



**HAYWARD USKOSKI**  
& ASSOCIATES

MEMORANDUM

To: City of LaCenter  
From: Valerie Uskoski, PE  
Date: December 13, 2021  
RE: Stephens Hillside Farm Traffic

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Hayward Uskoski and Associates, Inc. (HUA) has reviewed the traffic study for the approved Stephens Hillside Farm Subdivision. HUA is proposing to revise the approved layout to reconfigure the internal layout to better conform with the existing topography.

The original application proposed 85 lots as does the revision. The original plat connected to the existing road network at Aspen Ave and provided cross circulation to the west at the terminus of W 19<sup>th</sup> Street and three street extensions to the northern boundary; however, the proposed extension of Bluebird Ave terminated at 7 foot retaining wall which precluded future extension of the roadway due to grades beyond the wall.

The revised layout maintains the connection to the existing road network at Aspen Ave and at the west terminus of W 19<sup>th</sup> Street. The connections to the north at Falcon and Dove Avenues are maintained. The extension of Bluebird has been eliminated. While one connection was eliminated, the street would not have been extended in future due to the grades above the 7-foot wall being in excess of 15%. This effectively reduced future cross circulation to Falcon and Dove to the north.

HUA has determined that the traffic study is still relevant and applicable for the revised traffic study and both the lot yield and all viable external connection points remain unchanged. HUA identified no additional factors that would warrant a new traffic study for the proposed reconfiguration.