



**CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION**

**COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 TTY: 711
WWW.DETROITMI.GOV**

To: Clerk's Office
From: The Department of Public Works
City Engineering Division
MapsandRecordsBureau@DetroitMI.Gov
(313) 224-3970

Petitioner:
Sound Mind Sound Body Academy
11433 Beaconsfield St.
Detroit, MI 48224

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition to request to vacate with the reservation of a utility easement the south portion of the east-west alley, 20 ft. wide bounded by Morang Ave., 106 ft. wide, Nottingham Rd., 60 ft. wide, Casino St., 60 ft. wide and Beaconsfield Ave., 86 ft. wide.

Georgine Gersdorff
Manager II
Department of Public Works
City Engineering Division
313-224-3985



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Sound Mind Sound Body Academy

11433 Beaconsfield Street Detroit, MI 48224

Abdullah Muhammad

Board Member

313.995.5571

Abdullah081974@gmail.com

September 25, 2025

City of Detroit Department of Public Works, City Engineering Division

Detroit City Council

Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226

**Re: Letter of Intent – Parking Lot Renovation for SMSB Community Engagement Center
at 11400 Morang Avenue, Detroit, MI 48224**

Dear City of Detroit Representatives,

Please accept this letter as a formal declaration of our intent to redevelop the property located at 11400 Morang Avenue, Detroit, MI 48224. The applicant, Sound Mind Sound Body Academy, proposes a comprehensive renovation of the existing parking lot to better serve the SMSB Community Engagement Center and the surrounding neighborhood.

This project is designed to improve safety, functionality, and aesthetics through a complete overhaul of the existing site. All work will be performed in accordance with the standards and specifications of the City of Detroit.

Proposal Summary

The project involves the demolition of the current parking lot and the construction of a new, modern facility with significant upgrades to landscaping, lighting, and drainage.

Demolition

The initial phase will consist of the complete demolition and removal of the existing asphalt parking lot and all existing light poles on the site.



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New Construction & Site Improvements

Following demolition and site preparation, the new facility will be constructed with the following features:

- **Parking Lot:** A new asphalt parking lot will be constructed, providing **62 parking spaces**.
- **Site Grading & Drainage:** The entire site will be regraded to ensure proper drainage. The plan includes the installation of new **Type B curb opening inlets** to manage stormwater runoff.
- **Landscaping:** New landscaping will be installed, including a **five-foot-wide landscaped buffer** along the public street frontage. **Shade trees** will be planted in parking lot islands to break up long rows of parking, and all landscaped beds will receive fresh mulch.
- **Lighting:** New, **pole-mounted LED area luminaires** will be installed to provide safe and adequate lighting. All lighting fixtures will be **full-cutoff qualified** to minimize light pollution.
- **Erosion Control:** During construction, comprehensive soil erosion and sedimentation control measures will be implemented, including the installation of **silt fences** and a **gravel access approach** to prevent tracking mud onto public roadways.
- **Fencing:** City Approved Black Wrought Iron Fence around perimeter of property.

We are confident that this project will be a significant improvement to the property and a valuable asset to the community. We look forward to working with the City of Detroit to bring this proposal to fruition. Please feel free to contact us with any questions.

Sincerely,

Abdullah Muhammad

Board Member

Sound Mind Sound Body Academy



SMSB COMMUNITY ENGAGEMENT
CENTER

PROPERTY #1: 11586 HOOKBURY ST (R1)
TAX PARCEL I.D.# 2709806
ASSESSOR LEGAL DESCRIPTION:
E 1/2 ACRES OF LAND ALONG WITH THE LOT CONTAINING GARAGE AND DRIVE PLATS, SEC 8 T24N R14W

PROPERTY #2: 11582 HOOKBURY ST (R1)
TAX PARCEL I.D.# 2709806
ASSESSOR LEGAL DESCRIPTION:
HOOKBURY TRACT MAP 407 ADDED TO LOT 20 GARAGE AND DRIVE PLAT, SEC 8 T24N R14W

PROPERTY #3: 11440 MORANG AVE (R4)
TAX PARCEL I.D.# 2701658
ASSESSOR LEGAL DESCRIPTION:
E 1/2 ACRES OF LOT 20 GARAGE AND DRIVE PLAT, SEC 8 T24N R14W

PROPERTY #4: 11405 MORANG AVE. (B4 / R1)
TAX PARCEL I.D.#: 2103002-7

ASSESSOR LEGAL DESCRIPTION:

PROPERTY 85: 11400 MORANG AVE (R4)

TAX PARCEL I.D.#: 2707690-001
ASSESSOR LEGAL DESCRIPTION:
 E 680' W 244' THRU 265' OPEN AND SCATTERED C&B HDQ'S CLAREMONT TRACT, MFC & 21,000 SMOKE & 1000 FT

A000	<ul style="list-style-type: none"> • TITLE PAGE • CODE ANALYSIS • EXISTING ARCH. SITE PLAN (GREATER SITE)
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SP101 • PROPOSED - ARCH. SITE PLAN

SP102	• PROPOSED - LANDSCAPE PLAN
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SP103	• PROPOSED - PHOTOMETRIC PLAN
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CIVIL ENGINEERING / SURVEY

8-0	• TOPOGRAPHIC SURVEY
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SP-01	• PROPOSED - SITE PLAN
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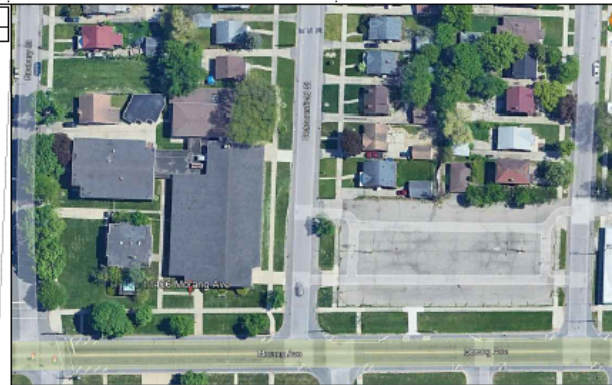
SP-02	• REMOVAL - SITE PLAN
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SP-03	• PROPOSED GRADING SITE PLAN
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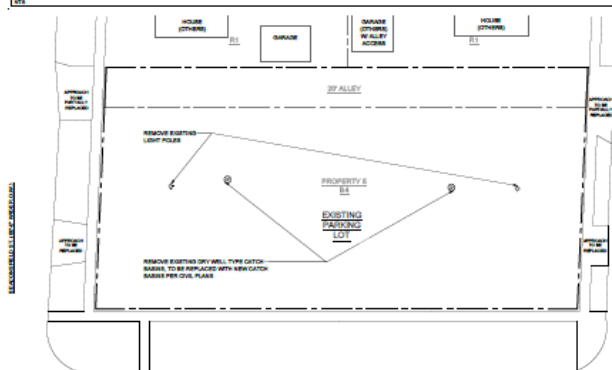
SP-04	• PROPOSED - SOIL EROSION PLAN
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SP-05	• STANDARD DETAILS
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* BULK & RESEARCH SURVEY DATA: **ENTER THE EXACT TITLE NUMBER LOCATED ON THE PREVIOUS LEAD, THE EXACT BUILDING NUMBER, AND FLOOR / ROOM / WALL LOCATION**



EXISTING SITE PLAN (PHOTO)





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MAP-25-94

CASINO AVE. 60 FT. WD.

266 331

BEACONSFIELD AVE. 86 FT. WD.

PUBLIC ALLEY

265 263 261 259 257 255 254

NOTTINGHAM RD. 60 FT. WD.

MORANG AVE. 106 FT. WD.

5' 20'

CASINO AVE. 60 FT. WD.

BEACONSFIELD AVE. 86 FT. WD.

NOTTINGHAM RD. 60 FT. WD.

MORANG AVE. 106 FT. WD.

LEGEND: - REQUEST VACATION WITH EASEMENT (OF PUBLIC ALLEY)

(FOR OFFICE USE ONLY)

CARTO 97 F

DRAWN BY	LC
DATE	10/01/2025
CHECKED	AP/TS
APPROVED	GE

REQUEST VACATION WITH EASEMENT OF THE SOUTH PORTION OF THE EAST/WEST ALLEY BOUNDED BY MORANG AVE., NOTTINGHAM RD., CASINO ST. AND BEACONSFIELD AVE.

CITY OF DETROIT CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU
JOB NO. 25-94
DRWG. NO.