

Downtown Development Authority of City of Madison Heights

Memorandum

Date: October 16, 2025

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: 11 Mile Streetscape- Landscaping & Snow Removal Costs

DDA Area Snow Removal- Snow Removal Costs in Streetscape Area

With the completion of the 11 Mile Streetscape, the project has added additional paved surface to the project area in the following areas:

- E. side of Townley Intersection
- E. side of Delton Intersection
- E. side of Osmun Intersection
- Sidewalk on N. Side of 11 Mile where there is now a 10ft wide pedestrian pathway, roughly twice the amount of paved surface to clear.

Currently all DDA area businesses are responsible for snow removal on their property and their portion of the ROW. In the Streetscape area, the project has doubled the amount of snow to be cleared and expanded snow removal necessary to keep the intersections cleared for pedestrians. The DDA board needs to decide whether we are going to pass these costs onto the DDA businesses in the area or assume some of these costs. I have reached out to Green Meadows, Gratiot Landscaping, and Capital Landscapes for pricing for two scenarios:

Option 1: Intersections Only- Provide per push and by season costs.

- E. side of Townley Intersection
- E. side of Delton Intersection
- E. side of Osmun Intersection

Option 2: Intersection + North Side 10ft multi-use path from John R to Lorenz. Provide per push and by season costs.

- E. side of Townley Intersection
- E. side of Delton Intersection
- E. side of Osmun Intersection
- Plow Sidewalk on N. Side of 1 Mile where there is now a 10ft wide pedestrian pathway.

I hope to have this pricing for comparison by the time of our meeting.

Staff Recommendation

Staff recommends that the DDA Board agree to take action at this meeting by either approving a motion to direct DDA staff to provide notice to all affected business owners of their responsibility to keep all ROW clear of snow, including the pedestrian areas at the intersections, OR authorize staff to seek out proposals for additional snow removal services for the 2025 season, allowing for companies, including the ones that provided initially pricing the opportunities to competitively bid the project.

DDA Area Landscaping- Additional Landscaping Costs in Streetscape Area:

The DDA currently receives the following services from Green Meadows Lawnscape as a part of a larger City-wide contract. This contract includes turf maintenance, fertilizer/weed control (3) times a year, ROW trash removal and trash bin removal. **In practice, this costs the DDA roughly \$21,000 each year.** A breakdown of these services is included with this memo. After speaking with Justin K at DPS, he confirmed that there would not be additional turf maintenance costs expected after 11 Mile Streetscape project.

The 11 Mile Streetscape project included the removal of (15) trees the addition of 58 shade trees, 47 “compact trees” and 206 5-gallon shrubs. All these plants have a one-year warranty, but afterwards if they are to be replaced, it will be at additional costs of the DDA. Further, with the new streetscape these plantings are in new planter beds with mulch that will need to be replenished from time to time. Our existing landscaper has provided a cost proposal for Perennial Cut Back and Mulching that has been included with this memo.

Staff Recommendation

No action is recommended at this time, but it may be wise for the DDA to see how next season goes, what plantings need to be replaced and consider included funds towards ongoing landscape maintenance and planting replacement.