



**DEARBORN
ECONOMIC
DEVELOPMENT**



**WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY**



JUNE 2026

PA 57 INFORMATIONAL SESSION

Warren Business District Improvement Authority



DEARBORN
ECONOMIC
DEVELOPMENT

The District



WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY





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

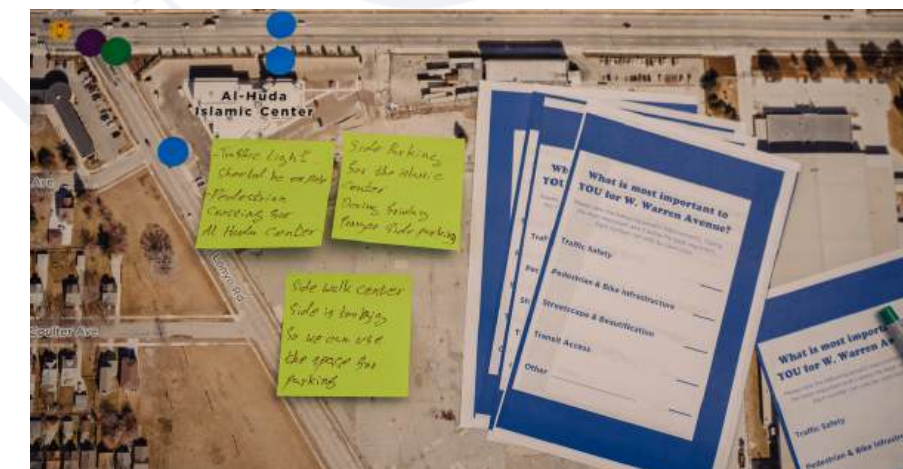
Fady Hazamy
Resident - Seven Seas Travel

Lucius Anthony
Wayne County

**Julie May
Warthman**
Hollingsworth Logistics

Ahmad Alhasan
Nice Price

Ali Hachem
Al-Ameer Restaurant





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**WARREN BUSINESS DISTRICT
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HIGHLIGHTS





12+ NEW Businesses on Warren Ave



01

Total Wireless

10218 W. Warren Ave.

02

Darbak

14450 Warren Ave.

03

Cricket Wireless

10619 W. Warren Ave.

04

Cell Phones & Repairs

14633 Warren Ave.



12+ NEW Businesses on Warren Ave



05

Baytna Café

15010 Warren STE 213

06

**Fayrouz Beauty
Salon**

15010 Warren STE 212

07

Taj Restaurant

14246 Warren Ave.

08

VAVENUE LLC

13101 Warren Ave.



12+ NEW Businesses on Warren Ave



09

Pkaboo Playcafe

15201 Warren Ave

10

Dana Jewelry

14544 Warren Ave.

11

Trio Classic Men's Wear

13742 Warren Ave.

12

Gold Market Retail & Wholesale

15228 Warren Ave.

Holiday Lights On Warren

Christmas and Ramadan



- 36 poles decorated with lit garland spray pole mount
- 40 Pole mounts (21 plug in & 19 Solar)





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DEVELOPMENT

Business Engagements



WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY

Mix and Mingle

April 23 , 2026

20 Businesses
10 City Staff





Warren Ave Facade Program

PROGRAM MILESTONES

COMPLETED

First Batch

- Nadia Pharmacy
- Cedarland Bakery
- Al-Ameer Restaurant
- Hamzeh Pharmacy

IN PROGRESS

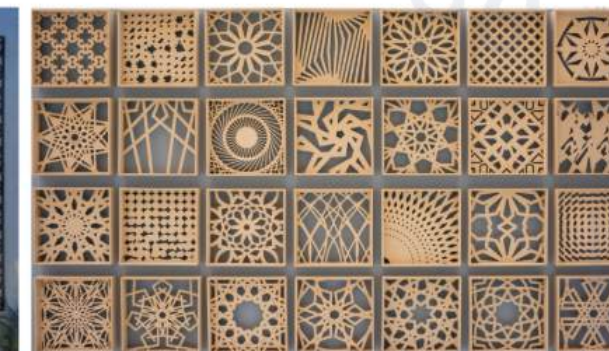
Second Batch

- Modern American Dental Clinic
- Nice Price
- More to follow...

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.

Cedarland Bakery

13027 W. Warren Ave

BEFORE



AFTER



Cedarland Bakery

13027 W. Warren Ave

AFTER (SIDE VIEW)



AFTER



Cedarland Bakery

13027 W. Warren Ribbon Cutting- May 18, 2026



Al-Ameer Restaurant

12710 W. Warren Ave

BEFORE



AFTER



Al-Ameer Restaurant

12710 W. Warren • Ribbon Cutting, May 15, 2026



Hamzeh Pharmacy

10437 Warren Ave.

BEFORE



AFTER



Hamzeh Pharmacy

10437 Warren Ave • Ribbon Cutting, May 19, 2026





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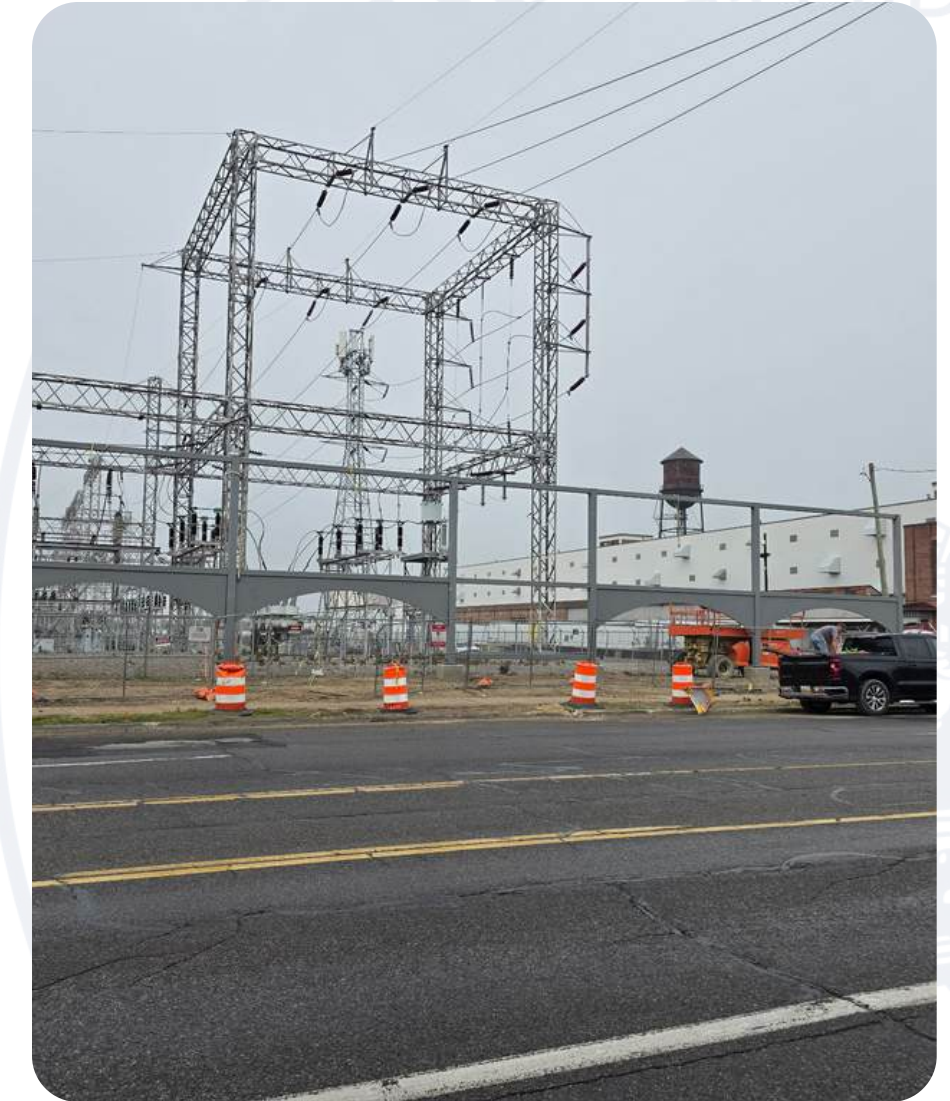
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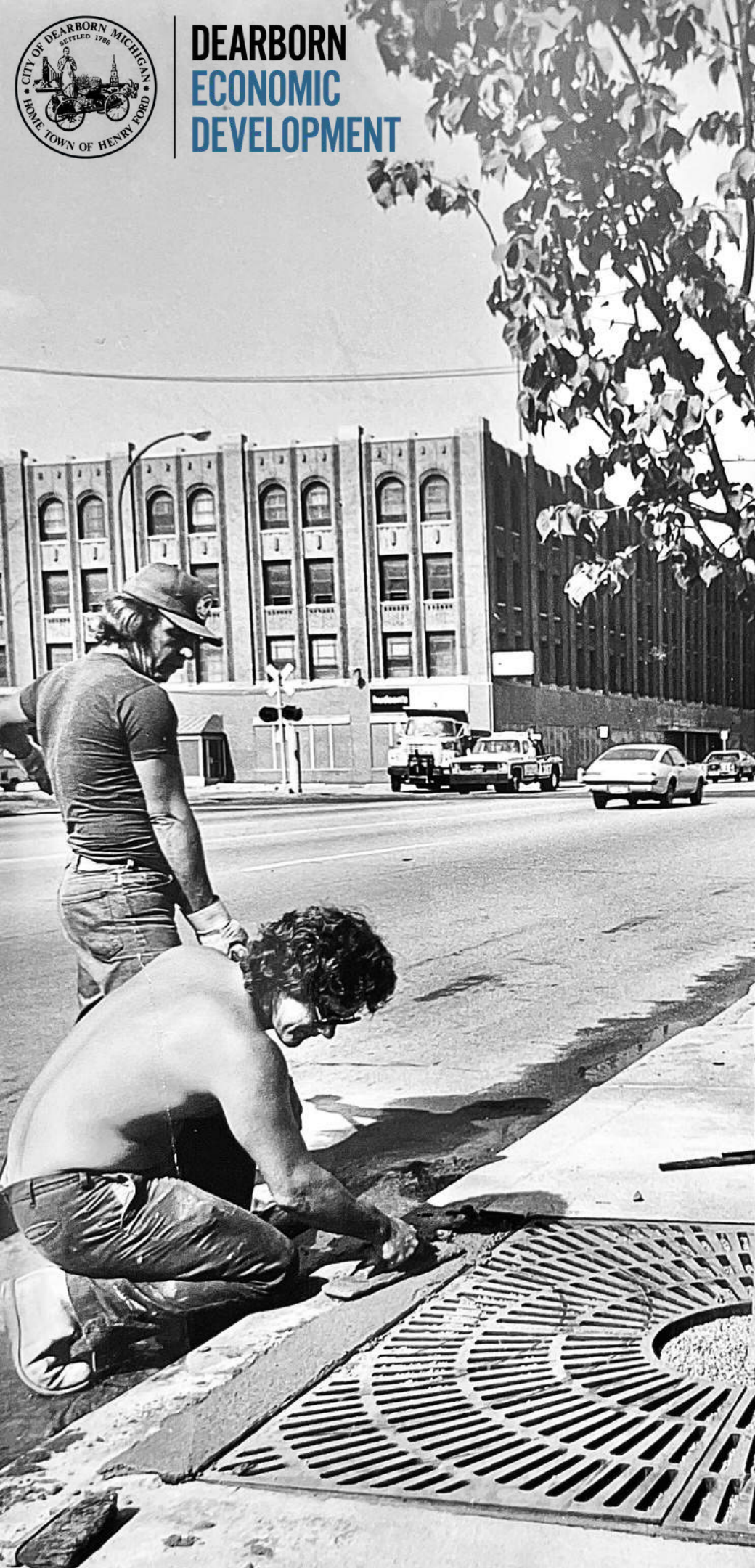
Bridges of Culture Mural

13851 Warren Avenue-ITC/DTE Substation

Work commenced on April 20, 2026

Ongoing
Projects



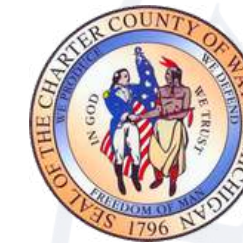


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Warren Avenue Transformation Project



**FUNDED BY USDOT SS4A GRANT, CITY OF DEARBORN
AND SUPPORT OF WAYNE COUNTY**

Warren Transformation Project Final Public Meeting February 3, 2026

More than 60 Stakeholders participated

Additional Events





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WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY

Warren Avenue Transformation Project



Project Timeline

Project Kickoff
إنطلاق المشروع

يناير 2025 Jan

Design Start
بدء التصميم

يونيو 2025 June

Public Meeting #3
اجتماع عام رقم ٣

شتاء 2025 Winter

Design Complete
إنهاء التصميم

خريف 2026 Fall



مايو 2025 May

Public Meeting #1
اجتماع عام رقم ١



صيف 2025 Fall

Public Meeting #2
اجتماع عام رقم ٢



شتاء 2025 Winter

Concept Plan Complete
إنهاء التصميم المبدئي



خريف 2026 Fall

Contractor Selection
إختيار المقاول





**ECONOMIC
DEVELOPMENT**



**WARREN BUSINESS DISTRICT
IMPROVEMENT AUTHORITY**

PLANNED FOR THIS YEAR

Upcoming Initiatives

1

Business Highlights

2

Manousheh Day - October 29, 2026

3

Continued Business Support



GET IN TOUCH

Feedback

We'd love to hear your thoughts and ideas.

Mohammed Rezq

Economic Development Program Manager

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