INTRODUCTION

The purpose of this project is to provide a complete analysis of the current physical and economic conditions of the Fenkell Avenue between Burt and Dacosta Streets. From the findings, recommendations are provided to guide the revitalization efforts and development on this commercial corridor.

Our client, The Brightmoor Alliance is a nonprofit collection that is a part of nearly 50 community-based organizations with interest in the advancement of Brightmoor neighborhood. They were established in 2000 in response to a growing concern about the neighborhood’s condition. Their main focus of the alliance is to organize its resources to help restore the neighborhood so that it may not be only functional and livable, but also vibrant.

METHODS

To form realistic recommendations for the Fenkell study area, a full study of the corridor was necessary. The following components were used in assessing the current conditions of the corridor and later making recommendations:

- A socioeconomic profile and a market analysis were completed to provide context for the current social and business climate
- A physical asset inventory was conducted to create a prioritized investment plan
- Community input was acquired through a strengths, weakness, opportunities, and threats analysis
- The Community Development Advocates of Detroit and Detroit Future City were considered in order to align our recommendations with their goals for Brightmoor neighborhood
- A full study of the corridor was necessary. The following categories were considered when scoring and assessing individual parcels:
  - General Parcel Condition
  - Pedestrian Accessibility—Sidewalks, Site Access
  - Vehicle Accessibility—Site Access
  - Safety—Street Lighting
  - Surrounding (Behind Corridor)/Visible Land Use
  - Structure—Roof, Doors/Security, Windows, Driveway/Parking, Lighting/Signage

The following maps display the findings of the parcel assessment. Each parcel was scored on a scale of good, fair, and poor. Vacant parcels, vacant structures, and structures in use were all scored on a good, fair, poor scale.

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FINDINGS

The table above displays the percentage of vacant parcels, parcels with a structure not in use and with structure in use for each group. The designated groups are illustrated below under recommendations.

RECOMMENDATIONS

Based on the findings, general corridor recommendations for the Fenkell study area fall under five categories:

- Sidewalk/Alleyways Improvements
- Signage Improvements
- Economic Development Improvement
- Aesthetic Improvements
- Anchor Development: Parcel Groups 5 & 6

The map above displays the parcels that are vacant, with structure in use, and with vacant structure.