



H. Lee & Associates, PLLC

Civil Engineering, Traffic Engineering, and Planning

MEMORANDUM

To: City of Camas Staff

From: Hann Lee, P.E.

Date: January 28, 2022

Subject: Romano Development Rezone
Trip Generation Memorandum



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INTRODUCTION

The proposed Romano Development Rezone is located at 4711 NW Camas Meadows Drive 986026906 in Camas, Washington and is comprised tax lot 986026906. The existing tax lot is approximately 5.0 acres (217,800 square feet) and is currently zoned light industrial/business park (LI/BP). The rezone proposal is to change the existing zoning from IL/BP to MX to match the abutting parcels to the east.

The build out of the existing IL/BP zoning was based on a floor area ratio (FAR) of 0.25 of the net building area (217,800 square feet). Applying this FAR yields a build out of 54,450 square feet of IL/BP space. For trip generation purposes the build out of the existing zoning was assumed to be ITE Code 770 (Business Park) use.

The applicant does not know at this time what the mix of land uses will be with the proposed MX zoning. Therefore, to estimate the likely trip generation impact of the requested MX zoning, a mix of uses allowed by the MX zoning in CMP Table 18.07.030-1 not likely to be exceeded was developed. For trip generation purposes the build out of the proposed MX zoning is assumed to be comprised of the following land uses and densities:

- Single Family Detached Housing (ITE Code 210) – 12 units
- Single-Family Attached Housing (ITE Code 215) – 18 units
- Low-Ride Residential with Ground Floor Commercial (ITE Code 230) – 90 units
- General Office Building (ITE Code 710) – 7,500 square feet
- Strip Retail Plaza >40k sf (ITE Code 822) – 7,500 square feet

TRIP GENERATION COMPARISON

Estimates of daily, A.M. peak hour, and P.M. peak hour trips generated by the build out of the existing and proposed zonings were developed from rates published in “Trip Generation, 11th Edition” (Institute of Transportation Engineers, 2021). The build out of the existing zoning is expected to generate 677 daily, 74 A.M. peak hour (63 in, 11 out), and 66 P.M. peak hour (17 in, 49 out) net new trips and is summarized in Table 1. The build out of the proposed zoning is

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expected to generate 1,042 daily, 86 A.M. peak hour (35 in, 51 out), and 113 P.M. peak hour (61 in, 52 out) net new trips and is summarized in Table 2. The proposed zoning is expected to generate 365 more daily, 12 more A.M. peak hour (-28 in, 40 out), and 47 more P.M. peak hour (44 in, 3 out) net new trips. Table 3 summarizes the trip generation comparison of the existing IL/BP zoning and the proposed MX zoning.

Table 1. Trip Generation Summary for Existing IL/BP Zoning

	Amount	Average Daily	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
Existing (IL/BP) Zoning – General Light Industrial (ITE Code 110)								
Rate per 1,000 square feet (ksf)		12.44	1.15	0.20	1.35	0.32	0.90	1.22
Trips	54,450 ksf	677	63	11	74	17	49	66

Table 2. Trip Generation Summary for Proposed MX Zoning

	Amount	Average Daily	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
Proposed (MX) Zoning – Single-Family Detached Housing (ITE Code 210)								
Rate per dwelling unit		9.43	0.18	0.52	0.70	0.59	0.35	0.94
Trips	12 units	113	2	6	8	7	4	11
Proposed (MX) Zoning – Single-Family Attached Housing (ITE Code 215)								
Rate per dwelling unit		7.20	0.15	0.33	0.48	0.32	0.25	0.57
Trips	18 units	130	3	6	9	5	5	10
Proposed (MX) Zoning – Low-Rise Residential with Ground Floor Commercial (ITE Code 230)								
Rate per dwelling unit		3.44	0.10	0.34	0.44	0.26	0.10	0.36
Trips	90 units	310	9	31	40	23	9	32
Proposed (MX) Zoning – General Office Building (ITE Code 710)								
Rate per 1,000 square feet (ksf)		10.84	1.34	0.18	1.52	0.24	1.20	1.44
Trips	7,500 ksf	81	10	1	11	2	9	11
Proposed (MX) Zoning – Strip Retail Plaza >40k (ITE Code 822)								
Rate per 1,000 square feet (ksf)		54.45	1.42	0.94	2.36	3.29	3.30	6.59
Trips	7,500 ksf	408	11	7	18	24	25	49
Net Trips for Proposed MX Zoning		1,042	35	51	86	61	52	113

Table 3. Trip Generation Comparison for Romano Development Rezone

	Average Daily	A.M. Peak			P.M. Peak		
		In	Out	Total	In	Out	Total
Existing (IL/BP) Zoning	677	63	11	74	17	49	66
Proposed (MX) Zoning	1,042	35	51	86	61	52	113
Proposed Rezone Trip Increase	365	(28)	40	12	44	3	47