

# Ibn Sina Community Center Oakley, CA

## Introduction

## Project Definition

The proposed ISCC project sits on a 14-acre lot and is planned as a multi-use facility, which will consist of a senior housing facility, a temporary shelter, a full time private school, an events hall, and a mosque. The facilities will be constructed in multiple phases over several years.

## Project Size and Planned Land Use

- **Phase I** - The proposed senior adult housing facility is planned to be 100,000 square feet and will contain around 200 attached dwelling units, administrative offices, a meeting room, a kitchen, a common hall, staff bathrooms, and break area.
- **Phase II** - The proposed private school is planned to be 20,000 square feet. The school will serve as a PK-12 institution, and will contain classrooms, a library, a science laboratory, a computer laboratory, offices, kitchen, cafeteria, bathroom facilities, staff lounge, and a meeting room. The school is planned to open with a 2-room kindergarten in the first year, and add 2 classrooms each additional year until 12<sup>th</sup> grade. Full enrollment is estimated at 200 students by year 12 from opening.
- **Phase III** - The school's indoor gym 8,000 square feet will include shower facilities, bathrooms, locker rooms and teachers' offices. While the outdoor facilities will include a playground, a soccer field, and 3 outdoor basketball courts.
- **Phase IV** - The proposed events hall is planned to be 10,000 square feet. This facility will contain a multi-purpose hall, full size commercial kitchen, bathrooms, an office, and 2 lounges. The maximum occupancy capacity of the hall will be about 300 people. The proposed event hall will be used for a number of occasions, such as weddings, memorial services, community meetings, and other events as warranted. The events hall will be attached to the proposed worship center.
- **Phase V** - The worship center is planned to be used as a mosque, and is proposed to be 10,000 square feet, and will be physically attached to the events hall. The mosque facilities are similar to a church when it comes to utilization. The mosque at the ISCC will consist of a 2 prayer (assembly) halls (one on the 1<sup>st</sup> floor and another on the second floor), offices, a library, bathroom facilities, a conference room, a kitchen and a small

cafeteria. During prayer times, everyone will assemble at the prayer halls. Attendance at the mosque will peak on Friday afternoons, with an estimated maximum of 400 worshippers. Additional peak attendance will occur during the Muslim holy month of Ramadan, where prayer services are offered later in the evenings.

- **Phase VI** - The proposed temporary shelter is planned to be 3,237 square feet, and will be designed as a 4-bedroom detached single family dwelling. The purpose of the temporary shelter is to provide temporary housing for families who have lost their homes due to financial or other hardship. The temporary shelter is also there to serve as a battered-women shelter in emergency situations.

### Project Location

The proposed ISCC development project is located on Neroly Road, in the City of Oakley, California. The physical address is to be determined. The project site sits on a 14-acre lot that is confined by Elm Lane to the north, Neroly Road to the east, Oakley Road to the south, and an adjacent lot to the west. Main access to the site will be provided from Neroly Road. The project vicinity map, and the project site plan are shown in Figures 1 and 2, below.

