Bohannan Huston
great people supporting great communities

10303 East Dry Creek Road
Suite 250
Englewood, CO 80112

303.799.5103
bhinc.com

MEMORANDUM

DATE: 11/17/2026

TO Charles C. Crum, P.E.
M.V.E, Inc.
chuckc@mvecivil.com
1903 Lelaray Street, Suite 200
Colorado Spring, Colorado 80909

FROM: Tyler Smith, P.E.
Bohannan Huston, Inc.

SUBJECT: Fountain Faith Fellowship Thrift Store – Trip Generation Letter
El Paso County, Colorado

Dear Mr. Crum,

This trip generation letter documents the trip generation calculations for the proposed Fountain Faith Fellowship Thrift Store located at 11485 Old Pueblo Road in El Paso County, Colorado. This project includes development of an approximately 5,180 square foot multi-purpose building of which 3,929 square feet will be used as a thrift store, and the remaining 1,251 feet will be used for storage of existing church items. Based on coordination with El Paso County the trip generation for this building will be based on the 3,929 square foot thrift store use.

BACKGROUND

Currently on the project site is a residential single-family home (parsonage), church building, out structures, and a parking lot. Access to the existing site is provided by one full movement access on the east side of Old Pueblo Road approximately 1,300 feet south of Jordan Road (measured center to center). This project includes an approximately 3,929 square foot thrift store but does not include any expansion to the square footage of the existing buildings. The thrift store is planned to be open up to five days a week between the hours of 10 AM and 2 PM. The site plan for the Fountain Faith Fellowship Thrift Store is attached.

TRIP GENERATION

Site traffic volume estimates are determined through a process known as trip generation, in which rates and equations are applied to a proposed land use to estimate the number of trips generated during a specific time interval. The source for trip generation calculations is the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, which establishes trip generation rates and equations based on nationwide studies of similar land uses. Although the ITE Trip Generation Manual does not include a specific land use classification for thrift stores, Variety Store (ITE Land Use Code 814) was selected as the most comparable land use based on its operational characteristics.

Based on the selected ITE land use, a typical variety store of the proposed size (3,929 square feet) is estimated to generate approximately 250 daily trips. However, typical variety stores operate for significantly longer hours (up to 14 hours per day) than the proposed Fountain Faith Fellowship Thrift Store, which will operate for a maximum of four hours per day (10:00 AM to 2:00 PM). Therefore, the proposed Thrift Store is not expected to generate the same level of daily trips as a typical variety store. Through coordination with El Paso County, it was determined that the ITE Hourly Distribution of Vehicle Trips by Land Use could be applied to account for the Thrift Store's limited operating hours. Applying the hourly distribution to the estimated 250 daily trips for a typical variety store results in an adjusted estimate of approximately 76 daily trips for the proposed Fountain Faith Fellowship Thrift Store. Additionally, the Thrift Store's operating hours of 10:00 AM to 2:00 PM do not overlap with the morning peak period (7:00 AM to 9:00 AM) or afternoon peak period (4:00 PM to 6:00 PM) of the adjacent street. Therefore, the proposed development is not anticipated to generate any trips during either peak period. **Table 1** summarizes the trip generation estimates for the proposed Fountain Faith Fellowship Thrift Store, with supporting trip generation calculations provided in the appendix.

Table 1 | Trip Generation

Land Use	Size	Vehicle Trips						
		Daily	Morning Peak Hour (7-9 AM)			Afternoon Peak Hour (4-6 PM)		
			Enter	Exit	Total	Enter	Exit	Total
Variety Store (ITE 814)	3,929 SF	76*	0	0	0	0	0	0

*Operating hours will be from 10:00 AM to 2:00 PM

CONCLUSION

In summary, the proposed Fountain Faith Fellowship Thrift Store is anticipated to generate approximately 76 daily trips and no trips during the morning or afternoon peak hours of the adjacent roadway system. Therefore, the proposed development falls below the El Paso County ECM thresholds of 100 daily trips and 10 peak hour trips that would warrant additional transportation analysis. Additionally, the proposed development will not introduce any new minor or major roadway intersections, change the existing type of traffic generated, or modify the existing site access. Since the proposed development is not anticipated to generate any peak hour trips, the existing levels of service (LOS) at the adjacent intersections and site accesses will be maintained. Furthermore, the site does not have access to a state highway. Based on these considerations, a traffic study or additional transportation analysis is not warranted for the proposed development. Please feel free to contact me at tsmith@bhinc.com if you have any questions.

Sincerely,



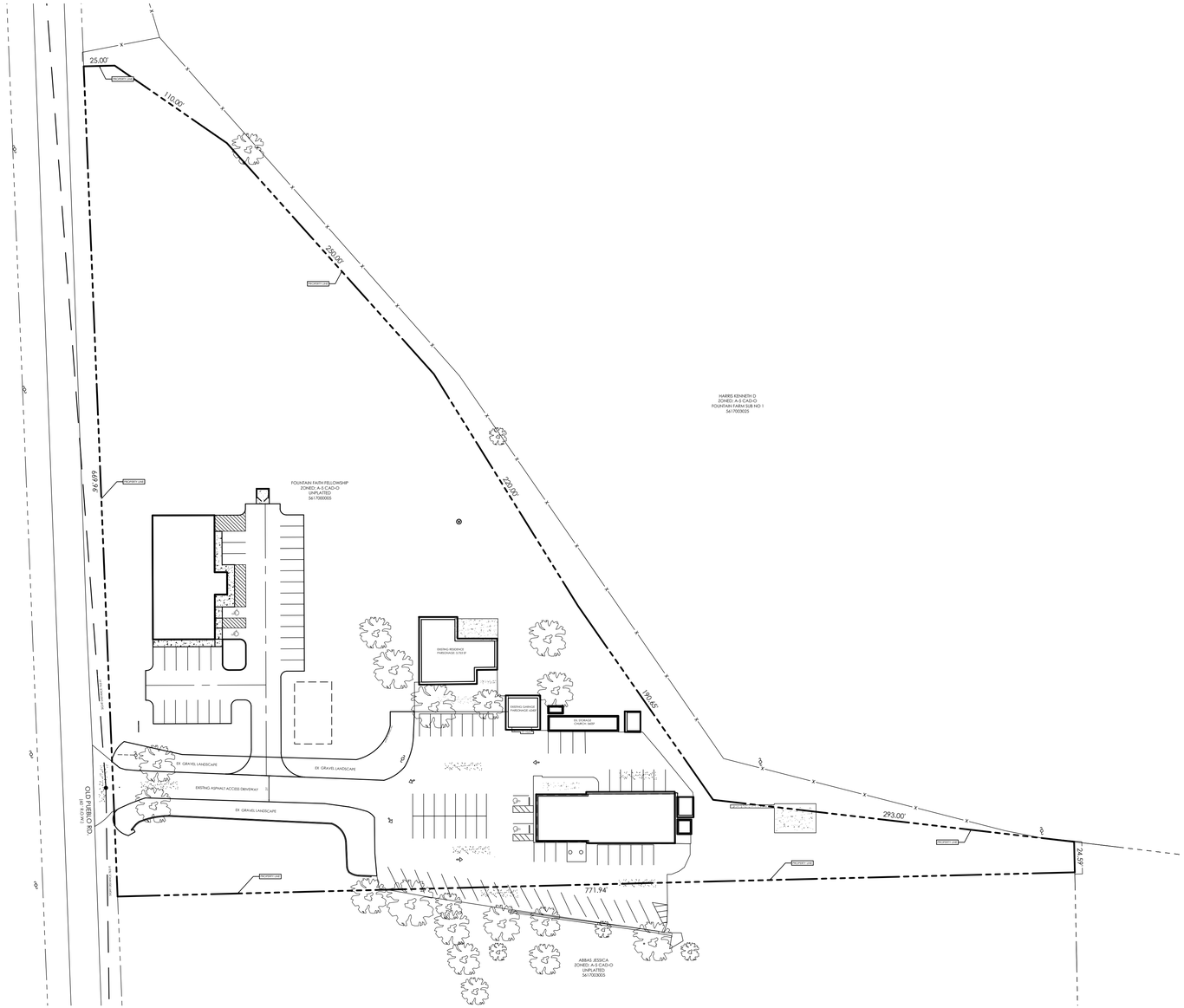
Tyler E. Smith
Traffic Engineer

Site Plan

FOUNTAIN FAITH FELLOWSHIP
RETAIL AND EVENT CENTER

11485 OLD PUEBLO RD. FOUNTAIN,CO 80817

A PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN
EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN EL PASO COUNTY, COLORADO BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17 WHICH LIES 30 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; SAID POINT BEING ALSO ON THE EAST RIGHT OF WAY LINE OF THE OLD PUEBLO ROAD;

THENCE ANGLE LEFT 90°53'30" NORTHERLY ON THE EAST RIGHT OF WAY LINE OF SAID OLD PUEBLO ROAD 600.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY;

THENCE ANGEL RIGHT 90°53'11" EASTERLY 771.94 FEET
THENCE ANGLE LEFT 89°49'41" NORTHERLY 24.59 FEET
THENCE ANGLE LEFT 82°05'00" NORTHWESTERLY 293.00 FEET
THENCE ANGLE RIGHT 48°30'00" NORTHWESTERLY 190.65 FEET
THENCE ANGLE RIGHT 03°00'00" NORTHWESTERLY 220.00 FEET
THENCE ANGLE LEFT 10°00'00" NORTHWESTERLY 250.00 FEET
THENCE ANGLE LEFT 13°30'00" NORTHWESTERLY 110.00 FEET
THENCE ANGLE LEFT 36°00'00" WESTERLY 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE OLD PUEBLO ROAD;
THENCE ANGLE LEFT 90°58'30" SOUTHERLY ALONG SAID RIGHT OF WAY LINE OF 669.96 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

FLOODPLAIN STATEMENT

ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AS SHOWN ON FEMA FIRM MAP NO. 08041C0962G, EFFECTIVE DATE, DECEMBER 7, 2018.

MAP NOTES

1. THE EXISTING BASE MAPPING WAS USGS AND AERIAL PHOTOGRAPHY.

2. SOUTHERN PARKING SPACES PARTIALLY OFF OWNERS TRACT ARE ALLOWED BY PRESCRIPTIVE EASEMENT RIGHT WITH 20 + YEARS USE. THESE SPACES NOT USED OR NEEDED FOR REQUIRED PARKING FOR OVERALL PARKING REQUIREMENTS.

DEVELOPMENT NOTES:

1. EXISTING USES ON SITE ARE SINGLE FAMILY RESIDENTIAL AND RELIGIOUS WORSHIP.
2. PROPOSED USE FOR NEW BUILDING SHALL BE MIXED USE BUSINESS EVENT CENTER AND THRIFT STORE.
3. WATER SERVICE SHALL BE PROVIDED BY EXISTING WELL.
4. SEWER SERVICE SHALL BY PROVIDED BY EXISTING / PROPOSED OWTS.
5. The owner agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at the final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

SHEET INDEX

SITE PLAN

DP-1	COVER SHEET
DP-2	SITE PLAN

*The owner agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25-337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at the final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE
- OHE — OVERHEAD ELECTRICAL LINES

EXISTING

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/ BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/ ROCK
- SIGN
- BOLLARD
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- TREE (EVERGREEN/DECIDUOUS)
- SHRUB
- ROCK
- ELECTRIC UTILITY POLE

SITE DATA

OWNER
FOUNTAIN FAITH FELLOWSHIP
11485 OLD PUEBLO RD
FOUNTAIN, CO 80817
DANIEL BARKER
719-382-8891

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET
COLORADO SPRINGS, CO 80909
719-635-5736

ZONING
A-5 CAD-0

BUILDING USE
EVENT CENTER

TAX SCHEDULE NO.
5617000005

PROPERTY ADDRESS
11485 OLD PUEBLO RD
FOUNTAIN, CO 80817

VARIANCE FILE NO.
VA264

COVERAGE DATA

TOTAL AREA	=	216,580 sf.	100%
EXISTING BUILDING	=	7,693 sf.	3.6%
EXISTING PAVEMENT	=	34,210 sf.	15.8%
EXISTING % IMPERVIOUS		= 19.4%	
PROPOSED BUILDING	=	5,180 sf.	
TOTAL BUILDING	=	12,873 SF	5.9%
PROPOSED PAVEMENT	=	15,832 sf.	
TOTAL PAVEMENT	=	50,042 sf.	23.1%
PROPOSED % IMPERVIOUSNESS		= 29.1%	

PARKING REQUIRED TO ACCOMODATE ALL USES ON LOT

RELIGIOUS INSTITUTION: 1 STANDARD SPACE PER 4 SEATS. THIS TOTAL MUST BE SUPPLEMENTED WITH ADDITIONAL ADA SPACES (MIN: 1VAN).

SINGLE-FAMILY RESIDENTIAL (Parsonage): 2 STANDARD SPACES

BUSINESS EVENT CENTER: 1 STANDARD SPACE FOR EVERY 4 SEATS OR 1 SPACE FOR EVERY 100SF OF FLOOR AREA (PLUS ADA).

RETAIL SALES: 1 STANDARD SPACE PER 250SF OF FLOOR AREA (PLUS ADA)

EXISTING CHURCH: 140 SEATS / 4 SEATS/SPACE
REQUIRES: 35 SPACES

EXISTING PARKING: 35 SPACES (+2 ADA)

PROPOSED: 5180 SF @ 1 SPACE / 250 SF
REQUIRES: 21 SPACES

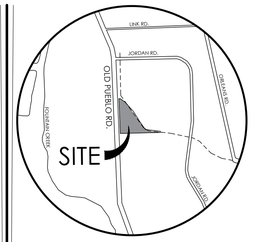
PROVIDED NEW SPACES: 30 SPACES (+ 2 ADA)

BUILDING HEIGHT

MAX HT = 30'

SET BACKS

FRONT = 25'
SIDE = 25'
REAR = 25'



VICINITY MAP
NOT TO SCALE

BENCHMARK

N

10 0 20 50 100
1" = 50' 1:600

MVE INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

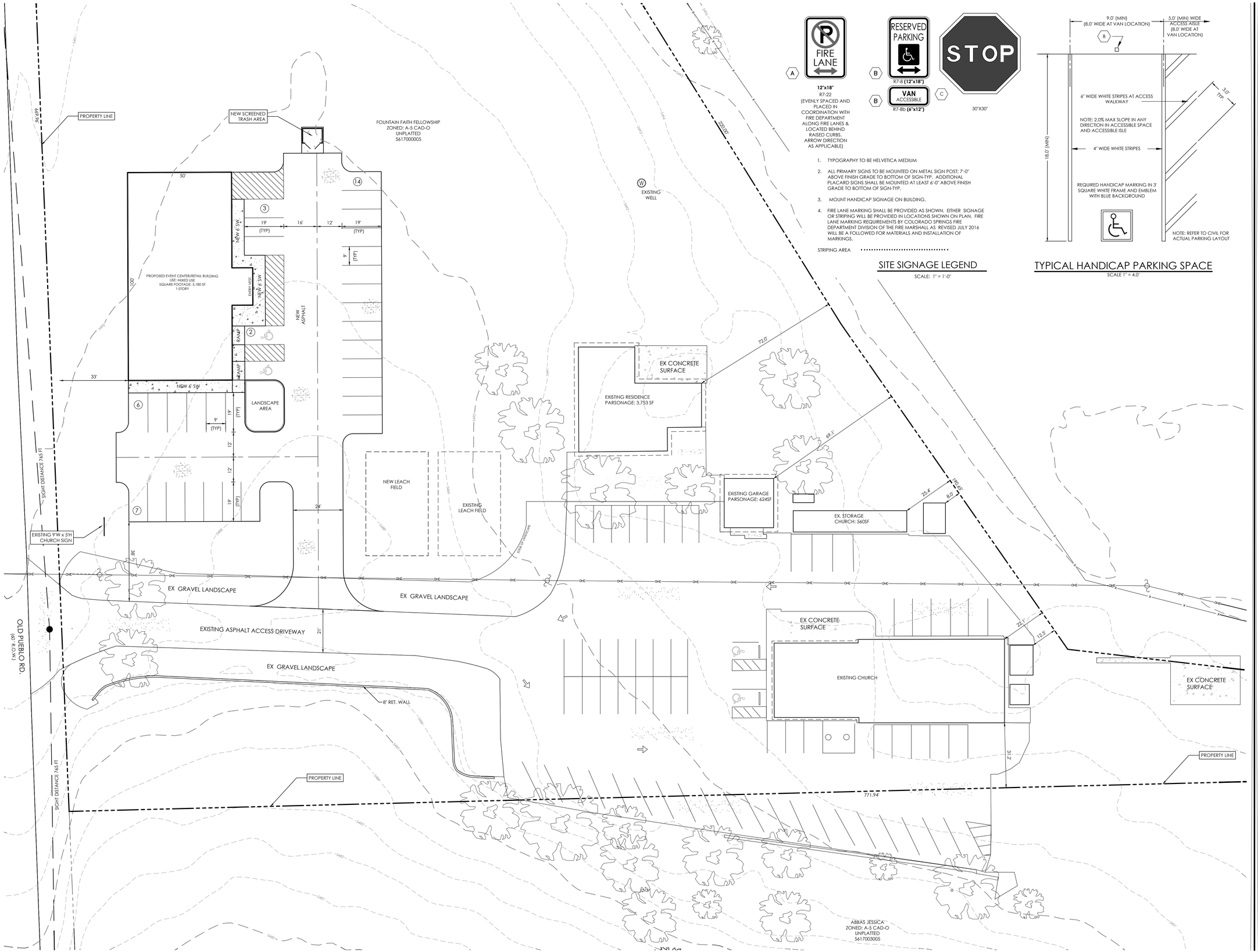
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

Fountain Faith Fellowship
Event Center

Site Plan
Cover Sheet

MVE PROJECT **61239**
MVE DRAWING **-DEV-CS**

September 30, 2026
SHEET 1 OF 2



12"x18"
R7-22
(EVENLY SPACED AND PLACED IN COORDINATION WITH FIRE DEPARTMENT ALONG FIRE LANES & LOCATED BEHIND RAISED CURBS. ARROW DIRECTION AS APPLICABLE)

1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST: 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
3. MOUNT HANDICAP SIGNAGE ON BUILDING.
4. FIRE LANE MARKING SHALL BE PROVIDED AS SHOWN. EITHER SIGNAGE OR STRIPING WILL BE PROVIDED IN LOCATIONS SHOWN ON PLAN. FIRE LANE MARKING REQUIREMENTS BY COLORADO SPRINGS FIRE DEPARTMENT DIVISION OF THE FIRE MARSHALL AS REVISED JULY 2016 WILL BE A FOLLOWED FOR MATERIALS AND INSTALLATION OF MARKINGS.

STRIPING AREA .....

SITE SIGNAGE LEGEND

SCALE: 1" = 1'-0"

TYPICAL HANDICAP PARKING SPACE

SCALE 1" = 4.0'

BENCHMARK



5 0 10 20 40

1" = 20' 1:240

MVE INC. ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY ____ _____
AS-BUILTS BY
CHECKED BY ____ _____

Fountain Faith Fellowship
Event Center

Site Plan
Plan Sheet

MVE PROJECT **61239**
MVE DRAWING **-DEV-PS**

September 30, 2026
SHEET 2 OF 2

Trip Generation Calculations

Trip Generation Planner (ITE 12th Edition)

ITE Code	Land Use Description	Independent Variable	No. of Units	Avg Rate or Equation	Daily	AM Peak Hour (7-9 AM)			PM Peak Hour (4-6 PM)		
						In	Out	Total	In	Out	Total
814	Variety Store	1,000 SF	3.929	Average Rate	76	0	0	0	0	0	0

* Operating hours will be from 10 AM - 2 PM

Source: ITE *Trip Generation Manual* , 12th Edition				
Land Use Code	814			
Land Use	Variety Store			
Setting	General Urban/Suburban			
Time Period	Weekday			
# Data Sites	10			
Daily Trips (Typical 3,929 SF Variety Store)	250			
	% of 24-Hour Vehicle Trips			
Time	Total	Entering	Exiting	Total Trips
10:00 - 11:00 AM	**6.2%**	**6.1%**	**6.3%**	**16**
11:00 - 12:00 PM	**7.5%**	**7.8%**	**7.3%**	**19**
12:00 - 1:00 PM	**7.9%**	**7.7%**	**8.1%**	**20**
1:00 - 2:00 PM	**8.6%**	**8.7%**	**8.6%**	**22**
* Operating hours will be from 10:00 AM to 2:00 PM			Total Daily Trips	**76**