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# City of Detroit

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June 17, 2025

## HONORABLE CITY COUNCIL

**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 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  
**(RECOMMEND APPROVAL - ORDINANCE INCLUDED TO SET A PUBLIC HEARING)**

The City Planning Commission (CPC) has received, processed and now presents before your Honorable Body the petition of Rock Economic Development Group for a PD modification to Ord. 42-95. This PD designation applies to the property commonly known as 1326 St. Antoine. The requested modification will allow for the construction of a proposed multi-story building referred to as the Gratiot Life Sciences Building.

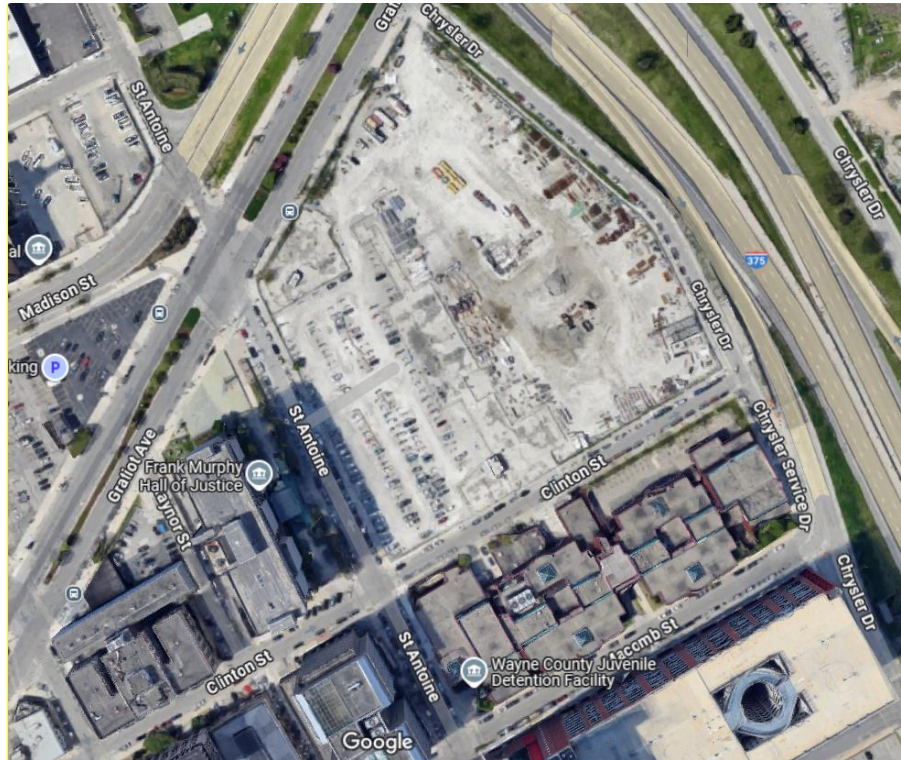


Proposed Gratiot Life Sciences Building

## BACKGROUND

The subject site is in the former Justice Center, Downtown. The area to the north of the site has come to be known as the “failed jail site,” which sits across from the Frank Murphy Hall of Justice. That site has gone undeveloped since the Wayne County Jail project experienced budget shortfalls and was eventually abandoned and relocated. A [long history of proposals](#) have been developed for this area over the last three decades.

The original Ordinance No. 42-95 established the PD for this particular parcel and was adopted in 1995 in order to establish the Wayne County Juvenile Detention Center. This building was recently demolished in preparation for the proposed development.



## PROPOSAL

The subject block recently underwent a parcel split to separate the western portion (see below) from the eastern portion, in preparation for the current proposal and future development.



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

The remainder of the 14-acre site is to be developed in future, yet-to-be-determined phases. However, what is currently known is that the rest of the site will also be used to create a larger innovation district that will focus on sciences, technology, and entrepreneurship.

## **PLANNING CONSIDERATIONS**

### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

- North:** PD; Former failed jail, vacant site
- East:** I-375 with R6 Lafayette Park beyond
- South:** SD5; Hollywood Casino Hotel and parking garage
- West:** PD; formerly the Wayne County Jail

## **MASTER PLAN CONSISTENCY**

The subject rezoning site is located within the Central Business District area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows an Institutional (INST) land use designation. The zoning is not proposed to be changed at this time and will remain PD which requires consistency with the MP. The health and science focused nature of the proposal is consistent with the institutional designation. According to the Master Plan, the status applies to educational, religious, health, or public use. The Planning and Development Department has submitted a letter confirming that this proposal is in conformance with the Master Plan.

## **PUBLIC HEARING RESULTS**

On April 17, 2025, the City Planning Commission held a public hearing for the subject proposal. No members of the public spoke at the public hearing. However, many questions were raised by the Commission and were answered satisfactorily at the hearing and subsequent CPC meeting, leaving no outstanding questions or concerns.

## **ANALYSIS**

Recommendations and decisions on a zoning map amendment shall be based on consideration of Sec. 50-3-70 and 50-11-15 in the criteria below. After review of the project with City staff, it has been determined that the project is consistent with the subject criteria:

- 1) *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact.*

The proposed amendment will meet a changing condition. The subject site was once used as the Wayne County Juvenile Detention Facility. The area to the north was once planned for a new Wayne County Jail, but those plans did not come to fruition. The Wayne County Criminal Justice Center was finally completed at another site on Russell St. between E. Warren Avenue and East Ferry Street.

The proposed Gratiot Life Sciences Building is now being proposed to be erected at the site that was once used as the former juvenile detention center. The surrounding land will be used to create the Gratiot Innovation District. This is a changing condition that will benefit the surrounding areas and expand health services in Detroit.

- 2) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of the zoning code.*

The subject rezoning site is located within the Central Business District area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies (MP). The Future Land Use map for this area shows Institutional (INST). The zoning classification is not proposed to be changed since it will remain PD. Additionally, the health and science focused nature of the proposal is consistent with the intent of the institutional designation. According to the Master Plan, the status applies to educational, religious, health, or public use. This proposal fits the character of these activities.

- 3) *Whether the proposed amendment will protect the health, safety, and general welfare of the public.*

The proposed PD modification will not be detrimental to the health, safety or general welfare of the public. BAMF Health will be the primary tenant service provider which will add to the welfare of the public by providing specialized molecular and radiopharmaceutical therapy for cancers and Alzheimer's and other diseases. Personalized diagnosis and treatment plans will be provided to patients utilizing AI. Ultimately, the surrounding area and entire City of Detroit will benefit from having access to these life saving services, and this site will be added to the Detroit health services ecosystem.

- 4) *Whether the city and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development.*

The proposed activities will not have a negative impact on public facilities. A Preliminary Plan Review meeting has been held for this project which includes all necessary departments such as the Detroit Water and Sewerage Department (DWSD), DTE, the Planning and Development Department, and others. Generally, the site and services will be adequate for this proposal.

- 5) *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management.*

The rezoning is not expected to have significant adverse impacts on the natural environment. Stormwater management facilities are being planned for and will meet the DWSD requirement for sites that disturb more than half an acre of land.

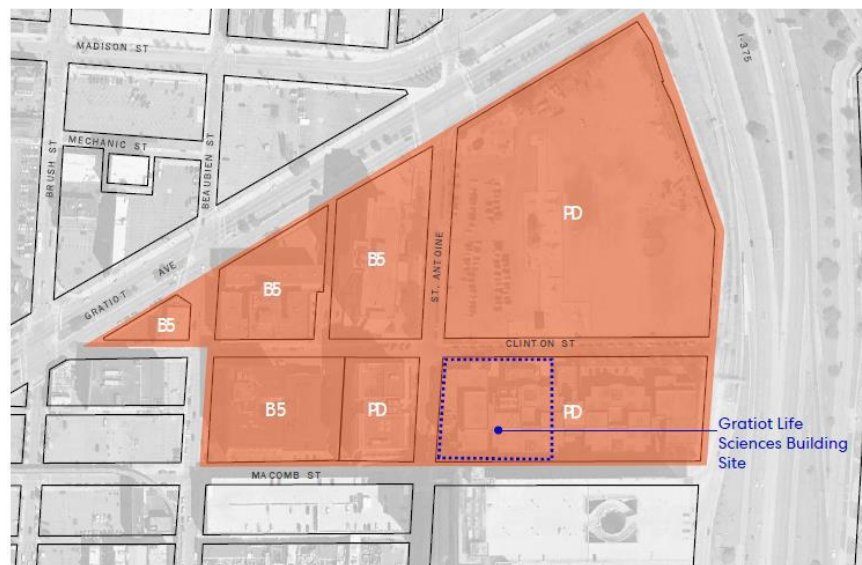
As it relates to stormwater, the entire Gratiot district will be served by a district stormwater tank that will detain up to the 100 year storm event for all parcels. This district-wide approach has been coordinated with DWSD and is scheduled to commence construction this summer. Inclusive in the district stormwater design is an innovative, automated control valve. This technology will close the outlet structure to retain stormwater for non-potable reuses, and then automatically release water prior to a rain event to ensure there is adequate detention capacity.

- 6) *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.*

The proposed amendment will allow for a development that will have significant impact on the area, but none of those impacts are expected to adversely affect the surrounding properties. It should instead positively impact the surrounding land, by spearheading the larger transformative innovation district.

- 7) *The suitability of the subject property for the existing zoning classification and proposed zoning classification.*

The subject property is suitable for the proposed zoning classification as the zoning district will remain the same, although the terms and conditions of the PD district will be modified from what Ord. 42-95 originally gave permissions for, which was the Wayne County Juvenile Facility. The PD ordinance is drafted to allow all of the B5 uses, except for a select number that may be undesirable for the site. This approach will allow for modifications of use to allow the new building to be more flexible with tenants in case any unforeseen changes might arise.



- 8) *Whether the proposed rezoning will create an illegal “spot zone.”*

The proposed rezoning will **not** create an illegal spot zone because the site is already zoned PD.

## **CONCLUSION**

The City Planning Commission, having completed its review and made the above finding, did on May 1, 2025, vote to support the requested PD modification and recommend **APPROVAL** of this petition to your Honorable Body.

Respectfully submitted,

DONOVAN SMITH, CHAIRPERSON

A handwritten signature in blue ink, reading "Marcell R. Todd, Jr." in a cursive script.

Marcell R. Todd, Jr., Director  
Kimani Jeffrey, City Planner

Attachment: Plans  
Ordinance  
Updated Zoning Map 2

cc: Alexa Bush, Director, PDD  
Greg Moots, PDD  
David Bell, Director, BSEED  
James Foster, BSEED  
Conrad Mallett, Corporation Counsel  
Bruce Goldman, Law Department  
Daniel Arking, Law Department