

# DELRAY

NEIGHBORHOOD FRAMEWORK PLAN

## GLOSSARY OF TERMS

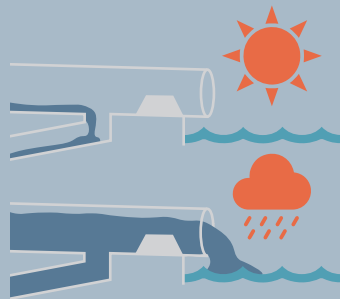


**BUFFER.** A planned zone adjacent to transportation corridors that is designed to reduce the spread of airborne pollutants and the noise generated by vehicles. Buffers reduce other environmental disruptions caused by vehicular traffic such as glare from vehicles, while creating an attractive, healthier surrounding.



### COMBINED SEWER SYSTEM.

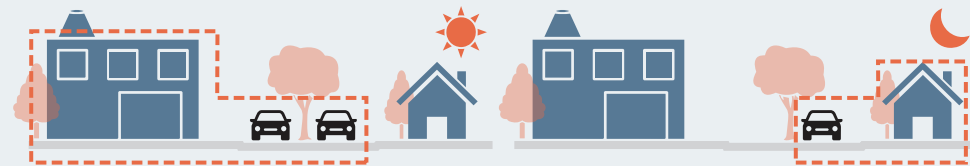
A sewer system that collects both untreated sewage and stormwater in one pipe. During heavy storms when stormwater volume exceeds the infrastructure's drainage capacity, Detroit's combined sewer system routes both untreated sewage and stormwater runoff to combined sewer overflows (CSOs) as a last resort to prevent sewer backups and basement flooding. This disposal of untreated sewage creates a dangerous, polluted environment for the Rouge and Detroit rivers.



**COOPERATIVE STORMWATER MANAGEMENT.** Also known as Shared Stormwater Management Practice allows for adjoining parcel owner(s) to make an integrated stormwater management system that treats their properties' combined stormwater runoff. This practice aims to control the peak flow rate and the quality of stormwater runoff to decrease the likelihood of using Detroit's Combined Sewer System, which pollutes the Rouge and Detroit rivers.



**COOPERATIVE PARKING.** A shared parking management practice between multiple property owners with parcels in close proximity of each other (ideally within walking distances). Parking demands operate on a peak and off-peak schedule that depend on their related uses. A cooperative parking management system ensures a parking lot, otherwise under-utilized during off-peak hours for one land use type, is used by the peak traffic of a complimentary land use type, optimizing parking capacity at all times.



**DETENTION.** The process of temporarily storing stormwater runoff to mitigate sewer overflows. This process helps reduce peak flow rates during heavy rainfall events. The stormwater is released later into the system after the rainfall event or snowmelt.

### DETENTION/RETENTION.

The practice of combining detention and retention techniques to achieve cleaner water, potential habitats, and added stormwater storage prior to a rain event by releasing all or a portion of the stored water volume.



**DRAINAGE AREA.** The area of land where stormwater collects and drains to a common lower elevation point. The drainage area could extend beyond the boundaries of a development site or parcel.



### DRAINAGE CHARGE.

The fee associated with your water bill that helps pay for the existing sewage infrastructure of Detroit. For parcels smaller than 0.02 acres, there is no charge added to your bill. For parcels larger than 0.02 acres, \$602 is charged based on the area of impervious surface on your parcel.



### DRAINAGE CREDIT.

Also known as a Green Credit is a discount that can be applied to the drainage charge on your water bill by using green infrastructural or stormwater management systems.



### ENHANCED STORMWATER CORRIDOR.

A strip of land adjoining roads, that is designed to remove pollutants, control the flow rate of stormwater runoff and allow infiltration. These reduce the peak flow rate and potential for Detroit's combined sewer system to discharge untreated waste water into the Rouge and Detroit rivers.

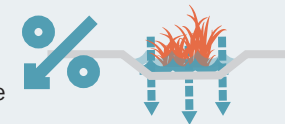


**IMPERVIOUS SURFACE.** Any surface area that prevents or substantially delays the entry of water into the ground. These can be natural surfaces such as compacted clay, but, often, impervious surfaces refers to man-made surfaces like asphalt, concrete, parking-lots, and roofs.



### INFILTRATION.

The practice of allowing rainwater to flow into the soil and substrate for filtering and cleaning runoff and for recharging the groundwater table.



### INFILTRATION RATE.

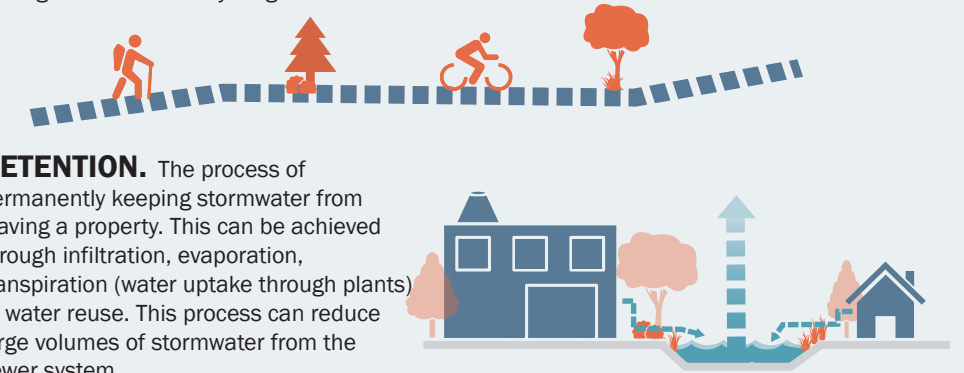
The speed at which water enters and drains through surface soils. It is usually measured by the depth (in mm) of the water layer that can enter the soil in one hour.

**PEAK FLOW RATE.** The volume of stormwater runoff experienced by primarily calculating the intensity of rainfall and the area of impervious surfaces. Faster moving stormwater can cause damage to infrastructure and personal property. Experiencing high and frequent peak flow rates can cause stormwater to be diverted to Detroit's combined sewer system, which will drain large amounts of untreated and unfiltered pollutants directly into the Rouge and Detroit rivers.

**PHYTOFORESTS.** Forested areas of specific tree species that have scientifically been proven to remove air, soil, and water pollutants that are often by-products of heavy industrial uses. These forest clean air, water and soil in a cost-effective manner, and they, also, help dampen loud sounds, block industrial glare, and provide a visual barrier for the residents of Delray. Phytoforests buffer land use conflicts and create a healthier, more attractive surrounding.



**JOE LOUIS GREENWAY.** A 32-mile planned biking and walking trail that has a segment cutting across the Delray neighborhood.



**RETENTION.** The process of permanently keeping stormwater from leaving a property. This can be achieved through infiltration, evaporation, transpiration (water uptake through plants) or water reuse. This process can reduce large volumes of stormwater from the sewer system.

**STORMWATER.** The water that runs off surfaces during storm events. Severe storm events have the potential to generate large amounts of runoff that could overload Detroit's stormwater infrastructure. Impervious surfaces increase the peak flow rate of runoff by preventing the rainwater from infiltrating into the ground.

### STORMWATER MANAGEMENT PRACTICES.

Referred to as Green Stormwater Infrastructure (GSI), is structural or non-structural infrastructure designed to reduce or control the volume and rate of stormwater leaving a parcel or site. These practices can use vegetation, soils, and natural processes to reduce runoff quantities and rates. Some examples include rain gardens, permeable pavements, green roofs, and detention ponds.



**STORMWATER PARK.** A combination of stormwater management practices using small-scale Green Stormwater Infrastructure (GSI) to reduce peak flow rates and to treat stormwater before allowing stormwater infiltration into the ground.



### WALKING DISTANCE.

A measure of distance that an average person is willing to walk to a specific destination. This is generally considered to be in the range of a ¼ - ½ mile radius.



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For more information visit:  
[bit.ly/Detroit-Stormwater-Management](http://bit.ly/Detroit-Stormwater-Management)

