls, stormwater retention and detention ponds, and Best Management Practices (BMPs) techniques for the purpose of minimizing environmental damages and reducing the effects of urbanization.

Stormwater Runoff: That part of precipitation (rainfall), snow melt, or irrigation water that runs off the land into stream or other surface water that can carry pollutants from the air and land into the receiving waters.

Street Frontage: The amount of linear feet of a building that abuts the street right-of-way which has windows and entries oriented to the street.

Streetscape: The combination of planters, sidewalks, street trees, and street lights. The streetscape, in combination with the building frontage and the rights-of-way comprise the urban public realm, elements of importance in neotraditional design practice.

Strip Development: The pattern common to conventional suburban development wherein commercial development is spread along arterials and highways. Strip developments usually lack pedestrian scale, are auto-dominated and are typically constructed with low-quality architecture and aesthetic quality.

Sustainable Development: Development which meets current needs without compromising the ability of future generations to meet their own needs.

The Greenbelt Station: Refers to Greenbelt Metrorail and MARC commuter rail station and immediate environs.

Townhouse: One of a group of three or more attached buildings arranged or designed as one-family dwellings which: are entirely separated from each other by walls extending from the lowest floor to the roof and have separate entrances from the outside.

Traditional Neighborhood Design (TND) Development: A mixed-use residential development that is comprehensively designed as a whole similar to the type of residential communities built in the early 20th century. In addition to the residential component, a TND includes a mixture of supporting neighborhood commercial, recreational, public uses and open spaces which is typically located in the center of the development or at the intersection of important roadways. These mixed uses should be defined by the standards for the entire site and should not exceed the prescribed intensity and density levels. In some cases, different uses may be integrated into the same structure in the mixed-use area. This type of development is a common technique encouraged by the New Urbanism movement.

Transit Village: For purposes of this Plan, a transit village incorporates several ideas from the urban village, the traditional neighborhood development and the transit-oriented development techniques. A transit village is a place with diverse housing options, local shopping/services and workplaces. These “communities” are compact, reflect quality urban design, incorporate mixed-use planning techniques and promote a renewed sense of community. Also, private vehicles are not the dominant image, and are directed to less prominent places in the community, such as rear alleys and parking lots. Transit villages are conducive to walking, connect to other neighborhoods, respect the environment and provide attractive public spaces and focal points.

Transit-Oriented Development (TOD):	A type of development coined by the New Urbanism movement that is a mixed-use community within a close proximity to a transit station, typically within approximately a 10 minute walking radius. TODs mix residential, retail, office and public uses (public buildings, parks, plazas or other open spaces) in a walkable environment making it convenient for residents, shoppers and employees to travel by transit, bicycle, foot or car. Typically TODs are categorized as urban TODs and neighborhood TODs. Urban TODs are typically more intensive and are situated near rail transit. Neighborhood TODs are further away from the rail transit line and are satellite communities, accessible by bus feeder systems, to the urban TODs.
Tuck-Under Apartments:	A building containing three or more dwelling units, including units that are located one over the other. More specifically, one or more, two- or three-story multifamily structures, generally built at a gross density of 20-30 dwelling units per net acre, with each structure containing 8 to 20 dwelling units, with parking accessed from a rear parking drive and located under or as part of the principal structure and including open space and recreation amenities.
Urban Design:	A process to shape and regulate the physical form of cities, towns, districts and neighborhoods in response to human needs.
Urban Design Elements:	The four general subject elements of urban design are: (1) urban form; (2) open space; (3) circulation; and (4) views.
Urban Sprawl:	Scattered, untimely, and often unplanned, urban development that occurs in urban fringe and rural areas without provisions for facilities and services and is characterized by strip development.
Village Center:	Commercial and office development, usually located in close proximity to the neighborhood, functioning as a focal point and serving the daily needs of contiguous neighborhoods, including convenience goods and personal services.
Village Green:	A landscaped open area bordered on at least two sides by a public right of way. Greens are used to create a prominent civic component to commercial/mixed-use areas, and should be between one and three acres in size. Greens provide opportunities for public gathering, such as: multipurpose lawn areas, tot lots, informal picnic areas, amphitheaters, raised stages and gazebos, larger hardscape areas and seating.
Walking Distance:	The distance which may be covered by a 5- to 10-minute walk, usually one-quarter mile (1,320 ft.) to one-half mile (2,640 ft.), at an easy pace from the outer limit of a development to a transit station or activity center. This term is mostly used while referring to mixed-use development and trying to create a pedestrian-friendly environment.
Watershed:	The drainage basin area that defines the accumulated runoff or discharge flowing about a point of interest or basin outlet.
Wetland:	The technical and regulatory definition of a wetland (jurisdictional wetland) is an area that meets certain specific criteria for its soils, hydrology and plant species. In very general terms, the soils are saturated or frequently inundated with water, and the hydrology supports species that are dependent on or tolerant of wet conditions.