



Appendix

Defintions 181
Research Resources 199

DEFINITIONS

Explanation

The following definitions provide interpretations and explanations for the many words, phrases and terms used to describe a particular action(s) set forth in recommendations presented in the *Planning and Design Guidelines Manual*. These words, phrases and terms have been given the defined meaning as set forth below; and where words are used in the singular, they include the plural, and words in the plural include the singular. Where words are used in the present tense, they include the future tense and words used in the future tense include words in the present tense.

The word “should” is intended to express the City of Surprise’s desire and expectation, while the words “encouraged” and “discouraged” are meant to express a more or less desirable design solution.

A

Abut – The condition of two (2) adjoining land parcels having a common property line or boundary, including situations where two (2) or more lots adjoin only a corner or corners.

Access – The place, means or way by which pedestrians and vehicles can have safe, adequate and usable entry to and exit from a property or land use.

Adjacent – The condition of being near or close to, but not necessarily touching or abutting or having a common dividing line; such as two (2) properties which may be separated only by a street or alley.

Adjoining – The condition of two (2) or more land parcels having a common property line.

Aesthetics – The science and philosophy of visual beauty and quality.

Alley – A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.

Alleyways – A public or private right-of way designed to serve as primary access to the side or rear of those residential properties whose principal frontage is on some other street, but whose garages are located to the side or rear of the property; and as a multi-purpose, pedestrian/bicycle pathway that has been developed as part of the City’s community open space system.

Alignment (Architectural) – The condition of visual alignment and subsequent placement of such architectural elements as windows, doors, cornice elements, and awnings from one building to adjacent buildings in order to promote continuity in area development character.

Ambient Light Level – A general level of light or background light emitted from a light source in a given environment.

Amenity – A natural or created feature that enhances the aesthetic quality, visual appeal or attractiveness of a specific building or land improvement.

Appurtenance – Any accessory or ancillary building, object or structure, fence, street furniture, fixture, vending machine, fountain, public artwork, bicycle rack or other such Fixture located on public property or in the public right-of-way.

Arcade (Architectural) – A covered passageway located on the exterior, or around the periphery of a structure.

Archaeological – Having material remains of past life, activities or habitation that are of historic or pre-historic significance!

Archaeological Site – A concentration of an archaeological resource that has been discovered and certified to be the location(s) of past human activities having pre-historic or historic significance.

Archaeologist – An individual or firm meeting the Arizona State Museum’s standards and professional qualifications.

Architectural Integration – The utilization of consistent decorative elements on two (2) or more buildings on a development site to provide continuity and unity in exterior design and appearance.

Architectural Treatment – The design and application of decorative, material and structural elements to visually and aesthetically enhance a structure.

“Architecture Forward” – The urban design philosophy of placing buildings along the street right-of-way rather than set back to the rear of a parcel.

Articulated Surface – The surface of a building wall or roofline that is composed of different planes that have changes in direction through the use of projections and recesses, or changes in materials, colors or textures.

Awning – A fixed cover, typically comprised of cloth over a metal frame, that is placed over windows or building openings to provide protection from the sun and rain.

Awning Sign – See Sign.

B

Berm – A mound of earth, usually three (3) to six (6) feet high, that is used to shield, screen and buffer undesirable views, separate incompatible land uses, and provide visual and landscape interest, decrease noise, control the direction of water flow and act as dams.

Bicycle Circulation System – A system composed of bicycle paths and lanes which combine to provide a comprehensive means by which bicycles can travel within and through the City of Surprise.

Bicycle Path – Any paved travelway which is specifically designated as being open to bicycle travel, regardless of whether the path is designed for the exclusive use of bicycles or is to be shared with pedestrians.

“Big Box” Building – A large single, stand-alone building normally having a rectangular shape and a single use.

Bollard – A thick, low, architecturally, designed vertical post, or a series of vertical posts, that are placed to help define, or border, pedestrian and/or bicycle paths.

Box -- As used in tree measurements, the size of the container in which the root ball of a newly planted tree is placed.

Buffer Area – A strip of land, usually set aside as a park or designated for a similar use, that separates land dedicated to one use from land dedicated to another (e.g. residential from commercial).

Buffering – The technique of providing landscape improvements on land set aside in a Buffer Area.

Building – Any structure having enclosed space and a roof for the housing and/or enclosure of persons, animals or property

“Building Articulation” – As used in architecture, the degree or manner in which a building wall or roofline is made up of distinct vertical and horizontal parts or elements.

Building Coverage – The area of a land parcel that is physically covered by a building.

Building Elevation – The front-on view of any building or other structure from any side showing the relationship of the site grade to floor level, and such features as design, construction materials, height, dimensions, windows and doors.

Building Frontage – The part of a building where the primary entry fronts a public street.

Building Massing – The compositional use of two or more three-dimensional forms in the design a building(s).

Building Rhythm – The regular or harmonious recurrence of vertical and/or horizontal lines, shapes, forms, elements or colors, usually within a proportional system.

Bus/Transit Shelter – A roofed structure having at least three (3) walls that is located on or adjacent to the right-of-way of a street, and which is designed and used for the protection and convenience of waiting bus passengers.

C

Cabinet Sign – See Sign

“Canopy Tree” – A tree whose growth, when mature, will have moderate to dense foliage and branches that extend outward from the tree trunk in a cascading fashion to provide an umbrella or canopy-type shape to the tree.

Carrying Capacity – The maximum number of vehicles that can be safely accommodated within the travel lanes of a street at a given time.

Channel Letter – Three dimensional, individually cut letters or figures, illuminated or unilluminated, that are affixed directly to a structure.

“Chaotic Proliferation of Signs” – The uncontrolled and unregulated installation of signs throughout a community or neighborhood.

Collector Street – (See Streets)

Common Area Open Space – Intimately-scaled open space areas such as terraces, courtyards, atriums, arcades, plazas, etc. that are normally associated with building entries and/or interior open spaces of office, commercial and multi-family residential developments.

Community Character – The image by which the community is distinguished from other communities and viewed by those living in and passing through the community as defined by such factors as its built environment, natural features and open space elements, type of housing, architectural style, use of color and materials, streetscape, infrastructure and the type and quality of public facilities and services.

Community Circulation System – The community’s systems, structures and physical improvements that combine to move people, goods, water, air, sewage and power by such means as streets, highways, bicycle paths and lanes, pedestrian ways, railways, waterways, towers, airways, pipelines and conduits

Community Design – The design of buildings, streets, open space, landscaping, signs, lighting, neighborhoods, and all other physical elements of the community that when combined, provide a unique identification and consistent character throughout the community.

Community Open Space System – The community’s parks, playgrounds, active and passive recreational areas, natural features, and environmentally sensitive land areas that collectively provide a continuous and integrated system of open space.

Community Pedestrian System – The system of sidewalks and pedestrian ways that provide for the safe and efficient movement of pedestrians throughout the community.

“Cone of Vision” – The area in which objects are generally in focus by a motorist.

Connectivity – The measure describing the level to which streets, streetscapes, pedestrian/bicycle paths, community open space and other similar uses link with one another.

Courtyard – A space, open and unobstructed to the sky that is located at or above grade level on a lot and bounded on three or more sides by the walls of a building.

Curb – A concrete barrier on the margin of a road or street that is used to direct stormwater runoff, protect pavement edges and protect lawns and sidewalks from encroachment from vehicles.

Curb Bulb – Generally rounded extensions of a curb located at a street intersection that narrow the street by widening the sidewalk and/or the landscaped parking strip in order to make pedestrian street crossings shorter and easier, and to provide a visual narrowing along the roadway to help increase driver awareness and slow the movement of traffic in heavy pedestrian areas.

Curb Extension – A curb extension that narrows the street by widening the sidewalk in order to shorten the distance pedestrians and/or cyclists must walk or bike when crossing a street, usually at mid-block.

Curb Separated Sidewalk – A sidewalk that is separated from the street by a landscaped area that is measured from the back of the street curb and runs continuously along the length of the street.

D

Deep Root Barrier – A mechanical barrier that redirects tree root growth downward, eliminating the surface rooting that damages such expensive hardscapes as sidewalks, driveways, and street paving.

“Dense Landscaping” – The planting of trees, shrubbery, ground cover and other plant materials in a pattern that, when grown, will present a thick, lush, green quality to a landscaped area.

Development – The physical extension and/or construction of urban land uses or any man-made change to improve or alter real estate, including, but not limited to: the subdivision of land; construction or alteration of buildings, structures, roads, utilities; clearing of natural vegetative cover (except agricultural activities); mining, dredging, filling, grading, paving, excavation or, drilling operations or storage of equipment or materials.

Development Project – Any development that results from the approval of a building permit; lot split; preliminary or final plat; rezoning application; grading permit; public or private infrastructure improvement; variance requests; development review; master plans; native plant removal, relocation or revegetation; or use permit.

“Discouraged” – The word used in the guidelines manual to express a more or less preferred direction to be taken in achieving a planning and design solution.

E

“Edge City” – That portion of an urbanized community that encroaches upon, or otherwise lies adjacent to, land that encompasses environmentally sensitive land areas, active agricultural land and /or open undeveloped land.

Egress – A continuous and unobstructed way by which to exit from a given point of a building, structure or site.

Egress Point – The actual point of exit from a building, structure or site

“Encouraged” – See “Discouraged”

Equestrian Trail – A recreational riding trail developed for the exclusive use of persons on horseback.

“Established Landscaping” – Landscaped areas that either have, or provide the appearance of having, grown and/or mature plant materials.

F

Façade – The exterior wall(s) of a building that is exposed to public view.

Fence – A barrier constructed of materials erected for the purpose of protection, confinement, enclosure or privacy.

Freestanding Sign – See Sign

Floodplain – A relative flat or low land area subject to being completely or partially inundated by water from any source; or an area susceptible to the unusual and rapid accumulation of runoff or surface waters from any source.

Floodplain, One-Hundred Year – The land in the floodplain within a community that is subject to a one percent or greater chance of flooding in any given year; and the area is designated as a Federal Emergency Management (FEMA) Zone A, AE, AH, AO on the Flood Insurance Rate Maps.

Floodway – The channel of a river, wash 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 a designated height.

G

“Gateway” – A designated major or minor thoroughfare entry to the City of Surprise that has been especially designed using unique and/or special landscape, architectural, sign and lighting treatments to project the City’s image and inform visitors that they have arrived in Surprise.

“Gateway Center” – A single master-planned mixed-use area designed to reinforce the unique image and character of the community that is located adjoining or adjacent to a major gateway, and which contains a mixture of higher density residential, commercial, office and public uses.

Glare – Excessive brightness produced by a lighted or reflective object that results in annoyance, discomfort, or loss in visual performance and visibility.

Grade – The percent of rise or descent of a sloping surface.

Grading – Any stripping, cutting, filling or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

H

“Hardscape” – Any hardened and/or paved surface, such as a street, sidewalk, plaza or other similar surface, where the surface materials have been used to create unique patterns of color, design and texture for purposes of creating visual interest.

“Hierarchy” – As used in describing the City street system, the ranking of streets by volume of traffic carried and corresponding street width.

High Pressure Sodium Light – A light source commonly used in street lighting that emits an amber color.

I

Illustrative Planning/Design Concept – A graphic representation by which non-definitive site plans, development programs, and architectural designs can be presented to illustrate all proposed design/development elements for a particular development.

Image Making – The development and utilization of distinct and unique architectural, landscape, sign, lighting and other improvements to creating and project a specific image.

Infill Development – New development which is placed within an existing and already developed site or area.

Ingress Point – The point at which a vehicle or person enters a site, parking area or building.

K

Kiosk Sign – See Sign

L

Landscape – An area that has been improved by grading, planting and the installation of other landscape features.

Landscaping – The process of modifying an area for an aesthetic or functional purpose, including preservation of existing vegetation, site grading, and the installation of plant materials and such other items as berms, walls, fences, and lighting.

Land Use Compatibility – The avoidance of placing physical impact land uses such as power plants, airports, trash disposal sites, manufacturing facilities and/or any other uses that generate odors, noise, dust, excessive light and glare, adjacent to, or in close proximity of, more sensitive land uses already located in an area.

“Light Trespass” – Excessive light that spills onto adjacent property, typically produced by stray light emanating from street lighting fixtures, illuminated signage and other outdoor lighting sources.

Local Street – See Streets

“Low Maintenance” – As used in landscape, the system of maintaining plant materials and ground cover with minimum water usage and crew maintenance.

M

Major Arterial Street – See Streets

Mature Tree – A full-bodied and healthy tree having a height of at least twelve (12) feet.

Mature Vegetation – Plant materials, including shrubs and ground cover, that are fully grown.

“Mature and Established Look” – As used in landscaping, the appearance of a landscape project after plant materials have been newly installed using larger and more mature, full-bodied trees, shrubs and other plant materials.

Master Pedestrian Circulation Plan – A comprehensive graphic representation depicting all means of pedestrian access and circulation proposed for a development site, including the identification of pavement materials, treatment, and markings, and pedestrian lighting and signage; and how they are integrated into the overall design character of the development project.

Master Landscape Plan – A graphic representation of the development site showing the location of existing and proposed landscape improvements to be present on the site at the completion of construction of the project; including trees to be preserved, size and type of proposed trees and shrubs, the extent and type of groundcovers, turf and rock material to be used, walkways, berms and landscape lighting.

Master Lighting Plan – A graphic representation of the development site depicting the layout of all lighting proposed for the site upon completion of construction, including the type, height, color and lumens of light fixtures, and their relationship to the overall architectural character of the development.

Master Sign Plan – A plan that identifies all signs proposed for a specified development or area, and their integration into a unified design

Master Site Circulation Plan – A plan that depicts all on-site streets, pedestrian ways and bicycle paths proposed for development, including site entries and exits, designated fire lanes, street lighting, loading and unloading areas for any commercial, office and industrial sites, pavement treatment and markings and directional signage; as well as the relationship of the on-site circulation system to surrounding streets serving the development and any adjoining projects.

Mass – The size, height, symmetry and overall proportion of a structure in relation to the original style and/or to surrounding structures.

Metal Halide Light – A light source commonly used for street lighting that emits a good quality white light.

Minor Arterial Street – See Streets

Mixed-Use Development – A single building containing more than one type of land use; or a single development project having more than one building and land use in which the different land uses are located in close proximity to one another, the project is planned and designed as a unified total project, and the development is functionally integrated to enable the use of shared vehicular and pedestrian access and parking areas.

Monument Sign – See Sign

Multi-Family Residential Area – An area developed as a group of dwellings, a single building, or a portion of a building constructed on one parcel to provide living units completely separated by a common wall, floor and/or ceiling to accommodate five (5) or more families living independently of each other.

“Multi-Modal” – One or more means of traveling within or through a community to include automobiles, buses, trolley, rail,, bicycles and any other means of moving persons and goods by a surface, overhead or underground means of transportation.

“Multi-Use Pathway” – A paved, off-street route designed to accommodate both pedestrian and bicycle use for recreation and travel purposes.

N

“Nighttime Visual Environment” – The visual environment in a community after the sun has set and dark skies prevail unaffected by urban sky glow emanating from bad choices in lighting in developed areas.

Non-Residential Development – Development whose intended use is other than residential.

O

Open Space – Land and water areas intended to provide light and air, and which have been retained and designed, depending upon the specific situation, for environmental, scenic, conservation and/or active and passive recreational purposes.

Open Space, Active – Land and water areas specifically designed as an activity-based recreational area to include boating, water sports, sports fields, local and community parks having picnic, playground, recreational and support components, golf courses and pedestrian, hiking, bicycle and equestrian trails.

Open Space, Passive – Land and water areas that are either partially improved, undeveloped or in a natural state that are intended for scenic, environmental, conservation, and/or resource protection; and include such resource-based activities as nature study, nature trails, and any other activities requiring a natural condition that cannot easily be duplicated by human actions.

“Out Parcel” – A separate, leased or owned, land parcel that is part of a larger planned commercial, office or industrial center that has been set aside, usually along street frontage, for purposes of developing a freestanding restaurant, bank, gasoline service station, drug store or other support service use to supplement the primary uses in the center.

P

Parapet Wall – A low wall generally running around the perimeter of a flat roof building at the roofline.

Parking Bay – A paved parking area used for on-street parking on local residential streets that is placed on alternating sides of the street within a modified street right-of-way, and designed to accommodate three (3) to four (4) cars.

Parking Cluster – The smallest parking increment of a larger off-street parking lot, designed as a heavily tree-shaded parking area to accommodate fifty (50) or less cars and separated from other parking clusters by pedestrian walkways.

Paving Enhancement – A material and/or color used in the pavement design of a street or parking area to provide visual interest.

“Pedestrian Friendly” – An environment in which conflict between the automobile and pedestrian is minimized or eliminated through the provision of a comprehensive means of vehicular-separated pedestrian travel that is fast, attractive and comfortable for a wide range of age and abilities groups; and by the design of buildings and other uses in a manner that is sensitive to the needs of the pedestrian.

Pedestrian-Only Walking Path – An improved path that is developed to accommodate only pedestrians.

Pedestrian Network – The system of interconnected sidewalks, plazas, pedestrian paths and walkways designed and developed to accommodate the safe and efficient movement of pedestrians within and through neighborhoods and communities.

Pedestrian Way – A sidewalk, multi-purpose pathway, path, trail or any other means over which pedestrians travel.

Peripheral Site Landscaping – Landscape improvements and treatment in an area set back from adjoining street curbs adjacent to and surrounding a development site.

Plaza – A large, paved, pedestrian entry setting for a building containing seating areas, fountains, sculpture works, trees, and landscaping that is generally open to the public and used for relaxation and contemplative thought.

Projecting Sign – See Sign

Q

Qualitative Guideline – A non-numeric based guideline used to describe and illustrate in general terms a planning and/or design solution.

Quantitative Guideline – A numeric based guideline that is more specific in nature in order to more clearly define a desirable operational planning and/or design solution.

“Queuing” – As used in traffic terminology, the lining up of one or more automobiles in a row in a driveway to enter a specific area.

R

Reciprocal Driveway – A driveway having shared access by two or more property owners.

Retention Area – An area into which urban stormwater runoff is collected and temporarily stored until it gradually infiltrates into the soil surrounding the area.

“Roof Architecture” – The incorporation of various shapes and forms in the design of a structure’s roof and roof edges.

“Roof Elevation” – The plan view of a roof and all of its design components.

“Roof Horizon” – The collective image of rooflines, roof types, colors and styles of adjacent buildings and structures as viewed against the sky.

Rural Area – A contiguous area of the City that is either undeveloped, used for agricultural production, or developed in large lots having 10 acres or more.

Rural Residential – Residential development in a rural setting that is typified by operating farms, ranches and/or large lot rural estates consisting of at least 10 acres.

S

Screening – A technique of visually shielding, obscuring, and/or spatially separating a portion or all of a site from an adjacent property or right-of-way by the use of vegetation, fences, walls, berms or a combination thereof.

“Sense of Place” – The melding of architecture, landscape architecture, open space, streets, streetscapes, signage, lighting and natural site features into a complete and unique visual, social, and cultural place.

Sensitive Land Areas – Land that encompasses wildlife habitats, wash corridors that replenish local groundwater, archaeological sites, unique plant environments, and scenic vistas.

Shared Parking – When two or more users (such as a retail store, office, restaurant, or other similar user) share the same parking spaces rather than each having their own dedicated parking area.

“Should” - Used in the Guidelines Manual to express the City of Surprise’s desire and expectation as related to meeting or exceeding a particular guideline.

Sidewalk – The portion of a street between the curb lines or lateral lines of a roadway and the adjacent property lines that is improved and designed for or is ordinarily used for pedestrian travel.

Sign – Any device, fixture, placard or structure that uses any color, form, graphic, illumination, symbol, or writing to provide identification, advertise, announce the purpose, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

Signage – Any type or combination of retail, road and personal signs, street numbers, placards and other structural display devices.

“Sign Clutter”— Visual confusion and blight created by the uncontrolled and unregulated use of signs.

Sign, Awning – A sign with information painted or printed on or integrated into a projected structure covered with fabric, metal or other material and supported by a building at one or more points.

Sign, Cabinet – A sign that contains all the text and/or logo symbols within a single enclosed cabinet, and which may or may not be illuminated.

Sign, Figurative – A sign that utilizes three-dimensional objects to communicate a business product or service.

Sign, Freestanding – A well-anchored, nonmovable sign that is detached from any supporting elements of a building, and uses color, lighting, graphics, symbols or writing to advertise, announce the purpose or identify the purpose of a person or entity, or to communicate information of any kind to the public.

Sign, Monument – A permanent sign where the entire bottom of the sign is affixed to the ground and not a building.

Sign, Projecting – A sign that is attached to a building or other structure and extends outward from the building or structure in whole or in part.

Sign, Reader Board – A single freestanding sign containing multiple spaces for advertising.

Sign, Window – A sign posted, painted, placed or affixed in or on a window and exposed to public view.

Sign, Wall – A sign that is fastened to, or painted onto, the exterior surface of a building or structure in such a manner that the building wall becomes the supporting structure for, or forms the background surface of, the sign.

Single-Family Residential Area – An area developed solely for the construction of one-family homes.

Site Plan – An overall development plan for one or more parcels of land depicting existing and proposed conditions of the parcel(s), including topography, vegetation, drainage, floodplains, floodways, washes, rock outcroppings, and sensitive land areas; landscaping, berms, buffers, screening devices and open space; pedestrian and bicycle paths; site ingress and egress; circulation, utility services; buildings and structures; signs; lighting; surrounding development; and any other information deemed reasonable and necessary that may be required for review and approval of the development by City Staff.

Site Specific Plan – A detailed plan prepared for a specific aspect or part of a larger site.

Spatial Design – The two or three-dimensional arrangement and/or structuring, location and orientation of an individual building or combination of buildings on a site, and the resulting relationship(s) of building(s) and space(s) to one another, to the site and the surrounding area.

Special Design/Development Area – An area of the City with unique qualities and/or characteristics in which new development must follow special, specific and sensitive planning and design guidelines.

Street – A paved right-of-way, publicly or privately owned, that serves as a means of vehicular travel.

Street, Arterial – A street planned, designed and used to carry large or heavy amounts of traffic across and through the City; and which has been designated as either a major or minor arterial.

Street, Collector – A street that may or may not provide some access to abutting property that collects traffic from local streets and connects to the major system of arterial streets and highways.

Street Intersection – The area in which two (2) or more streets meet or cross at grade.

Street, Local – A street planned and designed to serve and provide access to abutting property and to discourage through traffic.

Street, Private – Any street that is not dedicated to the public and is to be maintained by a private entity.

Street Profile – A graphic depiction of the crosssection of a street in the hierarchy of street circulation system that provides information regarding width of right-of-way; paving width; number of traffic and bicycle lanes; location of curb, gutter and landscaped medians; sidewalks, supplemental pedestrian ways and street lighting.

Street, Stub – A temporary portion of a street, usually not greater than one lot's length, that is allowed as a future connection to an adjacent subdivision or development phase.

Streetscape – The general appearance of a block or group of blocks with respect to the structures, setbacks from public-rights-of-way, open space, landscaping, public art, lighting, signage, paving materials, street furnishings and other elements that contribute to the overall character and image of a city block.

Street Furnishings – All items that are placed within the public right-of-way for both an aesthetic and functional purpose, including, but not necessarily be limited to, benches, bus shelters, trash receptacles, plant containers, kiosk signs, lighting fixtures, tree grates and guards, bicycle racks, bollards, fountains and public art.

“Strip Mall” – A collection of several commercial buildings constructed as a single development, usually in a linear manner, with buildings placed at the rear of the development parcel and large fields of parking placed in front between the building and the thoroughfare

Structure – Anything that is constructed or erected that requires location above or below the ground, or that is attached to something having location above or below ground.

T

Terrace – A private or public, single or multi-level, hard surface building extension for outdoor use.

“Through-City” – A major road, pathway or trail that traverses the City and provides complete access to and through the City.

“Traffic Calming” – A technique or method of reducing traffic speeds and/or neighborhood cut-through traffic volumes that utilizes changes in street alignment, installation of barriers, and other physical measures such as speed humps, traffic circles, curb extensions and raised crosswalks to enhance street safety and livability and create a pedestrian-friendly environment.

U

Urban Area – A fully developing, continuously built-up, land area that is a part of, or contiguous to, a greater urbanized area; and which contains a wide range of infrastructure and municipal services to support a combination of residential, commercial, industrial and support uses.

Urban Focal Point – A specific place within an urban area that is easily identifiable and which has a physical, visual, economic and/or social influence over immediately surrounding areas.

V

“View Corridor” – The area or areas along a street, pedestrian path, hiking trail or other such openings that allow for a clear and unobstructed view of or frames, highlights or accentuates, a prominent building, object, site, structure, scene, or panorama, patterns or rhythms of buildings, objects, sites or structures.

“View-Type Fence” – A fence that is constructed in a manner that allows for a clear view of an area beyond the fence from any angle.

Visibility Triangle – The area at the intersection of streets in which a motorist’s view must remain free of any visual obstruction.

“Visually-Friendly” – An area or object within the urban environment that is visually interesting and pleasing to observe.

W

Wall – A street façade that is characterized by the lack of transparency into or through which a pedestrian can see.

RESEARCH REFERENCES

In preparing the City of Surprise Planning and Design Guidelines Manual, development guidelines, zoning and unified development codes, subdivision regulations, and professional practice guidelines prepared by the following city, county, state and federal agencies and private/public research institutes and foundations were reviewed and evaluated as they might apply to the City of Surprise.

CITIES

Albuquerque, New Mexico
 Austin, Texas
 Blue Springs, Missouri
 Flagstaff, Arizona
 Fort Collins, Colorado
 Henderson, Nevada
 Huntington Beach, California
 Indian Wells, California
 Irvine, California
 Las Vegas, Nevada
 Limington, Maine, Oregon
 Mankato, Minnesota
 Mesa, Arizona
 Palo Alto, California
 Peoria, Arizona
 Portland, Oregon
 Redlands, California
 Redmond, Washington
 St. Croix Valley, Minnesota
 San Antonio, Texas
 San Jose, California
 San Juan Capistrano, California
 Santa Clara, California
 Scottsdale, Arizona
 Simi Valley, California
 Springfield, Missouri
 Thousand Oaks, California
 Tucson, Arizona
 Walnut Creek, California

COUNTIES

Clark County, Nevada
 Forsyth County, Georgia
 Maricopa County, Arizona
 Marin County, California
 Fort Worth, Texas

STATES

Arizona Department of Transportation
 California Department of Transportation
 Maricopa Association of Governments, Arizona
 Metro Regional Government

FEDERAL

U.S. Department of Transportation
 Federal Highway Administration

PRIVATE/PUBLIC INSTITUTES AND FOUNDATIONS

American Institute of Certified Planners
 American Society of Civil Engineers
 Center for Livable Communities
 Illuminating Engineering Society of North America
 National Association of Home Builders
 Pedestrian and Bicycle Information Center
 Institute of Transportation Engineers
 International Dark Sky Association
 Sustainable Communities Network
 Traffic Engineering Council
 Urban Land Institute
 Walkable Communities, Inc.

