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TO: City Planning Commission

FROM: Kimani Jeffrey, City Planner

RE: Request to consider the request of Rock Economic Development Group to amend Article XVII, Section 50-17-3, District Map No. 2 of the 2019 Detroit City Code, Chapter 50, Zoning, for a Planned Development (PD) modification to modify the terms and conditions of the PD zoning classification established by Ord. 42-95 at the property commonly known as 1326 St. Antoine, generally bounded by St. Antoine, Clinton Avenue, I-375 Freeway and Macomb Street (shown in map below).

The proposed PD minor modification is being requested in order to allow for the construction of a proposed multi-story building referred to as the Gratiot Life Sciences Building

DATE: October 1, 2025

BACKGROUND

In April 2025, CPC heard the request of Rock Economic Development Group for a PD modification to Ord. 42-95 at the property commonly known as 1326 St. Antoine, generally bounded by St. Antoine, Clinton Avenue, I-375 Freeway and Macomb Street (shown in map below). The proposed PD modification is being requested in order to allow for the construction of a proposed multi-story building referred to as the Gratiot Life Sciences Building. The subject site is in the Downtown/Greektown area. It has come to be known as the “failed jail site” and sits across from the Frank Murphy Hall of Justice. The site has gone undeveloped after the Wayne County Jail campus underwent budget shortfalls and was eventually abandoned.. A [long history of proposals](#) have preceded the project that is currently before you. The original Ordinance No. 42-95 that established this PD, was adopted in 1995.

The proposal was approved by the CPC on May 1, 2025 and subsequently by the City Council in July 2025. Since that approval, the developer is seeking to modify plans due to their largest tenant withdrawing from the project. This has caused a need to reduce the scale of the building from five to two stories. BAMF Health will be the tenant remaining in the project. BAMF Health

is only in need of one floor in the building, but the developer (Bedrock) is still proposing a second floor to capture future growth (see drawings attached).

ORIGINAL PROPOSAL

The originally proposed building was planned to be six-stories at 101'-6" tall and totals 214,509 gross square feet. The project planned to serve as a multi-tenant Life Science building for cancer research and outpatient treatment. Some of the spaces were to be used for molecular imaging and theragnostic services (combines diagnosis and therapy into a single treatment strategy) in addition to life science research and radio pharmacy support. Other spaces in the building would house shared instructional learning spaces and amenities. Lastly, the building was also to act as an incubator laboratory space for start-up subtenants.

MODIFIED PROPOSAL



Rendering of updated building design

UPDATED GRATIOT LIFE SCIENCES BUILDING DESIGN

- The building is now approximately 90,000 GSF and has 2 stories with no penthouse or terrace
- The ground floor footprint remains consistent, containing sidewalk and landscape buffers
- Rooftop equipment will be situated above the radiopharmacy on south side of the building
- The loading dock has been reduced to accommodate only one truck
- The mechanical yard has reduced in size along with its brick screening wall
- The building footprint and entrances are the same
- No parking is provided within this parcel
- Landscaping remains the same

- The design now primarily uses punched windows instead of large glass sections, which fits the shorter building better
- The new punched windows will have consistent height but varied widths to create a more dynamic look
- The south elevation still has minimal windows
- Bird-friendly glazing is no longer necessitated due to the reduced amount of glass as a result of reduced building height
- Both floors of the building will now be brick. Preformed metal panels will still be used for the elevator overruns and the taller mechanical room on the second floor. The canopies will remain as aluminum composite metal panels
- Color palette will be similar.

MODIFICATION CRITERIA

The criteria for modification's to approved planned developments are found below per sec. 50-3-97 Modification of approved plans.

All approved site plans, elevations, and other development proposals, including proposed uses, may be amended, pursuant to the same procedure and subject to the same limitations and requirements by which said plans and proposals were initially approved, provided, that minor changes may be permitted by the City Planning Commission, or its staff where consistent with its bylaws, subject to a finding that such change will not cause any of the following:

- (1) A change in character of the development; or*
- (2) An increase in the ratio of gross floor area to zoning lot area in excess of five percent; or*
- (3) An increase in coverage by structure, unless justified by changes in other factors; or*
- (4) A reduction in approved open space or off-street parking and loading space, unless justified by changes in other factors;*
- (5) The creation of, or increase in, injurious effects to land uses that are in the immediate vicinity; or*
- (6) The establishment of a medical marijuana facility or adult-use marijuana establishment.*

CONCLUSION

CPC staff generally believes this proposed modification to be consistent with the criteria to approve on a staff level. However, we also believe the matter warrants public exposure. The overall summary of the modification, is that the originally proposed building will be reduced in scale. The main rationale for the 50-3-97 criteria, is to ensure that a modification is not injurious to the surrounding area due to intensification. This proposal seeks to greatly reduce the scale of the building, which meets the intent of the criteria. The Planning and Development Department's design team was also consulted on this matter and they have no objections to this proposed modification. CPC staff having met with the developer, believe that this building's with the proposed change, will still be beneficial to the area. Given the changing circumstances and grant funding deadline, this modification is deemed reasonable.

Attachment:

cc: Alexa Bush, Director, PDD
 Greg Moots, PDD
 David Bell, Director, BSEED
 Conrad Mallett, Corporation Counsel
 Daniel Arking, Law





SEPTEMBER 30, 2025

Mr. Kimani Jeffrey, City Planner-Historic
Detroit City Council
Legislative Policy Division | City Planning Commission
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 208
Detroit, MI 48226

Dear Mr. Kimani Jeffrey,

Bedrock appreciates the opportunity to update the City Planning Commission on the developments to the Gratiot Life Sciences Building since our previous presentation to City Council on July 29, 2025, at which time the PD amendment for the parcel was approved. Bedrock would like to update the Commission on the changes to the previously approved design. In August, our largest tenant unexpectedly withdrew from the project due to the loss of a principal investor. This required us to quickly implement a design change

The revised plan features a reduced overall square footage, reducing the building from five to two stories. The ground floor remains dedicated to our tenant, BAMF Health, a company which specializes in diagnosing and treating advanced cancer and neurodegenerative disease. To capture future growth, Bedrock has added a second floor of speculative life science space. BAMF's schedule is dependent on previously approved, time-sensitive grant funding from the State of Michigan that is to be used on start-up costs including medical equipment procurement, necessitating a rapid delivery timeframe.

Bedrock's goal is to retain this foundational tenant and meet their required schedule by delivering the building within the critical funding timelines, allowing BAMF to open their doors and begin to serve their future Detroit patient population. In expanding from Grand Rapids to Detroit, this tenant will contribute significantly to the local economy by creating approximately 90 full-time jobs with an average annual salary of close to \$120,000.

A thorough description of updates to the building's design is outlined below:

Form and Massing

As Previously Approved

- + The building was approximately 211,000 GSF in 5 stories with a penthouse and second floor terrace
- + Rooftop equipment was situated above the radiopharmacy on south side of the building

Updated Design

- + The building is now approximately 90,000 GSF and has 2 stories with no penthouse or terrace
- + The ground floor footprint remains consistent, containing sidewalk and landscape buffers
- + Rooftop equipment will be situated above the radiopharmacy on south side of the building

Site Plan

As Previously Approved

- + The loading dock could accommodate two trucks
- + The mechanical yard was sized for an approximately 211,000 GSF building
- + Two main entrances were planned, with a valet drop-off and canopies
- + No parking was provided within this parcel

630 Woodward Ave
Detroit, MI 48226

BedrockDetroit.com



Updated Design

- + The loading dock has been reduced to accommodate only one truck
- + The mechanical yard has reduced in size along with its brick screening wall
- + The building footprint and entrances are the same
- + No parking is provided within this parcel
- + Landscaping remains the same

Fenestration

As Previously Approved

- + The building used a mix of punched windows, curtain wall, and storefront glazing
- + Punched windows were on the ground floor and on floors 3-5 (east, west, and south sides)
- + The second floor had large, floor-to-floor glazing on three sides
- + Floors 3-5 on the north side were a curtain wall system
- + Minimal windows were on the south side due to service areas
- + Bird-friendly glazing was proposed in certain areas as required by ordinance

Updated Design

- + The design now primarily uses punched windows instead of large glass sections, which fits the shorter building better
- + The new punched windows will have consistent height but varied widths to create a more dynamic look
- + The south elevation still has minimal windows
- + Bird-friendly glazing is no longer necessitated due to the reduced amount of glass as a result of reduced building height

Materiality

As Previously Approved

- + The ground floor was brick, while the upper floors were covered in metal panels. The canopies were made of aluminum composite metal panels, and the penthouse was clad in preformed metal panels
- + The building had a gray color palette

Updated Design

- + Both floors of the building will now be brick. Preformed metal panels will still be used for the elevator overruns and the taller mechanical room on the second floor. The canopies will remain as aluminum composite metal panels
- + Color palette will be similar.

In addition to the above narrative description, find enclosed visual material including a site plan, renderings, elevations, and 3D massing views. Please do not hesitate to reach out with any questions.

Sincerely,

Bedrock Detroit

630 Woodward Ave
Detroit, MI 48226

BedrockDetroit.com

City Planning Commission Update
October 2, 2025

Gratiot Life Sciences Building



BEDROCK

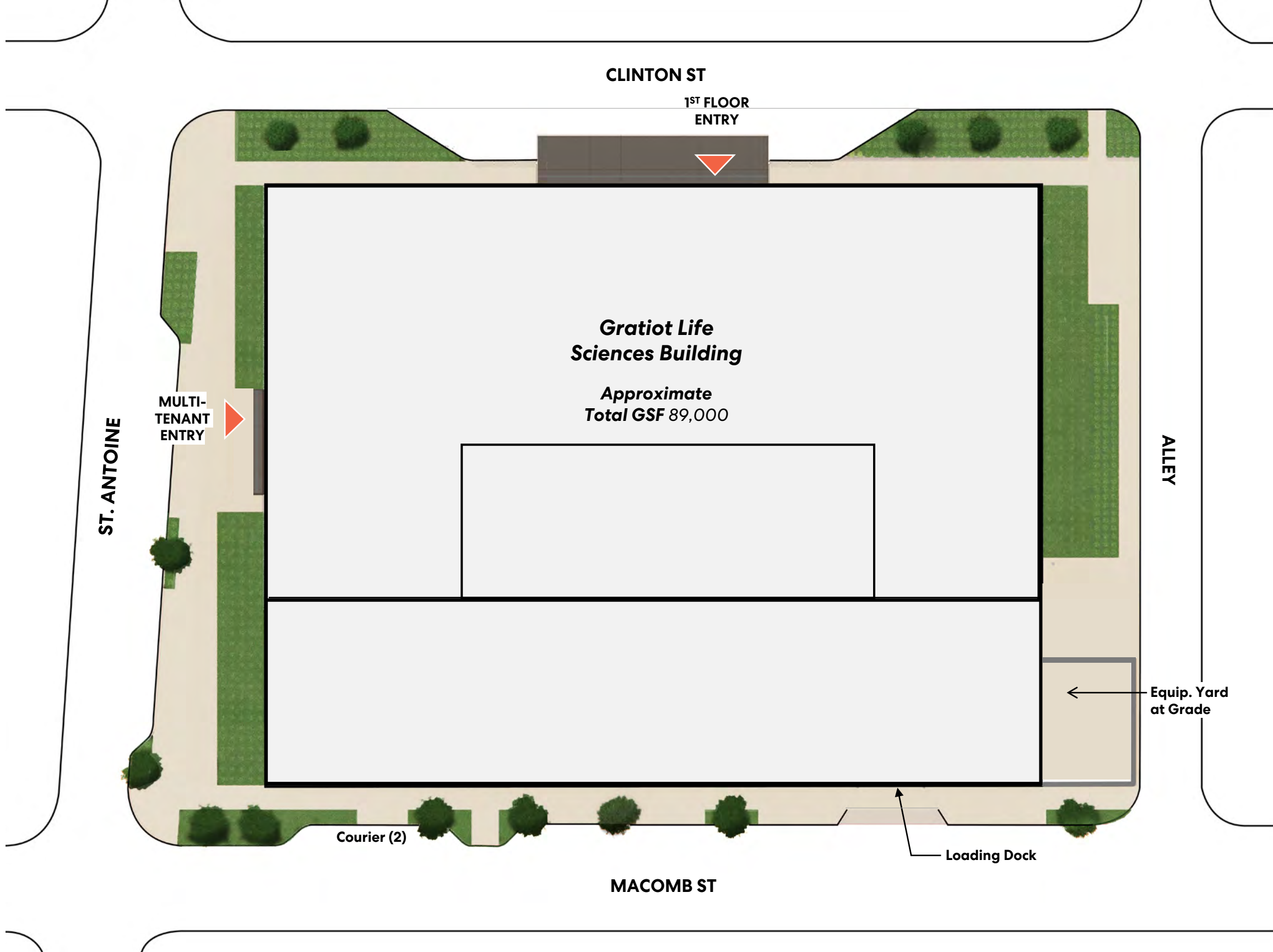
Perkins&Will

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1. Site Plan

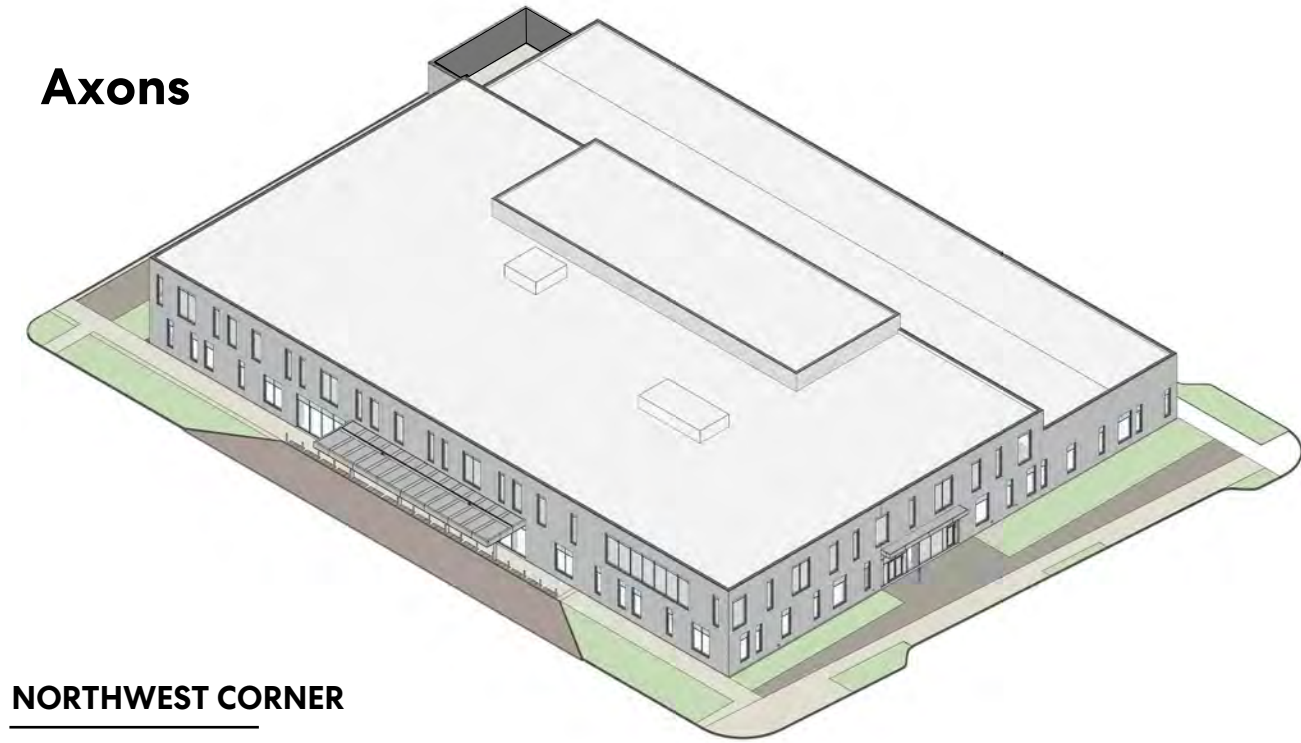
Site Plan



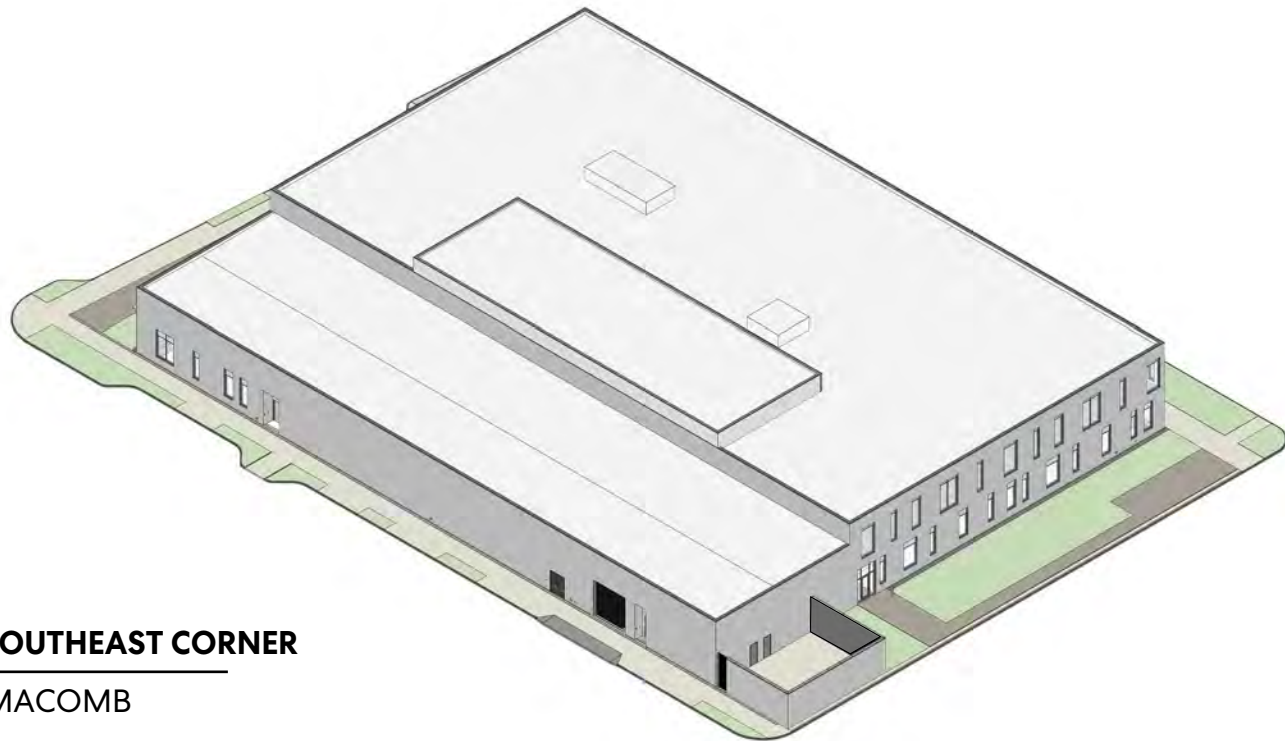
2. Axonometrics

Axons

NORTHWEST CORNER
ST. ANTOINE & CLINTON



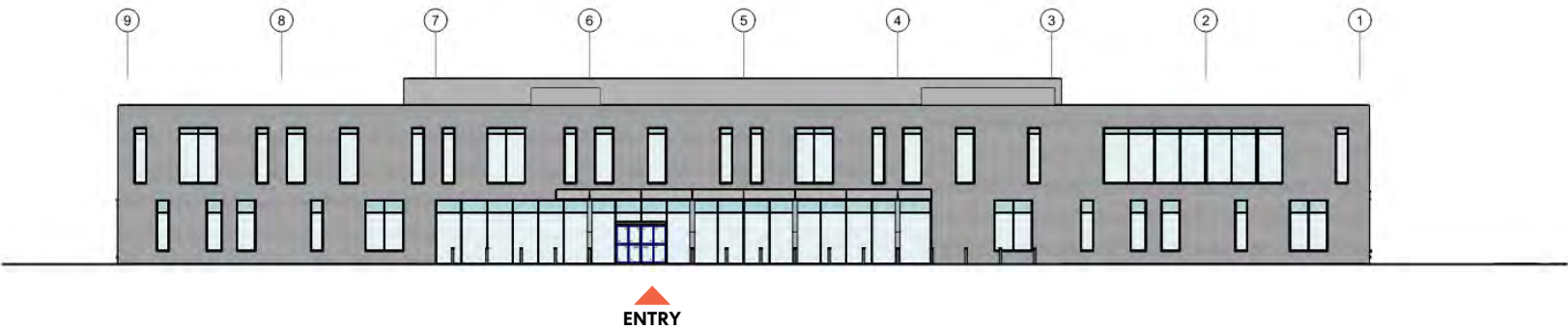
SOUTHEAST CORNER
MACOMB



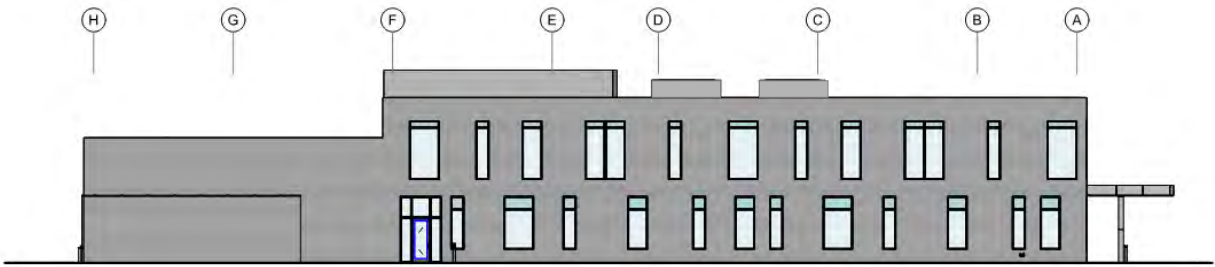
PRECEDENT PROJECT

3. Elevations

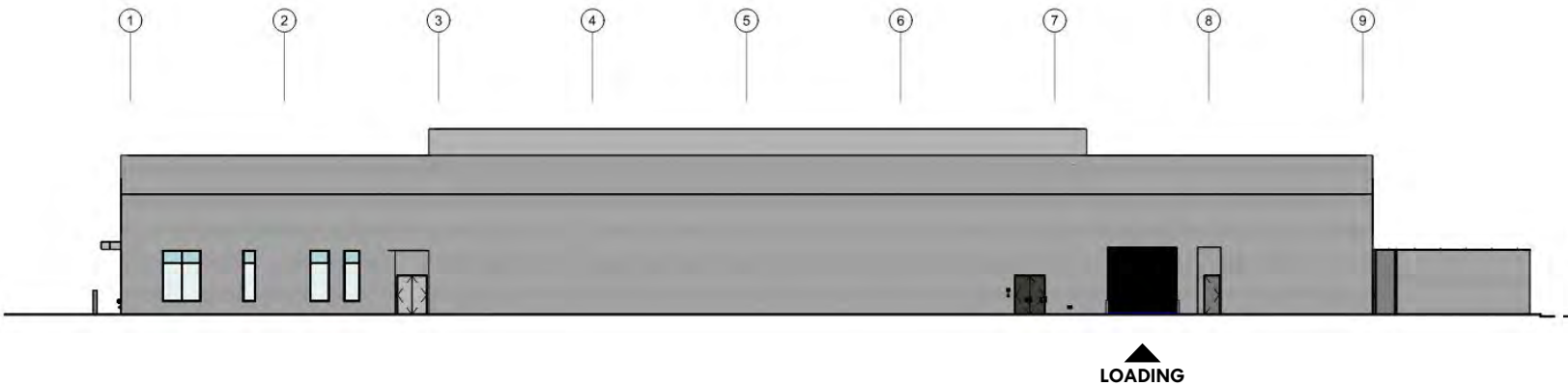
Elevations



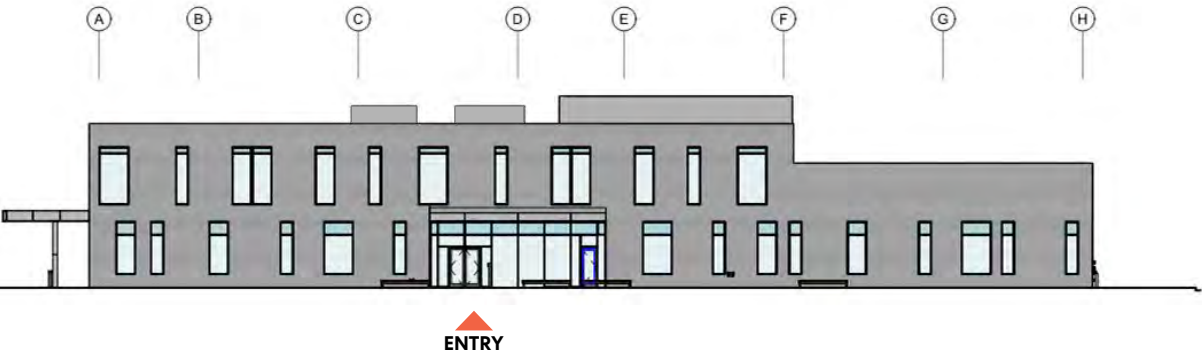
NORTH ELEVATION
CLINTON ST



EAST ELEVATION



SOUTH ELEVATION
MACOMB ST



WEST ELEVATION
ST. ANTOINE

4. Renderings

NW CORNER [ST.ANTOINE & CLINTON ST.]

CONCEPTUAL RENDERING





Perkins&Will