

# 2010 General Plan Amendments

Adopted by the City Council on  
December 6, 2010  
Resolution Number R-306419

# Land Use and Community Planning Element





## Land Use and Community Planning Element

- LU-A.3. Identify and evaluate potential village sites considering the following physical characteristics:
- Shopping centers, districts, or corridors that could be enhanced or expanded;
  - Community or mixed-use centers that may have adjacent existing or planned residential neighborhoods;
  - Vacant or underutilized sites that are outside of open space or community-plan designated single-family residential areas;
  - Areas that have significant remaining development capacity based upon the adopted community plan; and
  - Areas that are not subject to major development limitations due to topographic, environmental, or other physical constraints.
- LU-A.4. Locate village sites where they can be served by existing or planned public facilities and services, including transit services.
- LU-A.5. Conduct environmental review and focused study during the community plan update process, of potential village locations, with input from recognized community planning groups and the general public, to determine if these locations are appropriate for mixed-use development and village design.

### *Village Land Use Mix and Design*

- LU-A.6. Recognize that various villages or individual projects within village areas may serve specific functions in the community and City; some villages may have an employment orientation, while others may be major shopping destinations, or primarily residential in nature.
- LU-A.7. Determine the appropriate mix and densities/intensities of village land uses at the community plan level, or at the project level when adequate direction is not provided in the community plan.
- a. Consider the role of the village in the City and region; surrounding neighborhood uses; uses that are lacking in the community; community character and preferences; and balanced community goals (see also Section H).
  - b. Achieve transit-supportive density and design, where such density can be adequately served by public facilities and services (see also Mobility Element, Policy ME-B.9). Due to the distinctive nature of each of the community planning areas, population density and building intensity will differ by each community. ~~This can be attributed to each community's development patterns, household size, and population. SANDAG prepares and maintains long term demographic forecasts for population, housing, and employment. Each community plan contains existing and forecasted demographic data. As the recommended~~



~~community plan land use designations and implementing zoning are applied to each community during the community plan update process, associated population density and building intensity standards will be established.~~

- b. c. Evaluate the quality of existing and planned transit service.
- LU-A.8. Determine at the community plan level where commercial uses should be intensified within villages and other areas served by transit, and where commercial uses should be limited or converted to other uses.
- LU-A.9. Integrate public gathering spaces and civic uses into village design (see also Urban Design Element, Policies UD-C.5 and UD-E.1).
- LU-A.10. Design infill projects along transit corridors to enhance or maintain a "Main Street" character through attention to site and building design, land use mix, housing opportunities, and streetscape improvements.
- LU-A.11. Design and evaluate mixed-use village projects based on the design goals and policies contained in the Urban Design Element.

## B. General Plan Land Use Categories

### Goal

- ◆ Land use categories and designations that remain consistent with the General Plan Land Use Categories as community plans are updated and/or amended.

### Discussion

As of 2006, the City's community plans used approximately 160 different land use designations to plan for the intensity and distribution of land uses. However, many of these designations share similar definitions. To retain the diversity of plan land uses, while striving for citywide consistency in nomenclature, these 160 community plan designations have been grouped into ~~30~~ 26 recommended community land use designations. For purposes of illustrating land use distribution at the citywide level, these ~~30~~ 26 designations are further grouped into seven General Plan land use categories as follows: Parks, Open Space and Recreation; Agriculture; Residential; Commercial Employment, Retail, and Services; Industrial Employment; Institutional, Public and Semi-Public Facilities; and Multiple Use.

The General and Community Land Use Categories, Table LU-4, establishes the linkage between General Plan land use categories and a menu of ~~30~~ 26 standardized community plan designations that are to be applied through the community plan process. Table LU-4 also includes descriptions, special considerations, and General Plan density ranges for each of the designations.



These standardized designations will be applied as community plans are updated or amended. Land uses such as those existing community plan designations that are not necessarily defined as a Village land use, but identified in the Multiple Use General Plan category, can be further tailored to meet community needs through specific recommendations in plan text and/or footnotes on a land use map to denote emphasis or to limit uses. The relationship between the [30-26](#) land use designations compared to the existing (2006) community plan land use designations can be found in Appendix B, LU-2. Standardized designations were developed so that, over time, community plans will share a common terminology, enabling better citywide land use analysis and measurement against regional programs.

Due to the distinctive nature of each of the community planning areas, population density and building intensity will differ by each community. This can be attributed to each community's development patterns, household size, and existing population. SANDAG prepares and maintains long-term demographic forecasts for population, housing, and employment. Each community plan contains existing and forecasted demographic data. As the recommended land use designations and implementing zoning are applied to each community during the community plan update process, associated population and building intensity standards will be established.

### *General Plan Land Use and Street System Map*

The General Plan Land Use and Street System Map (see Figure LU-2) depicts the distribution of the General Plan land use categories and identifies the planned freeways, expressways, arterials, and collector streets needed to serve vehicular transportation demand resulting from the buildout of the City in accordance with this General Plan. The map is based upon a composite of the more detailed land use and circulation system maps adopted for each community. The land use categories depicted on this map are not precise enough to guide project level development; however, together they serve as a tool to assist in citywide and regional analysis. It will be the role of the community plans to refine General Plan goals and policies into site-specific recommendations that will guide the development of each community.



**THE CITY OF SAN DIEGO**  
**General Plan**  
**Land Use and Community**  
**Planning Element**

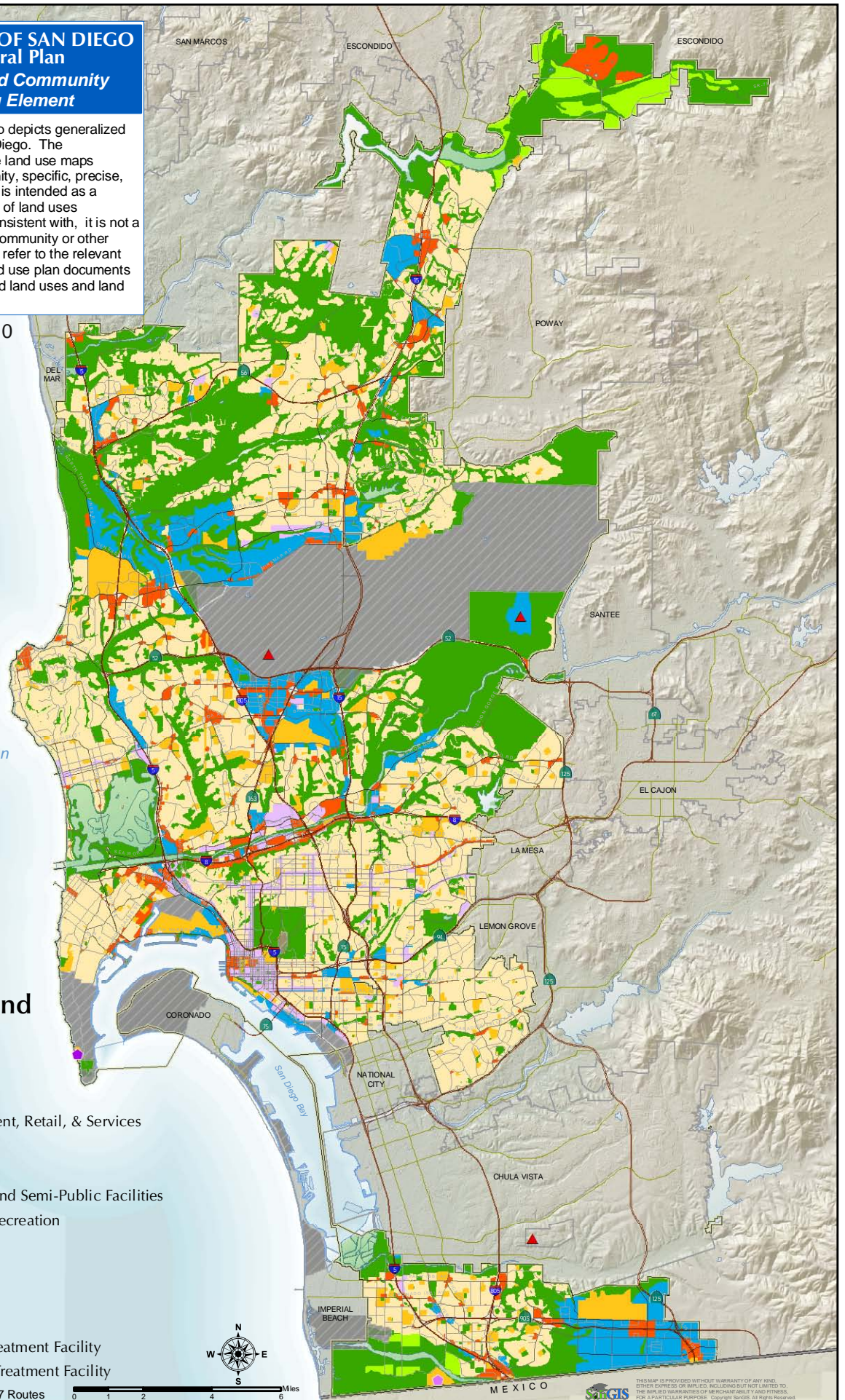
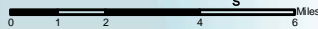
The General Plan Land Use Map depicts generalized land use within the City of San Diego. The information is a composite of the land use maps adopted for each of the community, specific, precise, subarea and park plan areas. It is intended as a representation of the distribution of land uses throughout the city; although consistent with, it is not a replacement or substitution for community or other adopted land use plans. Please refer to the relevant community or other adopted land use plan documents for more detail regarding planned land uses and land use planning proposals.

Revised March 15, 2010

**Figure LU-2**  
**General Plan Land**  
**Use and Street**  
**System**

- Residential
- Commercial Employment, Retail, & Services
- Multiple Use
- Industrial Employment
- Institutional & Public and Semi-Public Facilities
- Park, Open Space, & Recreation
- Agriculture
- Other Features**
- Military Use
- Active Landfill
- Existing Wastewater Treatment Facility
- Proposed Wastewater Treatment Facility

Source: SANDAG 2007 RTP; MTS 2007 Routes



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# Public Facilities, Services and Safety Element





## Public Facilities, Services and Safety Element

In order to meet National Fire Protection Association 1710 standards for emergency response times and to assure adequate emergency response coverage, the Fire-Rescue Department has identified the need to construct additional fire stations in several presently underserved communities.



*Fire-Rescue Mission Beach Lifeguard Station*

~~The Fire Station Master Plan (FSMP) has been developed for fire station construction is being developed~~ to assure levels of service standards are attained for existing development and as future development occurs. The ~~FSMP master plan has will~~ identified the communities in which fire stations are needed and ~~has~~ prioritized implementation based on the following risk assessment criteria: ~~Response Time Compliance, Annual Incident Response Volume, Square Miles Protected and Firefighter to 1,000 Population, Population Density per Square Mile, Firefighter per 1,000 Population, Building Density per Square Mile, Annual Incident Volume/Workload Distribution, Response Times Compliance, Square Miles Protected, Wildland/Urban Interface Areas, and Staffing Levels.~~

### Policies

PF-D.1. Locate, staff, and equip fire stations to meet established response times. Response time objectives are based on national standards. Add one minute for turnout time to all response time objectives on all incidents.

- Total response time for deployment and arrival of the first-in engine company for fire suppression incidents should be within four minutes 90 percent of the time.
- Total response time for deployment and arrival of the full first alarm assignment for fire suppression incidents should be within eight minutes 90 percent of the time.
- Total response time for the deployment and arrival of first responder or higher-level capability at emergency medical incidents should be within four minutes 90 percent of the time.
- Total response time for deployment and arrival of a unit with advanced life support (ALS) capability at emergency medical incidents, where this service is provided by the City, should be within eight minutes 90 percent of the time.

PF-D.2. Deploy to advance life support emergency responses EMS personnel including a minimum of two members trained at the emergency medical technician-paramedic level



# Recreation Element



Table RE-4 Eligible Population-Based Park Equivalencies

Category	Facility Type	Guidelines for Equivalencies Credit	Typical Components and examples
Equivalencies	All (as shown below)	<p>The following guidelines apply to all categories:</p> <ul style="list-style-type: none"> <li>• Determined case by case by evaluation of use and function</li> <li>• Easily accessed by the public</li> <li>• Consistent with the General Plan, Parks Master Plan, individual park master plans, applicable community plans and other applicable land use plans</li> <li>• Includes typical population-based park components and facilities as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>• Picnic areas</li> <li>• Children's play areas</li> <li>• Multi-purpose turf areas</li> <li>• Multi-purpose courts</li> <li>• Sports fields</li> <li>• Comfort Station</li> <li>• Security Lighting</li> <li>• Walkways</li> <li>• Landscaping</li> <li>• Parking</li> </ul>
	Joint Use Facility	<ul style="list-style-type: none"> <li>• Requires an executed long-term joint-use agreement</li> <li>• Property owner could be City or partner agency/entity (school districts, other public agencies, not-for-profit private entities)</li> </ul>	<ul style="list-style-type: none"> <li>• Children's play areas</li> <li>• Multi-purpose turf areas</li> <li>• Multi-purpose courts</li> <li>• Sports Field</li> <li>• Parking</li> </ul>
	Trail	<ul style="list-style-type: none"> <li>• Could include portions of, and areas adjacent to, greenways or linear parks</li> <li>• Consistent with the Trails Master Plan <u>or trail policies within the Parks Master Plan, community plans, and other applicable land use documents</u></li> <li>• Provides linkage between parks, or parks and open space</li> </ul>	<ul style="list-style-type: none"> <li>• Scenic overlooks or viewpoints</li> <li>• Staging Areas</li> </ul>
	Portion of Resource-Based Park	<ul style="list-style-type: none"> <li>• Consistent with applicable Resource-Based park master plans (e.g. Balboa Park Master Plan, Mission Bay Park Master Plan) and community plans</li> <li>• Typically contiguous to the community it serves</li> </ul>	<ul style="list-style-type: none"> <li>• Community and Neighborhood Park components (Table RE-2)</li> <li>• Recreation Facilities components (Table RE-3)</li> </ul>
	Privately-owned Park Site	<ul style="list-style-type: none"> <li>• Requires agreements, public use easements, and/or other applicable legal instruments that remain in effect in perpetuity</li> </ul>	<ul style="list-style-type: none"> <li>• Sites within residential, commercial/industrial, or mixed-use developments</li> </ul>
	Non-Traditional Park Sites	<ul style="list-style-type: none"> <li>• Includes atypical sites such as rooftops, interior space of non-park buildings, and portions of other publicly-owned property</li> </ul>	<ul style="list-style-type: none"> <li>• Rooftop or indoor basketball or tennis court</li> <li>• Green streets or linear street parks</li> </ul>
	Facility or Building Expansion or Upgrade	<ul style="list-style-type: none"> <li>• Includes physical improvements that expand or increase the intensity of use or range of users available at an existing City owned or controlled park or recreation facility</li> </ul>	<ul style="list-style-type: none"> <li>• Expansion or upgrades to children's play areas or multi-purpose courts</li> <li>• Building additions</li> <li>• Aquatics complex additions</li> <li>• Specialty-use room improvements (dance, weight/fitness, arts &amp; crafts, commercial-grade kitchen)</li> </ul>



## Recreation Element

RE-F.7). The Mobility and Conservation Elements provide additional recommendations regarding access (see also Mobility Element, Policies ME-A.6.b and CE-B.5).

Many people enjoy the use of trails for the outdoor experience, opportunity for exercise, and linkages they offer. When improving existing trails or designing new ones, it is important to provide for the protection of natural and cultural resources, as well as to address water management, user safety, and maintenance needs. The development of a proposed city-wide Trails Master Plan, or the incorporation of trails master planning into a city-wide Parks Master Plan, will assist in planning for, and the adoption of, a city-wide trails system, within and connecting the City's and region's open space areas, parks and recreation amenities. Until the adoption of a Trails Master Plan or Parks Master Plan which incorporates trails master planning, the City's trail standards can be found as an appendix to the Consultant's Guide to Park Design and Development, which provides guidelines for new trail construction and for improvements to existing trails. Basic trail definitions are included in the Glossary.

Recreation availability addresses the need for facilities to be open for use by the general public. Many recreation facilities set aside time for exclusive use by programmed activities, such as sport leagues, clubs, or other private groups. These programmed activities fulfill recreational needs of the community. However, a balance between programmed and non-programmed use of recreation facilities must be achieved to make facilities available to the greatest number and variety of users.

## Policies

- RE-D.1. Provide new and upgraded park and recreation facilities that employ barrier-free design principles that make them accessible to San Diegans regardless of age or physical ability, giving priority to economically disadvantaged communities.
- RE-D.2. Provide barrier-free trails and outdoor experiences and opportunities for persons with disabilities where feasible.
- RE-D.3. Provide recreation programs and services specifically designed to meet the needs of children, the increasing elderly population, persons with disabilities and the underserved teenage population.
- RE-D.4. Equitably distribute regional special activity recreation facilities that are not feasibly located in most community parks based on broader service areas (see also Table RE-3, Recreation Facilities Guidelines).
- RE-D.5. Work with regional agencies to improve public transit to park and recreation facilities.
- RE-D.6. Provide safe and convenient linkages to, and within, park and recreation facilities and open space areas.



- a. Provide pedestrian and bicycle paths between recreation facilities and residential development.
  - b. Designate pedestrian and bicycle corridors, and equestrian corridors where appropriate, that link residential neighborhoods with park and recreation facilities, trails, and open spaces.
  - c. Improve public access through development of, and improvements to, multi-use trails within urban canyons and other open space areas.
  - d. Coordinate efforts with the City's Pedestrian Master Plan, the anticipated Park Master Plan which incorporates trails master planning or a ~~and~~ Trails Master Plan, and the County's trail system to provide safe and convenient linkages between areas (see also Mobility Element, Section A).
  - e. Coordinate with the county, state, and federal governments to ensure planning for and connectivity to trail systems outside of the City such as the Trans-County Trail Plan, San Diego River trails, Sweetwater River trails, Otay Valley trails, the California Coastal Trail, the Pacific Crest Trail and the California Riding and Hiking Trail.
  - f. Identify key trails and access points as a part of community plan updates, discretionary permit reviews, and other applicable land use and park planning documents.
- RE-D.7. Provide public access to open space for recreational purposes.
- a. Provide public access into Multiple Species Conservation Program (MSCP) open space for only those recreational purposes deemed compatible with the preservation goals of the MSCP Subarea Plan.
  - b. Provide public access at locations consistent with the goals and policies of the Conservation Element.
  - c. Provide new, and preserve and enhance existing public beach access, where appropriate.
- RE-D.8. Balance the scheduling of programmed and non-programmed use of parks and recreation facilities to provide access to a diversity of users.
- RE-D.9. Maximize natural sunlight and shade opportunities in park areas to provide relief and a range of recreational experiences throughout the year for all users.



urbanizing communities has not materialized. Therefore, it will be a City priority to acquire all land to be jointly used with schools to ensure recreational use of the site in perpetuity and that population-based park guidelines are met.

In addition to the continued pursuit of joint use opportunities with school districts, there are opportunities for new cooperative partnerships with governmental agencies and other entities with land holdings. Underutilized public facilities, such as surplus land, remnant parcels, rights-of-way, paper streets, structures, rooftops, and underground facilities can provide recreation opportunities. Undeveloped rights-of-way provide opportunities for trails that link parks and recreation facilities. Unnecessary paper streets could be vacated and acquired for mini-park development. Surplus land and remnant parcels could be developed into population- and resource-based recreation facilities. Underutilized structures could provide space for recreation programs, underground facilities could possibly provide recreation space at ground level, and rooftops could potentially provide additional recreational opportunities. Once identified and developed, such cooperative partnerships could provide needed recreation facilities and services.

The City of San Diego has partnerships with community volunteers and manages an extensive volunteer program. Volunteers are active in almost all City departments, working in offices, recreation centers, and libraries, or at parks and beaches. In 2004, over 35,000 volunteers worked more than 1,100,000 hours assisting in City departments.

## Policies

- RE-E.1. Engage in multi-purpose planning and inter-agency coordination to provide a variety of compatible recreational activities within a given location, especially where they cross jurisdictional boundaries.
- RE-E.2. Work with local school districts', colleges, and universities to expand development of on-campus joint use recreation facilities including multi-purpose courts, parking lots, and multi-purpose athletic fields.
- RE-E.3. Support local school district's efforts to expand elementary and secondary school sites that result in additional joint use opportunities while balancing the competing needs of recreation and housing.
- RE-E.4. Strive for mutually agreeable long-term, joint use agreements with other public agencies to assure recreation for existing residents and future generations.
- RE-E.5. Pursue acquisition or lease of surplus school property for park development.
- RE-E.6. Use ~~of~~ underutilized or unnecessary City rights-of-way and utility easements to help meet recreational needs, where appropriate.
  - a. Develop and maintain an inventory of underutilized or unnecessary rights-of-way, including underlying ownership.



## Recreation Element

- b. Develop criteria to determine potential value of underutilized or unnecessary rights-of-way and utility easements for recreational use, including bike, pedestrian, and equestrian linkages for trail access to parks and open space (and canyons), and as overlooks into open space or beaches.
- RE-E.7. Design public facilities, such as municipal water storage facilities, public parking structures and libraries, to incorporate recreational elements such as children's play areas, rooftop parks, courts and arenas, plazas, mini-parks, and community gardens.
- RE-E.8. Pursue partnerships and agreements with public agencies and not-for-profit entities to provide additional recreational space within the City such as parks, greenbelts, trail connections, parkways, bike paths, community gardens, and other recreation facilities. Potential partners for recreation land and facilities may include, but are not limited to:
- Metropolitan Transit System
  - San Diego Unified Port District
  - California Department of Transportation
  - U. S. Department of Defense
  - Other governmental agencies and jurisdictions
  - Utility and railroad companies
  - Redevelopment agencies
  - Not-for-profit youth and recreation entities
  - School districts
- RE-E.9. Explore acquisition or utilization of government-owned surplus or remnant parcels for public park use.
- RE-E.10. Secure land for joint use recreational facilities to ensure its public use in perpetuity.
- Acquire land identified for school athletic program use, where the cost is beneficial and suitable for joint use.
  - Develop financing strategies for City acquisition of land for joint use facilities, where feasible.
  - Where acquisition of the joint use land is not feasible, provide other assurances (such as memoranda of understanding or park easements) that joint use materializes.
  - Negotiate and enter into joint use agreements with school districts to help implement population-based park recommendations.



## Recreation Element

- c. Preserve designated public open space view corridors, such as views to the Pacific Ocean, other bodies of water, and significant topographic features.
- d. Preserve open space along lakes, rivers, and creek beds for passive public recreation uses that are consistent with MSCP preservation goals.
- e. Plant only native plant and non-invasive naturalized plant materials adjacent to open space lands.
- f. Plant only native plant materials in open space lands intended for natural resource protection.

RE-F.3. Acquire remaining private beaches within the City for public use.

RE-F.4. Balance passive recreation needs of trail use with environmental preservation.

RE-F.5. Utilize open space lands for outdoor recreation purposes, when doing so is compatible with cultural, historic preservation and MSCP conservation goals and surrounding land uses, including, but not limited to:

- Locations of outstanding scenic, historic, and cultural value;
- Corridors that link recreation facilities and open space areas such as utility easements, river and stream corridors, trails, and scenic highway corridors; and
- Sites particularly suited for park and recreation purposes, such as areas adjacent to and providing access to beaches, lakeshores, rivers, and streams.

RE-F.6. Encourage the planning and coordination of river parks to provide public recreational opportunities, protect natural resources, and enhance community character.

RE-F.7. Create or enhance open space multi-use trails to accommodate, where appropriate, pedestrians/hikers, bicyclists, and equestrians.

a. Develop, adopt and maintain updates of a citywide Trails Master Plan or Parks Master Plan which incorporates trails master planning to guide the provision of and enhancement of open space multi-purpose trails.

b. Enhance public access to public open space by clearly identifying trailheads and trail alignments which are consistent with MSCP preservation goals.

c. Locate canyon and other open space trails to take advantage of existing pathways and maintenance easements where possible and appropriate.

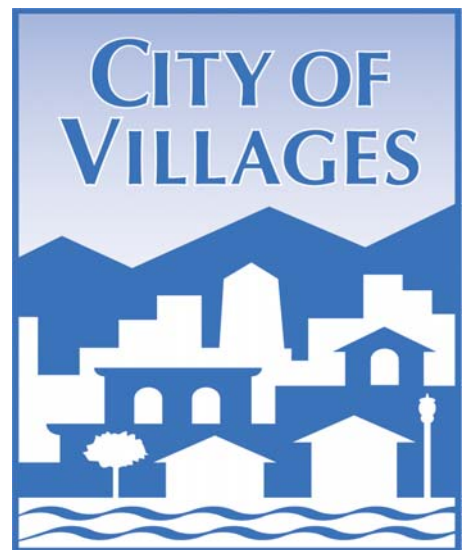


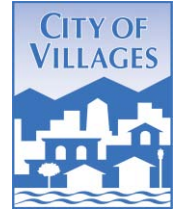
- d. Design, construct and manage trails to:
- Consider the context and sensitivity of the area they traverse.
  - Protect and preserve sensitive natural and cultural resources.
  - Provide for safe and enjoyable use using best practices (e.g. user management).
  - Be sustainable and minimize maintenance using best practices (e.g. erosion control).
- e. Ensure that trails that are considered to be a part of the City's trail system meet one or more of the City's definitions of what constitutes a trail (see Glossary).
- f. Allow for the closure of existing public trails where such trails are unsafe, unsustainable, redundant, serve only a single private property, lack legal public access, and/or unnecessarily impact environmentally sensitive areas.

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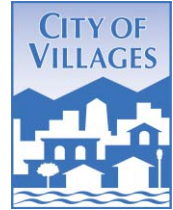


# Glossary



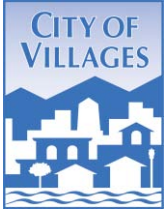


<b>Public Administration Sector:</b>	The Public Administration sector consists of establishments of federal, state, and local government agencies that administer, oversee, and manage public programs and have executive, legislative, or judicial authority over other institutions within a given area. These agencies also set policy, create laws, adjudicate civil and criminal legal cases, provide for public safety and for national defense. In general, government establishments in the Public Administration sector oversee governmental programs and activities that are not performed by private establishments.
<b>Public Art:</b>	Artworks <del>that are located in public places. Artworks must be</del> designed or specified by <del>a</del> professional artists <u>located in publicly accessible places or visible from public right-of-ways.</u>
<b>Public Assembly Uses:</b>	The use of premises for the gathering together of 50 or more persons.
<b>Public Benefit:</b>	That which promotes the well-being of the public or community.
<b>Public Facility Financing Plan (PFFP):</b>	A document identifying needed public facilities, required timing, responsible parties, and anticipated funding.
<b>Quiet Zones:</b>	Areas where trains do not have to sound their horns when approaching a grade crossing. The federal government allows local jurisdictions to establish train horn quiet zones with the implementation of supplementary and alternative safety measures to compensate for loss of the train horn usage.
<b>Real Property Transfer Tax:</b>	State and local taxes that are assessed on real property when ownership of the property is transferred between parties.
<b>Recreation, Active:</b>	Type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.



<b>Telecommunications:</b>	Communication at a distance.
<b>Threshold:</b>	A measured range of capacity or concentration.
<b>Time Above:</b>	The amount of time noise exceeds a threshold level. Time Above is another measure used to analyze single event noises. The threshold can be set at any noise level for instance, 65 or 75 dBA. It typically uses minutes per day that the noise level exceeds the threshold level.
<b>Topography:</b>	The practice of graphic delineation in detail, usually on maps or charts of natural and man-made features of a place or region, in a way to show their relative positions and elevations.
<b>Traffic Calming:</b>	The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.
<b>Traffic Impact Study Guidelines:</b>	A set of guidelines that encourage consistency in the preparation and review of traffic impact studies.
<b>Traffic Management:</b>	Management of the road network in order to achieve improvements in road safety and efficiency. Techniques include physical measures, regulatory measures, information provision and charging for facilities.

<b><u>Trails:</u></b>	<p><b><u>Trails that are approved as a part of the City's system of public trails are defined as:</u></b></p> <ul style="list-style-type: none"><li><b><u>• Destination Trail: A trail designed to go to a specific destination. The destination may be a point of interest for scenic, educational, or activity-based purposes. The trail destination will usually include interpretive signage or other information.</u></b></li><li><b><u>• Journey Trail: A trail that provides a route to pass through and enjoy natural areas without having a specific destination other than the trail itself.</u></b></li><li><b><u>• Loop Trail: A trail that provides a loop. This type of</u></b></li></ul>
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trail will usually have scenic or other characteristics, but may also be a short exercise trail.

Connector Trail: A trail that connects or links to another trail or trail system. This type of trail could also be part of a larger destination, journey, or loop trail, or may be the start or ending of an alternative transportation route.

**Trails Master Plan:**

A plan that helps to guide the development of an interconnected network of recreational trails.

**Transient Occupancy Tax:**

A method of funding tourism marketing efforts through tax dollars collected in a Transient Occupancy Tax (TOT) which is charged as a special tax to those staying in local hotels.

**Transit-Oriented Development (TOD) Design Guidelines:**

Guidelines that direct growth into compact neighborhood patterns of development, where living and working environments and public transit facilities are within walking distance. The Guidelines are based on the principles of reducing automobile trips while increasing other transit opportunities; reducing roadway expansions when transportation demands can be met through other modes; reducing air pollutants, conserving energy, and reducing automobile congestion; preserving open space and sensitive lands; providing for a diversity of housing types and affordability levels; and maximizing living, working, and convenience activities within the same neighborhood.

**Transit-Oriented Development:**

A compact land use pattern with housing, public parks, and plazas, jobs and services located along key points on a transit system.

**Transit Priority:**

Refers to measures and techniques designed to minimize delays to buses at intersections and along congested roads ensuring a faster commute time for passengers.

**Transparency:**

The quality of being clear and/or having a nature of being transparent. As it relates to building design, transparency is promoted through measures such as the use of windows and spaces between buildings.

**Trip:**

A movement from the beginning of travel to a destination.