



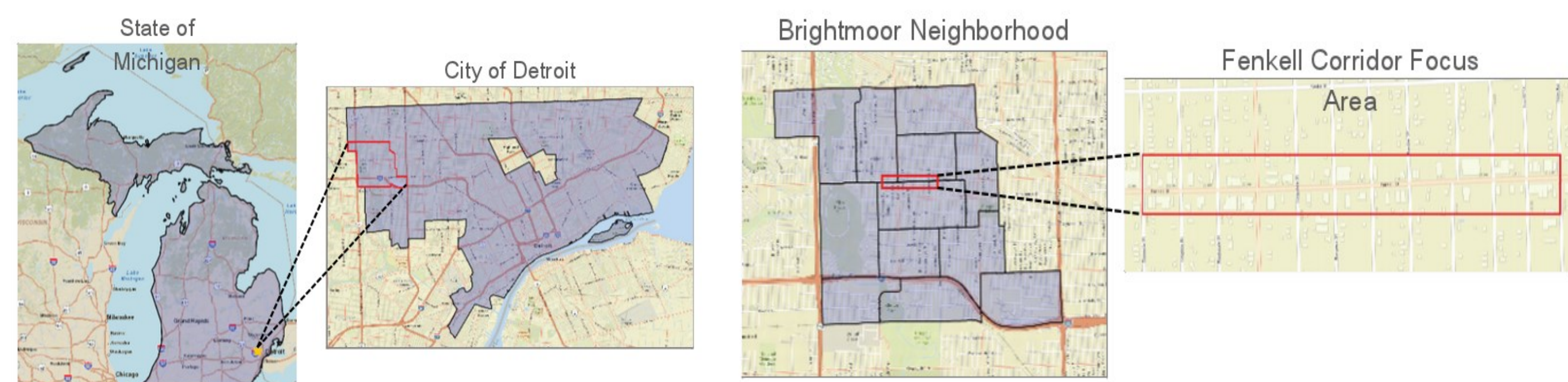
Fenkell Commercial Corridor Study

In collaboration with Michigan State University School of Planning and Design
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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 Bright moor 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



*All images sourced in final report

RECOMMENDATIONS

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

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

	Low Cost (<\$5,000)	Medium Cost (\$5,000-\$10,000)	High Cost (>\$10,000)
1 Year	Non-structural blight removal Minor façade improvements (paint/signage) Inform community of development on corridor Update existing bus signage	Major façade improvements for existing businesses in use Notify possible developers of structures ready for business	Assisting local businesses with advertisement Minor or targeted sidewalk improvements based on walking audit results
1-3 Years	Inform community of development on corridor Gateways to direct traffic into corridor	Clear Alleyways of debris and/or blight Supplement current businesses with advertising, signage, and general improvements	Demolition/grading Structural blight removal Community land acquisition
3-5 Years	Inform community of development on corridor Present possible developers with parcel inventory data, funding sources, and economic analysis data	Pedestrian safety signage/lighting Major sidewalk improvements focusing on total reconstruction	Development of industries: Building materials and supply dealers, lawn and garden equipment and supplies, health and personal care, used merchandise, grocery/specialty food stores

FINDINGS

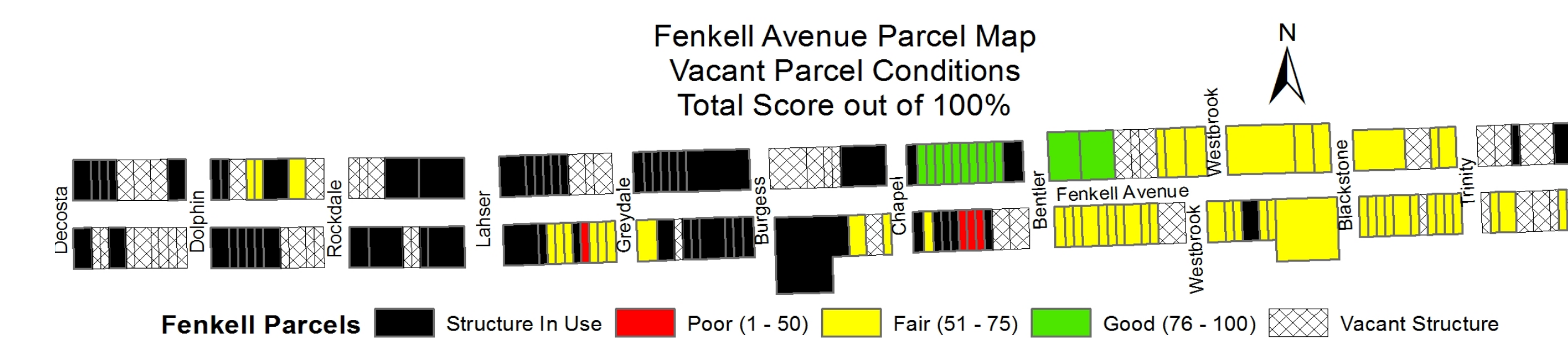
The following maps display the findings of the parcel assessment. Each parcel was scored on a scale of good, fair, and poor. Vacant parcels, vacant structures, and structures in use were all scored on a good, fair, poor scale.

The following categories were considered when scoring and assessing individual parcels:

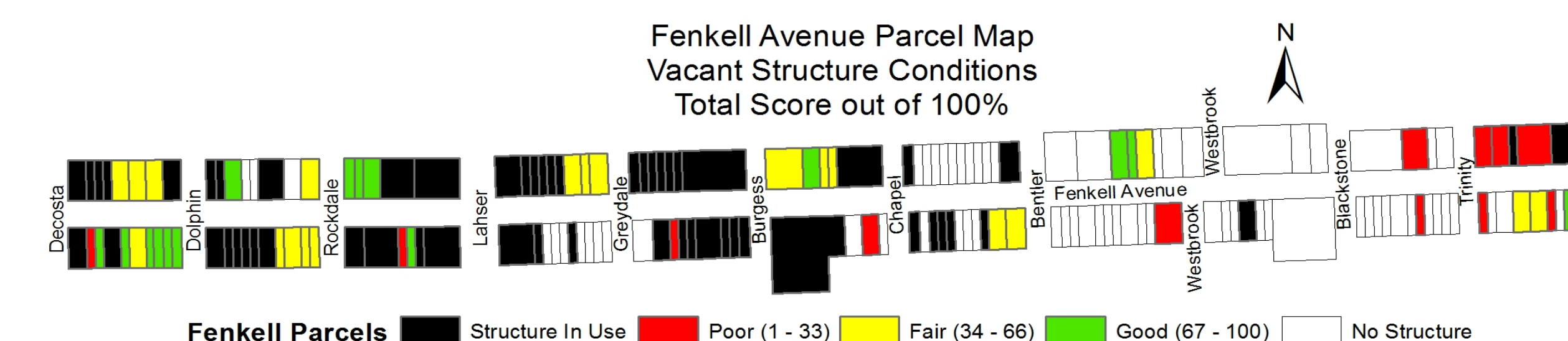
- General Parcel Condition
- Pedestrian Accessibility—Sidewalks, Site Access
- Vehicle Accessibility—Site Access
- Safety—Street Lighting
- Surrounding (Behind Corridor)/Visible Land Use
- Structure—Roof, Doors/Security, Windows, Driveway/Parking, Lighting/Signage

	Vacant Parcel	Structure Not In Use	Structure In Use	Total Parcels
Group 1	3 (8.3%)	17 (47%)	16 (44%)	36
Group 2	7 (23.3%)	8 (26.7%)	15 (50%)	30
Group 3	3 (12%)	6 (24%)	16 (64%)	25
Group 4	14 (60.8%)	2 (8.7%)	7 (30.4%)	23
Group 5	24 (82.8%)	4 (13.8%)	1 (3.4%)	29
Group 6	16 (57.1%)	10 (35.7%)	2 (7.1%)	28

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.



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



The map above displays the parcels contain a vacant structure, with structure in use, and no structure