

Warren Civic Center



City of Warren
Civic Square Park Master Plan

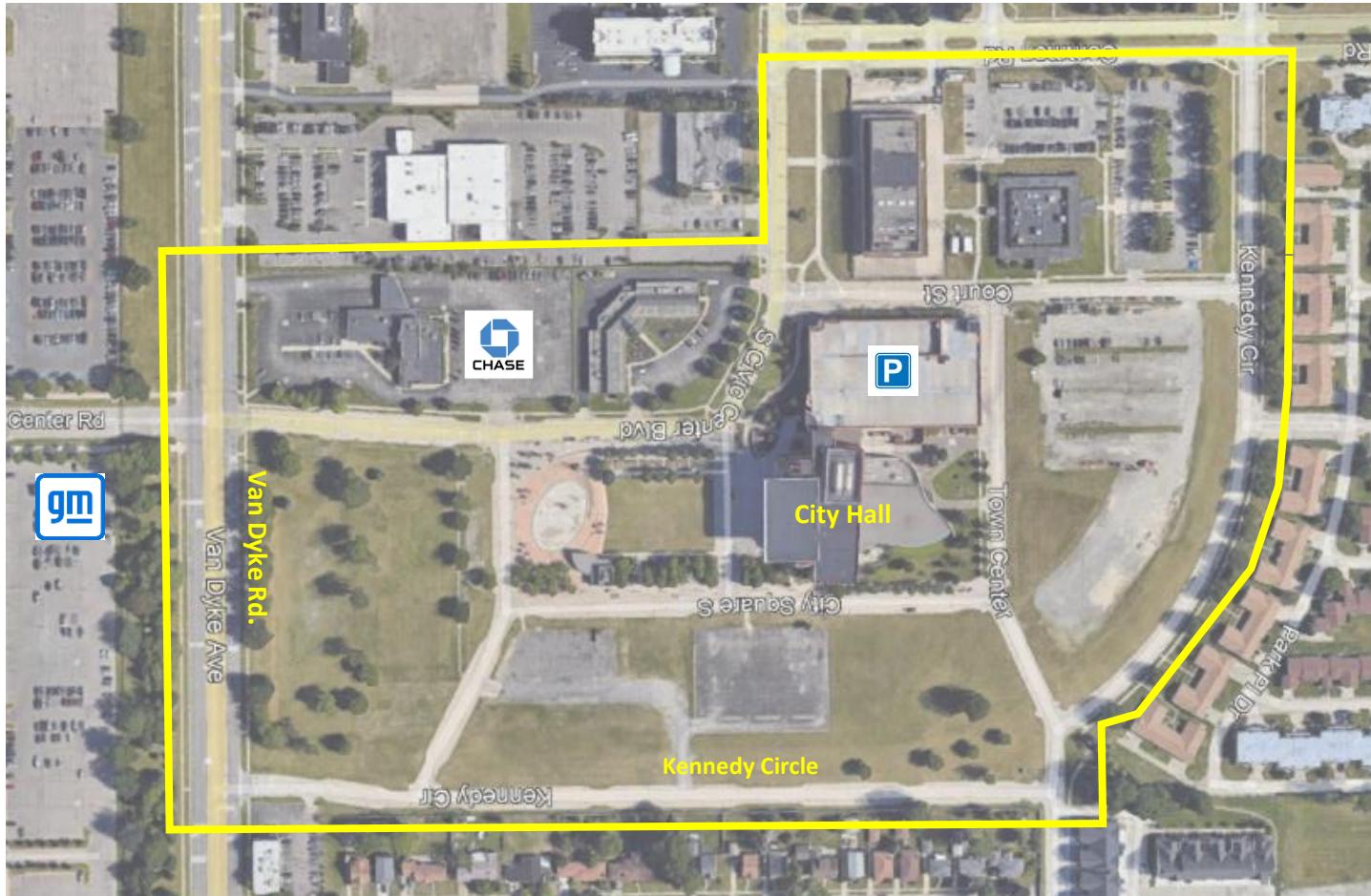
May 2023

Gibbs Group

Warren Civic Center



Warren Civic Center



Warren Civic Center



Land Use



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Warren Civic Center

Scale



Gibbs Eppink Planners

Warren Civic Center

2030 Demand 30 Stores



Warren Civic Center

18 Stores 50,000 sf



Apparel, Books, Kitchen, Home, Pets, Shoes, Toys

Warren Civic Center

Food Market 25,000 sf



Baked Goods, Cheese, Fish, Meats, Produce,

Gibbs Eppink Planners

Warren Civic Center

12 Restaurants 25,000 sf



Pubs, Full-Service, Quick Casual, Baked Goods, Coffee, Ice Cream

Warren Civic Center



Warren Civic Center



Google Earth

Warren Civic Center



Warren Civic Center



Warren Civic Center



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Google Earth

Warren Civic Center



Google Earth

Gibbs Eppink Planners

Warren Civic Center

Warren Town Center
Retail Market Analysis
City of Warren, Michigan



Prepared for:
City of Warren

Prepared by:
Urban Retail Institute

18 April 2023

Warren Town Center
Economic Impact Analysis
Warren, Michigan



Prepared For:
City of Warren

Prepared By:
Gibbs Planning Group

13 November 2019

Warren Civic Center

Village



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Mixed-Use



Warren Civic Center

City



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Shopping Center



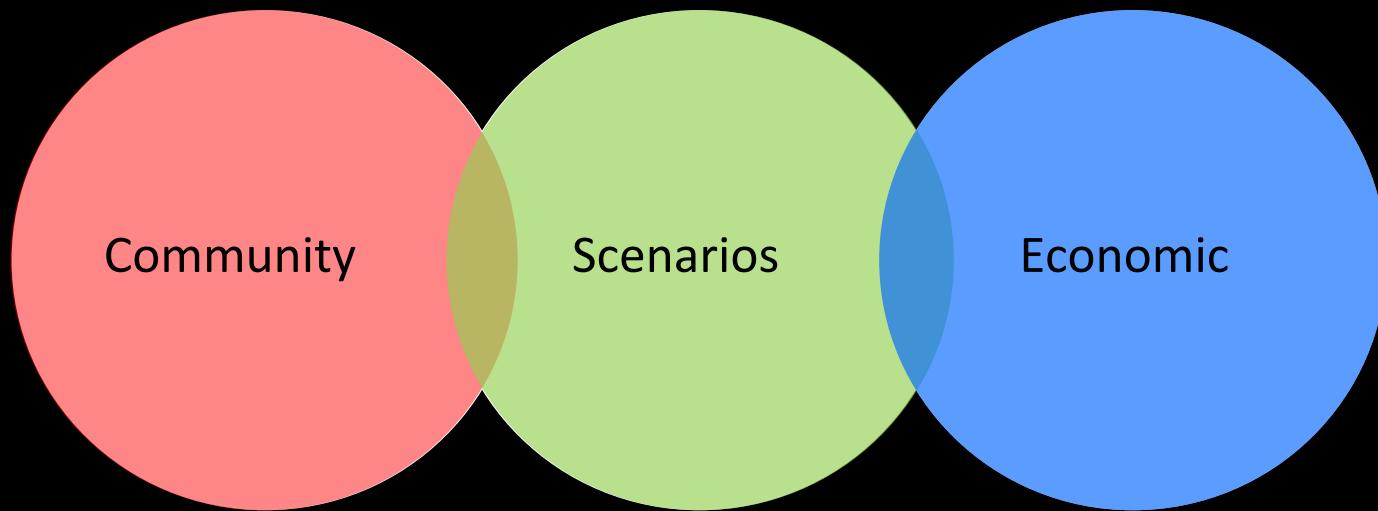
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Community Outreach



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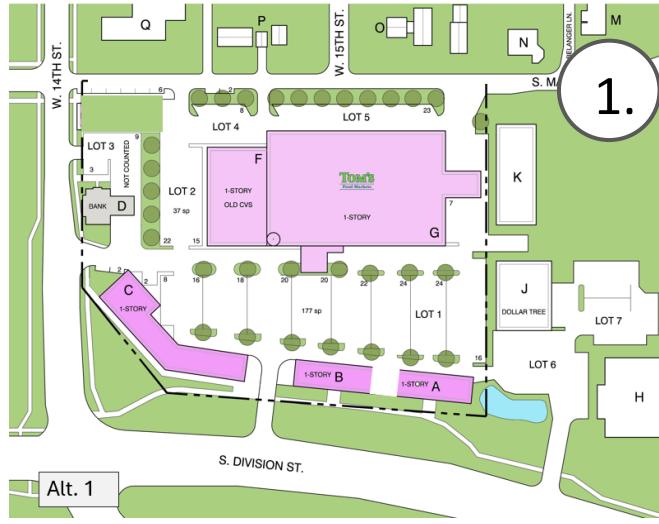


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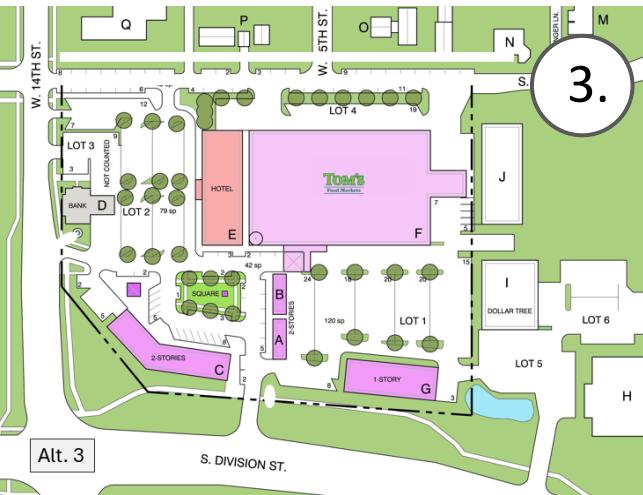


Planning Study 1.1

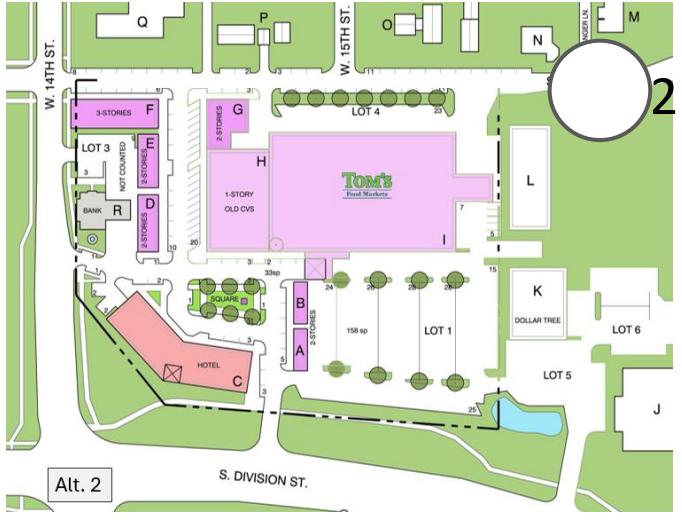
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1.



3.



2.



4.

Alt. 1



1.



2.



3.

Alt. 3

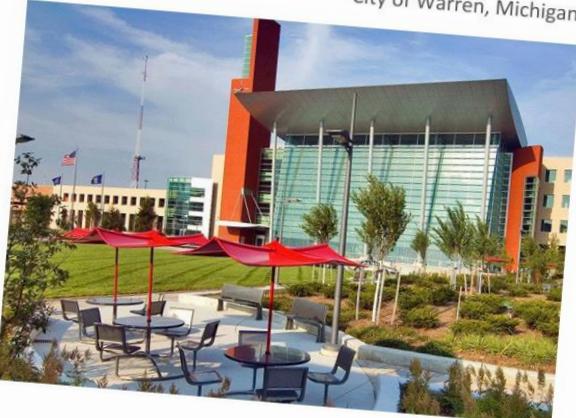


4.

Alt. 4

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City of Warren, Michigan



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Warren, Michigan



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CHRISTOPHER '17

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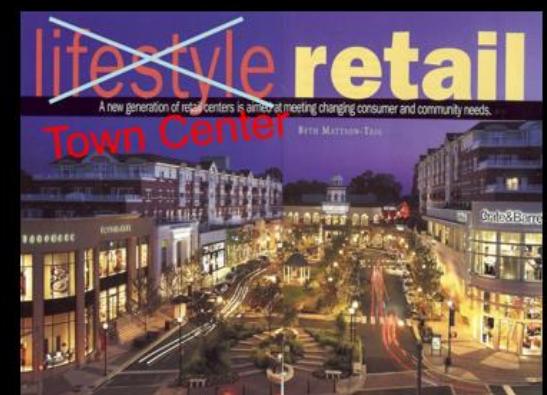
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Warren Civic Center

Commercial Center Typologies



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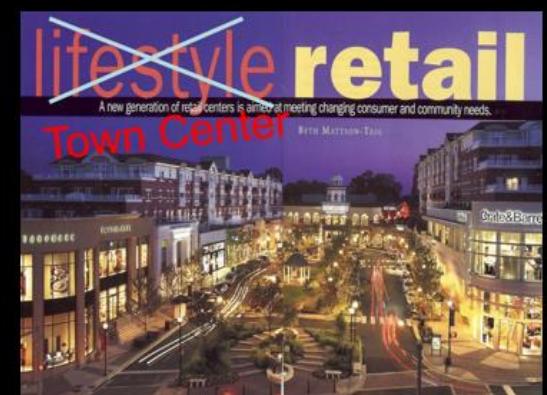
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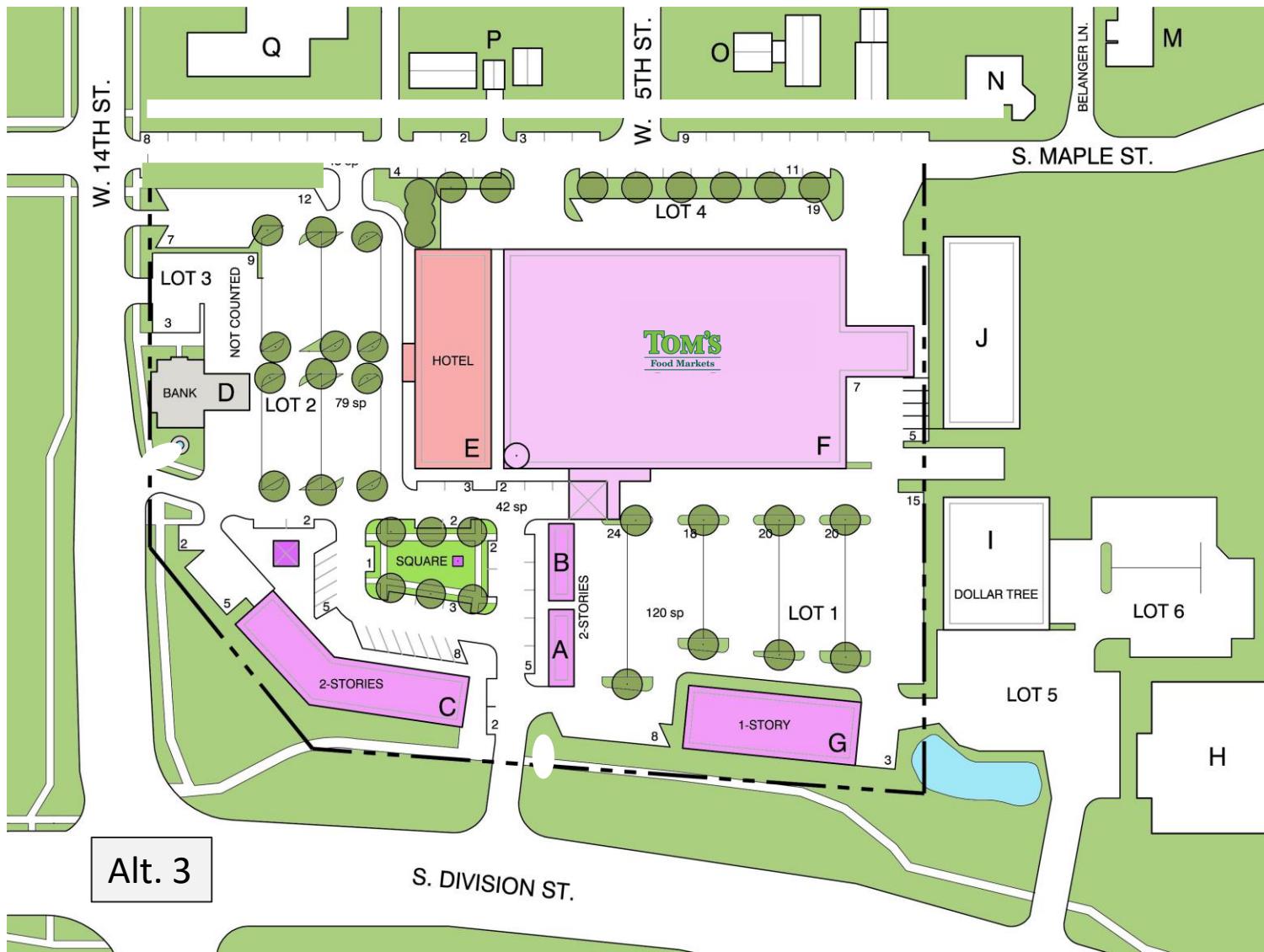


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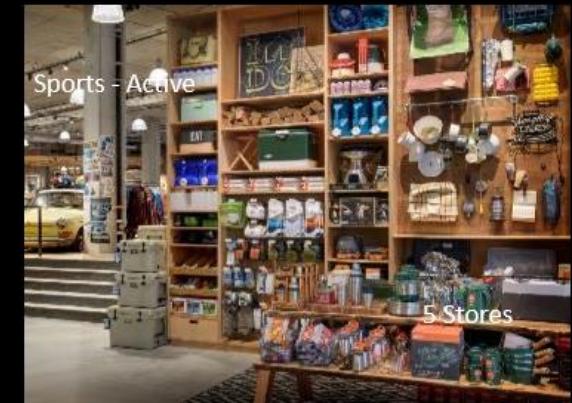
13 November 2019

3.



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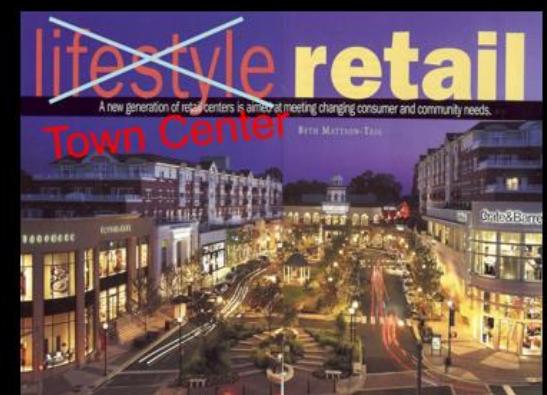
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