

City Planning Commission Hearing  
April 17, 2025

# Gratiot Life Sciences Building

 **BEDROCK**  
**Perkins&Will**



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# 1. Zoning



# The Site in Context

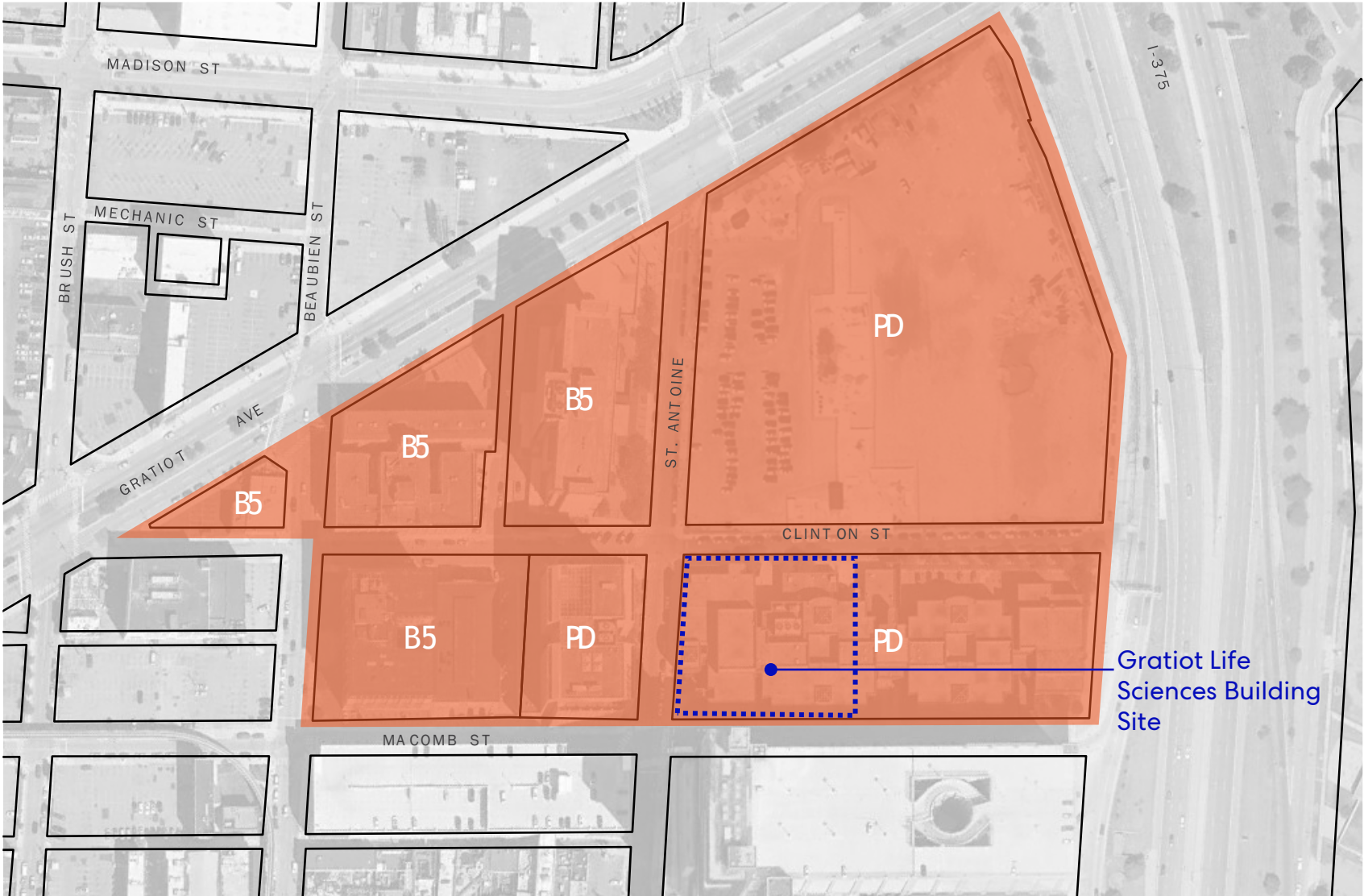
The Gratiot site represents one of the largest development opportunities in downtown Detroit. Located just north of Greektown and south of Ford Field and Comerica Park, the site is ideally located to amplify the downtown’s many amenities and attractions. Its prominent location at the intersection of I-375 and Gratiot Avenue positions the site at the downtown’s northeastern gateway. Its proximity to the adjacent neighborhoods will be further enhanced with the proposed redevelopment of I-375. All of these elements combine to provide a rich and dynamic site that is ideal for innovative development.





# Current Zoning

The site is currently a mix of B5 (Major Business District) and PD (Planned Development District) zoning. B5 zoning is focused on retail and office uses within the Central Business District. PD zoning is designed to permit "flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare." While a Planned Development allows flexibility, there is also a more intensive review process to ensure the design is meeting its goals. See appendix for more information regarding zoning and the review process.



# District Site Plan

- Future Publicly Accessible Park
- Future Development Parcels
- Gratiot Life Sciences Building Parcel



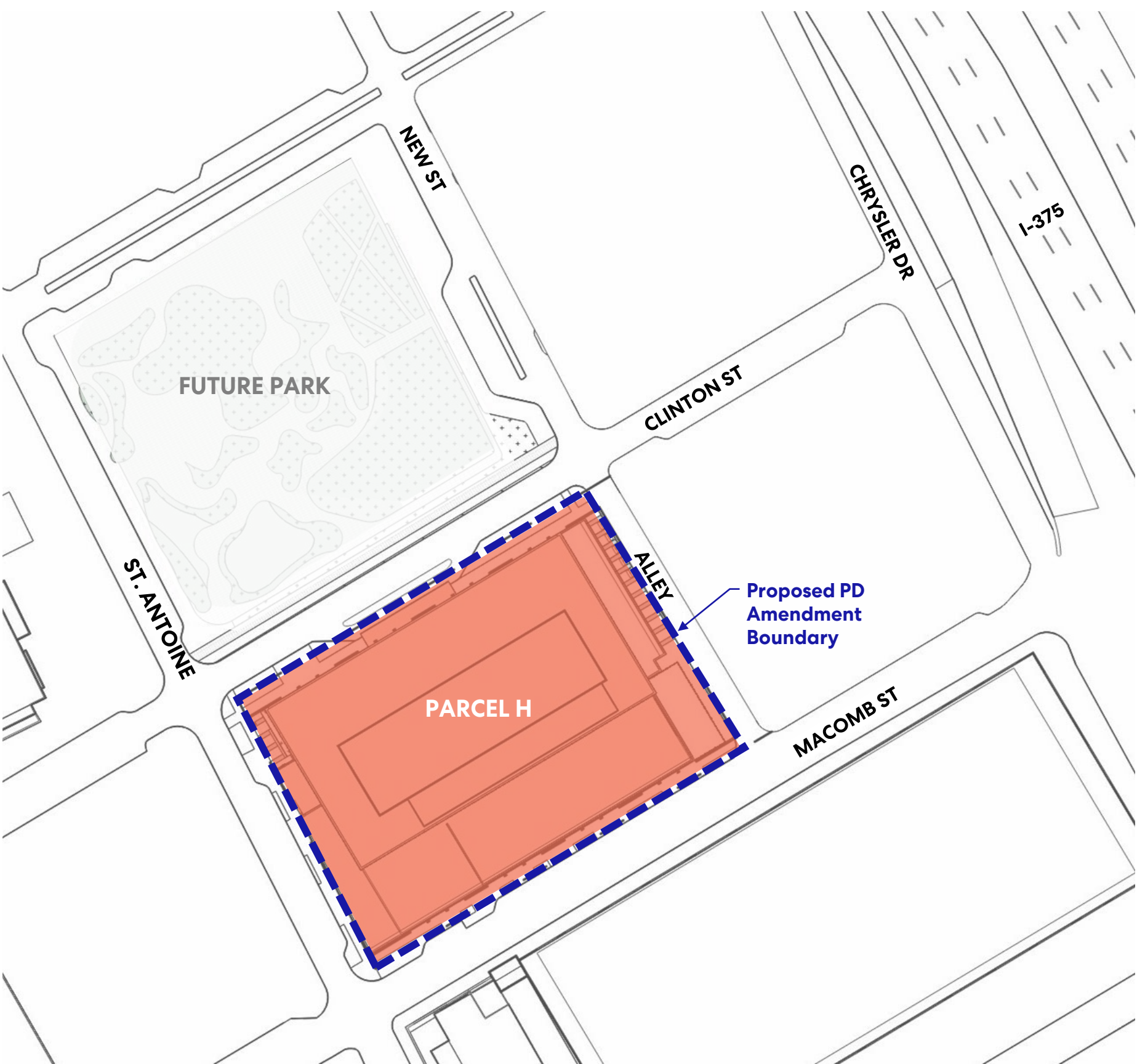
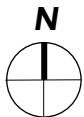


# Rezoning Strategy

It is proposed that the current PD for the site be rezoned with a new PD specific to the proposed Life Sciences Building project. The current PD was established in 1995 (Ord. 42-95) for the Juvenile Detention Center, currently being demolished.

Note: The existing PD is for the entirety of the block. The amended PD will be applied to only the western portion of the site, coincident with the new parcel boundaries for the Life Sciences Building. The remainder of the block remain under the existing PD.

PROPOSED PARCEL H  
REZONING PLAN



Existing Conditions

A



1401 Beaubien

B

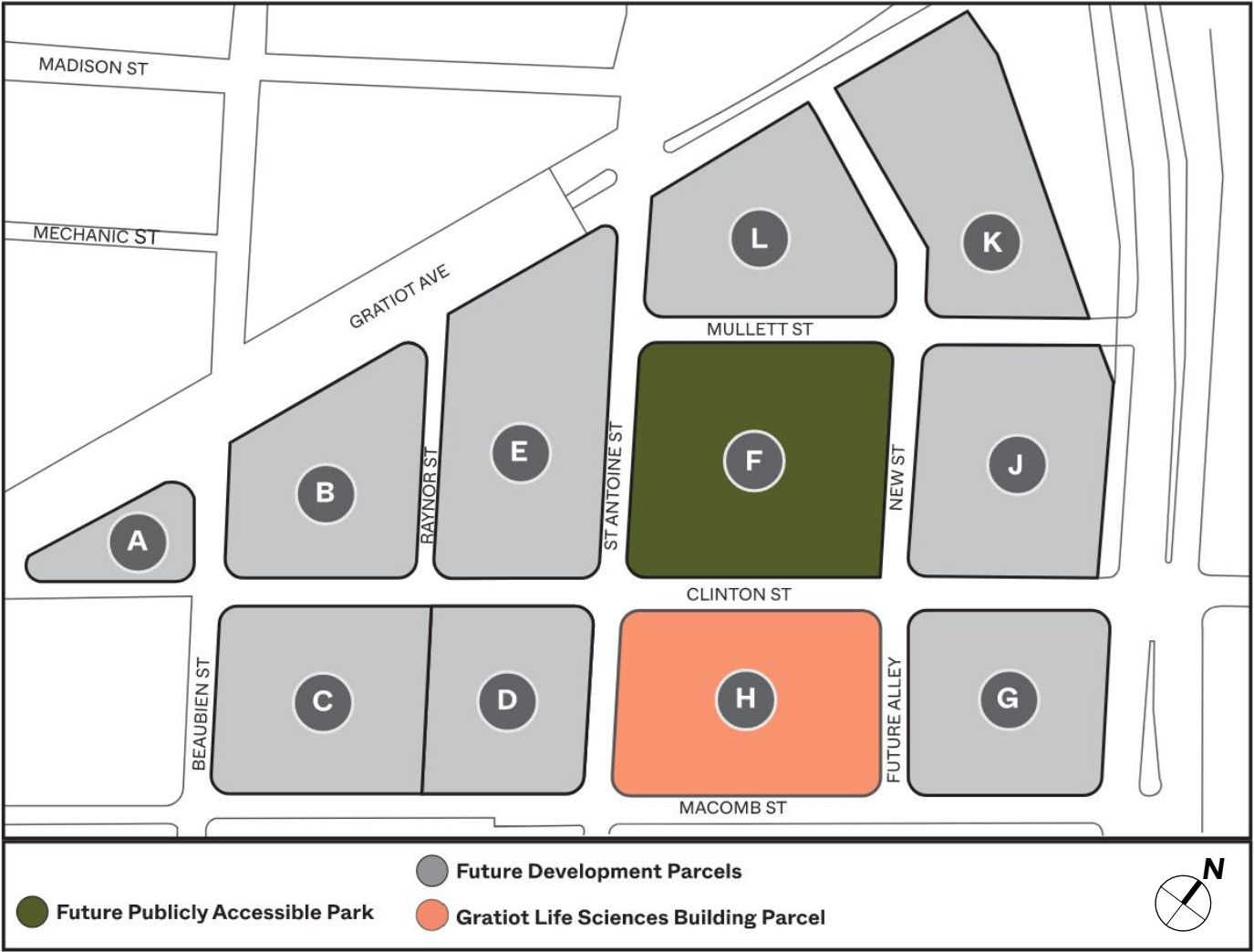


525 Clinton

C



1300 Beaubien



D



570 Clinton

E



1441 St. Antoine

G



1326 St. Antoine



St. Antoine

Frank Murphy Hall of Justice

Clinton St

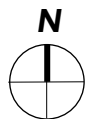
Chrysler Service Dr

Macomb St

Wayne County Juvenile Detention Facility

Casino Parking Garage

375





Existing Conditions



From East  
Macomb & I-375



From South  
Macomb & St. Antoine



From West  
Clinton St. & St. Antoine



From North  
Clinton St. & I-375



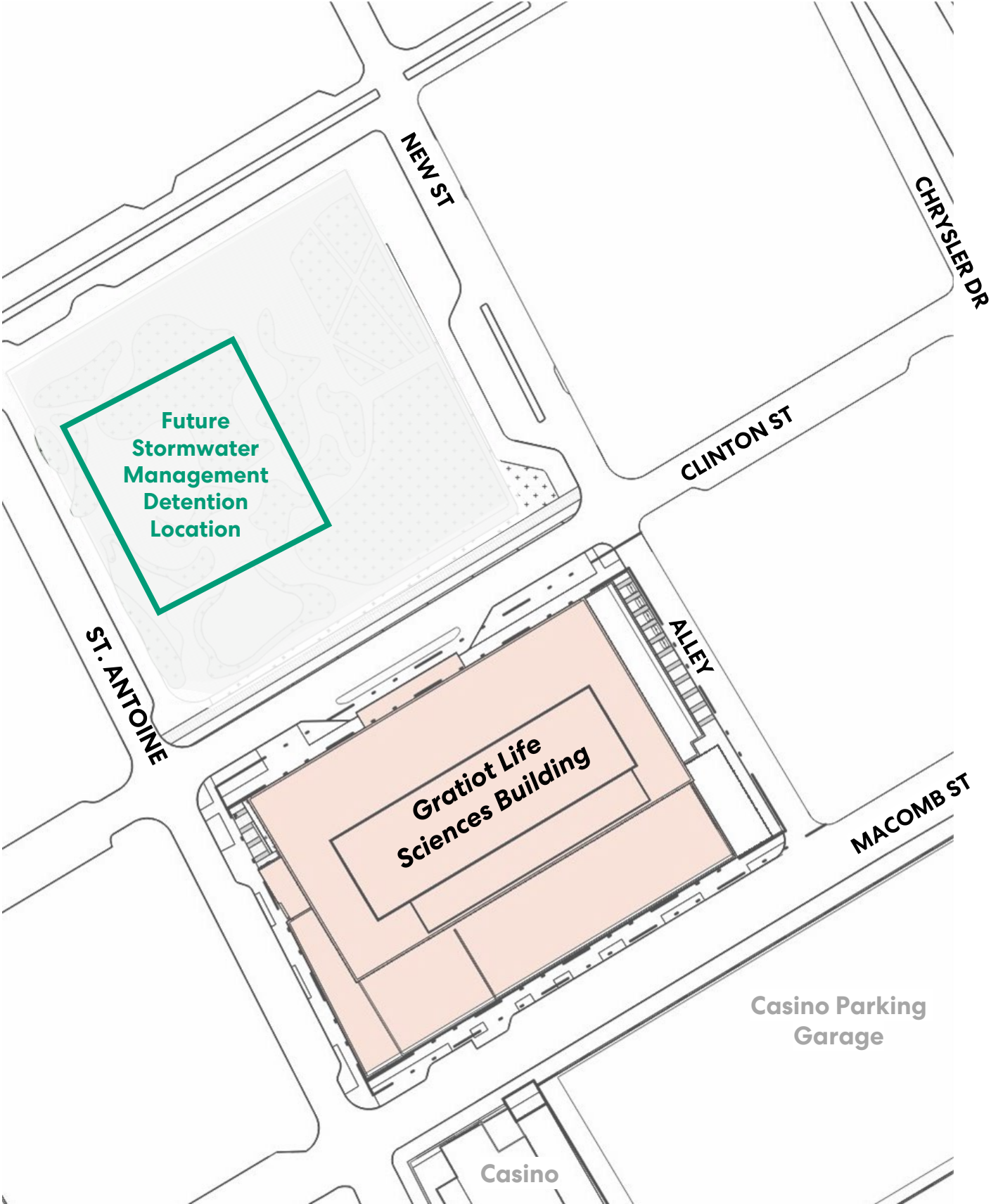
## 2. Site Plan & Location

# Proposed Districtwide Stormwater Management Plan

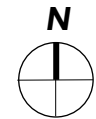
The project would connect to a district wide stormwater management practice installed on the parcel north of Clinton Street and the Gratiot Life Sciences Building.

The project will be part of a Common Plan of Development, as defined in the Post Construction Stormwater Management Ordinance, (PCSWMO), that will encompass more that 5 acres of created or replaced impervious area.

The project site’s 100-year rain event stormwater runoff will be conveyed and detained in this district system. The required treatment of the stormwater for quality will also be provided off-site. These off-site systems will be permitted and constructed to be operational when this project is completed.



PROPOSED PARCEL H SITE PLAN





# Proposed Site Plan

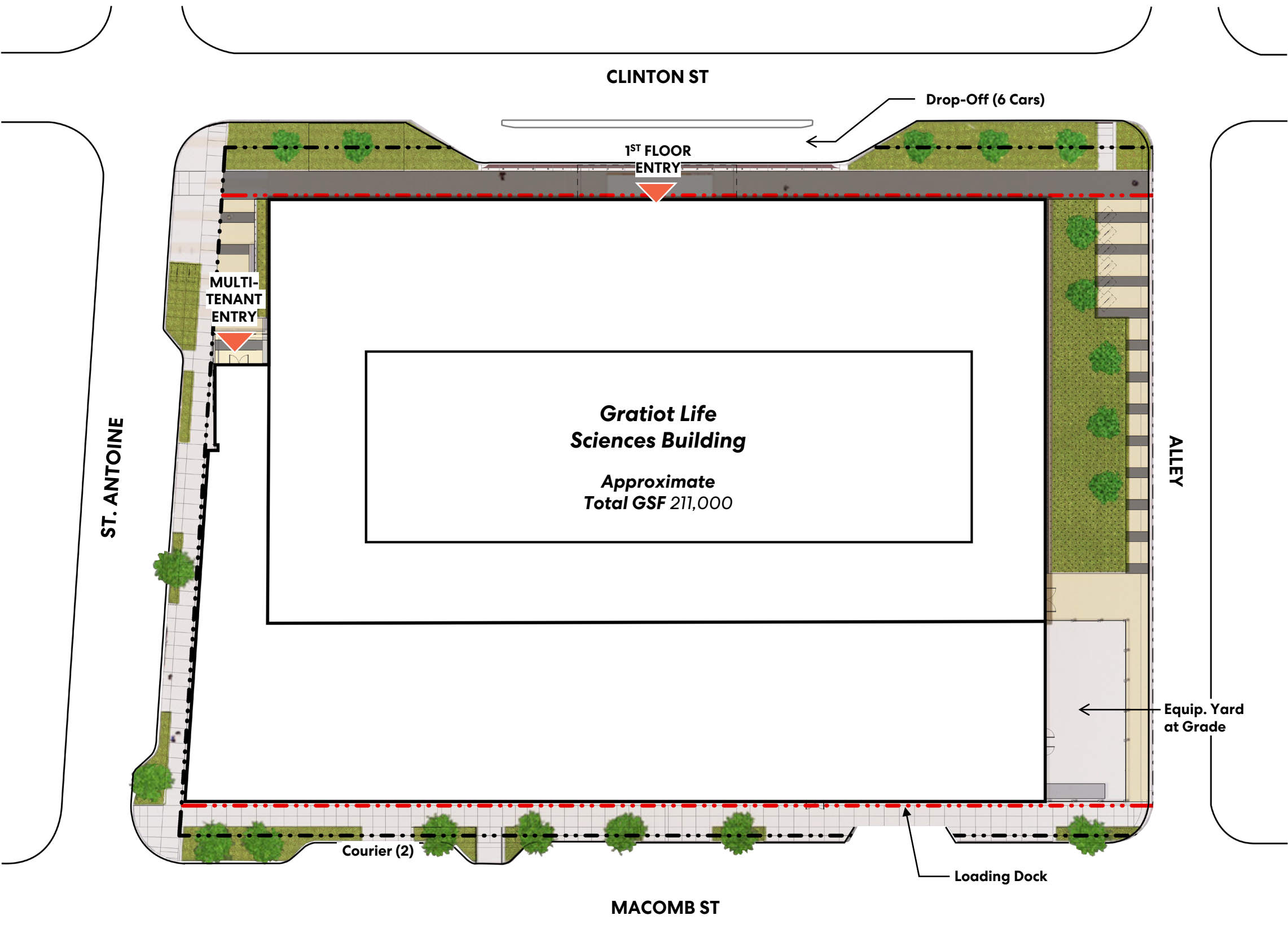
The Level 1 tenant has a dedicated drop-off entry at the north, along Clinton St.

The multi-tenant entrance is at the west on St. Antoine.

Loading, utility, and back of house functions are located at the southeast corner, near to the existing Casino parking structure. Truck and delivery maneuvers will occur entirely on Macomb Street and prevent pedestrian, bike, and vehicular conflicts near the St. Antoine intersection.

Landscape for this project is limited to areas on the east and northwest of the building. Streetscape landscaping is part of separate district-wide project.

PROPOSED PARCEL H SITE PLAN



### **3. Life Sciences Building: Building Tenancy / Elevations / Rendering**

## Building Tenancy

*The Gratiot Life Sciences Building will be the first of many buildings in the Gratiot Innovation District.*

*Two key tenants have already agreed to occupy the building that demonstrate how this building will support growing industries that benefit the city of Detroit*



### BAMF Health (Level 1)

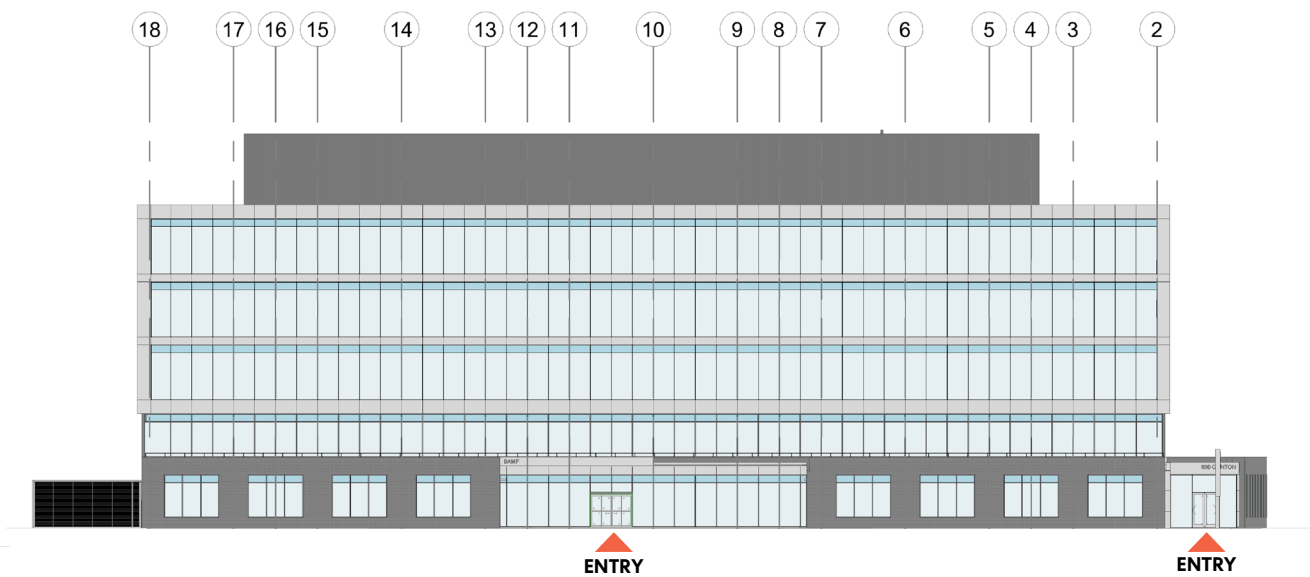
- **Advanced Cancer & Disease Treatment:** Specializes in molecular imaging and radiopharmaceutical therapy for cancers and other diseases like Alzheimer's.
- **Precision Medicine Approach:** Utilizes AI and advanced technology for personalized diagnosis and treatment plans.
- **Integrated Theranostics Center:** Offers comprehensive services from advanced imaging to targeted therapy in one location.

### MI-HQ (Levels 2-5)

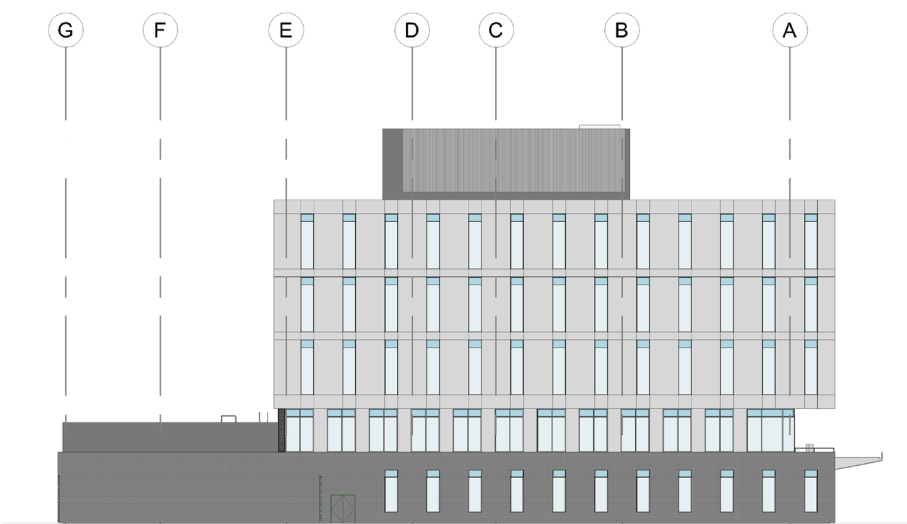
- **Flexible Workspace:** Offers labs, offices, and manufacturing spaces for diverse businesses.
- **Collaborative Community:** Connects innovators and entrepreneurs for networking and growth.
- **Extensive Support:** Provides resources, mentorship, and connections to help businesses succeed.



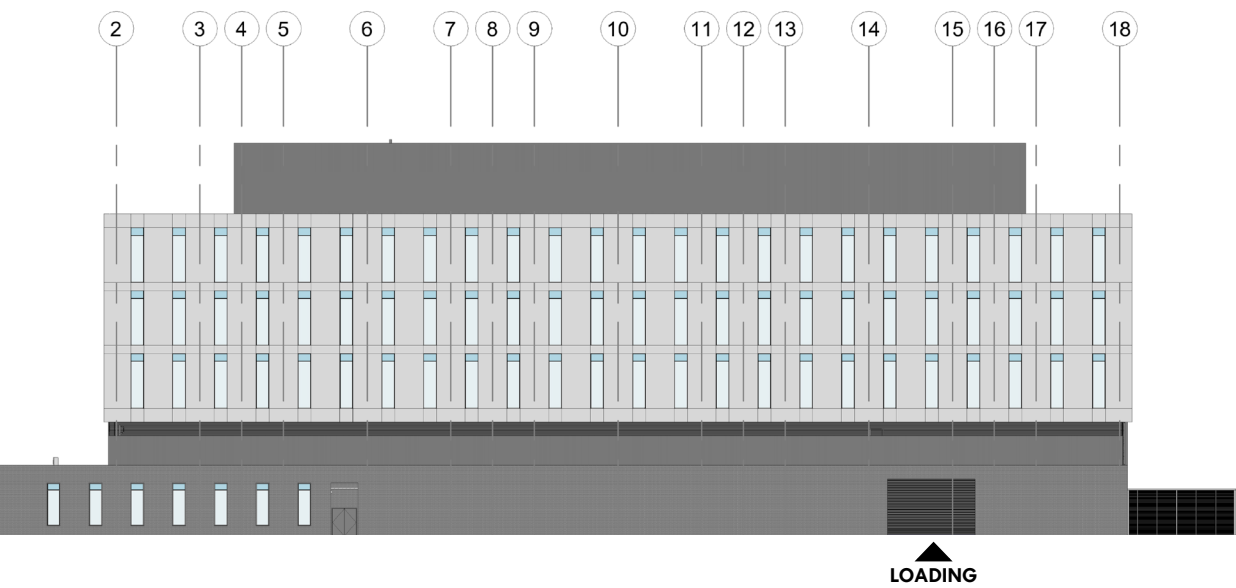
# Elevations



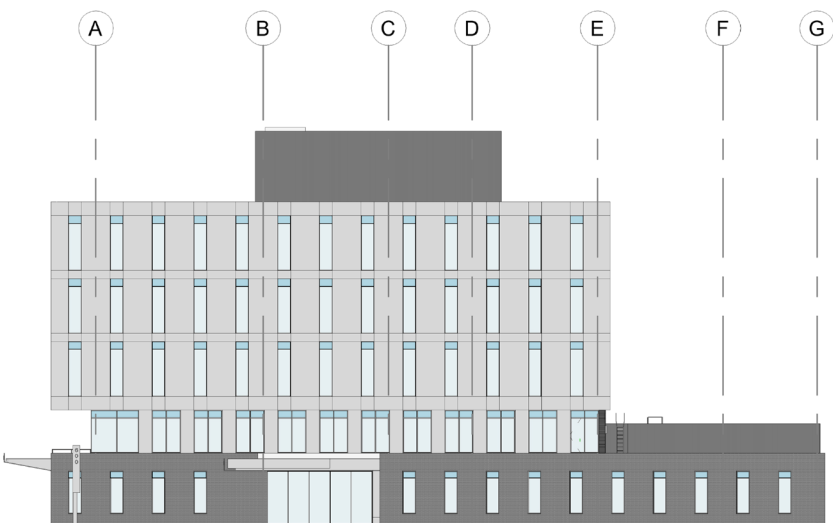
**NORTH ELEVATION**  
CLINTON ST



**EAST ELEVATION**

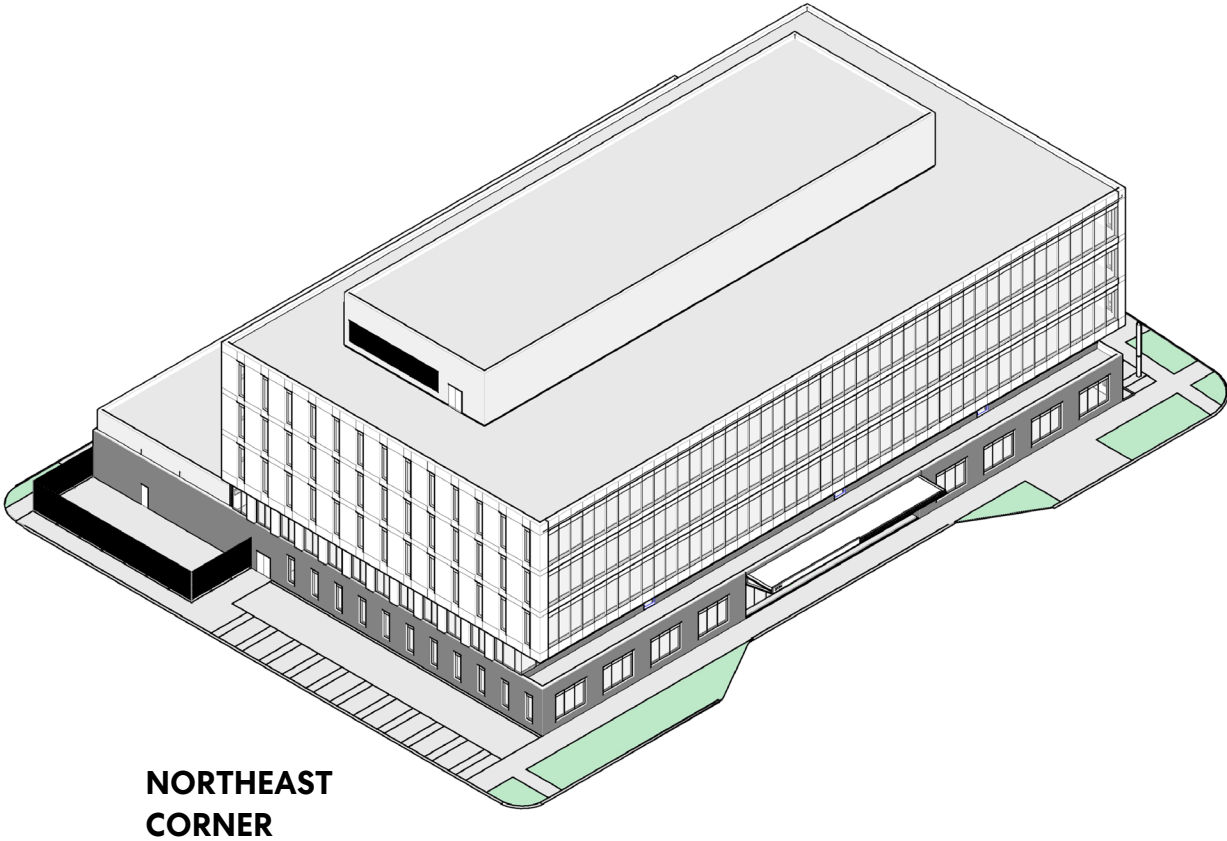
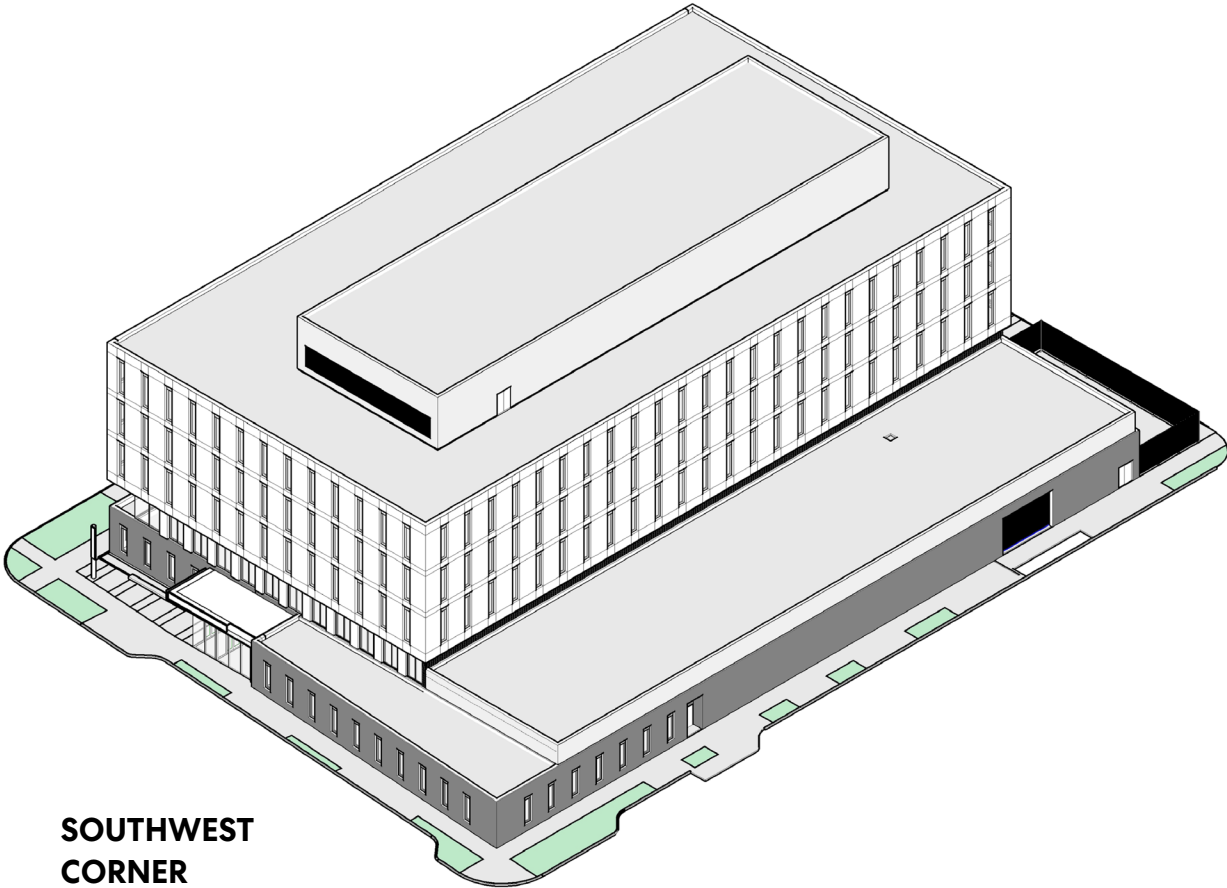


**SOUTH ELEVATION**  
MACOMB ST



**WEST ELEVATION**  
ST. ANTOINE

**Building Axonometrics**



## Conceptual Materiality



Aluminum framed glazing



Metallic composite metal panel



Brick



Building View from New Park

