



ECONOMIC
DEVELOPMENT



WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY

Warren Business District Improvement Authority

P.A. 57 Informational Session
June 2025



DEARBORN
ECONOMIC
DEVELOPMENT

Board of Directors



WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY

Chair

Ahmad Chebbani
American Arab Chamber

Vice Chair

Frank Dabaja
Dabaja Brothers Development

Secretary/Treasurer

Haider Koussan
Greenland Market

Abdullah Hammoud
City of Dearborn

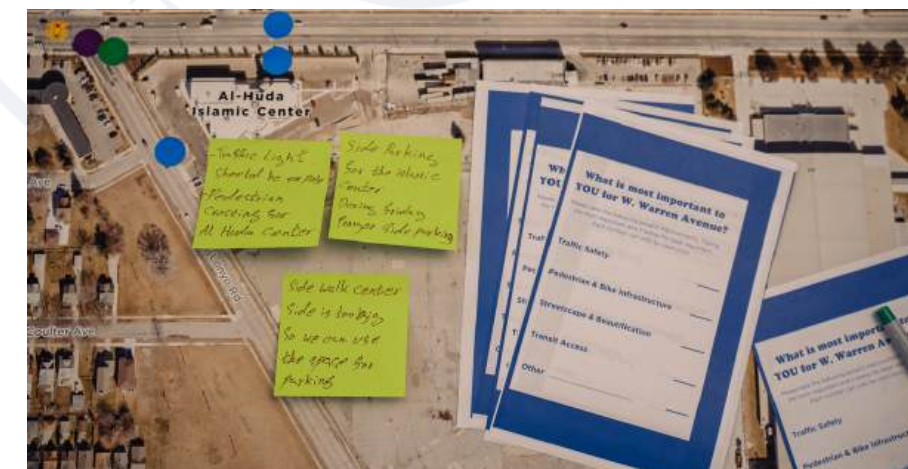
Muaadh Alghazali
Asal Bee

Lucius Anthony
Wayne County

**Julie May
Warthman**
Hollingsworth Logistics

Ahmad Alhasan
Nice Price

Ali Alhashemi
Uppercutz Barbershop



Business Engagements



Mix and Mingle

January 21, 2025

50 Businesses

15 City Staff



Warren Ave Facade Program

Program Milestones

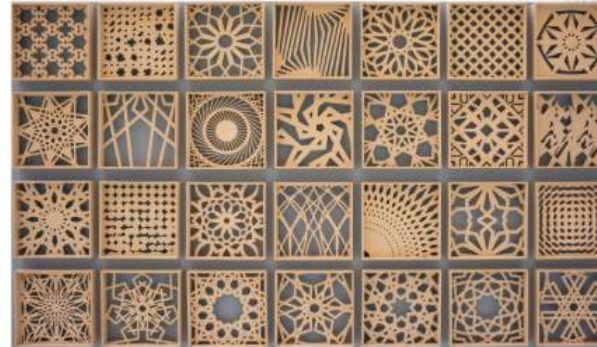
- Launch & Application Period: Dec 3, 2024 – Jan 24, 2025
- Webinar: Dec 11, 2024
- Application Support: Jan 9, 2025
- Applicants Outcome: 41 Applications (35 Eligible)
- Funding: Feb 2025 – WBDIA Approved top 10 Projects



SECTION 11 – CULTURAL ELEMENTS CONSIDERATIONS

Incorporating Arabic architecture features into modern architecture can create culturally rich designs. Here are some key elements and strategies for integrating Arabic architectural elements into contemporary buildings:

1. **Geometry and Patterns:** Arabic architecture is renowned for its intricate geometric patterns, which often feature repetitive motifs. Incorporate these patterns into building facades, interiors, and landscaping to add visual interest and cultural significance.



2. **Arches:** Utilize traditional Arabic architectural elements like pointed arches in modern building designs. These features not only lend structural stability but also evoke a sense of elegance and timelessness.



3. Incorporate **Arabic calligraphy and ornamental details** into building exteriors and interiors. Calligraphy can be used to display meaningful texts, while intricate ornamentation adds texture and depth to surfaces.



SECTION 1A - MATERIALS AND FINISHES

1. **Cladding Materials:**
- **Stone Cladding:** Add a touch of elegance and durability with natural stone veneers or engineered stone panels.
 - **Wooden Cladding:** Introduce warmth and texture with wooden panels or siding, suitable for both contemporary and traditional designs.
2. **Metal Features:**
- **Metal Trim and Accents:** Use metal accents to highlight architectural features.
3. **Glass and Glazing Systems:**
- **High-Performance Glass:** Opt for energy-efficient and insulated glass to improve thermal performance.
4. **Green Facade Systems:**
- **Living Walls:** Incorporate living walls or green facade systems to introduce a natural element and improve environmental sustainability.
5. **Brick and Masonry:**
- **Brick Designs:** Explore innovative brick patterns and colors to give a modern twist to traditional materials.
- Recommendations:**
- Replacement of Stucco along facades with suggested materials.
 - Refrain from painting masonry materials/finishes.
 - Installation of screening for mechanical equipment or utilities at grade or on the roof if necessary.



Examples of potentially usable materials.

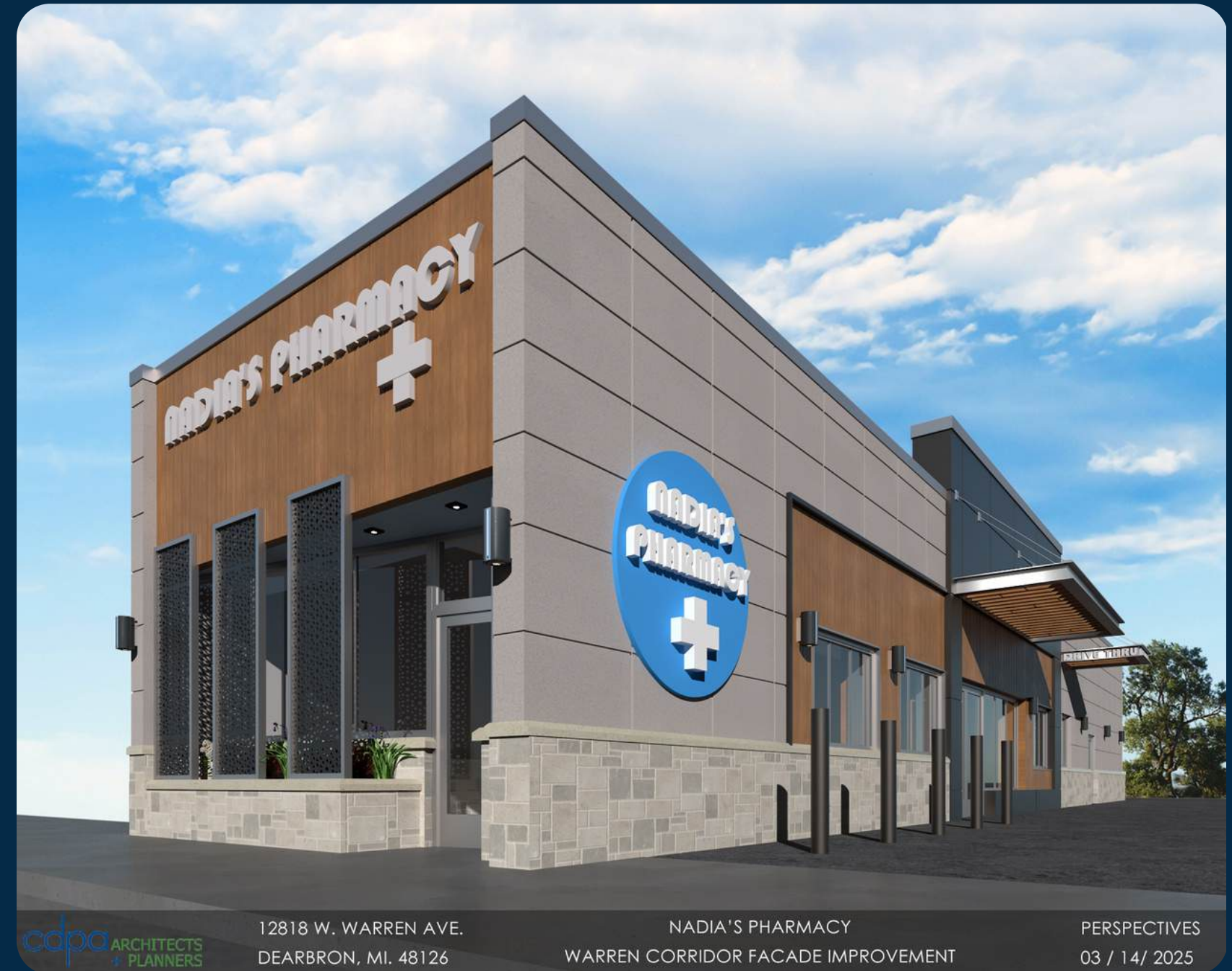
Nadia's Pharmacy- 12818 W. Warren

Construction commenced

Before



After



Cedarland Bakery – 13027 W. Warren

Construction to start in June

Before



After



Al-Ameer Restaurant- 12710 W. Warren

Construction to start in July 2025

Before



After



dpaa
ARCHITECTS
+ PLANNERS

12710 W. WARREN AVE.
DEARBORN, MI. 48126

AL AMEER RESTAURANT
WARREN CORRIDOR FACADE IMPROVEMENT

PERSPECTIVES
03 / 20/ 2025

Al-Ameer Restaurant (continued)

Before



After



Al-Ameer Restaurant (continued)



Hamzah Pharmacy – 10437 Warren

Construction to start in July 2025

Before



After





Warren Facade Program Timeline

Phase 1: March - December 2025



Warren Facade Program Timeline

Phase 1: March - December 2025



Warren Facade Program Timeline

Phase 2: Sep 2025- June 2026



Warren Facade Program Timeline

Phase 2: March - June 2026

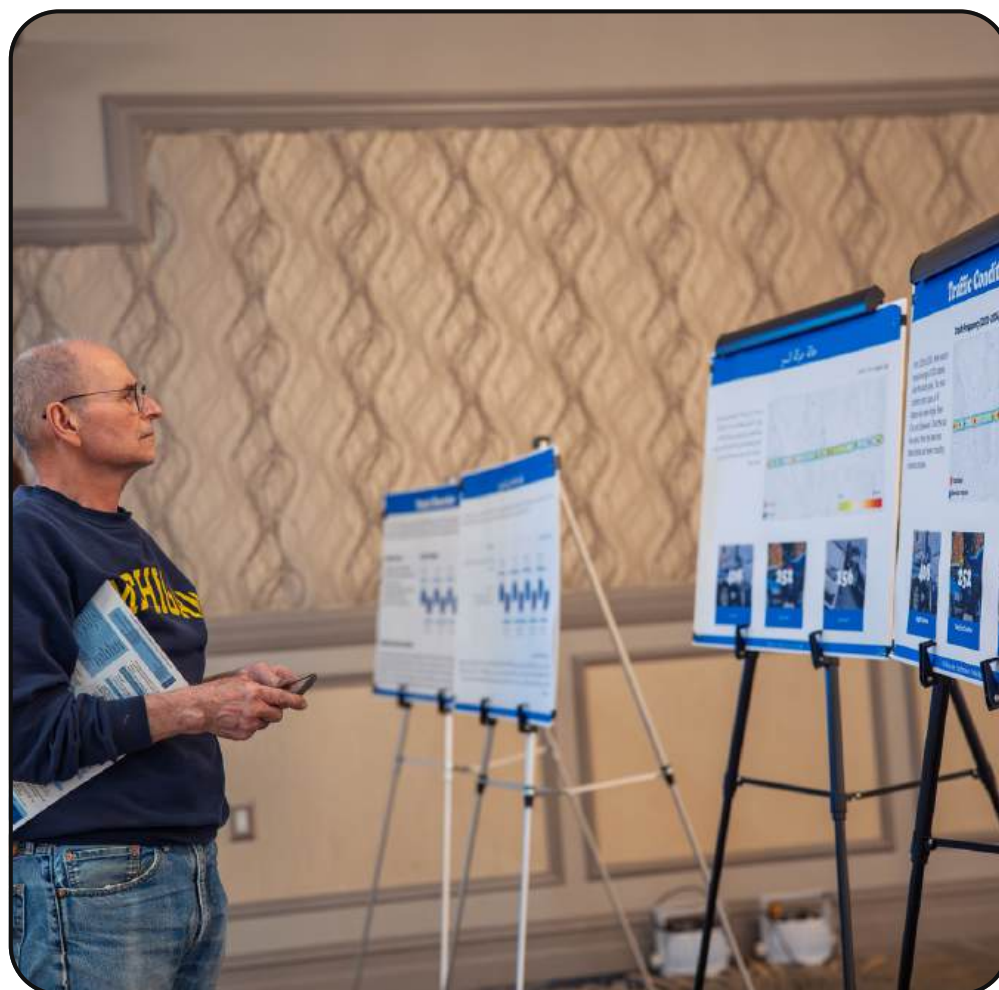
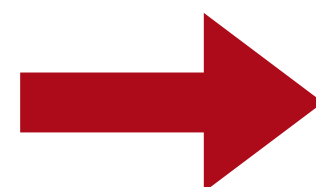




W. WARREN AVENUE TRANSFORMATION PROJECT

Project at a Glance

- Dec 2024: OHM Contract Signed
- Jan 2025: Data Collection & Analysis Began
- Jan-now: Biweekly meetings with ED
- May 8, 2025: First Community Engagement
- Currently: OHM Stakeholder Meetings
- May to June 2025: Online Survey Open
- Project website: **www.TransformWarrenAve.com**
- Project timeline





WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY

W. WARREN AVENUE TRANSFORMATION PROJECT



Project Timeline





Upcoming Initiatives

1

Complete mural project

2

**Business & Community
Engagements**

3

**Business Walkthrough
with the Mayor**

4

**Continued Business
Support**