

Downtown Development Authority of City of Madison Heights

Memorandum

Date: June 12, 2025
To: MHDDA Board
From: Giles Tucker, Community Development Director
Subject: **515 E. 11 Mile Delton Approach Easement Agreement**

The property owner of 515 E 11 Mile Rd reached out to the DDA with concerns about the impact on his private parking due to the 11 Mile Streetscape project. Since then, the DDA, city engineers and the city attorney have worked out an agreement with the property owner. The 11 Mile Streetscape project originally proposed that the approach to this private parking lot be closed to make way for on-street parking and that approach would be put in on Delton to maintain access to the lot. Doing so would add public on-street parking, but it would effectively eliminate two (2) of the eleven (11) total private parking spaces.

Instead of losing these two spaces, the property owner asked that the DDA forgo installing the Delton approach and asked how they could secure access to their parking lot through the city alleyway. The following is a summary of the proposed easement agreement:

- The City grants easement to the property owner and their tenant's ingress and egress on the public alleyway behind their business ensuring access to their parking lot.
- The property owner is responsible for the maintenance of this portion of the alleyway so long as this easement agreement remains in effect.
- **The easement will be in effect for at least one (1) year to give the easement a chance to work. If it is adversely affecting the business operations of the property, the property owner can request that an approach on Delton be installed at the expense of the DDA within a two (2) year window of the easement going into effect. After this window, a Delton approach may be installed, but at the private property owner's expense.**
- For purposes of determining parking requirements, the City agrees to give the property owner credit for the two parking spaces eliminated by the streetscape project.

There are trade-offs to this arrangement. Constructing an approach on Delton is already priced into the costs of Streetscape project, and in the event the property owner wanted the approach within the two (2) year window, it would likely be more expensive to install as a standalone project. However, not having an approach on Delton is one less conflict point for vehicles and pedestrians. Further, the purpose of this project is to support our downtown businesses and when we can make adjustments that help businesses, we should.

Staff Recommended Action:

Staff recommend that the DDA board agree to the terms set forth within this proposed Easement Agreement and authorize the DDA chairperson to sign this agreement as presented. If approved this agreement will be brought to City Council for consideration and recorded at the Oakland County Register of Deeds of approved.