



Outlook

[EXTERNAL] RE: URGENT: IMMEDIATE REJECTION OF DETROIT THERMAL PROJECT (HDC2025-00243)

From Benjamin Moulton <benjamin.moulton@gmail.com>**Date** Wed 7/2/2025 4:43 PM**To** Historic District Commission (Staff) <hdc@detroitmi.gov>

1 attachment (59 KB)

Reject Detroit Thermal Application - BMoulton.pdf;

please see the attached file.

July 1, 2025

Detroit Historic District Commission
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, MI 48226

RE: URGENT: IMMEDIATE REJECTION OF DETROIT THERMAL PROJECT
(HDC2025-00243)

Dear Historic District Commission,

I am writing as a concerned resident and property owner within the Lafayette Park/Mies van der Rohe National Historic Landmark to add my voice to the urgent call for the immediate and unconditional rejection of Detroit Thermal's proposed steam pipe installation project (Application HDC2025-00243). The current plan poses an unacceptable risk of severe and irreversible damage to our cherished landscape and private property.

Our community, Lafayette Park, holds the distinguished status of a federally designated National Historic Landmark. Its unique character is inextricably linked to its meticulously planned landscape and mature tree canopy, which are recognized as a critical contributing resource. It is deeply troubling that Detroit Thermal's proposal, even after purported revisions, fundamentally ignores this vital aspect of our historic designation. The expert findings in the SavATree arborist report (July 2025) unequivocally highlight the project's devastating flaws:

- The plan lacks adequate tree protection and will cause significant harm to mature trees located at the very heart of our community's greenspace.
- A staggering 22 trees are at risk of negative impacts, with 11 facing potential removal, primarily due to direct invasion of their critical root zones and insufficient soil protection.
- The project plans are riddled with numerous, egregious errors, demonstrating a clear lack of understanding regarding the existing landscape.

Furthermore, the National Park Service (April 30, 2025) has formally warned that this project "would substantially and adversely affect the integrity of the Lafayette Park NHL."

It is abundantly clear that this plan, given its inherent flaws and the devastating consequences it poses to both private property and a National Historic Landmark, cannot be allowed to proceed in any form.

I therefore implore the Commission to immediately and unconditionally reject application HDC2025-00243. It is imperative that the Commission mandate that Detroit Thermal identify and implement an alternative pipe path that entirely bypasses and avoids any damage to our trees, private property, and the sensitive, irreplaceable landscape of this invaluable historic resource.

The preservation of our community's heritage and environment rests on your decisive action.

Sincerely,

Benjamin Moulton

LaSalle Cooperative Member