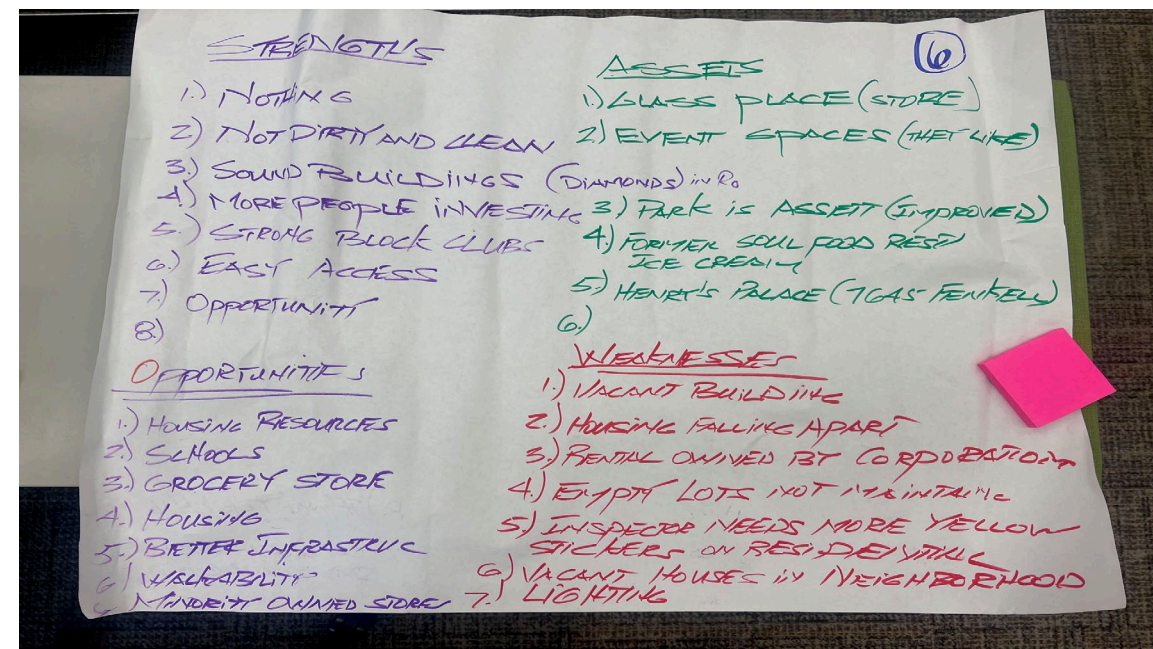
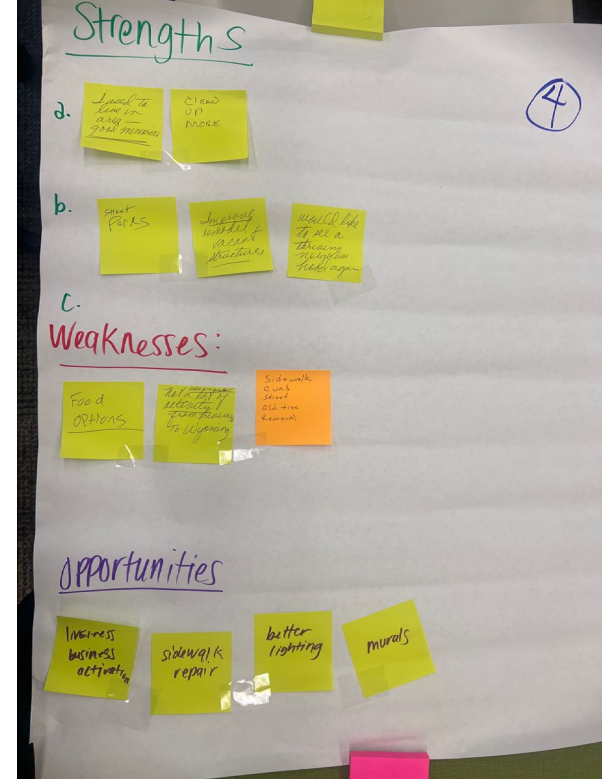


FENKELL AVE CORRIDOR

COMMUNITY ACTIVITY:
NEIGHBORHOOD
ANALYSIS

FEEDBACK RESPONSES





STRENGTHS

Identify in **GREEN** marker on
the Map

- a) What are some of the things you love about the Fenkell corridor and surrounding community?
- b) Identify assets on the corridor that you like and want to keep and/or improve.
- c) What is going well, and you would consider successful?

Strengths

A. Ownership of Home
Neighbors Stability

b. White Castle
gas station
Yoshi
between Wyoming hubbd

Strengths

d.

Need to
live in
area -
good memories

CLIMB
UP
MORE

b.

street
PARKS

Improving
neighborhood
vacant
structures

would like
to see a
thriving
neighborhood
heritage

FREE TO BE
MOLDED TO
SERVE SURROUNDING
NEIGHBORHOODS

Opportunity
for growth 🌱

GREAT PIVOT
POINT FOR PPL
LIVING ALONG MULTIPLE
NEIGHBORHOOD
BOUNDARIES

GOOD CONNECTOR
BETWEEN ARTERIES

STRENGTHS

Beautifying
The Area
(Landscaping)

Vacant land to build
New construction

Home Owners
Block Clubs

PNC
BANK

Community
New Life Center

Churches
are
pros

New Liberty
Apostolic
Church
weekly
Food Ministry

3 Parcels on
Fenkell & Wyoming St.
Building & Lots

Variously
next to
Tim Hortons
\$

New Life Family Church

Car Wash
(Monica's Fenkell)

c. What is going well and you would consider successful?

- clean up of blights
- strong block clubs

All Fish & Children
Not Blight
Anymore !!!



STRENGTHS

STRENGTHS
 Most Bldgs Can Be
 RENOVATED FOR USE
 APARTMENT (APPROX 10)
 RETAIL ON BOTTOM
 CITY OWNED - VACANT
 FOR NEW DEVELOPMENT

ASSET
 SANTA ROSA
 Need development
 Housing, Schools

Bus line,
 length that it
 goes

Strengths

- a.
 - ① Open with good traffic flow
 - ② Parking is good
 - ③ Strongly to building street
- b.
 - Assets in Corridor are 100% and 100% in progress
 - Park on blocks - but it needs to be maintained
 - Cleaning and Security around Buildings
 - Lighting
 - What needs to be improved as businesses on Fenell
 - Yes getting better but impact of snow
- c.
 - ① DEBA
 - ② Strong Churches
 - DEBA
 - DEBA
 - 10th precinct NPOs

STRENGTHS

- 1.) NOTHING
- 2.) NOT DIRTY AND CLEAN
- 3.) SOUND BUILDINGS (DIAMONDS) in Ro
- 4.) MORE PEOPLE INVESTING
- 5.) STRONG BLOCK CLUBS
- 6.) EAST ACCESS
- 7.) OPPORTUNITY

ASSETS

- 1.) GLASS PLACE (STORE)
- 2.) EVENT SPACES (THEY LIKE)
- 3.) PARK IS ASSET (IMPROVED)
- 4.) FORMER SOUL FOOD RESTAURANT ICE CREAM
- 5.) HENRY'S PALACE (76 AS FENIKELLY)

We like our Community. The business owners work together.

I was a thriving Community + Bus. District and we want to bring it back Green

Looking forward to more food options in the area

I Love that the business liasons are responsive



COMMENT CARD #1

COMMENT CARD #1			
		STRENGTHS	
	A	B	C
	Ownership of neighbors, stability	White Castle, Gas station, Yoshi between Wyoming & Hubbell	

COMMENT CARD #2

COMMENT CARD #2			
		STRENGTHS	
	free to be molded to serve surrounding neighborhoods		
	great pivot point for people living along multiple neighborhood boundaries		
	bus line (length that it goes)		
	opportunity for growth		
	good connector between arteries		



COMMENT CARD #3

STRENGTHS			
	beautifying the area (landscaping)	Vacant land to build new construction	Home owners, block clubs
	PNC Bank	Community New Life Center	Churches are assets
	New Liberty Apostolic Church Weekly Food Giveaway		

COMMENT CARD #4

STRENGTHS			
A	B	C	
I used to live in area-- good memories	Street parks		
clean up more	improve or remodel vacant structures		
	would like to see a thriving neighborhood again		

COMMENT CARD #5

STRENGTHS			
Al Fish & Chicken not blight anymore!	3 parcels on Fenkell & Wyoming St. Building & Lots		vacancy next to Tim Hortons
Car Wash (Monica & Fenkell)	New Life Family Church		



COMMENT CARD #6

	STRENGTHS		
	Nothing (No strengths)	Glass place (store)	
	Not dirty and clean	Event spaces	
	Sound buildings (diamonds in the rough)	Park is an asset (improved)	
	More people investing	Former Soul food restaurant and ice cream	
	strong block clubs	Henry's Palace (7645 Fenkell)	
	easy access		
	opportunity for growth		

COMMENT CARD #7

	STRENGTHS		
	Most buildings can be renovated for use, apartments (affordable) with retail on bottom,	City owned-vacant land for new development	Santa Rosa & Fenkell: NLCC development\, housing, schools

COMMENT CARD #8

	STRENGTHS		
	We like our community. The business owners work together	The business liaisons are responsive	It was a thriving community & business district and we want to bring it back
	looking forward to more food options in the area		



COMMENT CARD #9

STRENGTHS			
	A	B	C
	Love the Fenkell corridor now: Open with good traffic flow, policing is great, starting to beautify street	Assets on corridor: We like but want improved: Park on Fenkell but it needs to be cut and maintained	DEBA, strong churches
	Clean up light	Clearing and securing vacant buildings, lighting	J-Hawkers motorcycle association
	Cleaned up the blight	Money to improve business on corridor, park on Fenkell needs to be maintained	DEBA, strong churches
	blight has been removed, new business has opened on Fenkell, active business on Fenkell	Cut/clean	10th Precinct NPOs
		What needs to be improved are businesses on Fenkell, less people hanging out in front of stores	



STRENGTHS FEEDBACK AND COUNT

Feedback	Count
Community engagement and ownership	10
Accessibility and connectivity to amenities	8
Active local businesses and revitalization efforts	7
Stability and safety in neighborhoods	5
Local parks and recreational activities	4

FEEDBACK FREQUENCY MENTIONED

▨ Feedback frequency mentioned



Strengths

Block Clubs
Park
Business
Connectivity
Memories
Thriving
Centrality
Buildings
Charity
Event Spaces
Store
Access
Development
Landscaping
Restaurant
Transport
Investment
Church
Community
Churches
Bank
Parks
Properties
Cleanliness
Revitalization
Renovation
Car Wash

Amenities

Stability

Flexibility

Growth

STRENGTHS FEEDBACK SUMMARY

- **Community Engagement:** Residents express pride in neighborhood stability and community engagement, with local churches, schools, and businesses often mentioned as key assets
- **Accessibility and Connectivity:** The area is recognized for its good connectivity, with amenities like parks, businesses, and transit lines that enhance local access.
- **Revitalization and Growth:** Positive changes are noted, including the beautification of areas and the potential for growth, driven by active community involvement and strategic location advantages.

WEAKNESSES

Identify in **RED** marker on
the Map

- a) What are some the things you dislike about the Fenkell corridor?
- b) What things are not going well on the Fenkell corridor or surrounding community?
- c) Identify things on the corridor that you would like to see changed or improved.

What looks like
a lack of jobs
of people as
they hang at the
corner store

rearily get to-
gethers of groups
making merry,
blocking streets
not following
traffic laws.

Needs more
Police Presence

Less
Weed
Dispensary

ed grocery
store (sells
fresh fruits/veggies)

MAJORITY OF
PARCELS ARE PRIVATELY
OWNED BUT NOT
OPERATING,
-DANGER A VACANT
LOT THAN, NON-OPERATING
IN DESIREABLE STREETS

Weaknesses:

Food
options

Not a lot of
activity
from Fenkell
to Wyoming

Sidewalk
Curb
Street
Old tree
Removal

Park
Fenkell! Ohio

Weaknesses

A. Dis likes

Neighbor moving out
Schools leaving
Businesses leaving

Needs More
Lighting

We are in
Food Desert

No bike
lanes



WEAKNESSES

CRIME

No Accountability for Current business

Lack of Available Resources for current Homeowners

Crime

EMPTY LOTS
LACK OF HOUSING

Lack of Adults for children

Empty lots
Watts/Henry's
Brought Down
Still Remains
More Buildings
& Activities

Needs sidewalk repairs.
To be more walkable

We need more schools,
Families don't want to move to an area w/o schools

WEAKNESSES

- 1.) VACANT BUILDING
- 2.) HOUSING FALLING APART
- 3.) RENTAL OWNED BY CORPORATION
- 4.) EMPTY LOTS NOT MAINTAINING
- 5.) INSPECTOR NEEDS MORE YELLOW STICKERS ON RESIDENTIAL
- 6.) VACANT HOUSES IN NEIGHBORHOOD LIGHTING

Weaknesses

Vacant land vacant too long
Low POPULATION
TOO MANY PRIVATE STRUCTURES VACANT

Transportation
Bus hours
increased

Weaknesses

Weakness
Diversity of Business

Additional Police to walk the community



COMMENT CARD #1

WEAKNESSES

A	B	C
Neighbors moving out, schools leaving, businesses leaving		

COMMENT CARD #2

WEAKNESSES

Need grocery store (sells fruits/veggies)		
Majority of parcels are privately owned but not operating. Rather a vacant lot than, non-operating, non-desirable structure		
What looks like a lack of jobs of people as they hang at the corner store		
Yearly get-togethers of groups making merry, blocking streets, not following traffic laws		



COMMENT CARD #3

WEAKNESSES		
Crime	No accountability for current businesses	Lack of available resources for Current homeowners
Empty lots, lack of housing	Lack of activities for children	

COMMENT CARD #4

WEAKNESSES		
food options	Not a lot of activity from Livernois to Wyoming	Sidewalk curb street old tree removal

COMMENT CARD #5

WEAKNESSES		
We are in a food dessert	empty lots	Watt's/Henry's burnt down still remains
Park at Fenkell & Ohio	Need more buildings and activities	



COMMENT CARD #6

WEAKNESSES

Vacant buildings		
housing falling apart		
Rental owned by corporation		
Empty lots not maintained		
Inspector needs more yellow sticker on residential vacant houses in neighborhood		
Lighting		

COMMENT CARD #7

WEAKNESSES

Vacant land vacant too long	low population	too many private structures vacant
-----------------------------	----------------	------------------------------------



COMMENT CARD #8

WEAKNESSES

No bike lanes	We need more school, families don't want to move to an area without schools	Needs sidewalk repairs to be more walkable
Needs more police presence	Transportation, bus hours increased	less weed dispensaries
Needs more lighting		

COMMENT CARD #9

WEAKNESSES

Diversity of businesses	additional police to walk the community	

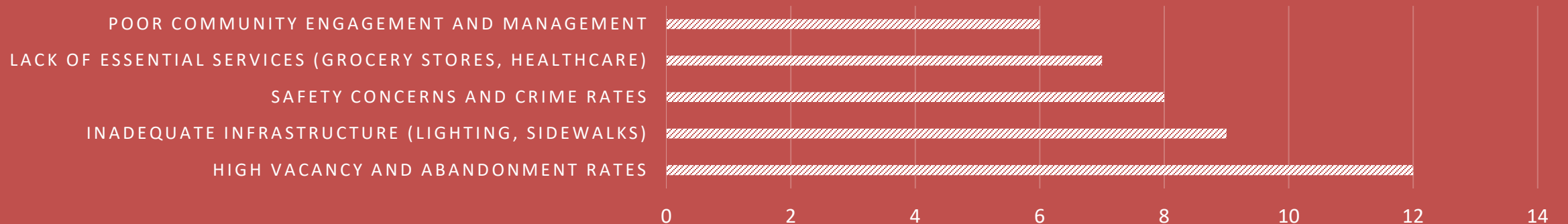


WEAKNESSES FEEDBACK AND COUNT

Feedback	Count
High vacancy and abandonment rates	12
Inadequate infrastructure (lighting, sidewalks)	9
Safety concerns and crime rates	8
Lack of essential services (grocery stores, healthcare)	7
Poor community engagement and management	6

WEAKNESSES FEEDBACK AND COUNT

Feedback frequency mentioned



Weaknesses

Unemployment

Lack of Maintenance

Security

Housing

Low Population

Infrastructure

Disruption

Migration

Dispensaries

Activities

Stagnation

Neglect

Food

Desert

Damage

Lack of Resources

Food

Lighting

Vacancy

Deterioration

Inactivity

Crime

Accountability

WEAKNESSES FEEDBACK SUMMARY

- **Decline and Vacancy:** A significant concern is the migration of residents and businesses out of the area, leaving behind empty lots and buildings, which contributes to a general sense of decline.
- **Lack of Infrastructure and Services:** There are notable gaps in essential services such as grocery stores and recreational spaces. Issues with infrastructure—like inadequate lighting, sidewalks, and bike lanes—also pose challenges.
- **Safety and Regulation:** Crime and safety concerns are prevalent, compounded by insufficient policing and community management. This includes problems with traffic law adherence during community events.

OPPORTUNITIES

Identify in **PURPLE** marker
on the Map

- a) What are the opportunities/amenities that you see for the future of the Fenkell corridor?
- b) How could the surrounding area be improved for the betterment of quality of life?
- c) What would improve pedestrian walkability of the corridor?

opportunities

opportunities

Future's,
keep it clean,
report illegal
dumping

opportunities

Wider sidewalks
and bike paths
to Detroit park

Walk options

new businesses

Building across from
Joy Hawker's

More lighting

OPPORTUNITIES

- 1.) HOUSING RESOURCES
- 2.) SCHOOLS
- 3.) GROCERY STORE
- 4.) HOUSING
- 5.) BETTER INFRASTRUCTURE
- 6.) AFFORDABILITY
- 7.) MINORITY OWNED STORES

more green
spaces.
Trees, flowers
murals

OPPORTUNITIES/WANTS

SOLAR ENERGY

RESTAURANTS
GROCERY STORES
APARTMENTS
BANKS
FARMERS MARKET
COMMUNITY GARDENS

DIGITAL INCLUSION-WIFI

8.) THINGS FOR CHILDREN

7.) OPPORTUNITIES TO
STAY COMMUNITARIAN

opportunities

business
business
activation

sidewalk
repair

better
lighting

murals



OPPORTUNITIES WANTS

Flea Market for small business to showcase their products

Restaurants
Ice cream Parlor

Farmer's Market
Taking Technology
Bun, only, toaster
(availability from only
business)
More Restaurants
Family!

Family Diner
Ice cream / Kids
Shop

Affordable Housing
Apartment complex

Community center
(After school)
Programs

Neighborhood
Market
Along
Fennel

NO BIKE LANES
Clean lots +
lighting for
safe confident
walking. Also
dogs roaming

Mixed use space
that support
residential &
commercial use

Use VACANT LAND
FOR INCREASED
COMMUNITY ENGAGEMENT
"GO"

Local Pop. Values
CAN BEING FAMILIES.
Returns a focus to
NEIGHBORHOOD/Community
Education
- BEYOND JUST
SCHOOLS -

- LIGHTING
- IMPROVED SIDEWALKS
- TRASH RECEPTACLES
- BENCHES AND
- SEATING AREAS
- TREE COVERAGE ALONG
THE SIDEWALKS.
CONSIDER IT AS ONE
WIDE WALK-WAY

Can job opportu-
nity popups
be done where
training can take
place in a location
for a length of time

Opportunity
A. Quality
Population
Schools (Sunday schools)

MANAGEMENT
REDUCTIONS
OF DENSITY

Clean sidewalks
+ crosswalks (at
benches, more
spots like along
Oak Park/Fennel
border)



COMMENT CARD #1

OPPORTUNITIES

A

B

C

Quality population, Schools (Sunday Schools)

COMMENT CARD #2

OPPORTUNITIES

lighting, improved sidewalks, trash receptacles, recognizing how the corridor connects the arteries (envision it as one large walk-way)

vacant land for increased community entertainment

lower property values can bring families. Return a focus to neighborhood/community education (beyond just schools)

managing reduction of density

mixed-use space that support residential and commercial use

clean sidewalks and crosswalks (with benches, micro spots like along Oak Park/Ferndale border)

No bike lanes, clean lots and lighting for safe, confident walking, Also better management of dogs roaming

Can job opportunity pop-ups be done where training can take place in a location for a length of time



COMMENT CARD #4

OPPORTUNITIES

Liveliness business activation	sidewalk repair	better lighting
murals		

COMMENT CARD #5

OPPORTUNITIES

Building across from Jay Hawker's	More Lighting	



COMMENT CARD #6

OPPORTUNITIES

Housing resources		
schools		
grocery store		
housing		
better infrastructure		
walkability		
minority owned stores		
things for children		
opportunities to stay community		

COMMENT CARD #7

OPPORTUNITIES

solar energy	restaurants, grocery stores, apartments, banks, farmer's market, community gardens	digital inclusion Wi-Fi
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COMMENT CARD #8

OPPORTUNITIES

More green spaces, trees and flowers, murals

COMMENT CARD #9

OPPORTUNITIES

Future: Keep it clean, report illegal dumping

Wider sidewalks and bike paths to Butzel Park

Walk options

New businesses

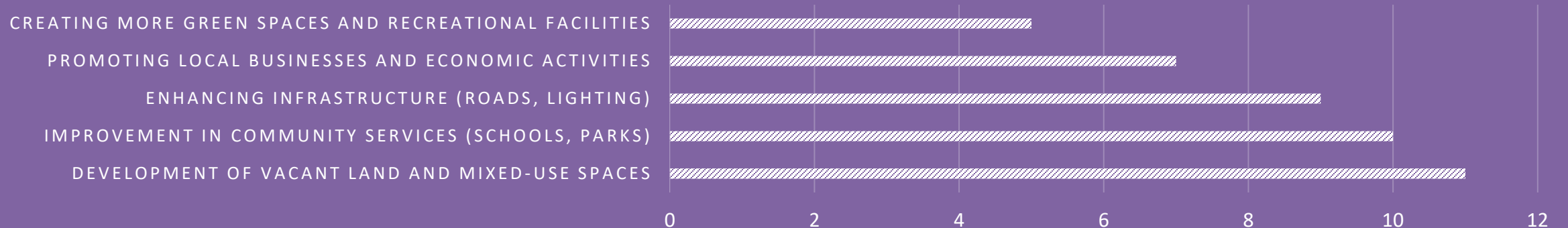


OPPORTUNITIES FEEDBACK AND COUNT

Feedback	Count
Development of vacant land and mixed-use spaces	11
Improvement in community services (schools, parks)	10
Enhancing infrastructure (roads, lighting)	9
Promoting local businesses and economic activities	7
Creating more green spaces and recreational facilities	5

OPPORTUNITIES FEEDBACK AND COUNT

Feedback frequency mentioned



Opportunities

A word cloud of urban development and community terms. The words are arranged in a dense, overlapping manner, with some larger than others. The color palette is primarily purple and blue, with some lighter shades. The words are: Opportunities, Maintenance, Resources, Training, Education, Management, Business, Family, Amenities, Mixed-use, Community, Technology, Green-Space, Environment, Diversity, Art, Development, Restaurants, Commerce, Walkability, Accessibility, Entertainment, Market, Energy, Infrastructure, Density, Community Center, Cleanliness, Safety, Groceries, Connectivity, Lighting, Accountability, Housing, Children, and Dining.

Opportunities
Maintenance Resources
Training Education Management Business Family
Amenities Mixed-use Community Technology
Green-Space Environment Diversity
Art Development Restaurants
Commerce Walkability Accessibility Entertainment
Market Energy Infrastructure
Density Community Center Cleanliness
Safety Groceries Connectivity Lighting
Accountability Housing Children Dining

OPPORTUNITIES FEEDBACK SUMMARY

- **Development and Infrastructure:** There's a strong push for improving infrastructure, such as better lighting, sidewalk repairs, and the development of vacant lands into mixed-use spaces that could foster economic growth.
- **Community Services:** Enhancing community services, including educational facilities, housing options, and local businesses, can attract and retain residents.
- **Environmental and Technological Enhancements:** Proposals include creating more green spaces and integrating technology like digital inclusion initiatives to modernize and improve the livability of the area.

THANK YOU!



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