



GESSNER
ENGINEERING

May 15, 2025

James Hayes
Graduate Civil Engineer
City of Bryan
300 S. Texas Avenue
Bryan, Texas 77803

Re: Traffic Impact Analysis Determination – Hope Subdivision
Habitat for Humanity – Hope Subdivision
ZENO PHILLIPS, BLOCK 18, LOT 34.7, ACRES 8.12
Bryan, Texas 77803
Gessner Engineering Job No.: 20-0210

Dear Mr. Hayes:

This letter serves to confirm that a Traffic Impact Analysis (TIA) is not required for the proposed Hope Subdivision, which is planned for full build-out with 88 single-family residential lots. Based on trip generation estimates, the project is anticipated to produce fewer than 100 trips during the peak hour, which is below the threshold requiring a formal TIA.

Trip generation estimates were calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, under Land Use Code 210 – Single-Family Detached Housing. The results are summarized in Table 1 below:

Table 1: Trip Generation

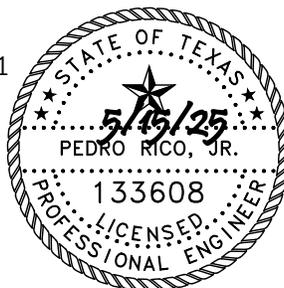
ITE Code	Weekday 24 Hour	Weekday AM Peak Hour	Weekday PM Peak Hour	Saturday Peak Hour	Sunday Peak Hour
210	Residential – Single Family Detached Housing				
Rate / Unit	9.43	0.75	0.99	0.92	0.83
Trips	830	66	87	81	73
% Enter/Exit	50% / 50%	26%/74%	64% / 36%	54%/46%	53%/47%
# Enter Exit	415/415	17, 49	56,31	44,37	39,34

As shown, the highest number of trips occurs during the weekday PM peak hour, totaling 87 trips. Since this value is below the 100-trip threshold, a Traffic Impact Analysis is not required at this time.

Please let us know if you need any additional information or have questions regarding this determination.

Sincerely,
GESSNER ENGINEERING, LLC F-7451

Pedro Rico, P.E.



COLLEGE STATION 979 680 8840 • BRENHAM 979 836 6855 • FORT WORTH 817 405 0774 • SAN ANTONIO 210 305 4792

2501 Ashford Drive, Suite 102 / College Station, Texas 77840 • Fax 979 680 8841 • www.gessnerengineering.com

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