



Memorandum

Date: February 11, 2022
To: Planning Commission
From: Brad Medrud, Planning Manager
Subject: City of Tumwater and Planning Terms Glossary

Issue

Similar to other professions, planning and city government use many terms and acronyms as shorthand to describe things. While it can be useful to reduce the number of words used to define something, for those who do not know what the acronyms or terms mean in a particular context, terms and acronyms can be a barrier to effective communication.

The following terms and acronyms are used by the City of Tumwater and planning.

For an expanded list of terms and acronyms used in planning, the Municipal Research Service Center (MRSC) has a Planner's Pocket Reference for terms here: <https://mrsc.org/Home/Explore-Topics/Planning/Information-Resources-and-Tools-for-Planners/Planner-s-Pocket-Reference.aspx>

Terms and Acronyms

Access Management – The process of providing and managing access to abutting properties while preserving the flow of traffic in terms of safety, capacity, and speed

ADA – Americans with Disabilities Act (1990), for purposes of planning and land use, federal law that generally requires that businesses and public facilities and conveyances be accessible to individuals with disabilities

ADT – Average Daily Trips made by vehicles or persons in a 24-hour period

ADU – Accessory Dwelling Unit

Adverse Impact – A negative consequence for the physical, social, or economic environment resulting from an action or project

Aging in Place – The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level

AICP – American Institute of Certified Planners

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

APA – American Planning Association

APA-WA – American Planning Association of Washington

Appeal – When a person believes a decision was made in error, an appeal may be filed so that a higher decision-making body can review the case

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

Arterial – A major roadway carrying the traffic of local and collector streets to and from freeways and other major streets

Articulation – Variation in the depth of the building plane, roof line, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow

BANANA – Build Absolutely Nothing Anywhere Near Anything

Base Flood – In any given year, a 100-year flood that has a one percent likelihood of occurring, and is recognized as a standard for acceptable risk

BMP – Best Management Practices

BPA – Bonneville Power Authority

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

BSP – Binding Site Plan

Buffer – An area of land separating two distinct land uses that softens or mitigates the effects of one land use on the other or protects a critical area from development or vice versa

Building Code – Standards adopted by the state governing the construction, alteration, demolition, occupancy, or other use of buildings used for human habitation.

Building Official – Person responsible for the administration and enforcement of the building, housing, plumbing, electrical, and related codes

Build-out – Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations

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

Bulk Regulations – Zoning or other regulations that control the height, mass, density, and location of buildings intended to provide proper light, air, and open space

Business Improvement Districts – Public-private partnerships among property owners and commercial tenants who collectively contribute to the maintenance, development, and promotion of their commercial district

CAD – Computer Aided Design

Capacity – The maximum rate of flow at which vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified time period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour per lane

Carbon Sequestration – The process of removing carbon from the atmosphere and storing it in a “carbon sink,” a fixed molecule in soil, oceans, or plants

Carrying Capacity – (1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats; (2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired; or (3) The maximum level of development allowable under current zoning

CCRs – Covenants, Conditions, and Restrictions, a term used to describe restrictive limitations— usually recorded as covenants—that may be placed on property and its use, and which usually are made a condition of holding title or lease, typically intended to preserve the physical nature and character of the development

CBD – Central Business District

CDBG – Community Development Block Grant, a grant program administered by the U.S. Department of Housing and Urban Development that allots grant money to cities and counties for housing rehabilitation and community development, including public facilities and economic development

Certificate of Occupancy – An official certification that a building or place conforms to the provisions of the zoning and building codes, and therefore may be used or occupied; a structure cannot be occupied without a certificate of occupancy

CFP – Capital Facilities Plan

Collectors – Streets serving short trips that are intended for collecting trips from local streets and distributing them to the arterial network

Compatibility – The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict

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

Comprehensive Plan – A long-range policy document detailing how the City plans to manage growth and development of the community, ensuring that growth in unincorporated portions of the county is adequately served by public facilities, and following Washington state law that requires jurisdictions operating under the Growth Management Act (GMA) to develop and implement comprehensive plans (36.70A RCW)

Concurrency – Required under the Washington State Growth Management Act, the installing or operating facilities and services needed to meet the demands of new development simultaneously (or concurrently) with the development

Conditional Use – A use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district

Condominium – A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units

Connectivity – The ease of travel between two points, including the degree to which streets or areas are interconnected and easily accessible to one another by direct routes

Conservation Easement – A partial interest in land that severs the right to develop the land from its basic use, like low-density uses, open space, or agriculture

Covenant – A private legal restriction that places a burden on a parcel of land in favor of another parcel, typically recorded in the deed

Cumulative Impact – As used in SEPA, the total impact resulting from the accumulated impacts of individual projects or programs over time

CUP/Conditional Use Permit – A discretionary permit issued by a hearing body to allow a conditional use that may or may not be allowable under the zoning code

Dedication – A grant of private land to a public agency for public use that are often imposed as a condition of development

Density – The amount of development per acre permitted on a parcel under the applicable zoning

Design Review/Citywide Design Guidelines – Regulations and procedures requiring the exterior design of structures and development to be suitable,

harmonious, and in keeping with the general appearance, historic character, and/or style of surrounding areas

Development Agreement – A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction that “freezes” certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner

Development Rights – The right to develop land held by a landowner or by a party other than the owner who has obtained the rights to develop, including such rights usually is expressed in terms of density allowed under existing zoning

Displacement – When long-time or original neighborhood residents move from a gentrified area because of higher rents, mortgages, and property taxes

DOE – Washington State Department of Ecology

DNR – Washington State Department of Natural Resources

DU – Dwelling Unit

Easement – The right to use property owned by another for specific purposes or to gain access to another property, such as a utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities

EIS – Environmental Impact Statement

Eminent Domain – The right of a public entity to acquire private property for public use upon the payment of just compensation

Envelope – The skin of a building, including the windows, doors, walls, foundation, basement slab, ceilings, roof and insulation, that separates the interior of a building from the outdoor environment

Environmental Review – Consideration of fourteen different environmental factors as required by the Washington State Environmental Policy Act (SEPA)

EPA – Federal Environmental Protection Agency

ESA – Federal Endangered Species Act

FAA – Federal Aviation Administration

FAR – Floor Area Ratio

FEMA – Federal Emergency Management Agency

FHA – Federal Housing Administration

Finding – A determination or conclusion based on the evidence presented to a hearing body in support of its decision

FIRM/Flood Insurance Rate Map - the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

GHG – Greenhouse Gas

GIS – Geographic Information Systems

GPS – Global Positioning System

GMA/Growth Management Act – Adopted in 1990 to address the consequences of population growth and suburban sprawl in the State, the GMA requires all cities and counties in the State to plan for growth, and has more extensive requirements for the largest and fastest-growing counties and cities in the State including guaranteeing the consistency of transportation and capital facilities plans with land use plans

Growth Management – Strategies used to direct the timing, location, and type of development in the City

HAP – Housing Action Plan

HCP – Habitat Conservation Plan

HOA – Home Owners’ Association

HOV – High-Occupancy Vehicle

HTF – Housing Trust Fund

HUD – U.S. Department of Housing and Urban Development

IBC – International Building Code

ILA – Interlocal Agreement

Impacts – The effects or consequences of actions, such as environmental impacts are effects upon the elements of the environment (WAC 197-11-752)

LEED – Leadership in Energy and Environmental Design

Local Streets – Streets that provide direct access to adjoining properties within a neighborhood where through trips are discouraged and parking is allowed

LOS/Level of Service – The City has adopted level-of-service (LOS) standards transportation and public utilities to determine if development is meeting concurrency.

MF – Multifamily

MH – Manufactured Housing

Mitigation – (1) Avoiding impacts altogether by not taking a certain action or parts of an action; (2) minimizing impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; (3) rectifying impacts by repairing, rehabilitating, or restoring the affected environment; (4) reducing

or eliminating impacts over time by preservation and maintenance operations during the life of the action; (5) compensating for impacts by replacing, enhancing or providing substitute resources or environments; and/or, (6) monitoring impacts and taking appropriate corrective measures (WAC 197-11-768)

Mode – The means by which travel is accomplished, which include walking, bicycling, auto, bus, light rail, airplane, ferry, etc.

MOU – Memorandum of Understanding

MPO – Metropolitan Planning Organization

MRSC – Municipal Research Service Center

MU – Mixed Use

NEPA – National Environmental Policy Act

NHPA – National Historic Preservation Act

NMFS – National Marine Fisheries Service

NPDES – National Pollution Discharge Elimination System

PAW – Planning Association of Washington

PDR – Purchase of Development Rights

PUD – Planned Unit Development

RCW – Revised Code of Washington, containing all the laws of the state of a general and permanent nature

RFP – Request for Proposal

RFQ – Requests for Qualifications

RHC – Regional Housing Council

ROW – Right-of-Way, property held by the City for existing or future public roads or other public improvements

SEPA – State Environmental Policy Act, the state law requiring agencies to consider the environmental consequences of their decisions (WAC 197-11-790)

SF – Single Family

SMA – Shoreline Management Act

SMP – Shoreline Master Plan

SRO – Single-Room Occupancy

TCMP – Thurston Climate Mitigation Plan

TDM – Transportation Demand Management

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

THA – Thurston Housing Authority

TMC – Tumwater Municipal Code

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

TRPC – Thurston Regional Planning Council

UGA – Urban Growth Area

USFWS – U.S. Fish and Wildlife Service

VMT – Vehicle Miles Traveled

WAC/Washington Administrative Code – Regulations of executive branch agencies are issued by authority of statutes, like legislation and the Constitution, regulations are a source of primary law in the state, and the WAC codifies the regulations and arranges them by subject or agency

WDFW – Washington State Department of Fish and Wildlife

WSDOT – Washington State Department of Transportation

Zoning – A map and ordinance text which divides a city or county into land use “zones” and specifies the types of land uses, setbacks, lot size, and size restrictions for buildings within each zone.