

# DEFINITIONS AND ACRONYMS

**Accessory dwelling units (ADUs)** are small, self-contained residential units located on the same lot that is accessory to a single-family home. ADUs may be added to, created within, or detached from the primary single-family dwelling unit. An ADU has its own bathroom, kitchen facilities, living and sleeping areas, though it can share other features with the single-family dwelling including the yard, parking, or storage. Regulations for ADUs are found in the Ellensburg City Code.

**ADA:** American with Disabilities Act

**Area Median Income (AMI)** is determined by the U.S. Department of Housing and Urban Development (HUD) using American Community Survey five-year estimates of median household income for a family of four. Kittitas County Area Median Income is \$65,600.

**Arterial streets** contain the greatest proportion of through travel. Such facilities serve the high-volume travel corridors that connect major generators of traffic. Arterials typically connect with collectors that extend into the urban area. There are two different right-of-ways for arterial streets. The principal arterial right-of-way shall be 104 feet with a 70 foot roadway surface area measured from face of curb to face of curb and the minor arterial right-of-way shall be 80 feet with a 46 foot roadway surface area measured from face of curb to face of curb.

**Active transportation** is any self-propelled, human-powered mode of transportation such as walking and bicycling.

**Affordable housing**, HUD considers housing to be affordable if occupants are paying no more than 30% of their income on gross housing costs, including basic utilities.

**Beautification Areas** are located throughout the city and provide over 80 planters located in the Central Business District, flower baskets at Rotary Pavilion, annual flowers at various city locations and parks and recreational facilities, and flowers and shrubs that line city streets and key intersections.

**BNSF:** Burlington Northern and Santa Fe railroad

**Built Green of Central Washington** is an environmentally friendly, non-profit residential green building rating program covering Kittitas, Yakima and Klickitat Counties and administered by the Central Washington Home Builders Association. Built Green currently certifies only single-family residential development using a menu of prescriptive measures based on the National Association of Home Builder's (NAHB) National Green Building Standard. Projects earn between a two- and five-star rating based on the number of points achieved during the design and construction process. Only those projects seeking four- and five-star certification require verification by a third party. Built Green standards can make a significant impact on housing, health, and the environment.

**Capital facilities** are the facilities needed to support growth. They include roads, bridges, sewer, parks and open spaces, and facilities for drinking water, stormwater, utilities, garbage disposal and recycling, and all the government buildings, which house public services.

**COG:** Kittitas County Conference of Governments

**Collector street** is a secondary street in the urban system and correspondingly has the second highest average daily traffic (ADT). The collector generally receives many vehicles from local streets and/or is the major route to significant activity centers. Collector streets should not generally be encumbered with stop signs. The average daily traffic can exceed 1500+. Right-of-way shall be 64 foot with a 38 foot roadway surface area measured from face of curb to face of curb.

**Community Parks** are diverse in nature, serving a broader purpose than the neighborhood or pocket parks. Community Parks can serve as a Neighborhood Park but the primary focus of a Community Park is to meet community-based recreation, open space, and public gathering needs. Community Parks serve multiple neighborhoods with special amenities serving the residents of the entire City and Urban Growth Area.

**Cost burdened;** households are considered to be cost burdened if they spend 30% or more of their gross income on rental or homeowner costs, this includes basic utilities. Households are considered severely cost burdened if they spend more than 50% of their gross income on rental or homeowner costs.

**Critical areas** include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; (e) geologically hazardous areas. Fish and wildlife habitat conservation areas do not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of, or are maintained by, a port district or an irrigation district or company.

**CWU:** (Central Washington University)

**Essential public facilities** include those facilities that are typically difficult to site, such as: airports; state education facilities; state or regional transportation facilities; state and local correctional facilities; solid waste handling and disposal facilities; and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and other facilities.

**GIS:** Geographic Information Systems

**GMA:** Growth Management Act (RCW 37.70A)

**Historic Property** means any prehistoric or historic district, site, building, structure, or object included on, or eligible for inclusion on, the National Register, including artifacts, records, and material remains relating to the district, site, building, structure, or object per Section 106 of the National Historic Preservation Act.

**Housing choice vouchers** is a common name for housing assistance payment contracts (or tenant-based vouchers) provided by the local public housing agency (PHA) with federal funding provided by HUD. The Yakima Housing Authority operates a housing choice voucher program that serves all of Yakima and Kittitas Counties.

A family that is issued a housing choice voucher is responsible for finding suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units meet minimum standards for health and safety, as determined by the PHA.

A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, the family may use its voucher to purchase a modest home.

**HUD**; the United States Department of Housing and Urban Development.

**Interlocal Agreement**; in Washington State, the Interlocal Cooperation Act ([Ch. 39.34 RCW](#)) authorizes public agencies to contract with other public agencies via interlocal agreements that enable cooperation among governments to perform governmental activities and deliver public services. Pursuant to RCW 39.34.010, "it is the purpose of [the Interlocal Cooperation Act] to permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities."

**KVH**: Kittitas Valley Healthcare

**Leadership in Energy and Environmental Design (LEED)** is a green building certification system used throughout North America and internationally. Administered by the United States Green Building Council (USGBC), various LEED rating systems apply to residential, commercial, and institutional buildings. Each rating system consists of a checklist of prescriptive and performance-based measures and certification is earned on the number of points a project achieves during the design and construction process. Certification is administered through the Green Building Certification Institute.

**Level of Service (LOS)** is a qualitative measure used to relate the quality of a public service, utility, or facility. LOS is used to analyze public services, utilities, and facilities by categorizing and assigning quality levels based on performance measures.

**Lifecycle cost analysis** is a method for assessing the total cost of facility ownership. It takes into account all costs of acquiring, owning, disposing of a building or building system. Lifecycle cost analysis can be used to assess project alternatives that fulfill the same performance requirements, but differ with respect to initial costs and operating costs.

**Local/private access streets:** a short street, cul-de-sac, court, or a street with branching places or lanes. A local access street is a minor residential street, and usually there is not through traffic between two streets of a higher classification. The average daily traffic (ADT) can reach up to 1500. Right-of-way shall be 52 feet with a 30 foot roadway surface area measured from face of curb to face of curb. For local access streets with parking on one side of the street only, right-of-way shall be 46 feet with 24 foot roadway surface measured from face of curb to face of curb. For local access streets with no parking, right-of-way shall be 42 feet with a 20 foot roadway surface area measured from face of curb to face of curb.

**Low impact development** is a term used to describe a land planning and engineering design approach to manage stormwater runoff. Low impact development emphasizes conservation and use of on-site natural features to protect water quality.

**Missing middle housing** is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the demand for housing. Missing middle buildings typically have a footprint similar in size to a large single family home. Missing middle housing types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and townhomes to support walkable communities, locally serving retail, and public transportation options. Missing middle housing provides a solution to the mismatch between the available U.S. housing stock and shifting demographics



**Natural Open Space Parks** are natural areas that vary in function and size and include water bodies, wetlands, shoreline habitat, inland forests and/or grasslands that are valued by the City. These spaces are left more or less in a natural state with recreation use as a primary or secondary objective but managed for their natural value. These areas are environmentally sensitive areas and may have limited public access in areas where there are habitats with unique or endangered plant, fish, or animal species.

**Neighborhood Parks** serve as the recreational and social centers and are the basic unit of a park system. They are generally designed to focus on informal active and passive recreation needs for all ages within a given neighborhood. They typically serve an area within a ¼-mile to a ½-mile service radius uninterrupted by non-residential roads or other physical barriers.

**OFM:** Washington State Office of Financial Management

**Planned unit development (PUD)** is both a type of development and a regulatory process. The purpose of PUDs is generally to allow greater flexibility in the configuration of buildings and/or uses on a site than is allowed in standard zoning ordinances. PUDs allow residential and/or commercial units to be built closer together than normally allowed by the original zoning classification, if a certain amount of land is designated as common use for occupants of the entire PUD.

**Pocket Parks** or mini parks serve a limited population area or unique recreation or aesthetic need; they serve as a recreational and beautification space where acquisition of larger parks is not possible. They typically serve an area population within a ¼-mile radius.

**PRSP:** Parks and Recreation System Plan

**Regional Parks** are recreation areas that serve the City and beyond with significant acreage. They typically serve regional resources and focus on active and passive recreation, public access to regional trails, and access to important waters and shorelines. Regional Parks are located within a fifteen-mile radius or within one house driving time to most residents.

**Retail leakage** refers to the difference between the retail expenditures by residents living in a particular area, and the retail sales produced by the stores located in the same area. If desired products are not available within that area, consumers will travel to other places, or use different methods to obtain these products. Consequently, the dollars spent outside the area are said to be “leaking”.

**SEPA:** State Environmental Policy Act (RCW 43.21C)

**Shoreline jurisdiction** in the City of Ellensburg includes: all shorelines of the state, upland areas (shorelands) within 200 feet of the ordinary high water mark of those waters; associated wetlands and river deltas; and floodways and contiguous floodplain areas landward 200 feet from such floodways.

**Shorelines** means all water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them; except (i) shorelines of statewide significance; (ii) shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second or less, and the wetlands associated with such upstream segments; (iii) shorelines on lakes less than twenty acres in size and the wetlands associated with such small lakes.

**Shorelines of statewide significance** east of the crest of the Cascade Range are shorelines downstream of a point where the annual flow is measured at two hundred cubic feet per second or more, or those portions of rivers east of the crest of the Cascade Range downstream from the first three hundred square miles of drainage area, whichever is larger.

**Shorelines of the state** are the total of all shorelines and shorelines of statewide significance.

**SMP:** Shoreline Master Program

**Special Use Areas** cover a broad range of miscellaneous parklands or stand-alone recreation sites. These areas are designed to support a specific, specialized use or often a single major use. These parks may also include neighborhood and community park elements but with amenities that have a regional appeal to citizens and visitors from outside the boundaries of the city.

**Stormwater** is surface water in abnormal quantity resulting from heavy falls of rain or snow.

**Subsidized housing** is publicly assisted housing for eligible low-income families, the elderly, and persons with disabilities. Subsidized housing comes in all sizes and types, from scattered single-family houses to large-scale multistory apartments. The United States Department of Housing and Urban Development (HUD) administers federal aid to local housing agencies that manage housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing, and managing these developments.

**Trails and Connections** are linear corridors that contribute to the city's ability to preserve and protect natural areas, ecological, and art features and cultural assets. The connections can be natural corridors or manmade non-motorized linkages that at some locations serve as visual connections through historic or scenic corridors. Trails and connections provide opportunities for walking, running, and bicycling and serve as visual connections for habitat viewing, exercise, and outdoor enjoyment.

**UGA;** Urban Growth Area is designated by the City and County as the area which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in counties that is required or chooses to plan under RCW 36.70A.040 shall be included within an Urban Growth Area. Based upon the growth management population projection made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding 20-year period. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

**Universal design** is an approach to the design of all products and environments to be as usable as possible by as many people as possible regardless of age, ability, or situation. Universal design in housing applies the principles of universal design to all spaces, features, and aspects of houses and creates homes that are usable by and marketable to people of all ages and abilities. Some features of universally designed homes are adjustable to meet particular needs or needs that change as family members' age yet allow the home to remain marketable on the open real estate market.

**WSDOT:** Washington State Department of Transportation