

Downtown Development Authority of City of Madison Heights

Memorandum

Date: August 14, 2025

To: Downtown Development Authority Board Members

From: Giles Tucker, Community Development Director

Subject: 11 Mile Streetscape Project Update

1. 11 Mile Streetscape Phase 2 Notice Sent Aug. 7th: DPS mailed notice to businesses and the surrounding neighborhoods impacted by the streetscape project Aug. 7th. At the beginning of this week traffic will be shifted to 11 Mile Rd to allow for construction on the north side of 11 Mile Rd. The most notable changes are:
 - North Side Streets (north of 11 Mile):
 - i. Access to and from 11 Mile Road will be temporarily closed.
 - South Side Streets (south of 11 Mile):
 - i. Access from 11 Mile Road to these side streets will open. However, left turns onto westbound 11 Mile from these side streets will be prohibited due to the detour.
 - 11 Mile Road:
 - i. Eastbound traffic will be reduced to one lane.
 - ii. Westbound traffic between Dequindre and John R will be closed.
 - iii. A detour will reroute westbound drivers north onto Dequindre, then west onto 12 Mile Road, then south on John R, returning to 11 Mile.
2. United Methodist Church Sign & ROW Purchase Agreement: A Quit Claim Deed has been recorded at Oakland County Register of Deeds. Signarama demolished the Church sign to grade, and afterwards DiLisio removed the concrete foundation. However, when they did so it pulled out the existing conduit that was intended to be reused for the sign. To keep the project on track we used city contractor CNS Electric to trench, rerun the conduit and energize the sign (\$760.00). All that remains is the installation of a locking cover for the lettering on the sign and some clean up. In January 2025, the DDA approved a budget for this project not to exceed \$25,000. The total project costs including electrical work were \$13,334.71.
3. 515 E. 11 Mile Rd- Easement Agreement & 241 E 11 Mile R Rd Encroachment Agreement: Both agreements were approved at the July 28th City Council Meeting and recorded at the Oakland County Register of Deeds.
4. 50% Completed Drone Footage on the DDA Facebook Page:
5. Royal Oak Increased Interest in 11 Mile Rd Reconfiguration: Royal Oak convened a meeting with neighboring communities to learn their plans for 11 Mile Rd. They are considering matching our 11 Mile improvements including the 3 lane roadway, possibly including the 10ft wide path on North 11 Mile.