



June 11, 2025

Garrett B. Landsberg, AIA  
Director of Historic Preservation, Staff to the Historic District Commission  
City of Detroit, Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

RE: Detroit Thermal Application HDC2025-00243

Mr. Landsberg:

We are in receipt of your letter dated May 16, 2025 that provides a list of items the Historic District Commission (Commission) requests to supplement our original application submittal dated May 14, 2025.

In the period since the Commission's meeting, also on May 14, 2025, Detroit Thermal has been actively engaged in surveying the site further and developing comprehensive documentation and recommendations to satisfy these requests.

Attached to this letter are updated documents developed to provide the Commission with specific details to allow them to make a formal determination on the project. These documents include a revised plans set developed with support from professional and licensed surveyors, civil engineers, landscape architects and certified arborists. Also provided is a presentation deck that will serve as the basis for an updated presentation to the Commission. Lastly, included is a letter of recommendation from the project's certified arborist that Detroit Thermal is committed to follow to ensure the best possible outcomes for the seven (7) impacted trees and shrubs.

Specifically, you'll find supplemental information addressing each of these items below:

1. Finer detail about existing landscaping around the excavation sites and the access routes to those excavation locations, including identification of all locations of vegetation
2. Information about possible steps that could be taken to protect the landscape
3. Clearer definition of what landscape might be destroyed
4. Steps about what can be done to remediate landscape damage
5. Excavation techniques

6. Details on how trees will be protected
7. Proposed equipment staging locations and approach
8. Environmental impacts of steam on tree canopy
9. Potential landscape experts to help *the* Commission better understand how roots and replanting and future work down the line could impact the landscape

We greatly appreciate the care that you, your team and the Commission take in exercising your authority to preserve the Lafayette Park/Mies van der Rohe Historic District. It's a truly special and uniquely significant resource in the city of Detroit. As demonstrated in the attached study, significant planning and coordination has gone into the proposed project. We hope we convey the mutual goal to minimize the impact of the proposed utility work on the district, its plant life and to the adjacent residents and community.

We respectfully request that the Commission consider providing Detroit Thermal with either a Certificate of Appropriateness or a Notice-to-Proceed based on the significant efforts that have been made to minimize the impact to the district and its landscape assets, and the substantial community benefit this project will provide by delivering steam heat to the 600 residential units at 1300 Lafayette.

Though not explicitly requested by the Commission, Detroit Thermal will be holding a community meeting with board members of the 5 adjacent co-ops. The hope is to continue to communicate Detroit Thermal's approach and our commitments to protecting the landscape material per the recommendations of our experts.

We appreciate your offer to schedule a special meeting for a follow-up public hearing of our application. We will follow up with you to find a date and time that works best for the Commission.

We truly appreciate all your efforts regarding this application, contact me if you have any questions.

Best regards,

Signed by:  
  
265582FBC7AD487  
General Manager  
Detroit Thermal

Cc: Alexa Bush, Director, Planning and Development Department