



# 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

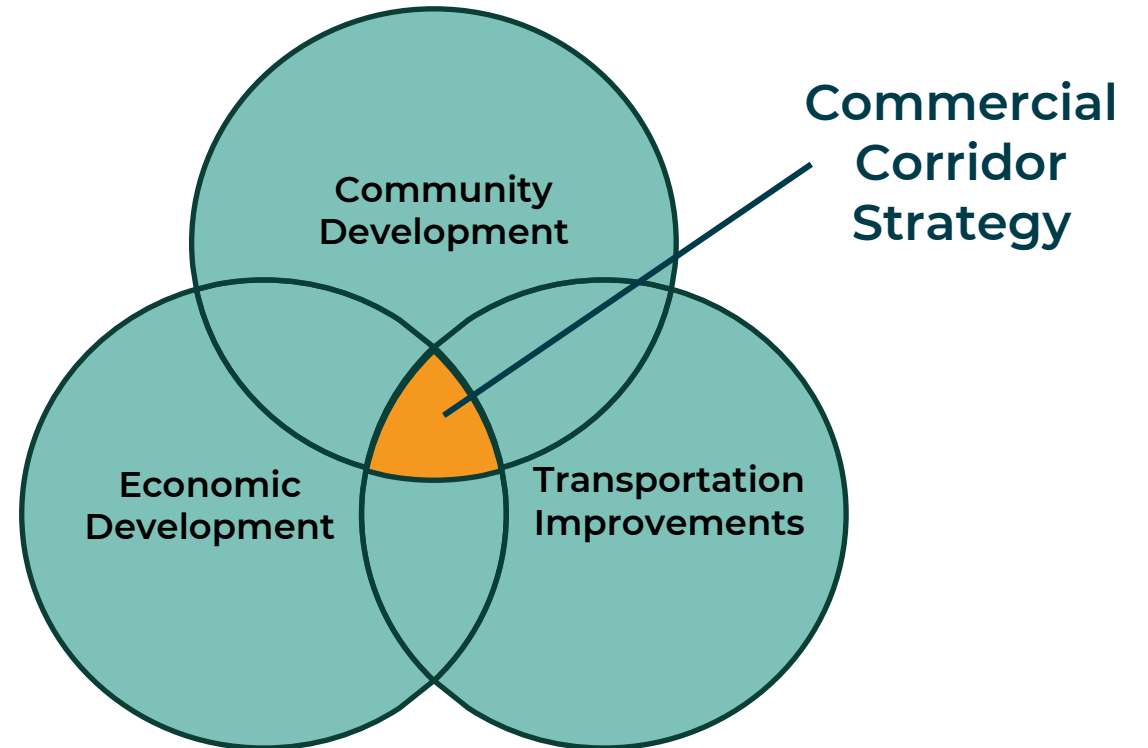




# Commercial Corridor Strategy

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:**

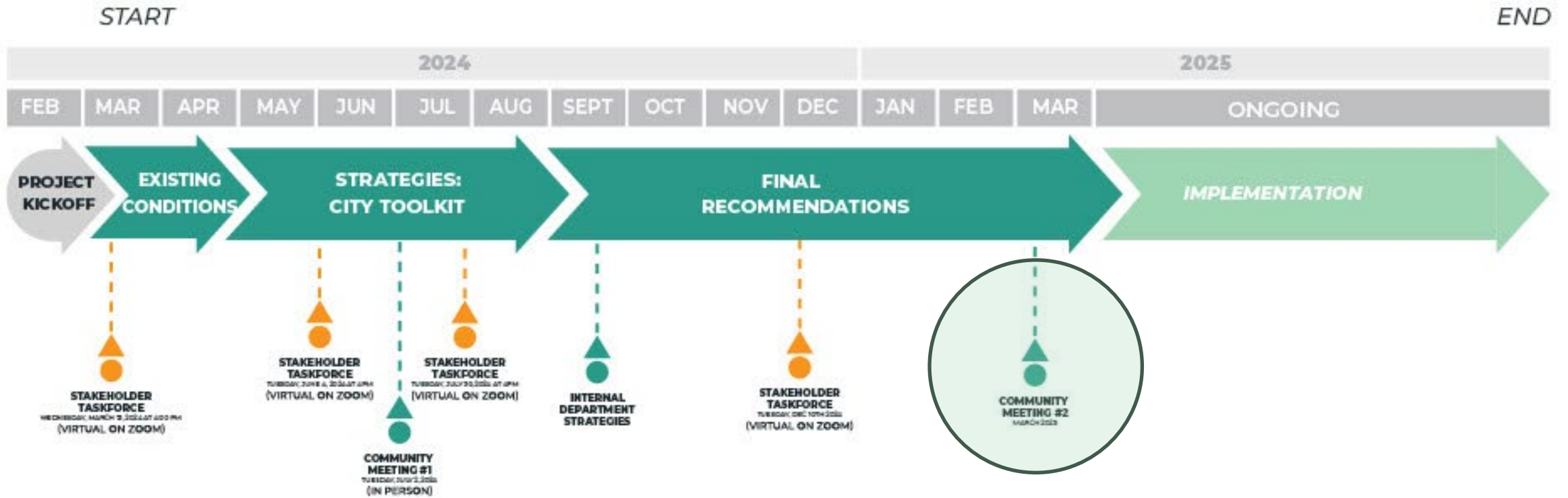
**IMPROVING SAFETY, ENHANCING AESTHETIC AND PROVIDING RESOURCES!**

# 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



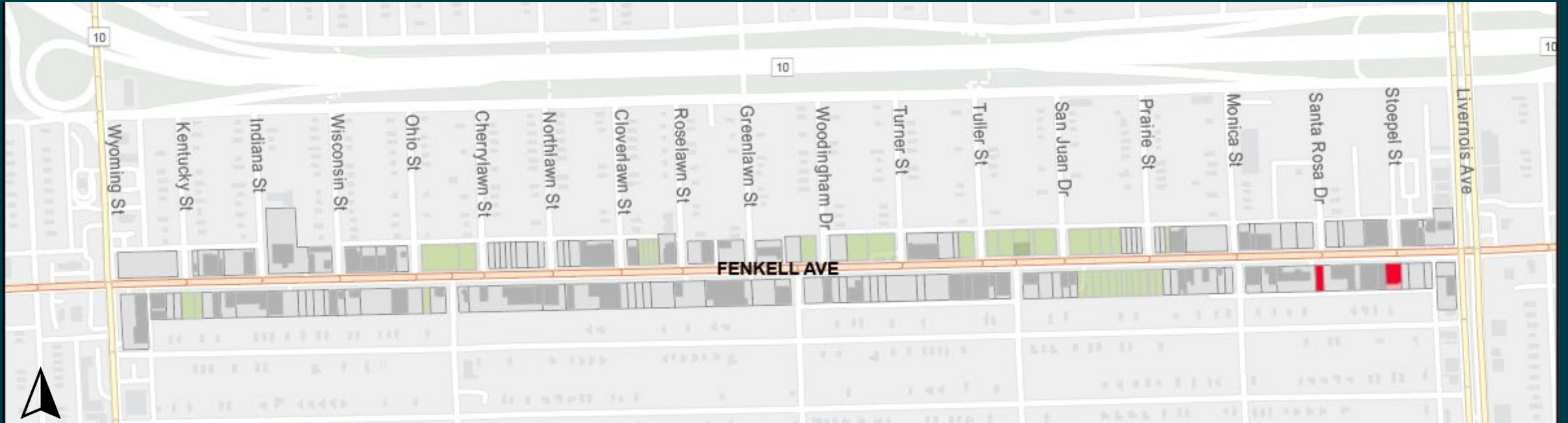
# PROJECT SCHEDULE



# EXISTING CORRIDOR CONDITONS



# FENKELL AVE CORRIDOR ACTION PLAN BOUNDARIES

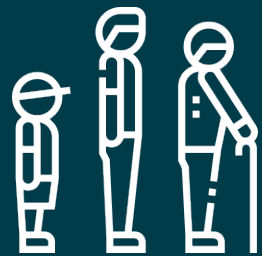


- Wyoming to the East
- Livernois to the West
- John C. Lodge to the North
- Ellsworth St to the South

# 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

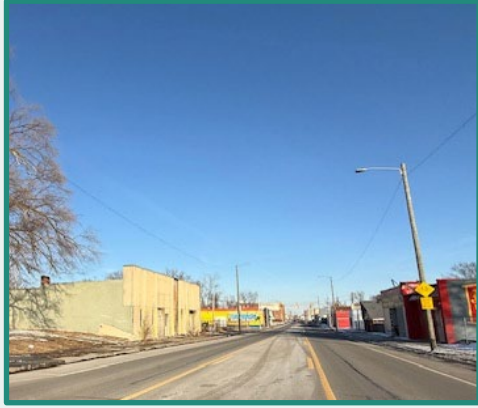
**03**

CITY OWNED STRUCTURES





# EXISTING CONDITIONS



ROADS



BUILDING  
INVENTORY



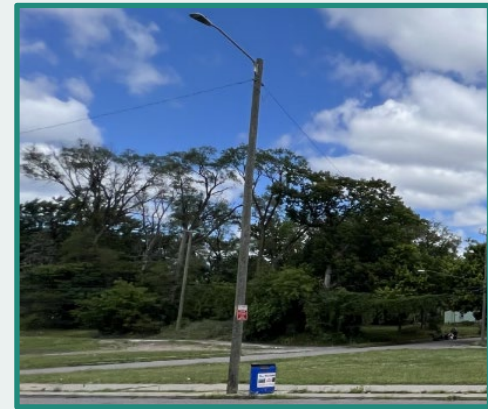
VACANT LAND  
ASSESSMENT



OPEN SPACE



SIDEWALKS



STREET  
LIGHTING

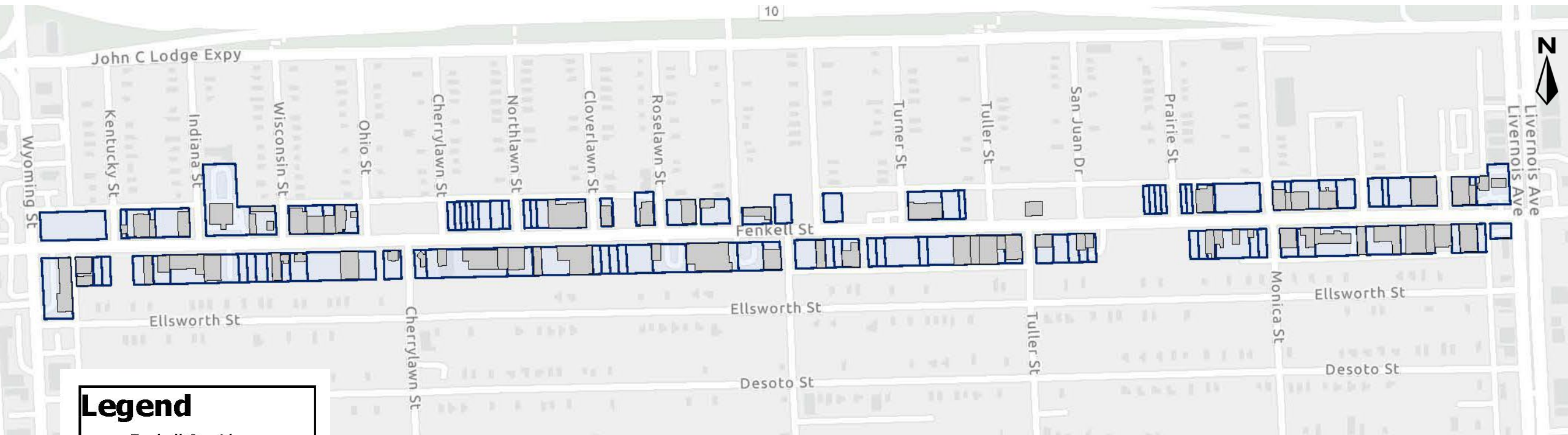
# PUBLIC OWNERSHIP





## Legend

-  Fenkell Corridor Buildings
-  Fenkell Corridor Public Owned

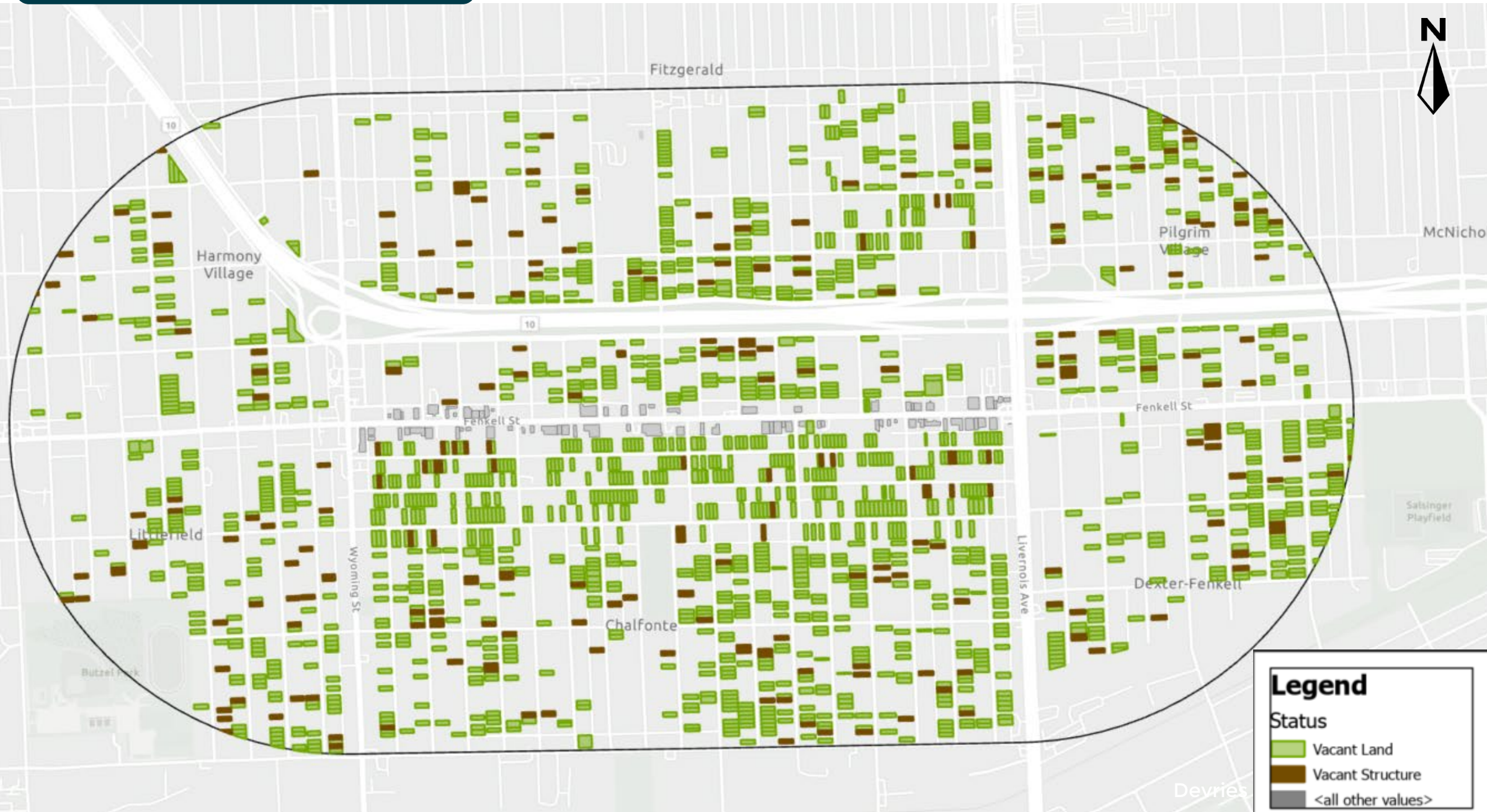
# PRIVATE OWNERSHIP



## Legend

-  Fenkell Corridor Buildings
-  Fenkell Corridor Private Owned

# DLBA OWNERSHIP



# ZONING DESIGNATION



| Legend          |                    |
|-----------------|--------------------|
| Zoning District |                    |
|                 | <Null>             |
|                 | B2                 |
|                 | B3                 |
|                 | B4                 |
|                 | M2                 |
|                 | M4                 |
|                 | P1                 |
|                 | PD                 |
|                 | R1                 |
|                 | R2                 |
|                 | R5                 |
|                 | <all other values> |

# COMMUNITY ENGAGEMENT & FEEDBACK



## JULY 2<sup>ND</sup> 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

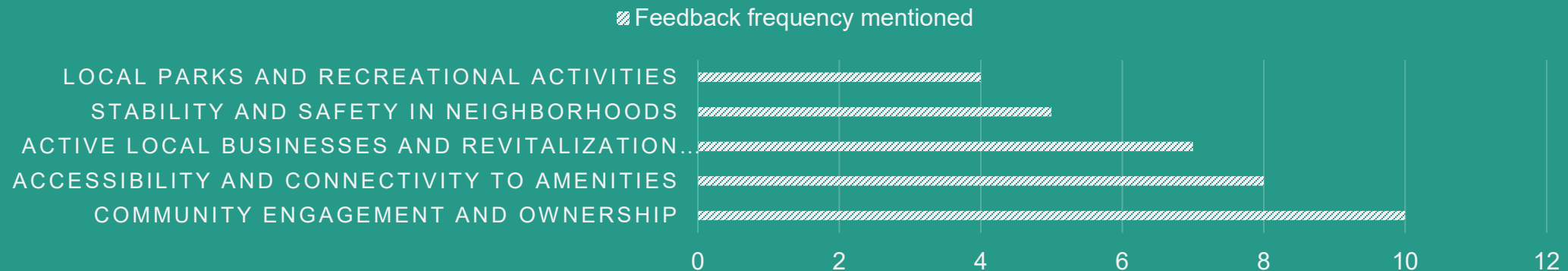
*PDD staff organized community feedback and launched individual conversations with City departments to discuss implementation strategies*



# 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



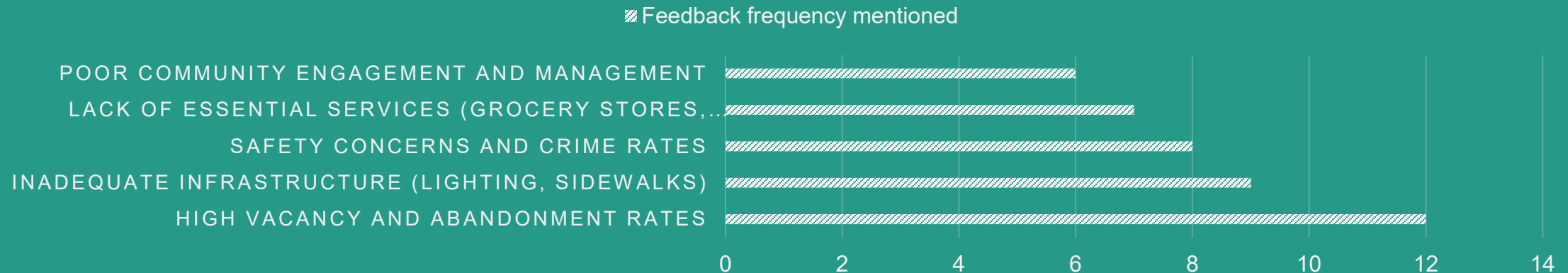




# WEAKNESSES FEEDBACK SUMMARY

- **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**

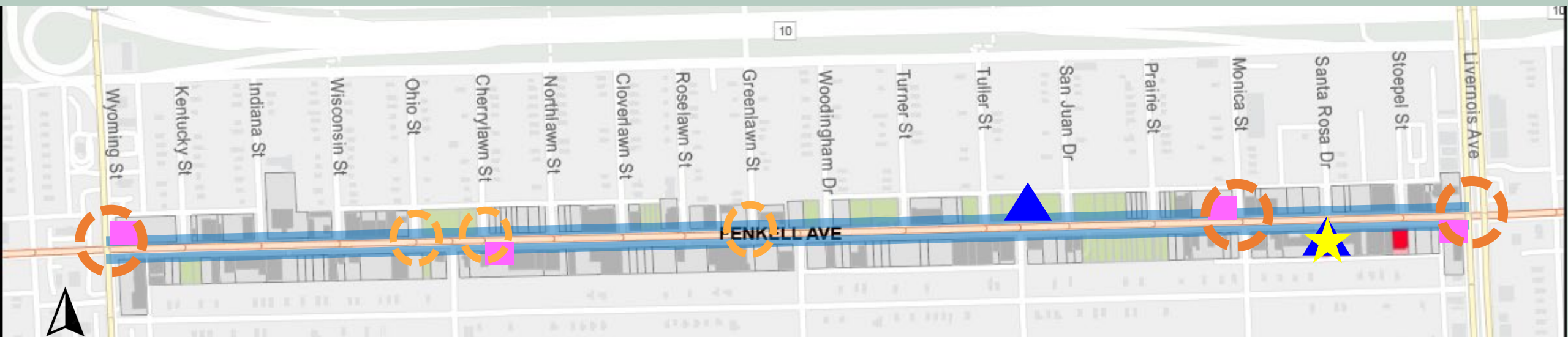
**Change The Perception Of  
The Fenkell Ave Corridor  
By Improving Safety,  
Enhancing Aesthetic And  
Providing Resources!**



# 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)

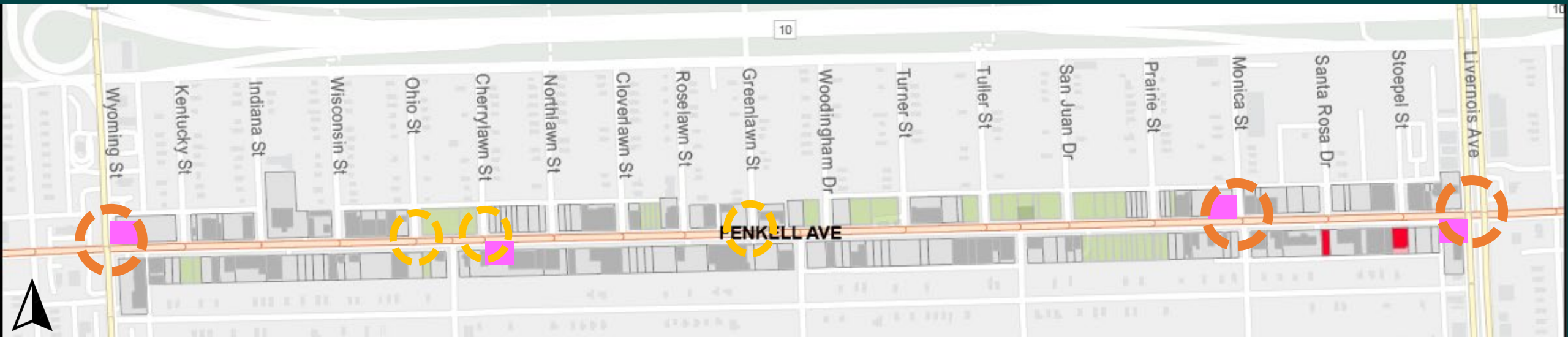
# DEPARTMENT OF PUBLIC WORKS (DPW)

## 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



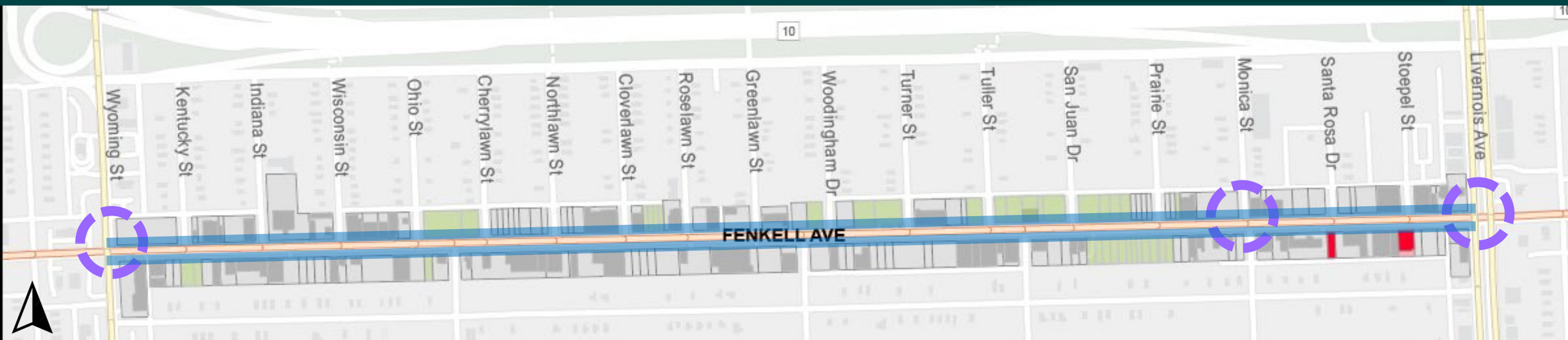
# DEPARTMENT OF PUBLIC WORKS (DPW)-

**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



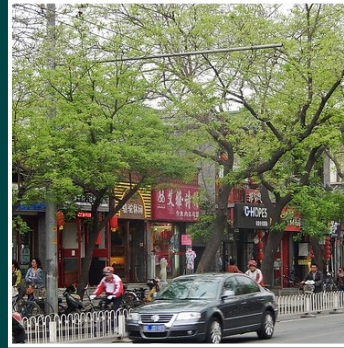
# CORRIDOR COMMITMENT SUMMARY

## 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

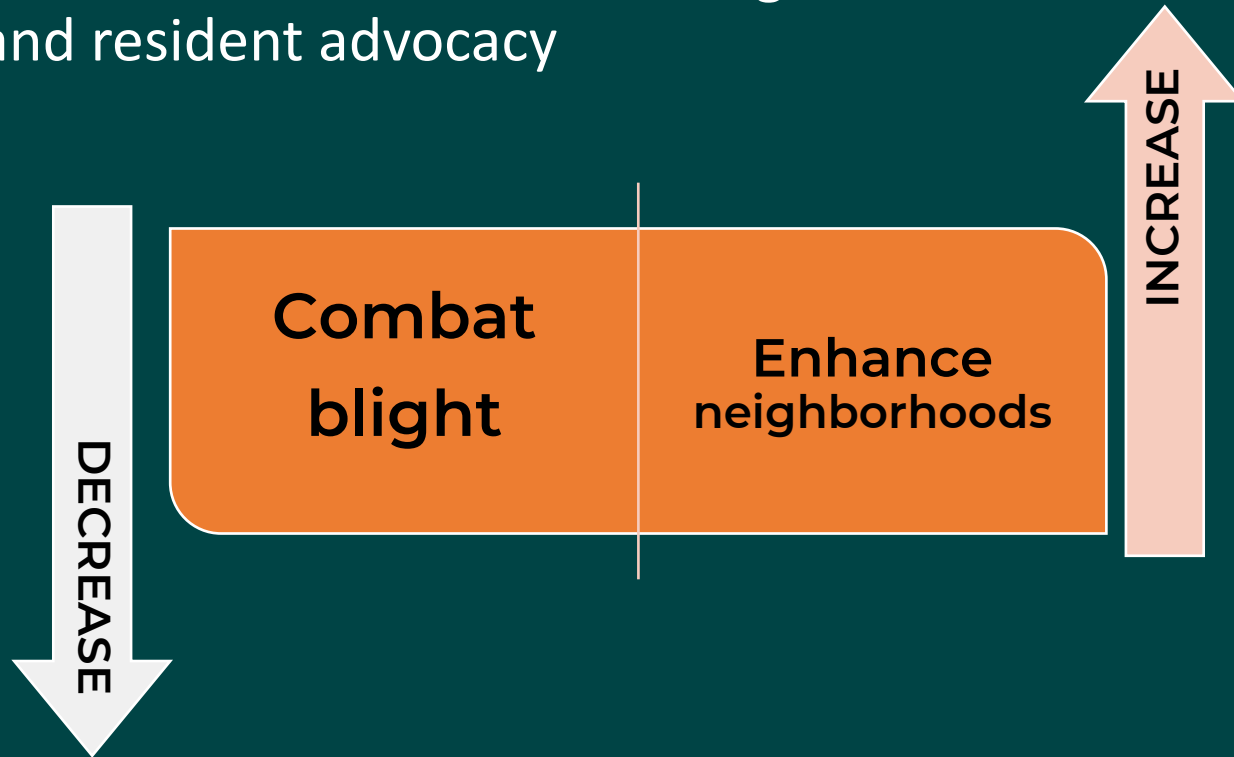
- Alley Improvements
- Sidewalk & Street Cleaning
- City Property Maintenance

## 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

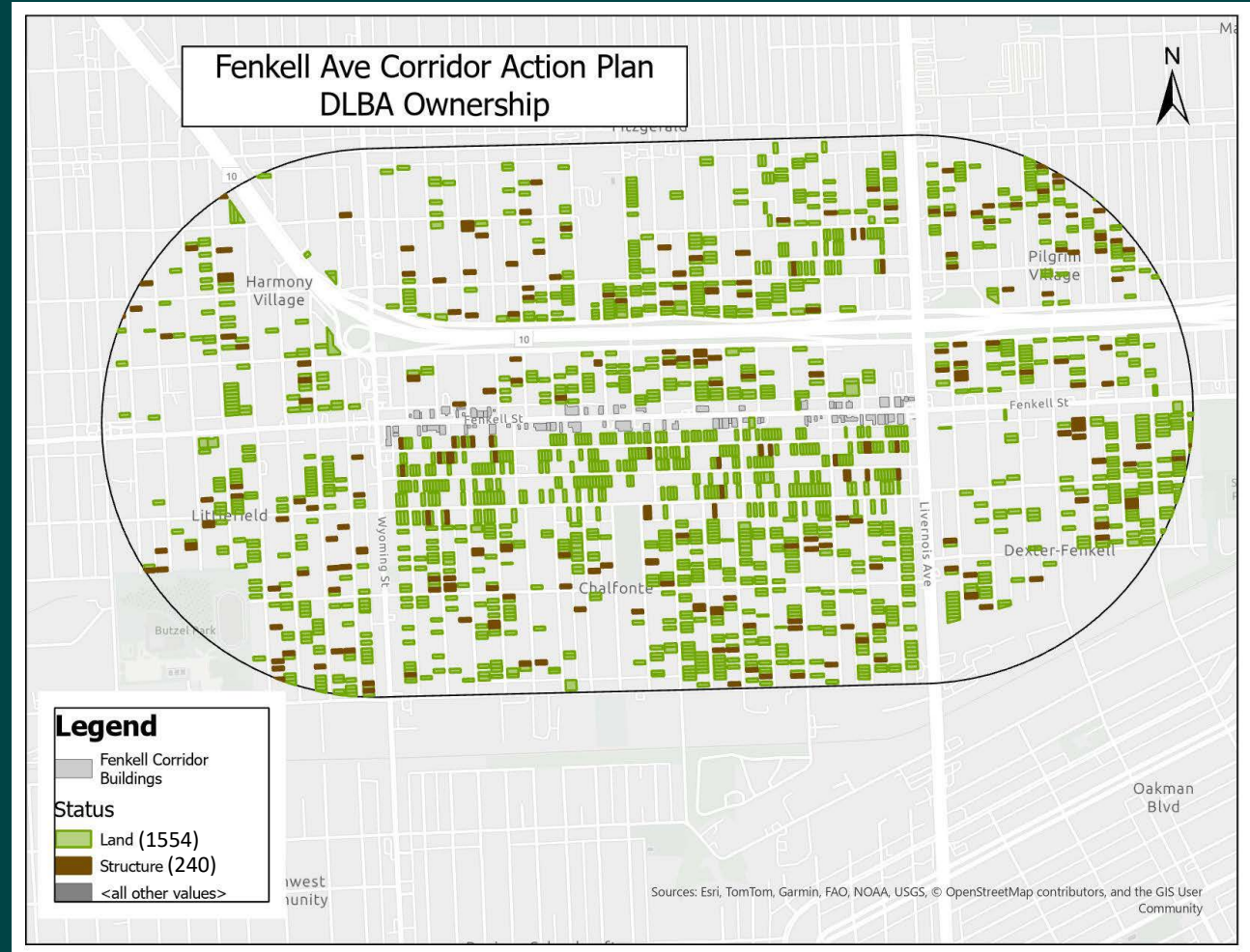
- Assess blight violations to neglected property owners

## ASSIST

- Redevelopment & Activation
- Property Marketing & Sale

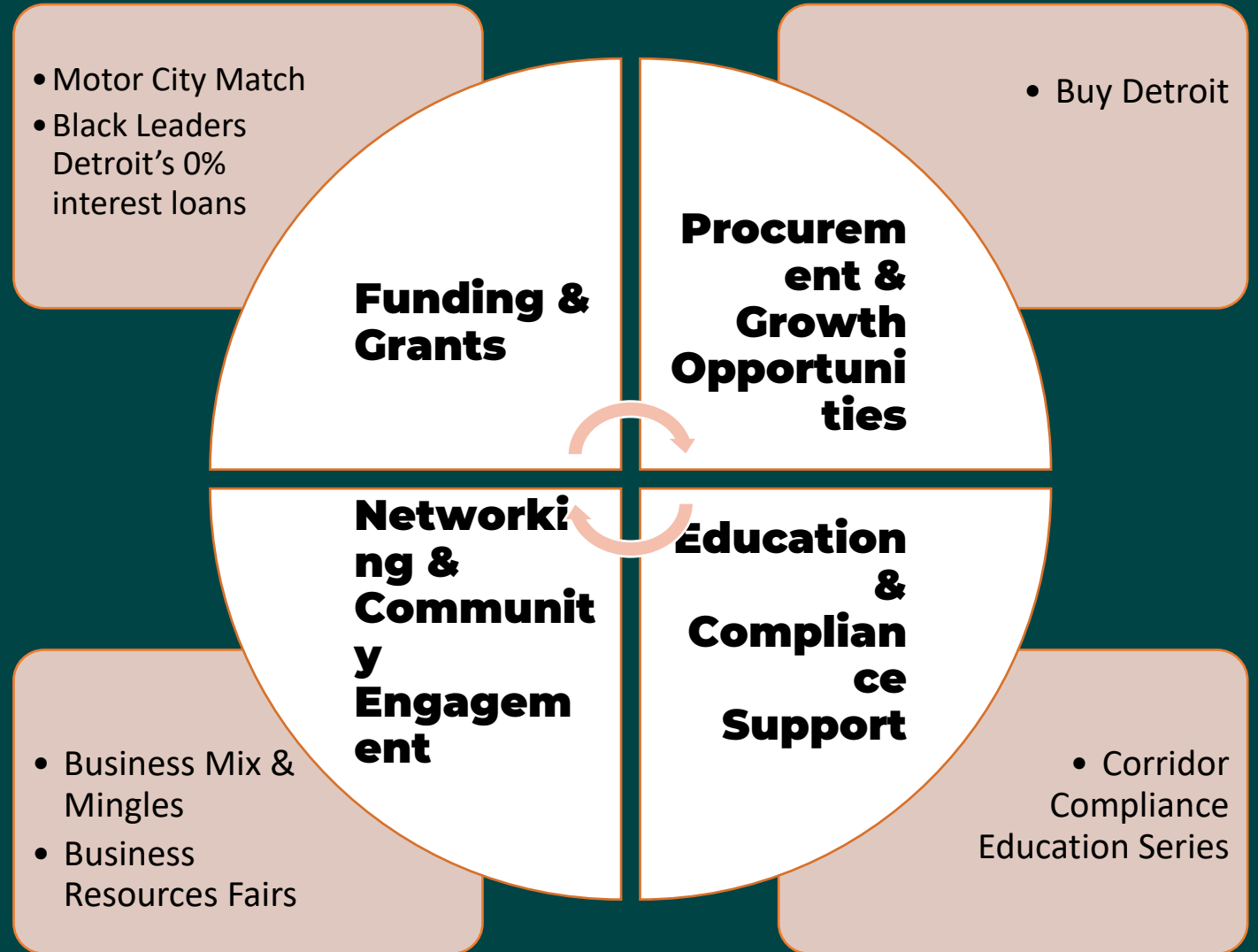
# DETROIT LAND BANK AUTHORITY (DLBA)

- 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**

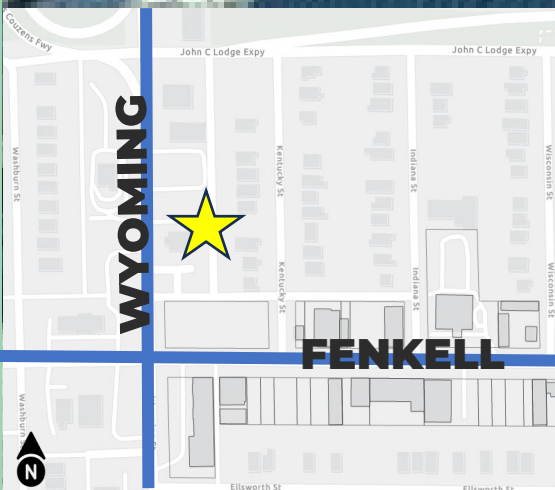
**Community Events**

**Business Owner Collaboration**

# PNC BANK

📍 15360 WYOMING ST

New financial center in the community!





# QUESTIONS & ANSWERS



**THANK YOU!**

