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CHAPTER 12 OTHER INFORMATION

I. BACKGROUND MATERIAL

Materials used in drafting the Comprehensive Plan are available at the Planning and Community Development Department and at the Everett Public Library. They include the following:

1994 Comprehensive Plan

ELEMENT	MATERIAL
1. Land Use	Everett Land Use Inventory
2. Housing	Housing Issues and Policy Direction, Final Report; NBBJ; June 1992 Laws, Policies and Guidelines for the Preparation of Everett's Housing Policies
3. Transportation	Supplemental Appendix, including Inventory and Supporting Data
4. Capital Facilities and Utilities	Inventory of Capital Facilities and Utilities
5. Economic Development	Background Report by Apogee Research, Inc., February 1993
6. Urban Design and Historic Preservation	Everett 2000 Vision, Goals and Actions Community Image Preference Report
7. Parks and Recreation	Everett's Parks and Recreation Plan, 1992-1997

2005 10-Year Update Comprehensive Plan

1. Vision 2025, Everett, Washington
2. Land Use and Housing Element Support Report (MAKERS and Berryman/Renigar)
3. Economic Development Element - Background Report
4. Draft and Final Supplemental Environmental Impact Statements
5. Best Available Science Citations for Land Use Critical Area Policies (Includes documents referenced in these reports.)

Geologically Hazardous Areas

- a. Dames & Moore. July 1, 1991. Memorandum, Methodology for the Inventory, Classification and Designation of Geologically Hazardous Areas for City of Everett, Washington.
- b. Landau Associates. June 5, 2003. Geologically Hazardous Areas Regulation Review, Everett, Washington.

Streams and Wetlands

- a. Sheldon, D., T. Hruby, P. Johnson, K. Harper, A. McMillan, T. Granger, S. Stanley, and E. Stockdale, March 2005. Wetlands in Washington State - Volume 1: A Synthesis of the Science. Washington Department of Ecology. Publication #05-06-006 Olympia, WA.
- b. Granger, T., T. Hruby, A. McMillan, D. Peters, J. Rubey, D. Sheldon, S. Stanley, E. Stockdale. April 2005. Wetlands in Washington State - Volume 2: Guidance for Protecting and Managing Wetlands. Washington State Department of Ecology. Publication #05-06-008. Olympia, WA.
- c. Everett, City of. April 1997. Snohomish Estuary Wetland Integration Plan.
- d. Everett, City of and Pentec Environmental. March 12, 2001. Snohomish Estuary Wetland Integration Plan Salmon Overlay.
- e. Pentec Environmental. March 15, 2001. Use of Best Available Science in City of Everett Buffer Regulations.
- f. Snohomish Basin Salmon Recovery Forum. 2004. Draft Snohomish River Basin Salmon Recovery Plan. July 2004. Snohomish County Surface Water Management Division. Everett, WA.
- g. The Watershed Company. June 2003. Recommended Revisions to the City of Everett Stream Rating System, EMC 19.37.130.
- h. The Watershed Company. June 2003. Recommended Updates to City of Everett Stream Maps.
- i. The Watershed Company. June 2003. Use of Best Available Science in City of Everett Buffer Regulations: Non-Shoreline Streams.

General

- a. Washington State Office of Community Development. March 2002. Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas.
- b. Washington State Department of Community, Trade and Economic Development. November 2003. Critical Areas Assistance Handbook - Protecting Critical Areas Within the Framework of the Washington Growth Management Act.

II. GLOSSARY

Accessibility: According to the United States Architectural and Transportation Barriers Compliance Board, accessibility means a building, facility, or mode of transportation that can be approached, entered and used independently by all people. It means common design features like ramps, easy to use door handles and sink hardware, curb ramps, lowered water fountains and light switches, restrooms with maneuvering space and wider stalls, doors which require little pressure to open, accessible elevator control panels with raised letters and buttons, visual fire alarms and telecommunications devices (TDD).

Accessory Dwelling Unit: A second dwelling constructed within an existing single-family home, usually for use as a rental unit. An "accessory unit" is a separate dwelling, including kitchen, sleeping, and bathroom facilities. Also known as "in-law apartment."

Action Strategy: The actions necessary to implement the community vision. This includes new transportation facilities and services to be provided and funding sources.

ADA: Americans with Disabilities Act of 1990

Adaptive Reuse: The utilization of an older building that is no longer suited for its original purpose, but may be modified and reused for a different purpose such as housing. A common example is the conversion of older public school buildings to rental or condominium apartments.

Adequate Facilities Ordinance: An ordinance that requires a determination that there will be adequate public facilities available to support a development before the development is approved.

Affordable Housing: Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for housing costs, including utilities, and meets the needs of moderate or low-income households.

Air Right: The ownership or control of all land, property, and the area of space at and above a horizontal plane over the ground surface of land used. Air right is part of a property right.

Alternative Fuels: Nonstandard fuels such as methanol, ethanol, and natural gas.

Amortization: (1) The process of abating a nonconforming use or structure while allowing the property owner to recoup their investment in the nonconforming use or structure. Usually a specified period of time is established for cessation of use or removal of structure after allowing the owner to recoup the cost of establishing such use of structure. (2) Periodic interest and principal payments made to retire debt. For example, the annual payments a local government makes to retire the debt on municipal bonds.

AMW: See Average Megawatt.

Annexation: The act of incorporating an area into the domain of a city.

Aquifers: Water-bearing strata of rock, gravel, or sand. These may vary in size from ground water resources of small quantity to enormous underground resources. The quantity of an aquifer is normally measured by well yields or by the water table height.

Aquifer Recharge Area: Point of interchange between ground water and the surface. Recharge refers to the addition of water to the zone of saturation (aquifer recharge areas are also known as ground water recharge areas).

Arterial, Minor: A right-of-way which serves as a distributor of traffic from a principal arterial to less important streets, directly to secondary traffic generators such as community shopping areas and high schools, and serves trips between neighborhoods within a community. Minor streets are more intensive than collectors, but less intensive than principal arterials.

Arterial, Principal: A right-of-way that connects regional arterial to major activity areas and directly to traffic designations. Principal arterials are the most intensive arterial classification, serve major traffic generators such as the Central Business District, major shopping and commercial districts, and move traffic from community to community.

Articulated Bus: High capacity bus with two rigid sections connected by a flexible, bending middle section.

Assisted Housing: Owner-occupied or rental housing that is subject to restrictions on rents or sales prices as a result of one or more project based government subsidies. Assisted housing does not include holders of non-project based Section 8 Certificates.

Assisted Housing Database: An address-based inventory of all assisted housing that is tabulated annually for the CHAS. It includes housing units funded from federal, state and local fund sources, and may not include all assisted housing units.

Average Load Demand: The average rate at which electrical energy, water, etc. is delivered. For electricity, this rate is expressed in kilowatts. (Average load demand equals the kilowatt-hours used during a time period divided by the number of hours in the time period.)

Average Megawatt (AMW): A unit of average energy output over a specified time period (total energy in megawatt-hours divided by the number of hours in the time period).

Bicycle Facility: An improvement designed to facilitate accessibility by bicycle, including bicycle trails, bicycle lanes, storage facilities, etc.

Bicycle Lane: This facility provides separate lanes for each mode of travel. A bicycle lane is a clearly marked lane of travel on the side of a street or roadway, separated from the automobile lanes by painted strips, curbs or buttons.

Bicycle Path: This facility is physically separated from the roadway and its associated vehicular traffic. No motorized vehicles are permitted.

Bicycle System: A complete network of bicycle routes serving the entire community and compatible with regional and inter-jurisdictional needs as shown on a Bicycle System Map or Plan.

Block: The area formed by two facing block fronts bound on two sides by alley or rear property lines and on the other two sides by the centerline of platted streets, with no other intersecting streets intervening.

Boat Launching Facility: A facility used for launching of boats by auto or hand including ramps and other devices, along with adequate parking and maneuvering space (SMP).

Bond: Contract to pay a specified sum of money (the principal or face value at a specified future date - maturity) plus interest paid at an agreed percentage of the principal. Maturity is usually longer than one year.

Bond and Levy Financing: Local governments can raise revenues by selling tax-exempt municipal bonds or by increasing property taxes through property tax levies. Bonds require a 60 percent voter approval; levies require a simple majority. The City can issue a limited amount of debt without voter approval. This is called limited general obligation or councilmanic debt. Voter approved bonds are retired with property tax revenues.

Breakwater: Protective structure usually built offshore for the purpose of protecting a shoreline or harbor areas from wave action. (SMP)

Building: Any structure having a roof intended to be used for shelter or enclosure of persons, plants, animals and property.

Bulkhead: A wall or embankment used for holding back earth. (SMP)

Bus Pullout/Turnout: Section of pavement at bus stop that allows buses to leave the flow of traffic while stopped to load/unload passengers.

Capacity: The ability to contain, absorb, or receive and hold employment, residential development, vehicles, sewage, etc.

Capacity Accounting Procedure: A procedure followed by a city to account for the accumulated requests for capacity from developments that have received development approval. The procedure assures that transportation capacity is set aside so that it is available when the development is complete.

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 the Capital Facilities Element, capital facilities are fire and rescue facilities, government offices, law enforcement facilities, sewer and water systems, parks, open space, and recreational facilities, public health facilities, and public schools.

Capital Facilities Element: The Capital Facilities Element of the comp plan includes an inventory of existing capital facilities owned by public entities showing the locations and capacities of the capital facilities, a forecast of the future needs for such capital facilities, and the proposed locations and capacities of expanded or new capital facilities.

Capital Improvement Program (CIP): A plan for future capital expenditures which identifies each capital project, its anticipated start and completion, and allocates existing funds and known revenue sources over a six-year period.

Capital Improvements: Projects to create, expand, or modify a capital facility. The project may include design, permitting, environmental analysis, land acquisition, construction, landscaping, site improvements, initial furnishings, and equipment. The project cost must exceed \$15,000 and have a useful life of at least five years.

Capital Projects Subfund: This reserve fund has four separate accounts that correspond to different funding sources and expenditure purposes: (1) Real Estate Excise Transfer Tax Account I; (2) Real Estate Excise Transfer Tax Account II; (3) Unrestricted Account-Major Maintenance; and (4) Unrestricted Account-Other. The Capital Projects Subfund is used to fund both major maintenance and new development capital projects.

Carpool: Transportation system in which multiple travelers share transport in one automobile which results in the reduction of a minimum of one urban vehicle commute trip.

CDBG: See Community Development Block Grant Program.

Certificate of Compliance: A term commonly used synonymously with a zoning permit in which an official certifies that the plans for a proposed use are in conformance with the zoning ordinance.

Census Tracts: A spatial unit of measurement used by the Federal Bureau of Census to collect demographic data.

CHAS: See Comprehensive Housing Affordability Strategy.

CIP: Capital Improvement Program/Plan, a document outlining anticipated expenditures on structures, roads, utilities, etc.

Circuit: The complete path of an electric current. Also, the equipment forming the path.

City Density: Density per gross city land area.

City Hall, Satellite: Neighborhood based offices that distribute City information and function as a community contract and a bill payment depository.

City Planning: The identification by the community of desirable objectives in respect to the physical environment, including social and economic considerations, and the creation of administrative procedures and programs to achieve those objectives. Matters embraced by the subject include land use, transportation, employment, health, growth centers, population, environmental planning, comprehensive planning, zoning ordinances, subdivision regulations, building codes, growth management, parks and open space, wildlife habitat, pollution control strategies, and environmental impact statements.

Clean Air Act: Federal legislation requiring air quality goals for urbanized areas, with state implementation plans to ensure that urbanized areas are working toward achieving those goals.

Climbing Lanes: Paved lanes provided on hills astride motorized vehicle lanes to assist cyclists in ascending slopes out of the flow of motorized traffic.

Cluster Development: A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally critical areas.

Co-Generation: The multiple use of one energy source, such as the use of steam to generate electricity or to power machinery as well as to provide heat. The simultaneous production and use of heat and electricity.

Co-Location: The concept of placing public facilities at or near the same location to provide increased public access. One example is the co-location of some public schools with community centers.

Collector Arterial: Roads that collect traffic from local access streets and convey it onto the arterial system. Collectors emphasize access to the surrounding area and de-emphasize mobility.

Collectors: A system of pipes that collect waste water via downhill flow from on-site plumbing to the public sewer.

Combined Sewer Overflow (CSO): A pipe that discharges untreated waste water during storms from a sewer system that carries both sanitary waste water and storm water. The overflow occurs because the system does not have the capacity to transport, store, or treat the increased flow caused by storm water runoff.

EVERETT COMPREHENSIVE PLAN

Combined Sewer System: A waste water collection and treatment system where domestic and industrial waste water is combined with storm runoff. Although such a system does provide treatment of storm water, in practice the systems may not be able to handle major storm flows. As a result, untreated discharges from combined sewer overflows may occur.

Commercial Aircraft Facility: Commercial or general aviation facility or any other aircraft facility not for the exclusive use of an individual.

Commercial Use: An occupation, employment, or other enterprise that is carried out for profit by the owner, lessee, or licensee.

Commercial Waste: Waste that comes from businesses, office buildings, stores, theaters, etc.

Community: The combined interest of the City, its residents, commercial interests, and other local parties who may be affected by the City's actions.

Community Business: A retail designation that provides for the sale of convenience and comparison goods and services to the community for direct consumption and not for resale.

Community Center: A place, structure, area, or other facility used for and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

Community Development Block Grant (CDBG) Program: A federal funding program that provides annual funding for eligible local governments for housing and community development programs targeted primarily to low-income persons and neighborhoods.

Community Policing: A process where citizens and police form a partnership to identify the factors that support crime and design solutions that solve the problems, rather than the symptoms.

Community Redevelopment Financing: Provides local governments the opportunity to freeze property tax assessments in specified redevelopment areas. Once taxes are frozen, the increment or increase in assessed value as a result of redevelopment can be designated to finance tax increment revenue bonds to fund public improvements within the redevelopment area. This mechanism has not been tested in Washington State due to potential constitutional conflicts.

Commute Trip Reduction (CTR) Guidelines: A document prepared in 1992 (subject to revision) by the statewide Commute Trip Reduction Task Force. The document includes guidelines for preparing plans and ordinances, as well as model programs and data from work sites across the country.

CTR Law: A law passed in 1991 (Chapter 202, Laws of 1991) and codified in RCW 70-94- 521-551 requiring counties of over 150,000 residents, which one or more affected employers, to implement a CTR ordinance and plan. All cities in such counties with one or more affected employers are also required to adopt CTR ordinances and plans.

CTR Plan: Everett's plan and ordinance to regulate and administer the CTR programs of affected employers within its jurisdiction.

CTR Program: An employer's strategies to reduce affected employees' single-occupant- vehicle use and vehicle-mile-traveled per employee.

CTR Zone: One of three areas, such as a census tract or combination of census tracts within the county, characterized by similar employment density, population density, level of transit service, parking availability, access to high occupancy vehicle facilities, and other factors that are determined to affect the level of SOV commuting. Everett, Mukilteo, and parts of unincorporated Snohomish County have been combined to form such a zone.

Commute Trips: A trip made between an employee's residence and a work site for a regularly scheduled workday.

Commuter Matching Service: A system that assists in matching commuters for the purpose of commuting together.

Comprehensive Housing Affordability Strategy (CHAS): A document which is prepared annually to lay out housing affordability strategies that address the needs of homeless, low and moderate income people in ways that promote community and individual stability.

Comprehensive Plan: A generalized coordinated policy statement of the governing body of the city that is adopted pursuant to the Washington State Growth Management Act. A document or series of documents prepared by a professional planning staff and planning commission that sets forth broad guidelines and policies for the future development of a community. Such plan should be the result of considerable public input, study and analysis of existing physical, economic, environmental and social conditions, and a projection of what the future conditions are likely to be.

Concurrency: A Washington State Growth Management Act (GMA) requirement that mandates and ensures that certain public infrastructures such as transportation, water and sewer facilities needed to maintain adopted level of service standards (for arterials and transit routes) are available within six years of development. Concurrency is also a provision for assuring that improvements or strategies to accommodate the impacts of development are in place at the time of development or that a financial commitment is in place to complete the improvements of strategies within six years. A process of re-assessment, concurrency is a key link between land use, transportation, water and sewer and development approval.

Concurrency Management Ordinance: An ordinance that requires a determination that there will be adequate public facilities available to support a development before the development is approved.

Condominium: A method of co-ownership of a single tract of ground and the airspace above. Each co-owner owns an undivided interest in the common areas of the condominium plat.

Congestion: A condition under which the number of vehicles using a facility is great enough to cause reduced speeds and increased travel times.

Consistency: The requirement that subdivision regulations, zoning regulations and capital improvement programs be consistent with the comp plan and each of its elements, and that individual land use decisions also be consistent with the plan. The GMA requires that the Plan be both internally consistent and consistent with neighboring jurisdictions.

Cooperative Housing: A multi-family ownership type of housing where the building is owned in common by members of the cooperative, with members having specific occupancy rights and conditional rights to transfer or sell ownership and occupancy rights. Some cooperatives have limited ownership equity accompanied by restrictions on future sales of equity ownership shares.

Cost Estimates: Cost of new facilities or services necessary to compare the transportation system needs or other public infrastructure with the available revenues. Cost must be estimated for:

- Maintenance and operation of the existing and proposed transportation or infrastructural system,
- Cost of designing and building new, expanded, or replacement facilities,
- Cost of acquiring new and related capital costs, such as new transit vehicles, etc.
- Program cost for operating such system, and
- General costs associated with administering, planning, and operating such system.

Countywide Planning Policies: As required by GMA, the Snohomish County Council adopted a series of policies that embody a vision of the future of Snohomish County. This policy framework is intended to guide the development of Comprehensive Plans of communities in the county.

Critical Areas: As a key part in managing growth in Washington, the Growth Management Program requires that every county and city classify and designate critical areas: wetlands, aquifer recharge areas, fish and wildlife habitat, frequently flooded areas, geographically hazardous areas, and rare/endangered plant habitat.

CSO: See Combined Sewer Overflow.

Culvert: A drain, ditch or conduit, not incorporated in a closed system, which carries drainage water under a driveway, roadway, railroad, pedestrian walk, or public way.

Cumulative Reserve Fund: Historically, this has been the City's principal reserve fund for capital projects. It was restructured as of January 1993 to include two subfunds: the Revenue Stabilization Subfund and the Capital Projects Subfund.

Cut and Fill: Construction technique in which a trench (channel or hole) is dug and later covered over to create a tunnel. This construction method is distinct from tunneling where all activities occur below the undisturbed surface.

Debt Management: Borrowing enables a jurisdiction to free itself from the constraints of current revenues, raise large sums of money, and obligate future citizens to repay the debt. To insure that the power to borrow is used prudently, it is carefully regulated and managed by a set of policies and procedures known as debt management.

Dedication: Conveyance of right-of-way or a facility to the county, city or state by clause or covenant or some other instrument of conveyance, or by dedication on a duly filed and recorded plat.

Demand-Response Service: Transportation service designed to carry passengers from their origins to specific destinations (such as curb-to-curb or door-to-door) on an immediate demand or advance (e.g., 24-hour) reservation basis.

Density: The number of families, persons or housing units per unit of land usually expressed as "per acre." There are several different ways of measuring density, including:

Net Site Density: Units per net residential, commercial or industrial development site area.

Gross Density: Units per gross site area before dedication, covenants or designation of a portion of the site as unbuildable or open space.

Density Bonuses: Incentives provided to a developer in order to encourage the construction of affordable housing units. The developer is allowed to build a certain amount (usually a percentage) more than normal in exchange for the provision of a certain number of affordable units. This technique is most attractive when the zoning allows less floor space than demand warrants.

Density Measure: Any numerical means of determining the number of housing units occupying a specified area of land.

Design Review: A process by which projects are reviewed by compliance with specific design criteria and/or standards to insure a high quality design and compatibility with the surrounding area.

Detached Single Family House: A residential building containing not more than one dwelling unit entirely surrounded by open space on the same lot.

Detention: The process of collecting and holding back storm water for delayed release to receiving waters.

Development Standards: In respect to any development, fixed requirements or standards imposed by regulation or ordinance under land use and environmental planning legislations.

Direct Service Area: Those customers receiving water for end uses directly from the distribution system through a meter installed by the PUD that is classed as direct service or retail for billing purposes.

Distribution: The act or process of distributing electric energy, water, natural gas, etc. from convenient points on the transmission system to the customers. Also a functional classification describing that portion of the utility facilities or plant used for the purpose of delivery.

Downtown Housing Bonus: This program allows developers of low-income housing to sell bonus-credits to commercial projects. Each credit purchased adds a square foot of floor area to the commercial project. Proceeds from the sale of the bonus credits are used for construction or rehabilitation of low-income housing.

Downzoning: A change in the zoning classification of land to a classification which requires less intensive development, such as a change from multi-family to single family or from commercial to residential. A change that allows more intensive development is upzoning.

Drainage Basin: An area that is drained by a creek or river system.

Dredging: Removal of earth from the bottom of a body of water, usually for the purpose of deepening a navigational channel or obtaining bottom materials. (SMP)

Duplex: A single structure containing two dwelling units, either side by side or above one another.

Dwelling Unit: One or more rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one family and permitted roomers and boarders, as living accommodations, independent from any other family. The existence of a food preparation area within the room or rooms shall be evidence of the existence of a dwelling unit.

Easement: A right or privilege that a person may have on another's land, such as the right-of-way.

Economic Development: An activity to create jobs, promote economic health, increase property values and expand opportunities to achieve "quality of life."

Effluent: The liquid that flows out of a facility or household into a water body or sewer system. For example, the treated liquid discharged by a wastewater treatment plant is the plant's effluent.

EIS: See Environmental Impact Statement.

Eminent Domain: The legal right of government to acquire to "take" private property for public use or public purpose upon paying just compensation to the owner. While originally used only when land was to be kept in public ownership, i.e., for roadways, public buildings, or parks, property has been condemned under eminent domain powers for private use in a public interest such as urban renewal.

Employer Assisted Housing: Any housing support mechanism that is sponsored by an employer for the direct benefit of employees. Employer assistance can be in the form of down payment assistance, loan interest reductions, and production or purchase of units reserved for employees at reduced cost. Employer assistance can be for rental or home ownership. In the case of home ownership, the employer may reserve a right to repurchase at a controlled price or require reimbursement on sale.

Empty Nesters: Adult couples with no children living at home.

Environmental Impact Statement (EIS): A document intended to provide impartial discussion of significant environmental impacts that may result from a proposed development project or programmatic action. If the responsible official determines that a project or action may have a significant adverse affect upon the quality of the environment, the State Environmental Policy Act (SEPA) requires that an EIS be prepared. The purpose of the EIS document is to provide the government decision makers with information to be considered prior to determining a project's acceptability. The draft EIS, which is circulated for review and comment, describes the action, analyzes the impacts of the action, and proposes alternatives and mitigating measures. Comments on and revisions to the Draft EIS are included in the Final EIS, the findings of which are appealable.

Environmentally Sensitive Areas (ESA): Those areas designated, mapped and regulated by environmentally sensitive area regulations. These areas have existing site conditions that require development standards to minimize specific onsite and offsite adverse environmental impacts such as stream siltation, hill slide, and reduction of wildlife habitat. Environmentally Sensitive Areas include wetlands, riparian corridors, steep slopes, slide-prone areas, liquefaction prone areas, known-slides, hazardous waste sites, floodplains, and wildlife habitat areas.

ESA: See Environmentally Sensitive Areas.

Everett: The city of Everett, Washington State.

Express Bus Service: Bus services characterized by limited stops, primarily at major transfer points and activity centers, and higher average speeds. Often provided only during peak periods, and uses freeways and HOV facilities where available. Its purpose is to improve transit competitiveness and efficiency relative to other modes of travel.

Expressway: A divided arterial highway for through traffic with full or partial control of access and generally with grade separations at intersections.

Exurban Area: A region, generally beyond the suburbs of a city.

Fair Share Housing: The concept that affordable and special needs housing should be proportionately distributed within a metropolitan area, rather than concentrated in the central city. The reasons for this are both an equitable distribution of the costs to governments and the social integration of various groups.

Family: Any number of persons related by blood, marriage, or legal adoption and including foster children and exchange students living together as a single housekeeping unit. Family also means the following when living together as a single, not-for-profit housekeeping unit: (1) A group of not more than four related and unrelated adults and their related minor children, but not to exceed a total of eight related and unrelated persons; or (2) Not more than eight disabled persons, whether adults or minors, living together in a consensual residential living arrangement, but not to exceed a total of eight. *For the purpose of this definition, an adult is a person eighteen years of age or older, and a minor child is a person under the age of eighteen years old.*

FAR: See Floor Area Ratio.

Fee Simple Lots: Individually owned lots which fully contain the living structure and accessory structures such as garages.

Finance Element: The Finance Element of the Transportation Plan assures the recommended improvements are financially feasible to implement. It includes an analysis of funding capability and a multi-year financing plan. If probable funding falls short of meeting identified needs, a discussion of additional funding will be raised. Land use assumptions will be reassessed to ensure that level of service standards will be met.

Financial Capacity: Financial capacity is the ability of a jurisdiction to generate taxes and other revenues from its tax and revenue base. The base consists of economic activities that constitute the real or potential objects of taxation or charges.

Financing: A series of actions to be taken which will result in a system of projects and services being provided based on the identification of needs, cost estimates, assessment of the ability to pay, the development of financial policies and financing schedule, the establishment of forecasts cash flow, and priorities to govern management of the system.

Firm Energy: Electric energy that is considered assurable to the customers to meet all agreed upon portions of the customer's load requirements over a defined period.

Fixed-Route Service: Transportation service operated over a set route or network of routes, generally on a regular schedule.

Flexitime: A work hour schedule implemented by employers that allows employees flexibility in beginning and ending their workday.

Floodplains: Low-lying lands adjacent to stream banks onto which excess water flows during periods of prolonged and intense precipitation. Floodplains are usually defined geographically on the basis of that area flooded by the most intense storm occurring during a certain period of years. Although floodwaters usually drain rapidly after precipitation has ceased, when floodwaters flow into wetland areas, they may be impounded for some time due to the poor drainage characteristics of the wetlands.

Floodway: Floodway means the channel of a river or other watercourse, and adjacent lands that must be reserved in order to discharge the base flood. The floodway includes, as described by the Shoreline Management Act, portions of the area of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal conditions, by changes in surface soil conditions or changes in types or quality of vegetative ground cover conditions. The floodway does not include lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

Floor Area Ratio (FAR): A measure of development intensity. It is gross building area (square footage of the total floor area) divided by net on-site land area (square feet). In planning and zoning, it is often expressed as a decimal; for instance, 0.50 indicates that the floor area of a building equals 50% of the total on-site land area. FAR is also indicated as a ratio which expresses the relationship between the amount of gross floor area permitted in a structure and the area of the lot on which the structure is located.

The mathematical relationship of Floor Area Ratio to building coverage and height is expressed by the following formula:

$$F = BL$$

F: Floor Area Ratio

B: Gross Building Area (i.e. square feet of total floor area)

L: Land area of the building site (square feet)

Forecasted Traffic Volume: Travel forecasting model output: the number of vehicles forecasted to travel on all or part of the future year street and highway network over a given period of time for a future year. Estimated volume also refers to modeled traffic, but for the current year or a previous year.

Formal Plat: A map of the design of a land subdivision containing ten or more units.

Framework Policies: City policies intended to guide the preparation of Everett's Comprehensive Plan. Part of the public visioning process. (Everett Vision 2000 and Community Image Preference Report)

Freeway: A divided arterial highway designed for safe non-impeded movement of large volumes of traffic, with full control of access and grade separations at intersections.

Frequency: The number of transit vehicles in a given time period on the same route or route segment.

Functional Classification: A technique for assigning categories to transportation facilities based on a facility's role in the overall transportation system.

Functional Plans: City departments prepare planning documents that establish long-range goals and objectives to guide their operations and capital development requests. These plans, referred to as functional plans, typically represent the ideal goals for the department in providing urban services and facilities.

General Fund: The general fund is used to account for all financial activities not reported in some other type of fund. It is used principally to account for the current operations of a jurisdiction's general-purpose departments. Not included in the general fund are the activities included in capital projects funds, debt service funds, enterprise funds (i.e. funds for public utilities), internal service funds, and trust and agency funds.

General Obligation Debt: Local governments can raise revenues by selling tax-exempt municipal bonds and incurring debt. General obligation debt carries an unconditional promise by the local government to levy the taxes necessary to make the interest and principal payments to retire the debt. General obligation debt is distinguished from limited obligation debt (also known as councilmanic bonds), which does not require a vote of the people and is paid from general operating revenues.

Geographic Information Systems (GIS): A computerized system to map and access geographic information that is accessible through a database.

GIS: See Geographic Information Systems.

GMA: See Growth Management Act.

Gov/Fire: A job category within an occupation classification system that includes government, financial, insurance, and real estate workers.

Grade Separation: A vertical separation of travel modes such as an underpass or overpass or roadbed separation.

Greenspaces/Greenbelt: Areas either privately or publicly owned which the City has designated or targeted to be left in their natural state for protection; it includes undeveloped lands that are visually prominent, heavily wooded and vegetated areas, or other special environmental resource areas. These areas are intended to provide permanent buffers between incompatible land uses, prevent development of environmentally sensitive areas, and maintain areas of natural vegetation for wildlife habitat.

Groin: A barrier-type structure extending from backshore into the water across the beach. The purpose of a groin is to interrupt sediment movement along the shore. (SMP)

Gross Floor Area: The number of square feet of total floor area bounded by the inside surface of the exterior wall of the structure as measured at floor line.

Growth Induced Tax Revenues: This revenue raising technique diverts some of the incremental tax revenue generated by new growth into a capital fund so that it can be used to finance infrastructure needed to support the new growth.

Growth Management Act: Washington State House Bill 2929 which was adopted in 1990 and amended by House Bill 1025 in 1991.

Guaranteed Ride Home: Part of an employer-based TDM program in which members who use transit or ridesharing to get to work are assured the use of an employer-owned vehicle or another means to return home in the event of illness or emergency during the work day.

Guideway: A track, channel, or beam to guide the path of a non-steerable transit vehicle.

Hazardous Waste: Wastes or combinations of wastes that pose a substantial present or potential hazard to human health or living organisms.

Headway: The time between transit vehicles on the same route or route segment.

High Capacity Transit (HCT): A system of public transportation services within an urbanized region operating principally on exclusive rights-of-way. The supporting services and facilities necessary to implement such a system, including interim express services and high occupancy vehicle lanes, which taken as a whole provides a substantially higher level of passenger capacity, speed, and service frequency than traditional public transportation systems operating principally in general purpose roadways. It includes light rail transit and express buses on exclusive bus- ways and their supporting services.

High Occupancy Vehicle (HOV): Public transportation vehicles and private vehicles carrying no fewer than a specified number of passengers (usually set at 2 or 3).

High-Occupancy Vehicle (HOV): Generally, a vehicle carrying more than one person, including a carpool, van pool or bus.

Highway/Transit Assignment: The fifth and final step in travel forecasting. A forecast of the highway route or transit route a trip will traverse. Highway/transit assignment simulates the traffic volumes and transit ridership of the highway and transit system.

Home-Based Trip: A trip with one end at the residence of the trip-maker.

Home-Based Work Trip: A trip, for purpose of work, with one end at the residence of the trip-maker.

Homeless: A homeless individual is someone who lacks a fixed, regular, and adequate nighttime residence or who has a primary nighttime residence that is a supervised public or private shelter institution. Persons living in welfare hotels, congregate shelters, transitional housing for the mentally ill, temporary residences for persons intended to be institutionalized, or in places not designed or used for regular sleeping accommodation can be considered as "homeless."

Household: A nonprofit housekeeping unit consisting of any number of persons, which meets the Everett Zoning Code definition of "Family."

Housing and Urban Development, Department of (HUD): Federal agency that administers most federally sponsored housing and community development programs.

Housing Type: Different types of residences. Examples are single family attached and detached; duplexes, triplexes, and townhouses; and low-rise, mid-rise and high-rise multi-family apartments, condominiums, accessory dwelling units and manufactured housing.

Housing Unit: Any dwelling unit, housekeeping unit, guest room, dormitory, or single occupancy unit.

HOV: See High Occupancy Vehicle.

HOV Lane: High Occupancy Vehicle lane is a lane of traffic designated for use by public transportation vehicles and high occupancy private vehicles. It is also known as a "diamond" or carpool lane.

HUD: See the federal Department of Housing and Urban Development.

Impact Fee: Charges levied by the City against new developments for its prorata share of the capital costs of facilities necessitated by the development. The Growth Management Act authorizes imposition of impact fees on new development and sets the conditions under which they may be imposed.

Impervious Surfacing: A surface that cannot be easily penetrated. For instance, rain does not readily penetrate asphalt or concrete pavement.

Incentive (Bonus) Zoning: Incentive or Bonus zoning is a tool that encourages higher quality development and permits greater flexibility in the zoning process. For example, if a developer is willing to provide additional open space, sidewalk widening, public plaza, or other public purpose amenities, she/he would be awarded some bonus, such as increased density in the form of increased floor area ratio, or more units per acre. Such technique allows a governmental unit an opportunity to "bargain" for a better overall use of the land or for creating a pleasant, aesthetically pleasing, and environmentally sound, pedestrian-friendly urban environment.

Inclusionary Housing: Inclusionary zoning is an affordable housing production strategy that seeks to provide a specific number of affordable and/or low-income units within new housing developments. Inclusionary units are generally provided through density bonus incentives, requirements for cash contributions to a pool or minimum percentages of affordable units, or combinations of requirements and incentives.

Income: Money earned from employment or investment. There are several ways to measure income, among them:

Low Income: Households whose incomes do not exceed 80 percent of the median income for the area.

Median Household Income: Average amount of income per household in a given geographical area.

Moderate Income: Households whose incomes are between 81 percent and 95 percent of the median income for the area.

Per Capita Income: Average amount of income per person in a given geographical area.

Very Low Income: Households whose incomes do not exceed 50 percent of the median income for the area.

Industrial Use: Any use that engages in basic processing, manufacturing, fabrication, assembly, treatment, packaging, as well as incidental storage, sales, and distribution of such materials or products.

Infill Development: Development consisting of either (1) construction on one or more lots in an area that is mostly developed, or (2) new construction between two existing structures.

Infill Housing: Construction of new dwelling units on vacant or underutilized parcels in built-up areas. Because utilities, transit, and other infrastructure are already in place, the costs of new units are lower.

Infrastructure: The system of essential services, utilities, public and community facilities, e.g. water, sewage, power, roads, schools, health facilities, etc., which are necessary to enable urban development to function.

Installed Capacity: The nominal rated capacity of a generating unit giving an indication of the approximate generating capability of the unit.

Institution: A structure (or structures) and related grounds used by organizations providing educational, medical, social and/or recreational services to the community. Included in this category are: hospitals; vocational or fine arts schools; child care centers, whether operated for nonprofit or profit-making purposes; and nonprofit organizations such as colleges and universities, elementary and secondary schools, community centers and clubs, private clubs, religious facilities, museums, and institutes for advanced study.

Institutional: A development of a public character owned and operated by non-profit organizations or the government, such as administrative centers for state and local governments, educational facilities, museums and cultural facilities.

Interceptor Lines: Sewer pipes which connect with local sewage collection systems.

Intergenerational Equity: Capital facilities have a useful life of many years. Intergenerational equity addresses the issue of how to ensure that residents who live in the community at different times during the life of a specific facility are charged in an equitable manner for the cost of constructing and maintaining the facility.

Interjurisdictional: Relationships between governmental jurisdictions such as city, county, state, and federal government agencies, and special purpose districts such as schools, water, fire, and port districts.

Intermodal: Linkage of more than one transportation mode or type of service.

Intermodal Connection: Point at which different modes, or methods, of transportation meet, allowing transfer to occur.

Intermodal Surface Transportation Efficiency Act (ISTEA): Federal legislation of 1991 authorizing up to \$150 billion for transportation programs over 6 years, providing greater funding flexibility for state and local transportation projects, and emphasizing improved coordination of land use and transportation planning, intermodal connectivity, congestion mitigation, and development of new technologies, among other things.

Inverse Condemnation: The effective "taking" or reduction in value of a property as a result of public action, in contrast to a taking through eminent domain. There is much debate about how far government can go in using police power regulations that diminish property values before compensation must be paid (the "taking" issue).

ISTEA: See Intermodal Surface Transportation Efficiency Act.

Jetty: An artificial barrier used to change the natural littoral drift to protect inlet entrances from clogging by excessive sediment. (SMP)

Jobs/Housing Balance: A term representing the relationship between jobs and housing within a specified area. It can influence housing costs, pedestrian-oriented environment, and transportation demand.

Land Banks: Acquisition of land for the purpose of reserving it for specified future development types. The land bank concept can include management of existing publicly owned lands, with designated reservations or restrictions for future uses.

Land Trusts: A land trust is an organization created to own and steward land for the purpose of sustaining long term affordability (or other preservation goals, such as historical significance or agricultural value). The land trust organization leases development rights to individual or non-profit organizations who agree to reasonable limitations on resale profits while maintaining basic owner equity and tenure rights.

Land Use: A term used to indicate the utilization of any piece of land. The way in which land is being used is the land use.

Land Use Assumptions: The proposed and existing land use intensities and densities, i.e., retail, various residential densities, office, manufacturing, etc. used in developing travel forecasts. These land uses are represented by population and employment numbers in the travel forecasting processing.

Land Use Based Travel Models: Land use based travel models are used to forecast future travel on the transportation system. The forecast is linked to the land use assumption. This travel forecast is used to identify future deficiencies in the transportation system and to determine concurrency.

Land Use Code (known as Zoning Code): Regulating body of language that implements the city's policy goals. The regulations define locations and building characteristics of development in the city.

Land Use Strategies: Actions to address relationships between land uses to reduce the number of vehicular trips generated and/or reduce the length of trips.

Land Use Zoning: Traditionally, a technical or physical approach to the segregation of incompatible land uses, such as housing and industrial, through systems of land use and development controls. More recently, the techniques have emphasized reinforcing positive relationships between compatible land uses such as residential and neighborhood commercial. The contemporary approach also emphasizes the close relationship between transportation and land use to more effectively respond to accessibility, reduction of infrastructure costs, urban design, air, noise, and water pollution, energy conservation, and conservation of resource lands.

Landfill: A disposal site employing an engineering method of disposing of solid waste in a manner that minimizes environmental hazards by spreading, compact to the smallest volume, and applying cover material over exposed waste at the end of each operating day or period.

Lease-Purchase Ownership: Allows a tenant to obtain an ownership option by having lease payments credited toward a future down payment. Lease-purchase arrangements can be sponsored by non-profit housing groups, employers, or by individual arrangement.

Level-of-Service (LOS): A qualitative rating of how well some unit of transportation supply or other facilities (e.g., street, intersection, sidewalk, bikeway, transit route, water and sewer) serves its current or projected demand.

LID: Local Improvement District, a quasi-governmental organization formed by landowners to finance and construct a variety of physical infrastructure improvements beneficial to its members.

Life Cycle: For capital assets, this data includes repair and replacement schedules as well as an inventory to monitor the condition and useful life of facilities.

Light Rail: A rail mass transit system that utilizes its own right-of-way or shares right-of-way with other vehicles.

Linear Development: Refers to development dispersed along an arterial, typically lower in density and auto-oriented.

Live/Work Housing: Residential units which also include areas for a craft or occupation. These include workshops, storefronts, and small offices. Among the advantages are a reduced number of commute trips and savings in time and money for the residents based on lower transportation and childcare costs.

Load: The amount of electric power or water required at a given point in a system.

Local Banking Loan Pools: Allows a number of financial institutions to share the risk of making loans to targeted groups of borrowers or in areas where borrowers have had difficulty qualifying for loans under standard underwriting criteria.

Local Bus Service: Bus service that picks up and drops off passengers at frequent designated stops, and consequent lower average speeds. Its primary purpose is to provide transit accessibility.

Long Term Parking: Parking intended for use by residents, employees, and other users who may leave their vehicles for longer than 6 hours. Often allows short term parking as well.

LOS: See Level-of-Service.

LULU: Locally Unacceptable Land Use.

Major Development: Any development that requires an environmental impact statement pursuant to the State Environmental Policy Act of 1971.

Major Maintenance: Capital projects authorized for the maintenance, renovation, repair and replacement of existing capital facilities that exceed the normal capacity of a department's operating budget maintenance activities. Generally, project must cost at least \$15,000 to be considered major maintenance.

Manufactured Housing: A broad term including mobile homes, modular homes, and other "factory built" housing. The main distinction is that manufactured housing is created in one or more parts away from the site and then transported to it. "Gold Seal" modular homes are constructed to the specifications of the Uniform Building Code, and are placed on a permanent foundation, similar to a "stick built" home. A "Red Seal" mobile home is built to the less rigorous standards of the 1974 HUD code, and does not meet Everett's building code.

Manufacturing/WCTU: A job category within an occupation classification system that includes manufacturing, wholesale, communication, transportation, and utilities (WCTU).

Master Plan: A comprehensive land use plan used by jurisdictions to guide development.

Materials Processing Facilities: Facilities where recyclables are delivered, processed, and treated.

Megawatt Hour (MWH): One-megawatt hour equals 1000 hours, or 1,000,000 watt hours. A megawatt hour is a measure of electric energy, equal to one megawatt of power supplied to or taken from an electric circuit for one hour.

Metro: The Municipality of Metropolitan Seattle (Metro) is a countywide public transit system which provides regularly scheduled transit service (both express and local service), park and ride lots, park and pool lots, van pools, ride sharing, and customized service to meet people with special needs. Metro is also a regional sewage treatment agency charged with the collection, treatment, and disposal of sewage from the City of Seattle and much of King County.

MGD: See Miles per Gallon per Day.

Miles per Gallon per Day (MGD): A standard measurement of the capacity of a sewerage/drainage system.

Mitigation Requirement: The adjusted facility requirement cost calculated for a subdivision or development, adjusted for the facility level of service, minus any credit given for facility improvement or land dedication.

Mixed Use: The presence of more than one category of use in a structure; for example, a mixture of residential units and offices in the same building.

Mode: Types of transportation available for use, such as a bicycle, an automobile, or a bus.

Mode of Travel: Means of travel such as auto driver, vehicle passenger, transit passenger, bicyclist or pedestrian.

Mode Split: The fourth step in forecasting travel is determining what mode of transportation (automobile, transit, carpool) will be used to make the trip.

Model: A mathematical formula that expresses the actions and interactions of the elements of a system in such a manner that the system may be evaluated under any given set of conditions, i.e., land-use, economic, socio-economic, and travel characteristics.

Moorage: Any device or structure used to secure a vessel for temporary anchorage, but which is not attached to the vessel (such as a pier or buoy).

Multi-modal: Referring to accessibility by a variety of travel modes, typically pedestrian, bicycle, transit, automobile modes, but may also include water and air transport modes.

Multi-modal: Two or more modes or methods of transport.

Multi-modal Transportation System: Buses, ferries, cars, and bicycles are all examples of modes of travel. In a multi-modal transportation system, each of these components is factored in so that service can be delivered efficiently. For example, the waterfront trolley that conveys ferry passengers to a bus terminal might be considered an interdependent multi-modal transportation system.

Multifamily Use: A structure or portion of a structure containing three or more dwelling units.

Municipal Bond: A bond issued by a state or local government.

MWH: See Megawatt-Hour.

National Ambient Air Quality Standards (NAAQS): Air quality standards promulgated for criteria pollutants (including ozone, carbon monoxide, particulates, nitrogen dioxide, sulfur dioxide, and lead) under the Federal Clean Air Act (40 CFR 50).

National Highway System: The interstate system and other principal highways and roads that are deemed most important for interstate travel and commerce, and for which the largest share of ISTEA funds are authorized.

Natural Amenity: An assembly of natural elements such as climate, land and water as well as plant and animal life which leads to feelings for comfort, pleasure or joy.

Natural Resource Lands: Natural resource lands are agricultural, forest, and mineral resource lands that have long-term commercial significance.

Neighborhood Density: Density per gross neighborhood land area.

Neighborhood Plan: A plan adopted by the City Council. The plan guides neighborhood growth and development and may address other neighborhood issues including housing, institutions, transportation, economic development, and other community activities.

NIMBY: See Not in My Backyard.

Nodal Development: Refers to development concentrated around a focal point such as a transit station, commercial and employment centers, neighborhood center, or public place. Typically higher in density and oriented to pedestrian and transit access.

Non-Attainment Area: The geographic area designated as not meeting the NAAQS for a criteria pollutant. The boundaries are proposed by the governor, approved by EPA, and include that area required to implement plans and programs for attainment of the NAAQS published in the Federal Register.

Non-Home-Based (NHB) Trip: A trip that takes place between two points, neither of which is the home end of the trip maker.

Non-Motorized Mode: Any mode of transport that utilizes a power source other than a motor. Primary non-motorized modes include walking (pedestrian), horseback riding (equestrian), and bicycling.

Nonfirm Energy: Electric energy having limited or no assured availability. As applied to hydro facilities, the energy produced in excess of firm energy. It is available in varying amounts depending upon the season and weather conditions, and it may be zero or even negative at times.

Nonpoint Source Pollution: Pollution that enters water from dispersed and uncontrolled sources (such as surface runoff) rather than through pipes.

Not in My Backyard (NIMBY): Citizen reaction to potential encroachment of new development onto existing, primarily single family neighborhoods. Resulting political pressure can cause considerable delay or even halt the construction of affordable housing or other necessary public facilities.

On-Site Retention: Permanent impounding of storm water, or a large part of it, in manmade or man-modified lakes and ponds; often required for developments.

On-Street Parking: Parking spaces in the right-of-way.

Open Space: Land and/or water area with its surface open to the sky or predominantly undeveloped, which is set aside to serve the purposes of providing park and recreation opportunities, conserving valuable resources, and structuring urban development and form. There are four types of open space:

Common Open Space: Space that may be used by all occupants of a residential complex. Parking areas and driveways do not qualify as open space.

Landscaped Open Space: An outdoor area including natural or planted vegetation in the form of hardy trees, shrubs, grass, evergreen ground cover and/or flowers.

Private Open Space: Usable outdoor space directly accessible to a unit whose use is restricted to the occupants of that unit.

Usable Open Space: Usable open space is an outdoor area that is of approximate size, shape and siting to provide for recreational activity. Usable open space may be occupied by sculpture, fountains or pools, benches or other outdoor furnishings, or by recreational facilities such as playground equipment, swimming pools, game courts, etc.

Operating Costs: An estimate of the funds needed to continue operation of capital facilities on a yearly basis.

Operational Conditions: Description of the transportation facility or service. It includes pavement width, number of lanes, access points, signalization, etc. for roads and transit vehicle capacity, service frequency, transit stop convenience, and safety for transit service.

Optimal: The most favorable or conducive to a given end.

Outfall: A structure used for the discharge of a sewer system into a receiving water.

Overcrowding: The federal government considers a household to be living in overcrowded conditions when the number of persons per room exceeds 1.0.

Overlay Zoning: Additional set of land use regulations that guide development beyond the underlying zone. Examples include Historic Districts, Office/Clinic, Gateway Corridor, Design District, and Pedestrian overlays.

Paratransit Service: Flexible transportation services that are operated publicly or privately are distinct from conventional fixed-route, fixed schedule transit, and can be operated on the existing highway and street system, generally with low capacity vehicles. Examples include vanpools, shared-ride taxis, and demand-responsive services.

Park and Open Space: A designation that accommodates public recreational pursuits, retains views and historical features and preserves land in essentially a natural and open state. A site may also provide for or contain support uses consistent with community needs, provided there is appropriate opportunity for public review and comment.

Park and Pool: A system in which commuters individually drive to a common location, park their vehicles, and share continued travel to a common designation in fewer vehicles.

Park and Ride: A system in which commuters individually drive to a common location, park their vehicles, and continue travel to their final designation via public transportation.

Park and Ride Lot: A parking lot where transit riders can leave their cars and ride a bus or train to another location.

Partial Separation: A sewer system where storm water from streets and some private property is collected in one pipe and discharged untreated into a receiving water while other surface runoff is carried with the sewage in a separate pipe to facilities for treatment.

PDA: See Public Development Authority.

Peak Hour: One-hour interval within the peak period when travel demand is usually highest, e.g. 7:30-8:30 a.m. and 3:30-6:30 p.m.

Peak Load: The maximum load consumed or produced in a stated period of time.

Peak Period: Daily time periods when travel demand is usually highest, typically 6:00-9:00 a.m. and 3:30-6:30 p.m.

Pedestrian Amenities: Features of the built environment that improve the quality of foot or wheelchair travel.

Pedestrian Facility: An improvement designed to facilitate accessibility by foot or wheelchair, including sidewalks, curb ramps, crosswalks, overpasses and undercrossings, etc.

Pedestrian Friendly Development: Development designs that encourage walking by providing site amenities for pedestrians. Pedestrian friendly environments reduce auto dependence and may encourage the use of public transportation.

Pedestrian Orientation: An area where the location and access to buildings, types of uses permitted on the street level, and storefront design are based on the needs of the customers on foot.

Pedestrian System: A complete network of sidewalks, access trails and recreation trails serving the entire community and compatible with the federal ADA requirement, and with regional and jurisdictional needs as shown on an adopted Pedestrian System Map or Plan.

Performance-Based Zoning and Building Codes: As opposed to traditional prescriptive techniques, this system measures individual projects against clearly stated criteria, such as traffic impacts, neighborhood compatibility, infrastructure capacity, etc. Its main advantage is its flexibility, and that developers are given a wider range of methods by that to meet housing demand.

Performance Monitoring Program: A performance-monitoring program determines how well the plan is being implemented and whether the system improvements and/or applied system demand strategies are having the desired effect.

Permeability: The rate at which water moves through undisturbed soil. It depends largely on the texture, structure, porosity, and density of the soil. Ratings range from very slow (less than .06 inches per hour) to very rapid (more than 20 inches per hour).

Plat: Map of the design of a land subdivision.

Platting: Essentially a map of a piece of land which shows the location, boundaries, area, detail of lot boundaries, proposed streets, utilities, public areas, and all other necessary data to demonstrate compliance with subdivision regulations; state statutes provide for the recording of plats and the selling of lots or parcels of land by referring to the recorded plat.

Point Source Pollution: A source of pollutants from a single point of conveyance such as a pipe. For example, the discharge pipe from a sewage treatment plant is a point source.

Police Power: The authority of government to exercise controls to protect the public's health, safety, and general welfare. As distinct from eminent domain powers, in which government takes property, no compensation need be paid for the imposition of police power controls.

Policy: An agreed course of action adopted and pursued by decision makers for achieving one or several goals and objectives and which shall be used as a guide for formulating programs.

Pollutants: A contaminant that adversely alters the physical, chemical, or biological properties of the environment. Pollutants can come from solid waste, sewage, garbage, sewage sludge, and municipal waste discharged into water.

Ponding: A situation in which a natural or man-made barrier traps surface and subsurface waters. Since precipitation can neither run off the surface nor move through the subsurface soil, water dissipation occurs only through evaporation. (SMP)

Pounds per Square Inch (PSI): A unit of measurement of force or pressure.

Primary Treatment: A wastewater treatment method that uses settling, skimming, and (usually) chlorination to remove solids, floating materials, and pathogens from wastewater.

Prime Agricultural Land: Soils with little or no limitations or hazards for crop production.

Principal Use Parking: A commercial parkinglot or garage available to the general public, comprising the main use of the property.

Procedural Guidelines: Chapter 365-195 WAC. The Washington State Legislature charged the Department of Community Development with the task of adopting by rule procedural criteria to assist counties and cities in adopting comprehensive plans and development regulations that meet the goals and requirements of the GMA. Along with listing requirements set forth in GMA, this document sets forth recommendations for meeting the requirements. It has been left up to each local jurisdiction to determine whether the recommendations are applicable.

Project-based Assistance: Rental assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Property Improvement: Any modification made to real estate.

PSAPCA: See Puget Sound Air Pollution Control Agency.

PSI: See Pounds per Square Inch.

PSRC: See Puget Sound Regional Council.

Public Access: A means of physical approach to and along the shoreline available to the general public. Public access may also include visual approach. (SMP)

Public Development Authority (PDA): A city chartered non-profit corporation that has an independent Board of Directors containing a specified number of members who may be appointed by the Mayor or County Executive, and/or City or County Council or the Snohomish County Public Utility District (PUD).

Public Facility: Any use of land, whether publicly or privately owned, for transportation, utilities, or communication, or for the benefit of the general public, including streets, schools, libraries, fire and police stations, municipal and county buildings, powerhouses, recreational centers, parks, and cemeteries.

Puget Sound Air Pollution Control Agency (PSAPCA): The lead agency for developing air quality standards for the Central Puget Sound Region in compliance with federal laws.

Puget Sound Electric Utilities Task Force On Growth Management: A group of representatives of the four major electric utilities serving the greater Puget Sound area, plus the Bonneville Power Administration organized to discuss the Growth Management Act. The four utilities are Tacoma Public Utilities, Seattle City Light, Snohomish County Public Utility District, and Puget Sound Power & Light Company.

Puget Sound Regional Council (PSRC): The regional planning and decision-making body for growth and transportation issues in King, Kitsap, Pierce and Snohomish Counties. Under federal transportation law, the Council is the Metropolitan Planning Organization (MPO), responsible for regional transportation planning and programming of federal transportation funds in the four counties. It is also the designated Regional Transportation Planning Organization (RTPO) for the four counties. PSRC manages the adopted regional growth strategy, Vision 2020.

Pump Station: A facility housing the equipment to pump water from or to a destination to counter gravitational forces. Pumping facilities are also employed to increase the pressure of the water as it travels through the system.

Pumping Station: Used to convey sanitary wastewaters to locations that cannot be reached in a normal downhill gravity collection system.

Purveyors: See Wholesale Water Districts.

Queue: A line, as of people or vehicles, waiting a turn.

Queue Bypass: Route designed to provide a path for transit around queues or waiting lines, in traffic - allowing transit to move to the head of the traffic flow.

Rail Banking: A practice of preserving abandoned rail rights-of-way and maintaining their integrity in order to re-use them for transportation purposes in the future. The rail-banking program is coordinated by the Washington State Rail Development Commission.

Railhead: After solid waste is compacted into containers at transfer stations, trucks deliver the containers to a railhead facility where those containers can be loaded onto trains for shipment to a landfill.

Real Estate Excise Transfer Tax (REET): A tax levied on the sale of real property. The amount of the tax is determined as a percentage of the sales price. The GMA authorized cities to impose a second 0.25 percent REET tax to be used to fund capital projects.

Receiving Waters: Natural water bodies - oceans, lakes, ponds, rivers, streams, etc. - and their manmade extensions - watercourses, canals, ditches, channels, etc. into which waste waters are discharged.

Recycling: Recycling involves separating a given waste material from the waste stream and processing it so that it may be used again as a raw material for products which may or may not be similar to the original.

REET: See Real Estate Excise Transfer tax.

Region: An area that in its largest sense generally includes Snohomish, Kitsap, King, and Pierce Counties. It may also be limited to a smaller area. If so, this is generally noted in the context of the policy.

Regional Development Strategy: The Regional Transportation Plan must contain an explicit statement defining the regional development strategy, which is a generalized scheme of existing and proposed land use that serves as the basis for transportation planning.

Regional Tax Base Sharing: Regional tax base sharing is a technique for redistributing local government revenues among jurisdictions in a metropolitan area. It generally involves placing a portion of the growth related tax revenues collected by each jurisdiction into a pool, and then redistributing the pooled revenues among the jurisdictions according to a formula that addresses fiscal imbalances or inequities among jurisdictions.

Regional Transportation Plan: The Transportation Plan for the regionally designated transportation system that is produced by the Regional Transportation Planning Organization.

Regional Transportation Planning Organization (RTPO): The voluntary organization conforming to RCW 47-80-020, consisting of local governments within a region containing one or more counties which have common transportation interests.

Regional Transportation Project (RTP): This plan addresses transportation and mobility issues in the central Puget Sound region encompassing King, Pierce, and Snohomish Counties. The RTP proposes capital improvements and service changes that will improve regional transit, increase transit speeds, service, and reliability, and encourage transit and high occupancy vehicle use by giving them priority on arterials and freeways.

Reserve Fund: Reserve funds are used to set aside funds to ensure financial stability and provide for unanticipated emergencies, expenses, revenue decreases, and legal claims, and for major maintenance of capital facilities. The level of reserves is an important criterion for establishing a jurisdiction's credit rating for general obligation bond sales.

Residential Curbside Program: A program run by the Solid Waste Utility that facilitates the pickup of recyclables from curbs of single-family homes.

Residential Parking Zone (RPZ): A zone in which on-street parking in residential areas for the general public is allowed only for short periods and at certain times of the day. Residents of the area are exempted from the parking restrictions by permit.

Residential Urban District: A land use designation used to describe areas with a mix of housing types. The central neighborhood has commercial services with support services and public community facilities. The scale and location for future development is determined locally with the rate of growth determined by the schedule of public infrastructure investments.

Residential Use: Any land use that provides for living space. Examples include artist studio/dwelling, boarding house, caretaker's quarters, single family, multi-family, special residence, floating homes, and mobile home park.

Residential Waste: Discarded materials originating from residences (also called domestic or household waste).

Response Time: The amount of time it takes fire and rescue officers, as well as law enforcement officers, to respond to calls for assistance.

Revenue Stabilization Subfund (RSS): This reserve fund meets unforeseen declines in the City's revenues totaling more than two percent of projected revenues for six months.

Rezone: Reclassification of a currently zoned area for a different use.

Rezoning: Rezoning is a legislative act and can be legal only if enacted by the governing body. Rezoning can take two forms: (1) a comprehensive revision or modification of the zoning text and map; and (2) a change in the map, such as the zoning designation of a particular parcel or parcels.

RID: Road Improvement District, a quasi-governmental organization formed by landowners to finance and construct roadway improvements beneficial to its members.

Rideshare Matching: A program administered by an employer or other entity to facilitate the formation of car pools and vanpools. Typically, it promotes communication among applicants living and working in proximity to one another and having similar work hours so that they can arrange ride sharing.

Ridesharing: Program that matches commuters with appropriate carpools and vanpools.

Ridesharing: Carpooling and vanpooling.

Right-of-way: Land in which the state, county, or city owns the fee simple title or has an easement dedicated or required for a transportation or utility use. The right-of-way is the right to pass over the property of another. It refers to a strip of land legally established for the use of pedestrians, vehicles or utilities.

Road Adequacy: A measure of roadway segment's ability to accommodate a given traffic level.

Row House Development: A residential site planning technique characterized by shared or adjacent lateral walls (i.e., no side setbacks) on separate, fee simple lots. Front setbacks are minimal and may include a small garden; rear yards are relatively small. Heights are typically no more than three stories, and the modulation of different houses adds visual interest.

RPZ: See Residential Parking Zone.

RTP: See Regional Transit Project.

Runoff: That portion of precipitation that flows over land surface and enters the storm drainage system during and immediately following a storm. The rapidity of runoff and the amount of water removed are affected by slope, texture (that is the structure and porosity of the soil surface), vegetation, and prevailing climate.

Sanitary Landfill: A site where solid waste is disposed.

Sanitary Sewers: Those sewers that carry water-borne wastes from household, industrial and commercial users from the point of origin to the treatment plants for treatment and disposal.

Saturation Zone: Underground areas where water no longer freely moves through soil because pore spaces have become filled with water. These may be underground lakes or closed basins on top of impervious substrata.

Scenic Corridor: Strip of land on sides of streams, rivers, cliffs, bays, or roadways that is generally visible to the public traveling on such routes and characterized by views and vistas of unusual natural significance in the city.

Scenic Highway: A federal definition based upon the interim scenic byway guidance. A road that has been designated through some legislation or some other official declaration for its scenic, historic, recreational, archaeological, or cultural values. Scenic Highways are roads designated through state or federal actions along federal, state and local highway systems. They can be classified as parkways, greenways, trails, heritage highways, drives, roads, byways, backways, or highways.

Secondary Treatment: A wastewater treatment method that usually involves the addition of biological treatment to the settling, skimming, and disinfection provided by primary treatment.

Section 202: Federal loan program to support private developers' creation of low-income housing for specific target populations, often the elderly.

Section 8 Vouchers and Certificates: Rent subsidy instruments that may be granted to specific housing units or to renters who may use certificates and vouchers for rental assistance in approved private market rental units.

Self-haul Customers: These are people who deliver solid waste to the transfer stations themselves.

SEPA: See State Environmental Policy Act.

Separated Sewer System: A wastewater collection and treatment system where domestic and industrial wastewater is separated from storm runoff. A separated system consists of independent sanitary wastewater and storm water systems. The storm water is generally discharged directly into open water and the sanitary wastewater goes to a treatment plant.

Shared Housing: A simple strategy that requires no construction or remodeling. It is most commonly used by divorced, widowed, or other single persons or small households. Not only can extra bedrooms be used more efficiently, expenses such as utilities and supplies can also be shared.

Shoreline: The water and submerged lands of Snohomish River and river delta, and Port Gardner Bay harbor, as well as the wetland areas associated with these lakes. (SMP)

Short Term Parking: Parking spaces intended for use primarily by shoppers or business patrons, and with time limits and/or pricing that encourages parking turnover and discourages longer term use.

Signal Priority Treatment: Technologies and strategies which provide priority to HOVs at signalized intersections by identifying the presence of HOVs in the approaching traffic stream and adjusting the timing of traffic signals to provide more green light time to vehicles carrying more people. Other similar technologies include:

Spot Signal Treatment: Treatments that are applied to a given intersection of an arterial roadway and design to bypass congestion that is focused at that spot.

ContinuousHOV Emphasis Lanes: Treatments that are applied both at the intersections and between the intersections. Such treatments typically consist of lanes restricted to mid-block local access, turning traffic, and HOV'S.

Single Family Unit: A detached structure containing one dwelling unit and having a permanent foundation.

Single Occupant Vehicle (SOV): A motor vehicle occupied by one (1) employee for commute purposes.

Single-Occupant Vehicle (SOV): A vehicle carrying only one person.

Single Occupant Vehicle (SOV) Trips: Trips made in SOV's.

Single-Room Occupancy Hotels (SOR's): This dense housing type often makes use of older hotels, usually in a downtown core area. Rooms typically include a sink, but usually not a kitchen or toilet, which is instead shared. SOR's are commonly referred to as "no-frills" housing.

Solid Waste: A general term for discharged materials destined for disposal, but not discharged to a sewer or to the atmosphere.

SOV: See Single-Occupant Vehicle.

Special flood hazard area: The land in the floodplain within the city subject to a one percent or greater chance of flooding in any given year. Designation on flood insurance rate maps always includes the letters A or V.

Special Needs Housing: This category refers to housing that is provided for low income or indigent persons and where applicable, their dependents who, by virtue of disability or other personal factors, face serious impediments to independent living and who require special assistance and services in order to sustain appropriate housing on a permanent, long term or transitional basis.

Special Property/Conditional Use Permit: Documented evidence of authority granted by the Hearing Examiner to locate a special or conditional (unique or unusual) use at a particular location.

SRO: See Single Room Occupancy Hotels.

Standpipe: A large vertical pipe or cylindrical tank for storing water.

State Environmental Policy Act (SEPA): The state law passed in 1971 requiring state and local agencies to consider environmental impacts in the decision-making process. A determination of environmental significance must be made for all non-exempt projects or actions that require a permit, license or decision from a government agency. If the action does not have significant adverse environmental impacts, a Declaration of Non-Significance (DNS) is issued. If the action or project could have major impacts, an Environmental Impact Statement (EIS) is required. The Act requires consideration of alternatives and mitigation of environmental impacts for major public and private projects and programs.

State Implementation Plan (SIP): A plan that is intended to eliminate or reduce the severity and number of violations of the national ambient air quality standards and expeditiously achieve those standards.

Storm Drain: A system of gutters, pipes, or ditches used to carry storm water from surrounding lands to streams, lakes or Puget Sound.

Storm Water: Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.

Strategy Plan: A plan of actions necessary to achieve the adopted goals.

Streetscape: The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc.

Strip Zoning: A zone normally consisting of a ribbon of uses fronting both sides of an arterial roadway and extending inward for half a block.

Structure, Detached: A structure which has no common or party wall with another structure.

Substandard Housing: The Census of Population and Housing defines substandard housing as those housing units that do not have complete plumbing facilities.

Substandard Lots: A substandard lot is a lot which does not contain the minimum lot area required for the zone in which it is located.

Substation: A substation is an assemblage of equipment for the purpose of switching and/or charging or regulating the voltage of electricity.

System Improvement and Strategy Plan: The improvement and strategy plan defines specific improvements and system or demand management strategies proposed for implementation in the regional transportation plan. Identifies priority levels for improvements.

Taking: The appropriation by government of private land for which fair and just compensation must be paid. Under the U.S. and State Constitutions, property cannot be condemned through eminent domain for public use or purpose without just and fair compensation.

Tax Increment Financing: Tax increment financing is a method of paying for public improvements needed to support private development or redevelopment projects. It is implemented by establishing a tax increment district, which is a geographic area within which growth in property tax revenue that results from new development is used to finance public improvements in the district.

Telecommuting: The use of telephones, faxes, computers, teleconference, or other similar technology to permit an employee to work from home, thus eliminating a commute trip, or to work from a work place closer to home, reducing the distance traveled.

Through Traffic: Traffic traveling through a specific area to a destination beyond.

TIP: Transportation Improvement Program, including six-year road improvement program.

Townhouse: A form of ground-related housing where individual dwelling units are attached along at least one common wall to at least one other dwelling unit. Each dwelling unit occupies space from the ground to the roof and has direct access to private open space. Also referred to as "single family attached" housing.

Traffic Counts: Number of vehicles observed as they pass by a manual count station or recorded as they cross an automatic counting device on a street or highway over a given time period. Intersection counts refer to the number of vehicles making each of the allowed movements through an intersection. Traffic counts taken on "typical" weekdays of "typical" months are part of the input data to which forecasted models are calibrated.

Traffic Stream: The motor vehicle traffic flow on a street or road facility.

Transfer of Development Rights (TDR): A program in which the unused portion of a "sending" property's zoned capacity - one of the separable rights of property - is sold to the developer of a "receiving" site, who is allowed to add the capacity to the zoned limit of that site. TDR's can be used to prevent the demolition of affordable housing units, especially in downtowns, or to protect historically significant property or open space.

Transfer Stations: Facilities where solid waste is brought by contractors and self-haul customers for compaction into containers or processed before being hauled to the disposal site.

Transformer: An electromagnetic device for changing the voltage of alternating current electricity to the level appropriate for the load served.

Transit: A multiple-occupant vehicle operated on a for-hire, shared-ride basis, including bus, ferry, rail, shuttle bus, or vanpool. Public transportation, referring in this document to public bus, trolley, light rail, heavy rail, and commuter rail transport, but not ferries or van pools.

Transit Alignment: The path followed by a rail line or bus way used for public transportation.

Transitional Housing: As defined by the Federal McKinney Act, transitional housing means a project (a) that is designed to provide housing and appropriate supportive services to homeless persons, including (but not limited to) de-institutionalized homeless individuals with mental disabilities and other homeless individuals with mental disabilities, and homeless families with children; and (b) that has as its purpose facilitating the movement of homeless individuals to independent living within 24 months, or within a longer period determined by HUD as necessary to facilitate the transition.

Transmission: The movement or transfer of electric energy, water, natural gas, etc. in bulk from a source or sources of supply to other principal parts of the system or to other utility systems. The act or process of transporting.

Transportation Analysis Zones (TAZ): A TAZ is the basic building block of the analysis for transportation modeling of vehicular trips. A zone is delineated by having similar uses that generate similar trip generation.

Transportation Control Measure (TCM): A transportation project, program, or action listed in the state implementation plan (SIP) that will aid in elimination or reduction of the severity or number of violations of the national ambient air quality standards and help expeditiously attain and maintain those standards.

Transportation Corridor: The area served and influenced by a given transportation facility.

Transportation Demand Management (TDM): Refers to developing policies plus public and private programs to manage the demand placed on transportation supply. TDM measures are frequently directed toward increasing the use of transit and car pools.

Transportation Demand Management Strategies (TDM): Strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Travel demand is reduced by measures that either eliminate trip making or accommodate person trips in fewer vehicles and may include incentives, disincentives, and the provision of transportation alternatives. Such strategies can include the promotion of work hour changes, ride-sharing options, parking policies, and telecommuting.

Transportation Element: The transportation element of the comprehensive plan is the community's transportation plan. It describes the location, capacity, and level of service for transportation facilities and services. It includes the adopted transportation policies for the community.

Transportation Facilities: Capital facilities related to air, water, or land transportation. Any portion of the physical infrastructure that supports or assists the movement of goods and people.

Transportation Management Organization (TMO): A group of employees or an association representing a group of employees in a defined geographic area. A TMO may represent employees within specific city limits, or may have sphere of influence that extends beyond city limits.

Transportation Products: An action that expends funds or approves physical and/or operational alterations to a transportation system.

Transportation System Management (TSM): Low capital expenditures to increase the capacity of the transportation network. TSM strategies include but are not limited to signalization, high occupancy vehicle lanes and bus turnouts. TSM encompasses an array of actions that can be taken to increase the carrying capacity of roadways.

Transportation Systems Management (TSM): Accommodating transportation demand by using the existing supply more efficiently and by emphasizing lower cost improvements that can be implemented quickly. For example, converting a general purpose traffic lane into a transit way might increase the person-carrying capacity of a highway more easily and quickly than widening the highway for additional traffic lanes.

Treatment Plant: Facility that provides either primary or secondary treatment of wastewater prior to discharge into a receiving water.

Trip: A one-direction movement that begins at the origin and ends at the destination. For example, a trip movement from a residence to a work place is a trip from home to work.

Trip Distribution: The third step in forecasting travel is forecasting where trips begin and where they end. This is done for different trip purposes on trip types. Common examples are home to work, home to school, home to other, and non-home based (trips that do not begin at home).

Trip Generation: The second step in forecasting the number of trips generated by the forecasted land use, the number of trips made to and from each type of land use by day. Trip generation provides the linkage between land use and travel. Trips generated at the home end are generally termed "production". Trips generated by business are generally termed "attractions".

Trip Length: The length of a trip measured in miles; may be airline distance or over-the-road distance.

Trip Purpose: The reason for making a trip. Each trip may have a purpose at each end; for example, home to work.

Trunk Lines: Underground gravity pipeline that is part of the public sewer system..

TSM: See Transportation Systems Management.

Upland: Those dry land areas not included in the definition of "shoreline." (SMP)

Upzoning: A change in the zoning classification of land to classification allowing more intensive development, such as a change from single family to multi-family.

Urban Activity Center: An urban form with a fairly dense urban core area with many locally available amenities and services, an active pedestrian-friendly environment, excellent local transit services, and access to regional systems. The core areas typically include residential and commercial activities and recognize and reinforce existing unique neighborhood center character. Some of the urban activity centers are areas with existing high employment concentration and excellent accessibility. These areas promote non-SOV mobility, reduce sprawl, and maximize benefits of existing public investment.

Urban Centers: Centers with a concentrated mix of employment and housing outside of the downtown core. Urban Centers provide excellent regional and local transportation access and have mixed use core areas defined by a comfortable walk distance. Urban Centers encourage job growth and residential growth that are closely associated with each other.

Urban Collector: Urban roadway that provides both land access and traffic circulation within residential neighborhoods, commercial and industrial areas. They may penetrate residential neighborhoods, collect traffic from local streets and channel it to arterial, and may include the majority of CBD street grid. They are the lowest urban class of road eligible for federal funding.

Urban Growth Areas (UGA): Areas where urban growth will be encouraged. Counties and cities cooperatively establish the urban growth areas and cities must be located inside urban growth areas. Once the Urban Growth Boundaries (UGB) are established, cities cannot annex land outside the urban growth area. Growth outside of urban growth areas must be rural in nature.

Urban Large-Area Principal Arterials: These arterials provide service to traffic passing through areas, rural oriented traffic, and major traffic movements in larger urbanized areas. They serve major activity centers, highest traffic volume corridors, and cross-town trip desires. They are stratified into three types of roads - interstate highways, other freeways and expressways, and other principal arterials. Land access on principal arterials should be purely coincidental.

Urban Local Arterial: Urban roadway that provides direct access to abutting land use and provides access to high order parts of the system. Service to through-traffic is discouraged.

Urban Minor Arterial: Urban minor arterials inter-connect and augment the urban principal arterial system. They serve moderate length trip desires at a somewhat lower mobility than principal arterials, and distribute traffic to smaller geographic areas than principal arterials. They should not penetrate identifiable neighborhoods.

Uses in Common: Joint and exclusive use of property by the specific group of property owners.

Vanpool: A high capacity transit method that utilizes small vans to carry passengers to a common destination. Transit operators often supply vans to private drivers who fill the role of a bus driver.

Vehicle Capacity: The number of motor vehicles a highway or road is designed to carry over a given period of time at a given level-of-service.

Vehicle Hours of Delay (VHD): The time lost to travelers in cars, buses and trucks due to congestion, and measured by the difference between travel-time under congested versus uncongested conditions. Sixty cars taking two minutes to travel a congested roadway, which could be traveled in only one minute at the speed limit, would collectively experience sixty vehicle minutes, or one vehicle hour of delay.

Vehicle Miles Traveled (VMT): A measurement of forecasting travel demand; equivalent to one car, bus, or truck traveling one mile. VMT is the sum of an individual's vehicle trip lengths--in miles--made over a set period, divided by the number of affected individuals driving that period within the household, study area, zone, or facility.

Vested Rights: The act of authorizing completion of a development project pursuant to prior rules or regulations. Determinations of vested rights are normally made on a case-by-case basis by the city or county, relying on statutes and case law of the state of Washington.

VHD: See Vehicle Hours of Delay.

Vision 2020: PSRC's 1990 adopted regional comprehensive vision which describes linking high density residential and employment centers throughout the region by high capacity transit, and promoting a multi-modal transportation system.

VMT: See Vehicle Miles Traveled.

Volt: The unit of electromotive force. It is the electromotive force that, if steadily applied to a circuit having a resistance of one ohm, will produce a current of one ampere. "Volt" is a unit of measurement of electric force or pressure, analogous to pounds per square inch of water.

Voltage: The voltage of a circuit in an electric system is the electric pressure of that circuit measured in volts. Voltage is the difference of potential of any two conductors on the circuit. See Volt.

VPS: Visual Preference Survey. (See Everett Community Image Preference Report.)

Waste Stream: The quantities and types of waste that are generated and then directed to a particular facility for disposal or treatment.

Water Course: The areas to which surface and subsurface waters naturally flow and which form a continuous channel through which water descends to natural outlets.

Water Dependent: Referring to uses or activities that necessarily require water and/or which necessarily require a shoreline location as a major and integral part of that use or activity. (SMP)

Water Supply Plan: A comprehensive, long-range plan providing policy direction for managing and operating the water system that the Everett Utility or Snohomish County PUD serves. The Plan is updated every five years.

Watershed: The geographic region within which water drains into a particular river, stream, or body of water. A watershed includes hills, lowlands, and the body of water into which the land drains.

Wetlands: Wetlands are those areas that are 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. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands.

Wholesale Water Districts: Cities and water districts that receive wholesale water from the Everett Utility Department and that own and operate water distribution systems through which retail water is sold.

Wood Frame Construction: Buildings that have a structural frame made primarily from wood products.

Work Trip: A trip that either starts or ends at the traveler's place of employment.

Yard Waste: Plant clippings, prunings, grass clippings, leaves, and other discarded material from yards and gardens.

Zero Lot line Development: A siting technique that allows single-family houses to be built along one lot line. This helps to preserve privacy and usable yard space, especially in small lot areas. Variations include angled "Z-lots," alternate width lots, "zipper" lots, and shared lot lines, which give the appearance of a duplex.

Zoned Development Capacity: The number of units within an area that can be built under the existing zoning.

Zoning: A police power measure, enacted by general-purpose unit of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. The Zoning Ordinance consists of two parts, the text and the map.

Zoning Map: The official Land Use Map that classifies all land within the city with one of the land uses.

III. ACRONYMS

ADA	Americans with Disabilities Act
AHP	Affordable Housing Program
BTU	British Thermal Unit
CAFE	Federal Corporate Auto Fuel Efficiency Standards
CAO	Critical Area Ordinance
CBD	Central Business District
CDBG	Community Development Block Grants
CHAS	Community Housing Affordability Strategy
CHIP	Community Housing Improvement Program
CIF	Community Investment Fund
CNG	Compressed Natural Gas
CTR	State Commute Trip Reduction Act of 1991
DOE	Washington State Department of Ecology
ESA	Environmentally Sensitive Area
GMA	State Growth Management Acts of 1990 and 1991
HCT	State High Capacity Transportation Act of 1990; also High Capacity Transit
HOV	High Occupancy Vehicle(s)
HSGT	High Speed Ground Transportation
ISTEA	Federal Intermodal Surface Transportation Efficiency Act of 1991
JRPC	Joint Regional Planning Council
LID	Local Improvement District
LOS	Level of Service
LTC	State Legislative Transportation Committee
MPO	Federal Metropolitan Planning Organization
MVET	State Motor Vehicle Excise Tax
OFM	Office of Financial Management
PUD	Planned Unit Development
RCW	Revised Code of Washington
RJS	State Road Jurisdiction Study
RRR	Regional Rapid Rail
RTA	State Regional Transportation Act of 1992; also the Regional Transit
SEPA	State Environmental Policy Act
SMP	Shoreline Management Program
SOV	Single Occupancy Vehicle
TDM	Transportation Demand Management
TDR	Transfer of Development Rights
TIB	State Transportation Improvement Board
TMO	Transportation Management Organization
TSM	Transportation System Management
UGA	Urban Growth Area
V/C Ratio	Average Volume to Capacity Ratio
VMT	Vehicle Miles Traveled
WAC	Washington Administrative Code
WSDOT	Washington State Department of Transportation