



ISLAMIC CENTER OF  
BRUSHY CREEK

# ICBC MASTER PLAN

UPDATED FEBRUARY 2023



© 2023 ISLAMIC CENTER OF BRUSHY CREEK (ICBC)



## OBJECTIVE

To please Allah (swt) by following the teachings of the Qur'an and the Sunnah of His Prophet, Muhammad (pbuh).

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## MISSION STATEMENT

To serve the Muslim community by providing various services to meet their spiritual and social needs and by promoting the values and teachings of Islam in accordance with the Qur'an and Sunnah of His Prophet, Muhammad (pbuh).

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## VISION STATEMENT

To become a comprehensive center of learning and spirituality for all age groups and demographics within the Muslim community.

# OVERVIEW

The Islamic Center of Brushy Creek (ICBC) was established in July 2007 to meet the spiritual and social needs of the Muslim population in northwest Austin. Situated on a 6.125-acre land, the property was purchased for \$750,000 with the donations and interest-free personal loans from our community members.



In 2007, we used a small house (1,950 sq. ft.) in our premises as the masjid. Over the years, approx. \$300,000 was spent on construction of parking lots and renovation of the current structures for use as prayer spaces. Yet, the facilities and infrastructure were grossly inadequate for our needs.

About 500 Muslim families of various backgrounds and ethnicities live within a 10-mile radius of ICBC. Our community has more than doubled in less than 10 years and continues to expand rapidly. To meet the diverse needs of our community, we unveiled an ambitious Master Plan for our Center in Ramadan 2011, which was developed based on the community feedback. The Master Plan envisions a comprehensive Center that will address the needs of men, women, children, youth, elderly, and the non-Muslim community at large. We believe this vision will ensure a spacious and secure place for our community for many years, Insha Allah.





# MASTER PLANNING

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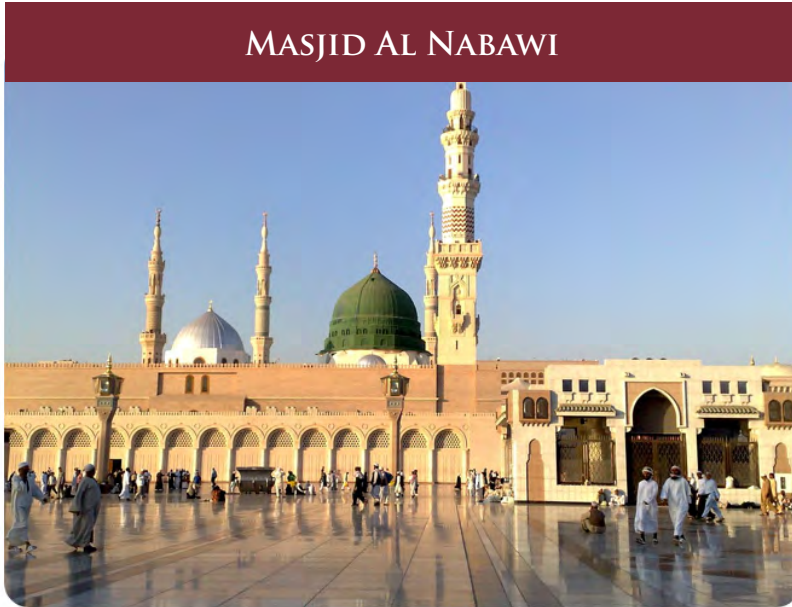
Guiding principles & Strategic planning process

# MASTER PLANNING

## GUIDING PRINCIPLES



MASJID AL NABAWI



Phased and Modular Approach



Comprehensive facilities for all genders and age groups



Rooted in Past with focus on Future



Aligned with Vision, Mission and Strategic Planning

# MASTER PLANNING

## STRATEGIC PLANNING—INFLUENCING FACTORS



# MASTER PLANNING

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## VISION TO PLAN

### SPIRITUAL



Masjid

### EDUCATIONAL



Class Rooms Library

### CULTURAL



Multi purpose Hall

### PHYSICAL



Basketball Court  
Fitness Center  
Children's Playscape

### SOCIAL SERVICES



Da'wah/ Outreach  
Day Care Center  
Medical Clinic



# ICBC MASTER PLAN

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Project Planning—a phased approach



# ICBC MASTER PLAN

## A PHASED APPROACH



# ICBC MASTER PLAN

## PROJECT PLANNING

Phases	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>Phase 0</b> Site Plan Development Civil & Architectural Designs Governmental Approvals Site Preparatory Work	Q3 2012 – Q4 2014														
<b>Phase I</b> Utilities Detention Pond Parking Lot Landscape & Irrigation Electrical & Lighting Children's Playscape Basketball Court				Q1 2015 – Q2 2016											
<b>Phase II</b> Masjid						Q3 2017 – Q1 2021									
<b>Phase III</b> Education & Activities Center Minaret Deceleration Lane												Q1 2023 – Q3 2024			
<b>Phase IV</b> Multi-Purpose Hall														2025 – 2026	



# MASTER PLAN EXECUTION

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Executing the master plan



# MASTER PLAN - PHASE 0

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Plans, Permits & Approvals

# MASTER PLAN – PHASE 0

## PLANS, PERMITS & APPROVALS



Following a professional search, in June 2012, we contracted architectural and civil engineering firms to do the required planning and design works to develop a comprehensive Site Plan. After several deliberations with the City of Cedar Park, the necessary approvals were obtained in 2015 Q4, Alhamdu lillah. This phase was executed in 2015 Q1 - 2016 Q2 at a cost of approx. \$280,000.



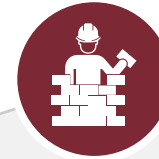
### ARCHITECTURAL & CIVIL PLANNING

- Design for Master Plan
- Civil Engineering Work
- Topography / Boundary / Tree surveys
- Geo-technical study
- Landscape design
- Detention Pond design



### PLAN APPROVAL

- Site Plan Submittal
- Platting
- Plat Recording
- Easement Agreement
- TCEQ Application



### SITE WORK

- Lot and Tree clearing
- Grading & Erosion control
- Excavation
- Cleanup work

# MASTER PLAN – PHASE 0

## PLANS, PERMITS & APPROVALS



EXPENSES		COST
 Professional Services (Architect & Civil)		\$165 K
 Permitting & Fees		\$27 K
 Site Preparatory Work		\$86 K
 Miscellaneous		\$2 K
Total		\$280 K





# MASTER PLAN - PHASE I

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Utilities & Parking Lot

# MASTER PLAN – PHASE I

## UTILITIES & PARKING LOT

The necessary approvals from the City were secured in 2015 Q4. Based on cost considerations and project efficiencies, the project was sub-divided and awarded to multiple contractors. Utilities work involved domestic & wastewater lines, gas and electric connections, etc., needed for the entire master plan. We also constructed a water detention pond as required by the TCEQ (Texas Commission on Environmental Quality). A total of 230 parking spaces were built in this phase. Landscape work consisted of planting approx. 300 trees/shrubs and installing 53 zones for irrigation. We also installed a new transformer with the capacity to handle our needs for the infrastructure in the entire master plan. A college-regulation size basketball court protected with secure fencing was built. About 30 light poles were installed at the parking lot and the basketball court.

This phase was executed in 2015 Q1--2016 Q2, *Alhamdu lillah* at a cost of approx. \$1.66 Million.



### Children's Play Area

- Swings, slides etc. in a safe area
- Security fence



### Parking Lot

- 230 parking spaces
- Side Walk along Brushy Creek Road



### Landscaping & Lighting

- Irrigation Design
- Trees & Shrubs
- Irrigation System
- Parking Lot Lighting



### Utilities

- Water, Waste water, Electric, Gas connections
- Relocation of electric poles (PEC)



### Detention Pond

- Water Quality pond
- Required for Site Development



### Basketball Court

- College-regulation sized








# MASTER PLAN – PHASE I

## UTILITIES & PARKING LOT



EXPENSES	COST
 Project Management	\$49 K
 Utilities Construction	\$368 K
 Detention Pond	\$467 K
 Parking Lot	\$351 K
 Landscaping & Irrigation	\$148 K
 Electrical work & Lighting	\$112 K
 Playscape, Basketball court	\$91 K
 Legal	\$66 K
<b>Total</b>	<b>\$1.66 M</b>





# MASTER PLAN - PHASE II

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New Masjid

# MASTER PLAN – PHASE II

## NEW MASJID

The masjid design was completed as part of Phase 0. The masjid plan was approved by the City of Cedar Park in April '17. Upon securing the "Permit To Construct" in June '17, the construction work on the new masjid started in August '17 and was finished in October '20, *Alhamdu lillah*. Total cost of Phase II was approx. \$3.21 Million. The masjid is a two-story building as follows:

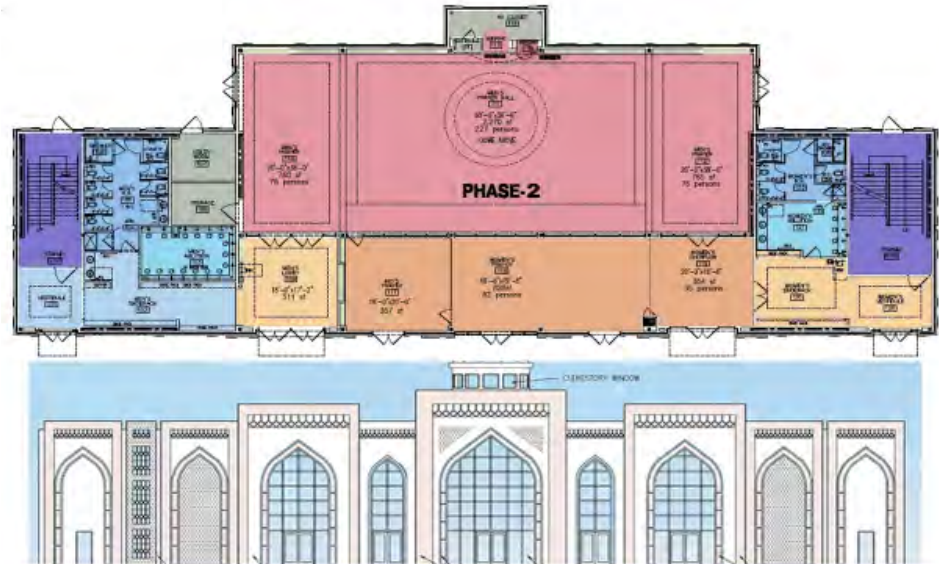
**1<sup>ST</sup> FLOOR** 9,300 ft<sup>2</sup>

550 capacity (for brothers)

**2<sup>ND</sup> FLOOR** 5,100 ft<sup>2</sup>

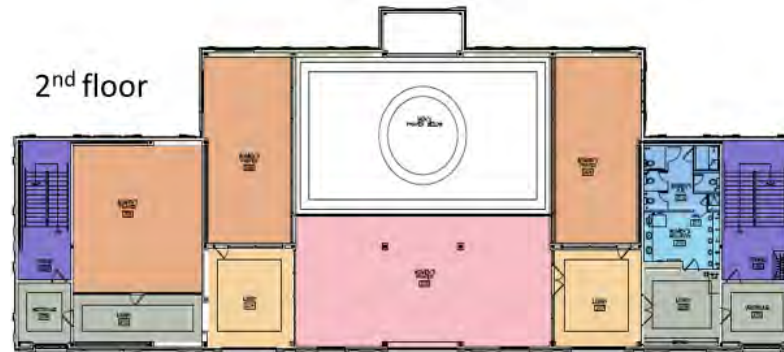
375 capacity (for Sisters)

This phase also included the construction of security fence along the perimeter of our premises.



# MASTER PLAN – PHASE II

## NEW MASJID



# NEW MASJID - ENTRANCES





# NEW MASJID - 1<sup>ST</sup> FLOOR












# NEW MASJID - 2<sup>ND</sup> FLOOR



# MASTER PLAN – PHASE II

## NEW MASJID



EXPENSES		COST
	Mgmt. Cost, Inspections, Architect	\$209 K
	Metal, Framing, Roofing & Insulation	\$783 K
	Plumbing, Masonry, Stucco, Foundation	\$314 K
	Fire Protection, Electrical, HVAC	\$435 K
	Doors, Glass, Finishes, Furnishings	\$398 K
	Electrical, Fixtures, Elevator	\$341 K
	Audio Visual	\$237 K
	Equipment Rental, Dumpsters	\$156 K
	Security, Fencing, Landscaping	\$329 K
Total		\$3.21 M







# MASTER PLAN - PHASE III

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Education & Activities Center

# MASTER PLAN – PHASE III

## EDUCATION & ACTIVITIES CENTER

This phase consists of the Education & Activities center as enumerated in the following pages.  
We plan on starting on phase III in 2022 Q3, *Insha Allah*









# MASTER PLAN – PHASE III

## EDUCATION & ACTIVITIES CENTER



# MASTER PLAN – PHASE III

## EDUCATION & ACTIVITIES CENTER

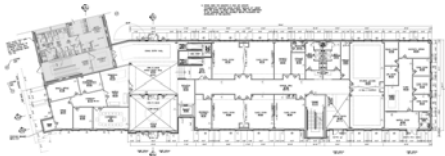
					
<b>Masjid Administration Center</b>	<b>Education Center</b>	<b>IT Center / Library</b>	<b>Conference Rooms</b>	<b>6 Additional Rooms</b>	<b>Medical Clinic</b>
<ul style="list-style-type: none"><li>• Receptionist Office</li><li>• Waiting Room</li><li>• Imam's Office</li><li>• Conference Room</li></ul>	<ul style="list-style-type: none"><li>• Administration Office</li><li>• 13 Class Rooms</li><li>• Male teachers lounge</li><li>• Female teachers lounge with attached restrooms</li><li>• Student Recreation Lounge</li></ul>	<ul style="list-style-type: none"><li>• High speed internet</li><li>• Digital library resources including Islamic books</li></ul>	<ul style="list-style-type: none"><li>• Class rooms with accordion partitions that convert into Conference rooms</li></ul>	<ul style="list-style-type: none"><li>• Re-purpose for different activities</li><li>• Baby sitting</li><li>• Da'wah Center</li><li>• Art &amp; Crafts room</li><li>• Calligraphy class</li></ul>	<ul style="list-style-type: none"><li>• ~1,500 sq. ft.</li><li>• Waiting room</li><li>• Examination rooms</li><li>• Doctor's office</li><li>• Nurse's station</li><li>• Laboratory</li><li>• Secure File and Records room</li><li>• Restroom</li></ul>

# MASTER PLAN – PHASE III

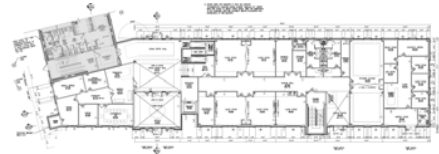
## EDUCATION & ACTIVITIES CENTER (CONNECTED TO THE MASJID)



EDUCATION & ACTIVITIES  
CENTER (GROUND FLOOR)










EDUCATION & ACTIVITIES  
CENTER (SECOND FLOOR)



# MASTER PLAN – PHASE III

## EDUCATION & ACTIVITIES CENTER

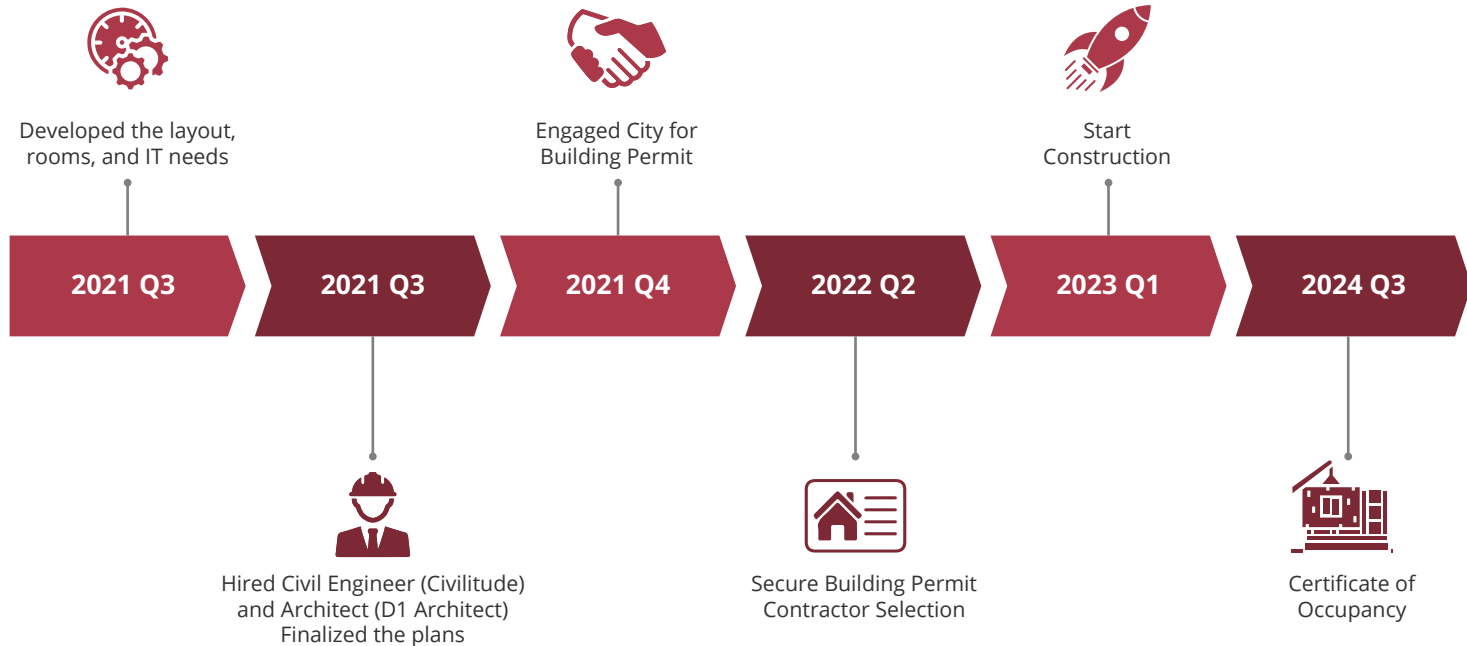


EXPENSES		COST ESTIMATE
	Professional Services (Architect, Civil Engineer, Construction Management)	\$378 K
	Education & Activities Center; Minaret	\$4,189 K
	Deceleration Lane	\$136 K
	Irrigation & landscape	\$48 K
	Parking and Sidewalks	\$27 K
	Furnishing, Audio-video, finishes	\$350 K
	Medical clinic equipment, Furnishings	\$75 K
<b>Total</b>		<b>\$5.2 M</b>



# MASTER PLAN – PHASE III

## EDUCATION & ACTIVITIES CENTER



# MASTER PLAN – PHASE III

## EDUCATION & ACTIVITIES CENTER

### Children's Educational Programs



- Weekend Islamic School
- Quran Nazira program
- Quran Hifdh program
- Quran Tajweed Class
- Friday Evening Halaqa
- After School/Evening Programs
- Tutoring
- SAT Prep Class

### Qur'an Hifdh Program



- Full-time and Part-time Quran memorization programs for Boys and Girls

### Sisters' Programs



- Qur'an Tafseer class in English
- Qur'an Tafseer class in Arabic
- Weekly Arabic class
- Sisters Weekly Halaqa
- Parenting
- "Mommy & Me" programs
- Language Courses

### Youth Activities



- Teen Girls Halaqa
- Arts & Crafts class
- "Young Muslims" weekly Halaqa
- Boys & Girls scouting
- Cooking Class
- Crochet Class
- Calligraphy Class
- Hijabista Class
- Stitching Class

### Social Activities



- Blood drive
- Conferences and Workshop
- Counseling Services
- CPR training
- Educational Seminars
- Food distribution (to the Needy)
- Matrimonial Services
- Medical Camp
- Medical Clinic
- Senior Social events

### Da'wah & Outreach



- Host non-Muslim groups
- Interfaith dialogues
- "Islam 101" Class



# MASTER PLAN – PHASE III

## EDUCATION & ACTIVITIES CENTER

This phase also involves the construction of a Minaret and a deceleration lane from Brushy Creek Road into our premises.

### MINARET



Restrooms



Connected to the current Masjid



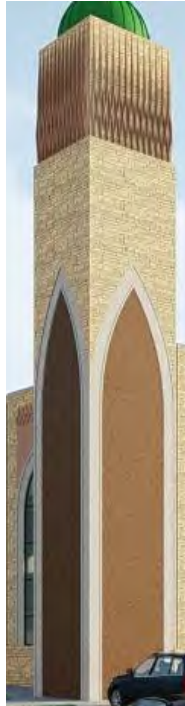
Lighted at the top



Visible from Parmer Lane



Enhances the aesthetics of the ICBC complex



### DECELERATION LANE



Separate Right Turn Lane into our premises



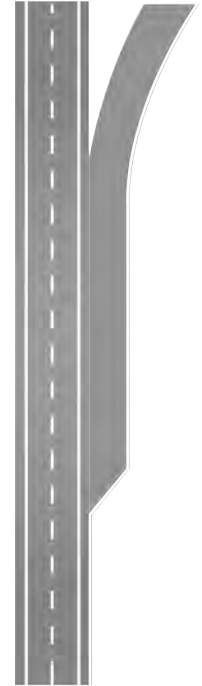
Build a 150 feet long approach to Gate 3 (near Basketball Court)



City requirement



Improves safety for our congregation





# MASTER PLAN - PHASE IV

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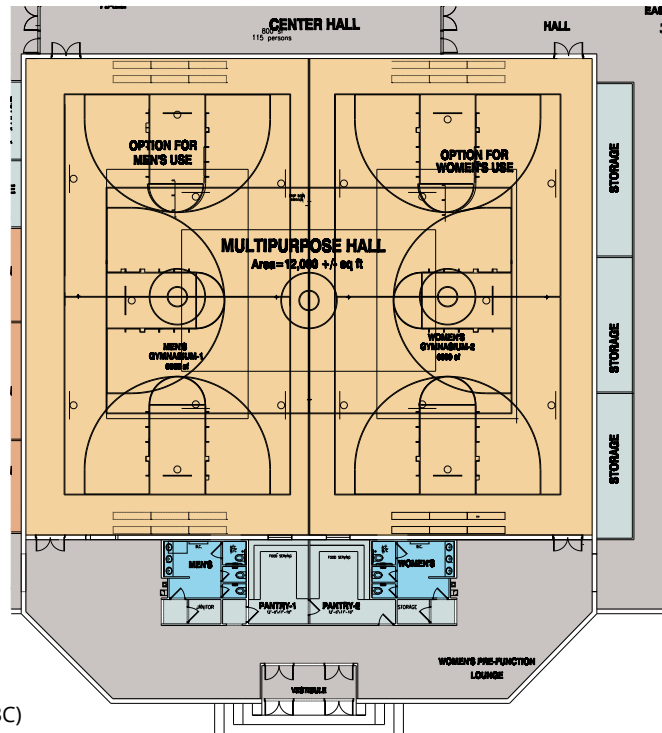
Multi-Purpose Hall

# MASTER PLAN – PHASE IV

## MULTI-PURPOSE HALL



This phase consists of the construction of a Multi-Purpose Hall. We plan on starting this phase in 2025, *InshaAllah*.



# RENDERING OF THE ICBC MASTER PLAN

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# RENDERING OF THE ICBC MASTER PLAN

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# RENDERING OF THE ICBC MASTER PLAN

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In addition to the execution of the various phases of the master plan, the security at the ICBC premises was enhanced utilizing federal grants. ICBC was the first masjid in Greater Austin to receive \$100,000 federal grant in 2021. The funds were utilized for the installation of blast protection film on all glass doors and windows in the new masjid building, burglar alarm system, and a sophisticated video surveillance system.

Our community support has been truly overwhelming, *Alhamdu lillah*. Since our founding, we have raised about Seven Million Dollars, which was spent on property purchase, subsequent enhancement, and the execution of phases 0, I, II and III. To date, ICBC has paid for everything, there is no debt, *Alhamdu lillah*.

The Education & Activities Center (EAC) with the medical clinic, masjid offices, and several rooms for all our programs is a major step forward in making us a comprehensive Islamic Center, and as such is a significant financial undertaking by the community. please help us meet our funding needs for what will be a state-of-the-art facility. We sincerely thank everyone for their continued support of ICBC.

*Jazakum Allahu Khairan!*



