

FENKELL AVE CORRIDOR

**1st In-Person
Community Meeting!**

Tuesday July 2, 2024



WELCOME

PRESENTERS:

GABRIELLE SHERRER

West Region Planner
District 7

CHARLES MCCOY

West Region Planner
District 2

PROJECT TEAM:

GABRIELLE SHERRER

West Region Planner
District 7

CHARLES MCCOY

West Region Planner
District 2

DAVE WALKER

West Design Director

KIM TANDY

District of Neighborhoods
Manager District 2

ALEXIA DAVIS

District of Neighborhoods
Manager District 7

TUNESIA TURNER

DEGC District Business Liaison
District 2

SAMI ELHADY

DEGC District Business Liaison
District 7



AGENDA

1. Introductions (5 Minutes)
2. Commercial Corridor Strategy (10 Minutes)
3. Fenkell Corridor Action Plan (10 Minutes)
4. Community Corridor Analysis (40 Minutes)
5. Discussion (20 Minutes)
6. Questions & Closing (5 Minutes)



INTRODUCTIONS

Project Team & Stakeholder Task Force
(5 Minutes)



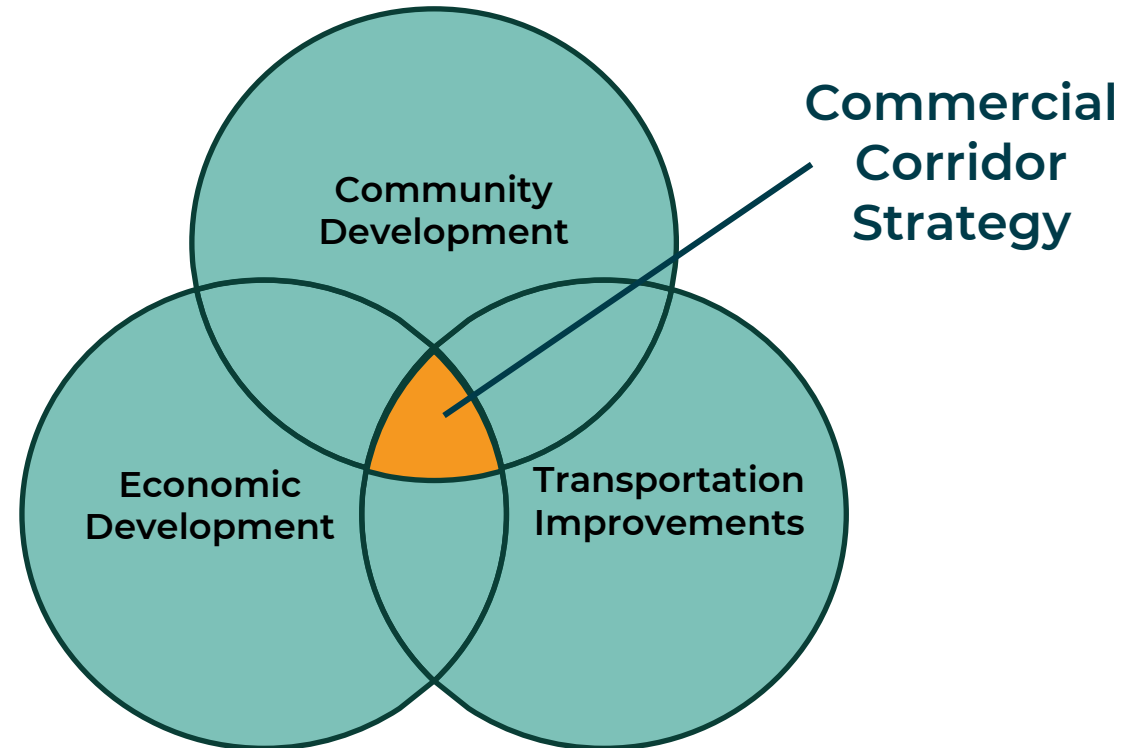
Goals & Objectives:

**CREATE SAFE & BEAUTIFUL
COMMERCIAL CORRIDORS THAT
SERVE RESIDENTS, STABILIZE
NEIGHBORHOODS, AND
PROVIDE ECONOMIC
OPPORTUNITY FOR BUSINESS
OWNERS.**



Commercial Corridor Strategy

- **Community Development**
 - Existing Conditions: Residential density, demographics, population growth
 - Types of Interventions: Housing programs, Placemaking
- **Economic Development**
 - Existing Conditions: Active businesses, available storefronts, market demand
 - Types of Interventions: Business Support/Development, Façade program, Motor City Match
- **Transportation Improvements**
 - Walkability, Traffic Calming
 - Beautification
 - Circulation





Corridor Strategy

Establish quick, action-oriented corridor studies

1. Understand Existing Conditions

- a. Analyze existing conditions and perform SWOT analysis
- b. Engage community in focused way to understand needs and priorities of the community

2. Establish Goals/Objectives

- a. Revitalize the corridor?
- b. Stabilize the corridor?
- c. Change the perception of the corridor?

3. Tailor short-term implementation strategies based on existing conditions and objectives, including the size of the focus area/node



Corridor Assessment

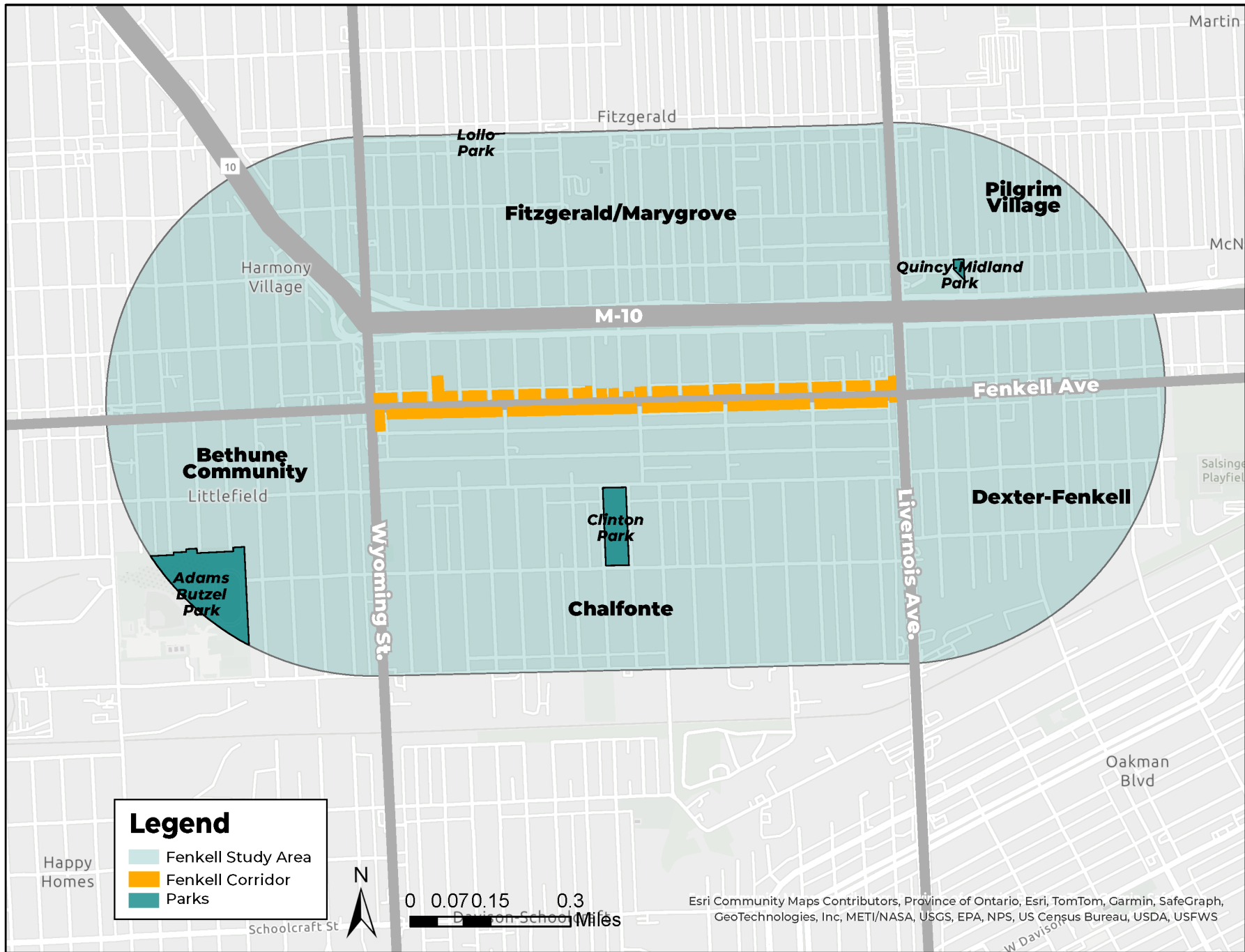
- ❑ Residential population density
- ❑ Population growth trends
- ❑ Annual Median Income
- ❑ Safe, walkable corridor typology
- ❑ Crime & personal safety
- ❑ Active corridor champion/anchor



FENKELL CORRIDOR ACTION PLAN

Objective: Transform the commercial corridor along Fenkell Ave in Detroit, MI, to enhance its image and perception, leveraging City resources to foster revitalization





Legend

- Fenkell Study Area
- Fenkell Corridor
- Parks



0 0.070.15 0.3 Miles

Esri Community Maps Contributors, Province of Ontario, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Objective: Change the perception of corridor

- **Tactical, Immediate Blight to Beauty Improvements**
 - SORRT team
 - Targeted demolitions
 - Boarding and painting vacant buildings
 - Tree plantings
 - Murals/ City Walls
- **Neighborhood Blight to Beauty**
 - Clean & Clear
 - DLBA (Own it Now, Auction, Bundled Sales)
 - Targeted demolitions
- **Safety**
 - Traffic safety enhancements: Crossings, Paint & Post, Quick build, Quick Impact
 - Personal safety strategies: Green Light, CPTED, CVI



Fenkell Ave Commercial Corridor

Population Density: 4,700 people/sq m

Population Change: -4%

Annual Median Income: \$29,755

Crime: Medium

GOAL: Change Perception

Blight to Beauty Improvements:

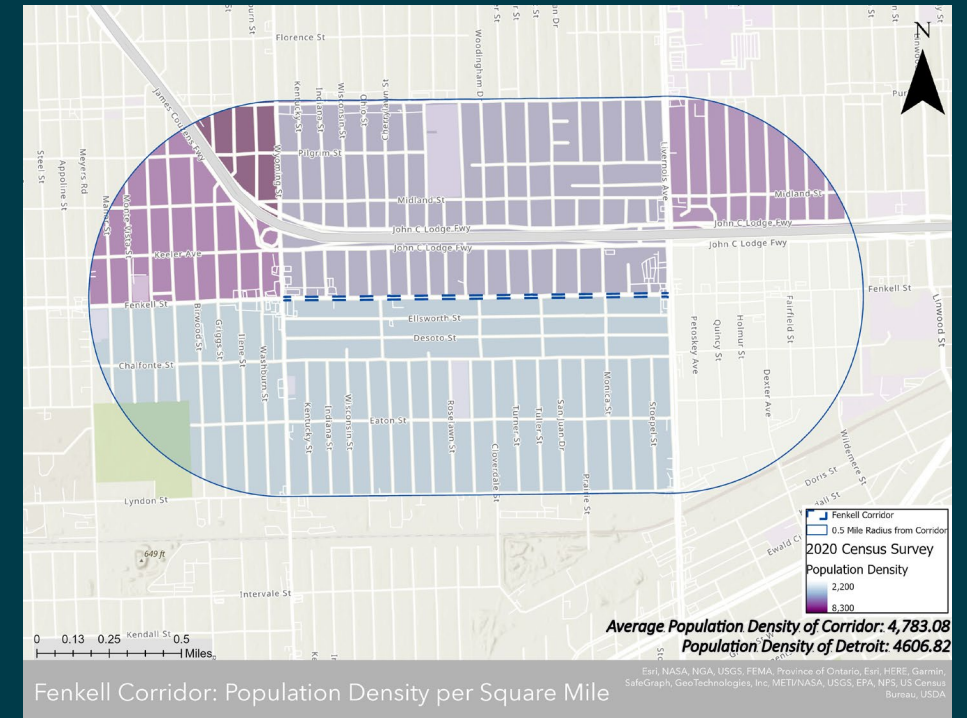
- SORRT team
- Targeted demolitions
- Clean & Clear
- City Walls/ Murals
- Tree Plantings

Safety

- Traffic safety enhancements: Crossings, streetlights
- Personal safety strategies: Green Light, CPTED

Corridor Assessment

- High Population/ Residential Density
- Population growth trends
- Annual Median Income
- Safe, walkable corridor typology
- Low Crime
- Active corridor champion/anchor



FENKELL CORRIDOR ACTION PLAN TIMELINE



CORRIDOR OVERVIEW & DATA ANALYSIS

(10 Minutes)



FENKELL AVE CORRIDOR

Corridor Parcel Analysis

160
PARCELS

63
PARCELS WITH
STRUCTURES

57

PRIVATELY-OWNED
LAND

60

PRIVATELY
OWNED STRUCTURES

27

RELIGIOUS INSTITUTION-
OWNED (STRUCTURE OR LAND)

40

CITY OWNED LAND

3






CITY OWNED STRUCTURES



FENKELL AVE CORRIDOR PUBLIC & PRIVATE OWNERSHIP MAP



Legend

-  Fenkell Corridor
-  Privately Owned Land & Structures
-  Fenkell Corridor City Owned Vacant Land
-  Fenkell Corridor City Owned Structures
-  Parks
-  Fenkell Corridor
-  Fenkell Study Area



FENKELL AVE CORRIDOR CITY OWNED VACANT LAND



Wyoming St.

Livernois Ave.



Legend

- Fenkell Corridor City Owned Vacant Land
- Parks
- Fenkell Corridor
- Fenkell Study Area



FENKELL AVE CORRIDOR CITY OWNED STRUCTURES



Wyoming St.



Livernois Ave.



7501 Fenkell Ave



7055 Fenkell Ave



7001 Fenkell Ave

CORRIDOR DEVELOPMENT – POWER OF 10

Amenity	Distance (from Corridor Center)
Grocery Store	Savon Foods Supermarket (Approximately 0.6 miles)
Restaurant/Café/Bar	Detroit Soul (Approximately 0.4 miles)
Community Center	Adams Butzel Recreation Complex (Approximately 0.6 miles)
Park	Clinton Park (Approximately 0.3 miles)
Library	Detroit Public Library - Redford Branch (Approximately 1.3 miles)
School	Loyola High School (Approximately 0.6 miles)
Hospital	Sinai-Grace Hospital (Approximately 2.3 miles)
Pharmacy	MedStop Pharmacy (Approximately 0.4 miles)
Entertainment	Tangent Gallery & Hastings Street Ballroom (Approximately 3.4 miles)
Transit	12 Bus Stops, M-10 Lodge Fwy (North of Corridor)

PHYSICAL INFRASTRUCTURE

Road
conditions

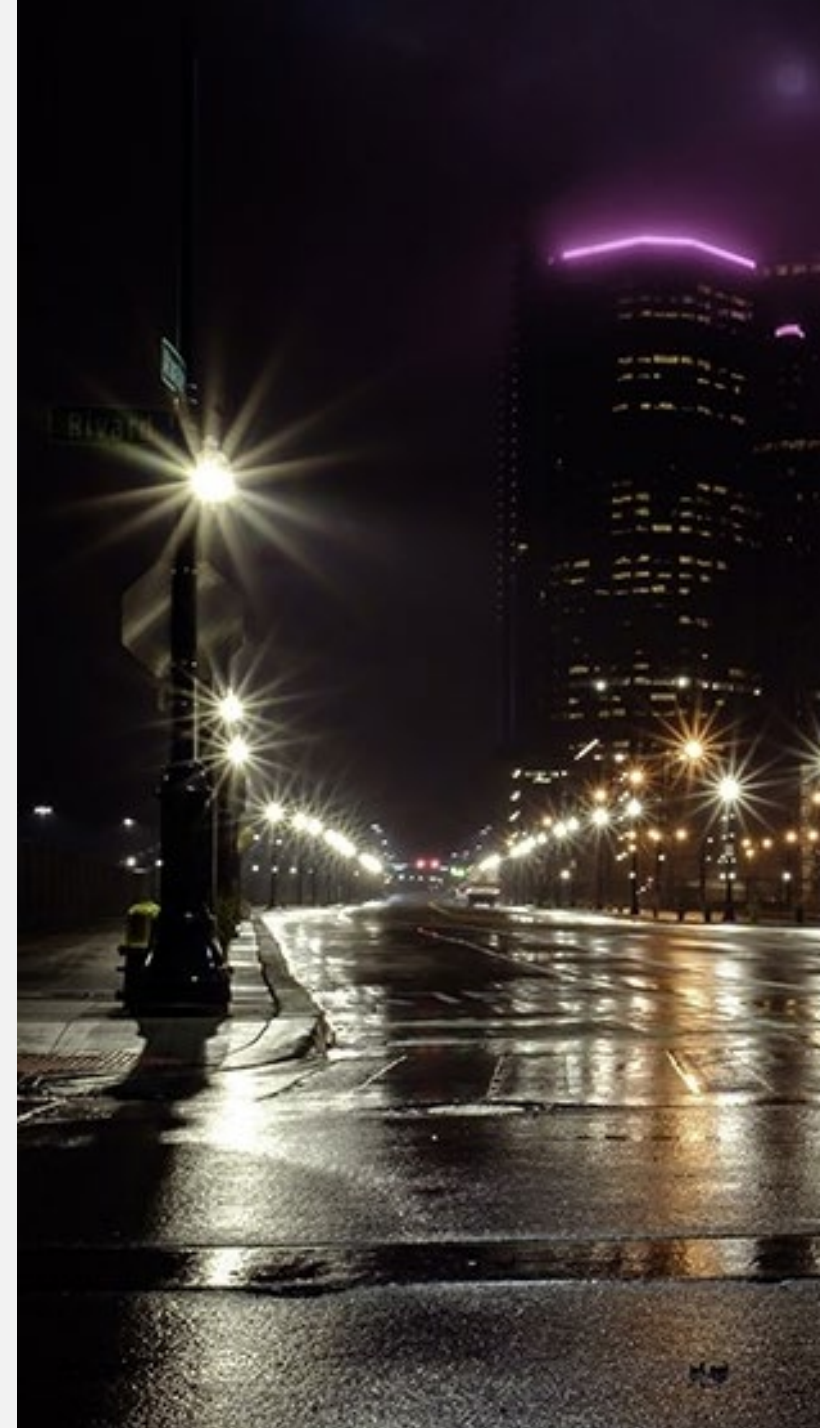
Sidewalks and
pedestrian
amenities

Street lighting

Parking
availability and
management

Bicycle lanes
or paths

Corridor
landscaping



LAND USE & ZONING

Types of
businesses
present

Building
condition and
land use
patterns

Zoning
regulations and
compliance

Potential for
mixed-use
development



TRANSPORTATION & MOBILITY

Public transit
access and
reliability

Traffic flow and
congestion

Accessibility for
differently-
abled
individuals

Connectivity to
surrounding
areas



ENVIRONMENTAL CONSIDERATIONS

Green spaces
and tree
canopy

Stormwater
management

Pollution
sources and air
quality

Opportunities
for sustainability
initiatives



QUESTIONS SO FAR?



COMMUNITY ACTIVITY

NEIGHBORHOOD ANALYSIS

(40 Minutes)



QUESTIONS & CLOSING

(5 Minutes)



THANK YOU!



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