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CITY OF DETROIT MAYOR
MICHAEL DUGGAN **PLANNING
AND DEVELOPMENT
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PLA, DIRECTOR



FENKELL AVE CORRIDOR ACTION PLAN 2025

FENKELL AVENUE

CORRIDOR ACTION PLAN
Planning and Development Department
City of Detroit 2025



CORRIDOR ACTION PLAN **FENKELL AVENUE**

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**PLANNING AND
DEVELOPMENT DEPARTMENT**
ALEXA BUSH, PLA, DIRECTOR

2025

Foreword

The Fenkell Avenue Corridor Action Plan is the product of collaborative engagement, strategic vision, and dedicated partnerships between City departments, local organizations, and the community members who call this corridor home. Stretching between Wyoming and Livernois, Fenkell Avenue has long served as a vital commercial spine and integral artery within Detroit's west side neighborhoods. However, like many urban corridors, it has experienced years of physical decline, population loss, and underinvestment. This action plan is a response to that history, an answer to residents' advocacy and a declaration of renewed commitment to the corridor's future.

Guided by community input and supported by cross-departmental commitments, the plan envisions a safer, engaged, and more prosperous Fenkell Avenue. It prioritizes physical improvements, local business support and collaborative efforts to restore vitality and opportunity to the corridor. This document is not a traditional neighborhood framework plan, but a targeted action plan designed to catalyze near- and mid-term change through implementation-ready strategies.

We extend our gratitude to the residents, business owners, stakeholders and neighborhood champions who shaped this vision. Their voices and lived experience are central to the goals outlined in these pages.

Acknowledgments

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EXECUTIVE SUMMARY

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LETTER FROM PDD LEADERSHIP

It is with great excitement that we share the Fenkell Avenue Corridor Action Plan—a coordinated effort led by the Planning and Development Department in response to your advocacy, ideas, and passion for the neighborhoods along Fenkell Avenue.

This plan reflects what we heard directly from you: a need for a coordinated vision to align advocacy and future investment toward safer streets, more inviting spaces, thriving businesses, and better maintenance of our shared corridor. From the voices of residents and community associations like the DeSoto Ellsworth Block Association to the leadership of the Fenkell Business Association, this plan was shaped by those who know the corridor best.

Through interdepartmental coordination and data-driven analysis, we’ve developed a strategy that focuses on three pillars: improving safety, enhancing aesthetics and aligning resources. The plan includes targeted short-term interventions; both physical and programmatic improvements —while laying the groundwork for longer-term investment in retail revitalization, public space, and neighborhood services.

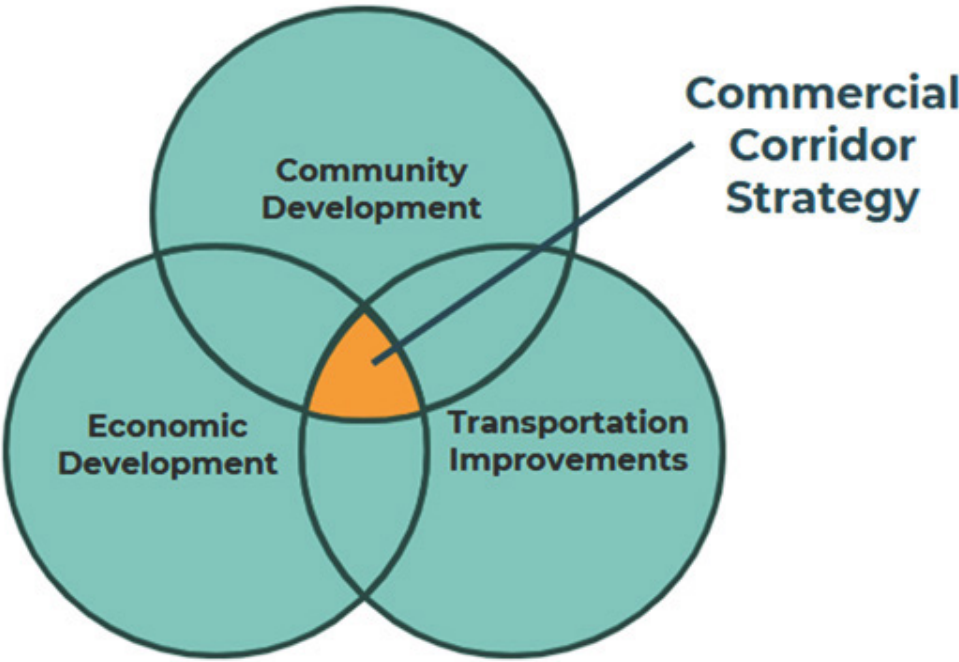
This is just the beginning. This Corridor Action Plan provides the guiding vision and the steps to achieve its implementation through ongoing partnership. Your continued collaboration will be essential as we build a corridor that reflects the pride and potential of this historic part of Detroit.

*Alexa Bush, PLA
Director, Planning and Development Department
City of Detroit*

The Fenkell Avenue Corridor Action Plan is a collaborative, community-rooted initiative led by the City of Detroit’s Planning and Development Department (PDD). It focuses on the Fenkell corridor between Wyoming Street and Livernois Avenue, including a 0.5-mile radius on either side, and seeks to strategically leverage City resources, agency coordination, and neighborhood partnerships to reimagine the corridor as a safer, more vibrant, and economically viable destination for residents, businesses, and visitors.

Serving as a road map for revitalization, the plan identifies actionable strategies to enhance pedestrian and traffic safety, support small business stabilization and attraction, and increase beautification and greening through community-oriented efforts. The initiative builds on existing assets, uplifts the voices of residents and local leaders, and aims to transform visible signs of decline into visible markers of opportunity and pride.

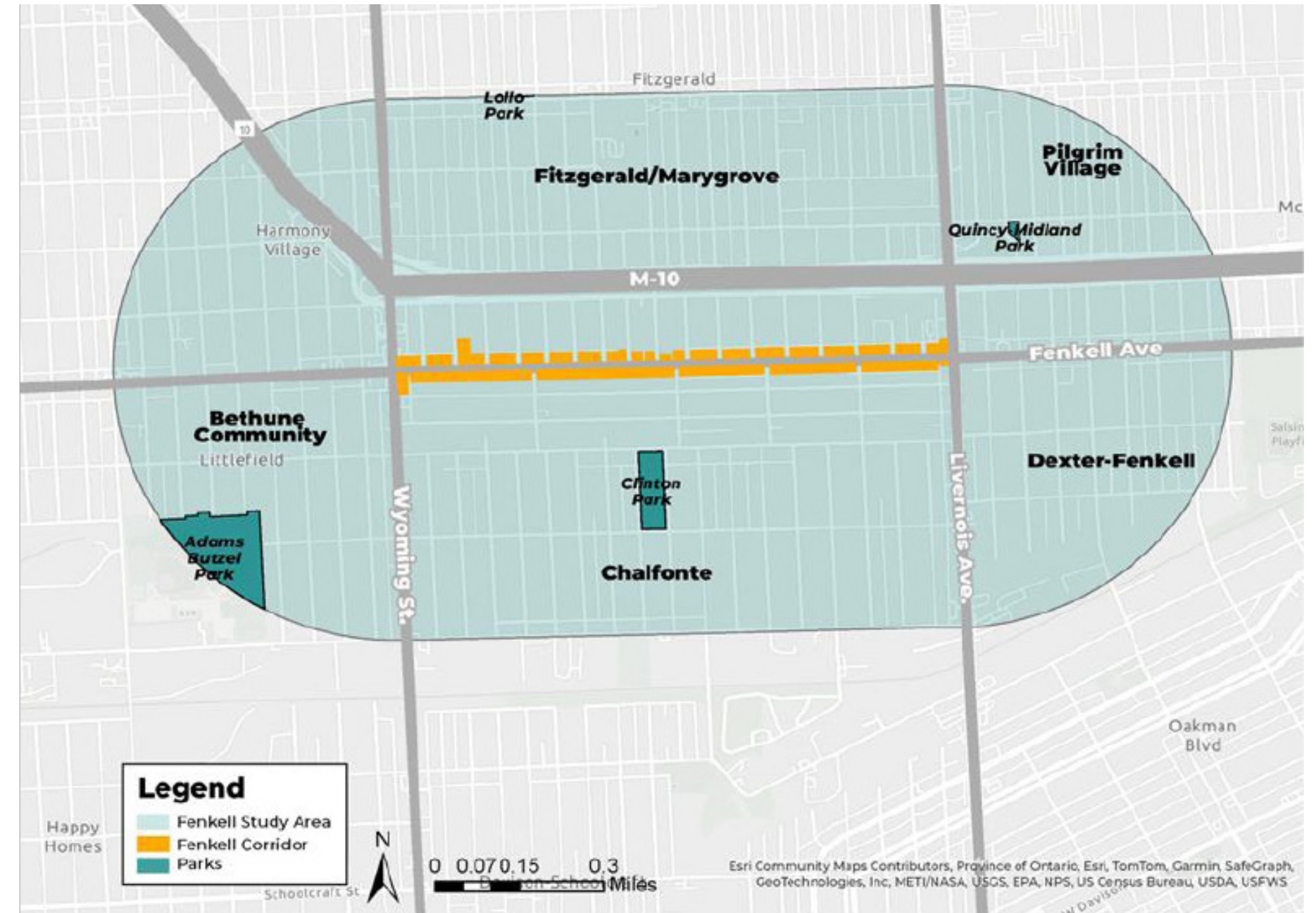
The corridor shares boundaries of District 2 and District 7, requiring a coordinated, cross-district approach. The implementation of the plan is being led by PDD, with active support from the Department of Neighborhoods (DONs) within the Mayor’s Office, Department of Public Works (DPW), General Services Department (GSD), Detroit Economic Growth Corporation (DEGC), Detroit Land Bank Authority (DLBA), and others. It also draws heavily on input from community-based organizations, faith-based institutions, small business owners, and youth-advocates within the adjacent neighborhoods.



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

The action plan is organized around two core implementation themes—physical improvements and programmatic strategic engagement commitments—reflecting the City’s intent to identify realistic, targeted actions that departments can pursue using existing capital budgets, staffing capacity, and current program offerings. Without dedicated funding tied to this plan, the Planning & Development Department (PDD) worked closely with City agencies to translate resident priorities—surfaced through community engagement—into feasible, creative solutions that fit within each department’s existing toolkit.

- **Physical, Short-term improvements (1–2 years):** Immediate, low-barrier physical improvements and maintenance items that departments can deploy quickly using existing funds and resources.
- **Programmatic, Mid-term engagement (3–5 years):** Programmatic and infrastructure solutions that require coordination across departments, modest new investment, or sustained operational support.



NEIGHBORHOOD CONTEXT

Fenkell Avenue, between Wyoming and Livernois, has long served as a vital commercial and residential artery on Detroit's west side. Historically, this corridor was characterized by a vibrant mix of local businesses, religious institutions, and residential neighborhoods that fostered a strong sense of community.

Historical Significance

In the early to mid-20th century, Fenkell Avenue thrived as a bustling commercial corridor. The area was home to numerous small businesses, including grocery stores, bakeries, and retail shops, many of which were family-owned and served the daily needs of the surrounding neighborhoods. This commercial vitality was supported by a dense residential population, with well-maintained single-family homes lining the adjacent streets.

Religious institutions played a central role in the community's social fabric. Notably, St. Francis de Sales Catholic Church, located at Fenkell and Monte Vista (just West of our boundary), was established in the late 1920s and became a cornerstone of the neighborhood. The church complex included a school, convent, and rectory, serving hundreds of families and providing education from elementary through high school levels. In the 1990s, the site became home to Loyola High School, continuing its legacy of community engagement and education.

Community Evolution

Over the decades, the Fenkell corridor experienced demographic shifts and economic changes. The post-World War II era saw an increase in African American residents moving into the area, contributing to the rich cultural tapestry of the neighborhood.

However, like many urban areas, the latter part of the 20th century brought challenges, including economic decline, population loss, and increased vacancy rates. Despite these challenges, the community has demonstrated resilience. Local organizations, faith-based institutions, and residents have continued to invest in the neighborhood's future, advocating for improvements and working to restore the corridor's vibrancy.



Front elevation as seen from Fenkell Avenue Photo by Helmut Ziewers (www.ziewersphotography.com) of HistoricDetroit.org



Sun, snow and the wet streets of a thaw magnify the sad beauty of this commercial strip on Fenkell just east of Livernois. <https://www.detroiteyes.com/webisodes/2008/080304/101.htm>



A view from when the city was growing fast, and rail tracks were omni-present. <https://x.com/DetroitStreetVu/status/1208587076813361152/photo/1>

Current Landscape

Today, the Fenkell Avenue corridor between Wyoming and Livernois presents a mix of opportunities and challenges. While some commercial properties remain active, most are vacant or underutilized. The area features a combination of residential homes, some well-maintained and others in need of repair, reflecting broader trends in urban neighborhoods facing economic pressures.

Community engagement efforts have highlighted residents’ desires for increased safety, improved infrastructure, and enhanced economic opportunities. The Fenkell Avenue Corridor Action Plan aims to address these concerns through targeted investments and strategic partnerships, building upon the area’s historical strengths and community assets.

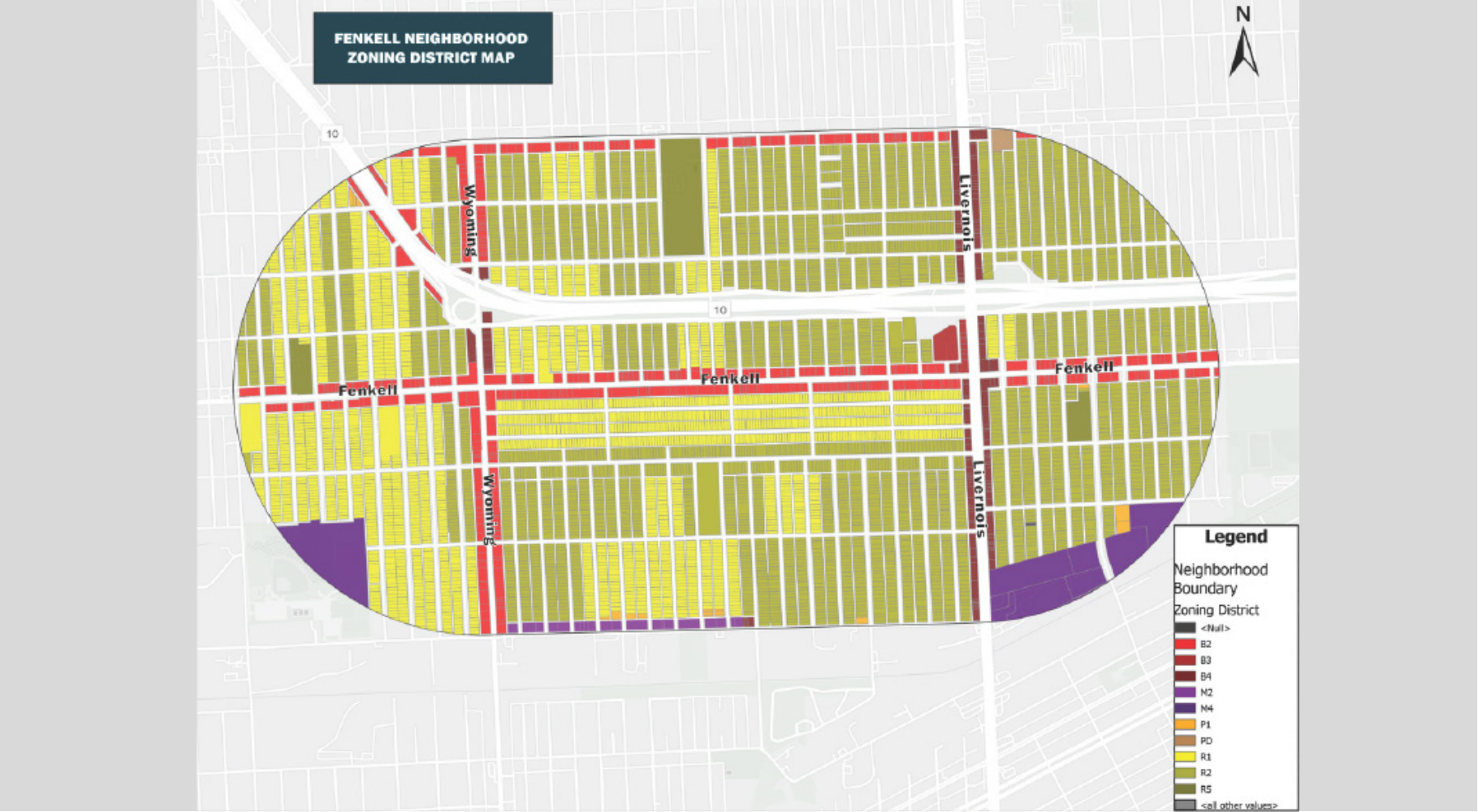
Zoning designations per the City of Detroit Zoning Code:

- R Single-family residential
- R Two-family residential
- R Medium-density residential (multi-family/apartments)
- B Business districts support retail, office, and mixed-use
- B Business districts support retail, office, and mixed-use
- B Business districts supporting retail, office, and mixed-use
- M Light to moderate industrial
- M Light to moderate industrial
- P Designated parking zones.
- PD Planned Development—flexible zoning tied to specific projects

These categories help guide development along the corridor, from neighborhood housing to commercial and industrial uses.



Image of Fenkell Ave Road traveling Westbound toward Wyoming near Fenkell and Prairie St



From residential streets to active business corridors—this map shows how land is currently zoned in the Fenkell area, shaping what can be built and where.

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PURPOSE & GOALS

The Fenkell Avenue Corridor Action Plan was developed to articulate a clear, actionable vision for transforming the corridor into a space that reflects the pride, culture, and aspirations of its residents. Rooted in local identity, this plan aims to reposition Fenkell as a safe, clean, economically vibrant, and community-oriented destination.

While the corridor once served as a hub of neighborhood commerce and connection, disinvestment, population decline, and shifting retail trends have impacted its form and function. This plan seeks to reverse those trends through targeted, achievable interventions that emphasize neighborhood-serving businesses, physical upkeep, and community engagement.

The purpose of the plan is twofold:

- To identify practical actions City departments can take using current resources and existing programs; and
- To reflect the lived experiences, needs, and hopes of community members in both the physical and programmatic recommendations.



KEY GOALS OF THE PLAN INCLUDE:

Improving Perception & Aesthetics:

Through blight removal, lighting upgrades, landscaping, and community-based beautification efforts that improve how the corridor looks and feels to residents, visitors, and businesses.

Strengthening the Local Economy:

By supporting existing businesses, attracting new neighborhood-serving retail, and—importantly—engaging private property owners of vacant buildings to assess their goals and readiness for building compliance, activation, leasing, or sale. Creating a pathway for reactivation of these privately owned sites is a critical strategy for supporting a stronger commercial base.

Addressing Infrastructure Conditions:

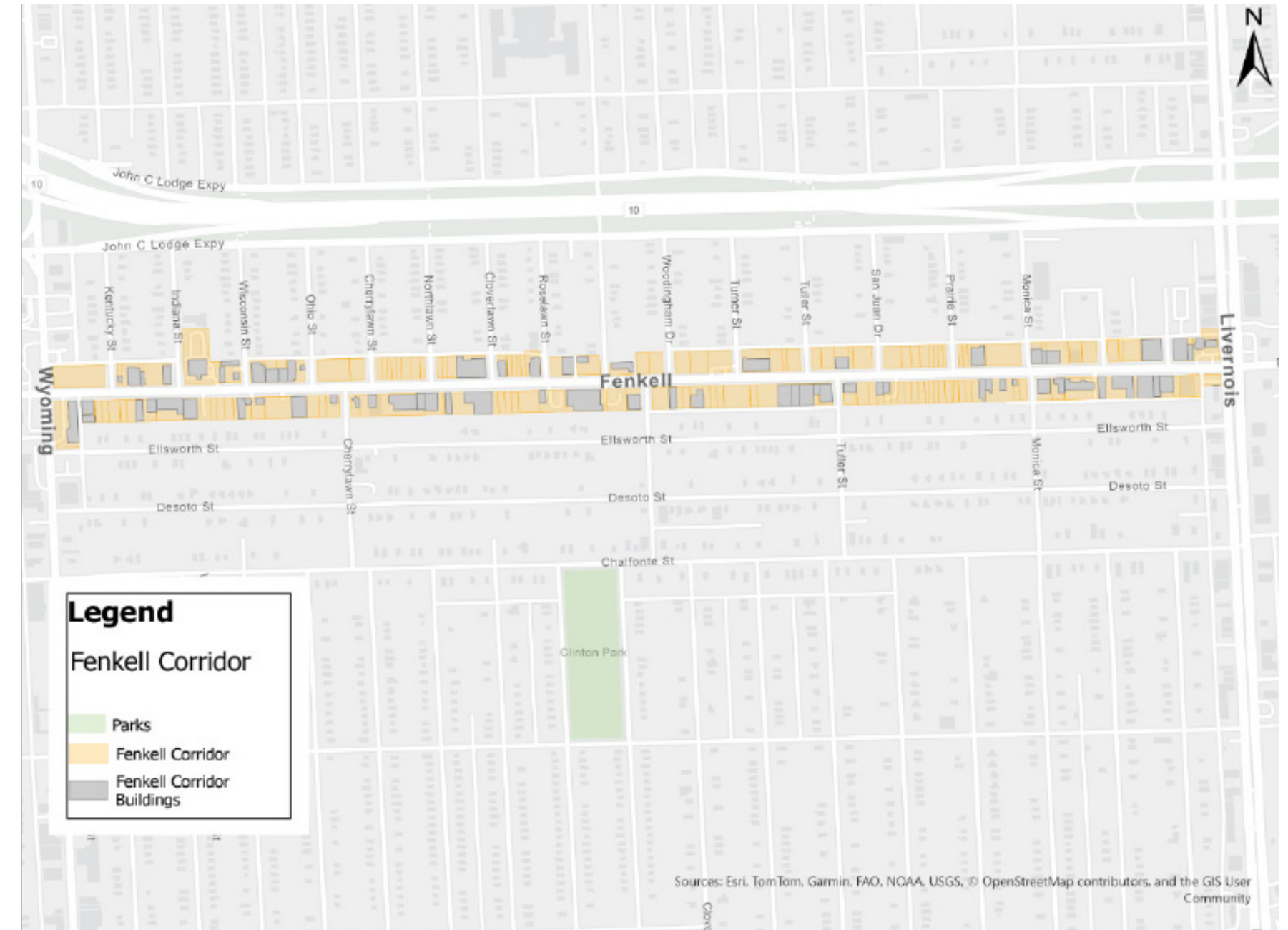
Both sidewalk and roadway conditions were assessed as part of this planning process. While sidewalk repairs are contingent upon future funding, road resurfacing was

completed along Fenkell Avenue in 2018, offering a recent investment to build upon. This assessment informs future priorities as funding becomes available.

Enhancing Internal Coordination on Implementation:

Progress on implementation will be monitored and led by the District Managers within the Department of Neighborhoods (DON), who will serve as the primary points of coordination across departments. The Planning & Development Department (PDD) will help identify implementation progress, provide facilitation support, and ensure resident priorities remain central to departmental actions. While not all updates will be publicly broadcast in real-time, internal alignment is essential to maintaining momentum and delivering results.

This action plan is designed to be scalable and responsive, focusing on near-term steps that establish a foundation for future investment, while aligning with the broader goals of the City's commercial corridor strategy.



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APPROACH & PROCESS

The Fenkell Avenue Corridor Action Plan is grounded in the City of Detroit's Commercial Corridor Strategy, a citywide framework to support neighborhood-serving commercial districts through interventions that reflect real, on-the-ground conditions. This strategy recognizes that not all corridors require the same level or type of investment—some need major revitalization, others are positioned for stabilization, and many, like Fenkell, benefit most from targeted safety, beautification, and perception-shifting improvements.

Rather than apply a one-size-fits-all solution, the City of Detroit committed to a context-sensitive and action-oriented approach for Fenkell. The corridor's existing conditions—a mix of active and vacant commercial parcels, modest but stable residential density, and a notable concentration of publicly owned land—called for a plan that could drive visible change without waiting for large-scale capital infusion.

This model follows what the Commercial Corridor Strategy refers to as a “safety and beautification focus area”, prioritizing early, high-impact actions that improve how the corridor looks, feels, and functions for current residents and businesses.

These efforts will set the corridor on a positive trajectory to prepare for future investment.

Guiding Approach

The development of the Fenkell Avenue Corridor Action Plan was shaped by four core steps:

1. Understand Existing Conditions

A thorough baseline analysis was conducted to document:

- Occupied vs. vacant structures
- Public vs. private property ownership
- Recent infrastructure investments (such as the 2018 Fenkell road resurfacing)
- Street lighting gaps, blight, and opportunities for art and greening
- Zoning, business clusters, and surrounding neighborhood assets

This assessment confirmed that while Fenkell is not currently primed for large-scale redevelopment, it holds strong community assets and leadership that make strategic investment both feasible and worthwhile.

2. Establish Internal & External Working Groups

The process involved close coordination among:

- Internal Partners: Planning & Development Department (PDD), Department of Neighborhoods (DON), Department of Public Works (DPW), General Services Department (GSD), Detroit Land Bank Authority (DLBA), Detroit Economic Growth Corporation (DEGC), and others
- External Stakeholders: Neighborhood groups and leaders; Ms. Betty A. Varner and the DeSoto Ellsworth Block Association (DEBA) and the Fenkell Business Association (FBA), faith-based institutions, small business owners, and residents

This cross-sector collaboration allowed the plan to reflect both community priorities and agency readiness, forming a shared understanding of what is needed and what is immediately possible.

3. Apply Lessons from Other Corridors

Similar Detroit corridors—such as McNichols/Wyoming and Springwells—served as models. In these areas, small-scale improvements like murals, sidewalk markings, façade enhancements, and targeted cleanups helped build momentum and resident trust, even when funding for larger projects wasn't yet available. These case studies affirmed that incremental investments can generate real results and lay the groundwork for future development.

4. Define Immediate and Medium-Term Actions

With limited new funding available, City departments were challenged to identify actions they could lead now using current budgets, programs, or operations. These include:



Team deployment and **SORRT***



Targeted blight removal and Clean & Clear interventions
Boarding and painting of vacant



buildings to stabilize and beautify key nodes



Streetlight upgrades to enhance pedestrian safety



Public art and mural installations to reflect neighborhood pride

In the medium term, the City will work to engage private property owners around vacant commercial buildings to assess their intentions for leasing, selling, or activating their spaces—and help guide them toward compliance and productive reuse.

Implementation Philosophy

This plan prioritizes tactical urbanism—taking visible, meaningful steps now to restore confidence and dignity to the corridor. Progress will be tracked and coordinated primarily by the Department of Neighborhoods, with PDD supporting facilitation, internal communication, and alignment with citywide priorities.

Rather than waiting for future capital that may or may not arrive, this plan offers a clear path forward using tools already in hand. It reflects the belief that every Detroit neighborhood deserves attention, action, and beauty—regardless of market status.

SORRT (Strategic Ordinance Reinforcement & Remediation Team)

The SORRT is a dedicated team within the City of Detroit focused on combating blight and holding negligent commercial property owners accountable. They work proactively in the community to enforce city ordinances, issue citations, collaborate with the Blight Remediation Team for property cleanups, and pursue legal action to collect fines and cleanup costs from responsible parties.



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EXISTING CONDITIONS

The Fenkell Avenue corridor between Wyoming and Livernois has experienced decades of population decline and rising vacancy, which have significantly impacted private investment, business activity, and community morale. These shifts are visible in the form of underutilized commercial buildings, deteriorated infrastructure, and reduced access to neighborhood-serving retail and services. However, this physical decline stands in contrast to the continued advocacy and resilience of local stakeholders—particularly groups like the DeSoto Ellsworth Block Association (DEBA) and the Fenkell Business Association (FBA)—who consistently elevate corridor needs and advocate for a safer, more vibrant future.

This corridor reflects the evolving story of Detroit’s neighborhoods shaped by shifting demographics, changes in retail and consumer patterns, and the ongoing resilience of residents and business owners committed to reimagining its future. Thus, Fenkell continues to benefit from active community engagement, strong institutional anchors, and a strategic location along a transit-accessible corridor that connects residential neighborhoods to major north-south arteries like Livernois and Wyoming.

Demographic Snapshot

(0.5-mile radius from corridor center)

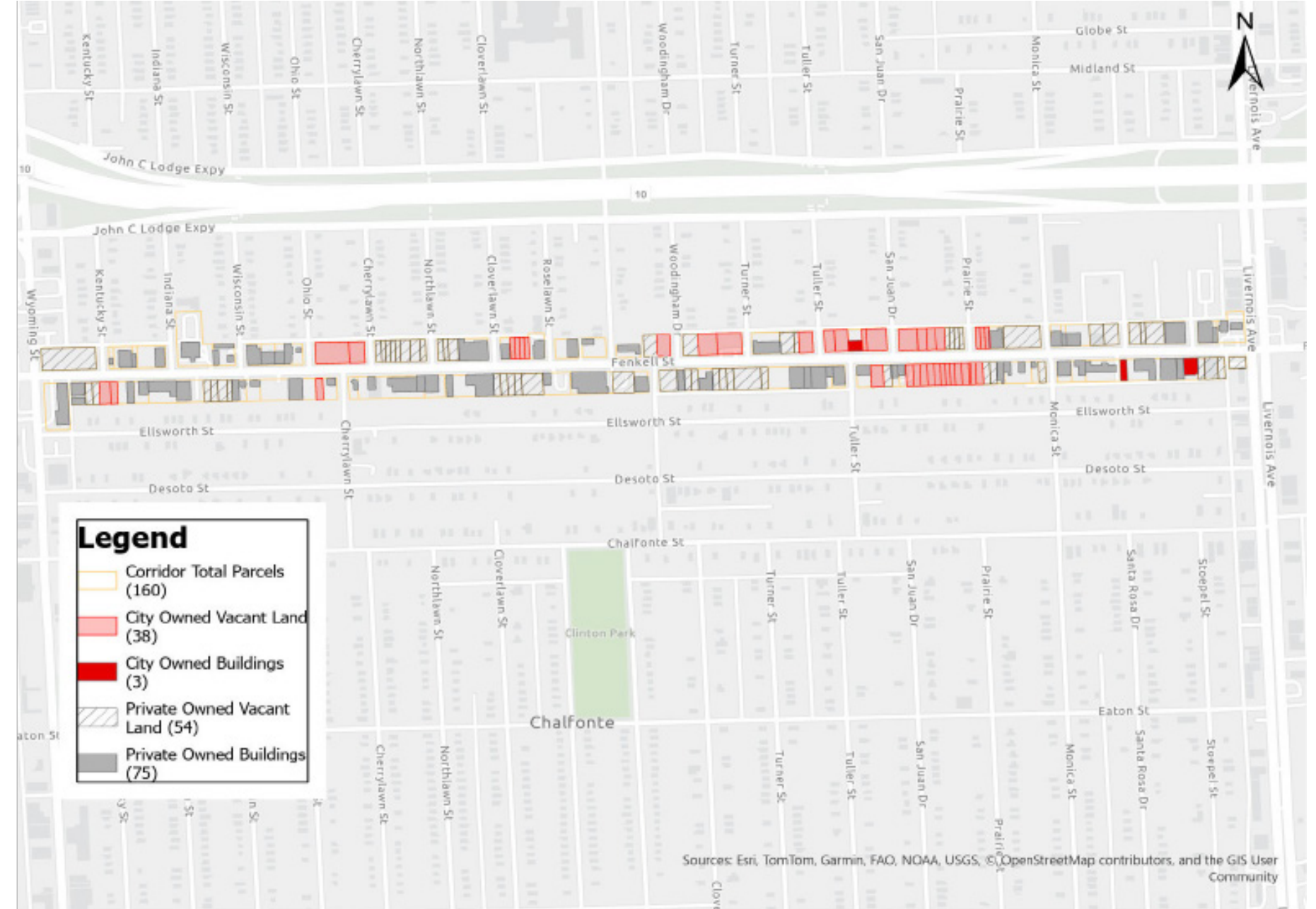
Fenkell Data (2024 Census Data)		City of Detroit (2024 Census Data)	
Population Estimate (within Boundary area)		Population Estimate	629,295
Population Density	4,890	Population Density	4,398
Median Age	36.4	Median Age	36.0
Median Household Income	\$36,483	Median Household Income	\$38,011
Median Home Value	\$62,430	Median Home Value	\$87,066

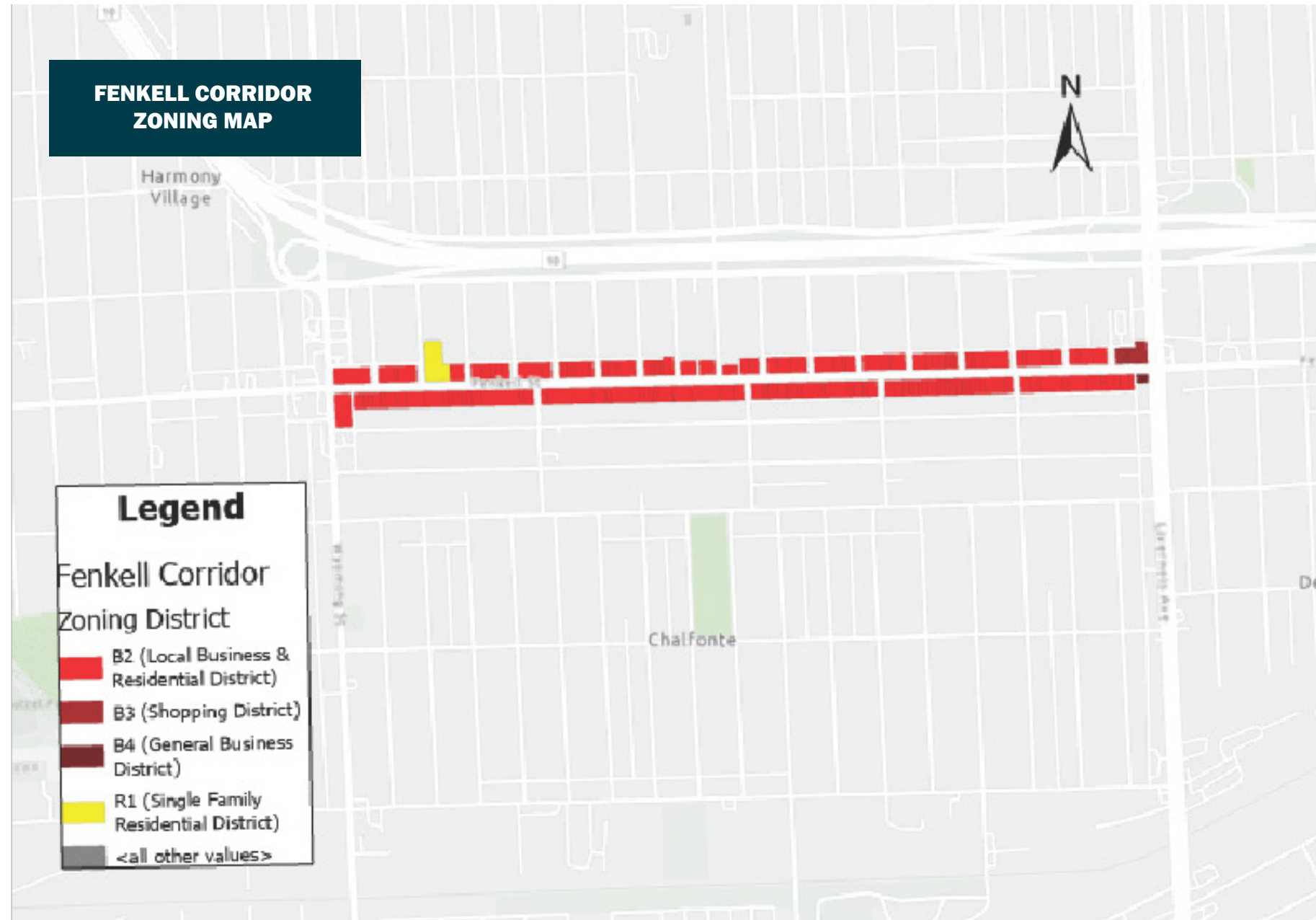
These indicators reflect a modest-income, working-class community with ongoing opportunity for inclusive investment and stabilization. While the population has declined over the last two decades, many longtime residents remain deeply rooted in the area.

Corridor Parcel Analysis (from Wyoming St. to Livernois Ave)

- **Total Corridor Parcels:** 160
- **Parcels with Structures:** 78
- **High share of private ownership** among both land and structures
- **DLBA-Owned Parcels:** Present but limited along main Fenkell frontage
- **City-Owned Parcels:** A few active sites, including two structures under DBA consideration for reuse or demolition

This distribution points to a corridor where private property owner engagement is a key strategy, especially when it comes to activating vacant storefronts or addressing blighted structures. The corridor's underutilization is not due to a lack of assets, but rather a need to align property owner's goals with City resources and regulatory pathways.





Infrastructure & Public Realm Conditions

While full-scale capital improvements were not included in this plan, the following key infrastructure conditions were assessed:

- **Road Resurfacing:** Completed in 2018 as part of a \$58 million City-wide streets initiative. Fenkell’s resurfaced street remains a recent investment to build upon.
- **Sidewalk Conditions:** Many blocks show signs of wear, cracking, or displacement. These repairs were identified as a community need but remain contingent on future funding.
- **Lighting:** The Public Lighting Authority (PLA) upgraded the Fenkell streetlight bulbs to energy efficient LED lights in 2024. PLA committed to address knockdowns and maintenance concerns. Improved lighting is essential for nighttime safety and corridor perception.
- **Crosswalks & Pedestrian Safety:** Key intersections—Wyoming, Monica, Livernois, Ohio, Cherrylawn, and Greenlawn—have been flagged for paint-and-post crosswalk upgrades to enhance walkability.

Zoning & Land Use Context

The corridor is primarily zoned within the Business Zoning District, which allows for commercial and business uses oriented toward major roadways. Businesses that attract passing traffic are permitted by-right, while others may be allowed conditionally if compatible with surrounding uses.

The B2 zoning district is meant for small-scale businesses that serve the neighborhood—think corner stores, cafés, and salons. It avoids high-traffic or drive-thru-type uses so nearby homes aren’t negatively impacted.



Commercial & Economic Conditions

Fenkell Avenue contains a mix of open businesses, religious institutions, and vacant storefronts. Challenges include:

- Underutilized buildings with high private ownership
- Lack of visibility into property owner intentions, creating challenges for coordinated development
- Limited availability of diverse, neighborhood-serving retail
- Aesthetic concerns, such as outdated façades and deteriorated signage

These issues directly affect corridor perception. The presence of some successful businesses and committed institutions underscores the corridor's latent potential—if the right support tools are deployed.

This report lays the foundation for the plan's implementation strategy—focusing on what can be done within current capacity to improve safety, enhance aesthetics, and restore dignity to the Fenkell corridor. The city and its departmental partners will continue to assess corridor needs and revisit infrastructure opportunities as funding and programs evolve.



Potential for underutilized buildings along the corridor to be reimagined into productive uses

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COMMUNITY ENGAGEMENT

Community voice shaped every step of the Fenkell Avenue Corridor Action Plan. The planning team hosted two in-person public meetings at New Life Baptist Church, where residents, business owners, and community leaders shared their perspectives, priorities, and visions for the future of the corridor.

In addition to public sessions, a Stakeholder Taskforce Group was established, consisting of leadership from the DeSoto Ellsworth Block Association (DEBA) and the Fenkell Business Association (FBA). This group convened four times throughout the planning process, providing targeted input, validating strategies, and helping to shape implementation priorities from a neighborhood leadership lens.

During the first public meeting, participants engaged in a “Roses & Thorns” activity, identifying corridor strengths, challenges, and opportunities. Key themes that emerged included safety concerns, a need for diverse retail options, community pride, and the historical identity of the area. The second public meeting served as a presentation to the community of City department commitments, that were identified as feasible to implement—based on feedback from the first meeting and aligned with current funding levels and departmental capacity.



COMMUNITY FEEDBACK THEMES

From the community engagement process (July 2024 community meeting and ongoing stakeholder engagement), residents and businesses identified several consistent themes:

Strengths:

- Strong faith institutions, block clubs, and business association leadership
- Corridor connectivity to parks, bus routes, and main streets
- Ongoing beautification efforts and youth involvement

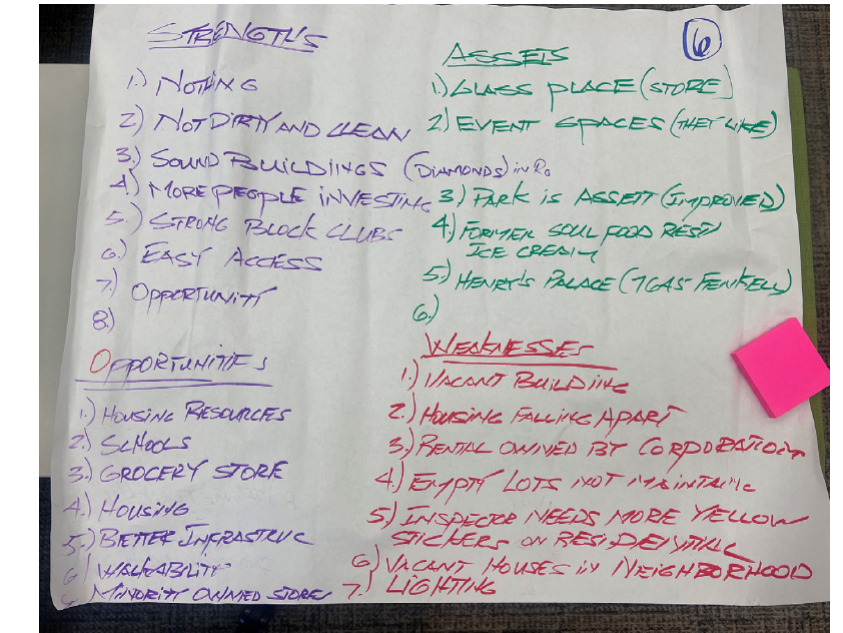


Challenges:

- Illegal dumping, unmaintained vacant lots
- Lack of lighting and clear pedestrian infrastructure
- Inactive storefronts and lack of amenities like grocery stores or gathering spaces

Opportunities:

- Murals, public art, and community greening
- Engagement of private property owners for façade upgrades or business reactivation
- Better signage, way-finding, and lighting to shift the corridor's identity



PLANNING LENS: THE 10-AMENITY APPROACH

What makes a site ready for investment?

From a development standpoint, successful reinvestment often begins with proximity—specifically, access within a 10–15 minute walking radius to ten key amenities:

- **Schools**
- **Parks**
- **Retail**
- **Health services**
- **Public transit**
- **Places of worship**
- **Community centers**
- **Financial services**
- **Recreational options**
- **Housing**

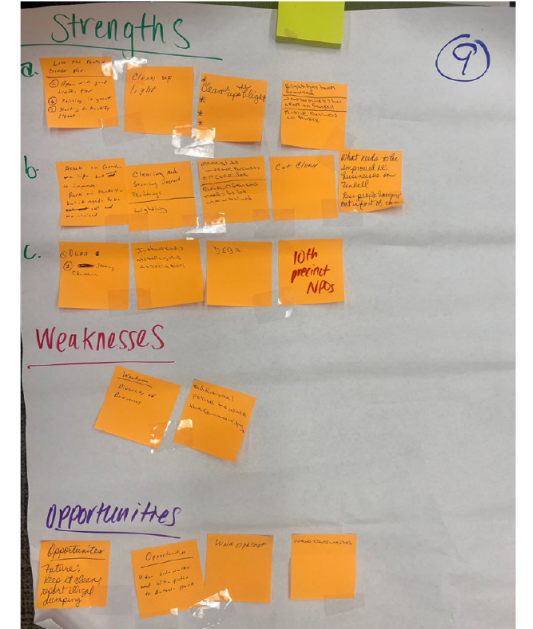
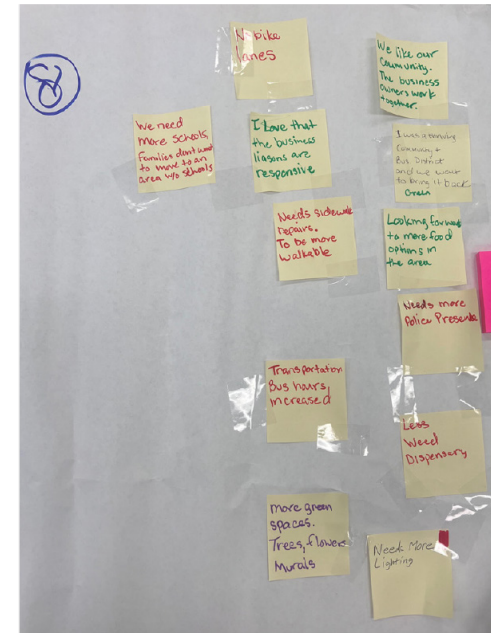
This “10-Amenity Lens” is commonly used to assess quality of life and long-term viability for retail, mixed-use, and housing development.

Along the Fenkell corridor, this lens reveals a dynamic mix of assets and opportunities. While gaps remain—particularly in food access and formal community gathering spaces—the corridor features:

- **Transit access (e.g., DDOT lines along Fenkell)**
- **Faith-based institutions**
- **Nearby schools and green spaces**
- **Engaged community leadership**

Residents echoed this perspective in public feedback, emphasizing a desire for more diverse businesses, safe and inviting public spaces, and reuse of vacant storefronts. Many of these aspirations align with the very conditions that attract new investment.

The corridor’s current mix of commercial and light industrial zoning, combined with publicly owned vacant land and privately-owned underutilized buildings, presents a meaningful opportunity for strategic, place-based reinvestment. Turning these assets into active, walkable nodes will require collaboration across City departments, developers, and community members—but the foundation is already in place.



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DEPARTMENT PRIORITIES & COMMITMENTS

Implementation of the Fenkell Avenue Corridor Action Plan depends on strategic collaboration across City departments. Each agency brings a distinct set of tools—ranging from physical infrastructure improvements to small business support and community engagement. These commitments respond directly to resident priorities shared throughout the planning process.



General Services Department (GSD)

Citywide maintenance, green space management, and neighborhood beautification, is contributing to corridor revitalization through its Blight to Beauty initiative and the Detroit City Walls program.



Department of Public Works (DPW)

Maintains and improves the city's roads, sidewalks, traffic signage, and signals. DPW completed full road resurfacing along Fenkell in 2018—an important investment that sets the stage for subsequent improvements.



Detroit Building Authority (DBA)

Manages City-owned buildings and facilitates property sales, reuse, or demolition, is currently evaluating the City owned structures at 7055 and 7522 Fenkell for potential removal or reuse.



Public Lighting Authority (PLA)

Oversees the maintenance and modernization of streetlights throughout Detroit, has committed to rapid response protocols for lighting outages or damage along Fenkell



Department of Neighborhoods (DON)

Plays a front-line role in representing resident concerns and advancing implementation of neighborhood priorities



Detroit Economic Growth Corporation (DEGC)

Through its District Business Liaisons (DBLs), provides technical assistance and access to funding for new and existing businesses.



Detroit Land Bank Authority (DLBA)

Manages and markets publicly owned land and structures throughout the city, is actively working to promote its Own It Now, auction, and bundled sales programs in the Fenkell area



Detroit Employment Solutions Corporation (DESC)

Detroit's workforce development agency, partners with the Fenkell Business Association (FBA) to reduce employment barriers for corridor residents and strengthen the talent available to small businesses.

Physical Improvements

City departments responsible for physical conditions—such as infrastructure, lighting, and blight remediation—are deploying targeted improvements along the corridor using tools already available within their portfolios.

The General Services Department (GSD), whose core responsibilities include citywide maintenance, green space management, and neighborhood beautification, is contributing to corridor revitalization through its Blight to Beauty initiative and the Detroit City Walls program. Along Fenkell, GSD led the painting of 12 vacant buildings, two deprecated signs and two rusted fences. The blight remediation team is also planning to provide sidewalk and alley overgrown vegetation maintenance and litter waste clean-up support. As part of its public art commitment, Detroit City Walls is working to commission a Resident Artist Mural for a City-owned structure at 7055 Fenkell, reinforcing community identity through culturally rooted visual storytelling. Additional mural sites are being considered for future years, pending funding.

The Department of Public Works (DPW), tasked with maintaining and improving the city's roads, sidewalks, traffic signage, and signals, completed full road resurfacing along Fenkell in 2018—an important investment that sets the stage for subsequent improvements. In response to feedback gathered through this planning process, DPW has also prioritized crosswalk enhancements at intersections specifically including Wyoming, Monica, and Livernois, where pedestrian visibility and safety are critical. Paint-and-post curb extensions and pedestrian safety installations are being explored for these locations as funding becomes available. As described as a pedestrian and mobility concern for residents, sidewalk replacement funding is also being explored for future deployment along the corridor.

The Detroit Building Authority (DBA), which manages City-owned buildings and facilitates property sales, reuse, or demolition, is currently evaluating the City owned structures at 7055 and 7522 Fenkell for potential removal or reuse. These efforts

aim to reduce visual blight while creating development-ready parcels. The DBA is also enhancing the marketing of its corridor sites to better attract buyers aligned with neighborhood-serving uses.

The Public Lighting Authority (PLA), which oversees the maintenance and modernization of streetlights throughout Detroit, has committed to rapid response protocols for lighting outages or damage along Fenkell. In alignment with its standard operations, as of March 2024, PLA has also replaced outdated fixtures with high-efficiency LED lighting to improve nighttime safety and support the corridor's walkability and visibility.



Programmatic Support & Community Engagement

Departments responsible for economic development, property access, and resident engagement are leveraging their programmatic toolkits to address long-term revitalization and corridor stability. These efforts aim to build the capacity of residents, small businesses, and property owners to take part in the corridor's transformation.

The Department of Neighborhoods (DON), through its District Managers, plays a front-line role in representing resident concerns and advancing implementation of neighborhood priorities. DON staff have hosted corridor walk and talks, led resident engagement throughout this planning process, and will continue to track progress on departmental commitments. They also serve as a liaison between neighborhood associations, such as DEBA, and internal city teams—ensuring that community voice remains central to implementation.

The Detroit Economic Growth Corporation (DEGC), through its District Business Liaisons (DBLs), provides technical assistance and

access to funding for new and existing businesses. On the Fenkell corridor, DEGC is sharing opportunities available through the Buy Detroit program and supporting eligible applicants interested in Motor City Match—a grant and loan initiative that helps small businesses open or expand within Detroit's commercial districts.

The Detroit Land Bank Authority (DLBA), which manages and markets publicly owned land and structures throughout the city, is actively working to promote its Own It Now, auction, and bundled sales programs in the Fenkell area. DLBA is also serving as a regular vendor at resource fairs to educate residents and potential buyers on property acquisition, ownership responsibilities, and reuse opportunities. In alignment with this plan, DLBA is coordinating and supporting targeted disposition of vacant lots to nearby homeowners or local groups.

Finally, the Detroit Employment Solutions Corporation (DESC), Detroit's workforce development agency, is partnering with the Fenkell Business Association (FBA) to reduce employment barriers for corridor residents

and strengthen the talent pipelines available to small businesses. Their commitments include organizing local job fairs, offering employer engagement sessions, and promoting support for active businesses along Fenkell.



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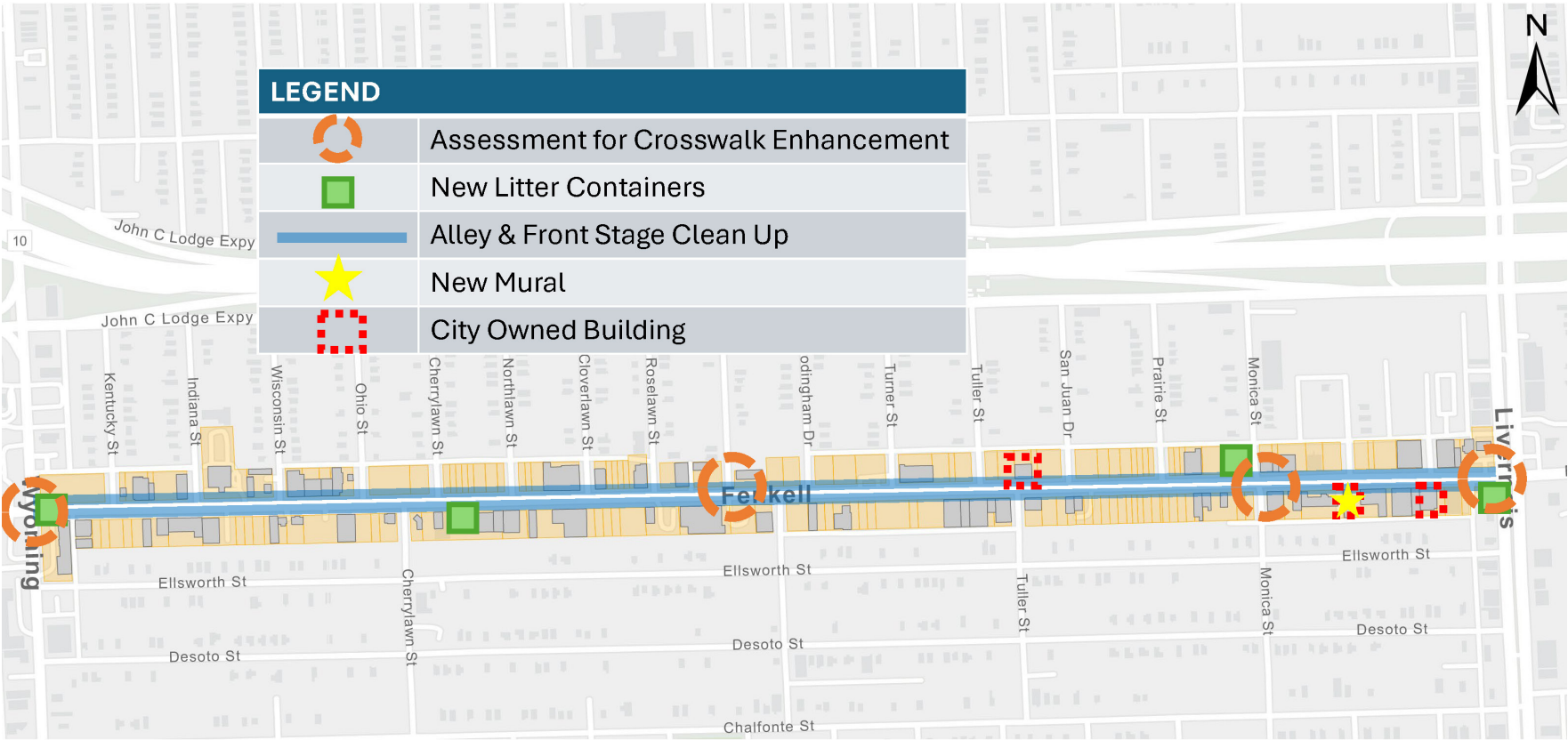
IMPLEMENTATION MATRICES

The following implementation matrices outline targeted, department-led actions planned along the Fenkell corridor. These actions are categorized into physical improvements—such as infrastructure upgrades and site-specific developments—and programmatic initiatives that support local business, safety, beautification, and community engagement. Each action has been shaped by resident priorities, internal coordination, and the operational capacity of City departments, with a focus on achievable outcomes using existing and anticipated resources.

Over time, PDD will continue to serve as a resource to ensure implementation efforts remain responsive to resident feedback and integrated within broader planning goals for the corridor.



PHYSICAL IMPROVEMENT IMPLEMENTATION MATIX				
RECOMMENDATION	LEAD DEPARTMENT/AGENCY	SUPPORTING PARTNERS	TIMELINE	NOTES/DETAILS
Resident Artist Mural	General Services Department (GSD)	Detroit City Walls	2025 (potential for additional murals in 2026)	7055 Fenkell Resident Artist Mural Program Building candidate
Alley Clean Up & Front Stage Cleaning	General Services Department (GSD)	Blight Remediation Division	2025	The Blight Division already cleaned approximately 13 city owned vacant lots in late January 2025; and the 13 lots will be assigned for a second cleaning in coordination with the vendor's Front Stage work
Property Owner Enforcement	General Services Department (GSD)	Blight Remediation Division, Buildings, Safety, Engineering and Environmental Department (BSEED), Neighborhood Economic Development (NED) Team	Ongoing	Ongoing communication with private building owners to correct blight, register vacant buildings and collaborate to activate corridor buildings
Pavement Markings	Department of Public Works (DPW)	Traffic & Safety Engineering	2025-2026	Most of the crosswalks on the corridor have been recently remarked (within the last 2 years). However, more heavily used intersections are being reevaluated for remarking.
New Litter Containers	Department of Public Works (DPW)	General Services Department (GSD)	2025-2026	Trash bins will be installed at select bus stop locations along the corridor. The Fenkell Business Association has also initiated corridor cleanups to decrease litter on the corridor
City-Owned Property Assessment	Detroit Building Authority (DBA)	Neighborhood Economic Development (NED) Team	2025-2026	DBA commits to enhancing marketing material for City owned property (land/structures) as corridor activation increases
Higher Efficiency Lighting Replacement	Public Lighting Authority (PLA)	-----	Completed	Fenkell Street lighting recently upgraded for energy efficiency and safety as of May 2024



PROGRAMMATIC IMPROVEMENT IMPLEMENTATION MATIX				
RECOMMENDATION	LEAD DEPARTMENT/AGENCY	SUPPORTING PARTNERS	TIMELINE	NOTES/DETAILS
Commercial Corridor Study	Planning & Development Department (PDD)	West Design Region	Completed	Planning analysis completed as part of the Action Plan. Findings include corridor demographics, zoning, parcel ownership, and physical conditions to guide future investments.
Reducing Blight, Uplifting Residents	General Services Department (GSD)	Blight Remediation Division, Fenkell Business Association	Completed	12 corridor buildings painted, 2 old signs removed, 2 dangerous fences removed, and sidewalk cleaning completed under GSD's Blight to Beauty initiative.
Parcel by Parcel Building Owner Needs& Goals Assessment	General Services Department (GSD)	Blight Remediation Division, Buildings, Safety, Engineering and Environmental Department (BSEED), Neighborhood Economic Development (NED) Team	In progress	NED and DONs are conducting direct outreach to understand individual parcel owner priorities, activation readiness, and needed support to reactivate properties.
DLBA Resource Fair Vendor Participant	Detroit Land Bank Authority (DLBA)	Planning & Development Department (PDD)	2025-2026	DLBA has committed to serving as a vendor at a Fenkell corridor resource fair to educate residents and stakeholders on land acquisition programs and support services.
District Business Liaison Support	Detroit Economic Growth Corporation (DEGC)	District Managers (DONs), Planning & Development Department (PDD)	Ongoing	DEGC's District Business Liaison provides ongoing technical assistance and shares training/resource materials with corridor businesses in coordination with the Fenkell Business Association
DESC Direct Coordination with Fenkell Business Association	Detroit Employment Solutions Corporation (DESC)	Planning & Development Department (PDD)	2025-2026	DESC will provide direct access to employment and training resources tailored to corridor residents and business owners to reduce barriers to workforce entry and growth



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COMMUNITY
RESOURCE
GUIDE

COMMUNITY RESOURCES

District Manager Contacts:

District 2 – Kim Tandy | kim.tandy@detroitmi.gov

District 7 – Alexia Davis | alexia.davis@detroitmi.gov

City Departments & Agencies:

- Planning & Development Department (PDD)
- Department of Neighborhoods (DONs)
- Detroit Economic Growth Corporation (DEGC) -District Business Liaisons (DBLs)
- General Services Department (GSD)
- Department of Public Works (DPW)
- Detroit Building Authority (DBA)
- Neighborhood Economic Development (NED) Team
- Detroit Land Bank Authority (DLBA)
- Detroit Employment Solutions Corporation (DESC)
- Public Lighting Authority (PLA)



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CONCLUSION & NEXT STEPS



The Fenkell Avenue Corridor Action Plan represents more than a document—it is a living commitment to ongoing collaboration, visible progress, and neighborhood pride. It reflects the voices of residents, the insight of business owners, and the coordinated efforts of City departments working within their existing toolkits to meet the needs of this community.

While this plan establishes a shared vision for the future, implementation is not a single event—it is a phased process grounded in accountability, action, and transparency. Some improvements are already underway; others will unfold over the coming years. What remains consistent is the importance of community participation as the foundation for success. Resident advocacy shaped this plan, and continued involvement will shape how it grows, adapts, and delivers results.

As City departments carry forward their commitments, from public art and lighting upgrades to business outreach and crosswalk improvements, residents and corridor stakeholders will continue to play a vital role in monitoring progress, celebrating milestones, and identifying new opportunities for partnership.

Stay Involved. Stay Connected.

Whether you're a block club member, a small


business owner, a long-time resident, or someone newly invested in the corridor's future, you have a role to play in what comes next.

- Attend local meetings and events hosted by the DeSoto Ellsworth Block Association (DEBA) and the Fenkell Business Association (FBA)
- Report maintenance issues or concerns to your District Manager and stay engaged with implementation updates
- Participate in future walk and talks, mural unveiling, or corridor clean-up events
- Encourage your neighbors and fellow residents to get involved

For ongoing updates, events, and access to the full implementation matrix, please visit the official plan [webpage](#).

We extend our sincere thanks to the residents, business owners, faith leaders, community organizations, and City staff who contributed their time, ideas, and passion to this process. Your insight, advocacy, and commitment to Fenkell have shaped every page of this plan. This work would not be possible without your voices—and it is through continued partnership that we will bring this vision to life.

Thank you for believing in the power and promise of the Fenkell corridor!



A healthy and beautiful Detroit,
built on inclusionary growth,
economic opportunity, and an
atmosphere of trust

CITY OF DETROIT

MAYOR MICHAEL DUGGAN

**PLANNING AND
DEVELOPMENT DEPARTMENT**

ALEXA BUSH, PLA, DIRECTOR

