

GLOSSARY OF TERMS

Accessory Dwelling Unit (ADU) – Either a free-standing detached structure or an attached part of a structure which is subordinate and incidental to the main or primary dwelling unit located on the subject property; providing complete, independent living facilities exclusively for one single housekeeping unit, including permanent provisions for living, sleeping, cooking, and sanitation.

Affordable Housing – The HUD definition of “affordable housing” is housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utilities.

Aquifer – A water-bearing porous soil or rock strata capable of yielding a significant amount of groundwater to wells or springs.

Aquifer Recharge Areas – Areas in which water reaches the zone of saturation by surface infiltration. These areas are hydro-geologically susceptible to contamination and contamination loading potential including, but not limited to, such areas as sole water source aquifer recharge areas, special protection groundwater management areas, wellhead protection areas, and other areas with a critical recharging effect on aquifers used for potable water.

Arterial – A major thoroughfare used mainly for through traffic rather than access to adjacent property. Arterials generally have greater traffic carrying capacity than collector or local streets and are designed for continuously moving traffic.

Buffer – An area on a property or site, generally adjacent to and parallel with the property line, either consisting of natural vegetation or created through the use of trees, shrubs, fences, and/or berms, designed to limit the view of and/or sound from the site to adjacent properties.

Buildable Lands – In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act (RCW 36.70A.215). The amendment requires six Washington counties and their cities to determine the amount of suitable land for urban development, and evaluate its capacity for growth, based upon measurement of five years of actual development activity. King County and the other five counties must report to the state by September 1, 2002, and every five years thereafter.

Land Capacity – Land capacity is a measure of a jurisdiction’s ability to accommodate targeted or forecasted household and job growth, based on its land supply and development potential under current or planned zoning.

Capital Facilities – As a general definition, 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 chapter, capital facilities are surface water facilities, parks and open space facilities, transportation facilities, government offices, law enforcement facilities, public school facilities, water facilities, sewer facilities, and fire and rescue facilities.

Capital Facilities Plan (CFP) – A general plan that identifies and balances capital expenditures and revenues for a specified period of time and demonstrates the viability of the land use plan.

Capital Improvement Program (CIP) – A six-year plan for future capital expenditures that identifies each capital project, including anticipated time of completion, and allocates existing funds and known revenue sources. The CIP is updated and adopted annually as part of the city budget.

CityShape – CityShape is the name given to the process used to develop the City’s GMA comprehensive plan.

Cluster Housing – 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, or preservation of environmentally sensitive areas.

Community Development Block Grant Program (CDBG) – 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.

Comprehensive Housing Affordability Strategy (CHAS) – A document that is prepared 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 GMA. 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.

Concomitant Development Agreement – An agreement between the city and an applicant under RCW 36.70B.170 that promotes diversity and creativity in site design, protects and enhances natural and community features, and encourages unique developments that may combine a mixture of residential, commercial, office, and industrial uses. Concomitant development agreements may be used to formalize site development requirements in conjunction with an area’s annexation into the city, or as part of a specific development application.

Concurrency – A program to ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, without decreasing the current service level below locally established minimum standards. (Under the GMA, only transportation facilities and services must satisfy the concurrency requirement.)

Density – The number of families, persons, housing units, jobs, or building per unit of land usually expressed as “per acre.”

Development Regulations – Any controls placed on the development or use of land by a city including, but not limited to, zoning ordinances, subdivisions ordinances, and environmental regulations.

Development Right – The right to use or develop property for some economic purpose. Residential occupancy is a type of economic purpose.

Development Standard – In respect to any development, fixed requirements, or standards imposed by regulation or ordinance. A setback is an example of a development standard.

Environmental Impact Statement (EIS) – A document intended to provide an impartial discussion of significant environmental impacts, which may result from a proposed development project or non-project action. If the responsible official determines that a project or action may have a significant adverse effect upon the quality of the environment, 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 can be appealed.

Environmentally Sensitive Area (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 on-site and off-site adverse environmental impacts such as stream siltation, hill slides, reduction of habitat areas, etc.

Erosion Hazard Areas – Areas having a severe to very severe erosion hazard due to natural agents such as wind, rain, splash, frost action, or stream flow.

Essential Public Facilities – Any facility or conveyance that has the following attributes:

- 1) It is typically difficult to site due to unusual site requirements and/or significant public opposition.
- 2) It is a necessary component of a system, network, or program that provides a public service or good.
- 3) It is owned or operated by a unit of local or state government; private or nonprofit organization under contract with or receiving government funding; or private firms subject to a public service obligation.

Fair Share Housing – A qualification of each jurisdiction's "share" of middle and low income housing needs in a region or county, and a plan for how each jurisdiction will satisfy its obligation to provide for its share of the need.

Fish and Wildlife Habitat Conservation Area – The management of land for maintaining species in suitable habitats within their natural geographic distribution so that isolated sub-populations are not created. Habitat conservation areas include, but are not limited to, such areas as:

- 1) Areas with which endangered, threatened, and sensitive species have a primary association.
- 2) Habitats and species of local importance.
- 3) Commercial and recreational shellfish areas.
- 4) Kelp and eelgrass beds; herring and smelt spawning areas.
- 5) Naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat.
- 6) Waters of the state.
- 7) Lakes, ponds, and streams planted with game fish by a governmental or tribal entity.
- 8) State natural area preserves and natural resource conservation areas.
- 9) Streams.

Floor Area Ratio – The project building square footage (total floor area) divided by net project land area (gross land area minus constrained land [sensitive areas, right-of-way, and public purpose land]).

Geographic Information System (GIS) – A computerized system used to map and access geographic information that is contained in a database.

Geologically Hazardous Areas – Areas that, because of their susceptibility to erosion, landslides, seismic, or other geological events, are not suited to siting commercial, residential, or industrial development consistent with public health or safety concerns. Geologically hazardous areas include erosion hazard areas, landslide hazard areas, seismic hazard areas, and steep slope hazard areas.

Groundwater – Water that occurs in subsurface openings in the earth, such as the spaces between particles in unconsolidated deposits or along fractures in consolidated deposits.

Growth Management Act (GMA) – Refers to the *1990 Washington State Growth Management Act* (ESHB 2929) as amended in 1991, requiring urban counties and cities within those counties to develop comprehensive plans to deal with growth in Washington State over the next 20 years. The GMA is codified in RCW 36.70A and other chapters.

Growth Management Planning Council (GMPC) – A body made-up of city and county representatives and created through an interlocal agreement by most of the cities in King County and the county itself to undertake interjurisdictional planning pursuant to requirements of the GMA or its successor.

Growth Targets – A jurisdiction’s policy statement on how many net new households and jobs it intends to accommodate in the future based on population forecasts, the expected size of the average household, and the jurisdiction’s vision of what its future should be.

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. Includes light rail transit and express buses on exclusive bus ways and their supporting services.

Impact Fees – Fees imposed on developers to help pay for cost of providing public facilities needed to serve new development. Such charges reflect a desire to make new development pay for its impact on the community. The use of impact fees is authorized by the GMA.

Infrastructure – The basic foundation of facilities and services (for example: potable water, sewage treatment, power, and streets) that are necessary for urban development.

King County Countywide Planning Policies (CWPPs) – As required by the GMA, the King County Council adopted and the cities ratified a series of policies that embody a vision of the future of King County. These policies are intended to guide development of city and county comprehensive plans.

Land Use – A term used to indicate the utilization of a piece of land. The term may be used for either the way in which the land is being used or may be used.

Landslide Hazard Areas – Those areas potentially subject to episodic down slope movement of a mass of soil or rock including, but not limited to, the following areas:

1. Any area with a combination of:
 - a. Slopes greater than 15 percent;
 - b. Permeable sediment, predominately sand and gravel, overlying relatively impermeable sediment or bedrock, typically silt and clay; and
 - c. Springs or groundwater seepage.
2. Any area which has shown movement during the Holocene epoch, from 10,000 years ago to the present, or which is underlain by mass wastage debris of that epoch.
3. Any area potentially unstable as a result of rapid stream incision, stream bank erosion, or under-cutting by wave action.
4. Any area located in a ravine or on an active alluvial fan, presently or potentially subject to inundation by debris flows or flooding.
5. Those areas identified by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development.

6. Those areas mapped as class u (unstable), uos (unstable old slides), and urs (unstable recent slides) by the Department of Ecology.
7. Slopes having gradients greater than 80 percent subject to rockfall during seismic shaking.

Level of Service (LOS) – A measure of a public facility or service’s operational characteristics used to gauge its performance.

Local Improvement District (LID) – A financing mechanism whereby specially benefited properties are assessed the costs of constructing public improvements.

Manufactured Housing – Factory-built housing that is transportable in one or more sections, is built on a permanent chassis, and designed to be a dwelling with or without a permanent foundation when connected to required utilities. Manufactured housing shall be built to comply with the National Manufactured Home Construction and Safety Standards of 1974 (regulations effective June 15, 1976).

Mitigate – To reasonably reduce or eliminate the impact(s) of development.

Mixed Use Development – The development of a tract of land, building, or structure with a variety of complementary and integrated uses such as, but not limited to, residential, office, retail, manufacturing, or entertainment in a compact urban form.

Pedestrian – An individual traveling on foot.

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

Pedestrian Oriented – Businesses whose signs, advertising, window displays, and entryways are oriented toward pedestrian traffic. Pedestrian oriented businesses may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows), and similar establishments.

Planned Unit Development (PUD) – A planning technique that provides increased flexibility for the property owner in exchange for a higher quality development. Usually used for larger parcels, PUDs are characterized by a focus on overall project design rather than lot-by-lot zoning, setbacks, and placement. Innovative housing types, open space, and recreation facilities are often included.

Policy – An agreed upon course of action adopted and pursued by decision makers for achieving one or several goals and objectives, which are used to guide the formulation of regulations and programs.

Potential Annexation Area (PAA) – Current unincorporated areas surrounding the City of Federal Way that Federal Way may annex within the 20-year comprehensive plan time frame. These areas have been agreed to by neighboring cities.

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

Public Services – A variety of services such as fire protection and suppression, law enforcement, public health, recreation, environmental protection, etc., available to the public and provided by government, substantially funded by government, contracted for or by government, or provided by private entities subject to public service obligation.

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

Right-of-Way – Land dedicated or conveyed to the public or a unit of government, the primary purpose of which is the movement of vehicles and/or pedestrians and providing for access to adjacent parcels, with the secondary purpose of providing space for utility lines and appurtenances and other devices and facilities benefiting the public.

State Environmental Policy Act (SEPA) – Chapter 43.21C RCW. 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 license or decision from a government agency. If the action does not have significant adverse environmental impacts, a Determination of Nonsignificance (DNS) is issued. If the action has adverse environmental impacts that can be mitigated, a Mitigated Determination of Nonsignificance (MDNS) is issued. If the action or project could have major impacts, an Environmental Impact Statement (EIS) is required.

Street Furniture – Constructed, aboveground objects such as outdoor seating, kiosks, bus shelters, sculptures, tree grids, trash receptacles, fountains, and telephone booths that have the potential for enlivening and giving variety to streets, sidewalks, plazas, and other outdoor spaces open to, and used by, the public.

Streetscape – A term in urban design that defines and describes the character and quality of a street by the amount and type of features and furnishings abutting it. Such features and furnishings may include trees and other landscaping, benches, lighting, trash receptacles, bollards, curbing, walls, different paving types, signage, kiosks, trellises, art objects, bus stops, and typical utility equipment and appurtenances.

Strip Commercial – Commercial or retail uses, usually one-story high and one lot deep, that front on a major street.

Subarea Plan – A comprehensive, long-range plan that focuses on a particular area or neighborhood of the city, e.g. the City Center.

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.

Transfer of Development Rights (TDR) – A program in which the unused portion of a “sending” property’s zoning 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. TDRs can be used to prevent demolition of affordable housing units, protect historically significant property, environmentally sensitive areas, or open space.

Transportation Demand Management (TDM) – Private and public strategies and programs designed to manage demand based on transportation supply. Strategies are typically aimed at reducing the number of vehicle trips, shortening trip lengths, and changing the time of trips out of peak hours. TDM programs are frequently directed toward increasing the use of public transportation, carpools and vanpools, and non-motorized travel modes.

Transportation Equity Act for the 21st Century (TEA-21) – Federal reauthorization bill for transportation funding passed in 1998. Successor to ISTEA, authorizing higher funding levels through the year 2003.

Transportation Improvement Program (TIP) – A six-year funded program of transportation improvements. The TIP is updated and adopted annually.

Urban Center – Defined in the CWPPs as an area for focusing growth and aligning a high capacity transit system. To be designated an urban center an area must: have a land area of between 0.5 and 1.5 square miles; be able to support a minimum of 15,000 jobs within 1 and 12 miles of a transit center; have a minimum density of 50 jobs per gross acre; and a minimum residential density of 15 households per gross acre.

Urban Growth Area (UGA) – The area designated in the King County Comprehensive Plan for urban development and to be served with urban services, in addition to greenbelts, open space, and other appropriate areas.

Urban Growth Boundary – A site-specific line, delineated on a map or by written description, that separates the projected urban growth from rural land.

Urban Services – Includes those governmental services historically and typically delivered by cities and includes storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit service, and other public utilities associated with urban areas and normally not associated with rural areas.

Vision 2020 – The adopted regional growth strategy that describes linking high density residential and employment centers throughout the region by high capacity transit, and promoting a multi-modal transportation system. Vision 2020 was adopted in 1990 by the Puget Sound Council of Governments, which was the predecessor to the Puget Sound Regional Council.

Wellfield – An area containing two or more wells with overlapping zones of contribution that supply a public water system.

Wellhead Protection Area –The surface and subsurface area surrounding a well or wellfield supplying a public water system, through which contaminants are reasonably likely to move toward and reach the water well or wellfield.

Wetland – Those areas that are inundated or saturated by surface or groundwater 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.

Zero Lot Line Development (ZLL) – 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, and shared lot lines, which give the appearance of a duplex.

Zone or Zoning District – A specifically delineated area or district in a municipality within which generally uniform regulations or requirements govern the use, size, and development of land and buildings.

Zoning – A type of development regulation that manages the use and development of land. Federal Way’s zoning regulations are contained in the *Federal Way Revised Code* (FWRC) Title 19.

Zoning Map – The series of maps adopted by the city, and designated the official zoning map of the city, showing the geographical location of use zones within the municipal boundaries.

LIST OF ACRONYMS

AASHTO	American Association of State Highway and Transportation Officials	MGD	Million Gallons per Day
ADA	Americans with Disabilities Act	mph	Miles per Hour
ADU	Accessory Dwelling Unit	MPO	Metropolitan Planning Organization
AVI	Automated Vehicle Identification	MTP	Metropolitan Transportation Plan
BPA	Bonneville Power Administration	MVET	Motor Vehicle Excise Tax
CFP	Capital Facilities Plan	NHS	National Highway System
CAC	Citizens Advisory Committee	NPDES	National Pollutant Discharge Elimination System
CDBG	Community Development Block Grant Program	OFM	Washington State Office of Financial Management
CHAS	Comprehensive Housing Affordability Strategy	PAA	Potential Annexation Area
CIP	Capital Improvement Program	PSE	Puget Sound Energy
CMAQ	Congestion Management and Air Quality	PS/HELP	Puget Sound Helicopter Emergency Lifesaver Plan
CMS	Concurrency Management System	PSHSP	Puget Sound Heliport System Plan
CTR	Commute Trip Reduction	PSRC	Puget Sound Regional Council
CWPPs	King County Countywide Planning Policies	PT	Pierce Transit
DNS	Determination of Nonsignificance	PUD	Planned Unit Development
EIS	Environmental Impact Statement	RCW	<i>Revised Code of Washington</i>
EMF	Electro Magnetic Field	RPTO	Regional Transportation Planning Organization
EMS	Emergency Medical Service	RTA	Regional Transit Authority (Sound Transit)
ESA	Environmentally Sensitive Area	SEPA	State Environmental Policy Act
FAR	Floor Area Ratios	SOV	Single Occupancy Vehicle
FCC	Federal Communications Commission	SR	State Route
FERE	Federal Energy Regulatory Commission	STP	Surface Transportation Project
FWBAC	Federal Way Bicycle Advisory Committee	TAZ	Transportation Analysis Zone
FWRC	<i>Federal Way Revised Code</i>	TDM	Transportation Demand Management
FWCP	<i>Federal Way Comprehensive Plan</i>	TDR	Transfer of Development Rights
GIS	Geographic Information System	TEA-21	Transportation Equity Act for the 21st Century
GMA	Growth Management Act	TIB	Transportation Improvement Board
GMPC	Growth Management Planning Council	TIF	Transportation Impact Fee
GPS	Global Positioning System	TIP	Transportation Improvement Program
HCM	Highway Capacity Manual	TSM	Transportation Systems Management
HCT	High Capacity Transit	UGA	Urban Growth Area
HMP	Heliport Master Plan	v/c	Volume/Capacity Ratio
HOV	High Occupancy Vehicle	VMT	Vehicle Miles Traveled
HSS	Highways of Statewide Significance	WAC	<i>Washington Administrative Code</i>
ISDN	Integrated Services Digital Network	WSDOT	Washington State Department of Transportation
ISTEA	Intermodal Surface Transportation Efficiency Act of 1991	WUTC	Washington Utilities and Transportation Commission
ITS	Intelligent Traveler Service	ZLL	Zero Lot Line
LID	Local Improvement District		
LOS	Level of Service		
MDNS	Mitigated Determination of Nonsignificance		