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Glossary

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Active Open Space - Open space that is used for sports, exercise or active play, and typically programmed for such uses.

Active Use - A use located within a building that is designed for occupation and has views to the adjacent streetscape or open spaces. Active uses can include retail, commercial, office and residential uses.

Articulation (Facade) - The variation in an exterior building wall to provide changes in depth, horizontal or vertical patterning, or fenestration.

Base (Building) - The lower portion of a building where it meets the ground adjacent to the streetscape. The base typically includes the first few floors, but may vary in height depending on the architecture.

Best Management Practices (BMPs) - A practice, or combination of practices, that is determined to be the most effective, practicable means of preventing or reducing the amount of pollution generated by nonpoint sources to meet water quality goals.

Biodiversity - Refers to the variety of life in a particular habitat or ecosystem.

Build-To Line - The line along which the primary mass of a building facade should be set. It is typically located at the back of the Building Zone. The line should be consistent within a block, unless it is intentionally varied to achieve facade articulation, streetscape uses such as outdoor dining, or other public open spaces.

Crime Prevention through Environmental Design (CPTED) - An approach to deterring criminal activity by implementing specific strategies in the built environment, such as increasing natural surveillance and eliminating potential hiding places for offenders.

Facade (Building or Parking) - The exterior surface of a building which faces a street or public open space.

Fenestration - Refers to the pattern of opening in a building facade typically through the use of windows and other glazed areas.

Floor Area Ratio (FAR) - An expression of the amount of development allowed on a specific parcel of land. FAR is determined by dividing the total square footage of buildings on a site by the amount of site square footage.

Focal Point - A location of interest or activity. Typically refers to a point which is highly visible due to its location and impact.

Frontage (Building) - The portion of a building which faces and aligns to the adjacent street.

Hardscape - Refers to paved or built areas which are not planted or contain exposed soil.

Landscape Buffer - A continuous strip of land provided along the edge of a structure or property where landscaping is used to screen or provide a transition between uses or public space.



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LED - Light-emitting diode.

Leadership in Energy and Environmental (LEED) - The U.S. Green Building Council's Design certification program for green buildings. Green building structures and their associated landscapes are located, designed, constructed, and operated in an environmentally responsible manner to minimize short- and long-term negative impacts on the environment and building occupants.

Liner (Active Use) - An active use that is used to hide parking, mechanical, storage, or other similar uses. Active use liners may include retail, commercial, office and residential uses.

Low Impact Development (LID) - Low Impact Development (LID) is an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls. LID's goal is to mimic a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

Microclimate - The climate of a specifically defined area, particularly one that is different from or contrasts with the climate of the surrounding area.

Open Space (Public) - Any open space for public use directly accessible by an abutting street on at least one side, and with pedestrian access from a public sidewalk or right-of-way.

Parking Garage - A building, or portion thereof, used for parking and its access, including automated and mechanical parking systems. Also referred to as a parking structure.

Passive Open Space - Open space which is generally used for sitting or relaxing, and is typically not programmed with specific activities.

Permeability - A material or a construction assembly's capacity to absorb water or to allow water to pass through. Synonymous with perviousness.

Podium (Building) - The base portion of a building which typically includes the first few floors, but can vary in height. The podium is a type of building base typically comprised of parking decks.

Public Facilities Manual (PFM) - The Public Facilities Manual sets forth the guidelines which govern the design of all public facilities which must be constructed to serve new development. It is intended to serve as a technical manual in the effort to implement the requirements of the Subdivision and Zoning ordinances and other applicable chapters of the Code of the County of Fairfax, Virginia (County Code).

Public Realm - All spaces physically or visually accessible regardless of ownership, including, but not limited to, streets, sidewalks, plazas, parks, viewsheds, and landmarks.

Sign Band - A general zone where building-mounted tenant signs are placed, located above the storefront and below the facade above, to provide continuity and organization in sign placement.

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Step-back - The stepping back of floors of a building to reduce its apparent mass at the street level. Step-backs typically occur between the building podium and tower, and can vary in height and depth.

Storefront - The area of the building facade at sidewalk level which faces the streetscape or public open spaces. Storefronts enclose ground floor active uses, and provide the major visual and primary physical access to those spaces.

Streetscape - The full compliment of materials, both horizontal and vertical, that compose the publicly accessible space located between the street curb and the build-to line.

Tree Space - The area that is dedicated for planting and growing a street tree. Synonymous with tree pit or tree box.

Tower (Building) - The portion of a building located above the building base. The tower can vary in height but is primarily comprised of active uses, and does not include parking.

Treatment (Architectural) - Architectural or landscape elements on a building facade intended to conceal parking, mechanical, storage, or other similar uses. Architectural treatments may include the use of varying materials, fenestration, architectural features, screens, meshes, louvers, and glazing, or the incorporation of vegetated surfaces and planters. Architectural treatment does not include the application of paint.

Tree Root Zone - The area of soil in which tree roots extend and where the predominant root activity occurs.

Transit Oriented Development (TOD) - In Fairfax County, defined as compact, pedestrian– and biking-friendly, mixed-use development containing medium to high density residential, office and retail uses within walking distance of rail transit stations identified in the Comprehensive Plan.

Urban Park Network - A system of interconnected, interrelated urban parks, including pocket parks, common greens, civic plazas, and recreation-focused urban parks, that are existing and planned throughout Tysons.



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