



Drawing Crowds: Recent Downtown Events

- Creation of Warren's first Farmer's Market
- Trick or Trunk Halloween Event – attendance 1000
- Movies in the Square Summer Concert Series
- Warren's 50th Birthday Bash – attendance: 30,000
- New Medical Office Building completed – 24,000 sf
- On-going renovations to the Marriot Warren



Want More Information?



Gina Cavaliere, Director
Warren Downtown Development
Authority
29500 Van Dyke Avenue
Warren, Michigan 48093
586.574.4529

downtown@cityofwarren.org
www.cityofwarren.org

Spotlight on Warren

With the completion of our City Hall, Library, and two-acre City Square, Warren's newly created downtown has become the heart of our community. A soaring five-story glass enclosed atrium topped by a dramatic cantilevered roof reaches out to the concert lawn and green spaces of the Square. At the Square's entrance stands Dawn, the stainless steel sculptures that herald our community's new era. Surrounding Dawn is our innovative combined skating rink and water feature that draws residents and visitors alike year round. Finally, a new street pattern around the Civic Center is taking shape with the construction of 18 blocks of streetscape in authentic urban style. It is a galvanizing start that has created a truly 21st Century urban experience.



The Demographics

Warren Population (2000)	138,247
Population within 1 mile	8,810
Population within 5 miles	109,564
Population within 15 miles	2,062,034
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Households within 1 mile	4,249
Households within 5 miles	46,487
Households within 15 miles	795,333
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Household income within 1 mile	\$47,412
Household income within 5 miles	\$50,797
Household income within 15 miles	\$48,425

75,000 cars pass the downtown on a daily basis

2000 & 2004 Census and E.S.R.I. Data

The Location



Welcome to Downtown Warren
Your Next Great Development Opportunity

Warren is moving ahead. In the last year alone, we created 500 new jobs, built or renovated more than 200,000 sf of retail, and recorded the greatest number of new housing starts in Macomb County. With more than 500 new families scheduled to locate to Warren for the military’s TACom (spell out) base consolidation plan, and the continued renovation of General Motors Technical Headquarters, we are confident that the momentum will continue to build.

Join us as we realize our vision for a thriving, captivating, and growing urban center in Michigan’s third largest city. We have a perfect location, prime available properties, great incentives, and an established track record for making things happen. Your opportunity is in Downtown Warren.



The Incentives

To encourage the continuation of our success, Warren is inviting future development partners who share our vision to our downtown district, and has devised a full schedule of incentives and procedures to make it as user friendly as possible. The following are available to interested parties:

- Streamlined development approval process
- District based parking regulations to support emerging urban experience
- Shared publicly financed structured parking – one 660-space deck built, more to come
- Park programming supported by the City of Warren
- Development ready infrastructure - utilities and roads
- Brownfield Tax Increment Financing (State of MI)
- Industrial Facilities Tax Exemption
- 21st Century Jobs Trust Fund & Investment Fund (State of Michigan)
- Economic Development Job Training Grants (State of Michigan)
- Venture Michigan Fund (State of Michigan)
- SBA Loan Programs
- Energy Efficiency Grant (Michigan Public Service Commission)
- Alternative Energy Initiative (State of Michigan)
- Community Development Block Grants (State of Michigan)
- Warren Downtown Development Authority Financing
- Economically Distressed and Core Communities Exemptions (is Warren eligible?)
- New Market Tax Credits - Michigan Magnet Fund(?)
- Transportation Economic Development Fund Grants (Michigan Department of Transportation)
- Transportation Enhancement Grants (Michigan Department of Transportation)
- Safe Routes to Schools Grants (State & Federal)
- Low Income Housing Tax Credits (Michigan State Housing Development Authority)