

GLOSSARY

Access/Accessibility: The opportunity to reach a given destination within a certain time frame or without being impeded by physical or economic barriers.

Accessory Housing / Accessory Dwelling Unit: A housing unit that is incidental to the principle unit, on the same lot and includes a kitchen, sleeping and bathroom facilities.

Activity Center: An area of centralized land use activity, such as a shopping center, industrial park, or business district, etc.

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

Aggregate Demand Model: Model obtained by combining travel observations for individuals into geographic zones. These combined observations are used to estimate new flows when service attributes or zone sizes change (See also Disaggregate Demand Model).

Alignment: The horizontal and vertical path followed by a rail line, busway, transitway or roadway.

Alternative: A reasonable option for addressing land use or transportation concerns.

Alternative Analysis: The federal planning procedure undertaken to determine whether a fixed rail, busway, or transitway alternative is cost-effective.

Analysis Zone: In transportation planning, this term refers to traffic analysis zones. (See Traffic Analysis Zone).

Annexation: The act of incorporating an area into the legal jurisdiction of a city, county or state.

Annual Element: A list of transportation improvement projects proposed for implementation during the first program year.

Aquifer: An area of water-bearing soil or rock.

Arterial: A major thoroughfare, used mainly for through traffic rather than access to nearby property. Arterials generally have greater traffic carrying capacity than collector or local streets and are designed for continuously moving traffic. The principal and minor arterial road systems provide the network for travel between major points in both rural and urban areas.

Arterial, Collector: An arterial street which collects and distributes traffic from higher use arterial (principal and minor) to local streets or directly to traffic destinations. Collector arterial also serve trips which both start and end within a neighborhood.

Arterial, Major: Roads which convey traffic along corridors with a high-density of commercial or industrial activity. Major arterials emphasize mobility and de-emphasize access. They are also referred to as principal arterials.

Arterial, Minor: An arterial street which serves as a distributor of traffic from a principal arterial to collector arterial and local

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streets, directly to secondary traffic generators such as community shopping areas and high schools, and serves trips between neighborhoods within a community. Minor arterials can be classified as either rural or urban, and as such each serves a different purpose.

Arterial, Principal: An arterial street which connects regional arterial to major activity areas and directly to traffic destinations. Principal arterials are the most intensive arterial classification, serving major traffic generators such as the Central Business District, major shopping and commercial districts, and move traffic from community to community.

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

Attached Single-Family Housing: Two adjacent single-family houses on separate lots with one attached common wall.

Average Daily Traffic (ADT): The average number of vehicles passing a point during a 24-hour period.

Calibration: The procedure used to adjust travel models to simulate base year travel.

Capital Cost: The expense of putting an alternative into operation, including construction costs, materials, and installation of equipment, and purchase of vehicles.

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.

Capital Facilities Plan: A general plan that identifies and balances capital expenditures and revenues for 10 to 15 years and demonstrates the viability of the land use plan.

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

Capital Improvements: Projects to create, expand or modify a capital facility. The project may include design, permitting, environmental analysis, land acquisition, construction, landscaping, site improvements, initial furnishings and equipment.

Carpool: Transportation system in which multiple travelers share transport in one automobile.

Central Business District (CBD): Usually the downtown retail trade area of a city, or generally an area of very high land valuation, traffic flow, and concentration of retail business offices, theaters, hotels, and service businesses.

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

Cluster Development / Clustering: 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. Planned Unit Developments typically use the clustering concept.

Collector-Distributor Street: A road generally parallel to an expressway which collects and distributes traffic at access points to the expressway involving through lanes.

Committed Improvement: An improvement which has been funded or has funds committed to it.

Commute Trip Reduction: Washington State Legislation passed in 1992 requiring specified large employers in certain counties to reduce vehicle occupancy within a specific time frame.

Comprehensive Plan: A statutory document which sets forth a government's major policies concerning the desirable future of the area's people and the physical development of the area. The Plan is adopted by the Board of County Commissioners according to the requirements of the Growth Management Act (GMA).

Comprehensive Planning: A planning process which requires inclusion of land use, transportation, water, and sewer, education health, and other elements.

Concurrency: A GMA requirement that the public facilities needed to maintain adopted level of service standards are available within six years of development.

Concurrent with Development: Transportation improvements or strategies are in place at the time of development or a financed commitment is in place to complete improvements or strategies within six years.

Consistency: A measure of whether any feature of the Plan or a regulation is

incompatible with any other feature of the plan, or another plan or regulation. The GMA requires that the Plan be both internally and externally consistent.

Corridor: A long, relatively narrow area within a region that includes a major direction of traffic flow or connects major sources of trips.

County Road Improvement District (CRID): A quasi-governmental organization formed by landowners to finance and construct roadway improvements beneficial to its members.

Countywide Planning Policies: As required for GMA, the Kitsap Regional Council adopted a series of policies which embody a vision of the future for Kitsap County. These policies are intended to guide the development of the comprehensive plans of the county and all cities within it.

Critical Area: Those areas designated and mapped by Kitsap County as having existing site conditions which require specific development standards to minimize adverse environmental impacts both on and off the site. Critical areas include wetlands, fish and wildlife habitat areas, geologically hazardous areas, frequently flooded areas, and critical aquifer recharge areas.

Debt Capacity: The amount of debt that a county can incur. The State has set legal debt limitations for counties. However, a city also has practical limitations on its ability to issue debts that result from the need to obtain approval of the county's voters, the cost of capital (interest rates), the desire to maintain good credit rating and other factors.

Debt Financing: A method of raising revenue for capital projects which involves

selling tax exempt bonds and incurring debt. The principle and interest in the bonds are repaid over time with property taxes or other revenues.

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

Demand: The amount of transportation desired by the public. Used in an economic sense and based on the theory and methodology of consumer demand, a schedule of the quantities of travel consumed at various levels of price or levels of service offered by the transportation system. Demand is not a fixed amount of travel, but a function of level of service. Nearly all urban travel forecasting methods are based on the concepts of travel demand and transportation facility supply interacting in a transportation network as the market to produce an equilibrium flow pattern.

Demand-Responsive Transit: Transit service using small vehicles with flexible routes and schedules, providing door-to-door or point to point transportation, often at the customers request.

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

Development Activity: The application of human, financial and physical resources to satisfy human needs and improve quality of life.

Development Capacity: The amount of residential (number of dwelling units) and non-residential uses (building floor area in square feet) that could be built based on the zoning of a parcel of land. Capacity is calculated primarily by assuming a certain amount of development is permitted based on allowable density.

Disaggregate Demand Model: Model that is obtained by using the observations of the travel choice behavior of individuals directly for model calibration (See also Aggregate Demand Model).

Distribution: Process by which trip defined by origin are distributed among the various available destinations. Common trip distribution models are the gravity model and the opportunity model.

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

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

Dwelling unit: One or more rooms located within a structure, designed, arranged, occupied or intended to be occupied by not more than one family and/or permitted tenants as living accommodations independent from any other family. A kitchen area must be contained within a dwelling unit.

Environmental Impact Statement (EIS): A document intended to provide discussion of significant environmental impacts which may result from a proposed projects; 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. If the responsible official determines that a project or action may have a

significant adverse effect upon the quality of the environment, the State Environmental Policy Act (SEPA) requires that an EIS be prepared.

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

Ferry: A form of water-based transit. Ferries can allow for a mix of service: passenger-only, auto-only, or auto with walk on passengers.

Federal Transit Administration (FTA): Formerly the Urban Mass Transit Administration (UMTA). A component of the U.S. Department of Transportation which administers the federal transit program.

Federal Highway Administration: Division of the U.S. Department of Transportation which funds highway planning and programs.

Forecasting: The process of determining the future values of land use, socioeconomic, and trip making variables within a certain study area.

Four Step Modeling Process: Developed as part of the UTPS modeling process, the Four Step Process refers to the four general procedures used to forecast travel demand. These procedures are as follows: 1) Trip Generation, 2) Trip Distribution, 3) Model Split, and 4) Traffic Assignment.

Freeway: A divided arterial highway designed for the unimpeded flow of large

traffic volumes. Access to a freeway is rigorously controlled; intersections grade separations are the rule.

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

Gravity Model: A mathematical model of trip distribution based on the premise that trips produced in any given area will distribute themselves in accordance with the accessibility of other areas and the opportunities they offer.

Greenway: A linear open space area frequently associated with a natural or landscaped course for pedestrians or bicyclists. A greenway can be an open space connector linking parks, natural reserves, cultural features or historic sites with each other and with populated areas.

Growth Management Act (GMA): Legislation passed in 1990 (ESHB 2929) and subsequently amended, which requires urban counties and the cities within them to develop urban growth areas, comprehensive plans and concurrent funding plans (among other things) to deal with growth in their area for the next twenty years.

High Occupancy Vehicle (HOV): A vehicle which carries more than one person (i.e., carries the driver and at least one passenger).

High Occupancy Vehicle Improvement: Facilities or priority treatments, such as preferential signalization or queue bypasses, designed to improve HOV roadways.

High Occupancy Vehicle Lane (HOV Lane): A lane of traffic designated for use by HOV and transit. It is also known as a "diamond" or carpool lane.

Highway: Term applies to roads, streets, and parkways, and also includes right-of-ways, bridges, railroad crossings, tunnels, drainage structure, signs, guard rails, and protective structures in connections with highways.

Home-Based Trip: A trip that has either its origin or destination at the traveler's residence.

Home-Based Work Trip: A trip for the purpose of one's employment, with either trip end being one's home.

Household: A non-profit housekeeping unit consisting of any number of related persons or eight or fewer related and/or non-related persons, living together in a single dwelling unit.

Housing Unit: A dwelling unit or group quarter.

Impact Fees: A fee imposed on developers to help pay for the cost of providing public facilities needed to serve new development. The use of impact fees were authorized by the Growth Management Act.

Impedance: More general than Friction Factors, impedance shows the effect that various levels of time of time and cost will have on travel between zones.

Impervious Surface: A surface that cannot be easily penetrated (eg: asphalt or concrete).

Infill Development: Development consisting of either (1) construction on one or more lots in an area which is mostly

developed, or (2) new construction between two existing structures.

Infrastructure: The basic foundation of facilities and services (eg: water, waste water, power and streets) which are necessary for urban development.

Intermodal: More than one transportation mode or type of service.

Intermodal Connection: Point at which different modes, or methods, of transportation meet and allow transfers to occur.

Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA): Legislative initiative by the U.S. Congress restructuring funding for highway and transit programs. ISTEA authorized increased levels of highway and transportation funding and an enlarged role for regional planning commissions/MPOs in funding decisions. The Act also requires comprehensive regional long-range transportation plans extending to the horizon year of 2015.

Kitsap Regional Council (KRC): A regional body comprised of representatives from Kitsap County, the cities of Port Orchard, Bainbridge Island, Poulsbo and Bremerton, and the Suquamish and S'Klallam Tribes wherein elected officials from the municipal and county jurisdictions meet to discuss and decide on issues of mutual concern. The Council was formerly known as the Kitsap Regional Planning Council (KRPC).

Kitsap Traffic Analysis Zone (KTAZ): A subset of the Puget Sound Regional Council's traffic analysis zone system.

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

Land-Use Density: The level of compactness of urban development, usually described as population or dwelling units per acre.

Level of Service: A measure of a public facility or service's operational characteristics used to gauge its performance. In transportation planning Level of Service fall into six categories ranked A to F, with A representing free traffic flow and F representing extremely long delays.

Link: In traffic assignment, a section of the highway network defined by a node at each end. A link may be one-way or two-way.

Linked Trip: A trip from the point of origin to the final destination, regardless of the number of modes or vehicles used.

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

Marine Transit: Water-based transit service. Marine transit includes all types of ferry service, such as that provided by the Marine Division of WSDOT. Marine transit also includes private and intra-county ferry service.

Mass Transit: A general term used to describe land-based transit systems which can carry a high volume of passengers. The term usually refers to such modes as light rail, commuter, rail, or bus systems. The term does not include demand responsive transit and carpooling because the low volume per vehicle.

Methodology: The system of principals, practices, and procedures applied to a specific branch of knowledge.

Metropolitan Planning Organization (MPO): The organizational entity designated by law with lead responsibility for developing transportation plans and programs for urbanized areas of 50,000 or more in population. MPOs are established by agreement of the Governor and units of general purpose local governments which together represent 75 percent of the affected population or an urbanized area.

Minimum Path: That route of travel between two points which has the least accumulation of time, distance or other parameter to traverse.

Mitigate: To reasonably reduce or eliminate the impact of development; usually applied to regulations concerning critical areas.

Mitigation: Steps taken to moderate the impact of construction or operation of a project.

Mixed Use: The presence of more than one use in a structure (eg: a mixture of residential units and offices in the same building).

Mobility: Capable of moving or being moved from place to place. Transportation planning focuses on increasing mobility rather than decreasing congestion or increasing vehicle trips.

Mode: Means of travel such as single occupant vehicle, vehicle passenger, transit, walking, bicycle, ferry, carpool, or vanpool.

Mode Split: The statistical breakdown of travel by various modes, usually used to describe the percentage of people using certain modes of transportation.

Model: A mathematical or conceptual analysis tool that uses data on past and present conditions to make a projection about the future.

Multimodal: Two or more modes or methods of transport.

National Environmental Policy Act (NEPA): A comprehensive federal law requiring an analysis of the environmental impacts of federal actions.

National Highway System: A classification of roads authorized by ISTEA comprised of Interstate routes, a large percentage of urban and rural principal arterials, the defense strategic highway network, and strategic highway connectors.

Network: A set of nodes and connecting links that represent transportation facilities in an area. Normally associated with links are modal names, distances, levels of service, capacities, and levels of service and volume requirements. In travel demand forecasting a network is a system of links (road segments) and nodes (activity centers or points representing activity centers).

No-Build Alternative: An alternative which leaves the transportation situation as it already exists.

Node: An activity center.

Nonmotorized Mode: Any mode of transport that utilizes a power source other than a motor. Primary nonmotorized modes include walking (pedestrian), horseback riding (equestrian), and cycling.

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

Origin: The location of the beginning of the trip or the zone in which a trip begins.

Paratransit: Personalized flexible transportation services which are operated publicly or privately generally using low or moderate capacity vehicles.

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

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

Peak Direction: The direction of major traffic flow on a highway or transit facility during rush hours.

Peak Hour: The hour during which the maximum amount of travel takes place.

Peak Period: The period during which the maximum amount of travel occurs. Usually about 7 to 9 am and 4 to 6 pm.

Pedestrian Facility: A general term to describe a facility designed to accommodate pedestrian travel, such as sidewalk, a path, or a road shoulder.

Peninsula Regional Transportation Planning Organization (PRTPO): The Regional Transportation Planning Organization for Kitsap, Mason, Clallam, and Jefferson Counties. The PRTPO serves as a mechanism for coordinating transportation planning in and among those counties and as a conduit for federal and state transportation funds.

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

Productions: The number of home-based trip ends in the zone of residence. For all non-home based trips, productions are synonymous with origins.

Puget Sound Council of Governments (PSCOG): Predecessor to The Puget Sound Regional Council. The former area-wide metropolitan planning organization (MPO) responsible for regional planning in the Puget Sound area (See Puget Sound Regional Council).

Puget Sound Regional Council (PSRC): Current MPO for the Puget Sound Region, including Snohomish, King, Pierce, and Kitsap Counties. The PSRC coordinates transportation planning in those four counties and allocates federal and state transportation funds. The PSRC is responsible for coordinating transportation planning with air quality emissions reductions requirements and manages the adopted regional growth strategy, Vision 2020.

Planned Unit Development (PUD): A planning technique which provides increased flexibility for the developer in exchange for a higher quality development. PUD's are characterized by a focus on overall project design rather than lot-by-lot zoning, setbacks and placement. Innovative housing types, open space and recreational facilities are often included.

Recreational Travel: Travel undertaken specifically for recreational purposes. Frequently occurring on weekends and to tourist attractions, recreational travelers often

drive for the pleasure of the trip and have different behavioral characteristics than commuters.

Regional Transportation Planning Organization (RTPO): Specific to Washington state, an RTPO is responsible for coordination and cooperation between jurisdictions on transportation related projects. RTPO's represent at least two rural counties and are eligible for some state and federal funding.

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

Ridesharing: Vanpooling and carpooling.

Right-of-Way (ROW): Land acquired for or occupied by a transportation use including unused space along the edges or median. Roads, highways, railways, and power lines are all built on rights-of-way.

Riparian Corridors: The transitional area along a stream, river, pond, lake or wetlands between the water's edge and the surrounding upland areas. This includes stream banks, lake shores, beaches, floodplains, side channels and the vegetation growing in these areas. Riparian zones function as wildlife corridors, providing food, shelter and shade. The vegetation in these corridors filters pollution from adjacent development, and helps control flooding and erosion by absorbing rainfall, slowing runoff and stabilizing stream banks.

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

Scenario: A set of assumptions used to describe a potential future. In transportation

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planning, a scenario is either a set of transportation network assumptions or demographic assumptions used to analyze potential transportation alternatives.

Secondary Arterial: Roads which link activity centers and convey traffic onto major arterials. Secondary arterials provide both mobility and access. They are also referred to as minor arterials.

Single Occupant Vehicle (SOV): A vehicle carrying only the driver and no passengers.

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

Traffic Analysis Zone (TAZ): A specifically delineated area of analysis used to forecast trip generation and traffic flow. TAZ boundaries are based on existing land use. Population and employment are held roughly equal for all TAZ's in a region.

Transit: Refers to a multiple-occupant vehicle operated on a for-hire, shared-ride basis, including bus, rail, ferry, taxi, shuttle bus, carpool or vanpool.

Transit Center: A transit stop or station at the meeting point of several routes or lines

which is designed to facilitate passenger transfers.

Transit Dependent: Relying on transit services instead of the private automobile as the main means of travel.

Transit Incentives: Actions encouraging the use of public transit, including increased service and reduced fares.

Transitway: An exclusive right-of-way that is used by transit and high occupancy vehicles.

Transportation Demand Management (TDM): Development of policies and programs to motivate people to use public transportation, such as bus pass subsidies, flex time programs and limiting free parking.

Transportation Improvement Board (TIB): A funding agency in the State of Washington which focuses on providing transportation funds to projects which are multi-jurisdictional.

Transportation Improvement Program (TIP): A staged multi-year program of transportation improvement projects. The TIP is usually updated annually.

Transportation Control Measures (TCM): Local actions taken to adjust traffic patterns or reduce vehicle with the intent of reducing polluting emissions. These local actions may include HOV lanes, right turn on red permission, ridesharing, etc. TCMs are generally associated explicitly with air quality issues. Compare to Transportation Demand Management (TDM).

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

Transportation Facility: Any portion of the physical infrastructure that supports or assists the movement of goods and people.

Transportation Management Area (TMA): Defined by ISTEA as all urbanized areas over 200,000 in population. Within a TMA, all transportation plans and programs must be based on a continuing and comprehensive process carried out by the Metropolitan Planning Organization (MPO) in cooperation with states and transit operators. The TMA boundary affects the responsibility for the selection of transportation projects that receive federal funds.

Transportation Management Association (TMA): Transportation management associations are private organizations which work with local jurisdictions, transit agencies, and business to promote HOV travel and discourage SOV travel.

Transportation System Management (TSM): An array of strategies intended to lead to a reduction in the number of vehicles using the road system while simultaneously serving the same number of travelers.

Trip: A one-way movement of a person or vehicle between two points for a specific purpose; sometimes called a one-way trip to distinguish it from a round trip.

Trip Assignment: The process of determining route or routes of travel and allocating the zone-to-zone trips to these routes.

Trip Distribution: The process by which the movement of trips between zones is estimated. The data for each distribution may be measured or be estimated by a growth factor process or by a synthetic model.

Trip End: Either a trip origin or a trip destination.

Trip Generation: A general term describing the analysis and application of the relationships which exists between the trip makers, the urban area and the trip making. It relates to the number of trip ends in any part of the urban area.

Trip Purpose: The reason for making a trip, normally one of ten possible purposes. Each trip may have a purpose at each end, e.g., home to work.

Trip Table: A table showing trips between zones. The trips may be separated by mode, by purpose, by time period, by vehicle type, or by other classification.

Urban Growth Area (UGA): An area designated for urban development and to be served with urban services. The Growth Management Act requires designation of urban growth areas which are "the intensive use of land"; this is incompatible with agricultural products or mineral extraction.

Urban Growth Boundary (UGB): The point at which urban growth is prohibited and only growth which is not urban in nature is allowed.

Urbanized Area: An urbanized area contains a city (or twin cities) of 50,000 or more (central city) plus the surrounding closely settled incorporated area which meet certain criteria of population size or density.

Unlinked Trip: Any segment of a linked trip.

U.S. Department of Transportation (USDOT or DOT): The Principal direct federal funding and regulating agency for

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transportation facilities and programs.
Contains FHWA and the FTA.

Vanpool: Privately or publicly provided vans transporting groups of persons to and from work on a regular basis. Vanpools generally carry between 7 and 15 people traveling together for their commute trip.

Vehicle Miles Traveled (VMT): A standard area-wide measure of travel activity. Most conventional VMT calculations is to multiply average length of trip by the total number of trips.

Vision 2020: The adopted long-range regional growth and transportation strategy for the Central Puget Sound area (King, Kitsap, Pierce and Snohomish counties). It combines a public commitment to a growth vision with the transportation investments and other programs needed to support that vision. It identifies the policies and key actions necessary to implement the strategy. Vision 2020 was created by the PSRC in cooperation with local jurisdictions.

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

Wetlands: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to develop specific soil types and to support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.