



[EXTERNAL] Detroit Thermal - 1300 E Lafayette (HDC2025-00243)

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To Historic District Commission (Staff) <hdc@detroitmi.gov>; Mike Duggan <dugganm@detroitmi.gov>; CouncilMemberSheffield <CouncilMemberSheffield@detroitmi.gov>

To Whom It May Concern:

As a faculty member at Wayne State University and a new resident of 1300 East Lafayette, I absolutely love Detroit and this neighborhood. However, we've had serious heating problems for the entire six months since my family moved in.

The temperature variations are extreme. This winter, we wore coats inside and had trouble sleeping with multiple blankets because it was so cold. Try explaining to a 3-year-old why she needs a coat inside! On the other hand, it got so hot at one point that candies melted on the counter and a mirror buckled. We really need these heating issues resolved, and we've been told that the steam system will resolve them.

I used to live in a condo with much lower fees and never had these problems. Without reliable, affordable heating, families like mine won't stay in this building—and new residents won't move in either. I support switching back to steam heating responsibly, as proposed in the detailed information provided by Detroit Thermal to ensure we don't negatively impact the neighborhood. We want to enjoy Lafayette Park just like our neighbors in the Mies van der Rohe homes. When our finances improve and the building attracts more residents, it will benefit everyone—including Mies property values.

I hesitate to recommend this building to my colleagues and friends until we resolve the heating and financial issues. My unit was on the market for over a year, like many others. The heating problems, high fees, and financial concerns are preventing sales. I was advised against buying here because of the cooperative's financial situation, but I believe in the neighborhood and was told the steam heating project would address these concerns. Our monthly fees are already extremely high—and they've increased since I bought in December 2024. We can't afford any more increases.

We're a 300+ unit building that represents a significant investment in Detroit and has a huge impact on the surrounding area. We had steam infrastructure years ago, so we're only restoring and updating existing infrastructure. It's the most cost-effective way to meet residents' basic needs. Every delay continues to financially burden our cooperative and hurt neighborhood progress.

Detroit's economic decline seriously affected our building and finances, including making our steam system unviable. Now that Detroit is experiencing renewed growth and investment, restoring our steam infrastructure makes both economic and practical sense after decades of underutilization.

Thank you for your attention to this important matter affecting so many residents and our neighborhood's continued revitalization.

-Christine

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