

## **GLOSSARY**

Terms appearing in the Fiscal Land Use Analysis that may not be commonly understood are defined for user convenience. Examples are given where appropriate for clarification.

*Activity Center* – collection of land uses that attracts residents and visitors for multiple purposes that may include: shopping, employment, culture, education, housing, government services, recreation and entertainment.

*Affordable Housing* – dwellings for sale or rent at a price that is within the financial means of local residents. A standard measure of affordability is a monthly shelter cost that does not exceed thirty percent of a household's income.

*Buffers* – separation spaces of open lands or low intensity land use intended to delineate developed areas or to provide transition between developments that, by reason of their activity, may be incompatible.

*Cost Benefit* – a determination that proposed development has a probability for generating revenues, in fees and taxes, that will exceed municipal costs to serve and maintain the development.

*Density* – measure of average residential development, usually expressed in numbers of dwelling units per acre.

*Economic Base Development* – an enterprise that exports 60% or more of its products or services outside of the State of New Mexico and brings outside income into the state, as opposed to retail or service enterprises that serve local businesses and residents.

*Economies of Scale* – savings achieved by spreading capital investment, operations and maintenance costs among larger numbers of persons or properties served thereby reducing the unit cost to each.

*Environmental Costs* – detrimental effects of certain development methods that produce negative impacts on natural resources such as water, air and land. Use of septic tanks instead of a comprehensive wastewater treatment system, for example, creates potential degradation of soil and water table quality.

*Fiscal Impact Analysis* – cost/benefit study that is performed for evaluating a Growth node or major development project using a validated economic model to demonstrate for the long-term financial feasibility of new growth.

*Floor Area Ratio (FLA)* – the ratio of floor space to the total buildable area of a commercial property that can be developed under its zoning classification, which takes into consideration the amount of property that must be set aside for easements, right of way, landscaping, and parking.

*Gateway* – land development at the entry point to a community or neighborhood that is planned and designed to project a positive image by introducing the area's visual, economic and living environment attributes.

*General Obligation Bonds (GO Bonds)* – borrowing against the municipality's credit to pay for improvement projects. The City is limited by State law on the amount of debt that may be incurred.

*Gross Leasable Area (GLA)* – the effective floor area of a commercial or industrial structure, measured in square feet. That is, the space available for tenant (or owner) business usage, exclusive of common areas, storage or mechanical equipment accessory to the building's function.

*Gross Receipts Tax (GRT)* – taxes on sales transactions collected by businesses and remitted to the State of New Mexico, a portion of which is returned to local governments. Typically, the municipality's share of GRT is the largest single source of its revenue.

*Growth Node* – master planned development area under single or unified management for phased, self-sustaining development that includes an appropriately-scaled Activity Center serving residential development at ICP-indicated average densities.

*Impact Fees* – charges assessed, under New Mexico statutes, to new development representing the “fair share” cost to provide designated types of infrastructure improvements.

*Infill* – development of vacant lands in predominantly built-up portions of the community or redevelopment of properties that are underutilized so as to make most efficient use of existing infrastructure and attain higher financial return from real estate.

*Infrastructure Life Cycle Costing* – the calculation of the long term maintenance, rehabilitation, and replacement costs of infrastructure, including developer dedicated infrastructure, over a 30 to 40 year period, which is programmed in future capital improvements programs.

*Land Banking* – acquiring and assembling land for future planned development or reservation as open space.

*Linear Open Space* – corridors often containing trails/pathways that serve as connections among neighborhoods, parks, activity centers and destinations such as schools, shopping or work places. The Parks and Recreation Master Plan shows this type of linkage for a continuous system of public access lands which incorporates natural features such as arroyos.

*Master Plan* – a comprehensive plan of development for a large tract of land (such as a growth node, activity center or PUD) that includes intended land use, street patterns, development timing and functional plans for open space, utilities, drainage and the like.

*Mixed-Use* – a combination of development types that includes some or all of the following: residences (often in different styles and densities), public facilities, shopping, employment, institutions and open space.

*Multi-Family* – residential structures containing several attached dwelling units. Apartments, condominiums, congregate care facilities, as well as common wall townhouses or patio homes. Housing densities for these dwellings may range from 6-12 units per acre for single-story residence buildings, up to twenty or more units per acre for “garden” or mid-rise structures.

*Zoning Overlay District* -- A special zoning designation included in the zoning ordinance as a district or overlay to encourage flexible, comprehensive land planning to a growth node or an activity center that provides density bonus incentives for mixed-use development.

*Planning Leases* -- negotiated, exclusive rights to prepare a plan of development for the future use of State Land. Upon completion of the Plan and its approval by the State Land Department, the land is offered for sale or lease by competitive bid, with the lessee entitled to compensation for planning costs incurred.

*Preferred Alternative* -- the future growth scenario selected and refined by Vision 2020 – ICP process participants that emphasized patterns of development with mixed land uses and densities. The concept is characterized by Growth nodes for new development, but, also includes infilling opportunities.

*Premature Platting* -- designation of individual real estate lots not intended for immediate development and sold to disparate owners. This practice, in Rio Rancho and elsewhere, has made it economically infeasible to extend municipal infrastructure and services when single parcels are developed on a piecemeal basis.

*Revenue Bonds* -- bonded indebtedness that is guaranteed paid off by income generated by a specific City activity.

*Scenario* -- a conceptual illustrated rendering of possible land use patterns that might result from the adoption of particular construction styles or themes, residential densities, environmental policies, transportation system, activity location and related planning factors.

*Sprawl* -- extended development, usually at low density, in an incremental, undifferentiated manner that utilizes a comparatively high proportion of available land resource.

*Spread City* -- a term characterizing development over a large expanse of land that may occur as a result of unplanned sprawl or as a collection of decentralized sub-communities (sometimes referred to as “villages”) separated by open space or low-density development.

*Transfer of Development Rights (TDRs)* -- TDRs increase the allowable level of development in a designated area by taking the development rights (i.e. one dwelling unit per acre) from a “sending” site and applying it to the designated “receiving” site. TDRs would require state enabling legislation.

*Urban Boundary* -- proposed limits for municipal growth, beyond which service systems would be provided on an individual property basis (i.e., private wells, septic tanks). Such designation may simply be a policy guide; or, if formally adopted by a municipal governing body, may regulate timing, cost and/or extent of peripheral area development.