

GLOSSARY of Local Planning Terms

Access Management

Measures regulating access to streets, roads, and highways from public roads and private driveways. Measures may include, but are not limited to, restrictions on the siting of interchanges, restrictions on the type and amount of access to roadways, and use of physical controls (such as signals and channelization, including raised medians) to reduce impacts of approach road traffic on the main facility.

Accessibility

The ability to move easily from one mode of transportation to another mode or to a destination. Accessibility increases when the number and quality of travel choices increases. Accessibility is affected by the mix of land uses and the travel alternatives available.

Accessway

A type of right-of-way, either public or private, that is primarily to provide pedestrian and bicycle linkages consistent with connectivity needs, but may be used for vehicle access to parking or for emergency vehicles. Accessways are typically short in length and are used where full street connections are not needed and/or are not physically feasible.

Activity Center

A cluster of uses that collectively generates many trips (e.g., school and park, neighborhood commercial district). An activity center can be a single use that generates many trips (e.g., stadium, large commercial outlet, large institution).

Amenity Package

A set of additional requirements designed to significantly improve the livability of a project which, if included in a project, allows a bonus density increase.

Americans with Disabilities Act (ADA) of 1990

Civil rights legislation enacted by Congress that mandates the development of a plan to address discrimination and equal opportunity for disabled persons in employment, transportation, public accommodation, public services, and telecommunications.

Annexation

The process by which a municipality or other governing authority absorbs surrounding land and brings it under its jurisdiction.

Area of Special Concern

An area designated in the 2000 Regional Transportation Plan that is planned for mixed-use development, but is also characterized by physical, environmental, or other constraints that limit the range of acceptable transportation solutions for addressing a level-of-service need, but where alternative routes for regional through-traffic are provided.

Area Permit Parking Program

An Office of Transportation program to ensure that on-street parking associated with commercial, industrial, institutional development or large events will not spill over into adjacent residential neighborhoods. The program allows residents and firms a limited supply of permits for on-street parking and restricts on-street parking for other potential users.

Arterial

Any street that is not a Local Service Traffic Street according to the traffic classification maps in the Transportation Element of the Comprehensive Plan. Arterials include Regional Trafficways, Major City Traffic Streets, District Collectors, Neighborhood Collectors, and Traffic Access Streets.

Attractor

A use that, by its nature, draws large numbers of people to it for special events or regular activities. Regional attractors include uses such as sports arenas and convention centers.

Auto-Oriented Development

Development that is either: 1) auto-related (such as gas stations and auto repair shops) or 2) auto-accommodating (by its design attracts primarily customers and employees arriving by automobile, such as drive-in restaurants).

Auto-Oriented Land Uses

Functional activities of two types: 1) those which are auto-related (such as gas stations and auto repair shops); and 2) those which by their design attract primarily customers and employees arriving by automobile (such as drive-in restaurants).

Baker v. City of Milwaukie

A landmark zoning decision in Oregon which found that the comprehensive plan, whether adopted by ordinance or resolution, is the controlling document regulating land uses and that the zoning ordinance must be consistent with the principles and specifications established therein.

Benchmark

A specific target or goal to be achieved in a specific timeframe. Benchmarks are used to determine the attainment of performance indicators and performance measures (defined below).

Bicycle Boulevard

A street with low traffic volumes where the through movement of bicycles is given priority over motor vehicle travel. (*Source: Portland Bicycle Master Plan*)

Bike Central

A public or private facility that provides a variety of bicycle services, such as bicycle parking, bicycle repair, sale of bicycles and equipment, showers, and changing rooms.

Building Codes

Legislative regulations that prescribe the materials, requirements and methods to be used in the construction, rehabilitation, maintenance and repair of buildings. Several national building codes have been established for adoption by individual states. Oregon has adopted the Uniform Building Code (UBC), developed by the International Conference of Building Officials.

Bureau of Planning

The professional staff responsible for providing the Portland Planning Commission with the research and information necessary for the Commission's recommendations to the Portland City Council.

Capital Improvements Program (CIP)

A five-year program to identify improvement projects which may result in a major expenditure of public funds for such facilities as sewers, streets and parks.

Carpool

A motor vehicle carrying two or three (depending on the context) or more people, usually commuting on a regular or semi-regular basis.

Car Sharing

An organization consisting of a group of individuals who share a fleet of cars. The purchase or lease of vehicles, fuel costs, maintenance and repair costs is borne by the organization.

Center

A medium- to high-density concentration of apartment and/or commercial land uses.

Central Business District (CBD)

The business code of a city which contains the major concentration of retail, office and service functions.

Central City

A design type designated in Metro's 2040 Growth Concept. The 2040 Growth Concept designation and Portland's Central City boundaries are co-terminus. The Central City has the highest density development of all the design types, with the most diverse mix of land uses and the greatest concentration of commerce, offices, and cultural amenities. (*Source: 2000 RTP*)

Central City Bus Circulator

Bus route(s) that operates as a shuttle to provide local access to destinations within a defined geographic area, such as the Central City.

Central City Transportation Management Plan (CCTMP)

The adopted transportation system plan for the Central City. The CCTMP is reviewed and updated separately from the Transportation System Plan.

Citizen Involvement

A term used to describe citizen participation. LCDC Goal 1 requires that citizens be involved in all phases of the comprehensive planning process.

Collector of Regional Significance

As designated in the 2000 Regional Transportation Plan, a route that connects the regional arterial system and the local system by collecting and distributing neighborhood traffic to arterial streets. Collectors of regional significance have three purposes: 1) They ensure adequate access to the primary and secondary land use components of the 2040 Growth Concept; 2) They allow dispersion of arterial traffic over a number of lesser facilities where an adequate local network exists; 3) They help define appropriate collector level movement between jurisdictions. (*Source: 2000 RTP*)

Columbia Region Association of Governments (CRAG)

The regional planning agency whose functions were merged into the reorganized Metropolitan Service District (Metro).

Committee for Citizen Involvement (CCI)

An advisory board of citizens responsible for designing and evaluating citizen involvement opportunities in the comprehensive planning process.

Community Development

Activities and programs designed to strengthen the physical, social and economic conditions of an area with a view toward making it a more healthful, prosperous and gratifying place to live. The City of Portland receives federal funds for community development through the Housing and Community Development Act of 1974.

Conditional Use

A use only permitted when certain conditions governing the development are established. Schools, churches and hospitals are common conditional uses in residential zones.

Corridor

A three- to five-block wide area running along the length of a major transit street which is designated for medium density apartment and commercial land uses.

Corridor

A 2040 Growth Concept design type that emphasizes a high-quality bicycle and pedestrian environment and convenient access to public transportation, but will not be as intensively planned as station communities. (*Source: 2000 RTP*)

Cumulative Zoning

A system for zoning that begins with a low-intensity land use, such as a large-lot, single-family detached home and permits more intensive uses with each step up the ladder. At each step of the ladder not only are the uses for that step allowed but so are the uses for the steps below. The most intense zone, at the top of the ladder, would permit all uses below. Portland's Zoning Code is generally cumulative, some exceptions are found in the most intense zones.

Density

The average number of persons, households or dwellings per acre of land.

Downzoning

A change from the current zoning classification of land to reduce the intensity or density of development permitted. The opposite is upzoning.

Drainageway

An open linear depression, whether manmade or natural, for the collection and drainage of surface water. It may be permanently or temporarily inundated.

Early Bird Parking

Parking that is provided to encourage its use primarily by commuters. Typically, the pricing strategy is to offer a lower all-day rate if the parker arrives before a certain time in the morning.

Ecologically and Scientifically Significant Natural Areas

Land and water that has substantially retained its natural character but is not necessarily completely natural or undisturbed, which is significant for historical, scientific, paleontological or natural features.

Effluent

Discharged sewage.

Emergency Response Vehicles

Vehicles employed in responding to emergencies. Examples of emergency response vehicles include fire apparatus, ambulances, and police cars.

Employee Commute Options (ECO) Rule

Part of House Bill 2214, which was adopted by the 1992 Oregon Legislature. The rule directs the Environmental Quality Commission to institute an employee trip reduction program. The rule is designed to reduce 10 to 20 percent of commuter trips for all businesses employing 50 or more persons.

Environmental Impact Statement

An environmental assessment required by the National Environmental Protection Act for “any major Federal action that may significantly affect the environment.”

Exceptional Habitat Quality

For transportation planning purposes,

- 1) Riparian-associated wetlands protected with environmental zones;
 - 2) Locally or regionally rare or sensitive plant communities;
 - 3) Important forest stands contributing multiple functions and values to the adjacent water feature habitats of sensitive, threatened or endangered wildlife species; or
- Habitats that provide unusually important wildlife functions, such as (but not limited to) a major wildlife crossing/runway or a key migratory pathway.

Fasano v. Washington County Board of Commissioners

A landmark zoning decision in Oregon which found that:

- 1) small scale zoning decisions affecting only a limited number of individuals must be recognized as quasijudicial rather than legislative in nature;
- 2) such changes shall be granted only where (a) the change would be in conformance with the comprehensive plan; (b) there is a public need for the change; (c) the public need is best met by the proposed change; and (d) the change conforms to the general welfare standards in the enabling legislation;
- 3) the party seeking the change must bear a graduated burden of proof; and
- 4) stricter procedures must be followed in such quasijudicial hearings than are used in legislative hearings, according to guidelines established by the court.

FastLink

Replaced by the term ‘Streamline’. A program in Tri-Met’s Strategic Plan to increase bus frequency, speed, and comfort on approximately two dozen major transit corridors.

Fish and Wildlife Habitat Areas

Lands which contain significant food, water, or cover for native terrestrial and aquatic species of animals. Lands included are forests, open fields, riparian areas, wetlands and water bodies.

Floodplain

Areas which are dry in some seasons but inundated when heavy rain, snow melt, tide, increased rate of surface runoff or other conditions cause streams or rivers to overflow their normal channels. A 100-year floodplain is an area that would be submerged by a flood likely to occur once every 100 years. Federal Insurance Administration has declared that 100-year floodplain areas require special controls. Standards for development in 100-year floodplains, which are

specified in the federal Flood Hazard Insurance Act, must be met for a jurisdiction to qualify for federal flood insurance assistance.

Floodway

The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. The actual floodway boundaries are computer-activated and approximate. These boundaries are depicted on the Floodway Map. Boundaries for other water courses may be subject to identification by the Sewage System Administrator. The width of the floodway for unidentified water courses should not be less than 15 feet.

Flood Desynchronization

Modification of the timing of stormwater runoff from various parts of a watershed through water retention, detention or other means which will result in a decrease in flood elevations.

Floor Area Ratio (FAR)

A method for determining the maximum gross floor area permitted for all buildings or building on a given site through the use of an assigned ratio. For example, given a ration of 6:1 on a downtown city block of 40,000 square feet, the maximum floor area permitted would be 240,000 square feet. This might translate into a 30-story apartment building with each floor containing 8,000 square feet.

Freight

Raw and bulk materials and products that require value-adding or warehousing.

Freight Intermodal Facility

An intercity facility where freight is transferred between two or more modes (e.g., truck to rail, rail to ship, truck to air, etc.).

Functional Plan

A limited-purpose, multi-jurisdictional plan for an area or activity having significant districtwide impact on the orderly and responsible development of the metropolitan area. A Functional Plan serves as a guideline for local comprehensive plans consistent, with ORS 268.390.

Goods

Finished products, commodities, and wares ready for the final consumer.

Groundwater Sensitive Areas

Areas from which groundwater is replenished and the flow enables contaminants to be carried into aquifers (aquifer recharge areas), or areas of an aquifer in which the groundwater level and flow characteristics are influenced by the withdrawal of groundwater (areas of influence).

Hazardous Substances

Substances which could threaten human health, as are described in City Code 33.455.125, Use of Hazardous Materials and in the Resource Conservation and Recovery Act of 1976 (Federal Register 40 CFR 261.33) and the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (Federal Register 40 CFR Part 302, Table 302.4).

High-Occupancy Vehicle (HOV)

Any vehicle carrying two or more persons, including the driver. An HOV could be a transit bus, vanpool, carpool, or any other vehicle that meets the minimum occupancy requirements. Consistent with federal regulations, motorcycles (with or without passengers) are considered HOVs.

Historic District

An area containing a number of lots, blocks and buildings that has special historical, architectural or cultural significance as part of the heritage of the city. In Portland, these districts are identified by the Historical Landmarks Commission.

Home-Based Work Trip Attractions

The trips made by commuters from their homes to their places of work.

Impervious Surface

Solid surfaces, such as streets, parking lots and roofs, which prevent the absorption of rain into the soil, thereby increasing the amount of stormwater runoff.

Incubator Industry

A recently-formed small industrial business which is not yet well established.

Infill

Infill development is the construction on scattered vacant lots in developed neighborhoods as opposed to building on large parcels of vacant land in relatively undeveloped areas.

Infrastructure

The utilities and basic services, such as roads and sewers, essential for the development, operation and growth of a city.

Intensity:

The type or level of such things as traffic, pedestrian activity, number and height of structures or noise generated by a land use. The more activity, the greater the intensity of use.

Interceptor

Large sewer pipes that divert the flow of sewage from entering a river or creek and carry it to a treatment facility.

Labor-intensive

A business or industry employing a high number of people per acre.

Land Conservation and Development Commission (LCDC):

A state agency empowered by Oregon State legislation to establish and enforce state-wide planning goals and guidelines and coordinate land use planning for the state of Oregon. LCDC has established goals in 19 substantive areas which are binding on local governments throughout the state. Each goal is accompanied by a set of guidelines listing the suggested directions which would aid local governments in achieving the goals.

Land Use

The way in which land is used. Land use is generally described in terms of such things as the size of the lot, the size and location of the structure on the lot and the activities that take place within the structure. Activities not directly associated with land, such as housing construction, population growth, traffic flow and job development are influenced by the way land is used.

Local Improvement District (LID)

A method that allows a group of property owners to share the cost and benefits of public improvements.

Locally Preferred Alternative

The option selected by local jurisdiction(s) following completion of a Draft Environmental Impact Statement (DEIS).

Main Street

A 2040 Growth Concept design type that usually features mixed-use storefront-type development. Two or more main streets in a relatively small area serve the same urban function as town centers, but are located in a linear pattern along a limited number of bus or light rail transit corridors. Main streets feature street designs that emphasize pedestrian, public transportation, and bicycle travel. *(Source: 2000 RTP)*

Manufactured Housing

Housing, such as mobile homes, that is shipped to the site either as a completed unit or as a number of complete sections or rooms which can be joined on-site with a minimum of effort.

Metro

The regional government and designated metropolitan planning organization (MPO) of the Portland region. It is governed by a seven-member elected Metro Council and is responsible for regional transportation planning activities, such as the preparation of the 2000 Regional Transportation Plan and the planning of regional transportation projects, including light rail.

Metropolitan Service District (Metro)

A directly-elected regional government, the first of its kind in the nation, responsible for metropolitan aspects of land use planning and other regional services.

Minimize

Usually defined to mean reduce to the least possible amount; the word is used in the Central City Transportation Management Plan (CCTMP) to mean manage or control, taking into consideration any other concerns.

Mitigate

To rectify, repair or compensate for impacts which result from other actions.

Mixed-Use Areas

Compact areas of development that include a mix of uses, either within buildings or among buildings, and include residential development as one of the potential components.

Mobility

The ability to move people and goods from place to place, or the potential for movement. Mobility improves when the transportation network is refined or expanded to improve capacity of one or more modes, allowing people and goods to move more quickly toward a destination.

Mode Split

The percentage of trips taken by each of the possible modes of travel (motor vehicle, transit, bicycle, walk). Mode split does not refer to the number of trips. For example, the number of trips by a particular mode may increase, but the percentage of trips by that mode may stay the same or be reduced if there is also growth in the overall number of trips for other modes.

Motor Vehicle Level-of-Service (LOS)

A qualitative measure describing operational conditions within a traffic stream. A level-of-service definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. LOS ratings of ‘A’ through ‘F’ describe the traffic flow characteristics on streets and highways and at intersections, as shown on the following table:

LOS Traffic Flow Characteristics	
A	Virtually free flow; completely unimpeded
B	Stable flow with slight delays; reasonably unimpeded
C	Stable flow with delays; less freedom to maneuver
D	High density, but stable flow
E	Operating conditions at or near capacity; unstable flow
F	Forced flow; breakdown conditions

Greater than F Demand exceeds roadway capacity, limiting volume that can be carried and forcing excess demand onto parallel routes and extending the peak period

(Sources: 1985 Highway Capacity Manual [A through F]; Metro [greater than F])

Multimodal

Having a variety of modes available for any given trip, such as being able to walk, ride a bicycle, take a bus, or drive to a certain destination. In a transportation system, multimodal means providing for many modes within a single transportation corridor.

National Ambient Air Quality Standards (NAAQs)

Air quality standards for a variety of pollutants.

Neighborhood

For the TSP classification system, a neighborhood is an area bounded by Major City Traffic Streets, District Collectors, and/or Neighborhood Collectors.

Nonconforming Use

A building or use that is inconsistent with the zoning regulations. If erected before the enactment of the regulations, it may continue its use, but a new nonconforming or different nonconforming use may not be substituted. Most zoning ordinances prohibit the enlargement of a nonconforming use. Many ordinances permit the rebuilding of the nonconforming premises when destroyed by fire. Once the use is abandoned, however, the right to its restoration is lost and the future use of the premises must conform to the zoning.

Obstruction

Something that hinders from passage, action, or operation.

Office of Neighborhood Associations

A City of Portland bureau that provides assistance in developing organizations and information exchange within the city network of neighborhood associations.

Offset Rule

Rule adopted by the Oregon Department of Environmental Quality and approved by the federal Environmental Protection Agency in 1990. The rule allows the parking lot of 43,914 spaces to be increased by up to 1,370 spaces, provided that emission offset measures are implemented and an approved contingency plan is in place. Offsets may include alternative work hours, carpooling, and transit subsidies.

Opticom

A signal preemption system for emergency response vehicles or transit vehicles.

Oregon Department of Transportation (ODOT)

State agency that oversees and maintains the State highway system, under the guidance of the Oregon Transportation Commission.

Oregon's Statewide Planning Goals

The 19 goals that provide a foundation for the State's land use planning program. The 19 goals can be grouped into four broad categories: land use, resource management, economic development, and citizen involvement. Locally adopted comprehensive plans and regional transportation plans must be consistent with the statewide planning goals.

Overlay Zones

Overlay zones place special "supplementary" restrictions on the use of land beyond the requirements in the underlying zone. A parcel of land may have more than one overlay zone.

Owl Service

Transit service provided during the late evening and early morning hours (12:30 a.m. to 5 a.m.).

Paratransit

Non-fixed route service that serves special transit markets, including disabled populations unable to use regular transit service. Other examples include demand-responsive (e.g., dial-a-ride) and contracted fixed-route service.

Park-and-Ride Facility

A parking lot or structure in association with a light rail station, transit stop, or transit transfer point. Generally, park-and-rides should provide access to regional route service for areas not directly served by transit. Bicycle and pedestrian access, as well as parking and storage for bicycles, should be considered in locating new park-and-ride facilities.

Peak-Hour

Either of the two weekday rush-hour time periods: 7 a.m. to 9 a.m. and 3:30 p.m. to 5:30 p.m.

Peak Period Pricing

A transportation management tool that applies market pricing principles to roadway use. Peak-period pricing imposes user surcharges or tolls on congested facilities during peak traffic periods and may allow a reduced price for high-occupancy vehicle (HOV) use.

Performance Indicator

A term that describes a characteristic of the transportation system in order to measure progress towards a specific goal.

Performance Measure

A method used to assign a value to a performance indicator. Performance indicators measure change over time, and the performance measure is a specific activity or physical change that can be measured.

Plat

A map or chart of a city, town section or subdivision, indicating the location and boundaries of individual properties.

Portland City Council

The City Council is composed of the Mayor and four Commissioners. This body is responsible for adopting Portland's Comprehensive Plan after a series of public hearings.

Portland City Planning Commission

The Planning Commission is composed of nine citizen members appointed by the Mayor and approved by City Council. The Commission's role is advisory to the City Council.

Portland Metropolitan Region

The urban portions of Multnomah, Clackamas, Washington and Clark counties.

Port of Portland

A public agency that owns and maintains five marine terminals, four airports, and seven business parks in the three-county area. The Port is governed by a nine-member commission appointed by the governor.

Principal Use

The main purpose for which land or a building is designated or occupied.

Purveyor

A city or district responsible for the supply of a product or service. In this document, a city or district engaged in supplying water.

Refinement Plans

Amendments to the Transportation System Plan. Refinement Plans resolve, at a systems level, determinations on function, mode, or general location that were deferred during the transportation system planning process because the detailed information needed to make those determinations was not available during that process. (*Source: TPR*)

Regional Center

A design type designated in Metro's 2040 Growth Concept. After the Central City, regional centers have the region's highest development densities, the most diverse mix of land uses, and the greatest concentration of commerce, offices, and cultural amenities. They are very accessible by both automobile and public transportation, and have streets that are oriented to pedestrians. Gateway is the only regional center in Portland. (*Source: 2000 RTP*)

Resource Enhancement

Modification of a natural resource or resources to improve the quality or quantity of the resource and resource values. It can include actions that result in increased animal and plant species, increased numbers of types of natural habitat and/or increased amount of area devoted to natural habitat. It may also include improvements in scenic views and sites, increased capacity for stormwater detention or other improvements to resource values.

Rideshare

A motor vehicle carrying two or more people for any trip purpose, including work, shopping, etc., but not on a regular schedule.

Right-of-Way (ROW)

A public or private area that allows for the passage of people or goods. Right-of-way includes passageways such as freeways, streets, bicycle and pedestrian off-street paths, and alleys. A

public right-of-way is one that is dedicated or deeded to the public for public use and is under the control of a public agency.

Riparian Areas

Lands which are adjacent to rivers, streams, lakes, ponds and other water bodies. They are transitional between aquatic and upland zones, and as such, contain elements of both aquatic and terrestrial ecosystems. They have high water tables because of their close proximity to aquatic systems, soils which are usually largely of water-carried sediments and some vegetation that requires free (unbound) water or conditions that are more moist than normal.

Rowhouses

Single-family houses built on narrow lots and without side yards. These houses are built to the property line without any space between them and so when seen, can give the impression of a row of houses.

Short Tons

An amount equal to 2,000 pounds. The term's use in this document refers to the volume of air pollutants.

Sound Transmission Classification (STC)

A measure that is equal to the number of decibels (dB) a sound is reduced as it passes through material. Decibels are a statistical measure of sound or vibrations in the air.

Standard Metropolitan Statistical Area (SMSA)

A U.S. Census Bureau term describing a geographic area consisting of one or more cities of 50,000 population or more and the contiguous counties which are economically and socially integrated with the county containing the central city. Portland is the central city for the SMSA consisting of Multnomah, Washington and Clackamas counties in Oregon and Clark County in Washington.

State Implementation Plan (SIP)

State plan for achieving air quality goals to ensure compliance with the requirements of the federal Clean Air Act.

Station Community

A 2040 Growth Concept design type located along light rail corridors and featuring a high-quality pedestrian and bicycle environment. Station communities are designed around the transportation system to best benefit from the public infrastructure. They include some local services and employment, but are primarily residential developments oriented toward the Central City, regional centers, and other areas that can be accessed by rail for most services and employment. *(Source: 2000 RTP)*

Stormwater Runoff

The water which is not absorbed into the ground during and after a storm which then flows over the land.

Street Tree

A tree growing within the public right-of-way between the travel lanes and the property line.

Subdivision

The process of dividing a given area of land into sites, blocks or lots with streets or roads and open spaces; also, an area so divided.

Sustainable

Methods, systems, or materials that will not deplete nonrenewable resources or harm natural cycles.

Town Center

A 2040 Growth Concept design type that functions as a local activity area and provides close access to a full range of local retail and services within a few miles of most residents. Town centers do not compete with regional centers in scale or economic diversity, but they will offer some specialty attractions of regional interest. Town centers have excellent multimodal access and connections to regional centers and other major destinations. *(Source: 2000 RTP)*

Traffic Calming

Roadway design strategies to reduce vehicle speeds and volumes, aimed at improving traffic safety and neighborhood livability. Traffic calming measures include, but are not limited to, traffic-slowing devices. Examples of other traffic calming measures are traffic diverters, curb extensions, and medians.

Traffic-Slowing Devices

Devices that slow emergency response vehicles as well as general traffic. Speed bumps and traffic circles are the only traffic-slowing devices currently used.

Transit Center

A location where a number of bus and/or high-capacity transit vehicles stop. Generally, transit centers contain waiting areas, transit information, and timed transfer opportunities.

Transit-Oriented Development

A mix of residential, retail, office, and other uses and a supporting network of streets, bikeways, and pedestrianways oriented to a light rail station or transit service and the pedestrian network. Transit-oriented development should include high-density residential development near transit service to support the neighborhood commercial uses and have a lower demand for parking than auto-oriented land uses.

Transit-Oriented Land Uses

Activities which by their design attract, or have the potential to attract, a significant proportion of customers and employees by means of transit, bicycle or pedestrian modes. Such land uses have a lower demand for parking than auto-oriented land uses.

Transportation Demand Management (TDM)

Actions taken to change travel behavior in order to improve the performance of transportation facilities, reduce the need for additional road capacity, and reduce impacts on residential neighborhoods. Examples include encouraging the use of alternatives to single-occupant vehicles (SOVs), ridesharing and vanpools, parking management, and trip-reduction ordinances.

Transportation Disadvantaged

Individuals who have difficulty obtaining transportation because of their age, income, disability, or who are transit dependent for other reasons.

Transportation District

For TSP purposes, one of the eight Transportation Districts identified: Central City, North, Northeast, Far Northeast, Southeast, Far Southeast, Northwest, and Southwest.

Transportation Facilities

Any physical facility that moves or assists in the movement of people or goods, but excluding electricity, sewage, and water systems. (*Source: TPR*)

Transportation Management Association (TMA)

Groups of businesses or institutions that develop TDM measures in order to reduce the need for commuter and visitor parking. Measures may include carpool-matching services, transit subsidies, shuttle vans, or encouraging alternatives to the automobile.

Transportation Planning Rule (TPR)

The implementing rule of Statewide Planning Goal 12 dealing with transportation, as adopted by the State Land Conservation and Development Commission (LCDC). Among its provisions, the TPR requires reducing vehicle miles traveled (VMT) per capita by 15 percent in the next 30 years, reducing parking spaces per capita by 10 percent in the next 20 years, and improving opportunities for alternatives to the automobile.

Transportation System Management (TSM)

Strategies and techniques for increasing the efficiency, safety, or level-of-service of a transportation facility without increasing its size. Examples include, but are not limited to, traffic signal improvements, traffic control devices (including installing medians, channelization, access management, and ramp metering), incident response, targeted traffic enforcement, preferential transit measures, and restriping for high-occupancy vehicle lanes.

Transportation System Plan (TSP)

A plan for one or more transportation facilities that are planned, developed, operated, and maintained in a coordinated manner to supply continuity of movement between modes and within and between geographical and jurisdictional areas.

Tri-Met

Tri-County Metropolitan Transportation District, the transit agency for most of Clackamas, Multnomah, and Washington Counties.

Trip

A journey made by any mode between an origin and a destination. Trips can be categorized as follows:

- Regional trip – A trip that has neither trip origin nor destination within the Portland metro area.
- Interregional trip – A trip that has one trip end within the Portland region and the other trip end outside the Portland region.
- Interdistrict trip – A trip that starts in one Transportation District and ends in another Transportation District.
- Intradistrict trip – A trip that starts and ends within the same Transportation District.
- Non-local trip – A trip that extends beyond the length of the functional purpose described in a street's classification description.

Trip End

The origin or destination point of a journey.

2040 Growth Concept

A concept for the long-term growth management of our region, developed by Metro. It describes the preferred form of regional growth, including where growth should be clustered, what the appropriate densities are for various land use design types, and which areas should be protected as open space. The 2040 Growth Concept was adopted as part of the Regional Urban Growth Goals and Objectives (RUGGOs) in 1995. (*Source: 2000 RTP*)

2000 Regional Transportation Plan (RTP)

The 20-year transportation plan developed by Metro to guide transportation in the region. The RTP is the region's transportation system plan that is required by the Transportation Planning Rule.

Uniform Building Code:

See: **Building Codes**

Uplands

Lands not characterized by the presence of riparian areas, water bodies or wetlands.

Upzoning

A change from the current zoning classification of land to increase the intensity or density of development permitted. The opposite is downzoning.

Urban Growth Boundary

A line which delineates the future development of the urban area. Within the boundary, all the facilities and services necessary for urban development will be provided; outside the boundary, service extensions will be restricted and development restricted in intensity. The LCDC goal on urbanization requires that all incorporated cities in Oregon establish such urban growth boundaries.

Urban Growth Management Functional Plan (UGMFP)

A regional functional plan with requirements binding on cities and counties in the Metro region, as mandated by Metro's Regional Framework Plan. The plan addresses accommodation of projected regional population and job growth, regional parking management, water quality conservation, and limits on retail uses in employment and industrial areas.

Variance and Adjustment

The granting of relief from the terms or conditions of a building or zoning law by a public agency vested with the power to authorize it. The granters of a variance usually require a showing that the controlling zoning regulations inflict a special hardship on the owner of the property in question. An example is where conformance to depth or width standards applied to an odd-shaped lot would prevent the owner from placing a home on his or her property unless the variance were granted. Portland's new zoning code (adopted in 1990 and effective on January 1, 1991) eliminated variances. Exceptions to development standards are allowed through an adjustment process. Adjustments differ from variances in that they may be granted when the proposed development meets the purpose of the provision to which an adjustment is requested. A showing of hardship is not required for an adjustment.

Vehicle Miles Traveled (VMT) per Capita

Miles driven in automobiles per person on average. The Transportation Planning Rule requires a 10 percent reduction of VMT per capita within 20 years of adoption of a Transportation System Plan, and an additional 5 percent reduction within 30 years of adoption of the TSP. The VMT per capita reductions mean that individuals will, on average, travel less by automobile than previously but, because the population will continue to grow, it does not mean an overall reduction in the amount of miles driven.

Water Bodies

Permanently or temporarily flooded lands which may lie below the deepwater boundary of wetlands. Water depth is such that water, and not the air, is the principal medium in which prevalent organisms live, whether or not they are attached to the bottom. The bottom may sometimes be considered nonsoil or the water may be too deep or otherwise unable to support emergent vegetation. Water bodies include rivers, streams, creeks, sloughs, drainageways, lakes and ponds.

Wetland

An area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs and similar areas.

Woonerf

A type of street design where multiple modes of travel mix in a shared space. Typically, the street carries relatively low volumes of auto traffic and travel speeds are very low. In concentrated shopping areas, woonerf design would focus on pedestrian movement.

Zoning

In general, the demarcation of a city by ordinance into zones and the establishment of regulations to govern the use of the land and the location, bulk, height, shape, use and coverage of structures within each zone.