

Appendix B

Acronyms, Abbreviations & Definitions

Acronyms & Abbreviations

AASHTO	American Association of State Highway and Transportation Officials
ADA	The Americans with Disabilities Act (Federal)
ADT	Average Daily Traffic
AWC	Association of Washington Cities
B & O	Business and Occupation Tax
BMP	Best Management Practices
BNSF	Burlington Northern and Santa Fe Railway
BPA	Bonneville Power Authority
CARA	Critical Aquifer Recharge Area
CBD	Central Business District
CCC	Community Coordination Center (natural disasters)
CDBG	Community Development Block Grant
CERB	Community Economic Revitalization Board grants
CFP	Capital Facilities Plan
CIP	Capital Improvement Program
CPP	Countywide Planning Policy
CRF	Community Revitalization Financing
CRS	Community Ratings System (FEMA)
CSWMP	(1) Comprehensive Solid Waste Management Plan, (2) County Solid Waste Management Plan
CT	Community Transit (Snohomish County)
CWMP	Comprehensive Wastewater Management Plan
DAHP	Department of Archaeology and Historic Preservation (Washington State)
DMA	Disaster Mitigation Act (Federal)
DNR	Department of Natural Resources (Washington State)
DOC	Department of Commerce (Washington State)
DOE	Department of Ecology (Washington State)
DSHS	Department of Human and Health Services (Washington State)
EMS	Emergency Medical Services

EPA	Environmental Protection Agency (Federal)
ESA	Endangered Species Act (Federal)
FARR	Firearms and Archery Range Recreation Program
FEMA	Federal Emergency Management Agency
FERC	Federal Energy Regulatory Commission
FHF	Flood Hazard Factors
FHWA	Federal Highway Administration
FLUM	Future Land Use Map
GIA	Grassed Infiltration Area (water/wastewater)
GIS	Geographic Information Systems
GMA	Growth Management Act (Washington State)
GMHB	Growth Management Hearings Board (Washington State)
HBU	Highest and Best Use
HCM	Highway Capacity Manual
HOV	High-Occupancy Vehicle
HUD	Department of Housing and Urban Development (Federal)
IBC	International Building Code
ISTEA	Intermodal Surface Transportation Efficiency Act (Federal)
LID	(1) Low Impact Development (2) Local Improvement District
LIFT	Local Infrastructure Financing Tool
LOS	Level of Service
LRF	Local Revitalization Financing
LWCF	Land and Water Conservation Fund
MPO	Municipal Planning Organization
MSA	Metropolitan Statistical Area (US Census)
NEHRP	National Earthquake Hazard Reduction Program
NHMP	Natural Hazards Mitigation Plan
NHS	National Highway System
NOVA	Non-Highway and Off-Road Vehicle Activities Program
NRPA	National Recreation and Park Association

O & M	(Administrative) Operations and Maintenance
OFM	Office of Financial Management (Washington State)
PDR	Purchase of Development Rights
NMFS	National Marine Fisheries Service
NWI	National Wetlands Inventory
PPH	Persons Per Household
PROS	Parks, Recreation, and Open Space Plan
PRSA	Parks and Recreation Service Area
PSE	Puget Sound Energy
PSRC	Puget Sound Regional Council
PUD	Public Facilities District (Snohomish County)
PWTF	Public Works Trust Fund grants
RCO	Recreation and Conservation Office (Washington State)
RCW	Revised Code of Washington
REET	Real Estate Excise Tax
ROW	Right-of-Way (public)
RPO	Rural Planning Organization
RUTA	Rural Urban Transition Area
SCFPD	Snohomish County Fire Protection District
SEPA	State Environmental Policy Act
SMP	Shoreline Master Program
TAZ	Traffic Analysis Zones
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TIA	Transportation Improvement Account grant
TIB	Transportation Improvement Board (Washington State)
TIP	Transportation Improvement Program
TMDL	Total Maximum Daily Load (water/wastewater)
TND	Traditional Neighborhood Development
TSM	Transportation System Management

TSS	Total Suspended Solids (water/wastewater)
UA	Urbanized Area (US Census)
UGA	Urban Growth Area
UATA	Urban Arterial Trust Account grants
USFWS	United States Fish and Wildlife Service
VMT	Vehicle Miles Traveled
WAC	Washington Administrative Code
WDFW	Washington State Department of Fish and Wildlife
WEDC	Washington State Economic Development Commission
WSDOT	Washington State Department of Transportation
WTP	Water Treatment Plant
WWTP	Waste Water Treatment Plant

Term Definitions

A

Abatement

Reducing or eliminating the degree or intensity of a nuisance or other property-related problem, usually used in connection with zoning code or environmental program enforcement.

Abutting

Having property or zone district boundaries in common; for example, two lots are abutting if they have property lines in common.

Accessibility/Accessible

A term that describes the usability of a facility, product or service by people with disabilities.

Action

Budgetable steps envisioned or undertaken to effectuate plan policy. Actions may include the development of more detailed and localized plans, work to implement policies, formal agreements, regulations or other strategies necessary to realize community goals.

Activity Centers

Places that feature a collection of public spaces, commercial land uses and public institutions serving neighborhoods, the community or the region.

Adaptive Reuse

Converting obsolete or historic buildings from their original or most recent use to a new use. For example, an old manufacturing site could be converted into apartments or retail space.

Aesthetic

The intangible quality of a place or thing that creates the sensory experience of the sublime.

Affordable Housing

Housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs. In the case of ownership housing, the purchase costs of a housing unit is equal to or less than three times a household's annual gross income.

Agriculture

Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pasture land.

Ambient

Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Americans with Disabilities Act (ADA)

For purposes of planning and land use, federal law that generally requires that businesses and public facilities and conveyances be accessible to individuals with disabilities.

Annexation

To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Approach Zone

The air space at each end of a landing strip that defines the glide path or approach path of aircraft as they land. Approach zones should be free from obstruction.

Aquifer

An underground, water-bearing layer of earth, porous rock, sand, or gravel through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Arterials

A class of roadway serving major movements of traffic not served by freeways. Arterial roadways are functionally classed depending on the degree to which they serve through traffic movements versus access to land. In Monroe, arterials are classified as PRIMARY ARTERIALS or MINOR ARTERIALS.

Assisted Housing

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs.

Automobile-Intensive Use

Retail or commercial uses designed for and/or dependent on exposure to continuous auto traffic, or housing patterns that require residents to drive in order to access basic services.

Average Daily Traffic (ADT)

The average amount of traffic (average number of vehicles) crossing one point location of a roadway within a 24 hour period, and generally expressed as a yearly average.

B

Base Flood

A flood having a one percent chance of being equaled or exceeded in any given year, generally recognized as a standard for acceptable risk.

Best Management Practice (BMP)

Method(s) by which the adverse impacts of development and redevelopment are controlled through their application; BMPs are defined in the state's stormwater manual as "schedules of activities, prohibitions of practices, maintenance procedures, and structural and/or managerial practices, that when used singly or in combination, prevent or reduce the release of pollutants to waters of Washington State." The types of BMPs identified by the state are source control, runoff treatment, and flow control.

Bicycle-Friendly

Possessing policies, practices and infrastructure which support cycling as a regular mode of travel or for recreation. Factors may include facilities such as bicycle racks; regulations that allow riders to take bicycles on public transit; accessible positioning of bicycle paths relative to roads; lighting, and other features to help people become more comfortable about travelling by bicycle.

Big Box

Large, warehouse-style retail stores.

Brownfield

An area with abandoned, idle, or under-used industrial or commercial facilities where expansion, redevelopment, or reuse is complicated by real or perceived environmental contamination.

Buffer

(1) An area contiguous with both developable land and a critical area or natural resource land that is required for the integrity, maintenance, function, and stability of the critical area or natural resource land. (2) A designated area or feature intended to mediate between two differing land use types.

Build-Out

Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Building Vernacular

Those specific components and architectural treatments that define a style and establish a structure's link to a particular place or region, such as chimney design, eave treatments, window surrounds, exterior materials or building placement on the site.

Built Environment

Buildings, roads, parks, and all other improvements constructed by people that form the physical character of a community.

Business Improvement District (BID)

Partnerships among property owners and commercial tenants who collectively contribute to the maintenance, development and promotion of their commercial district. Often funded primarily through private levies, may also draw on other public and private funding.

Business Sectors

A grouping of businesses and facilities that serve an individual industry, such as medicine or defense, offering benefits including economies of scale, and enhanced access to resources or markets.

C

Capacity (Roadway)

The maximum number of vehicles that can pass over a given section of a lane or roadway in one direction (or in both directions for a two- or three-lane facility) during a given time period under prevailing roadway and traffic conditions. The maximum rate of flow that has a reasonable expectation of occurring.

Capital Cost

Costs of transportation or other systems such as purchase of land, construction of roadways, and acquisition of vehicles. Distinguished from OPERATING COST.

Capital Facilities

As a general definition, public structures, improvements, pieces of equipment or other major assets, including land, that have a useful life of at least 10 years. Capital facilities are provided by and for public purposes and services. For the purposes of a capital facilities element, capital facilities are surface water management, solid waste disposal, law and justice, general government, parks and recreation, airport, transportation, education, fire protection, sanitary sewer and public water supply systems.

Capital Improvement Program (CIP)

A plan that matches the costs of capital improvements to anticipated revenue and a time line. CIPs are usually prepared for six or more years, updated annually, and coordinated with the comprehensive planning process.

Census

The nationwide population count conducted every 10 years by the U.S. Census Bureau.

Census Tract

Small portions of populated areas in which data is collected for statistical purposes during a census.

Central Business District (CBD)

The major commercial downtown center of a community. General guidelines for delineating a downtown area are defined by the U.S. Census of Retail Trade, with specific boundaries being set by the local municipality.

Charrette

A short-term intensive session where residents, designers, and others collaborate on planning or design. Charrette-style workshops are designed to stimulate ideas and develop creative, effective solutions in a time-efficient manner.

City Council

A city's legislative body. The popularly elected city council is responsible for enacting ordinances, imposing taxes, making appropriations, establishing city policy, and hiring some City officials. The council adopts the comprehensive plan, zoning, and subdivision ordinance.

Clustered Development

Development in which a number of dwelling units are placed closer together than usual, or are attached, with the purpose of retaining an open space area.

Collectors

Roads that collect traffic from the local roads and connect to arterials. Monroe examples: Country Crescent Boulevard, Kelsey Street, 179th Street SE.

Commercial

Facilities developed for the buying and selling of commodities and services. Monroe features several land use designations that permit commercial facilities and activities.

Community

(1) A specific group of people, often living in a defined geographic area, who share a common culture, values, and norms and who are arranged in a social structure according to relationships the community has developed over a period of time. (2) More generally, a distinct local area such as a neighborhood, district, jurisdiction or municipality.

Community Character

The image of a community or area as defined by factors such as built environment, natural features and open space elements, type of housing, architectural style, infrastructure, and the type and quality of public facilities and services.

Community Rating System (CRS)

A program developed by FEMA to provide incentives for communities that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.

Commute Shed

The area from which people may commute from their homes to a specific workplace destination, given certain assumptions about maximum travel time or distance.

Compatible / Compatibility

The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. Some elements affecting land-use compatibility include intensity of occupancy as measured by dwelling units per acre, pedestrian or vehicular traffic generated, and environmental effects like noise, vibration, glare, or air pollution.

Complete Streets

Streets designed to accommodate all modes of travel and enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street.

Comprehensive Plan

An official public document adopted by a local government as a policy guide to decisions about the physical development of the community. It indicates in a general manner how the community and its government leaders want the city to develop over time, usually with a planning horizon of 20 years.

Concurrency

The concept of timing the provision of public services - particularly road and utilities infrastructure - to meet changes in demand for those services, especially as population grows and public demand increases.

Connectivity / Interconnectivity

The ease of travel between two points. The degree to which streets or areas are interconnected and easily accessible to one another by direct routes. An example of high connectivity would be a dense grid pattern in a downtown area.

Conservation Easement

A legal agreement between a private landowner and a municipal agency or a qualified, not-for-profit corporation to restrict the future development, management, or use of the land.

Context

All the factors which systematically determine the form, meaning, and/or appropriateness of a definable object within its locale as a whole.

Countywide Planning Policy (CPP)

As directed by RCW 36.70A.210, CPPs are written policy statements adopted by Counties in Washington State and used solely for establishing a framework from which county and city comprehensive plans are developed and adopted. By code, CPPs are required to ensure consistency between city and county comprehensive plans.

Critical Aquifer Recharge Area (CARA)

Area where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water.

D

Decision-Makers

Either staff members or elected officials who are responsible for taking an agency action, such as issuing a license, or adopting a plan or ordinance.

Demographic

Social, economic, racial and age characteristics of an area's population, helpful in describing in general terms a community's composition.

Density

The ratio between the number of families, individuals, housing units, or residential dwelling units per land surface area. Common measures of density include population per acre or square mile and dwelling units per acre. Gross density includes the area necessary for streets, schools and parks. Net density does not include land area for public facilities.

Design Standards

Standards developed and used to direct how portions of the built environment may developed to look and/or function. Typically, a non-regulatory supplement to DEVELOPMENT REGULATIONS.

Developable Land

Land that is suitable as a location for structures and that can be developed free of significant impact on natural resource areas.

Development

Any human-induced change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Development Regulation(s)

Regulatory controls placed on development or land use activities by a county or city.

Development Rights, Transfer of (TDR)

A program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the “donor” site) to another (“receiver” site) chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

Disability

The consequence of an impairment that may be physical, cognitive, mental, sensory, emotional, developmental, or some combination of these. A disability may be present from birth, or occur during a person’s lifetime.

District

(1) An area of a city or county that has a unique character identifiable as different from surrounding areas because of distinctive architecture, streets, geographic features, culture, landmarks, activities, or land uses.

Diversity

A broad range within a definable category.

Downtown

For the purposes of this plan, downtown includes that area characterized as the city’s center, including areas between Madison to the west and the intersection of the BNSF tracks and Main to the east; and from the tracks south as far as East Fremont Street.

Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

E

Easement, Conservation

A tool for acquiring open space with less than full-fee purchase, whereby an agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land) or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future).

Ecological Functions

Those uses of land that are part of a larger related natural system. These functions include, but are not limited to, storm water detention; floodway/floodplain; drainway; sediment collection area; aquifer recharge area; fish and wildlife habitat conservation area; wind break; noise, sight, or dust barrier; shade; erosion control; waste disposal; and, maintenance of slope stability.

Economic Development

Sustained increase in the fiscal standard of living of a population, normally accomplished by increasing the supply of physical and human capital and improving technology.

Economic Development Commission (EDC)

An agency charged with seeking economic development projects and economic expansion to provide local employment opportunities.

Encourage

Policy direction including consideration of a range of strategies, such as incentives or regulations, to achieve a desired outcome or purpose.

Endangered Species

Animal or plant species designated as endangered under federal or state law, whose prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Environmental Impact Statement (EIS)

Under the National Environmental Policy Act (NEPA), a statement on the effect of development proposals and other major actions that significantly affect the environment.

Essential Services

Activities that include the maintenance and operation of public utilities associated with electric, gas, telephone, sewer, and water lines.

Euclidean Zoning

Regulatory controls placed on development or land use activities, most commonly focused on the classification and separation of uses, with building form and public-realm relationships given secondary consideration.

Extremely Low-Income Household

A household with an annual income no greater than 30 percent of the area median family income as determined by the Department of Housing and Urban Development (HUD), adjusted by household size.

F

Family

Two or more persons related by birth, marriage, or adoption. (U.S. Census Bureau)

Flood, 100-Year

The magnitude of a flood expected to occur on the average every 100 years, based on historical data. A 100-year flood has a one percent chance of occurring in any given year.

Floodplain

All land adjacent to a watercourse over which water flows in times of a flood. The floodplain is subject to a 1% chance of flooding in any given year as designated in an "area of special flood hazard" by the Federal Insurance Administration.

Form-Based Codes

A method of regulating development to achieve a specific urban form by controlling physical form with a lesser focus on land use. Form-based codes address the relationship between building facades and the public realm, the overall shape and mass of buildings in relation to one another, and the scale and types of streets and blocks.

Frequently Flooded Areas

Lands in the floodplain subject to a one-percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like.

Functional Classification

The process by which streets and highways are grouped into classes or systems according to the character of service they are intended to provide. Functional Classification defines the primary role a road or street serves within the total existing or future network. There are currently three main classes of streets in Monroe.

G

Gateways / Gateway Corridors

Designated or non-designated major entries into the city, generally marked as places where development intensity creates a sense of transition or arrival. In Monroe, gateways include Highway 2 at Frylyands Boulevard; the eastern side of the SR 522 overpass; the intersection of US 2 and Main Street; the bridge crossing at Lewis Street, and the interchange at SR 522 and Main Street. Gateways typically also exist at entrances to downtowns and major districts.

Geographic Information Systems (GIS)

Computer-based systems capable of managing, integrating, and displaying geographic and population data to reveal relationships, patterns, and trends.

Geologically Hazardous Areas

Areas that, because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

Goal

Broad statements indicating a general aim or purpose to be achieved. A goal is a direction setter. It is an ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning and implementation measures are directed. A goal is a

general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent, or suggestive of specific actions for its achievement.

Green Building Design

The philosophy, approach and application of energy and environmental conservation in the design and construction of buildings, often associated with specific criteria for determining compliance, such as Leadership in Energy and Environmental Design (LEED) certification.

Greenbelt

A band of countryside surrounding a city or urbanized area on which building is generally prohibited.

Greenfield

Farmland and open areas where the lack of prior industrial or commercial activity means that the threat of contamination is lower than in urbanized areas.

Greenway

A trail facility dedicated exclusively to pedestrian, bicycle and/or equestrian use, usually following alignments other than parallel to roadways and designed to help promote non-automotive travel in a natural or near-natural setting.

Greyfield

A blighted area, such as a failed shopping center, that is ripe for redevelopment.

Gross Density

Gross density means the total number of dwelling units divided by the total land area of the site or area, excluding nothing.

Groundwater

Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge

The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (aquifers).

Group Home; Group Care Facility

Any facility used to provide non-medical residential care, day treatment, adult day care, or foster family agency services. Typically used to assist abused or neglected children or people who are physically disabled or mentally impaired.

Growth Management / Growth Management Act (GMA)

The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired and to channel that growth into designated areas. Growth management policies can be implemented through public infrastructure ordinances (“concurrency”), urban limit lines, standards for levels of service, phasing, building caps and other programs. In Washington State, the Growth Management Act (GMA) requires state and local governments to manage growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations.

H

Hazardous Areas

An area in which a danger is present, or likely to be present, in quantities that require special precautions for construction.

Highest and Best Use

The use of a property that will bring the greatest profit to its owners. In theory, the economics of the real estate market establish a maximum value for each parcel of land at any given time. However, owners are not necessarily entitled to that use, particularly when that use may have negative effects on the use and enjoyment of neighboring properties.

High Occupancy Vehicle (HOV)

In Washington State, freeways with High Occupancy Vehicle lanes allow travel for vehicles with two or more people (including the driver) in the vehicle, and where the definition of “people” is not limited by age or licensing status. In addition, buses, emergency vehicles, and motorcycles may use HOV lanes regardless of how many people are on board.

Historic Preservation

The preservation of historically significant landscapes, structures and neighborhoods to facilitate the maintenance, restoration and/or rehabilitation of such features.

Household

Those persons, related or unrelated, who occupy a single housing unit as their usual place of residence.

Households, Number of

The count of all year-round housing units occupied by one or more persons. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing Forms

Residential building types, such as single-family, condominium, multifamily, or town home.

Housing Unit / Dwelling Unit

A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant, is intended for occupancy as a separate living quarters.

I

Impacts

Consequences (both good and bad) of an action or decision that occur beyond the site under consideration.

Impact Fee

A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency to pay for improvements and facilities required to serve new development and to reduce the impacts of new development on a community.

Impervious Surfaces

Those paving, roofing or other impermeable surfaces that impede the flow of rainwater or storm runoff into the ground.

Implementation Measure

Regulatory and non-regulatory measures used to carry out a comprehensive or sub-area plan.

Improved Land

(1) Raw land to which basic utilities such as roads, sewers, water lines, and other public infrastructure facilities have been added. (2) Land upon which buildings or other structures have been erected.

Inclusionary Zoning

A locally-adopted regulatory program requiring that a specific percentage of housing units in a project or development remain affordable for a specified period to households with incomes that are defined as moderate, low and/or very low. Often such regulations require a minimum percentage of housing for very-low, low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Incubator Space

Retail or industrial space that is affordable to new, low-margin businesses.

Indigenous Materials (Landscaping)

Plants and landscaping materials generally recognized as being native to an area.

Infill

The process of developing vacant or redeveloping under-used parcels within existing urban areas. With housing, infill provides new residential units within existing neighborhoods, making available new housing without expanding into vacant land on the community's periphery.

Issues

Important unsettled community matters or problems. Issues may be identified in a community's comprehensive plan and dealt with by the plan's objectives, policies, plan proposals, and implementation actions or programs.

Infrastructure

Public services and facilities like sewage-disposal systems, water-supply systems, other utility systems, schools, roads, bicycle and pedestrian facilities, and transit systems.

Intensity

The measurement of all uses in a defined area.

Interagency / Interlocal

Relationship or agreement between two or more entities, such as a city, county, school district, nonprofit or private organization, in regard to a specific policy, action or program.

J

Jobs to Housing Balance

The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Joint-Use Agreement

Agreement between two or more entities, such as a city, county, school district, nonprofit or private organization, to share capital, operating costs and responsibilities for a facility. Examples include recreational space, meeting facilities, libraries and community centers.

L

Land Bank

The purchase of land by a local government for use or resale at a later date. Banked lands have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. The federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Land Conservation

The placement of dwellings and accessory buildings in a pattern of development which reduces impervious surface area, lowers costs of development and maintenance and retains larger expanses of property available for agriculture, forestry, or continuity of ecological functions characteristic of the property to development.

Land Use

The specific purpose for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

Landmark

- (1) A building, site, object, structure, or significant tree having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.
- (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification for a community.

Landscaping Buffer

The separation of land uses from other land uses or sensitive environmental areas by a strip of unoccupied land, reducing potential conflicts and negative impacts by putting distance and screening between the two.

Lead Agency

Agency responsible for all procedural aspects of State Environmental Policy Act (SEPA) compliance.

Level of Service (LOS) Standard

A standard used by public agencies to measure the quality or effectiveness of a municipal service like police, fire, or library, or the performance of a facility, like a street or highway.

Level of Service (Transportation)

A qualitative measure used to relate the quality of traffic service, categorizing traffic flow based on performance measure like speed, density, etc. Manuals published by the National Academies of Science Transportation Research Board (Highway Capacity Manual, "HCM") and the American Association of State Highway and Transportation Officials ("Green Book") provide the following LOS categories:

LOS A - Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

LOS B - Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

LOS C - Denotes a reasonably steady, high volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

LOS D - Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

LOS E - Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

LOS F - Describes unsatisfactory stop-and go traffic characterized by traffic jams and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal change and "upstream" intersections may be blocked by the long queues.

While the above categories are still commonly used in North America, it is now widely recognized that broader definitions are needed that provide a more complete picture of transportation service, including modes of travel other than the automobile, non-highway portions of the system and ways to evaluate system performance rather than specific locations within the system. For this reason, the 2010 HCM incorporates tools for multi-modal analysis of urban streets to encourage users to consider the needs of all travelers, and has eliminated stand-alone chapters for bicycle, pedestrian, and transit, incorporating them into a more holistic analysis of roadway facilities.

Live-Work Quarters

Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Local Street

Local streets provide access to local private property or low-volume public facilities, carry low traffic loads and are usually one to two lanes. Monroe examples: Sumac Drive, Currie Road.

Long-term Commercial Significance

Includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Lot Line

The legal perimeter of a parcel of property, often shown on a record of survey, final plat and/or legal description of property.

Low-Income Household

Households whose income is between 51% and 80% of the median income for the area, as determined by the Department of Housing and Urban Development (HUD), adjusted by household size.

M

Mass Transit

The general term used to identify bus, rail, or other types of transportation that move large numbers of people at one time.

Mean

The average of a number of figures computed by adding up all the figures and dividing by the number of figures. Compare with MEDIAN and MODE.

Median

The middle number in a series of items where an equal number figures lie above and below it. Compare with MEAN and MODE.

Metropolitan Planning organization (MPO)

A regional council of governments within a metropolitan region as defined by the federal government and authorized under federal law to develop a regional transportation plan.

Minerals

Clay, coal, gravel, industrial mineral, valuable metallic substances, sand, stone, and other similar solid materials or substances to be excavated from natural deposits on or in the earth for commercial, industrial, or construction use.

Minor arterial

Streets that provide inter-neighborhood connections and serve both local and through-trips. Monroe examples: West Main Street, Frylands Boulevard, Woods Creek Road.

Mitigation Measures

Measures that modify a project to reduce or eliminate a significant environmental impact.

Mixed-Use

(1) Individual buildings, typically those that feature residential units above or beside a story or two of commercial spaces. (2) Land use category allowing a mixture of uses including residential, retail, commercial, institutional, parks, gathering places, entertainment and cultural uses.

Modal Choice

Transportation options, or individual preferred methods of transportation, such as walking, bicycling, using an automobile, or riding a bus or rail transit.

Mode

(1) In statistics, the number that occurs most frequently in a given series. Compare with MEAN, MEDIAN. (2) A method of transportation.

Moderate-Income Household

A household with an annual income between the lower income eligibility limits (generally 80 percent) and 120 percent of the area median family income as determined by the Department of Housing and Urban Development (HUD), adjusted by household size.

Multi-Family Units

Freestanding buildings composed of two or more separate living units, with each unit having its own bedroom, kitchen and bathroom facilities.

Multi-Modal

Two or more modes or methods of transportation. The means by which people move from place to place including, but not limited to automobiles, water vessels, trains, planes, bicycles, skateboards, and by foot.

Municipal Services

Services traditionally provided by local agencies, including water and sewer, roads, parks, schools, and police and fire protection.

N

National Environmental Policy Act (NEPA)

An act passed in 1969 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Historic Preservation Act

A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation. It authorized grants-in-aid for preserving historic properties.

National Register Of Historic Places

The official list of national historic sites, districts, buildings, structures, and objects worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the list is part of a program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources.

Neighborhood Center

A small-scale concentration of mixed uses, generally located at the crossing of arterial streets, consisting of less than 80,000 total square feet of retail and office space, and intended to serve the daily needs of the immediately surrounding neighborhoods.

Net Density

The total number of dwelling units divided by the net area of the lot or site. The net area excludes roads, public open spaces, community facilities, and critical areas (environmentally sensitive areas).

Non-Motorized Transportation

Bicycle, pedestrian and equestrian transportation modes.

Notice (of Hearing)

A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency.

Notice of Completion (NOC)

A notice issued and properly filed by the lead agency upon completion of the Draft Environmental Impact Report. The NOC contains a description of the proposed project.

Notice of Determination (NOD)

A notice issued and properly filed by the lead agency upon its approval of a project subject to SEPA, and stating whether or not the project will have a significant effect on the environment. The notice must be filed within five working days of the action approving a project.

O

Open Space

Land in a predominantly natural state or altered for natural resource based uses (e.g., farming), and may include, but is not limited to: riparian areas, agricultural lands, watersheds, forests, floodplains, and habitat areas.

Operating Costs

Those recurring costs in transportation or other systems, such as salaries and wages, maintenance, energy, taxes, insurance, and supplies. Distinguished from CAPITAL COST.

Ordinance

A municipal statute or legislative action adopted by a local government that has the force of law.

Overlay Zone or District

A designated area applying additional special regulatory requirements or standards to address unique circumstances, such as on land near airports, in environmentally sensitive areas or in historic districts.

P

Parking Management

A Transportation Demand Management (TDM) technique designed to obtain maximum use from limited parking spaces. It can involve variable pricing and preferential treatment for High-Occupancy Vehicles (HOVs), non-peak period users, and short-term users.

Parking, Shared

A public or private parking area used jointly by two or more uses.

Peak Hour / Peak Period

For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods.

Pedestrian and Bicycle Orientation

Neighborhoods and areas of the city (e.g., downtown) that are designed for the safe movement of pedestrians and bicyclists via sidewalks, bike paths, etc.

Pedestrian Friendly

A street, neighborhood, or agency that supports, through planning and zoning, the location of stores, offices, residences, schools, recreational areas, and other public facilities within walking distance of each other, and oriented to promote pedestrian access. Such areas also often feature narrow streets, street trees, awnings, covered transit shelters, benches, brick paving or other less conventional paving types, sidewalks on both sides of the roadway, and safe street crossings, among other elements.

Pedestrian Infrastructure

Those elements that support those traveling on foot or by bicycle, often including sidewalks, benches, trash receptacles, awnings, bike racks, enhanced roadway crossings, public squares and plazas, and small-scale signs.

Planned Community

A large-scale development whose essential features are: A definable boundary; a consistent, but not necessarily uniform, character; overall control during the development process by a single development entity; private ownership of recreation amenities; enforcement of covenants, conditions, and restrictions by a master community association.

Planned Unit Development (PUD)

Land use zoning which allows the adoption of a set of development standards that are specific to a particular project. PUD zones usually do not contain detailed development standards. Those are established during the process of considering proposals and adopted by ordinance upon project approval.

Plan Amendment

An amendment or change to the text or maps of a comprehensive plan.

Planning Area

Lands contained both within city limits and within the city's Urban Growth Area (UGA) as established by Planning Commission and approved by the Monroe City Council in the Code of Ordinances.

Planning Commission

A group of citizens appointed by the City Council to research, survey, analyze, and make recommendations on current and long range development policies, resource management, implementing ordinances and land use decisions such as subdivision plats and zoning requests.

Planning Period

Refers to the amount of time the comprehensive plan is intended to perform. This plan is designed for a 20-year life with reviews every five-to-seven years.

Police Power

The legal basis for all planning and land use regulation. This power emanates from the Tenth Amendment to the United States Constitution and entitles states to take actions to protect the public's health, safety and welfare. In turn, the Washington State Constitution grants the same power to cities and counties – but limits the grant to the extent that local regulations may not conflict with state law.

Policy

A topic-specific statement providing guidelines for current and future decision-making. It indicates a clear commitment of the local legislative body. A policy is an extension of a plan's goals, reflecting topical nuance as well as an assessment of conditions.

Pollution

A change in the physical, chemical, or biological characteristics of the air, water, or soil that can affect the health, survival, or activities of one or more forms of life in an unwanted way.

Potable Water

Water that is suitable and safe for human consumption.

Poverty Level

As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index. The index provides a range of income cutoffs or "poverty thresholds" varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Preserve

To save from change or loss and reserve for a special purpose.

Primary Arterial

A high-speed roadway that serves through-trips and connects the city with other areas. Monroe examples: SR 522 US 2.

Program

A set of specific actions envisioned or undertaken to implement plan policy. Programs may include the development of more detailed and localized plans, policy, formal agreements, regulations or strategies deemed necessary to achieve community objectives.

Proscriptive Ordinance

A written law specifying prohibited actions.

Protect / Preserve

In legal terms, action required to provide the conditions for a monument, site, or historic area to survive. Also related to the physical protection of historic sites to ensure their security against theft or vandalism, as well as environmental attack and visual intrusions. Legal protection, which is based on legislation and planning norms, aims to guarantee defense against any harmful treatment, provide guidelines for proper action, and institute corresponding punitive sanctions.

Proximity

Physical distance between different land uses such as residential and commercial.

Public Facilities

Infrastructure including streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

Public Services

Include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Public Spaces / Public Realm

Those areas dedicated to use by the general public, such as streets, sidewalks, parks, community buildings, schools, public open spaces, plazas and other similar spaces.

Public Transportation

Multi-passenger transportation services available to the general public including buses, ferries, vans, airline and rail transit.

Purchase of Development Rights (PDR)

A mechanism typically used to help conserve open spaces, with public agencies or foundations acquiring from landowners the right to subdivide their land, keeping the land as open space in perpetuity.

Q

Quality of Life

The degree to which individuals perceive themselves as able to function physically, emotionally and socially. Quality of life includes all aspects of community life that have a direct influence on the physical and mental health of its members.

R

Reclamation

(1) The reuse of resources, such as those present in solid wastes or sewage. (2) The conversion of areas inundated by water or subject to periodic flooding for agricultural or other uses.

Recreation, Active

A 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.

Recreation, Passive

Type of recreation or activity that does not require the use of organized play areas.

Regional

Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Regional Transportation Plan (RTP)

A plan that, among other things, outlines transportation investments for a region. It is drafted by a metropolitan planning organization or regional transportation planning agency every four years (five years in regions that have attained federal air quality standards) and includes a 20-year outlook for likely growth in the region.

Regulation

A rule or order issued by a public agency having the force of law.

Rehabilitation

The repair, preservation, and/or improvement of existing structures, such as substandard housing.

Residential

Land designated in the city or county comprehensive plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved land.

Responsible Agency

All public agencies other than the LEAD AGENCY that have discretionary approval over a project. Responsible agencies send comments to the lead agency regarding the environmental impacts about which they have expertise.

Responsible Official

Represents the LEAD AGENCY and is responsible for the documentation and the content of a State Environmental Policy Act (SEPA) analysis.

Revitalization

A process intended to spur economic, social, and cultural redevelopment of a civic area or neighborhood.

Right of Way (ROW)

The right to pass over the property of another. It usually refers to public land required for the traffic lanes plus shoulders on both sides of roads, railroads, bikeways, and trails.

Roadway

An open, generally public way for the passage of vehicles, persons, and animals. Limits include the outside edge of sidewalks, curbs and gutters, or side ditches.

Runoff

Water from rain or snow that is not absorbed into the ground but instead flows over less permeable surfaces into streams and rivers.

Rural

Lightly-populated areas, defined by the US Census Bureau as "All territory, population, and housing units not classified as urban."

S

Sanitary Sewer Systems

All facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste.

Senior Housing

Typically one- and two-bedroom apartments or condominiums designed to meet the needs of and restricted to occupancy by persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older.

Septic System

A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available.

Scenic Resources

Landscapes, open spaces, shorelines, waterways, or other features which are visually or aesthetically pleasing and which contribute affirmatively to the definition of a distinct community or area within the Puget Sound region. May also include historical patterns of land use including logging and farming activities.

Sensitive Development

A use capable of being continued with minimal long-term effects on infrastructure and environment.

Smart Growth

A broad concept that describes the change in community design from post-World War II development principles to development that better serves the economic, environmental and social needs of communities. The U.S. Environmental Protection Agency identified the following ten principles of smart growth. (1) Mix land uses (2) Take advantage of compact building design (3) Create a range of housing opportunities and choices (4) Create walkable neighborhoods (5) Foster distinctive, attractive communities with a strong sense of place (6) Preserve open space, farmland, natural beauty, and critical environmental areas (7) Strengthen and direct development toward existing communities (8) Provide a variety of transportation choices (9) Make development decisions predictable, fair, and cost effective (10) Encourage community and stakeholder collaboration in development decisions.

Sole Source Aquifer

A federal Environmental Protection Agency (EPA) definition, identifying those areas where more than 50 percent of the drinking water is obtained from the groundwater.

Solid Waste

Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Special District

A governmental entity formed to deliver a specific service, like fire protection, water service, recreation or the maintenance of open space.

Species of Local Importance

Those species that may not be endangered, threatened or sensitive from a statewide perspective, but are of local concern due to their population status, sensitivity to habitat manipulation, or other educational, cultural or historic attributes.

Sprawl

The development and expansion of urbanized areas at generally low residential densities, requiring the provision of roadways and urban services at costs exceeding provider income generated by such growth. Sprawl manifests itself in one or more of the following patterns (1) leapfrog development which bypasses vacant parcels located closer to the urban area that are suitable for development and instead locates away from existing urban areas; (2) strip development which allows commercial, retail, and multi-family residential developments to locate in a linear pattern along both sides of a major arterial; and (3) large expanses of low density, single-family dwelling development.

State Environmental Policy Act (SEPA)

Enacted in 1971, SEPA provides the framework for agencies to consider the environmental consequences of a proposal before taking action. It also gives agencies the ability to condition or deny a proposal due to identified likely significant adverse impacts.

Stock Cooperative Housing

Multiple-family ownership housing in which the occupant of a unit holds a share of stock in a corporation that owns the structure in which the unit is located.

Stormwater Detention

Any storm drainage technique that retards or detains runoff, like detention or retention basins, parking lot storage, rooftop storage, porous pavement, or dry wells.

Street Furniture

Features associated with a street that are intended to enhance its physical character and use by pedestrians and bicyclists, such as benches, trash receptacles, kiosks, lights, bicycle racks, and newspaper racks.

Sustainable Development

(1) A pattern of physical development and resource use that aims to meet human needs while preserving the environment, often stated as development meeting the needs of the present without compromising the ability of future generations to meet their own needs. (2) Physical development that simultaneously provides for economic prosperity, environmental quality, and social equity.

Street Network or Grid

The patterns formed by roadways and the extent to which they are connected to each other. For example, the traditional urban block-like grid involves a dense matrix of interconnected streets typically seen in older urban areas. On the other hand, a hierarchical grid, common in most suburban areas, consists of sets of minor streets and cul-de-sacs that feed into secondary roadways that ultimately feed into major roadways.

Street Trees

Trees strategically planted-usually in parkway strips, medians, or along streets-to enhance the visual quality of a street.

Streetscape

The view along a street from the perspective of a driver or pedestrian, especially of the natural and man-made elements in or near the street right of way, including street trees, lawns, landscape buffers, signs, street lights, above-ground utilities, drainage structures, sidewalks, and street furniture.

Streetscaping

Physical enhancements that affect the appearance or view of a street. Streetscaping can include changes to the road cross section, traffic management, sidewalk conditions, landscaping, street furniture (such as utility poles, benches, or garbage cans), building fronts and materials, signage, and other amenities.

Strip Development

Commercial and higher-density residential development located adjacent to major streets. This type of development is characterized by its shallow depth, street-oriented layout, and numerous points of automobile access.

Strong Mayor

A form of government featuring a citizen-elected mayor who serves a four-year term as the chief administrative officer responsible for managing the city.

Structured Parking

A multi-story structure or part thereof which is specifically designed for vehicle parking.

Subdivision

The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. The process often includes setting aside land for streets, sidewalks, parks, public areas, and other infrastructure needs, including the designation of the location of utilities.

Suburban

Development patterns characterized by the blending of urban and rural land use types. Buildings are typically dispersed as opposed to centralized.

Sustainability

Balancing the need for development and growth against the need to protect the natural and built environment, while at the same time meeting the needs of the present generation without compromising the needs and aspirations of future generations. In planning, sustainability focuses on economic, environmental and social needs to ensure needs of future generations are met.

T

Tax Increment Financing (TIF)

A tax incentive designed to attract business investment by dedicating to the project area the new property tax revenues generated by redevelopment. The increase in revenues (increment) is used to finance development-related costs in that district.

Telecommuting

Working at home or in a location other than the primary place of work and communicating with the workplace and conducting work via wireless or telephone lines, typically in conjunction with computers or other electronic devices.

Threshold Markers

Those indicators of population density, transportation costs, employment commute patterns or household income used to determine at what point another action can or should be taken.

Traffic Calming

A set of strategies used by urban planners and traffic engineers that aim to slow traffic and improve safety for pedestrians and bicyclists. Typical of: curb extensions, center islands, speed bumps, street tree canopies, strategically placed valley pans, and roundabouts.

Transfer of Development Rights (TDR)

A program that can relocate potential development from areas where proposed land uses or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

Transit, Public

A system of regularly-scheduled, fixed-route buses and/or trains available to the public on a fee-per-ride basis. Also called mass transit.

Transit-Oriented Development (TOD)

Moderate- to higher-density development, located within easy walk of a major transit stop, generally with a mix of residential, employment, and shopping opportunities designed for pedestrians without excluding the auto. TOD can be new construction or redevelopment of one or more buildings whose design and orientation facilitate transit use.

Transition Zone

Difficult-to-define area where one district ends and another begins, often featuring development and/or use patterns typical of each abutting district. Examples in Monroe are the areas surrounding downtown, and between Main Street and surrounding neighborhoods.

Transportation Demand Management (TDM)

Methods or strategies aimed at changing travel behavior by reducing the demand for single occupancy vehicle travel rather than by expanding transportation facilities to meet travel demand. The strategies can include such things as expanding transit or ride-sharing options, changing parking policies, promoting work hour changes, and providing for telecommuting.

Transportation Facilities

Includes capital facilities related to transportation via air, water or land.

Trip Generation

The dynamics that account for people making trips in automobiles or by means of public transportation, walking or bicycling. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local or regional transportation system. Trip origins of households are correlated with destinations that attract household members for specific purposes.

Truck Route

A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

U

Under-utilized Parcel

A parcel that is not developed to its full zoning potential.

Undevelopable

Specific areas where topographic, geologic, and/or soil conditions indicate a significant danger to future occupants and a liability to the city or county, and are designated as "undevelopable" by the city or county.

Urban

Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential, commercial, and industrial development, and the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (for example, safety and emergency response). Development not providing such services may be "non-urban" or RURAL.

Urban Design

The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Forest

Includes tree-lined roadways, open green spaces, undeveloped forests, and parks, along with other public and private spaces within an urban area.

Urban Growth

Refers to growth (commercial, industrial, and residential) that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban.

Urban Growth Area (UGA)

The area between the city limits and the outer boundary of the city planning area as adopted by the City Council and approved by the Snohomish County Board of Commissioners. Urban Growth Areas are regulatory tools, often designated for long periods of time (20 or more years) to provide greater certainty for both development and conservation goals.

Urban Services Area

(1) An area in which urban services will be provided and outside of which such services will not be extended. (2) Developed, undeveloped, or agricultural land, either incorporated or unincorporated, within the sphere of influence of a city, which is served or will be served by urban facilities, utilities, and services during the first five years of an adopted capital improvement program. The boundary around an urban service area is called the "urban service area boundary" and is developed in cooperation with the city and the county.

Urban Services

Utilities (like water, gas, electricity, and sewer) and public services (like police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Urbanized Area

That space served by public utilities and services and characterized by development intensity of more than two residential units per acre.

Use

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the city or county zoning ordinance and comprehensive plan land use designations.

Utilities / Public Utilities

Enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, and telecommunications services.

V

Vehicle-Miles Traveled (VMT)

One vehicle traveling the distance of one mile. Total vehicle miles is the aggregate mileage traveled by all vehicles. VMT is a key measure of overall street and highway use. Reducing VMT is often a major objective in efforts to reduce vehicular congestion and achieve air quality goals.

Very Low-Income Household

A household with an annual income usually no greater than 50 percent of the area median family income as determined by the Department of Housing and Urban Development (HUD) and adjusted by household size.

View Corridor

The line of sight - identified as height, width, and distance - of an observer looking toward an object of significance to the community (ridge lines, rivers and historic buildings, for example); the route that directs the viewer's attention.

Viewshed

The landscape or area that can be seen directly from a defined viewpoint or along a transportation corridor.

Visioning

A process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals, policies and actions.

W

Walkable Community

Communities where goods (such as housing, offices, and retail) and services (such as transportation, schools, and libraries) that a community resident or employee needs on a regular basis are located within an easy and safe walk. Walkable communities facilitate pedestrian activity, expanding transportation options, and creating a streetscape that better serves a range of users - pedestrians, bicyclists, transit riders, and automobiles. To foster walkability, communities typically mix land uses and build compactly, and ensure safe and inviting pedestrian corridors.

Water Table

The upper surface of groundwater, or the level below which the soil is seasonally saturated with water.

Watercourse

Natural or once-natural flowing water including perennial or intermittent rivers, streams, and creeks. Includes natural waterways that have been channelized, but does not include man-made channels, ditches, or underground drainage and sewage systems.

Water-Efficient Landscaping

Landscaping designed to minimize water use and maximize energy efficiency.

Watershed

The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a reservoir, lake, or sea.

Wetland

Area inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Under methodology now in use by federal agencies, defined as “those areas meeting certain criteria for hydrology, vegetation, and soils.”

Workforce Housing

Residential units, regardless of housing form, designed to be affordable by households earning moderate or middle incomes.

X

Xeriscaping

Landscaping typified by slow-growing, drought tolerant plants selected conserve water and reduce yard trimmings.

Z

Zone, Zoning District

A legislatively defined and enacted policy, including standards, a detailed map and other criteria, all of which control and define areas of physical development of the city or any part thereof or any detail thereof, and which are classified by ordinance as available for certain uses and unavailable for certain other uses.

Zoning

The demarcation of an area by ordinance into zones and the establishment of regulations to govern the uses within those zones including the location, bulk, height, shape and coverage of structures within each zone.

Zoning, Exclusionary

Regulations that result in the exclusion of various groups of people, such as low- and moderate-income individuals, families with children, particular racial or ethnic groups, or residents of a certain age from a community.

Zoning Incentive

Local actions to encourage development projects that include public benefits over and above those otherwise required. Examples include preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas or other amenities. Common incentives include streamlining review procedures or allowing more intensive use of land. State law requires local agencies to grant a density bonus and incentives or concessions to a developer who requests a density bonus and agrees to construct or donate land for affordable or senior housing.

Zoning, Inclusionary

Regulations to diversify the range of housing choices constructed or offered within a development to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

