

ACKNOWLEDGEMENTS AND GLOSSARY

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GLOSSARY

The definitions listed below are intended to serve as supporting information for this planning document.

ACM:

Asbestos Containing Material

ACHP:

Advisory Council for Historic Preservation

ADA:

Americans with Disabilities Act

ANC:

Advisory Neighborhood Commissions

AST:

Above Ground Storage Tanks

Block:

The aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfare rights-of-way.

Building Footprint:

The area of a two-dimensional plane circumscribing the perimeter of a building as it engages the ground plane or another designated plane.

Build-To Line:

A line established along a street or open space frontage extending the full width of the lot that defines the block face and establishes building placement. Lines established between public open spaces and street rights-of-way represent the approximate demarcation between the public open space and sidewalk.

Cogeneration (Combined Heat and Power):

The use of a heat engine or a power station to simultaneously generate both electricity and useful heat.

CWA:

Clean Water Act

CEQ:

Council of Environmental Quality

CMU:

Concrete Masonry Units

CPTED:

Crime Prevention Through Environmental Design - a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts

CT:

Historically labeled as a "Continued Treatment" village; the new Master Plan has redefined CT to represent "Community Technology" village.

DC:

District of Columbia

DC SHPO:

DC State of Historic Preservation Office

DDOT:

District of Columbia Department of Transportation

Deed:

The quitclaim deed dated September 30, 1987 from the federal Department of Health and Human Services conveying the Saint Elizabeths East Campus to the District of Columbia and recorded among the land records of the District of Columbia as instrument number 8700056986.

Density:

A measure of the number of people occupying a standard measure of land area. By assigning increments of building area or dwelling units to each person, density can be expressed either as the gross floor area of all buildings on a lot (in square feet) occupying a lot; the gross floor area of all buildings on a lot divided by the lot area, usually expressed as floor area ratio (FAR); or the number of dwelling units within a standard measure of land area, usually given as units per acre.

Design Guidelines:

Detailed recommendations for new development, stipulating rules for streets, buildings and other elements of a specific setting.

Development Pad:

The area of a parcel within which a structure can be placed after the minimum yard and open space requirements of the Zoning Ordinance have been met, less any area needed to meet the minimum requirements for streets, sidewalks or other similar public improvements.

DHS:

Department of Homeland Security

District Energy (DE):

See Cogeneration

EA:

Environmental Assessment

Easement:

A right granted to one property owner (often a public entity) to make use of the land of another property owner for a limited purpose, such as a right-of-way or public-use easement. Easements may be specified for a fixed period of time, a fixed but renewable duration or be set in perpetuity.

EIFS:

Exterior Insulation Finishing Systems

Elevation:

An exterior wall of a building not along a frontage line (see Façade).

EPA:

Environmental Protection Agency

Façade:

The exterior wall of a building that is set along a frontage, typically a build-to line (see Elevation; Frontage).

FHWA:

Federal Highway Administration

Floor Area Ratio (FAR):

The gross floor area of all buildings on a lot divided by the lot area.

Framework Plan:

Recommended essential planning principles and core values to create a diagrammatic “framework” of basic organizational elements, such as streets, open spaces and building locations.



Frontage:

All the property fronting on one side of a street between the two nearest intersecting streets or other natural barriers. For the purposes of this Plan, the frontage comprises the zone between the façade of a building and the curb of the street onto which the building fronts. Frontage typically includes street elements such as sidewalks, street trees, café seating and similar components. Frontage also includes elements of the building façade that directly impact the pedestrian experience.

Frontage Line:

Those block or lot lines that coincide with a public frontage, right-of-way and/or build-to Line.

Greywater:

Wastewater generated from domestic activities, such as laundry, dish washing and bathing, that can be recycled on-site for uses such as landscape irrigation.

GSA:

General Services Administration

HHS:

Department of Health and Human Services

HPRB:

Historic Preservation Review Board

Illustrative Concept Plan:

A plan drawing illustrating the primary conceptual ideas of a Framework Plan and Design Guidelines.

Such a plan only conveys a general intent and does not specify precise design outcomes for individual building sites.

LBP:

Lead-Based Paint

LID:

See Low Impact Development

DMPED:

Deputy Mayor for Planning and Economic Development

FEMA:

Federal Emergency Management Agency

LEED:

Leadership in Energy and Environmental Design

Lot Line:

A line of record bounding a lot that divides one (1) lot from another lot or forms a public or private street or any other public or private space.

Low Impact Development (LID):

Planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality.

Massing:

A term used to describe the physical volume, shape or bulk of a building.

Master Plan:

A comprehensive planning instrument that describes an overall development concept for a new or revitalized neighborhood or city through narratives, policies, illustrations and maps.

Memorandum of Agreement (MOA):

The 1989 MOA requires the District of Columbia to preserve, rehabilitate, and maintain the conveyed historic properties and all associated landscaping and green spaces.

Mixed Use:

Multiple functions within the same building through superimposition or adjacency, or in multiple buildings within the same area by adjacency. Mixed use is one of the principles of transit-oriented neighborhood development from which many benefits are derived, including compactness, pedestrian activity and parking space reduction.

MLK:

Martin Luther King Jr. Avenue

Multi-modal Transportation:

Transportation that includes more than one type of travel method, such as walking and bicycling.

Multiuse Trail:

A separated path used for recreation or transportation by pedestrians and, in some cases, bicyclists. Trails often extend through natural areas.

NEPA:

National Environmental Policy Act of 1969

NHL:

National Historic Landmark

NHPA:

National Historic Preservation Act of 1966

OP:

DC Office of Planning

PCB:

Polychlorinated biphenyls

Placemaking:

Planning for a development which capitalizes on a local community's assets (see "Sense of Place").

Public Realm:

That area of the built environment dedicated to public accessibility and use, commonly composed of streets, sidewalks and public open spaces, such as parks, squares and plazas. The public realm is spatially defined by the buildings, both public and private, fronting its edges.

RCRA:

Resource Conservation and Recovery Act

Regional Innovation Cluster (RICs):

A geographic concentration of interconnected firms and supporting stakeholders to align regional assets and strategy for a competitive advantage in a given industry. Usually comprised of academic institutions, large companies, small entrepreneurial companies, service providers, funders and investors, trade organizations and government.

Retail Frontage:

Frontage that requires the provision of storefronts, causing the ground level of buildings to be available for retail use.

Right-of-Way (ROW):

A designation on the Build-to Lines Map, assigning a dimension, measured from build-to line to build-to line, that delineates the course and width of a street, inclusive of all travel lanes, parking lanes and sidewalks; more generally, a public use easement, usually for a strip of land, that provides a path or route for public access or infrastructure.

ROW:

See Right-of-Way



Sense of Place:

The experiential quality of a setting that fosters a sense of authentic human attachment and belonging, making one feel that this place is special and unique.

Setback:

The distance which a building is required to be “set back” from a lot line or from the nearest building or structure.

Sidewalk Clear Zone:

The portion of the public sidewalk space provided expressly for accessible pedestrian mobility. It is usually located between the Landscape and Utility Zone and the Building Shy or “Café” Zone. This space is unobstructed and is constructed of materials and patterns that provide a relatively smooth surface complying with ADA accessibility standards.

Sidewalk Shy Zone:

A subzone of public and private frontage between the building façade and the sidewalk throughway. For commercial frontages, it is usually paved and may include elements such as café seating or outdoor retail displays. On residential frontages, it may include landscaping elements such as a door yard, raised planters or seating areas.

Sidewalk Street Tree Zone:

A subzone of the sidewalk between the street curb and the sidewalk throughway, principally occupied by tree pits and street trees.

Street:

For purposes of this Master Plan, a public thoroughfare defined by a right-of-way as delineated in the Build-To Lines Map.

Streetscape:

The urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars), public frontage (sidewalks, shy zones) as well as the visible private frontages (building façades and elevations, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

Structured Parking:

A means of providing parking above grade in building podiums containing two or more stories of parking. Also call a parking structure or a garage.

TDM:

Travel Demand Management

Transit:

Any type of local public transportation (i.e., bus system, passenger rail, shuttle services, etc.).

Travel Demand Management (TDM) :

Strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles).

Unified Communications Center (UCC) :

To improve public safety and provide first-class customer service, the District constructed a state-of-the-art Unified Communications Center. The UCC opened on September 26, 2006, and is located on the East Campus of the Saint Elizabeths Hospital site.

USACE:

United States Army Corp of Engineers

USGBC:

U.S. Green Building Council

USGS:

U.S. Geological Survey

UST:

Underground Storage Tanks

Volatile Organic Compounds (VOCs):

Gases from certain solids or liquids that may include a variety of chemicals, some of which may have short- and long-term adverse health effects.



