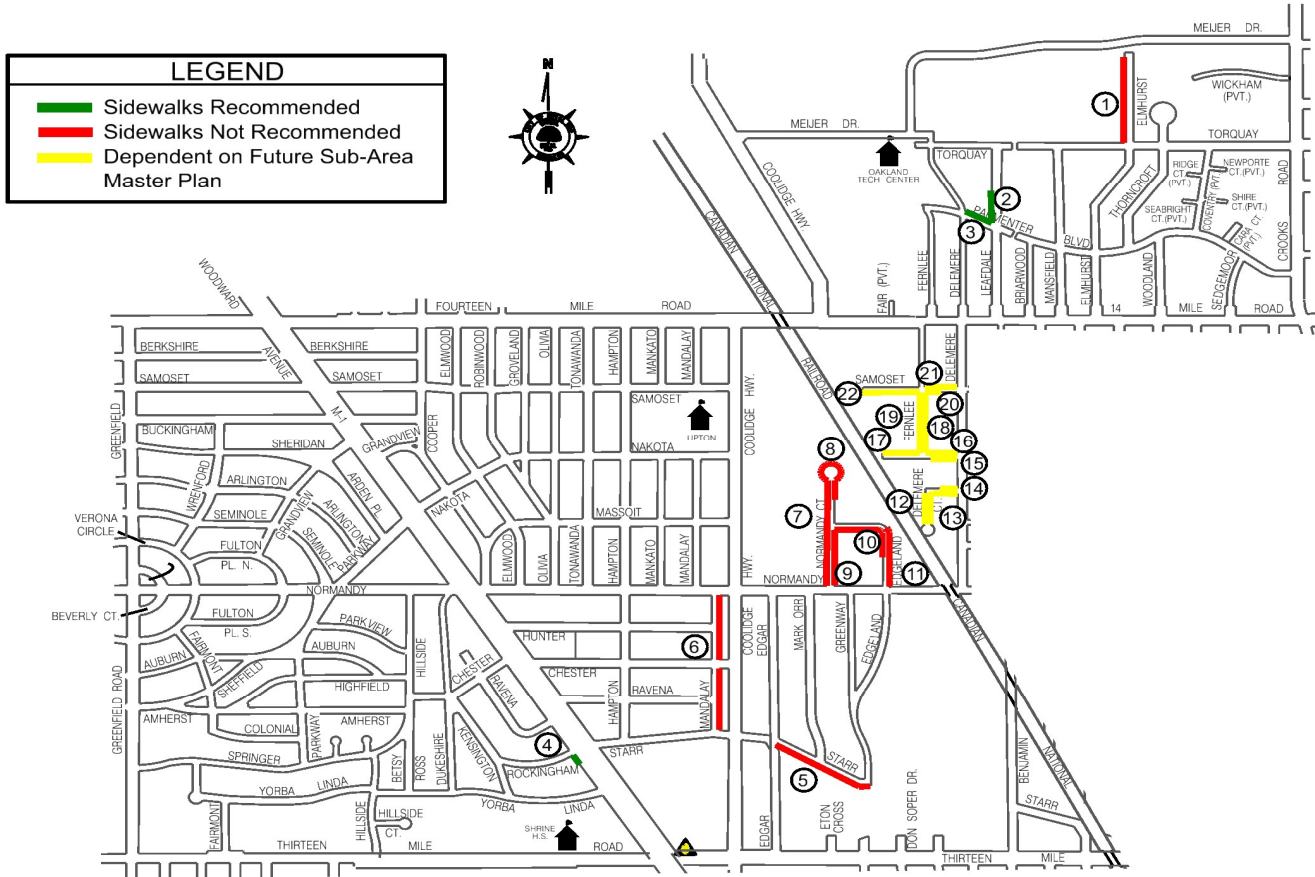





2025 Sidewalk Improvement Program
Potential Locations for New Sidewalk where None Exists





Location Summary

#	Street:	From:	To:	Description:
1.	Elmhurst Avenue	Torquay Avenue	Dead End	West side of road
2.	Leafdale Avenue	Parmenter Boulevard	310 feet north	West side of road
3.	Parmenter Boulevard	Delemere Avenue	Leafdale Boulevard	North side of road
4.	Woodward Avenue	Rockingham Avenue	100 feet south	West side of road
5.	Starr Road	Edgar Avenue	Greenway Avenue	South side of road
6.	Mandalay Avenue	Starr Road	Normandy Road	East side of road
7.	Normandy Court	Normandy Road	Normandy Court	West side of road
8.	Normandy Court	Cul-de-sac	Normandy Court	East and West side of road
9.	Normandy Court	Normandy Road	Edgeland Avenue	East side of road
10.	Edgeland Avenue	290 feet north	Normandy Court	West and South side of road
11.	Edgeland Avenue	Normandy Road	600 feet north	East side of road
12.	Delemere Court	Cul-de-sac	325 feet north	West side of road
13.	Delemere Court	Cul-de-sac	Delemere Boulevard	South and East side of road
14.	Delemere Court	Delemere Boulevard	150 feet west	North side of road
15.	Nakota Road	Delemere Boulevard	250 feet west	South side of road
16.	Nakota Road	Delemere Boulevard	Fernlee Avenue	North side of road
17.	Nakota Road	Fernlee Avenue	Dead end	North side of road
18.	Fernlee Avenue	Samoset Road	Nakota Road	East side of road
19.	Fernlee Avenue	Samoset Road	Nakota Road	West side of road
20.	Samoset Road	Fernlee Avenue	125 feet east	South side of road
21.	Samoset Road	Fernlee Avenue	Delemere Boulevard	North side of road
22.	Samoset Road	Fernlee Avenue	Dead End	South side of road

2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location: 1 Street Name: Elmhurst Avenue <i>West side of road from Torquay to Dead End</i>	
Addresses Affected: Cummington Park (no address)	
Review: <u>Right-of-Way:</u> Adequate space in the public right-of-way to install sidewalk (60' ROW). <u>Obstructions:</u> There are a few trees near the south end and brush would need to be removed. <u>Grade:</u> Grade is mostly flat with some low areas of flooding. <u>Route:</u> Path would lead to dead end.	Additional Notes: Wooded park area, would need to remove trees to install new sidewalk. There is no path into the park from Elmhurst; sidewalk would lead to nowhere.
<u>Access:</u> Does not provide access anywhere; there are no pathways or connections within the park along Elmhurst.	Staff Recommendation: Sidewalk installation is not recommended.
Pictures:	
  	



2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location: 2 Street Name: Leafdale Avenue <i>West side of road from Parmenter Boulevard to 310 feet north</i>	
Addresses Affected: 2500 Parmenter 5025 Leafdale 2521 Torquay	
Review: <u>Right-of-Way:</u> Adequate space in the public right-of-way to install sidewalk (86' ROW). <u>Obstructions:</u> None <u>Grade:</u> Grade is mostly flat <u>Route:</u> Would complete a continuous route for the neighborhood and completes a partially installed block. <u>Access:</u> The sidewalk will provide better pedestrian access for the neighborhood.	Additional Notes: The commission directed that new sidewalk be installed here in 2016. However, the location was administratively exempted temporarily because a new development was planned which included new sidewalks. The development was not completed. Staff Recommendation: Sidewalk installation is recommended.
Pictures:	
  	

2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location: 4 Street Name: Woodward Avenue <i>West side of Woodward from Rockingham to approximately 75 feet south</i>	
Addresses Affected: 31295 Woodward	
Review: <u>Right-of-Way:</u> Adequate space in the public right-of-way to install sidewalk (MDOT ROW) <u>Obstructions:</u> Flag pole foundation is in the direct path of new sidewalk. Parking space (MDOT ROW) is within in the path of new sidewalk. <u>Grade:</u> Grade is mostly flat. <u>Route:</u> Would complete a continuous route for the neighborhood and completes a partially installed block. <u>Access:</u> The sidewalk will provide better pedestrian access along the business corridor.	Additional Notes: Sidewalk will cross a car wash business, and would require closure for up to 5 days. Car wash might have heat coils in pavement. Recommend leaving concrete exit area as-is, and installing concrete sidewalk through asphalt portion of property as shown below. New sidewalk installation would require an MDOT permit; MDOT could require additional improvements to drive approaches and/or island. Staff Recommendation: Sidewalk installation is recommended.
Pictures: <div style="display: flex; flex-direction: column; align-items: center;">   </div>	

2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location: 5 Street Name: Starr Road Edgar Avenue to Greenway Avenue, south side of the road	
Addresses Affected: 3500 Edgar - Royal Oak Golf Center	
Review: <u>Right-of-Way:</u> Adequate space in the public right-of-way to install sidewalk (66' ROW). <u>Obstructions:</u> None. <u>Grade:</u> Grade is very steep. <u>Route:</u> Would complete a continuous route for the neighborhood and completes a partially installed block. <u>Access:</u> The sidewalk would provide a continuous pedestrian route, but does not provide specific access anywhere (golf center is fenced).	Additional Notes: Exempted in 2016. Staff Recommendation: Sidewalk installation is not recommended.
Pictures:  	



2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location:	6	Street Name	Mandalay Avenue <i>East side of road from Starr Road to Normandy Road</i>				
Addresses Affected:	3703	3709	3715	3719	3725	3729	3803
(Coolidge addresses, rear yards)	3807	3811	3815	3821	3825	3829	3903
	3907	3913	4003	4009	4017	4101	4105
	4111	4115	4121	4125	PIN 25-05-301-001		
Review:				Additional Notes:			
<u>Right-of-Way:</u> Adequate space in the public right-of-way to install sidewalk (50' ROW).				Backyard of properties off Coolidge. Small green space in ROW with many obstructions and grade issues.			
<u>Obstructions:</u> 4-foot tall concrete retaining wall, utility poles, steps and trees.							
<u>Grade:</u> Grade is very steep.							
<u>Route:</u> Would add a route on the east side of the road (west side exists).							
<u>Access:</u> Properties are all rear-yard lots, does not provide access to homes.				Staff Recommendation: Sidewalk installation is not recommended.			
Pictures:							
							
							
							

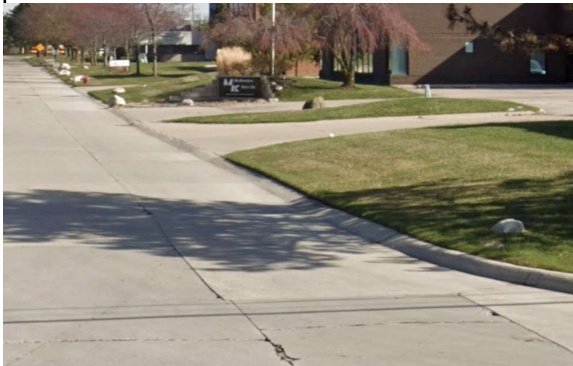
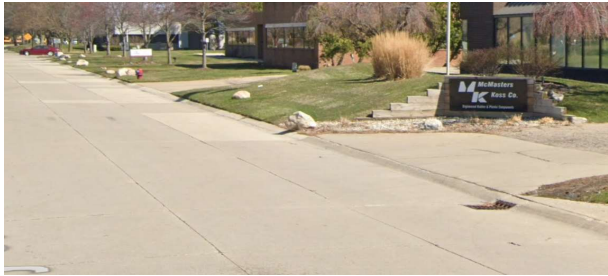

2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location:	7 Street Name Normandy Court <i>West side of road from Normandy Road to cul-de-sac</i>									
Addresses Affected:	3070 Normandy Rd.									
	Normandy Ct.:	4237	4303	4319	4343					
Review:	Additional Notes: Exempted in 2016. Sidewalk would require the large driveway approaches to be removed and replaced.									
<u>Right-of-Way:</u>						Adequate space in the public right-of-way to install sidewalk (50' ROW).				
<u>Obstructions:</u>						Trees, decorative landscaping, boulders.				
<u>Grade:</u>						Grade has moderate slope				
<u>Route:</u>	Would complete a continuous route for the industrial area, but does not connect to any residential neighborhoods.									
<u>Access:</u>	Dead-end road, provides pedestrian access to industrial businesses only.									
Staff Recommendation:										
Sidewalk installation is not recommended.										
Pictures:										
										


2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location: 8 Street Name Normandy Court <i>Cul-de-sac at north end of Normandy Court and east side 200+/- south of cul-de-sac</i>	
Addresses Affected: 4336 4359 4354	
Review: <u>Right-of-Way:</u> Adequate space in the public right-of-way to install sidewalk (50' ROW). <u>Obstructions:</u> Trees and hydrant. <u>Grade:</u> Grade has moderate to steep slope. <u>Route:</u> Would complete a continuous route for the industrial area, but does not connect to any residential neighborhoods. <u>Access:</u> Dead-end road, provides pedestrian access to industrial businesses only.	Additional Notes: Exempted in 2016. Sidewalk would require the large driveway approaches to be removed and replaced. Staff Recommendation: Sidewalk installation is not recommended.
Pictures: <div style="display: flex; flex-direction: column; align-items: center;">   </div>	

2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location: 9 Street Name Normandy Court <i>East side of road from Normandy Road to Edgeland Avenue</i>	
Addresses Affected: 4208 4224 4250	
Review: <u>Right-of-Way:</u> Adequate space in the public right-of-way to install sidewalk (50' ROW). <u>Obstructions:</u> Boulders and landscaping. <u>Grade:</u> The area has steep grade at south end, flat towards Edgeland. <u>Route:</u> Would complete a continuous route for the industrial area, but does not connect to any residential neighborhoods. <u>Access:</u> Dead-end road, provides pedestrian access to industrial businesses only.	Additional Notes: Exempted in 2016. Sidewalk would require the large driveway approaches to be removed and replaced. Staff Recommendation: Sidewalk installation is not recommended.
Pictures: <div style="display: flex; flex-wrap: wrap;">    </div>	

2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location: 10 Street Name Edgeland Avenue <i>South side of road and west side to 270'+/- south</i>	
Addresses Affected: 4250 Normandy Ct 4223 Edgeland	
Review: <u>Right-of-Way:</u> Adequate space in the public right-of-way to install sidewalk (50' ROW). <u>Obstructions:</u> Boulders and signage. <u>Grade:</u> Grade is mostly flat. <u>Route:</u> Would complete a continuous route for the industrial area, but does not connect to any residential neighborhoods. <u>Access:</u> Dead-end road, provides pedestrian access to industrial businesses only.	Additional Notes: Exempted in 2016. Sidewalk would require the large driveway approaches to be removed and replaced. Staff Recommendation: Sidewalk installation is not recommended.
Pictures: 	

2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Location: 11 Street Name Edgeland Avenue <i>East side of road from Normandy Road to 600' north</i>	
Addresses Affected: Edgeland: 4210 4220 4230 4238 4260	
Review: <u>Right-of-Way:</u> Adequate space in the public right-of-way to install sidewalk (50' ROW). <u>Obstructions:</u> Boulders, utility pole, trees and landscaping on the north end. <u>Grade:</u> Grade has a slight slope. <u>Route:</u> Would complete a continuous route for the industrial area, but does not connect to any residential neighborhoods. <u>Access:</u> Dead-end road, provides pedestrian access to industrial businesses only.	Additional Notes: Exempted in 2016. Sidewalk would require the large driveway approaches to be removed and replaced. Staff Recommendation: Sidewalk installation is not recommended.
Pictures: <div style="display: flex; flex-wrap: wrap;">     </div>	

2025 Sidewalk Improvement Program - Report on Potential New Sidewalks Where None Currently Exist

Locations: 12 thru 22 **Street Names:** Delemere Court, Nakota Road, Fernlee Avenue, Samoset Road

Addresses Affected: varies

Review:

These areas were reviewed in 2016 and exempted from sidewalk installation. The Master Plan recommends that this area be transformed into a walkable district with multi-family housing, enhanced streetscapes, wider sidewalks, street trees and improved lighting. The Planning Division plans to develop a sub-area master plan for this district. Knowing that a major transformation could occur in this area, staff recommends no new sidewalk be installed at this time. Detailed costs and photographs have not been prepared for this report.

Additional Notes:

Staff Recommendation:

Sidewalk installation is not recommended at this time

Locations:

