

August 9th, 2021

Justin Lyons
Planning Manager
City of Ferndale
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RE: 1111 W. 9 Mile – Planning Commission – Project Summary

Dear Justin,

Hope all is well! Thank you for your time in reviewing our project. As discussed, our group will be purchasing 1111 W. 9 mile and redeveloping the property. As the property currently stands, it is a defunct and inactive property that previously housed a dry cleaner. There are many challenges with the property including its odd size and environmental issues. Understanding these issues, we believe the highest and best use for the site is for a Business Hotel/Bed and Breakfast.

We are proposing a three story, 30-unit business hotel catering to the “digital nomad”. The guests of our hotel will be people who are traveling to Ferndale to enjoy the community amenities and work at the business hotel. Guests will find clean, quiet, and comfortable spaces that will allow them to take care of business in a welcoming environment. The business hotel will also serve the small business community of Ferndale. Whether it be by highlighting local restaurants and retail locations or sponsoring and supporting local events, our guests will know about all the happenings of Ferndale.

We believe this project fits well in the community because it is transit oriented, will bring new visitors to Ferndale supporting small and local businesses, it fills a needed amenity gap and contextually fits in the downtown streetscape.

Currently the property is currently zoned MXD-2, and our use is not allowable under the current ordinance. We would like to present various tradeoffs between the zoning we would need, C-2 and the zoning currently available. We have reached out to the immediate neighboring properties and will be seeking the greater community for their input and support.

Thank you again for your time and consideration.

Sincerely,



Michael Ferlito
President