



LATIMER ASHLEY

DEVELOPMENT GROUP, LLC

A DETROIT BASED JOINT VENTURE



Junction McGraw

CPC Public Hearing – March 5th, 2026

Agenda

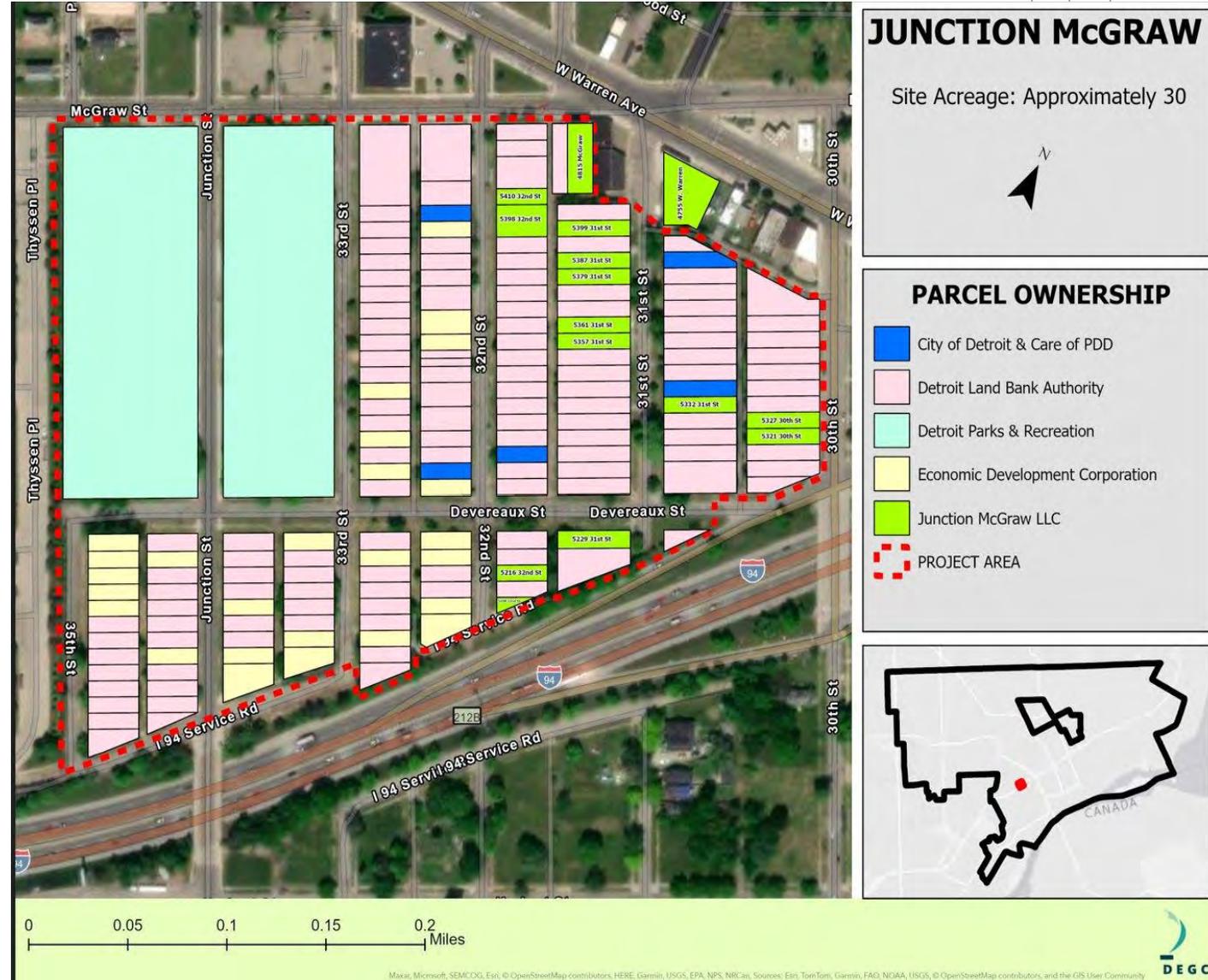
1. CPC Request
2. Latimer Ashley Development Group - Team Introduction
3. Development Project Introduction
4. Timeline & Community Engagement
5. Next Steps

What will be Asked of CPC?

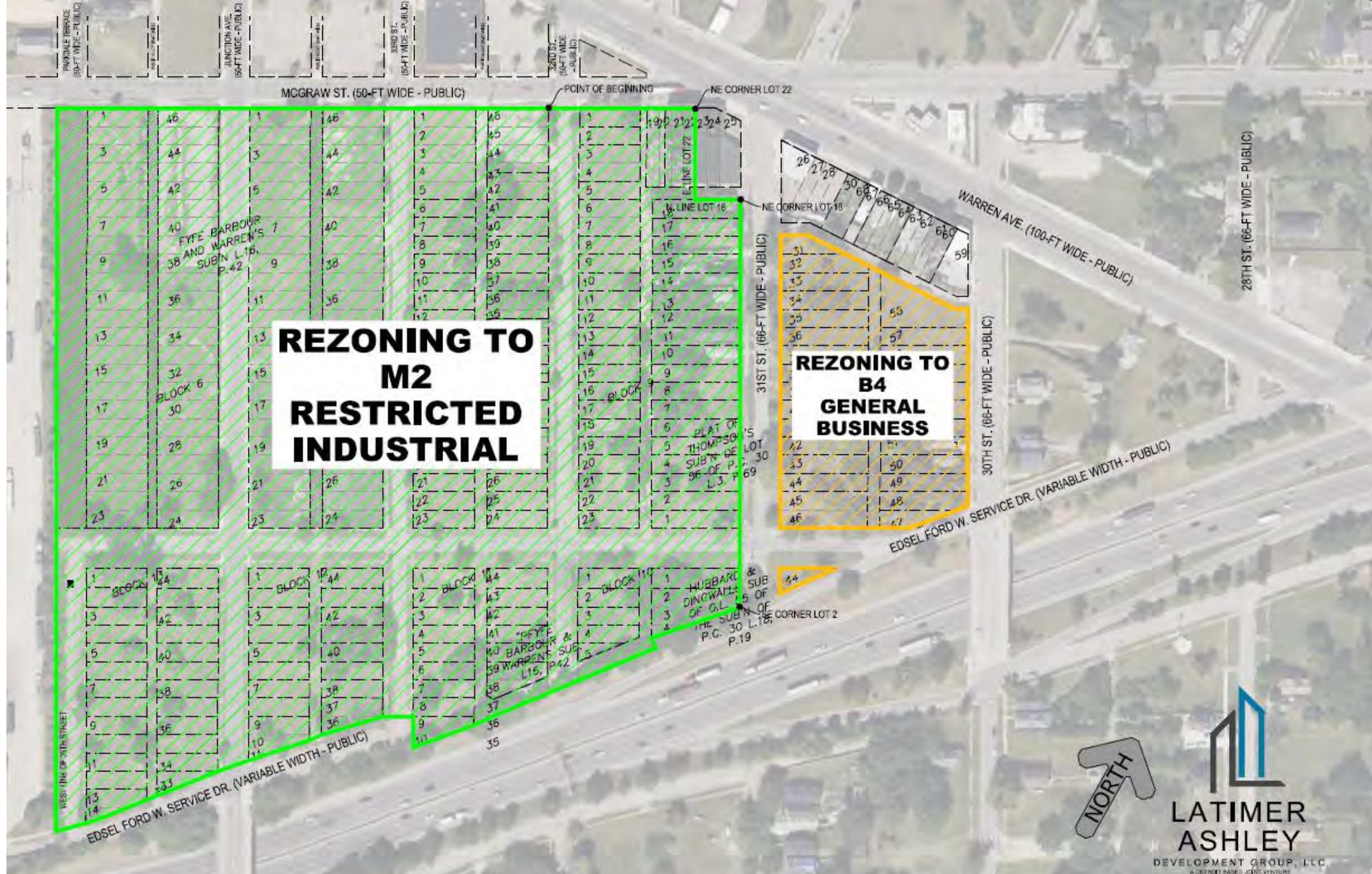
Review & Consider:

1.) Rezoning of parcels in project area from R2 to M2 (Restricted Industrial District) & B4 (General Business District)

Master Plan Amendment to Follow Later in April



Rezoning Plan





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A Development Group Rooted in Detroit



Hiram E. Jackson, Managing Member, Latimer Ashley Development Group

- Managing member, Paradise Valley Real Estate Holdings, LLC
- Manager Member, Hastings Place, LLC
- CEO of Real Times Media, leads one of the nation's largest Black-owned multimedia companies.
- Publisher, Michigan Chronicle
- A Detroit-based entrepreneur and civic leader, Jackson also invests in real estate and serves on numerous local and national boards.



Carla Walker-Miller, CEO

- Founder & CEO of Walker-Miller Energy Services, leads one of the nation's largest Black and woman-owned energy efficiency firms.
- Founded in 2000, the Detroit-based company helps reduce energy waste and expand access to clean energy solutions.
- Certified B Corp and multi-year Inc. 5000 honoree recognized for equitable workforce development and community impact.
- Partnered with major utilities and organizations to deliver energy-efficiency and electrification programs across Michigan.

A Development Group Rooted in Detroit



Develop Detroit

Sonya S. Mays

- Founding-CEO of Develop Detroit, a nonprofit real estate development firm focused on neighborhood stabilization and executing significant revitalization projects throughout Detroit.
- DDI's current portfolio includes:
 - 450 owned rental housing units
 - Over 375 under-development housing units
 - 42,000+ square feet of commercial space, with another +20,000 square feet under development



sixteen42ventures

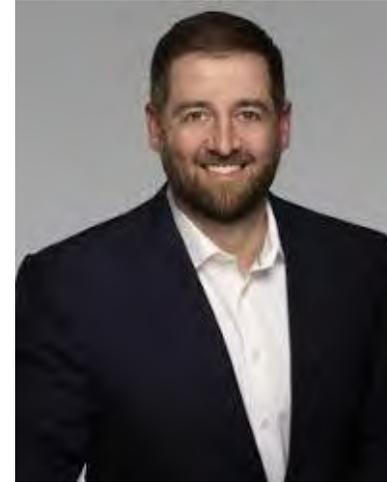


Dennis Archer Jr., Esq.

- Chairman & CEO of sixteen42 ventures, leading with the principle “doing well while doing good.”
- Founding Co-Chair of the Paradise Valley Conservancy.
- sixteen42 ventures oversees companies and investments across tech, healthcare, film, hospitality, and cannabis.
- Portfolio includes Archer Corporate Services, Ignition Media Group, and Central Kitchen + Bar—all creating jobs and driving Detroit's growth.

A Development Group Rooted in Detroit

- Privately held industrial development company with local office in Canton, Michigan
- Founded in 1984 and entered the Detroit market in 1992
- Currently owns ~23.5 MM sf of industrial/warehouse space in Detroit metro area, ~33 MM sf nationally
- Nearly all new buildings constructed on speculative basis
- Specializes in the redevelopment of large industrial facilities and new construction on challenging brownfield sites with wide ranging levels and types of contamination
- High quality materials and methods used to “overbuild” buildings to last for the long run
- Long-term focus on maintaining strong and lasting relationships in communities in which we develop properties



Kyle Morton
Ashley Capital, VP of Development

AshleyCapital

opportunity into value

Project Description

- 5555 McGraw Avenue
- 400K SQFT M2 Facility
- “Speculative” Construction
 - Projected ~400 jobs
 - No tenant currently identified
- 36’ Internal Clear Height
- ~30-acre site across 173 parcels
 - 15 parcels (~1.35 acres) currently owned by Developer
 - Remainder owned by Detroit Brownfield Redevelopment Authority and under LOI with developer for redevelopment

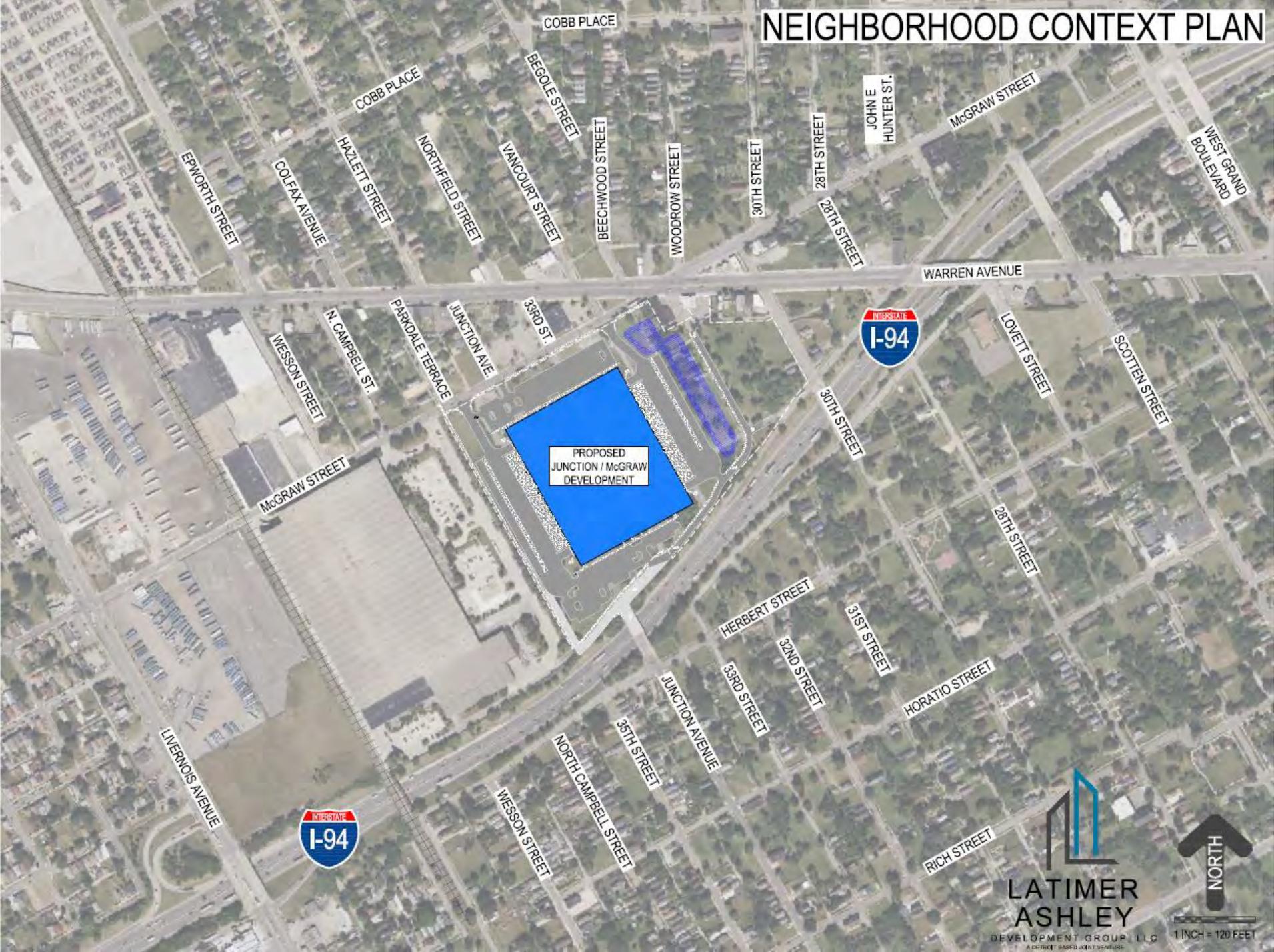


Project History & LOI

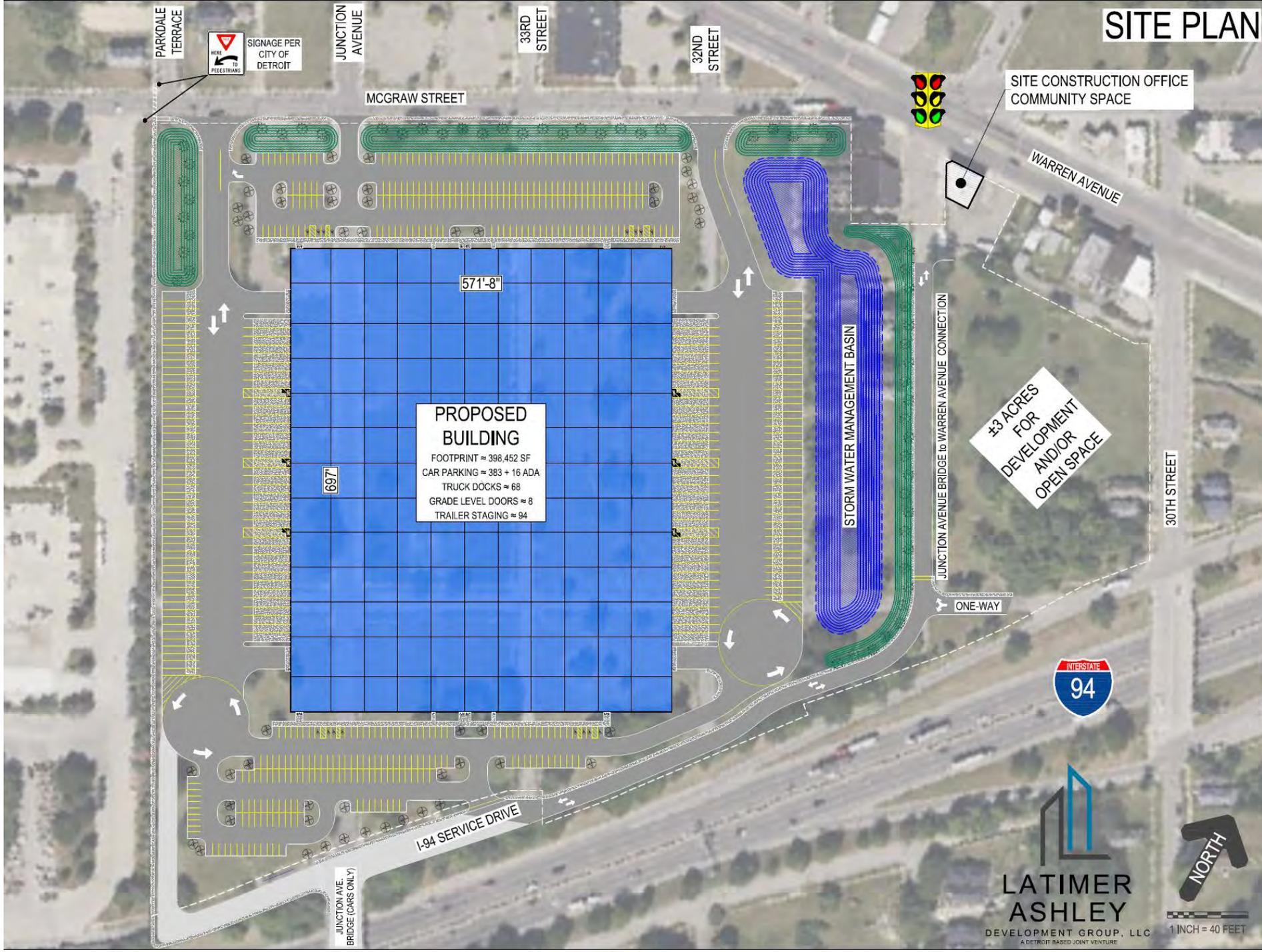


- 2019 – City Council transferred city-owned parcels in the “Junction McGraw” project area to the Detroit Brownfield Redevelopment Authority (DBRA) in 2019 for the attraction and construction of an industrial employment center.
- 2021 – Previous iteration of development team signed LOI with DEGC for a larger mixed-use project. Project did not move forward. Development team has since been reconfigured with new partners.
- 2023 – City of Detroit received \$25MM of Blight Elimination Grant funds from the State Land Bank Authority Site Readiness program. Approved by Council in February 2023. A portion of the funds were used by the City for site preparation activities outlined below.
- 2023 to 2025 – Developer acquired non-City owned lots within footprint to facilitate a cleaner rezoning and street vacation process.
- Early 2025 – Streets within project footprint closed by City to facilitate site preparation activities for future development including storm sewer and watermain relocations and abandonment.
- October 2025 – Latimer Ashley Development Group signed LOI with DEGC and was approved at DBRA board.
- October 2025 to Today – Developer held 5 community meetings. Community led changes to site plan.

Site Plan



Site Plan



Site Aerial
NE Corner
Looking SE





Facility View looking Southeast from McGraw Avenue

Site Aerial
SW Corner
Looking NE





Facility View Looking Northeast from I94

**Google
Street View
NW Corner
Looking SE**



© 2025

© 2025 Google

© 2026 Google



Facility View looking Southeast from McGraw Avenue



Facility View Looking Southwest from 31st & McGraw Avenue

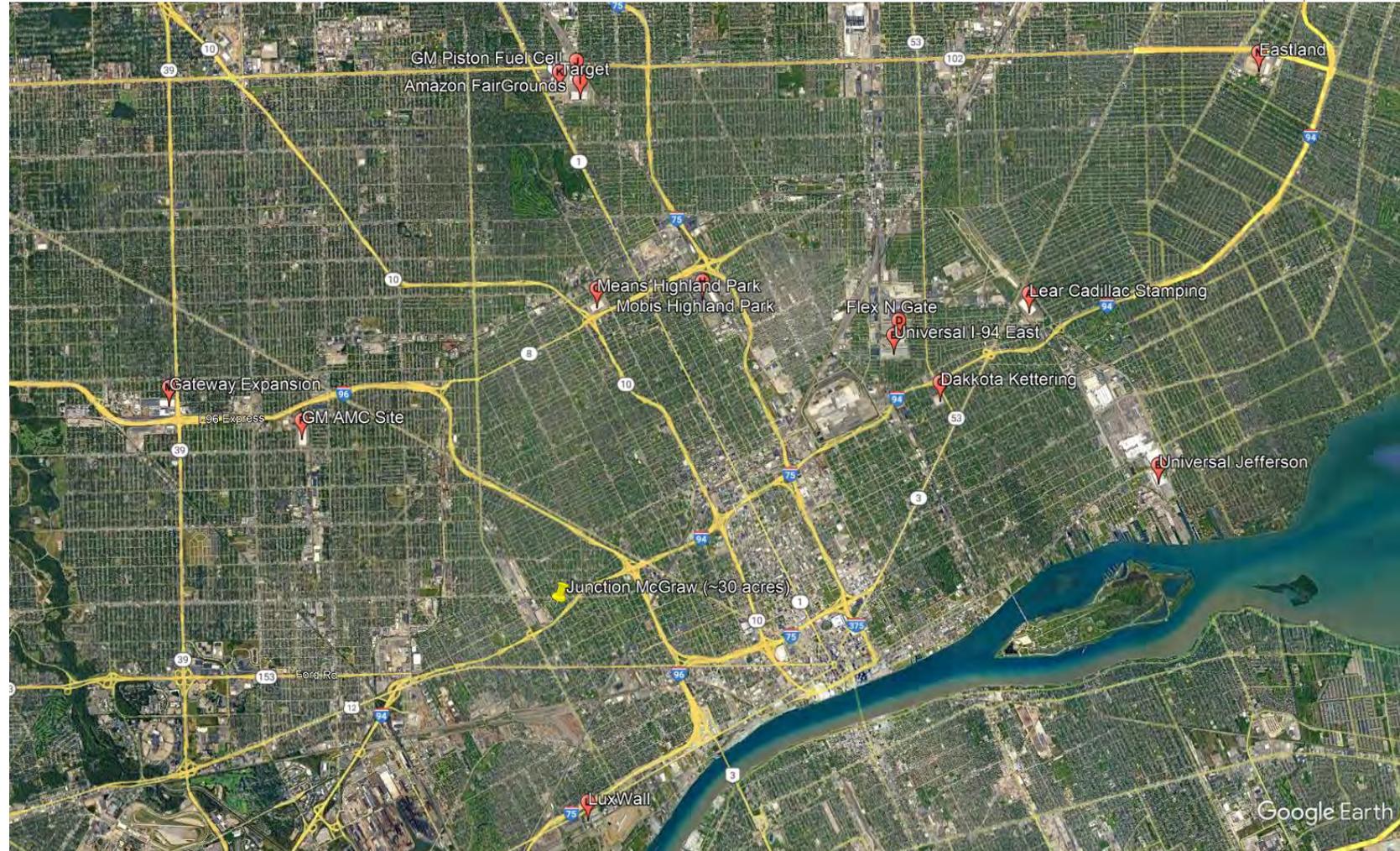
Light Industrial is the Foundation of Detroit's Future Economy

- Detroit's existing manufacturing infrastructure and skilled labor force positioned itself for the reshoring of manufacturing
- The City of Detroit and the City of Detroit Brownfield Redevelopment Authority engage in land assembly activities aimed at establishing market-ready industrial sites to attract light manufacturing companies
- To meet demand for industrial sites the city evaluated 6 sites that were 20+ acres, Junction McGraw was one of the sites (Kettering, AMC, Cadillac Stamping, State Fair, Airport Cross Runway)
- The City of Detroit adopted Industrial Design Guidelines that complement the zoning ordinance, which encourage industrial development that is appropriate for its urban context and sensitive to adjacent uses
- Light industrial refers to production, manufacturing, and warehousing activities that involve a smaller scale and generate minimal noise, pollution, or environmental impact



Detroit Needs More M2 Space to Compete

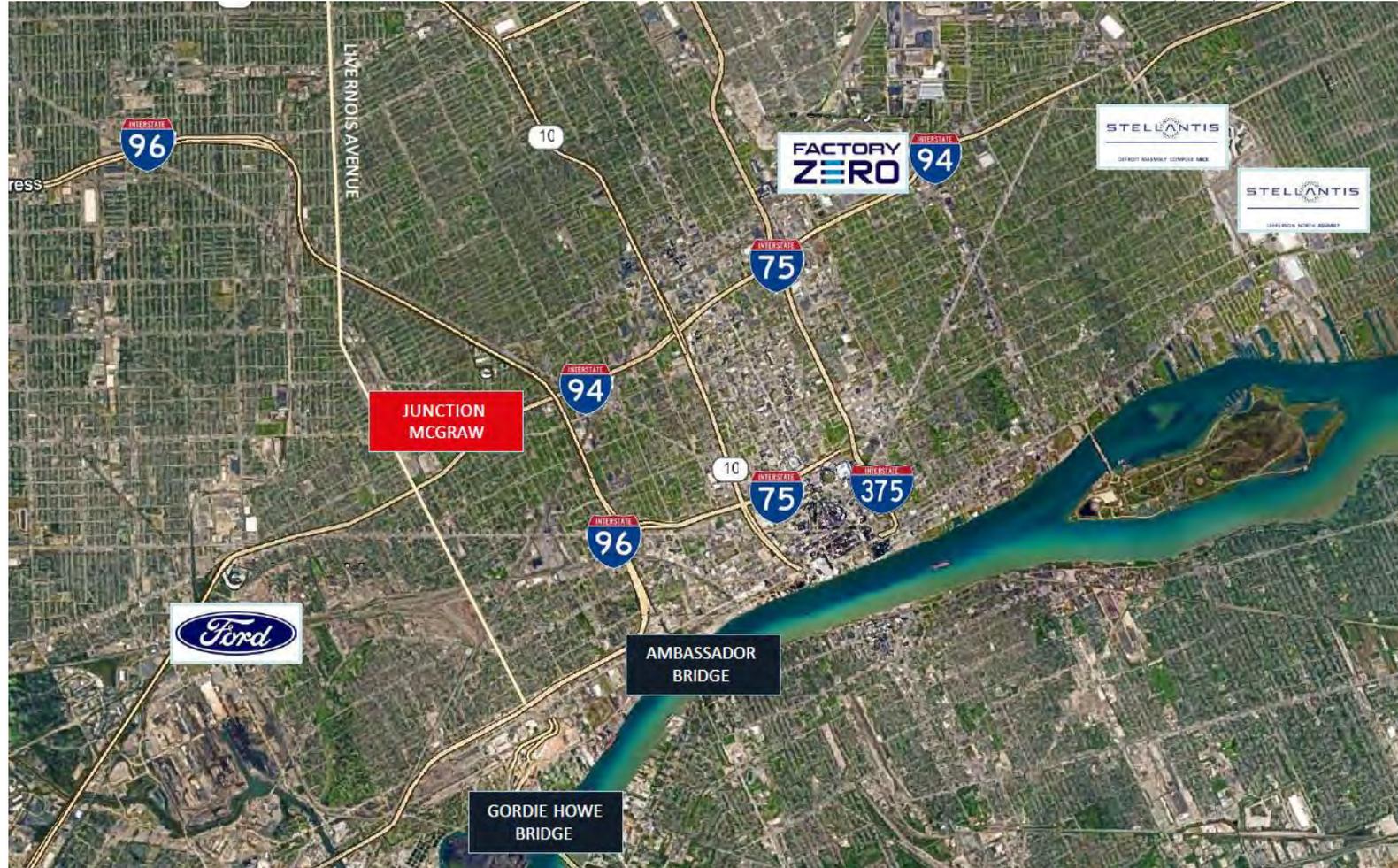
- 16 buildings in last 6-7 years
- ~9MM+ sf
- Nearly 100% leased
- Only Detroit vacancy in Gateway (140,000 sf)
- No planned or under construction speculative buildings in Detroit
- Market availability + construction pipeline concentrated in Western Wayne County (Romulus, Taylor, Van Buren)



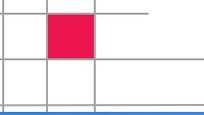
Site Unlocks Access & Employment



- Detroit Market has no Class A vacancy
- Unique opportunity for ~30 acre site
- Site can accommodate larger building that companies/tenants are looking for in Detroit (~400K sf)
- Cross-dock configuration (opposed to rear-load configuration)
- Adjacent to existing industrial (west)
- Close proximity to Livernois Ave and I-94 Interchange
- Strategic location on I-94
 - 3 automotive plants
 - Ambassador & Gordie Howe Bridge



Recent Ashley Capital Projects



- Crossroads Distribution Center – Van Buren
- Flint Commerce Center – Flint
- Means Logistics Park – Highland Park
- Tri-County Commerce Center – Hazel Park
- Livonia West Commerce Center – Livonia



Crossroads Distribution Center –
Van Buren Township, MI



Tri-County Commerce Center –
Hazel Park, MI

Over the last 10 years, Ashley Capital has built/is under construction on 12 buildings that utilized Brownfield Act 381 TIF

- Development team will retain ownership of the property and lease to a third-party
- Ashley Capital has in-house property management in Michigan and is responsible for landscaping and exterior maintenance



Flint Commerce Center –
Buick City, Flint, MI



Means Logistics Park –
Highland Park, MI

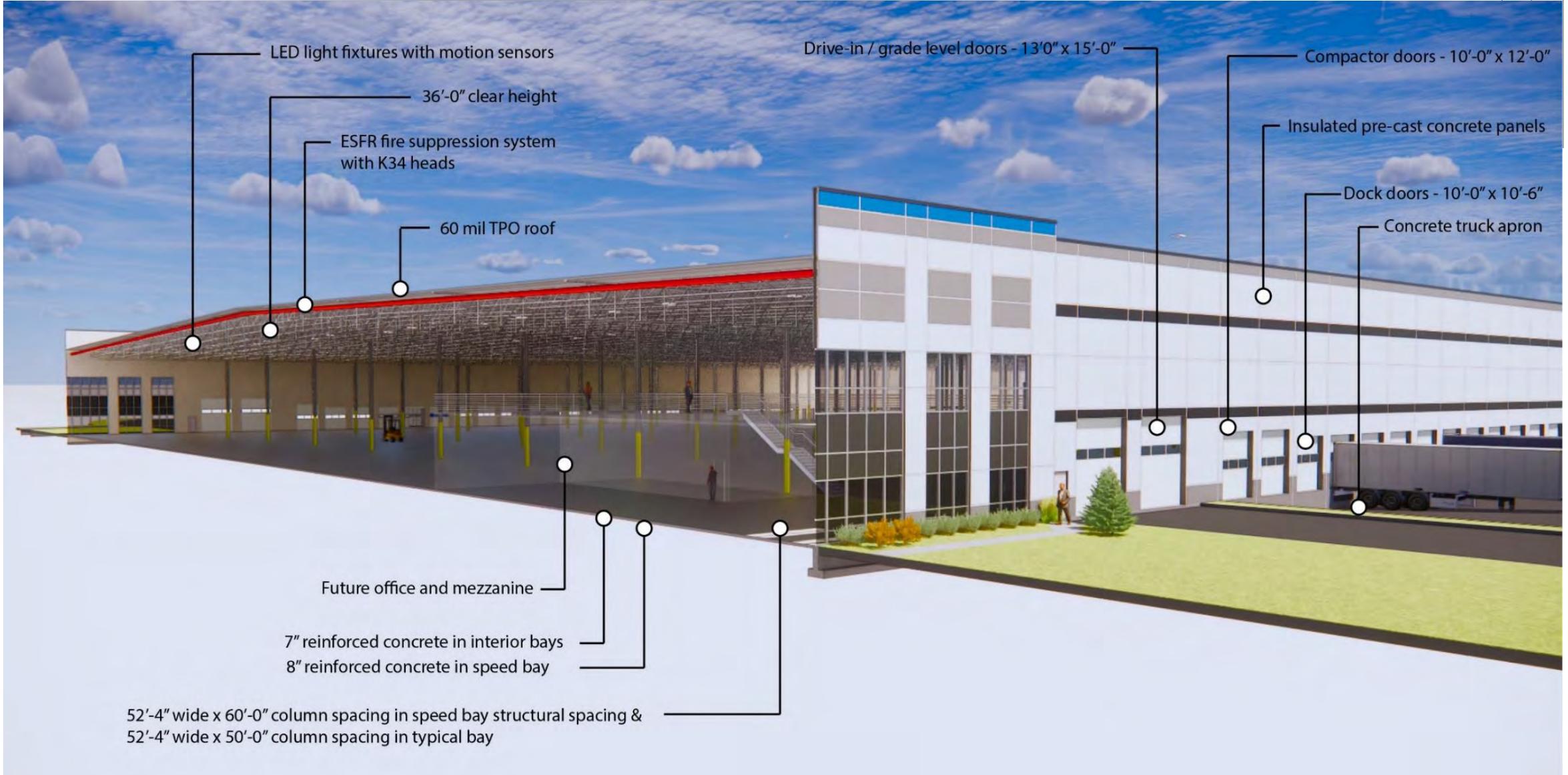
Representative Tenants in Ashley Capital Metro Detroit Portfolio



thyssenkrupp



Typical Building Cross Section



Junction McGraw Project Calendar

- Meeting #1 – November 17th
 - Project Introduction + Listening Session
- Meeting #2 – December 15th
 - Project Introduction + Listening Session
- Meeting #3 – January 12th
 - Design Changes
- Meeting #4 – January 26th
- CPC Introduction – January 29th
- Meeting #5 – February 23rd
- **CPC Public Hearing – March 5th**
- Meeting #6 – March 16th
- Master Plan Amendment at CPC – April



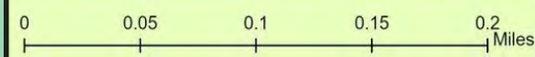
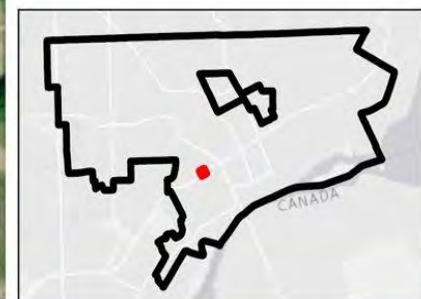
JUNCTION McGRAW

Site Acreage: Approximately 30



PARCEL OWNERSHIP

-  City of Detroit & Care of PDD
-  Detroit Land Bank Authority
-  Detroit Parks & Recreation
-  Economic Development Corporation
-  Junction McGraw LLC
-  PROJECT AREA

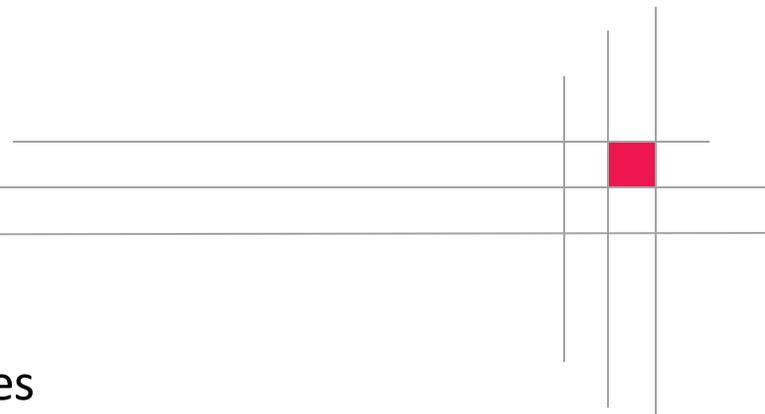


Community Engagement



- Voluntarily committed to 6 community meetings
- Held five community meetings between November 2025 and February 2026
 - 4 in person
 - 1 virtually (due to snow)
- Last meeting is scheduled for March 16th
- Received strong community input in meetings. Feedback led to significant site plan changes.
- Two opposition letters in early January focused on the permanent closure of Junction Ave bridge. Plans were altered to leave this bridge open as well as provide improvements to pedestrian experience.

CPC Feedback January 29th



Topic:

- Green Stormwater Management
- Re-use Water for Landscaping
- Walkway Around Pond
- Pervious Pavements
- EV Chargers
 - Car + Future Truck
- Bike Racks
- Sustainability
- Hiring Detroiters (Construction)

Follow-Up:

- Following new DWSD ordinances
 - Hard to infiltrate due to clays, exploring small bioretention
- Exploring re-use stormwater for landscaping, difficult due to seasonality and needing second source of water
- Fence required around pond due to slope for safety
- Permeable pavements not recommended with weather (snow) & traffic loads
- Added EV spaces on plans
- Future truck spacing is planned for in greenbelt
- Added Bike Racks & patios on north and south side
- Typically in LEED Silver range, but do not certify due to cost
- Will work with Oliver Hatcher to post publicly & use CRIO team

Community Engagement

Major Categories of Feedback Received During Community Meetings #1-5

Traffic Routes & Patterns

Buffering/Green Space

Workforce Strategy

Community Amenities and Kronk Gym

Traffic Routes & Patterns

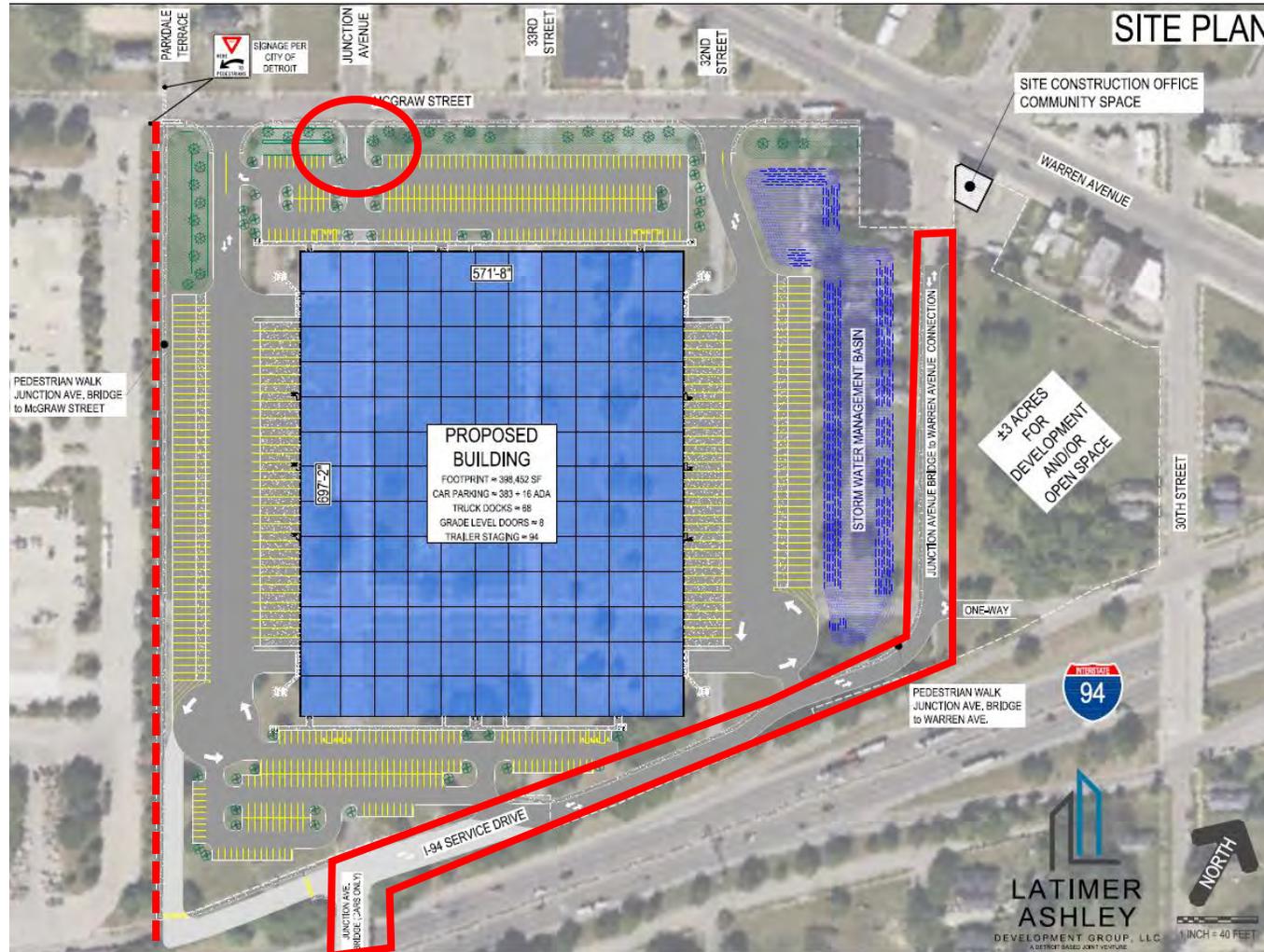
- Feedback:

- Streets currently closed
- Need to keep Junction Ave overpass open in future development
- Keep Junction Avenue open to W Warren
- Poor signage & residents confused with routing
- School Traffic/Rush Hour Challenges
- Explore options at Livernois & I-94
- Herbert needs to be salted & plowed
- Traffic study submitted to City

- Follow-Up:

- DPW says roads cannot be reopened safely
- New routing to keep Junction Ave Bridge open
- Confirming design with DPW on safety for fire life safety
- New pedestrian walkway on west side
- Coordinating Clairmont bus route (#11) with DDOT – stops & routing
- Work with DPW on additional signage
- Contact MDOT for long-term Livernois conversation
- City Adding Herbert street to plowing route
- Coordinating changes & feedback with DPW

How Community Feedback Improved the Site Plan



- Reconnection of Junction Ave. Bridge to Warren Ave (currently closed)
- Construction of pedestrian path to support kids walking to school.
- Reduction of building footprint and increased vegetative buffering to minimize project impact to neighbors.
- Creation of 3-acre site for future neighborhood-informed development.
- Community building/space on Warren Ave.

School, Bus & Emergency Routing Change

- New route to Warren Ave on north side of I-94
- Comparable distance
- New traffic signal at Warren & 31st Street
- Reviewed by Fire & Police as part of street vacation and plan review



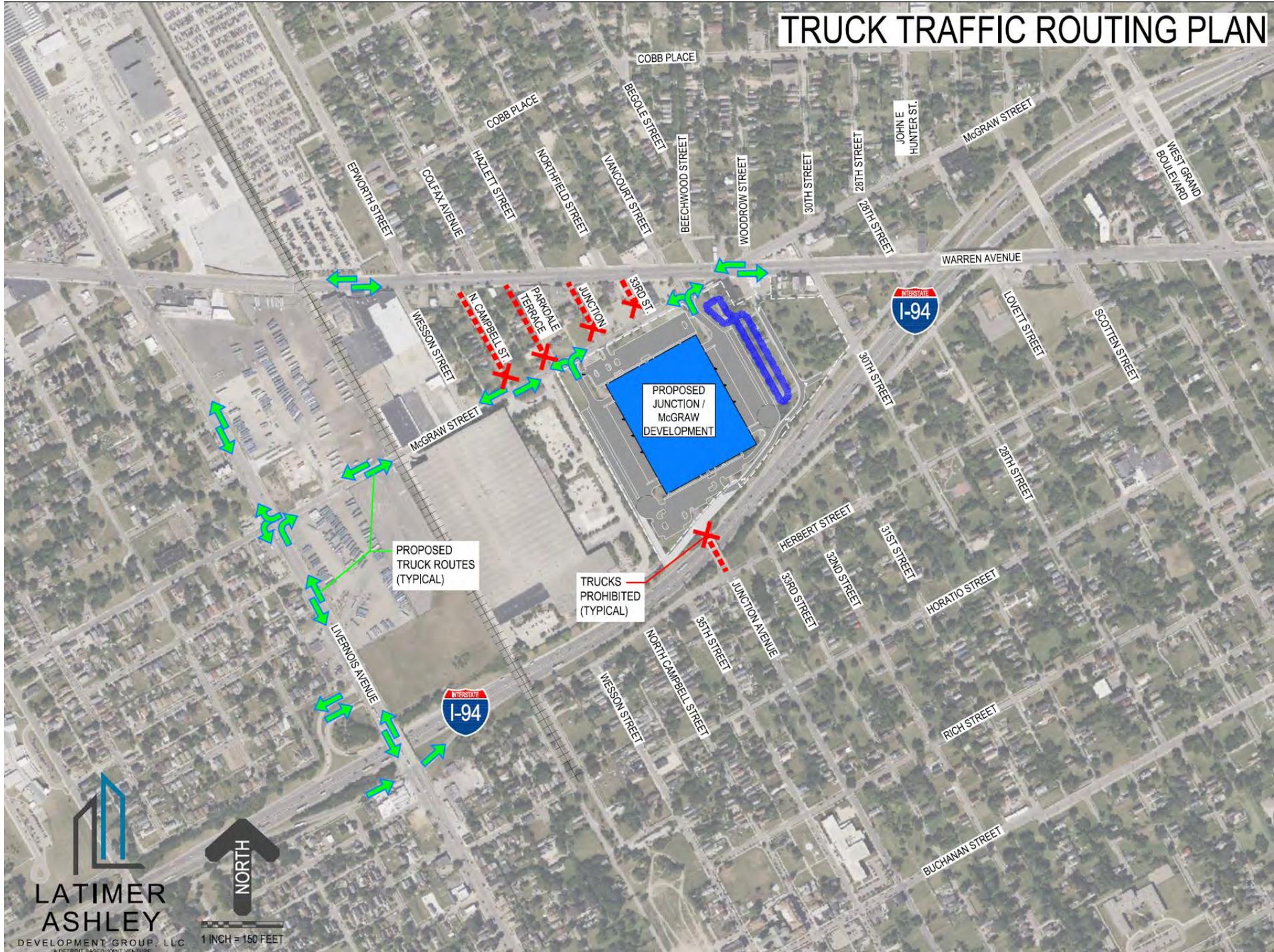
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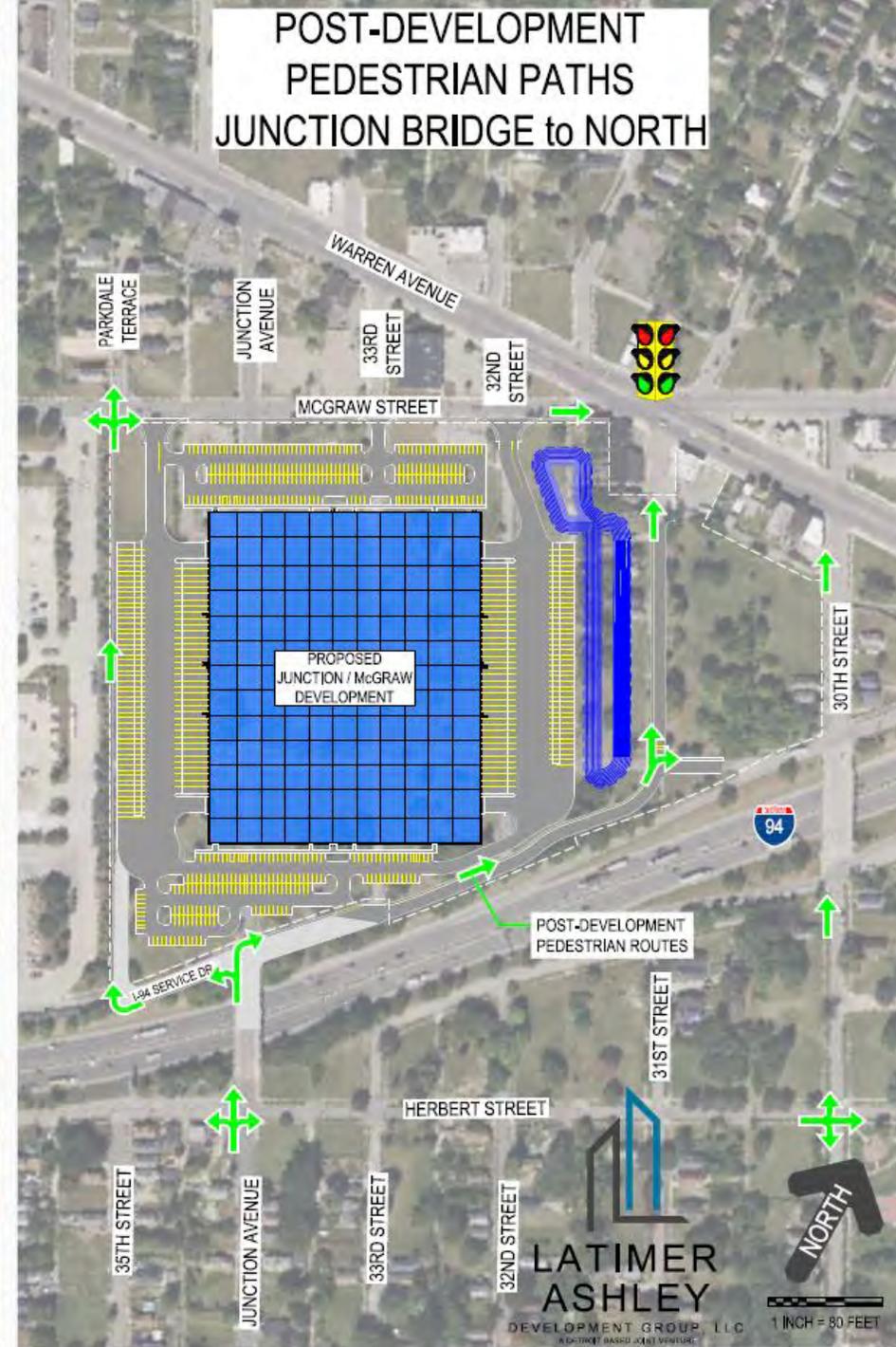
Truck Routing Plan

- Site ideally located near I-94 & Livernois Ave intersection
- No trucks on residential streets between McGraw & Warren
- No truck access south across Junction Ave bridge
- Speculative project
 - Traffic study based on Trip Generation Manual projects 44 truck round trips per day



Pedestrian Access

- Based upon community feedback
- Added pedestrian walkway on west side of development project
- Access from McGraw to I-94 Service Drive
- Sidewalks & crosswalks for safety





Facility View Looking Northeast from I94

Buffering & Green Space



- Feedback:

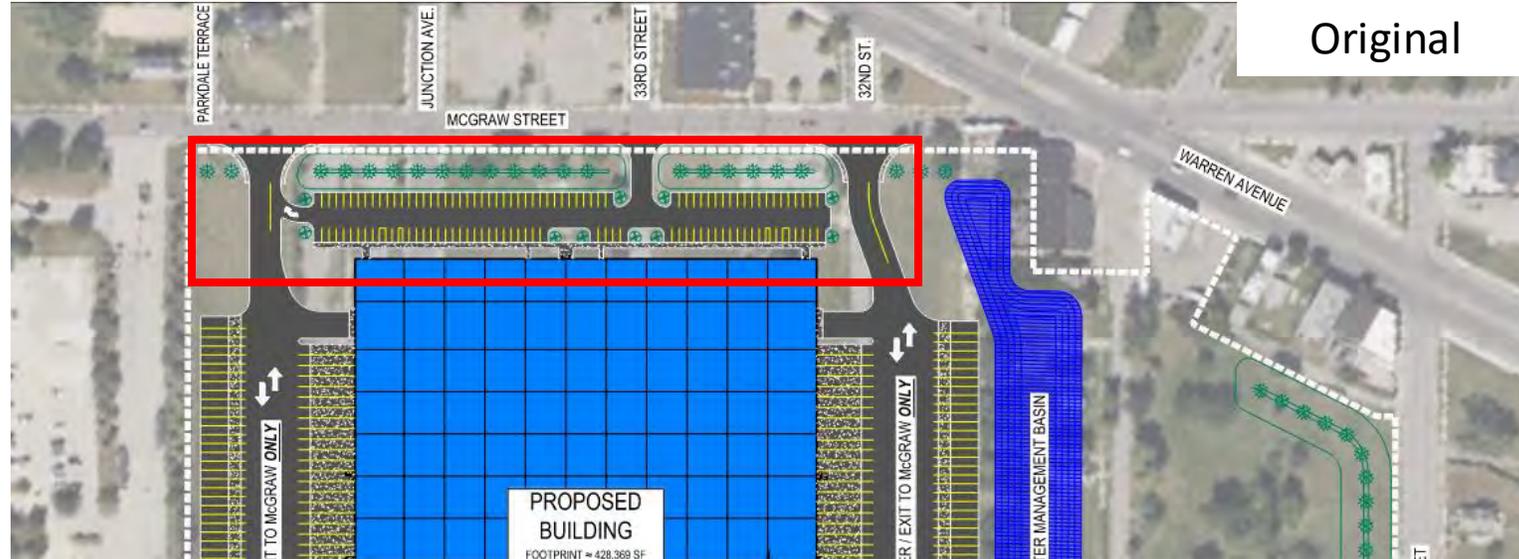
- Like the idea of additional building setback from McGraw similar to project in Highland Park
- Additional landscaping and greenspace where feasible
- Pedestrian access along west side
- ADA Accessibility (side walks & facility)
- Noise
- Truck Idling

- Follow-Up:

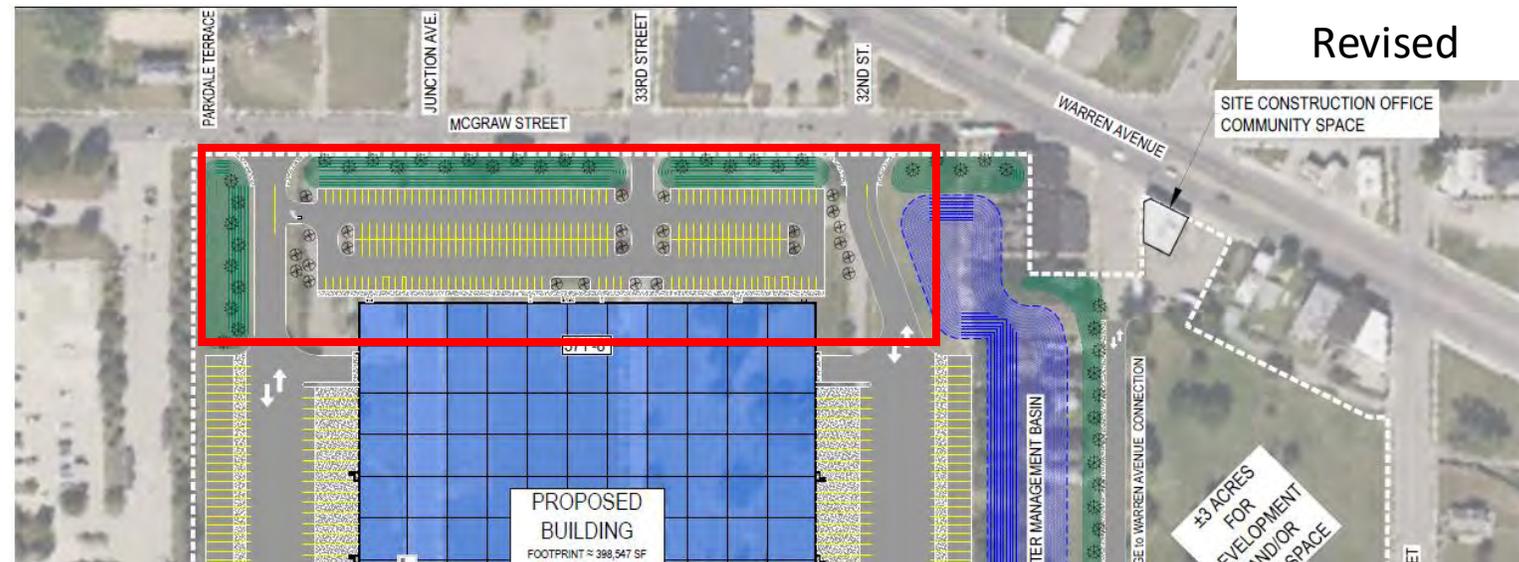
- Sidewalk along western property line
- Revised site plan which reduced building size again and added additional setbacks
- Add additional berming & landscaping, following new ordinance
- Following Warehouse setbacks & berming (opposed to light assembly) as they are stricter
- Must follow City ordinance regarding noise at property line & hours
- Will coordinate with tenant to a.) limit idling, and b.) if necessary, move to south
- No trucks parked on and/or using residential streets between McGraw & Warren

Landscaping/Setback Changes

Original



Revised



McGraw ROW building setback
Increased to 186'

Additional berms &
landscaping added

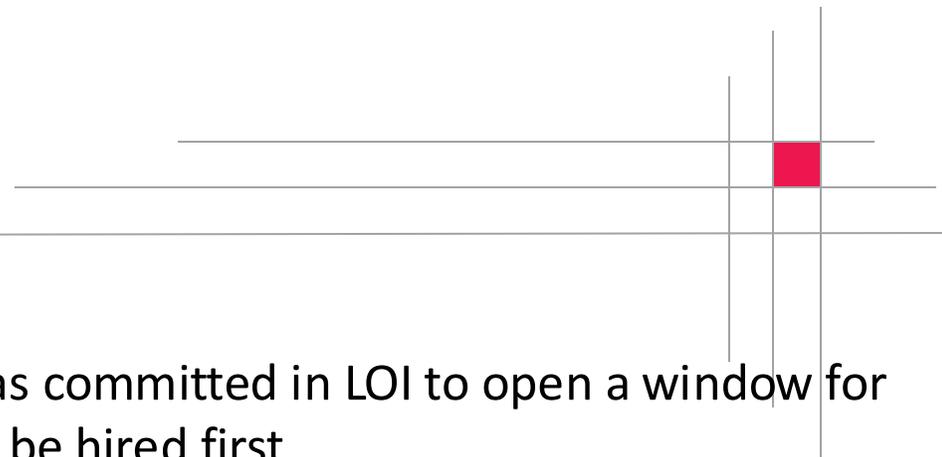


Facility View looking Southeast from McGraw Avenue

View from McGraw
Compared to
Adjacent Facility



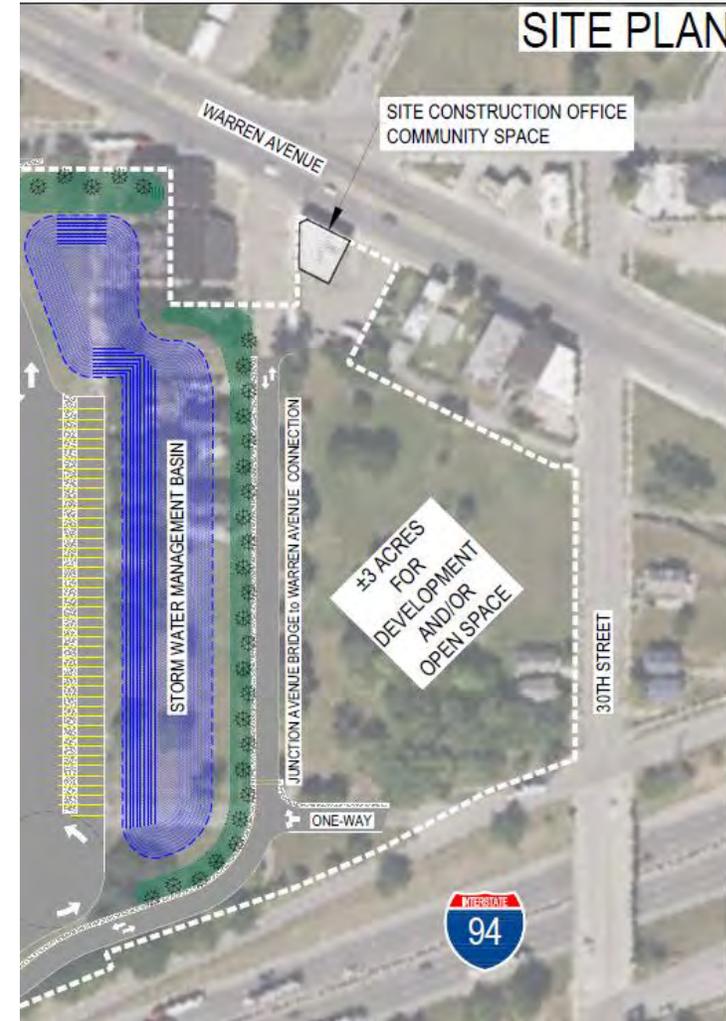
Workforce Strategy



- Feedback:
 - Jobs for Detroiters
 - Job Training for tenant specific jobs
 - **Local Contractors & Detroit Labor**
 - **ICE Training/Coordination**
- Follow-Up:
 - Developer has committed in LOI to open a window for Detroiters to be hired first
 - Coordinate with Detroit at Work to identify, train and fill job openings
 - Using Construction Manager who has experience in Detroit.
 - State Fairgrounds, Luxwall, Jefferson Hub
 - Posted publicly for Detroit firms
 - Coordinate w CRIO Team
 - **Will coordinate with contractors during construction as well as tenant regarding procedures once project is completed**

Community Amenities and Kronk Gym

- Residents asked for support attracting grocery and recreational development opportunities to project footprint.
- Developer reduced project footprint to create a 3-acre surplus site that can be marketed for these uses. Will be re-zoned to B4 matching Warren Avenue neighbors.
- City committed to marketing surplus site for future development once Latimer Ashley approvals process is complete.



Community Space



4765 W Warren
Construction office → Community Space

- 4765 W Warren will be donated to a community-oriented use.
- The Development team will create an online application for eligible 501c3 organizations and will work with the City and block clubs to ensure interested organizations can prepare the necessary documentation to apply.

Neighboring Developments

5061 W Warren
City owned building
currently marketed
for sale

5511-5517 W Warren
HRD Mixed-Use
Development

4755-4765 W Warren
Community Space

3 Acre Development
Site to-be-zoned B4



Next steps

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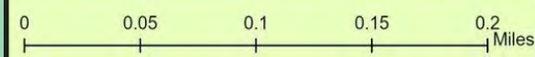
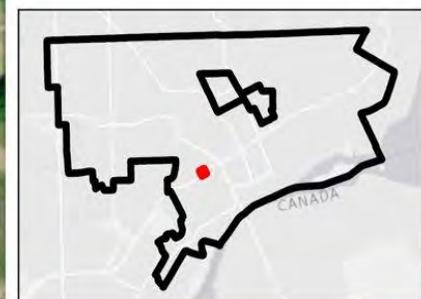
JUNCTION MCGRAW

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- Detroit Parks & Recreation
- Economic Development Corporation
- Junction McGraw LLC
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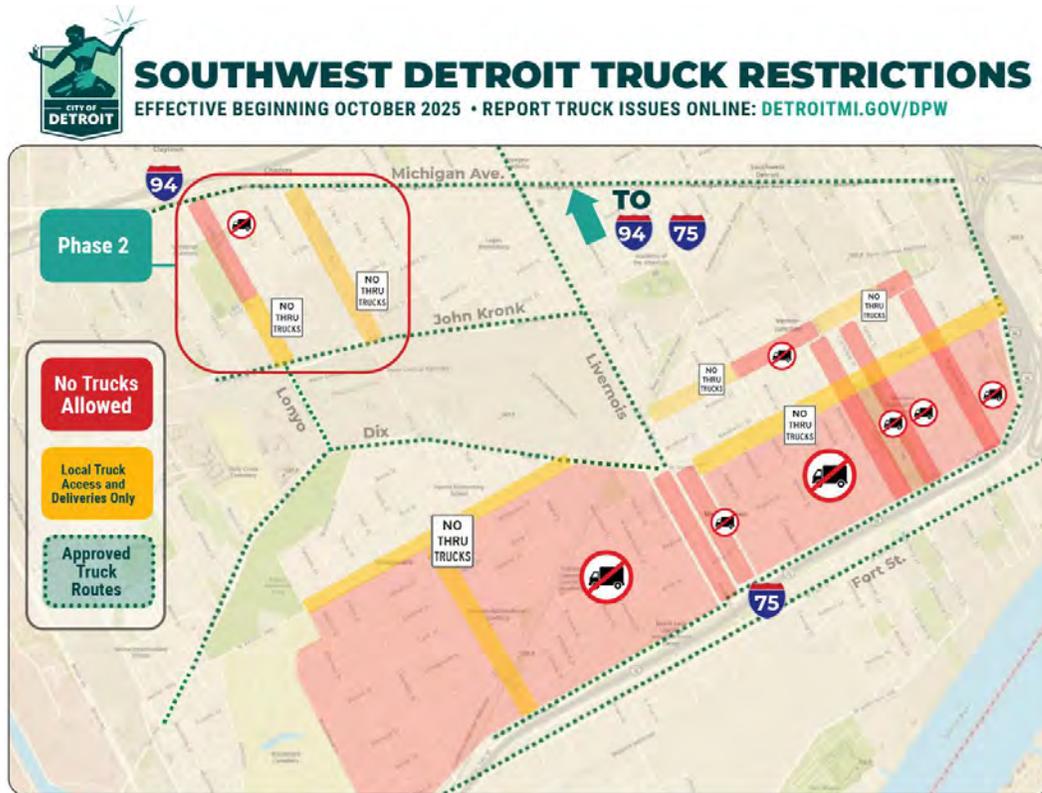


Thank You!



Appendix

City Truck Traffic Planning



Comprehensive Planning Initiative

- City creating Detroit's first designated truck route network.
- First phase is focused on SW Detroit.
- Initiative would expand across Detroit with proper funding and community support.

Project -Specific Planning Initiative

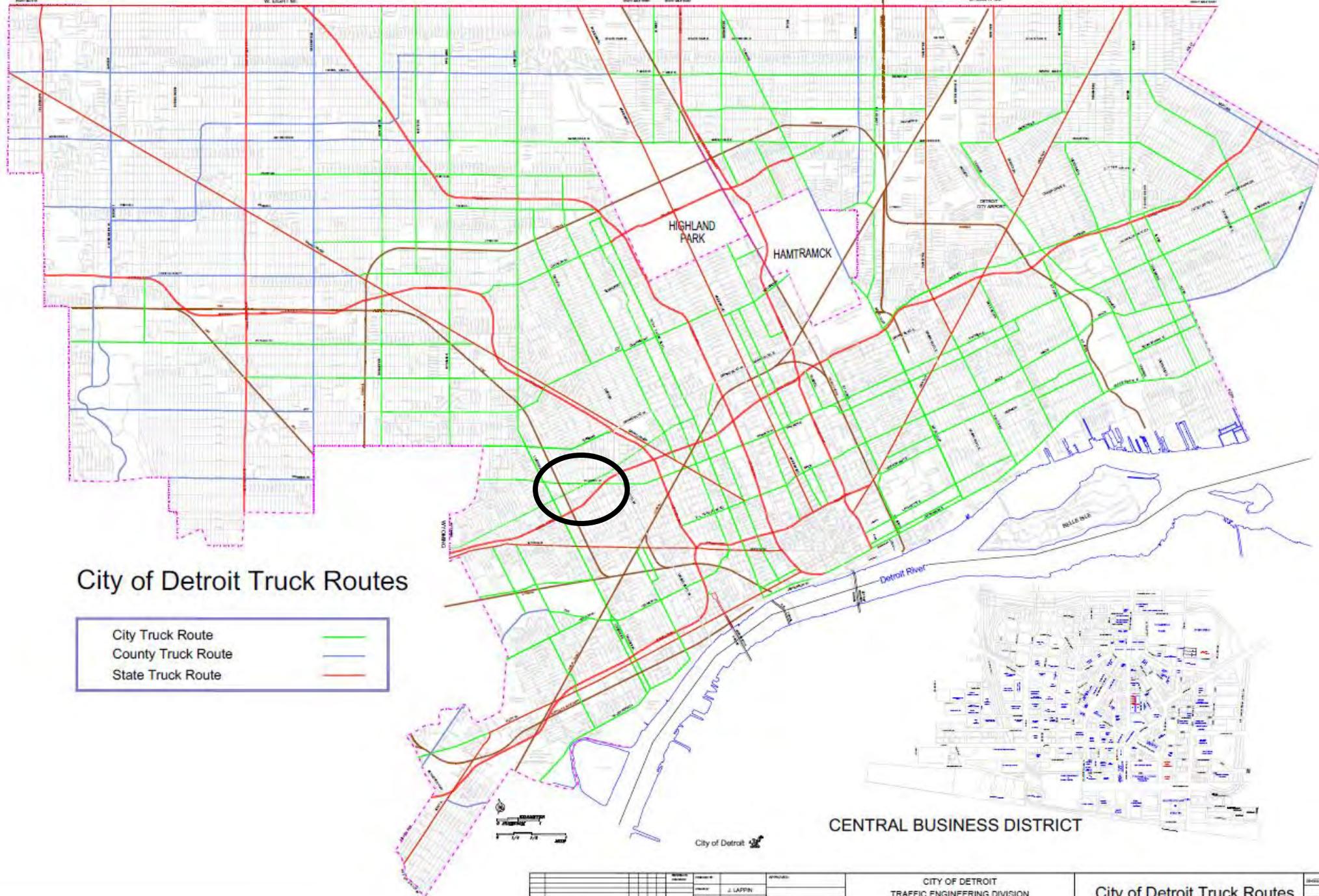
- Developer committed to restricting tenant truck traffic to McGraw & Livernois Ave.
- Developer committed to wayfinding and sign strategy that prohibits truck traffic in residential streets.
- Developer & DPW reviewing truck traffic plan as part of plan review process.
- Process will yield updated MOT plan and wayfinding strategy to minimize truck traffic impact on 30th & Warren streets.
- Developer & DPW collaborating on study and design of 31st street reconstruction to improve traffic flow and pedestrian safety.

City Truck Traffic Enforcement



Traffic enforcement

- Drivers must obey all posted signs, including truck route restrictions.
- DPD enforces traffic laws, including those regulating trucks.
- Should business owners have concerns or wish to speak to DPD about it, they can call the non-emergency line to get connected to the correct person. (313) 267-4600.



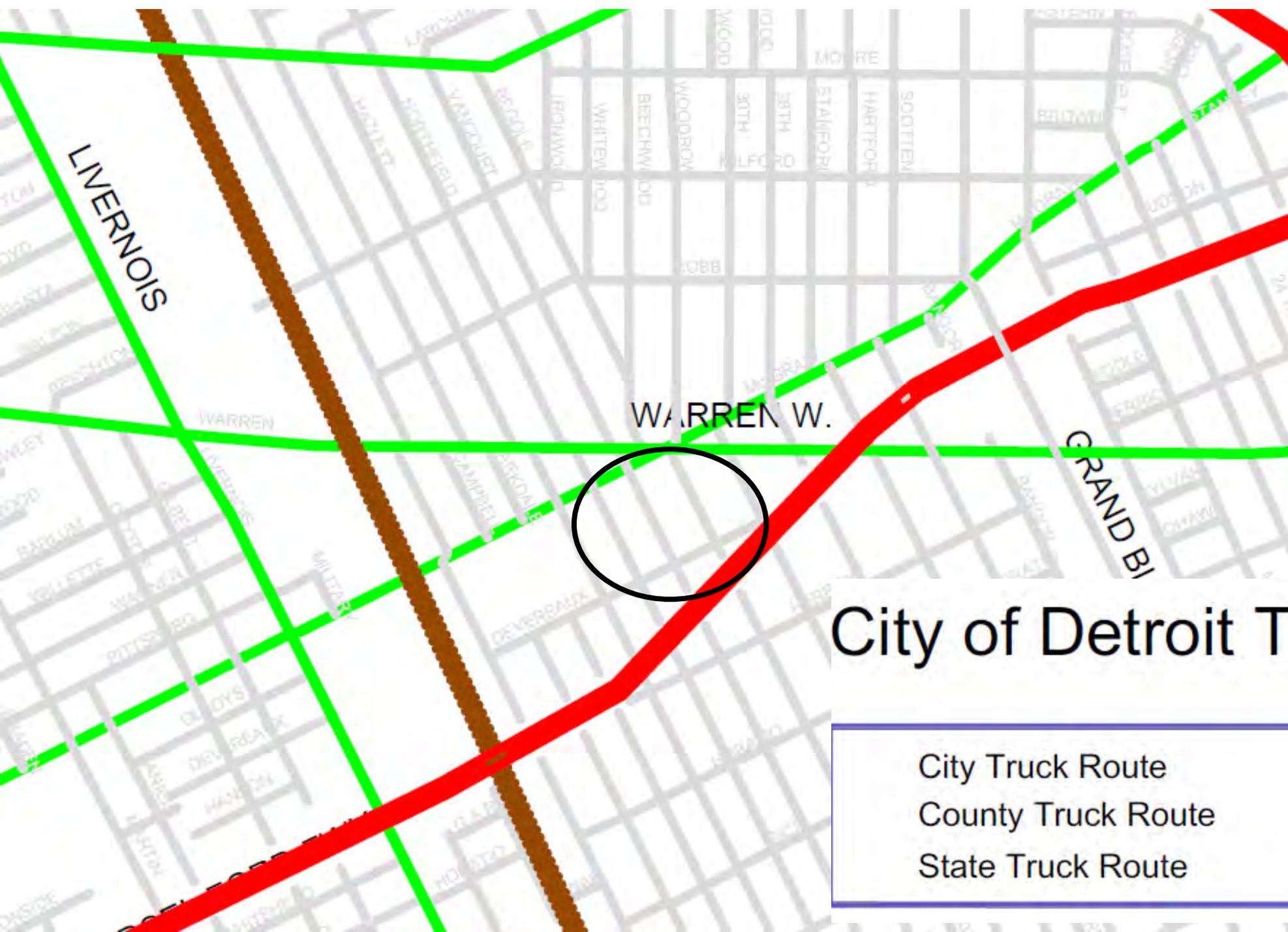
City of Detroit Truck Routes

City Truck Route	
County Truck Route	
State Truck Route	

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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CITY OF DETROIT
TRAFFIC ENGINEERING DIVISION
DPW

City of Detroit Truck Routes
01/30/2009



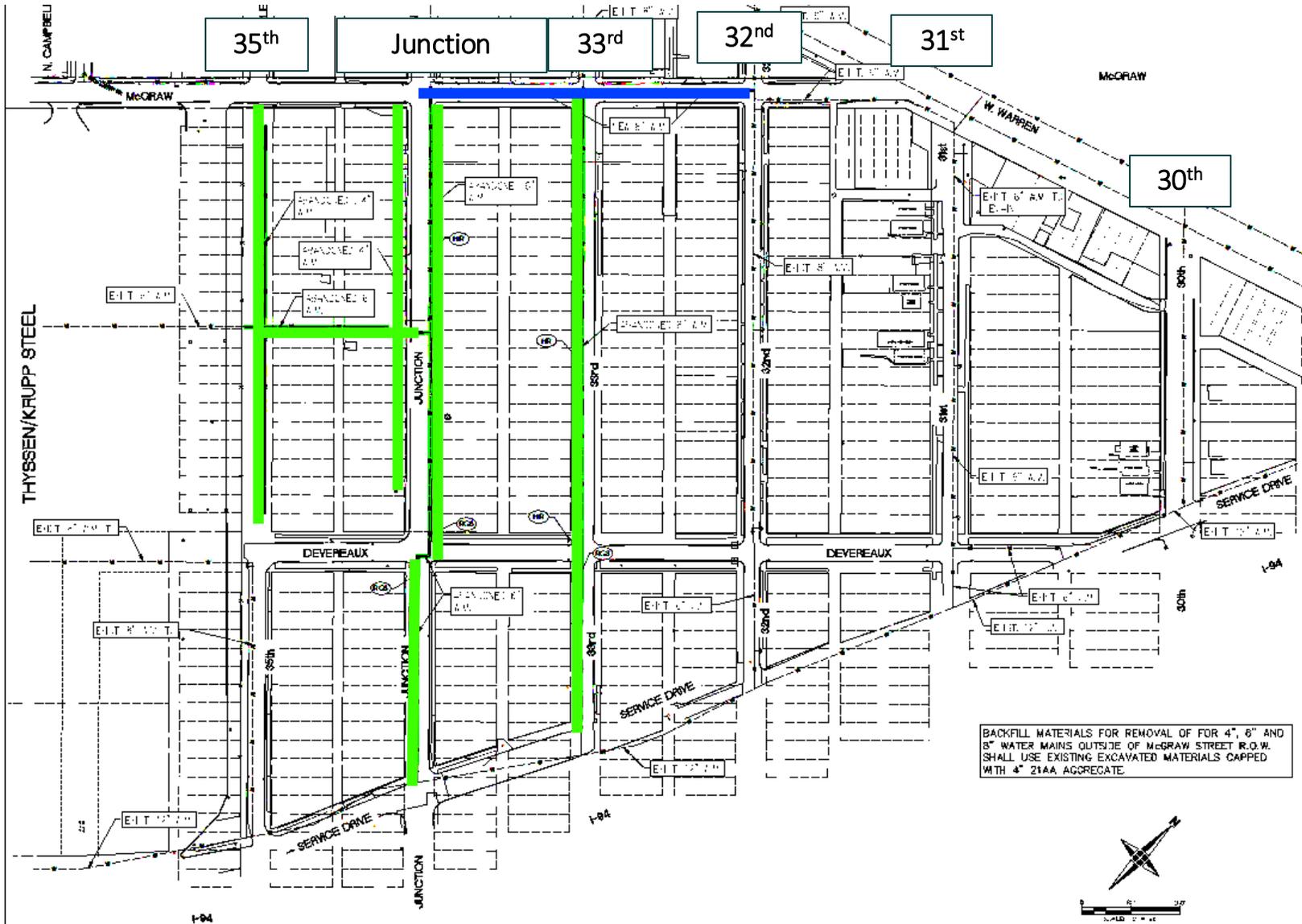
City of Detroit Truck Routes

- City Truck Route 
- County Truck Route 
- State Truck Route 

Infrastructure

- Newly rebuilt connection from Junction Ave bridge to Warren Ave
- Upgraded water main & sewer lines in McGraw & 32nd Street
- New Stormwater Detention pond for Junction McGraw Project
- New paving and sidewalks along McGraw
- New traffic signal at Warren & 31st
- Improved & Upgraded DTE Electric and DTE Gas services
- Extended Fiber Network
- Upgraded/Improved Railroad Crossing along McGraw

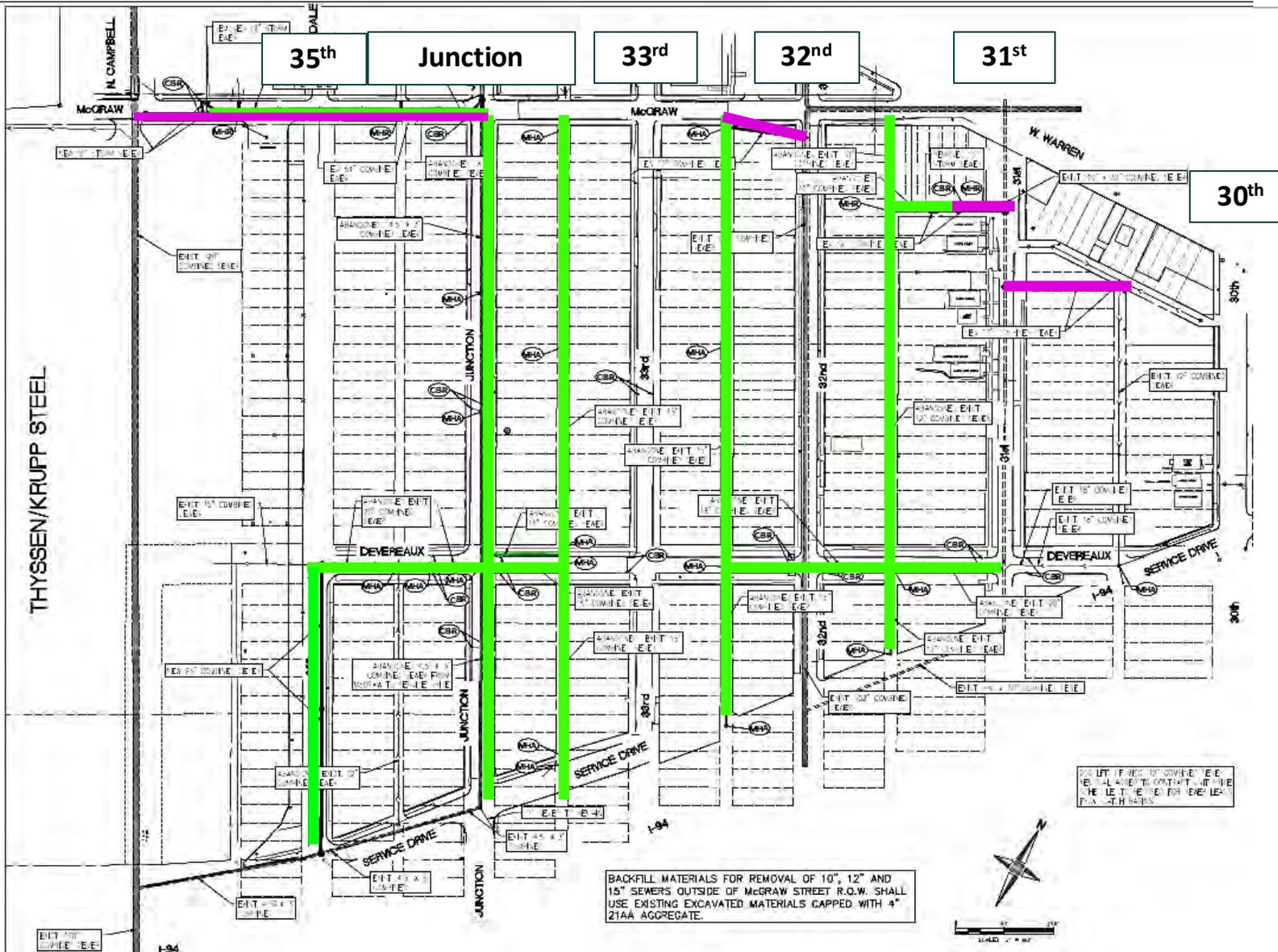
Water Line Removal & Replacement



LEGEND

- ABANDONED WATER MAIN
- NEW 8" WATER MAIN

Sewer Line Removal & Replacement

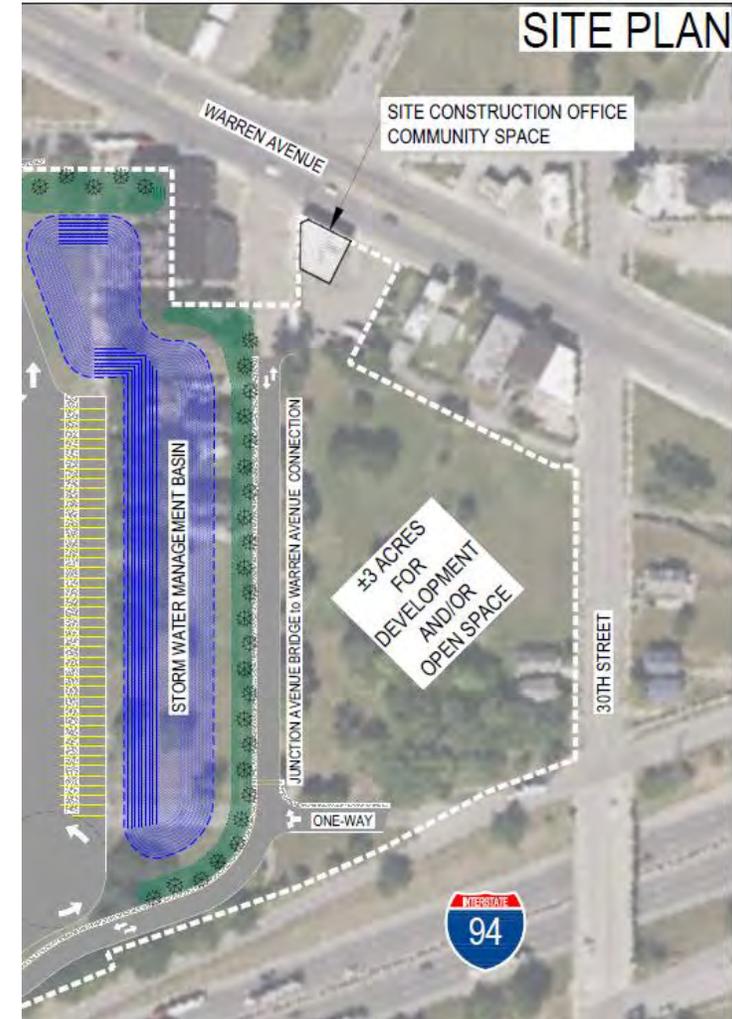


-  NEW COMBINED SEWER
-  ABANDONED COMBINED SEWER
-  REMOVED COMBINED SEWER

BACKFILL MATERIALS FOR REMOVAL OF 10", 12" AND 15" SEWERS OUTSIDE OF MCGRAW STREET R.O.W. SHALL USE EXISTING EXCAVATED MATERIALS CAPPED WITH 4" 21AA AGGREGATE.

Stormwater Management Pond

- Project will include a Detention pond on the east side, which will temporarily store water on-site to reduce impact on DWSD system and decrease flooding
- The ponds help improve stormwater quality, reduce sediment, and help reduce combined sewer overflows
- Volume of ~245K cubic feet or 1.83MM gallons
- Based off 100-year storm calculations & DWSD Ordinance



- New 12" gas main running within project footprint
- New overhead lines and upgraded gear to service project
- This will allow for more capacity, predictability, and safety in service to the neighborhood.
- Power is not delivered solely to Latimer Ashley facility. Upgrades to the circuit/grid for this facility represent upgrades to the neighborhood electrical grid.
- Neighborhood currently operates at 4.8kv circuit and long-run DTE will upgrade both the capacity and equipment to 13.2kv that delivers power to the neighborhood.
- The operation of the Latimer Ashley facility will not raise rates for neighboring property owners.



Detroiters Directly Benefit from Job Opportunities



Site	Cadillac Stamping Plant (Lear)	Kettering School (Dakkota Integrated Systems)	AMC (General Motors)
Address	9501 Conner Street	5905 Van Dyke Avenue	14250 Plymouth Road
Total Jobs in Detroit (2025)	811	512	176
Total Detroit Residents Employed (2025)	491	339	90

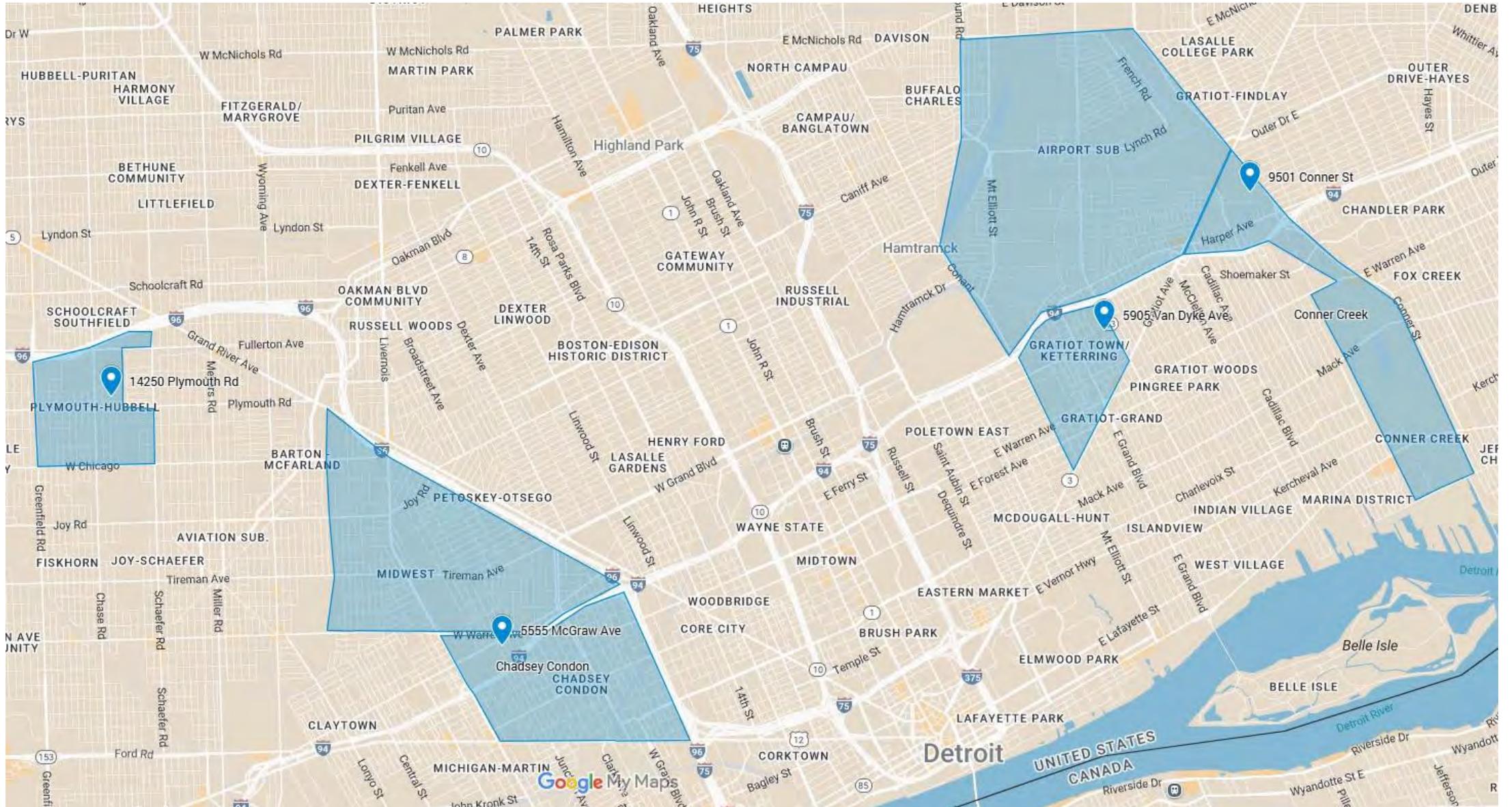
Light Industrial Builds Detroit's Tax Base



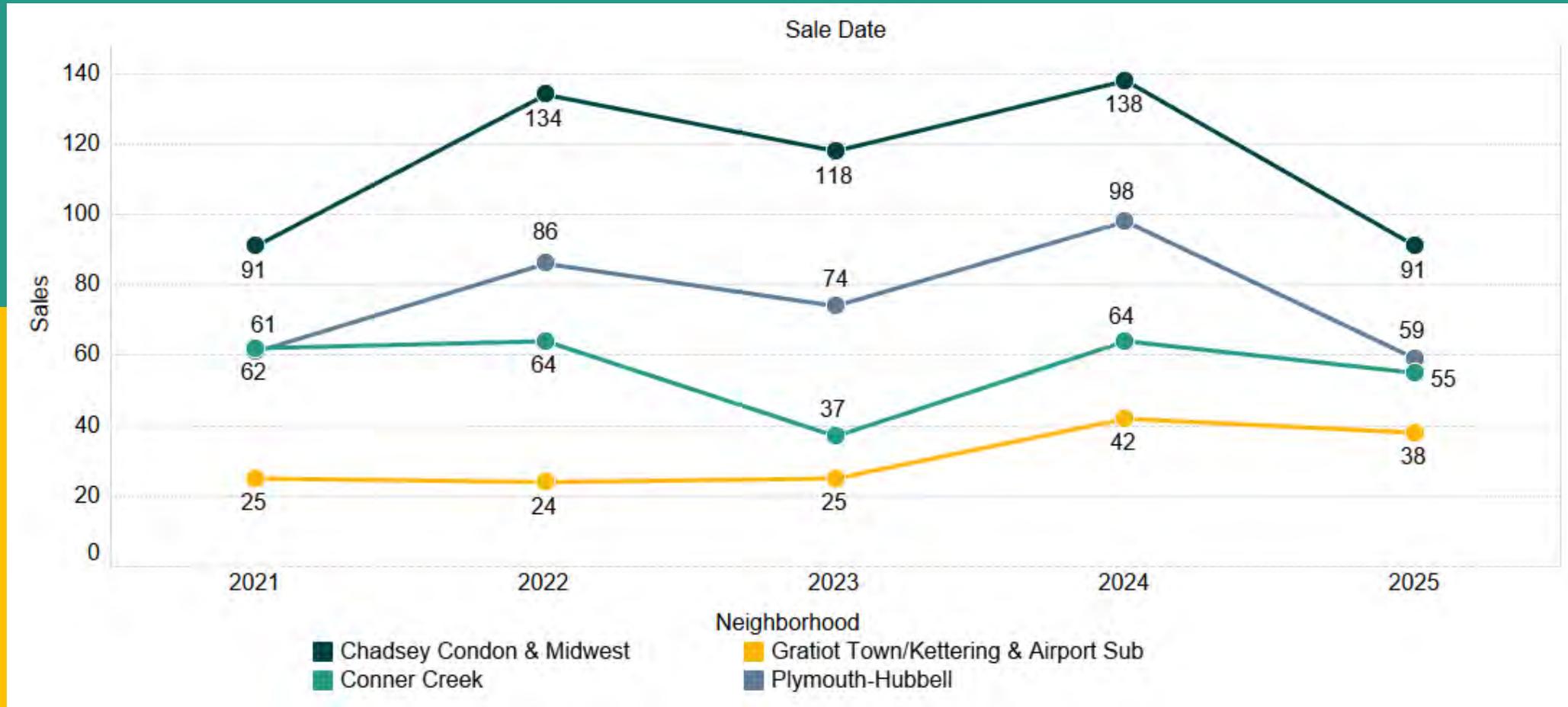
Site	Cadillac Stamping Plant (Lear)	Kettering School (Dakkota Integrated Systems)	AMC (General Motors)
Building Square Footage	660,632	300,000	783,976
Land Acreage	42.908	18.692	52.57
Incentive	PA 198	Ren Zone + PA 198	None
2025 Taxable Value	\$10,765,218	\$6,128,872	\$16,187,000
2025 Property Taxes: All Taxing Jurisdictions	\$519,260	\$62,295	\$1,330,419
2025 Property Taxes: City of Detroit	\$169,517	\$13,114	\$459,881

**How Have Property Values
Changed in host Communities
for similar projects?**

Detroit Employment Centers & Their Host Neighborhoods



Annual Sales by Neighborhood



Source: [Property Sales dataset](#). Only Residential (non-vacant) transactions with Arm's Length terms of sale.

Avg Sale Price by Neighborhood



Source: [Property Sales dataset](#). Only Residential (non-vacant) transactions with Arm's Length terms of sale.

Residential Sales – Sales & Avg Sale Price

	2021	2022	2023	2024	2025	% Change
Citywide	6,645	8,093	7,189	8,770	5,787	
	\$76,822	\$89,435 +16.4%	\$91,155 +1.9%	\$102,064 +12.0%	\$112,404 +10.1%	+46.3%
Chadsey Condon & Midwest	91	134	118	138	91	
	\$27,219	\$40,840 +50.0%	\$48,820 +19.5%	\$69,393 +42.1%	\$76,370 +10.0%	+180.6%
Connor Creek	62	64	37	64	55	
	\$38,533	\$45,217 +17.4%	\$48,765 +7.9%	\$64,438 +32.1%	\$58,107 -9.8%	+50.8%
Gratiot Town/Kettering & Airport Sub	25	24	25	42	38	
	\$27,312	\$46,971 +72.0%	\$39,636 -15.6%	\$56,736 +43.1%	\$43,370 -23.6%	+58.8%
Plymouth-Hubbell	61	86	74	98	59	
	\$46,756	\$57,552 +23.1%	\$58,974 2.5%	\$65,673 +11.4%	\$72,760 10.8%	+55.6%

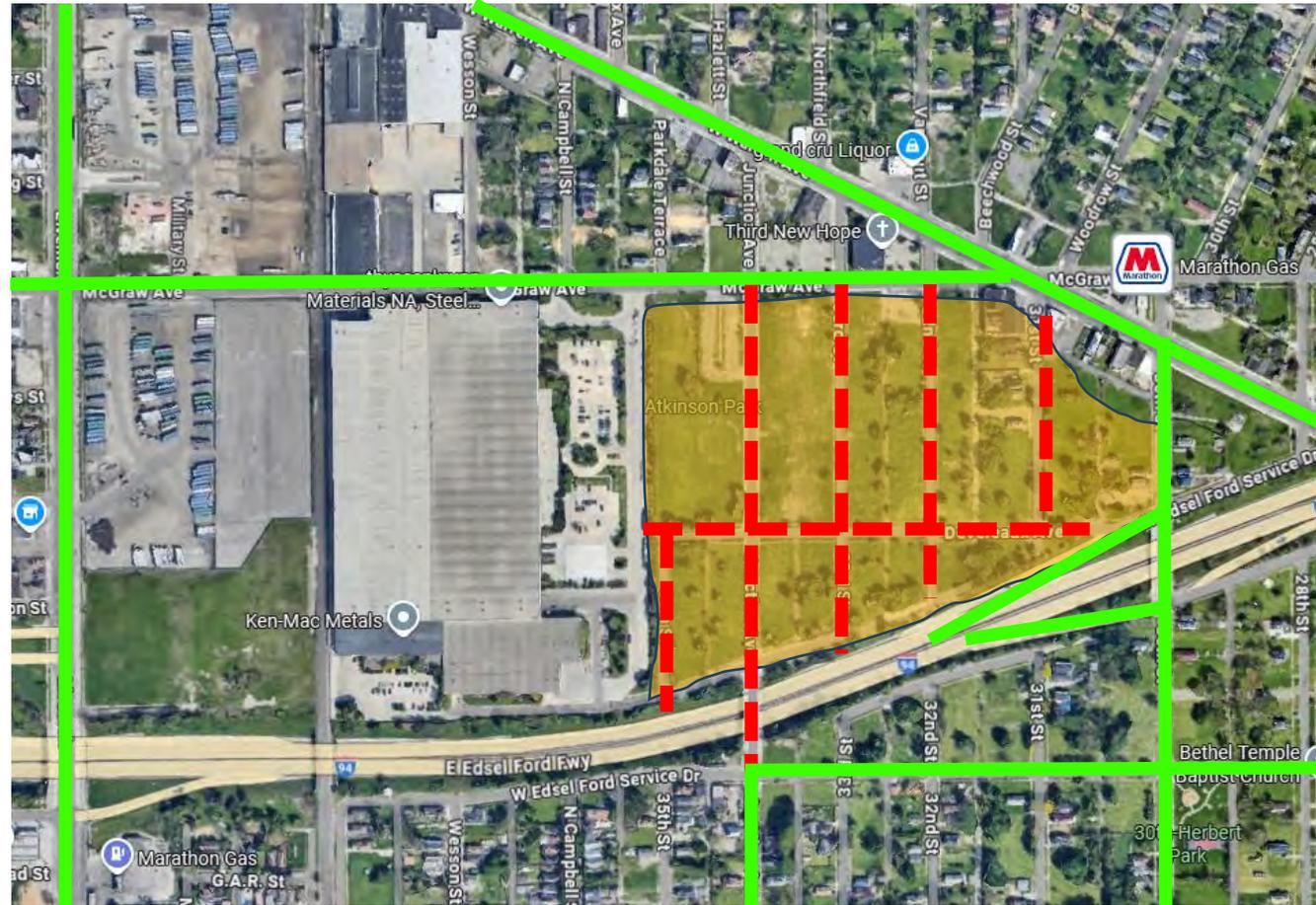
Source: [Property Sales dataset](#). Only Residential (non-vacant) transactions with Arm's Length terms of sale.

State Land Bank Authority (SLBA) Grant & Work

- City received a State Land Bank Authority (SLBA) grant in 2024 to clean up and prepare various publicly owned properties for future industrial development across Detroit.
- City used a portion of this grant to replace or remove water and sewer infrastructure in Junction McGraw Area to prepare for future industrial development.
- Work required street closures within project area including 33rd, 35th, and Junction Avenue.

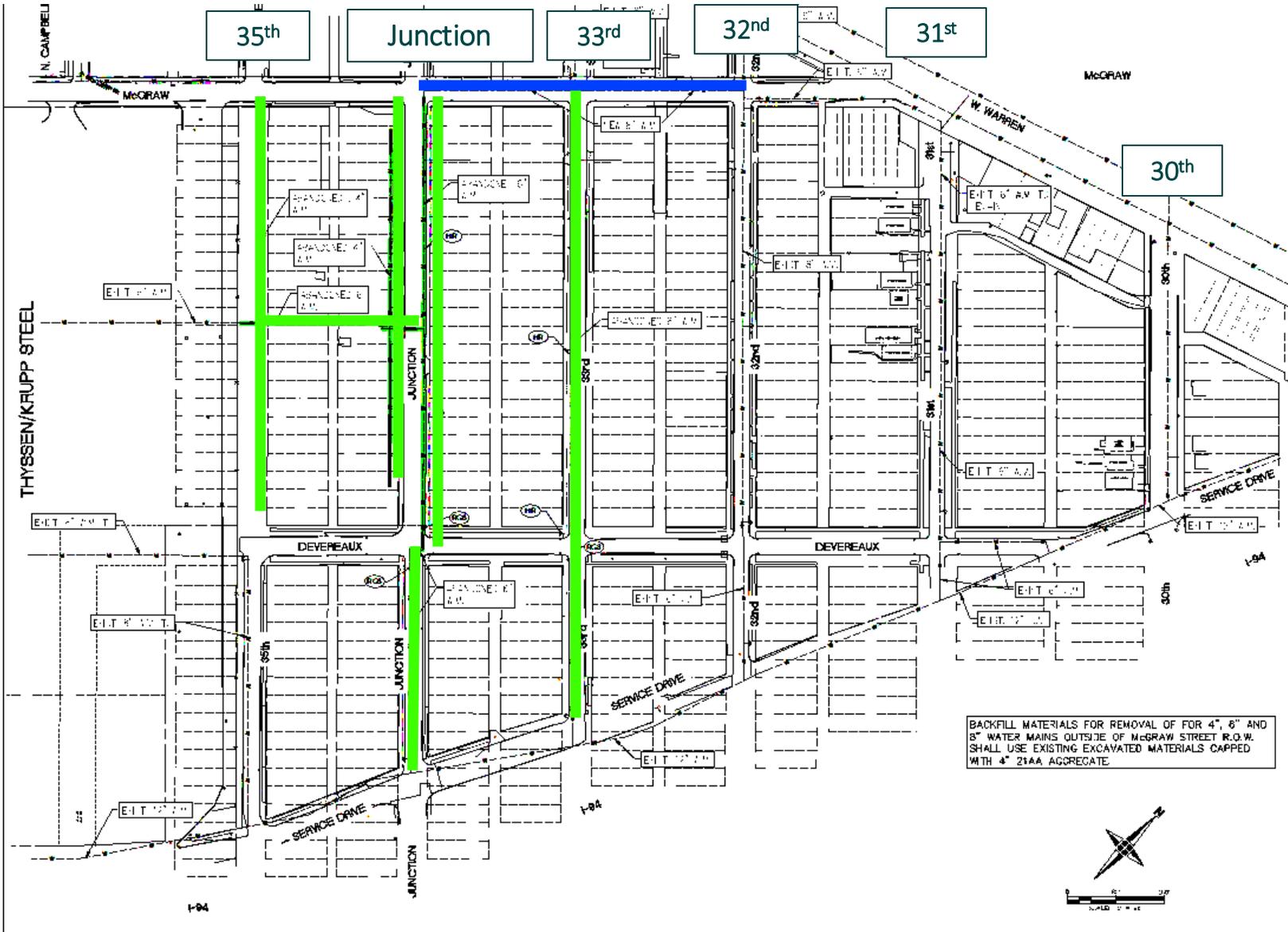
Why is Junction Avenue Closed?

- **Public Safety:** SLBA infrastructure work removed water and sewer lines from Junction Avenue. Streets that do not have water or sewer lines must be closed for public safety.
- **Development Feasibility:** SLBA grant feasibility study determined that any future industrial facility can only be built on top of Junction Ave because of site's irregular shape and unmovable infrastructure under 32nd street.



		
Closed Road	Open Road	“Junction McGraw” Area

Water Line Removal & Replacement

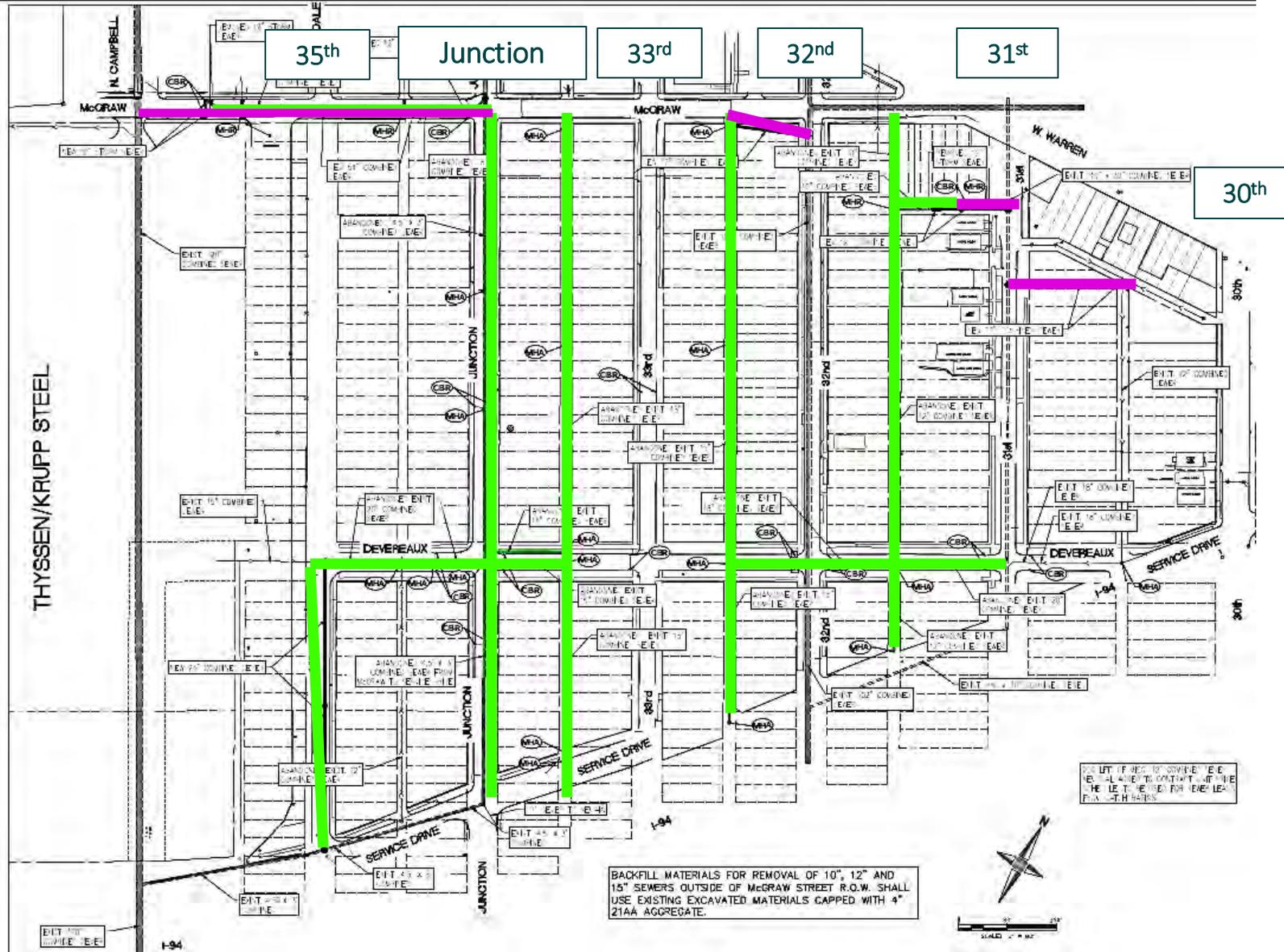


LEGEND

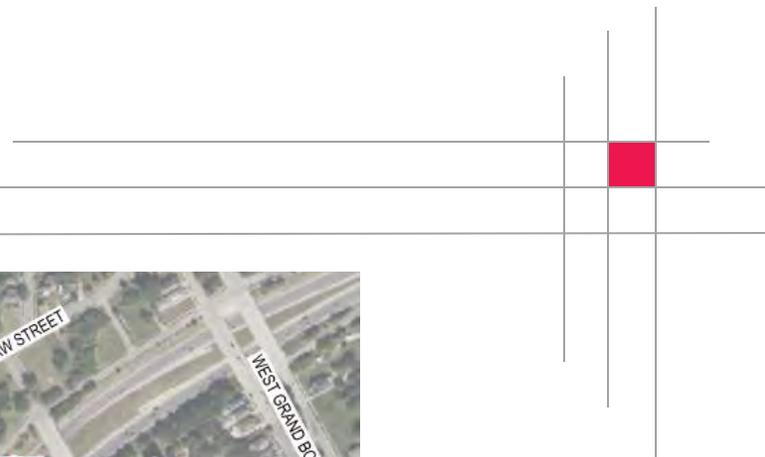
- ABANDONED WATER MAIN
- NEW 8" WATER MAIN

BACKFILL MATERIALS FOR REMOVAL OF FOR 4", 6" AND 8" WATER MAINS OUTSIDE OF McGRAW STREET R.O.W. SHALL USE EXISTING EXCAVATED MATERIALS CAPPED WITH 4" 21AA AGGREGATE.

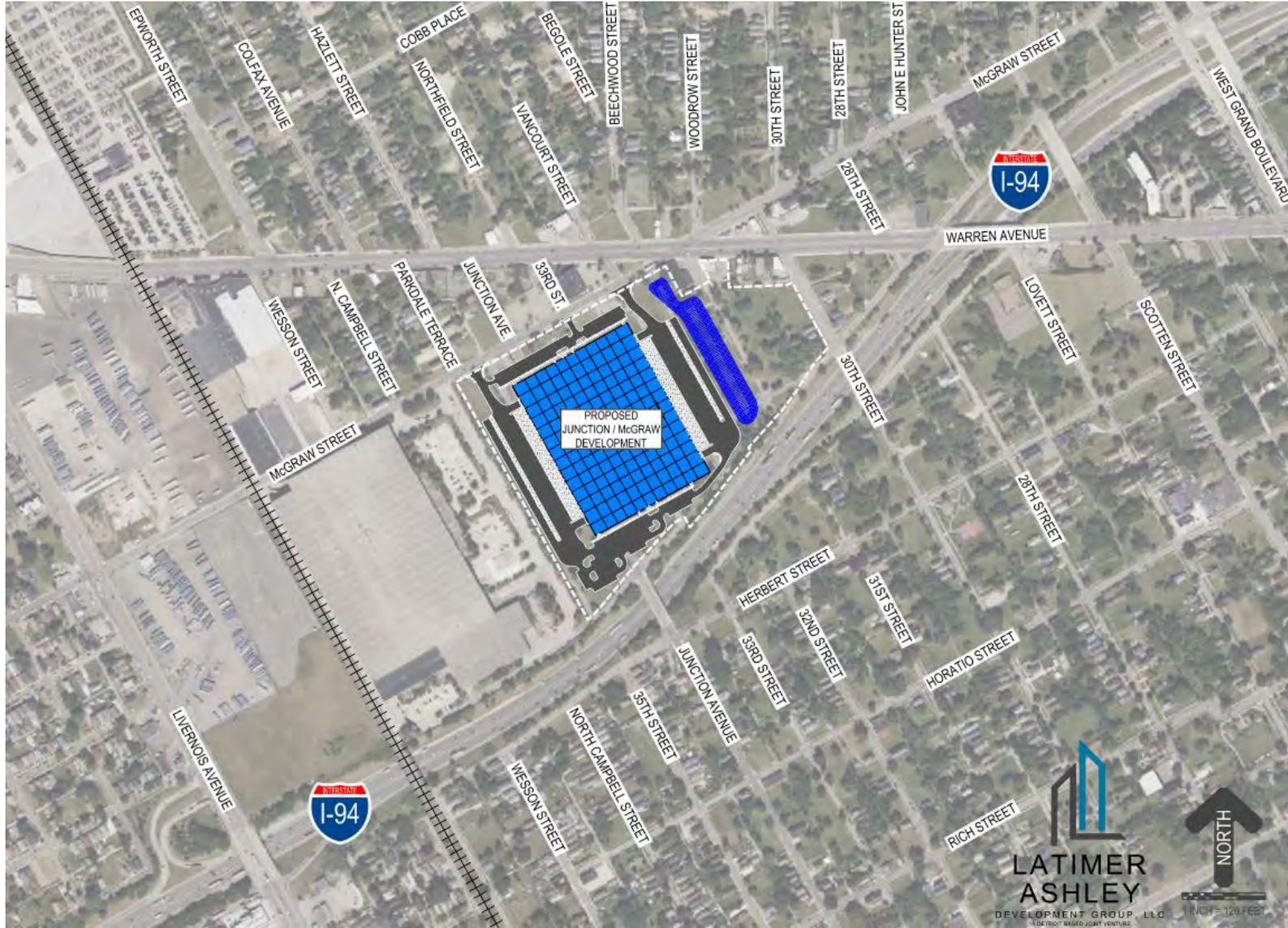
Sewer Line Removal & Replacement



- NEW COMBINED SEWER
- ABANDONED COMBINED SEWER
- REMOVED COMBINED SEWER



Meeting #1 Site Plan



Meeting #1
Site Plan



**Revised Site
Plan**

