



ECONOMIC
DEVELOPMENT



WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY

Warren Business District Improvement Authority

P.A. 57 Informational Session
November 2025



DEARBORN
ECONOMIC
DEVELOPMENT

Board of Directors



WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY

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American Arab Chamber

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Dabaja Brothers Development

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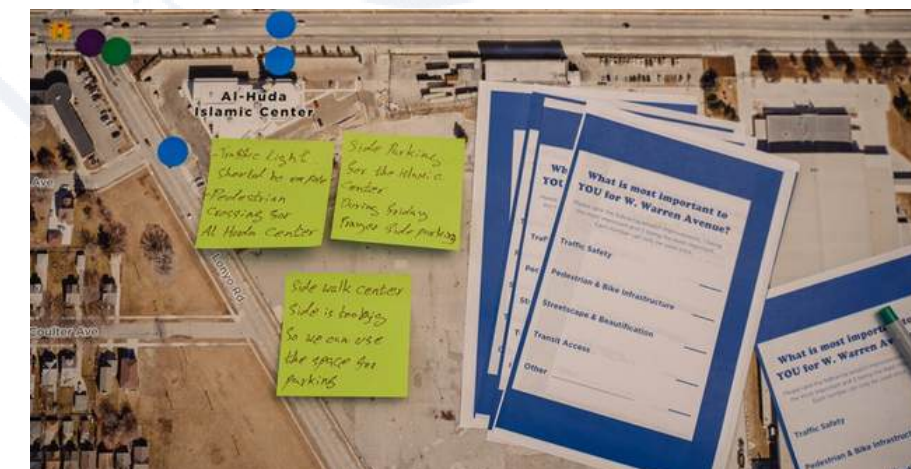
Muaadh Alghazali
Asal Bee

Lucius Anthony
Wayne County

**Julie May
Warthman**
Hollingsworth Logistics

Ahmad Alhasan
Nice Price

Ali Alhashemi
Uppercutz Barbershop





June - Nov 2025 Highlights



10 NEW Business Since June



Baytna Café: 15010 Warren STE 213

Coolbeans : 15010 Warren STE 21

Cricket Wireless: 10619 W. Warren Ave.

Cell Phones & Repairs :14633 Warren Ave.

Darbak : 14450 Warren Ave.

Pkaboo Playcafe : 15201 Warren Ave.

Adeni Tea Room : 7231 Chase Rd

Total Wireless: 10218 Warren Ave.

Dana Jewelry: 14544 Warren Ave.

Trio Classic Men's Wear: 13742 Warren Ave.

NEW IN 2025



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Holiday Lighting Program



**Comprehensive streetscape
holiday decoration program.**

**Under this program, vibrant
decorations will be installed on
light posts throughout Warren
Avenue.**

**Lights will be in place from
Thanksgiving to Eid Holiday**

Business Activation



Jalasat

Nov 14, 2025 - Adeni Tea Room
WBDIA in partnership with the AANM

First in a pop-up performance series that brings art, music, and culture into local Business.



Coffee Week

Sep 26 , 2025

15 Businesses participated city-wide
including WBDIA businesses
Dearborn Coffee Capital Documentary
<https://tinyurl.com/Dearborncoffee-capital>

Events



IEDC Tour Highlights Businesses



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The City of Dearborn and the WBDIA successfully hosted a special tour for 25 economic development professionals attending the International Economic Development Council (IEDC) conference in Detroit.

The event showcased Dearborn's innovative food sector, featuring:

- Greenland Supermarket (West Warren)
- A luncheon at Al-Ameer Restaurant where Mayor Hammoud and WBDIA Chairman Ahmad Chebbani greeted guests. Mayor Hammoud shared insights into the city's key economic development initiatives.
- Dessert tasting at Shatila Bakery.
- A final stop at Haraz Coffee House World Headquarters to learn about its business model and coffee production process.

The tour effectively highlighted Dearborn's strong business community and its commitment to economic growth.



Warren Ave Facade Program

Program Milestones

- Phase one is 90% completed with 4 successful project. Nadia's Pharmacy, Al-Ameer Restaurant, Cedarland Bakery, and Hamzah pharmacy.
- Phase 2 started in September 29, 2025
- Staff met with 6 business owners, 2 of which withdraw their applications and 4 in progress.

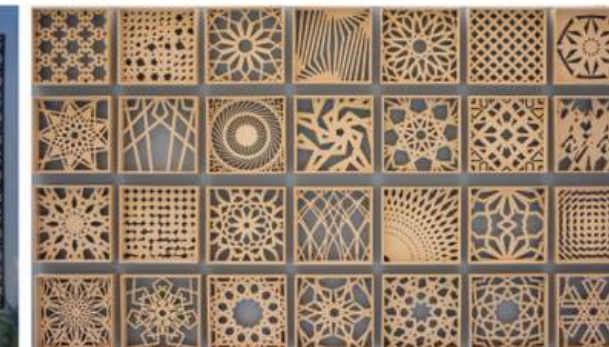


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SECTION 11 – CULTURAL ELEMENTS CONSIDERATIONS

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 completed

Before



After



Nadia's Pharmacy- 12818 W. Warren

Facade Project Ribbon Cutting- September 11, 2025



Cedarland Bakery - 13027 W. Warren

Construction to complete end of November

Before



During



Cedarland Bakery - 13027 W. Warren

Construction to complete end of November

Before



After



Cedarland Bakery – 13027 W. Warren

Construction to Compete end of November

After (side view)



After



Al-Ameer Restaurant- 12710 W. Warren

Construction to start in July 2025

Before



During



Al-Ameer Restaurant- 12710 W. Warren

Construction to start in July 2025

Before



During



Al-Ameer Resturant (continued)

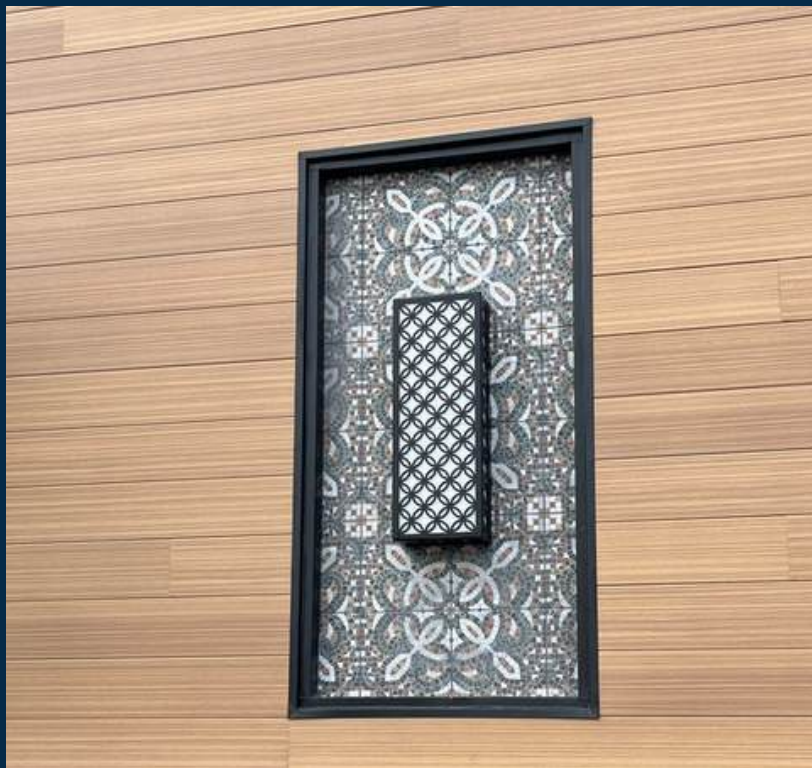
Before



During



Al-Ameer Restaurant During (continued)



Hamzah Pharmacy – 10437 Warren

Construction to complete end of Novemeber

Before



During






W. WARREN AVENUE TRANSFORMATION PROJECT

Project at a Glance



- Sep, 2025: Second Community Engagement
- Currently: OHM Stakeholder Meetings
- June- October 2025: Online Survey Open
- NEPA- SHPO: Routed to FHWA
- Project website: **www.TransformWarrenAve.com**
- Project timeline 



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W. WARREN AVENUE TRANSFORMATION PROJECT





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Feedback Q&A



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