

Locust Lane Sidewalk Feasibility Study

Introduction

Elkton has a goal to enhance existing pedestrian infrastructure and create new connections where missing. The desired result is a safe and robust, comprehensive pedestrian network connecting to numerous destinations.

The purpose of this study is to assess the need and viability of a reconstructed sidewalk along Locust Lane (between High and Main Sts.), and to develop feasible conceptual sidewalk alternatives to meet the project goals. In this high-level feasibility study, considerations include design standards, preliminary cost estimates, and construction issues.

Study Area



The purpose of this workshop is to present draft sidewalk alternatives. We will incorporate your input on these alternatives into recommendations and a final report. Using the report, the Town will determine if funding will be sought for design and construction.



Project Webpage:
www.wilmapco.org/locustlane

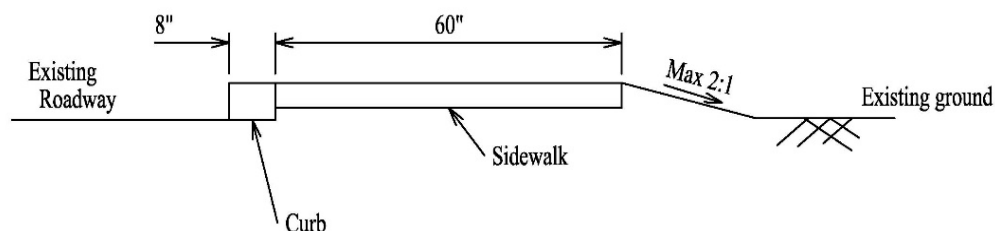
Locust Lane Sidewalk Feasibility Study

Existing Conditions



- Narrow and varying lane widths encompass the 30' public right-of-way.
- Existing sidewalk is 4-foot wide without a curb; not fully ADA complaint.
- Four utility poles provide major obstacles for walking and crossing.
- Ten pedestrian generators and 208 housing units within 1/2 mile of segment.
- No recent pedestrian crash reports for the area.

Model Sidewalk



Proposed Typical Section of Locust Lane sidewalk designed to MDSHA standards

Locust Lane Sidewalk Feasibility Study

Proposed Sidewalk Options

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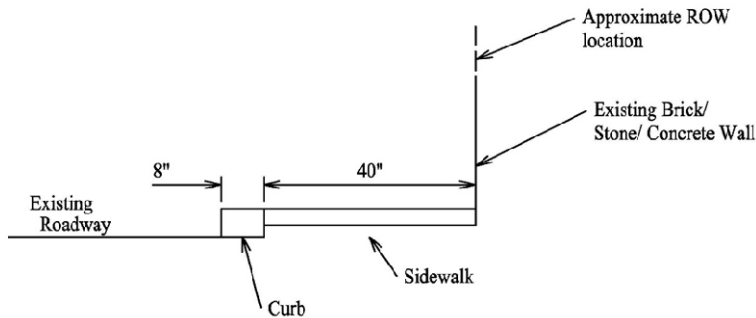
	Options	Description	Considerations
1	Narrow Roadway	<ul style="list-style-type: none"> • Re-align travel lanes to 10-12' where feasible • Extend sidewalk by 20" to provide 5' sidewalk • Use improvement measures #1 & #2 • Provide passing zones (measure #4) • Improve ramps and crosswalks. 	<ul style="list-style-type: none"> • High design & construction costs • Greater traffic disruption • Requires easement from property owner • Possible retaining wall needed
2	Accommodate Utilities	<ul style="list-style-type: none"> • Provide 5' sidewalk behind locations with utility poles • Provide 4' sidewalk with curb along locations with existing walls • Address pinch point with measure #3 • Upgrade a 60" section of driveway to match cross slope of adjacent sidewalk (improvement measure #4) • Improve ramps and crosswalks. 	<ul style="list-style-type: none"> • Improvements are outside public right-of-way • Requires easements from property owners
3	Relocate Utilities	<ul style="list-style-type: none"> • Underground or shift utilities • Provide 5' sidewalk • Upgrade a 60" section of driveway to match cross slope of adjacent sidewalk (improvement measure #4) • Improve ramps and crosswalks. 	<ul style="list-style-type: none"> • Four or more utility poles would need to be relocated • Could delay project until replacement by utility company in future
4	Extend Sidewalk North of High St.	<ul style="list-style-type: none"> • With Options #1 & #2 above, extend existing sidewalk north to provide continuous connection to Friendship Heights • Improve ramps and crosswalks. 	<ul style="list-style-type: none"> • Additional costs • Added connection
5	Additional sidewalk on westside of Locust Ln.	<ul style="list-style-type: none"> • In addition to eastern sidewalk, install additional sidewalk on the western side of the roadway. • Improve ramps and crosswalks. 	<ul style="list-style-type: none"> • Additional costs incurred • Right-of-way is constrained • Not supported by demand

Locust Lane Sidewalk Feasibility Study

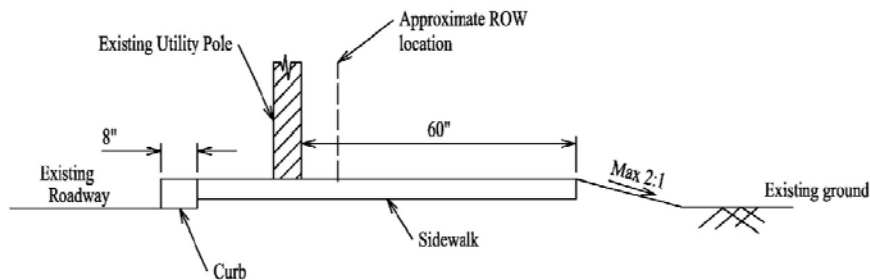
Proposed Improvement Measures

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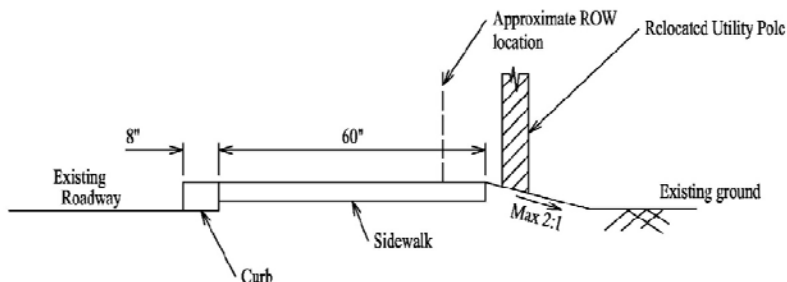
1. Upgrades to sidewalk restricted by existing walls:



2. Upgrades to sidewalk restricted by utilities:



a) Provide 60" sidewalk behind the utility poles

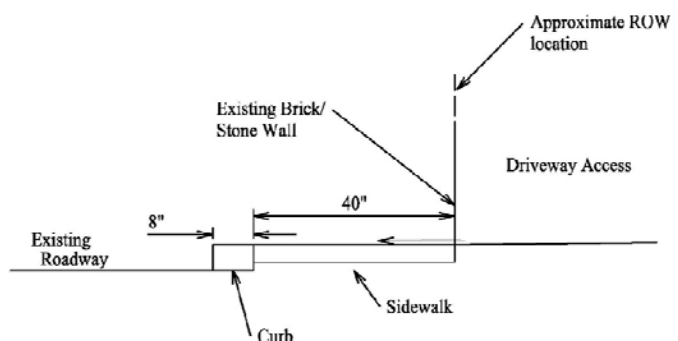


b) Relocate utility poles beyond the new sidewalk

3. Upgrades to sidewalk restricted by existing walls and utilities:

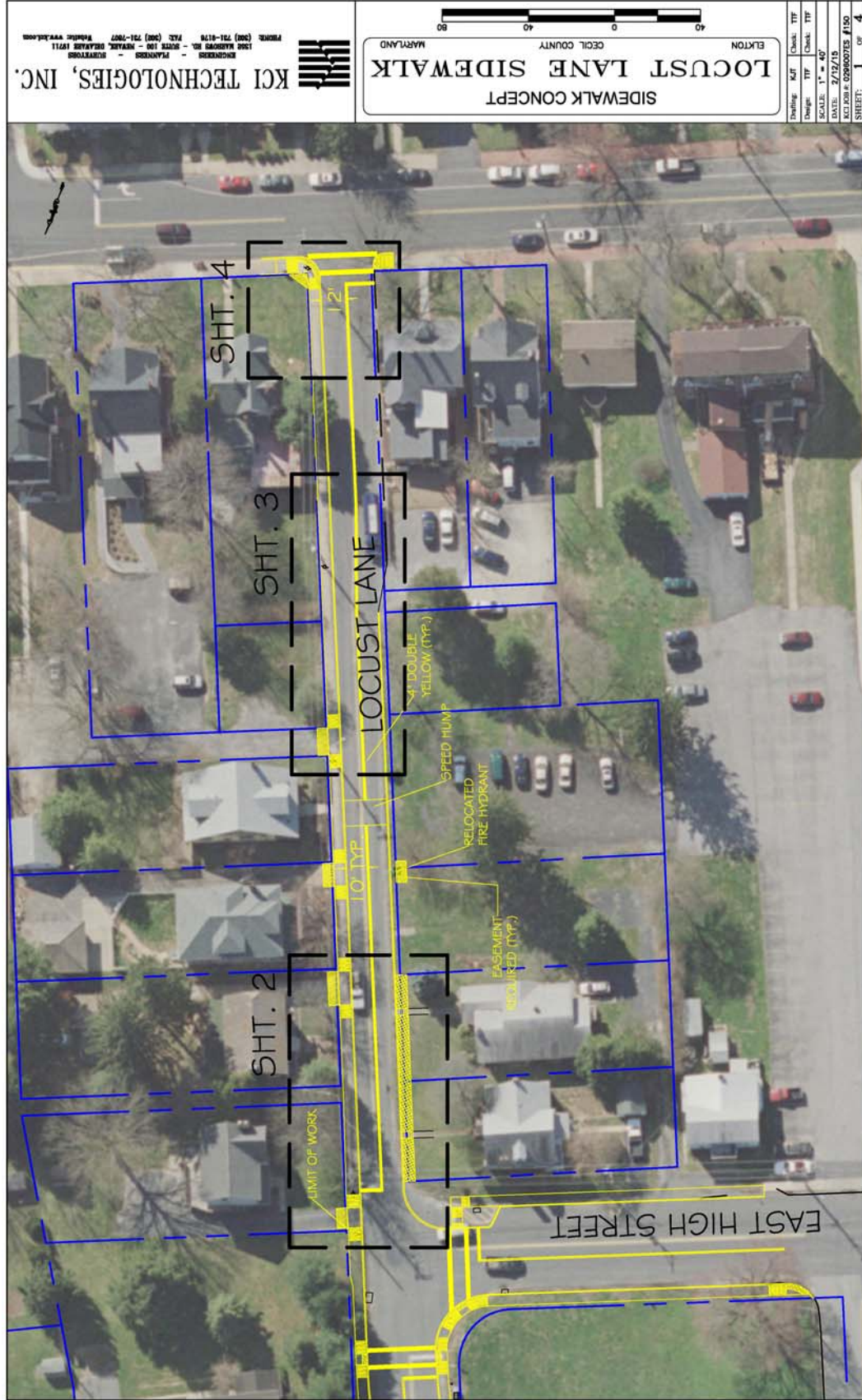
- Relocate utilities underground, to provide a new, 40" sidewalk at this location.
- Relocate concrete wall at least 12" away from current location, provide 36" minimum sidewalk beyond utility pole.
- Relocate utility pole and concrete wall to extend the existing sidewalk to 60".

4. Provide Passing Zones:

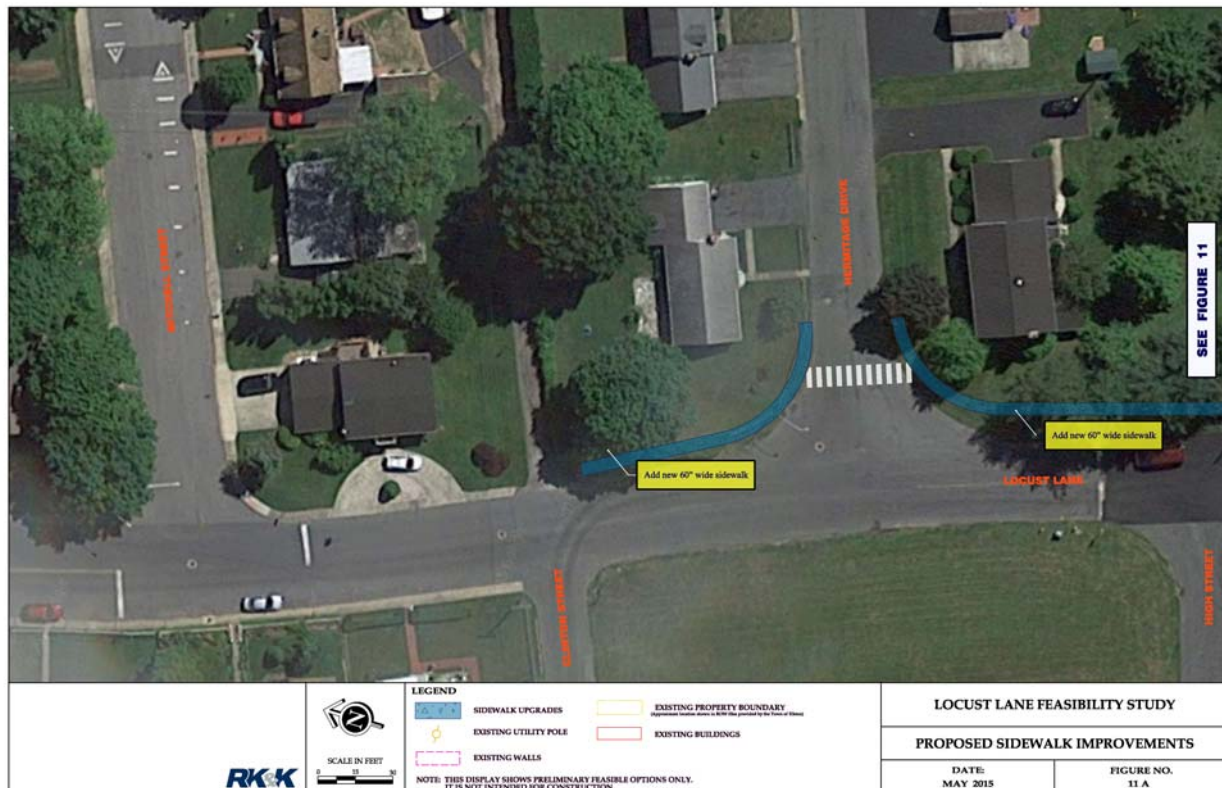


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Proposed Option #1



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Locust Lane Sidewalk Feasibility Study

Evaluation Criteria

While cost estimates are key, assessment of a proposed project considers more than construction costs alone. Below are several factors that will help determine the best preferred option:

- Satisfies project goals
- Constructability
- Financial considerations
- Neighborhood support
- Easements
- Environmental/ cultural impacts

Preliminary Cost Estimates

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	Proposed Options	Preliminary Estimate*
1	Narrow Roadway	\$185,000
2	Accommodate Utilities	\$57,000
3	Relocate Utilities	\$57,000*
4	Sidewalk Extension north of High St.	\$102,000
5	Sidewalk on westside of Locust Ln.	N/A

- Right-of-way, utility relocation and final design is NOT included*.
 - Costs include concrete, curbing, drainage, maintenance of traffic, construction engineering and contingency.
 - Based on unit prices from MDSHA Price Index (January 2015).
 - Subject to refinements during future phase; actual construction costs will vary.
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