

Dear Detroit Historic District Commission,

I am a resident of Nicolet Co-op and I am writing in strong opposition to Detroit Thermal's current proposal of running infrastructure through the heart of our historic neighborhood. This is being done without any exploration of other potential routes that would satisfy all stakeholders. Please consider the points below in your decision making.

What we know:

- 1300 Lafayette needs safe, reliable heat
- The Mies Co-ops want our neighbors to have safe, reliable heat
- **Detroit Thermal could provide service to 1300 AND keep the historic nature of our neighborhood intact. These outcomes are not mutually exclusive.**
- Detroit Thermal and its subcontractors have not offered or shared any alternative routes for their infrastructure that would satisfy EVERY stakeholder's needs.
- Detroit Thermal and its subcontractor Kaltz Excavating have a poor record of site maintenance, safety and follow through. This raises questions about leaving an internationally recognized historic landscape in their care. See examples attached below
- Observations of Detroit Thermal's system show that vegetation is often stunted or does not grow near their infrastructure.
- The utility easement/ROW under which Detroit Thermal is claiming use for this project has not been verified to be legitimate, as the portion connecting to 1300 has been unused for 30+ years. They have not provided clear or satisfactory documentation of such property interest.
- The presentation made at the May 14th meeting by Detroit Thermal's subcontractor included several statements pointing to lack of certainty about the state of the abandoned infrastructure that they are trying to reclaim and the process with which they hope to reclaim it.

What we don't know:

- Detroit Thermal's most recent proposal eliminates the steam stacks at the end of Joliet and Nicolet Place. They thought they needed them, ostensibly to satisfy an engineering need, but now they don't? What is the trade-off? Is safety being compromised? Is this connected to the switch in their proposal from fiberglass manhole covers to the temperature-conducting cast iron covers that led to a class action lawsuit?
- What recourse does our historic neighborhood have if Detroit Thermal and its subcontractors run into issues that expand the scope, footprint, or further damage historic landscape or buildings now or in the future?
- Is Detroit Thermal trying to use this project as a precedent to plan future expansion of their network through our neighborhood?
- DTE and its subcontractors laid new gas line across the north end of Lafayette Plaisance in approximately 2023. Why can't Detroit Thermal do something similar and

"T" -off their existing infrastructure in the Plaisance and trench new service to Lafayette Blvd along their same proposed route for site access?

What should happen:

- The Historic District Commission should vote against this proposal because it will permanently alter our local and internationally recognized historic neighborhood. Those changes would be based on unconfirmed property claims and a poor track record of stewardship for the easements that the applicant currently works within.
- Detroit Thermal should find alternative routing from their existing infrastructure in the Plaisance. They could cleanly engineer and establish a new route a mere ~100' to the east. Thus providing the much needed heating service to our neighbors in 1300 Lafayette. The current proposal already outlines an effective routing alternative as the blue "approach" path, or a linear approximation thereof. (HDC review materials: "HDC_presentation_final_0.pdf", Exhibit 7a, callout 2)

Thank you for your time and consideration,
Andrew Kem
1412 Nicolet Place

- I. Example of Detroit Thermal and Kaltz Excavating's poor commitment to safety, and poor stewardship of property. This Fencing has been in the center of our neighborhood (private property) since their exploratory dig in September 2024. 10 months. Even before the "stop work" order it had nails sticking out and chunks of random concrete laying around immediately next to our active playground. Since then the wood has come loose and broken, exposing more nails and sharp edges. This is the work of amateurs, committed only to cost reduction, not safety. Photo: June 25, 2025



- II. Example of recent work by Detroit Thermal and Katlz excavating at the corner of Rivard and Antietam. This work was completed spring 2025 with a new manhole cover and sidewalk. Either they didn't have the courtesy to throw down some grass seed, or it won't grow due to the temperature of the infrastructure. Both DTE and DWSD have rolled out straw and grass seed in other recent excavations in our area. Again, poor commitment to the city and its property owners. Photo: June 27, 2025

