

FENKELL AVE CORRIDOR

Action Plan & Department
Commitments

March 18, 2025



AGENDA

1. Introductions
2. Focus Area
3. Purpose & Goals
4. Approach & Process
5. Existing Corridor Conditions
6. Community Engagement & Feedback
7. Department & Agency Coordination & Commitments
8. Question & Answer



INTRODUCTIONS



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 Region 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



PROJECT PURPOSE & GOALS



PURPOSE & GOALS

WHY THIS ACTION PLAN?

Driven by community advocacy and commitment

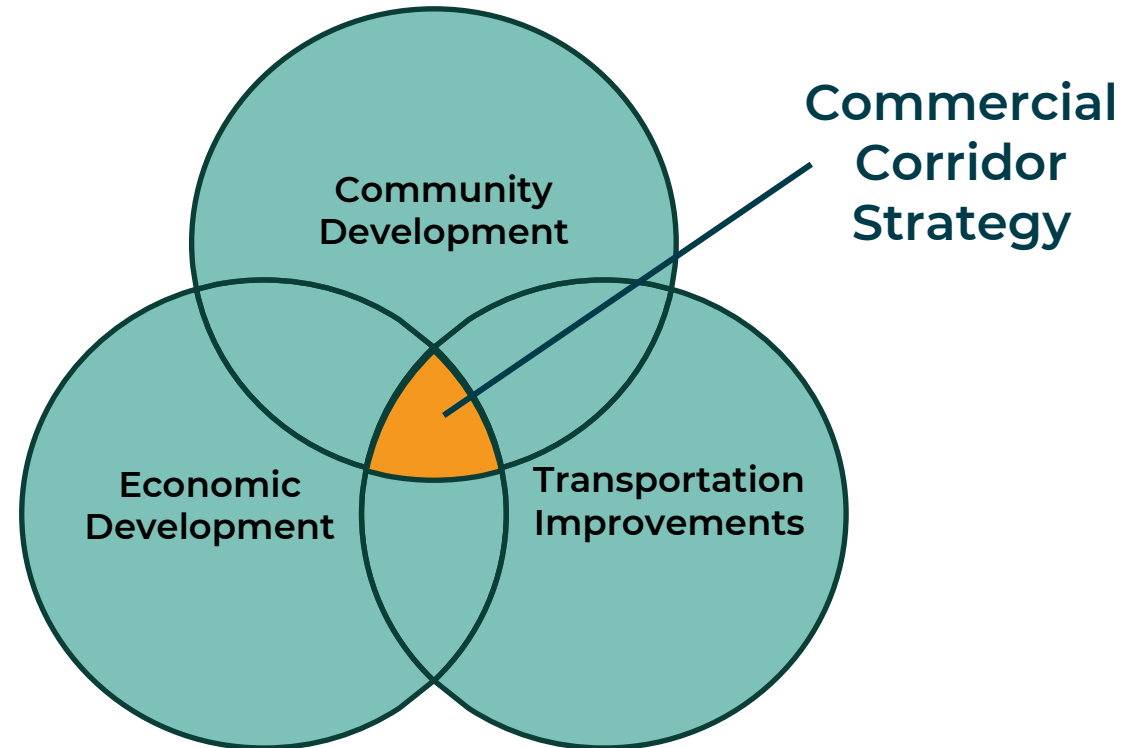
- Ms. Betty A. Varner and the DeSoto Ellsworth Block Association's (DEBA)
- Fenkell Business Association led by local business owners Coach Rob & Kenia Sims



Commercial Corridor Strategy

Right size the City's corridor strategy with a focus on:

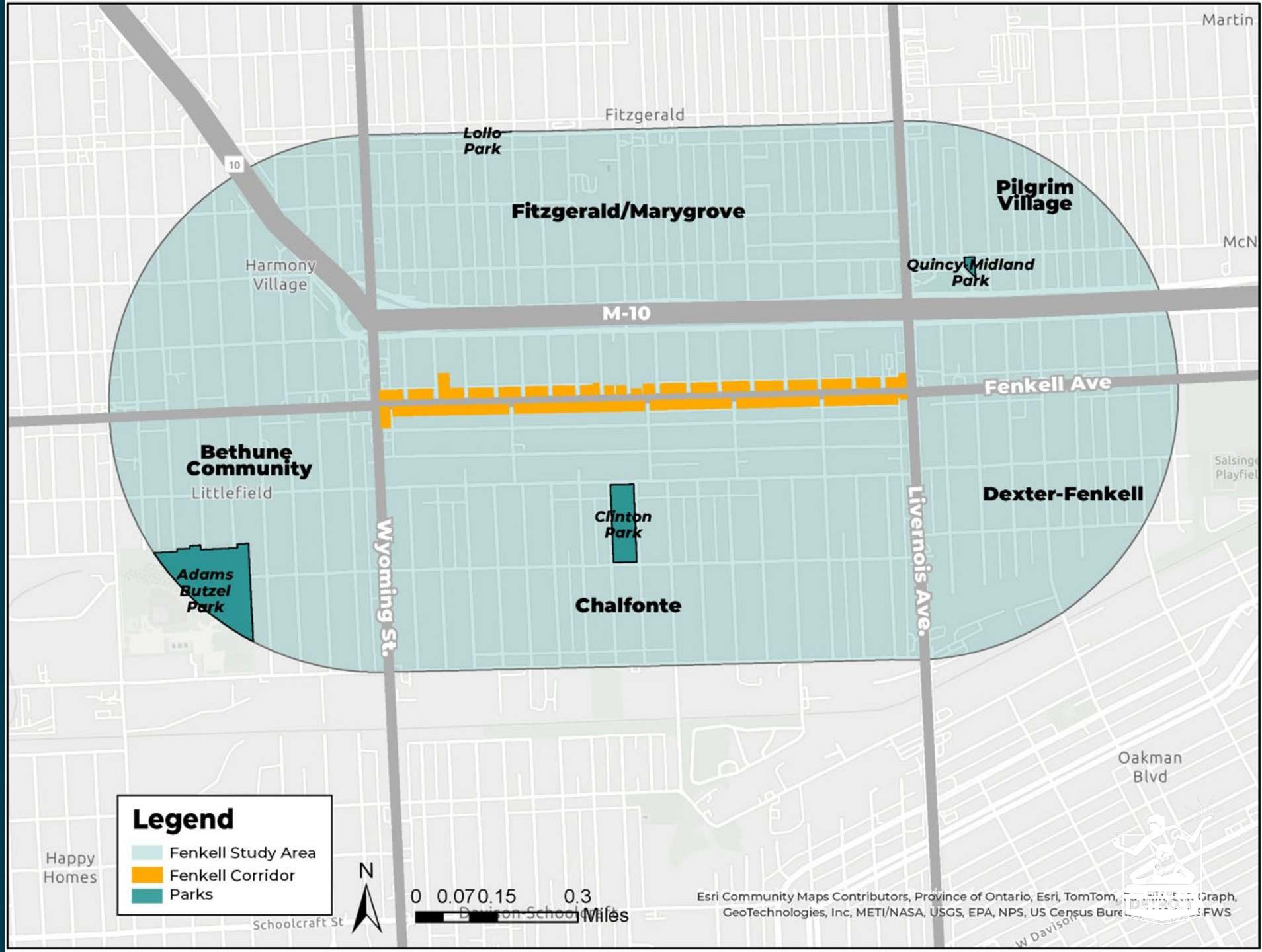
- Community Development
- Economic Development
- Transportation Improvements



FENKELL AVE 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



APPROACH & PROCESS



COMMERCIAL CORRIDOR ACTION PLAN

- ✓ Localized Scope
- ✓ Targeted Improvements
- ✓ Community Input
- ✓ Data-Driven
- ✓ Interdepartmental Coordination

PROJECT GOAL

IMPROVE THE PERCEPTION OF FENKELL AVE BY:

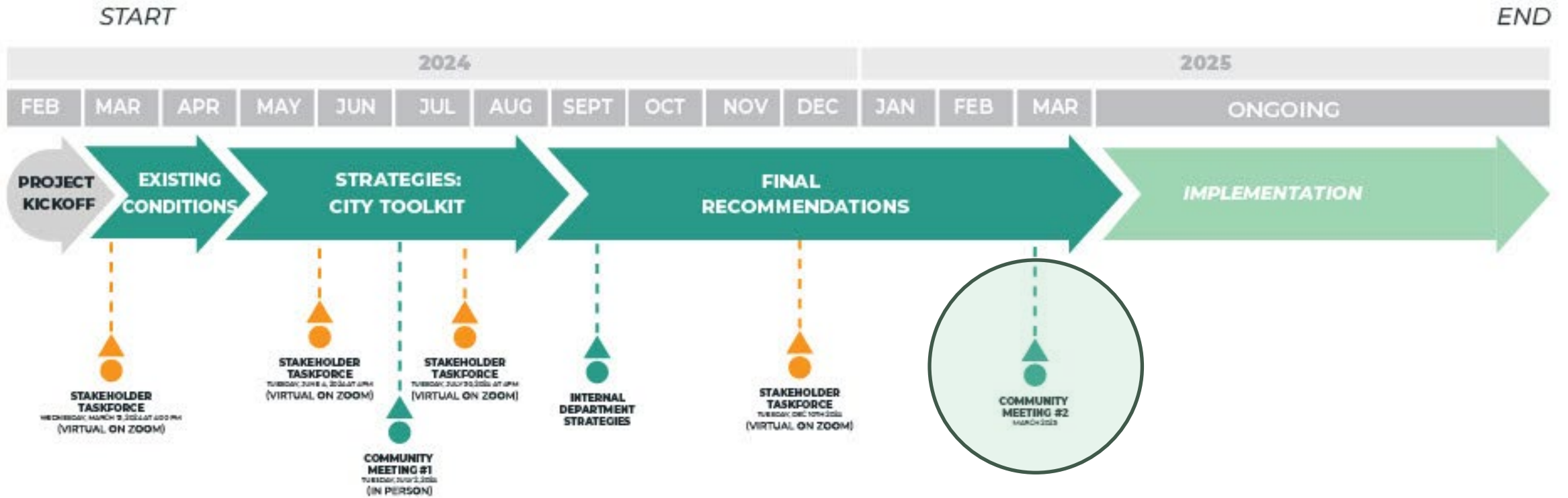
IMPROVING SAFETY, ENHANCING AESTHETIC AND PROVIDING RESOURCES!

Objective: Change the perception of corridor

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



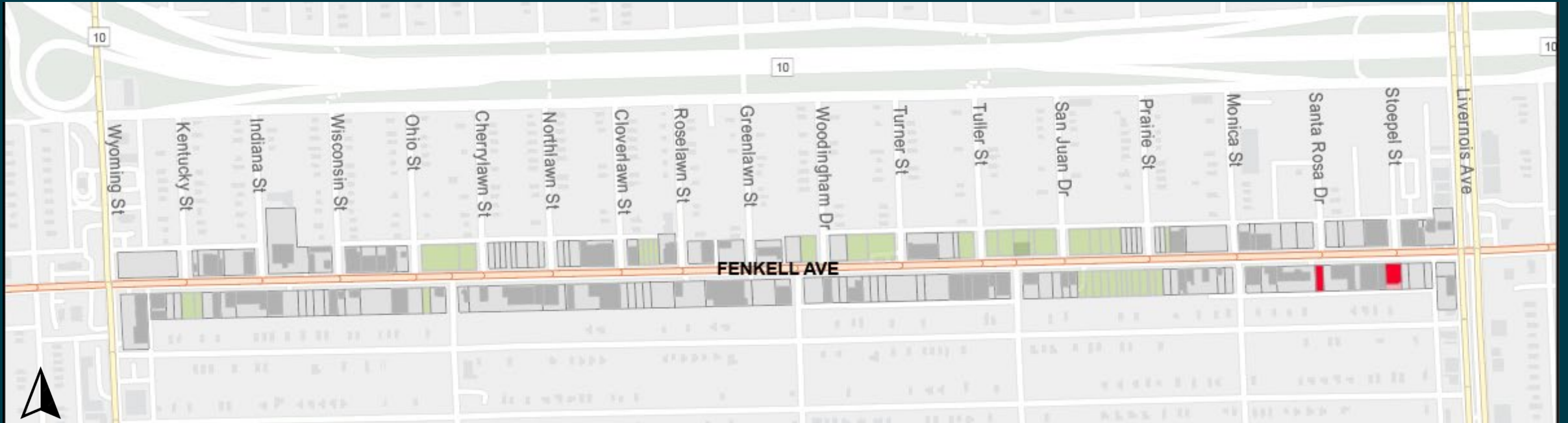
PROJECT SCHEDULE



EXISTING CORRIDOR CONDITONS



FENKELL AVE CORRIDOR ACTION PLAN BOUNDARIES

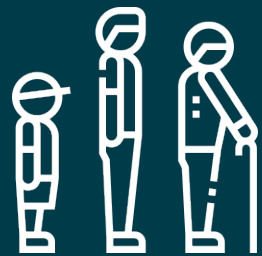


- Wyoming to the East
- Livernois to the West
- John C. Lodge to the North
- Ellsworth St to the South

FENKELL AVE CORRIDOR ACTION PLAN

Neighborhood Demographics

4,700 Population
Density
PEOPLE/SQ MI



Median Age
35.5



Median Household Income
\$29,755



Median Home Value
\$42,300

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

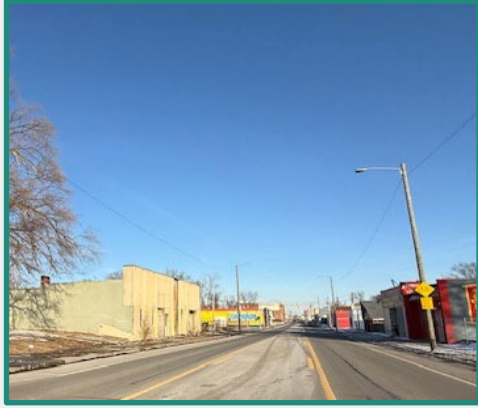
CITY OWNED LAND

03

CITY OWNED STRUCTURES



EXISTING CONDITIONS



ROADS



BUILDING
INVENTORY



VACANT LAND
ASSESSMENT



OPEN SPACE



SIDEWALKS



STREET
LIGHTING

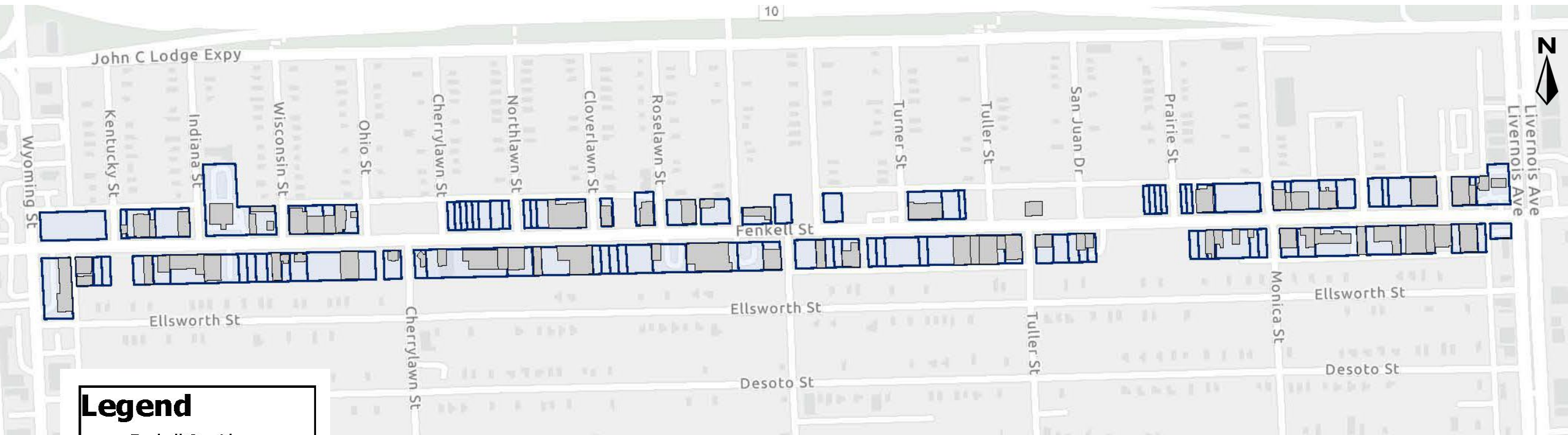
PUBLIC OWNERSHIP



Legend

-  Fenkell Corridor Buildings
-  Fenkell Corridor Public Owned

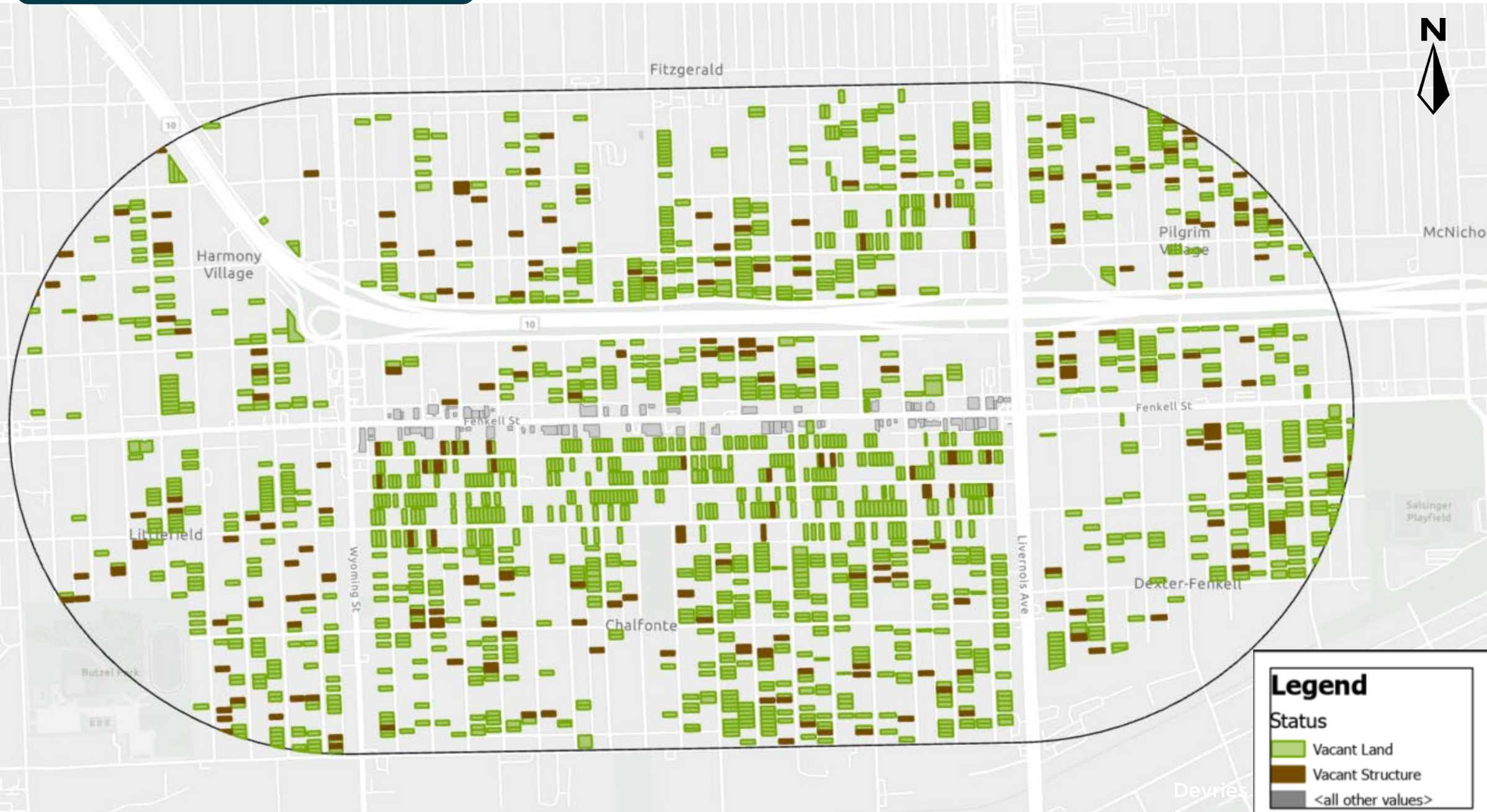
PRIVATE OWNERSHIP



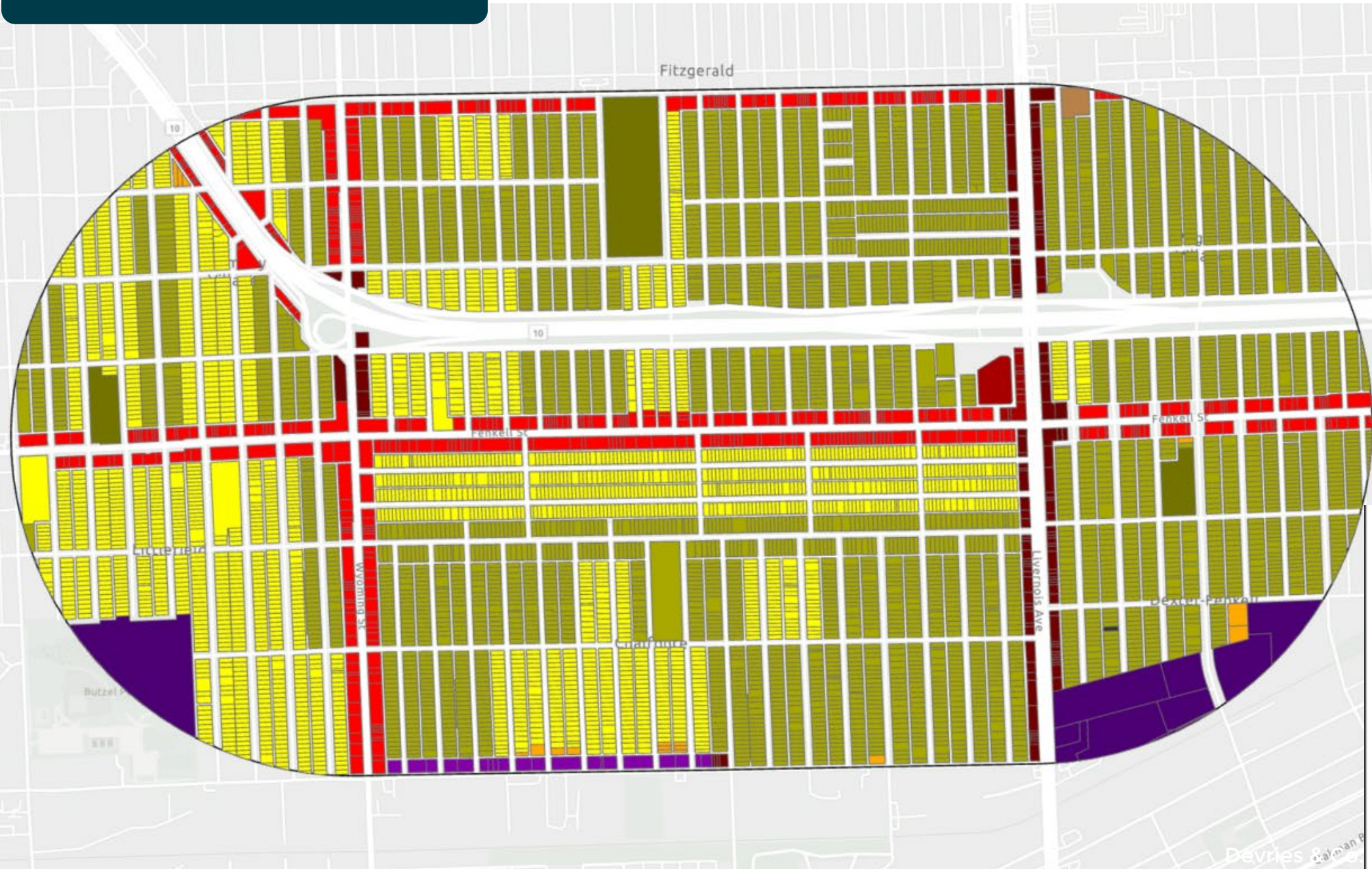
Legend

-  Fenkell Corridor Buildings
-  Fenkell Corridor Private Owned

DLBA OWNERSHIP



ZONING DESIGNATION



Legend

Zoning District

Black square	<Null>
Red square	B2
Dark red square	B3
Brown square	B4
Purple square	M2
Dark purple square	M4
Orange square	P1
Brown square	PD
Yellow square	R1
Light green square	R2
Dark green square	R5
Grey square	<all other values>

COMMUNITY ENGAGEMENT & FEEDBACK



JULY 2ND COMMUNITY MEETING



50+ ATTENDEES

City staff canvassed the corridor and adjacent neighborhood to draw resident and business owners' participation



SWOT ANALYSIS

Residents identified strengths, threats and opportunities along the Fenkell Ave Corridor



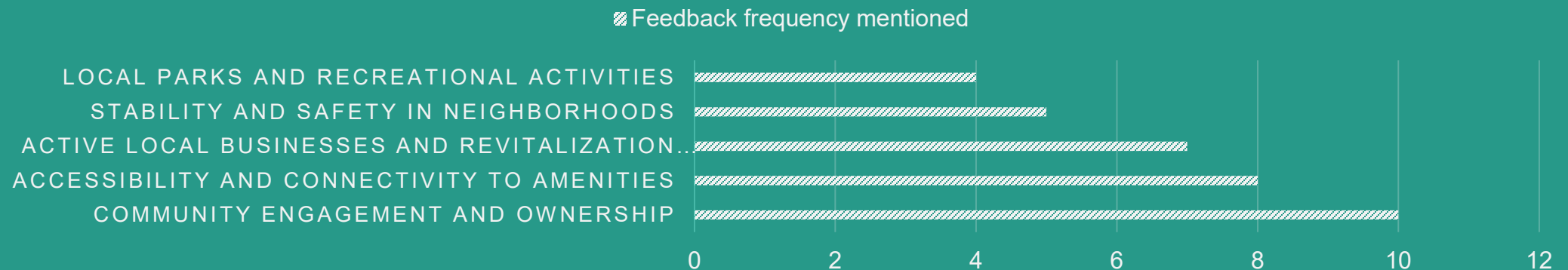
DEPARTMENTAL COORDINATION

PDD staff organized community feedback and launched individual conversations with City departments to discuss implementation strategies

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.

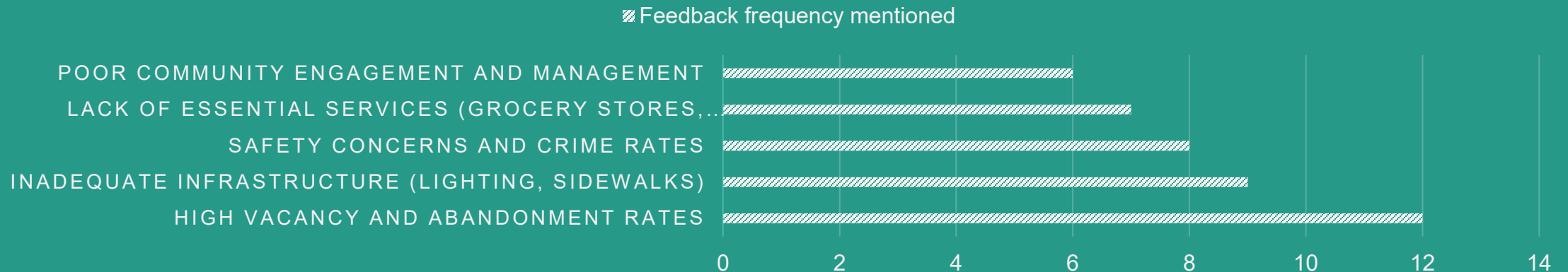
FEEDBACK FREQUENCY MENTIONED



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.

WEAKNESSES FEEDBACK AND COUNT



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

OPPORTUNITIES FEEDBACK AND COUNT

▨ Feedback frequency mentioned



WHAT WE HEARD?



- Not very exciting/inviting
- Need sidewalk repairs to become more walkable
- Crosswalks are not well marked
- More lighting needed to make it safer to walk at night
- Bench seating needed



- Vacant land needs to be better maintained
- Open space (parklet) is unkept
- More greenspaces with seating are needed
- Street trees are sparse, leading to a lack of shade
- Trash and illegal dumping are common in a lot of vacant land and open spaces



- Need for diverse retail options
- Owners don't know how to obtain resources
- Vacant storefronts give the area a run-down feel
- Buildings need façade improvements to attract more visitors
- Lack of places for community to gather indoors
- Mixed-use spaces needed for residential and retail

DEPARTMENT CORRIDOR COMMITMENTS

Short term intervention (1-2 years)

ACTION PLAN PRINCIPLE

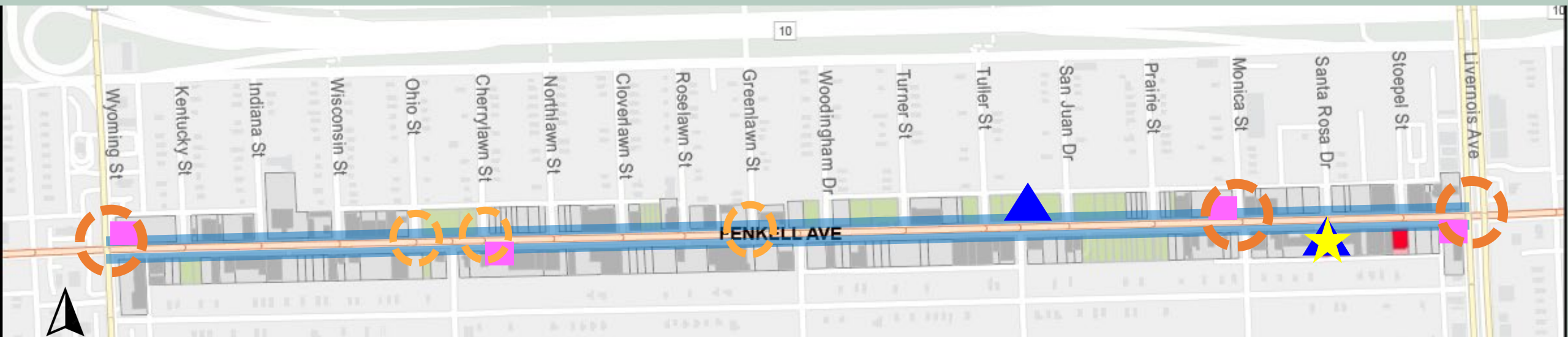
**Change The Perception Of
The Fenkell Ave Corridor
By Improving Safety,
Enhancing Aesthetic And
Providing Resources!**



CORRIDOR COMMITMENT SUMMARY

Physical Improvement Recommendations

- Resident Artist Mural - City Walls
- Alley Clean Up Front Stage Cleaning
- Property/Owner Enforcement
- Pavement Markings
- New Litter Containers
- City owned property assessment for demo
- Higher efficiency lighting replacement



GENERAL SERVICES DEPARTMENT (GSD)- **CITY WALLS**

- New murals on corridor to enhance aesthetic appeal and reduce blight

★ 7055 Fenkell- Resident Artist Mural Program

- Potential for additional murals in 2026



GENERAL SERVICES DEPARTMENT (GSD)- BLIGHT 2 BEAUTY

- 12 Buildings Painted
- 2 old deprecated signs removed
- 2 rusted, dangerous fences removed
- Sidewalks cleaned



★ Buildings Painted (12)

◆ Signs Removed (2)

✕ Fences Removed (2)

═ Sidewalks Cleaned (2 miles)

DEPARTMENT OF PUBLIC WORKS (DPW)

 **CITY OF DETROIT DEPARTMENT OF
PUBLIC WORKS ROAD REPAIRS FOR
2018-19**

**\$58 million program to repave 88 miles
of road segments in neighborhoods
across the city**

- Joy Road
- Russell
- Cadieux
- McGraw
- E. McNichols

Fenkell

8145 Fenkell Ave traveling East towards Livernois Ave



After resurfacing (2023)



During resurfacing (2018)



Before resurfacing (2013)

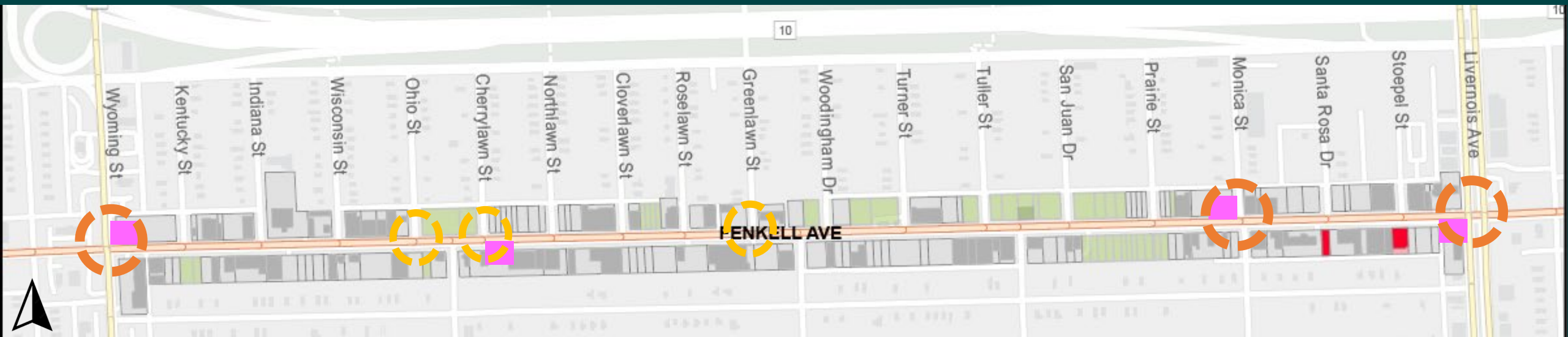
DEPARTMENT OF PUBLIC WORKS (DPW)

Crosswalk marking location requests:

- Wyoming (4-way crossing)
- Monica (4-way crossing)
- Livernois (4-way crossing)
- Each side of Fenkell open space: Ohio, Cherrylawn
- Greenlawn (3-way crossing)

Trash bin location requests:

- Wyoming
- Cherrylawn
- Monica
- Livernois



DEPARTMENT OF PUBLIC WORKS (DPW)-

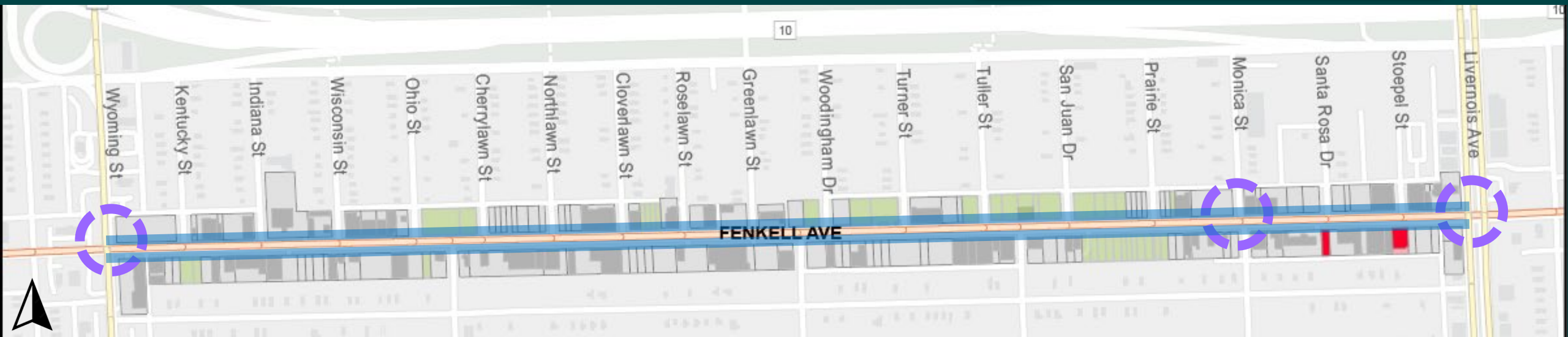
Dependent on future funding availability



Paint and Post Curb Extensions to shorten pedestrian crossings - priority locations for future funding:

- Wyoming (4-way crossing)
- Monica (4-way crossing)
- Livernois (4-way crossing)

— Sidewalk Repair As Needed



DETROIT BUILDING AUTHORITY (DBA)

▲ 7055 & 7522 Fenkell Ave

- Enhance marketing material for City owned property (land/structures) as corridor activation increases
- At least one of the two City owned structures is being assessed as a candidate for demolition if not sold



PUBLIC LIGHTING AUTHORITY (PLA)

- Commitment to quickly respond to lighting infrastructure damages or knock-downs

Fenkell Street lighting recently upgraded for energy efficiency and safety as of May 2024 (*10 year lifespan*)



Public Lighting Authority



CORRIDOR COMMITMENT SUMMARY

Programmatic Recommendations

- Commercial Corridor Study (PDD)
- Reducing Blight, Uplifting Residents (GSD)
- Parcel by parcel assessment/engagement (DON, NED)
- DLBA Vendor participant -> Education/Resources
- Direct engagement/support from DBL (DEGC)
- DESC direct engagement with FBA -> Education/Resources

PLANNING & DEVELOPMENT DEPARTMENT (PDD)

- PDD is committed to continuing support for the economic development and population growth of the corridor and surrounding neighborhood.



Corridor
Action Plan

Departmental
Coordination



Future Land
Use Strategy

GENERAL SERVICES DEPARTMENT (GSD)

COLLABORATION

- Fenkell Business Association has committed to maintaining the open space on Fenkell
- Coordination with Churches

MAINTENANCE

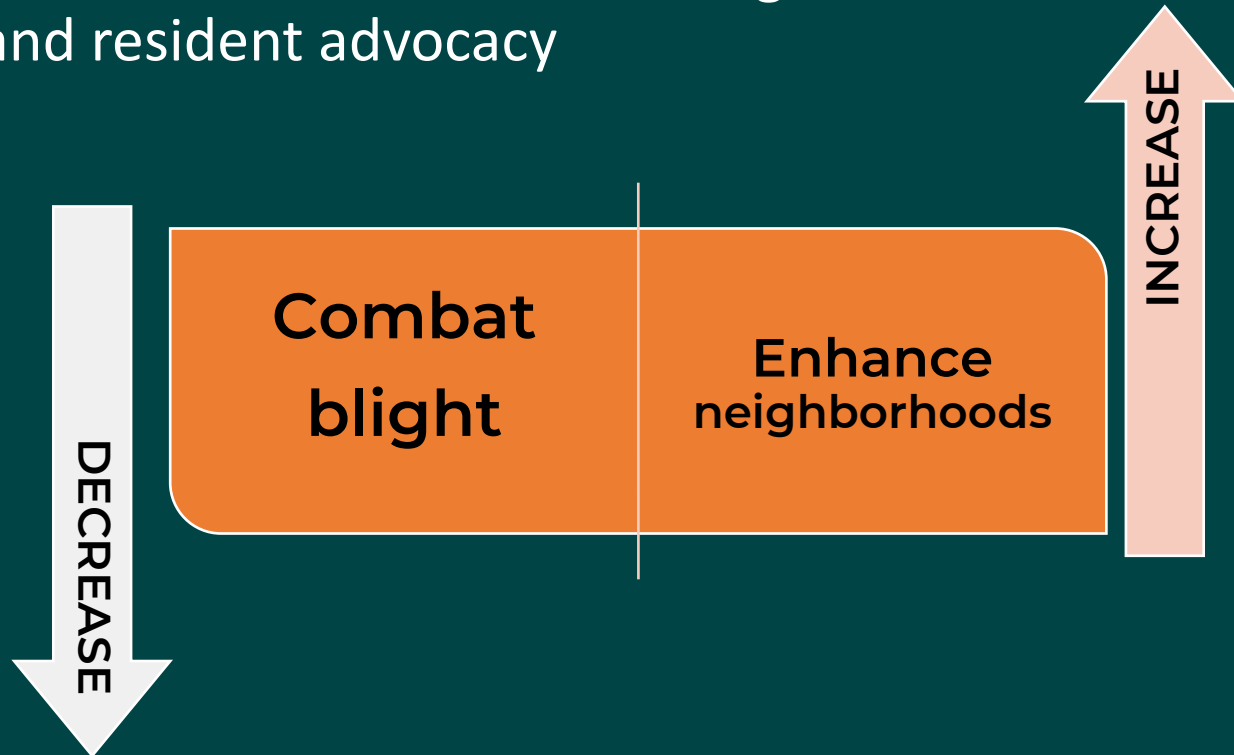
- Alley Improvements
- Sidewalk & Street Cleaning
- City Property Maintenance

SAFETY

- SORRT will increase enforcement of vacant properties
- DPD Project Greenlight

DEPARTMENT OF NEIGHBORHOODS (DONs)

- Both District 2 and District 7 managers commit to their continued neighborhood and resident advocacy



NEIGHBORHOOD ECONOMIC DEVELOPMENT (NED) TEAM

- Deploy strategic targeted approach per parcel to understand owner priorities and activation plans
- Coordinated engagement with DONs & DBLs to connect with property owners
- Continued technical assistance for emerging businesses

ENGAGE

- Coordinate with DONs/DBLs
- Direct cold-calling

ENFORCE

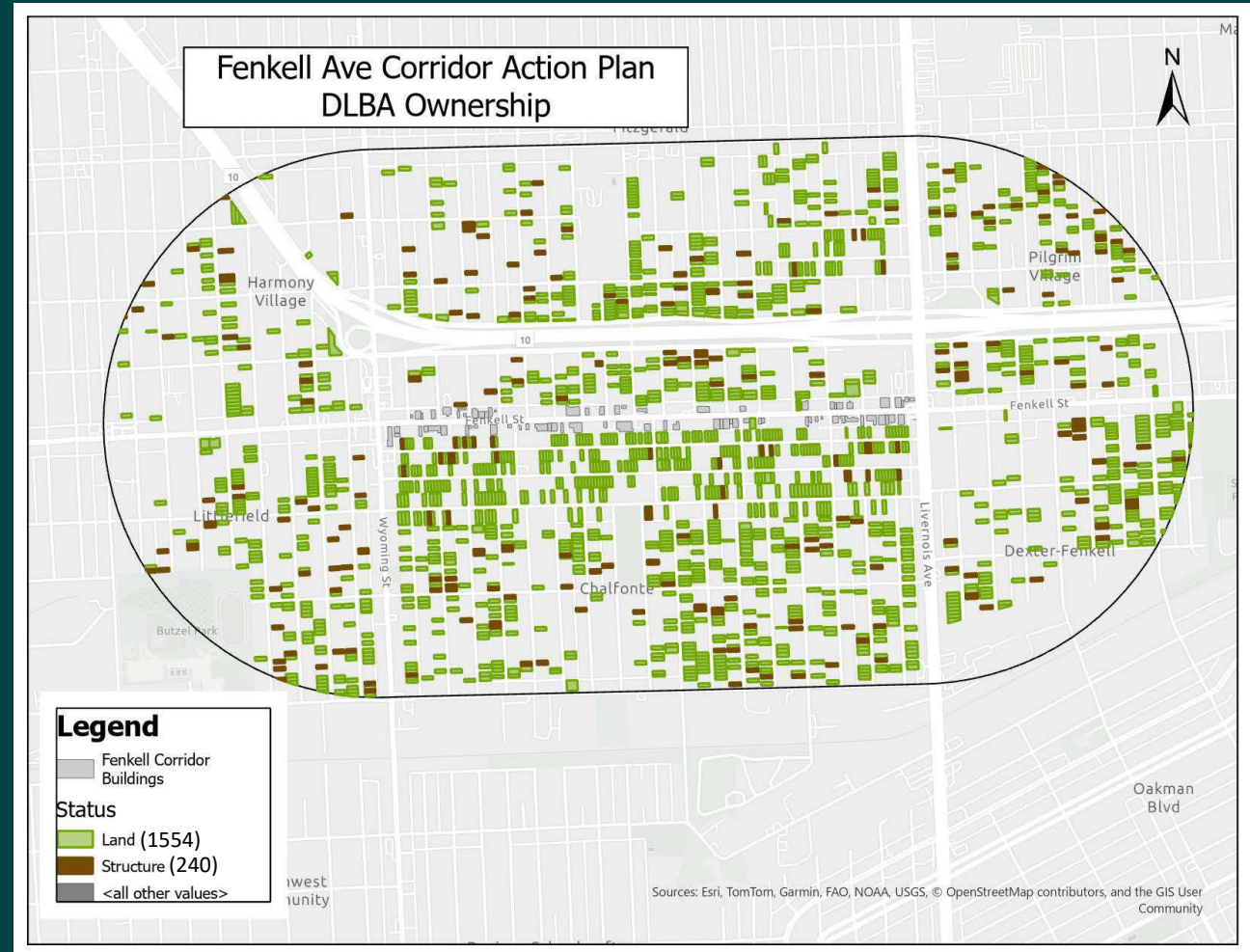
- Assess blight violations to neglected property owners

ASSIST

- Redevelopment & Activation
- Property Marketing & Sale

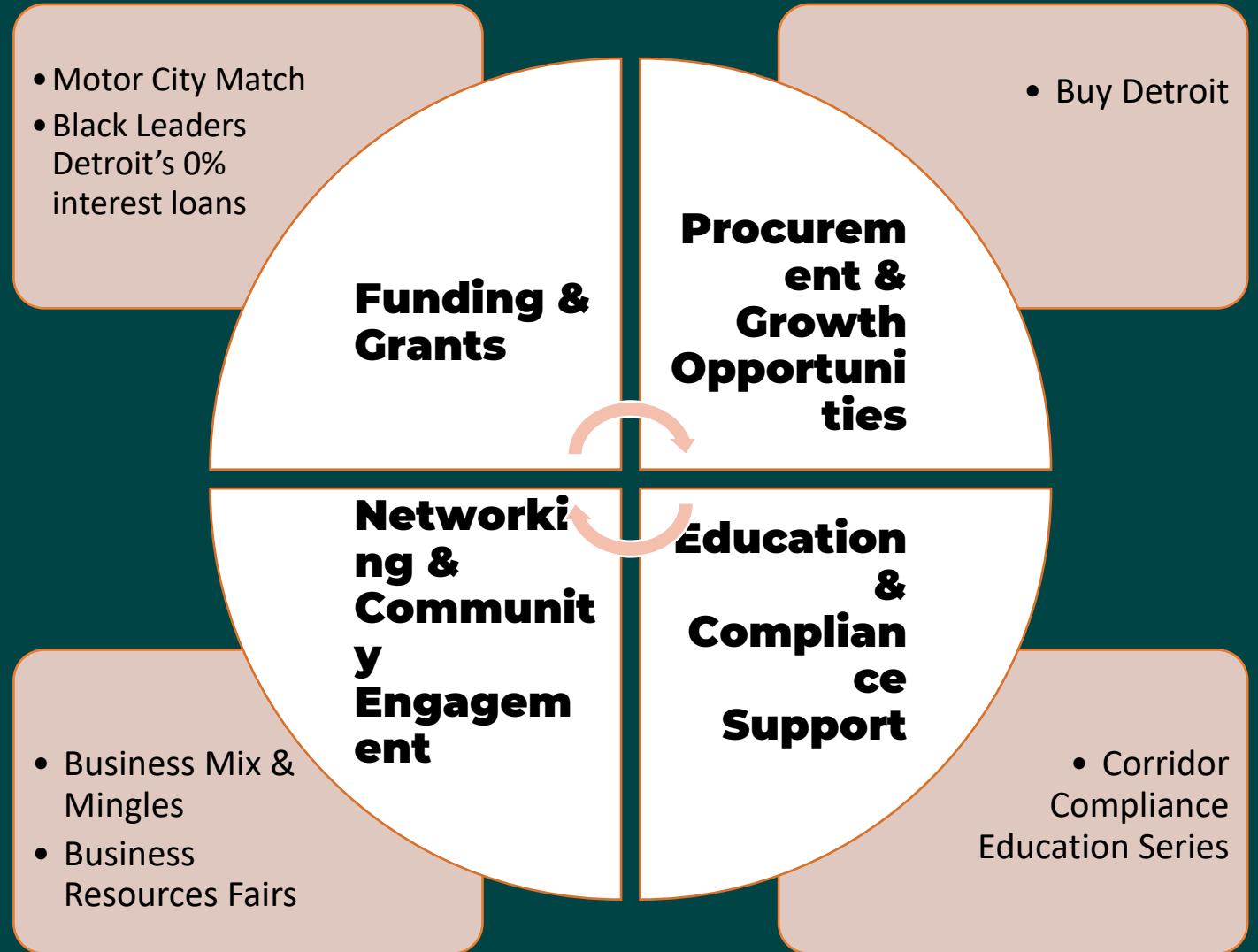
DETROIT LAND BANK AUTHORITY (DLBA)

- Committed to participating as a vendor at a neighborhood resource fair to educate residents on various programs to support land use solutions



DETROIT ECONOMIC GROWTH CORPORATION (DEGC)

- Share training and resource material with business community via DBL
- Continue engagement with Fenkell Business Association



DETROIT EMPLOYMENT SOLUTIONS CORPORATION (DESC)

- Goal: Reduce barriers for employment for residents and businesses to increase/maintain talent



Engage Active Businesses

Coordinate with DBLs to identify active business
Existing/emerging



Identify Challenges

Understand employment issues for both job seekers and business owners



Grow Businesses

Recruiting
Training

WHAT'S NEXT?

CORRIDOR COMMITMENTS

Departments will develop a timeline and begin implementation:
City Wall Mural Coming Soon!

SUPPORT LOCAL GROUPS

DeSoto Ellsworth Block Association

Fenkell Business Association

MAINTAIN THE MOMENTUM

Grant Research

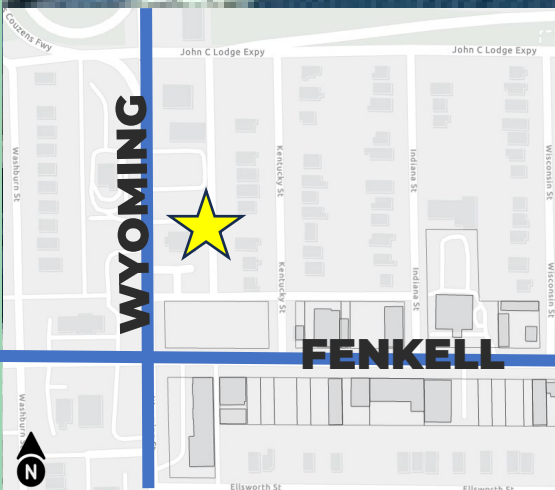
Community Events

Business Owner Collaboration

PNC BANK

📍 15360 WYOMING ST

New financial center in the community!



QUESTIONS & ANSWERS



THANK YOU!

