



Urbana Muslim Association

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# Town Hall Meeting

Rabi ul Awal AH 1447 – September 5, 2025



# Agenda

- Maghrib
- Dua / Introduction
- Building Update
- Project Finance Update
- Survey 2025 Discussion
- Community Q & A



# Building Update

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## Premise for UMA Center

- Place for Muslims from local surrounding areas to gather for prayers
- Place for get-together for Iftar and Taraweeh during Ramadan
- Provide other needed services to Muslims and non-Muslims in the area (School and/or Clinics)
- Possibly generate operational revenue from renting for Islamic Activities



# Site Selection

- Eight properties in the vicinity of Urbana explored
- Consideration and offer was made to the following three out of eight properties
  - 5 acres lot behind Kids Villa
  - 2 acres property behind Urbana Park and Ride
  - 3 acres property located on Ijamsville Road
- In meetings with Frederick County Planning Commission, County informed us of the restrictions, complications, regulatory challenges, and permitting obstacles related to the afore-mentioned properties



# Land Purchase

- Acquired land (2.79 Acres), at the intersection of Route 80 & 75, in the Spring of 2023
- Basis of Selection
  - Commercial Lot approved for worship place
  - Central location serving Urbana, Monrovia, Ijamsville, New Market, Linganore, Green Valley, and Windsor Knolls.
  - Next to a future High School site which will bring Water and Sewer to the Property in the next Decade



# Project Initiation & Planning

- Terra Solutions Engineering, with significant experience of engineering designs for several churches, was hired for engineering/site design.
- UMA contracted with Oculus Architects for architectural design that has completed other Masjid Projects in the DMV
- Terra Solutions Engineering prepared the Site Plan. The plan was approved by Frederick County Planning Commission in October 2023
- Renegotiated Access Easement with Truist Bank to expand access
  - ✓ ● Required legal assistance
  - ✓ ● New Easement Agreement has been recorded with the County.





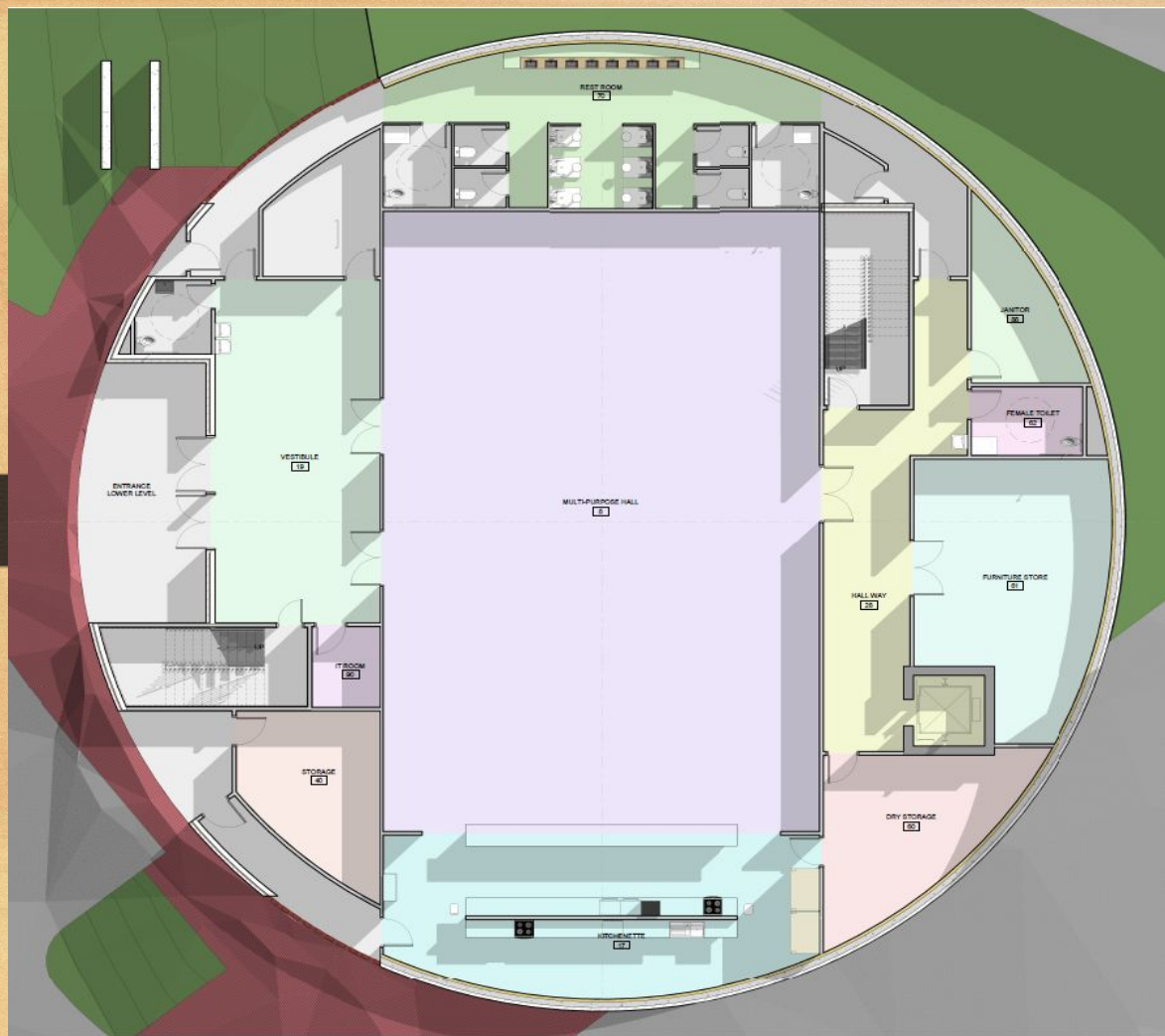
# Tentative Timeline

- Site Work/Building Foundation has been submitted to County for Approval last week.

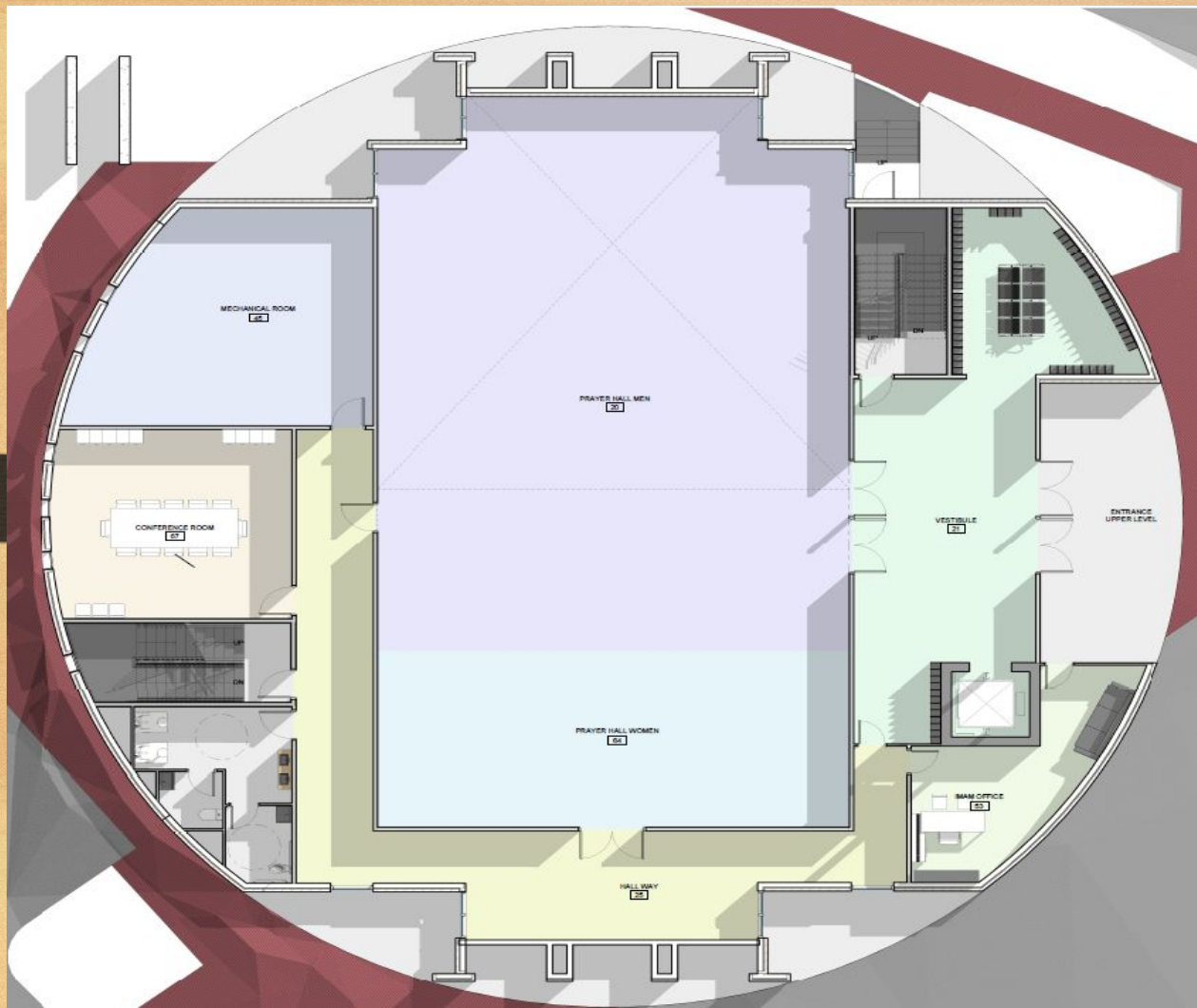
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- Fall'25/Spring'26 – Land Development (Grading, Utilities, Retaining Wall, Foundation)
- 2026 – 2027: Basement and Exterior Shell
- 2027 – 2028: Main Level (Musallah, Offices)
- 2028 – 2029: Mezzanine (Potential future Classrooms, Clinic)

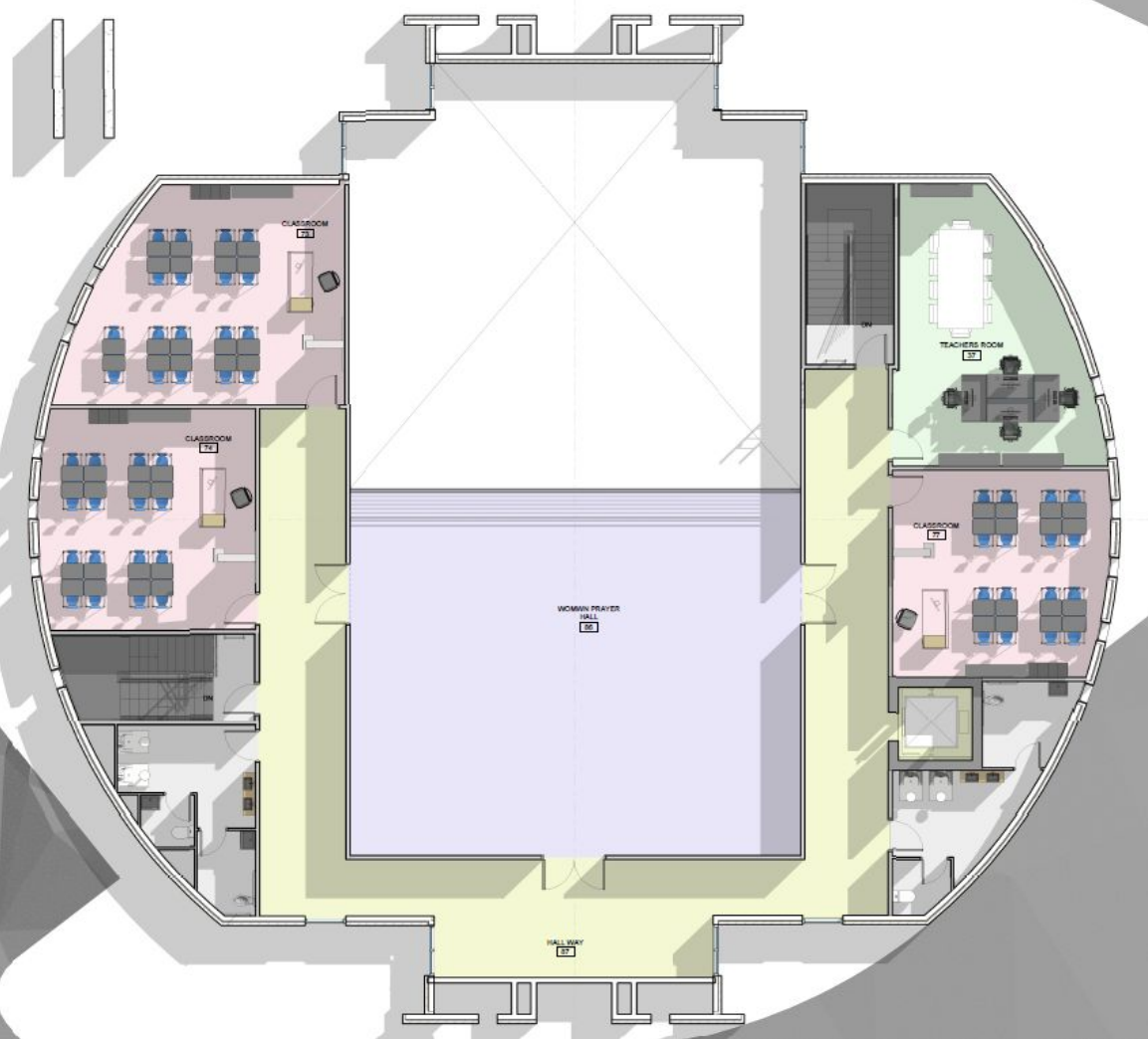




# Basement Layout



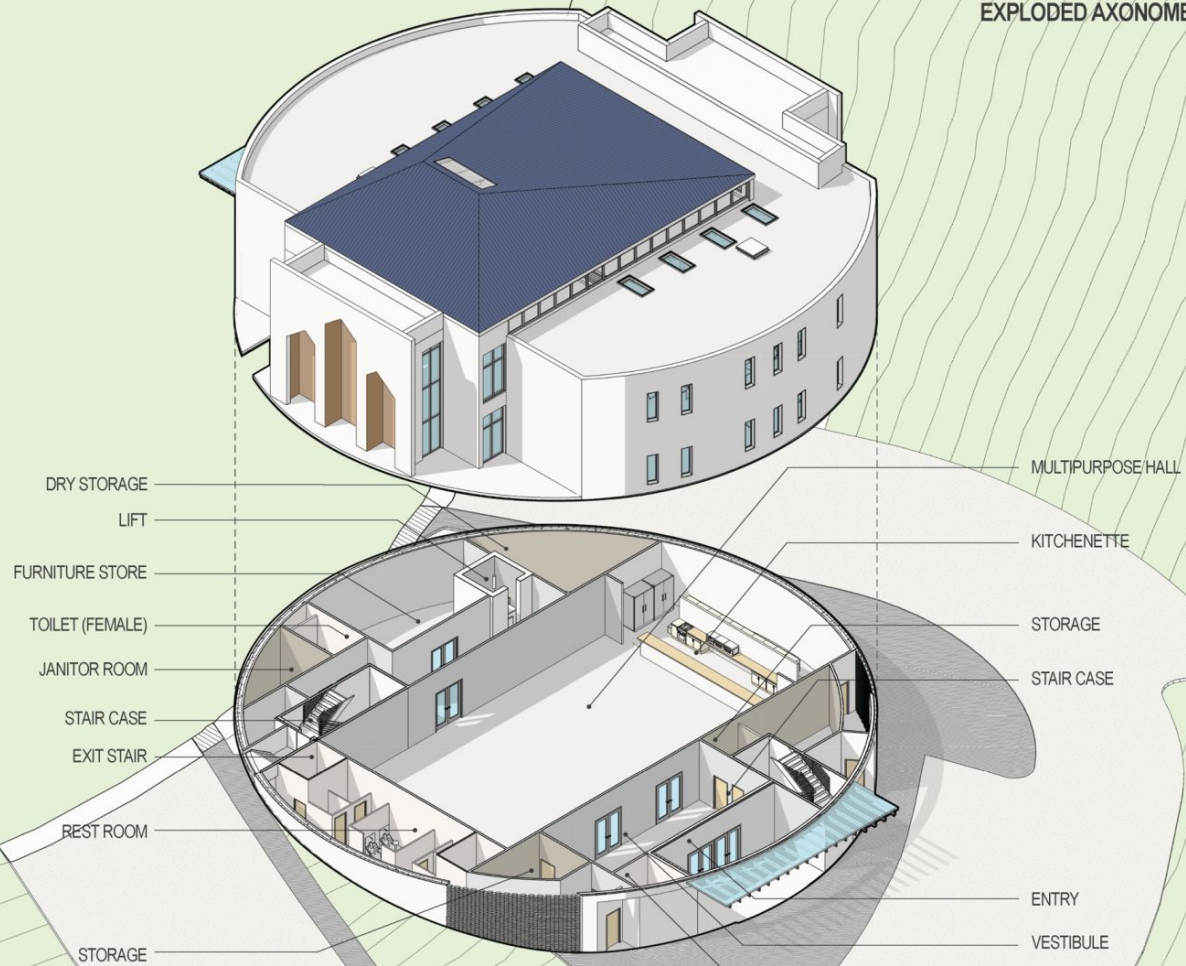
# Main Level Layout



# Mezzanine Layout



# EXPLODED AXONOMETRIC VIEW



	CORNUS FLORIDA	PNY OAK	2" CAL. or 6" MIN.	4	8 & 9
	QUERCUS RUBRA	FLOWERING DOGWOOD	2" CAL. or 6" MIN.	7	8 & 9
	PLATANUS OCCIDENTALIS	NORTHERN RED OAK	2" CAL. or 6" MIN.	10	8 & 9
	TAXODIUM DISTICHUM	SYCAMORE - AMERICAN PLANE TREE	2" CAL. or 6" MIN.	9	8 & 9
	JUNIPERUS VIRGINIANA	BALD CYPRESS	2" CAL. or 6" MIN.	5	BUCKET
	VIBURNUM PRUNIFOLIUM	EASTERN RED CEDAR	2" CAL. or 6" MIN.	7	BUCKET
		BLACK-HAW VIBURNUM	3" CAL. or 2 1/2" MIN.	33	BUCKET

ALL LANDSCAPING SHALL BE MAINTAINED IN A LIVING CONDITION!

LEGEND	
EX. CONTOUR	---
PROP. CONTOUR	---
EX. WATER LINE	---
PROP. WATER LINE	---
EX. SANITARY SEWER	---
PROP. SANITARY SEWER	---
EX. STORM DRAIN	---
PROP. STORM DRAIN	---
EX. PAVEMENT (E.O.P.)	---
PROP. PAVEMENT	---
EX. PROPERTY LINE	---
PROP. BOUNDARY/LOT	---
PROP. FENCE	---
EX. TREELINE	---
PROP. SIDEWALK	---
PROP. CONCRETE	---
U/G GAS LINE	---
UTILITY POLES	---
OVERHEAD ELEC. LINES	---
FIRE HYDRANT	---
EASEMENTS	---
BUILDING RESTRICTION LINES (BRL)	---
PERMEABLE PAVEMENT	---
PROP. FOREST EASEMENT	---

TM 97 P. 003  
Jesse and Catherine Burall  
Liber 1118 Folio 325  
Zone: R1  
Use: Agriculture

TM 97 P. 221  
Urbana Muslim Association  
Liber 16673 Folio 0088  
Lot 1, Kayen I Subdivision  
P.B. 444 P. 118  
2.8417 Acres  
Zone: GC  
Use: Institutional (Place of Worship).

UMA House of Worship & Community Center – Schedule					
Activity	Day	Arrive	Departure	Notes / Comments	
Weekends (Community Events)	Weekends	10:00 arrive 10:30 leave	1:00 depart 1:30 leave	250	
Pho-ban Workshop (Sanctuary)	Wed	5:30 AM - 7:30 AM	10:30 AM - 12:30 PM	Anticipate 100 currently, but could increase to 250 people over the next 5 to 10 years.	
Mid-day Prayer	Daily	12:00 AM - 1:00 PM	1:00 - 2:00 PM	Varies depending on the time of year.	
Afternoon Prayer	Daily	3:00 PM - 4:00 PM	4:00 - 5:00 PM	Varies depending on the time of year.	
Evening Prayer	Daily	6:00 PM - 7:30 PM	7:30 - 9:00 PM	Varies depending on the time of year.	
Friday Congregational Prayer	Friday	12:30 PM - 1:30 PM	1:30 PM - 2:30 PM	250	
No daycare or children's school are proposed with this Site Plan.		A warning bell to serve a maximum of 250 people is planned for this facility.			

PROP. SEPTIC AREA  
10,700 SF

TM 97 P. 003  
Jesse and Catherine Burall  
Liber 1118 Folio 325  
Zone: R1  
Use: Agriculture

PURPOSE STATEMENT: THE PURPOSE OF THIS SITE PLAN IS TO ADD AN ADDITIONAL 4-FOOT TALL RETAINING WALL ALONG THE EASTERN SIDE OF THE PARKING LOT AND TO LOWER THE ORIGINAL RETAINING WALL ALONG THE WESTERN SIDE OF THE PARKING LOT. THIS WILL GREATLY REDUCE THE OVERALL COST FOR RETAINING WALLS ON THIS PROJECT.

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GREEN VALLEY ROAD  
(MINOR ARTERIAL)  
EX. 70-FOOT R/W





# Survey

An aerial architectural rendering of a modern building complex. The central feature is a large, curved, light-colored building with multiple stories, featuring large windows and arched openings on its side. To the left of this main building is a tall, slender, light-colored tower with a dark, textured upper section. The buildings are situated on a green lawn, surrounded by numerous trees. A paved parking lot with several cars is visible to the right and in front of the buildings. The entire scene is framed by a dark border, and the word "Survey" is overlaid in a large, white, serif font across the center of the image.





## UMA Survey 2025

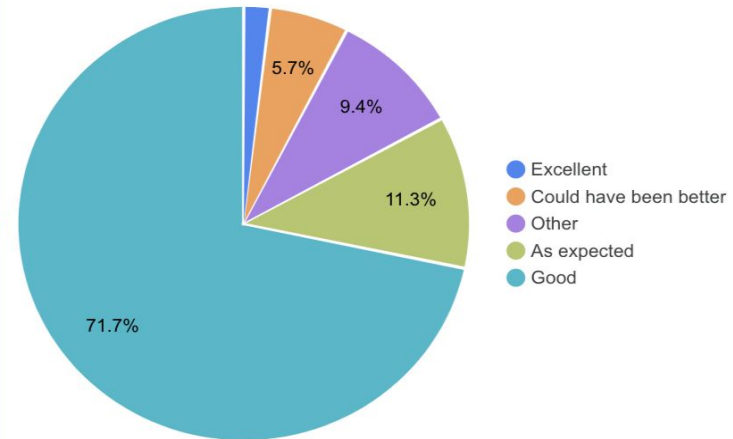
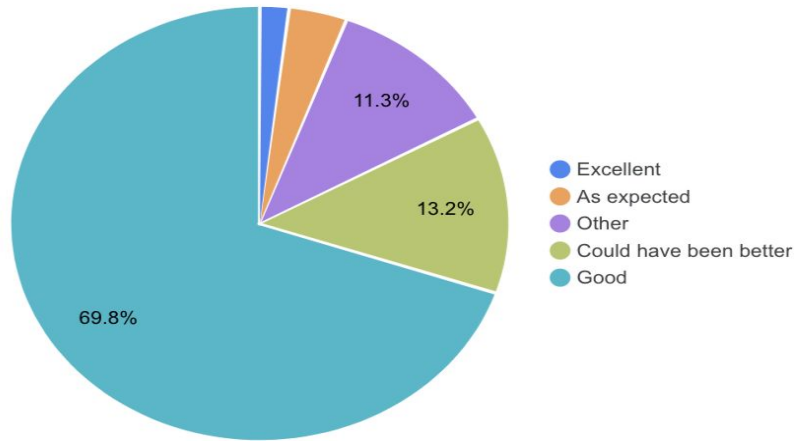
- UMA decided to conduct survey to feel community pulse in May 2025
- Intended for capturing sentiments and feedback
- Initially opened for 2 weeks
- Survey sent via Email Newsletter and requested anonymous responses
- Extended till past Eid al Adha(June) for total of 1 month
- 52 Responses collected ( out of ~280 Recipients)



# Ramadan & Taraweeh

Ramadan

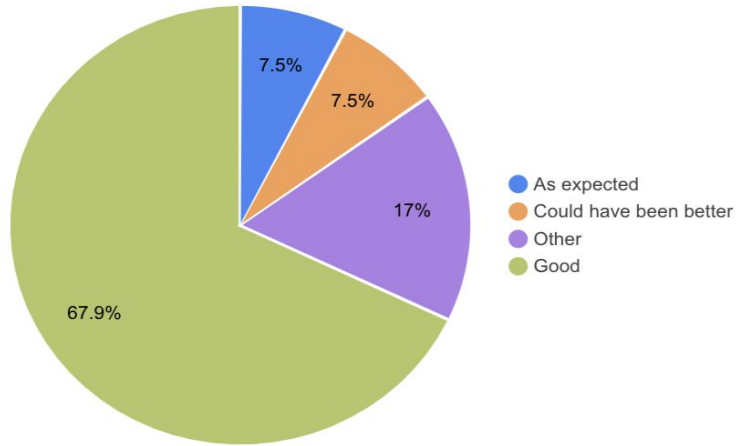
Taraweeh



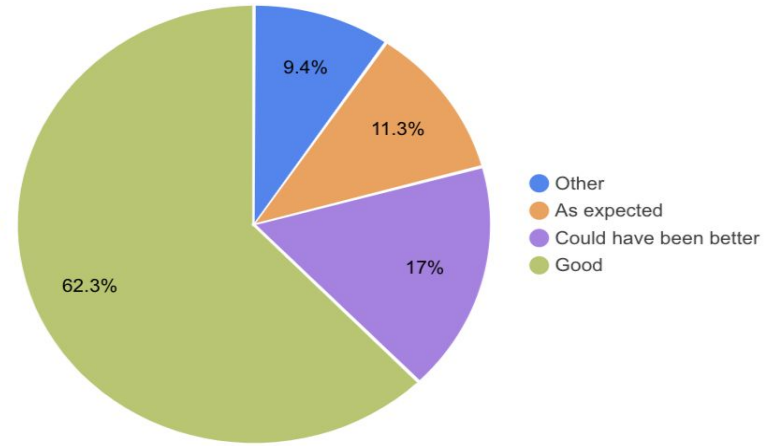


# Eid Al Fitr & Jummah Salah

Eid Al Fitr



Jummah

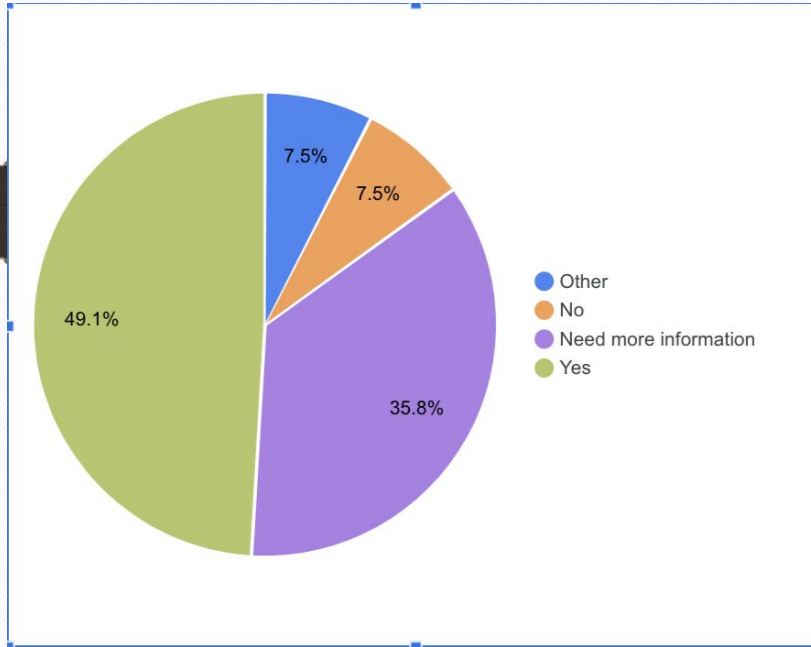




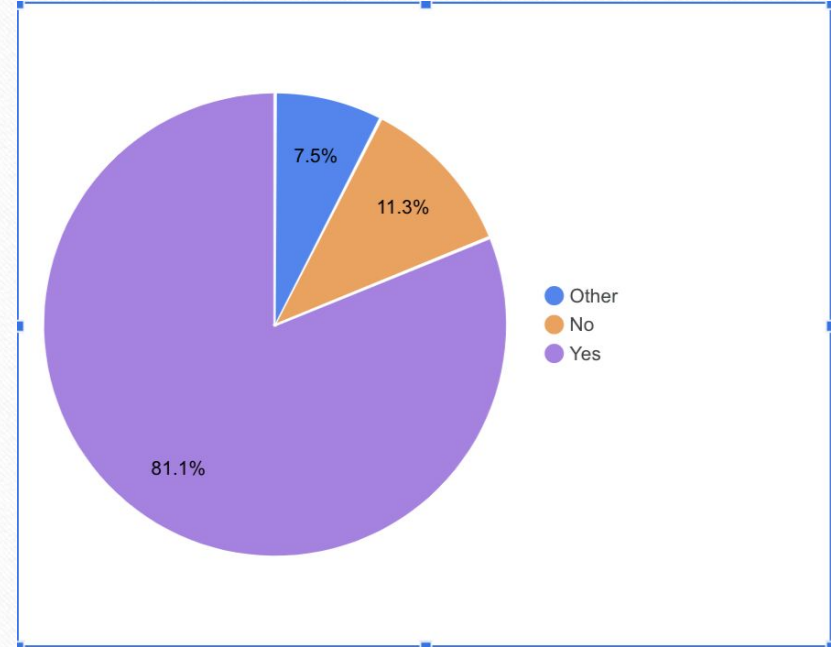


# UMA Updates & Communication

## UMA Center Updates

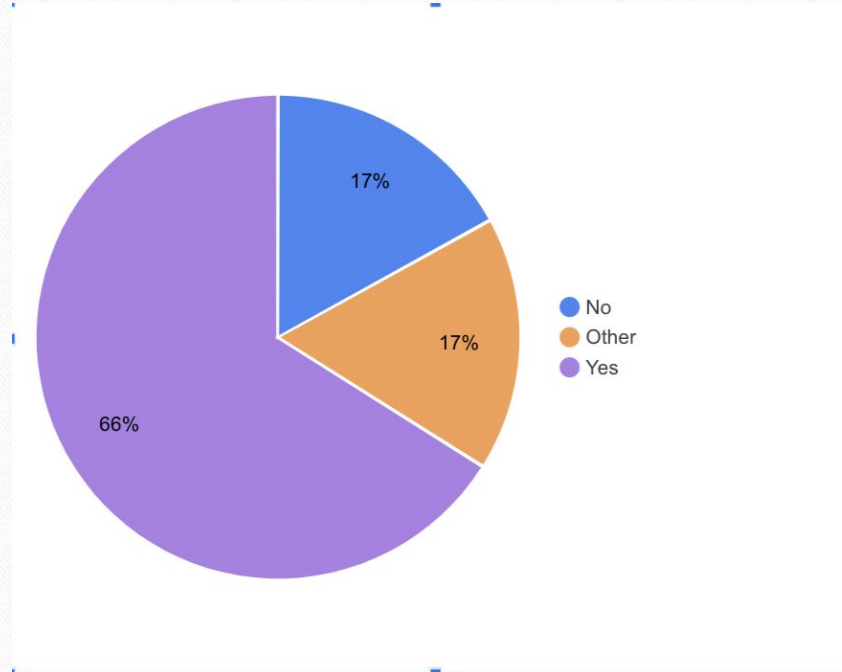


## Overall Communication





# Services Provided





# Feedback Received

- Core Services
  - Improve Ramadan Planning
  - Huffaz and Imam Planning
  - Khutbah topic selection (youth/modern day struggles)
  - Youth oriented programs/halaqas
  - Frequency of Halaqas
  - Jummah struggles at SMRC and centralizing updates
- Communication
  - Frequent UMA Center updates, townhalls
- Community Involvement
  - Committee participation by community
- Financial
  - Early community engagement for funds



# Questions

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# Appendix



# Land Development Key Features

- Building excavation
- Rough and fine grading
- 22,000 Sq.ft of access road and parking area
- 400 ft drainage lines
- Septic field & Septic system
- Sanitary, water, and electric lines
- Culverts & retention pond
- 400 ft retaining wall
- Site utility work
- Building Foundation & Tree Plantation





## Basement/Shell Key Features

- 3000 sq.ft multipurpose hall
- Warming kitchen along with kitchen storage area
- Men's wudu area
- Two bathrooms – initially used by women; eventually used as part of hall rental
- Furniture storage in addition to general purpose storage
- Two stair wells & Elevator
- Equipment room
- Janitor's room





## Main Level Key Features

- Ceiling of the main level
- Main prayer hall (Musallah)
- Women's wudu area
- Conference room
- UMA Office / Imaam Office
- HVAC / Mechanical room
- Men's shoe room
- Women's shoe racks



## Mezzanine Level Key Features

- Classrooms
- Teacher's room / Library
- Rooms for community clinic (subject to county and state approvals)
- Additional bathroom
- Storage
- General purpose rooms