



Riter C. Hulsey Library, Senior Center, and Community Center

Presentation, December 7, 2021





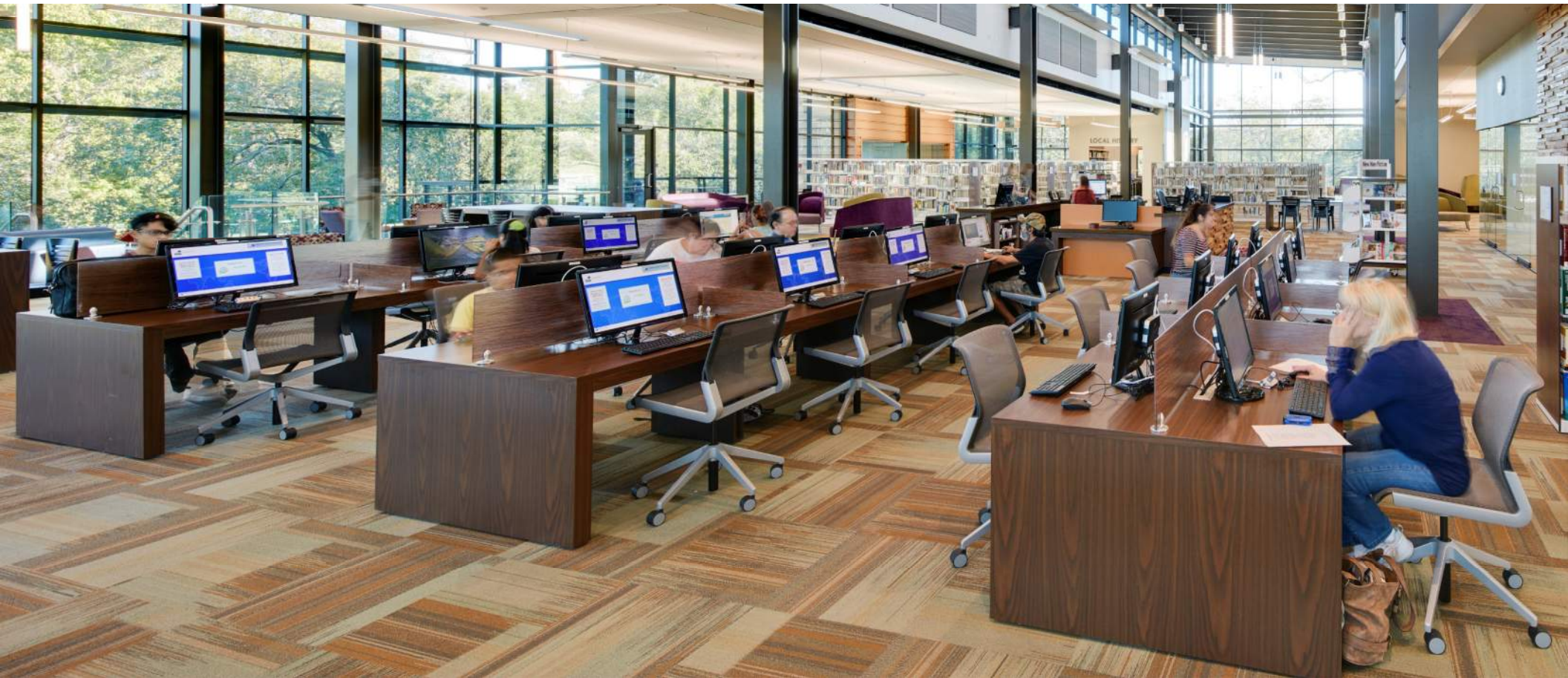
TALKING POINTS

- 01 720 design Introductions
- 02 Virtual tour of the Seguin Public Library
- 03 Facility Master Plan Update
- 04 Q & A

MAIN ENTRANCE PLAZA



01 Team Introductions



ABOUT THE DESIGN TEAM

INTRODUCTION



MAUREEN ARNDT

AIA, IIDA, LEED GA

Principal in Charge, Project Manager

- 27 years of library design experience

720 DESIGN

- Over **300 Public Library** projects
- A 100% library focused practice
- City of Terrell Library Experience
- Recent Signature Libraries:
 - Frisco Public Library & Discovery Center
 - Seguin Public Library & Park
 - Cedar Hill Library & Park
 - Cedar Park Library & Town Center
 - Dripping Springs Library & Town Center
 - Saginaw Library & Senior Center
 - Round Rock Public Library & Parking Garage
 - Working on three Library/Senior Centers



DOUG GALLOW

AIA, NCARB

Senior Center & Universal/Design for Aging Specialist

- Lifespan Design Studio co-founder
- 36 years of senior community center planning and design experience
- Dual paths in higher education:
 - Architecture, Miami University
 - Aging, Johns Hopkins University



ABOUT THE DESIGN TEAM

INTRODUCTION

ELLEN GALLOW

CAPS

Senior Center & Universal/Design for Aging Specialist

- Lifespan Design Studio co-founder
- 40 years active involvement with the senior center industry
 - Senior Center director
 - Planning & design specialist
- Dual paths in higher education
 - Gerontology: Miami U. Scripps Foundation
 - Universal Design: SUNY Buffalo
- Over **120 Senior Centers**
- Active members of the National Council on Aging/National Institute of Senior Centers for four decades: frequent conference presenter

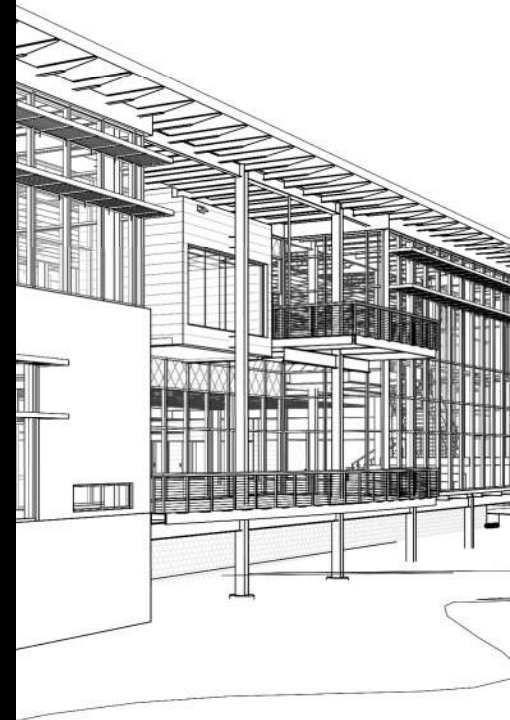
02 Seguin Public Library Virtual Tour



Virtual Touring: Seguin Public Library

Fast Facts:

Size: 42,000 SF
Population Served: 29,700
Year Complete: 2016
Construction Cost: \$11.4 million
FFE Cost: \$1.17 million
Total Project Cost: \$14.8 million



www.720design.net



























12/1/2021

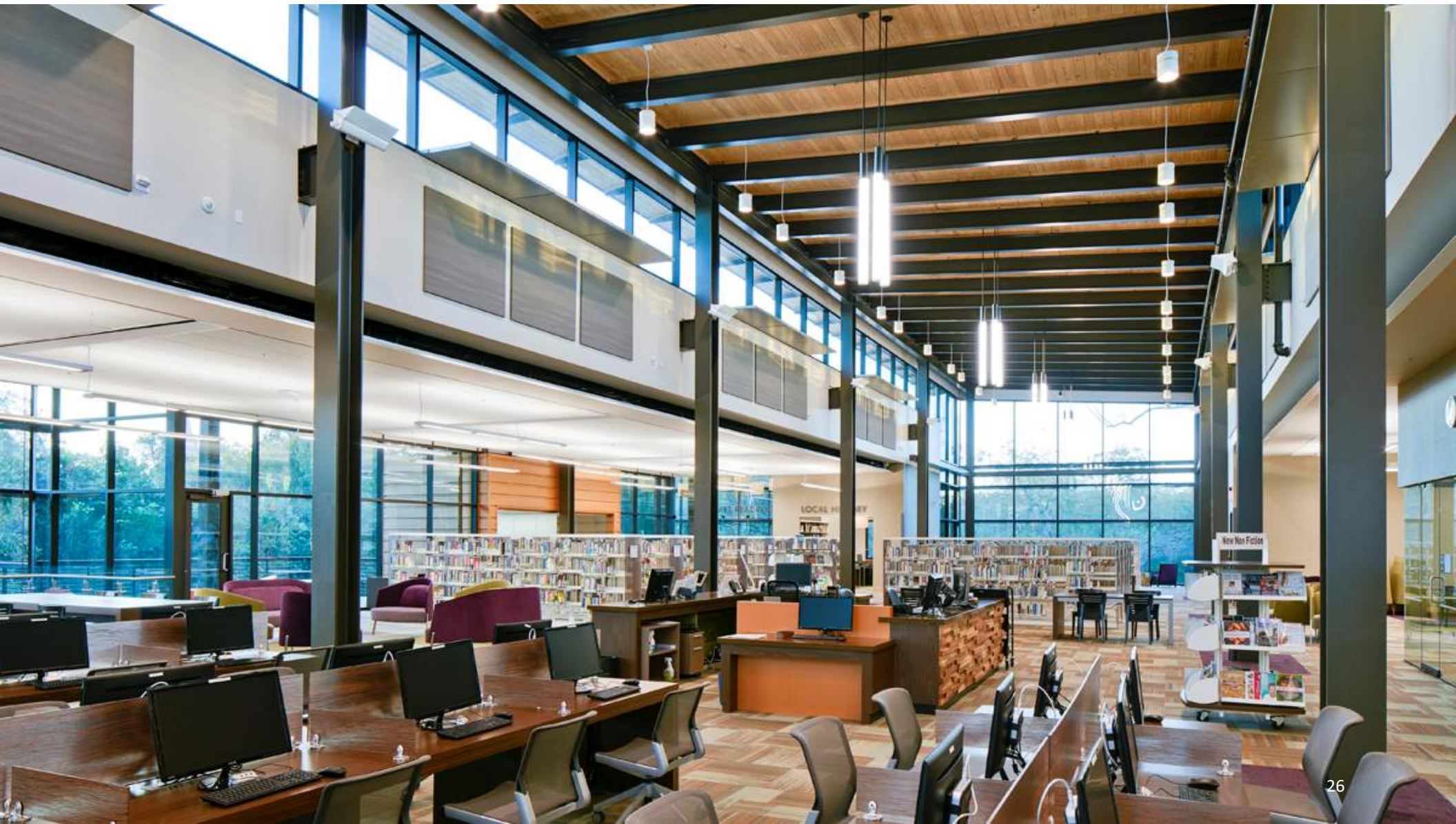




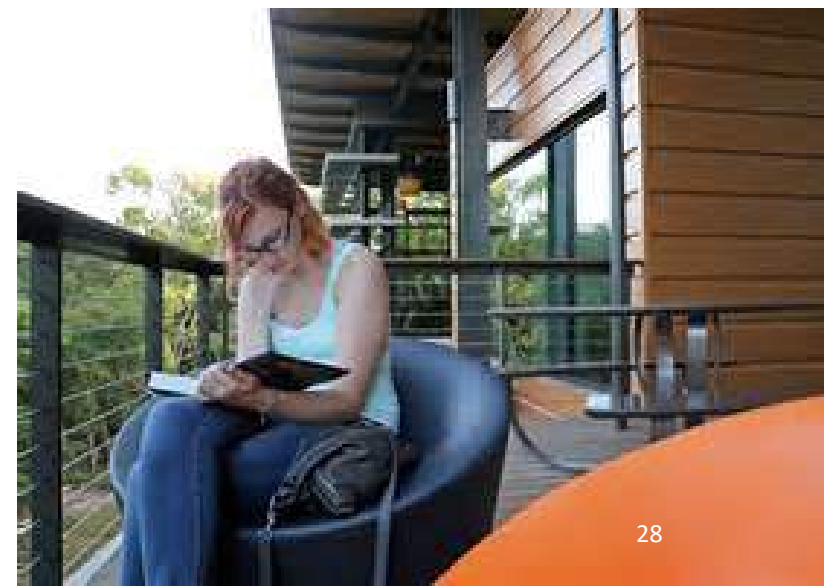






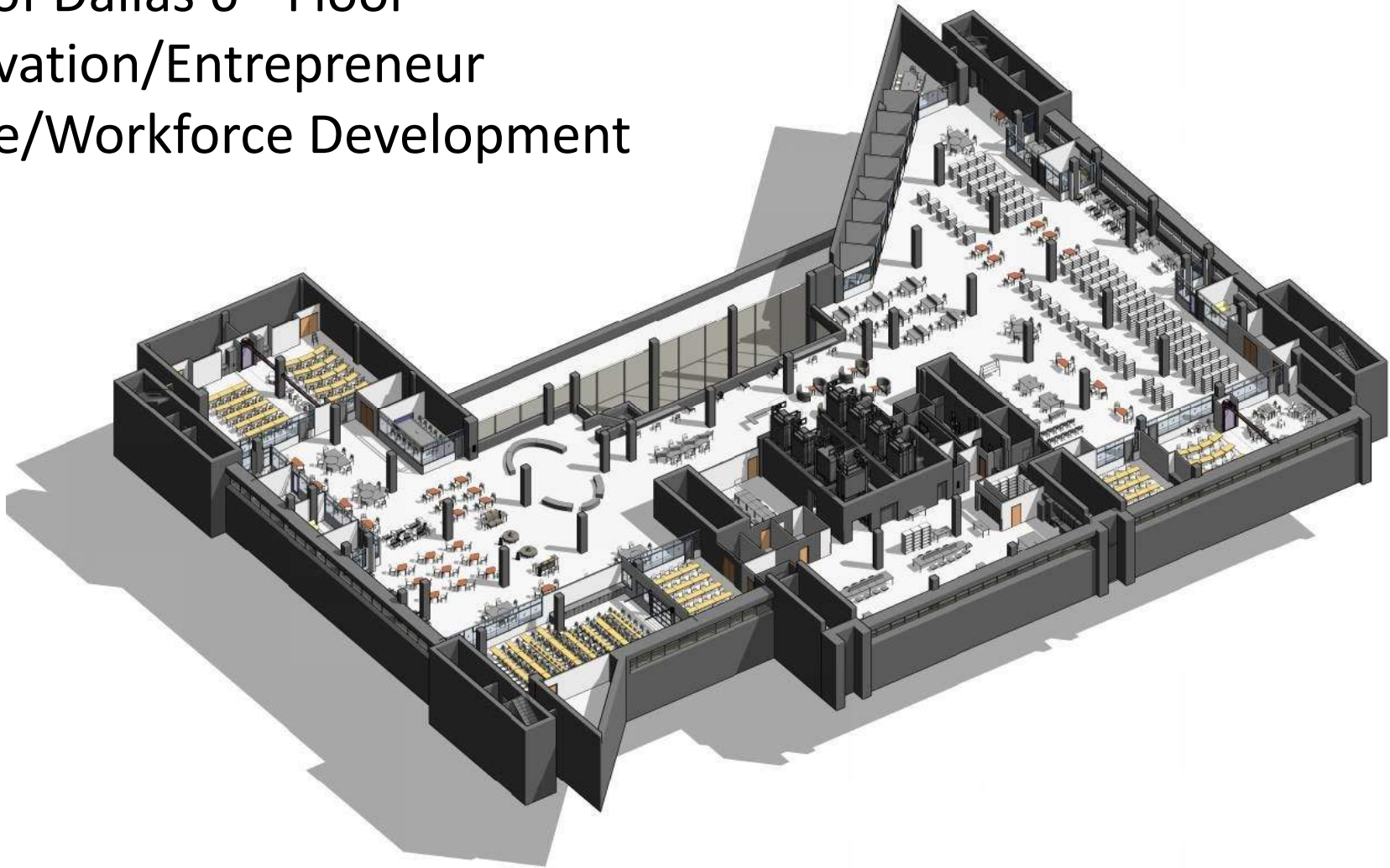




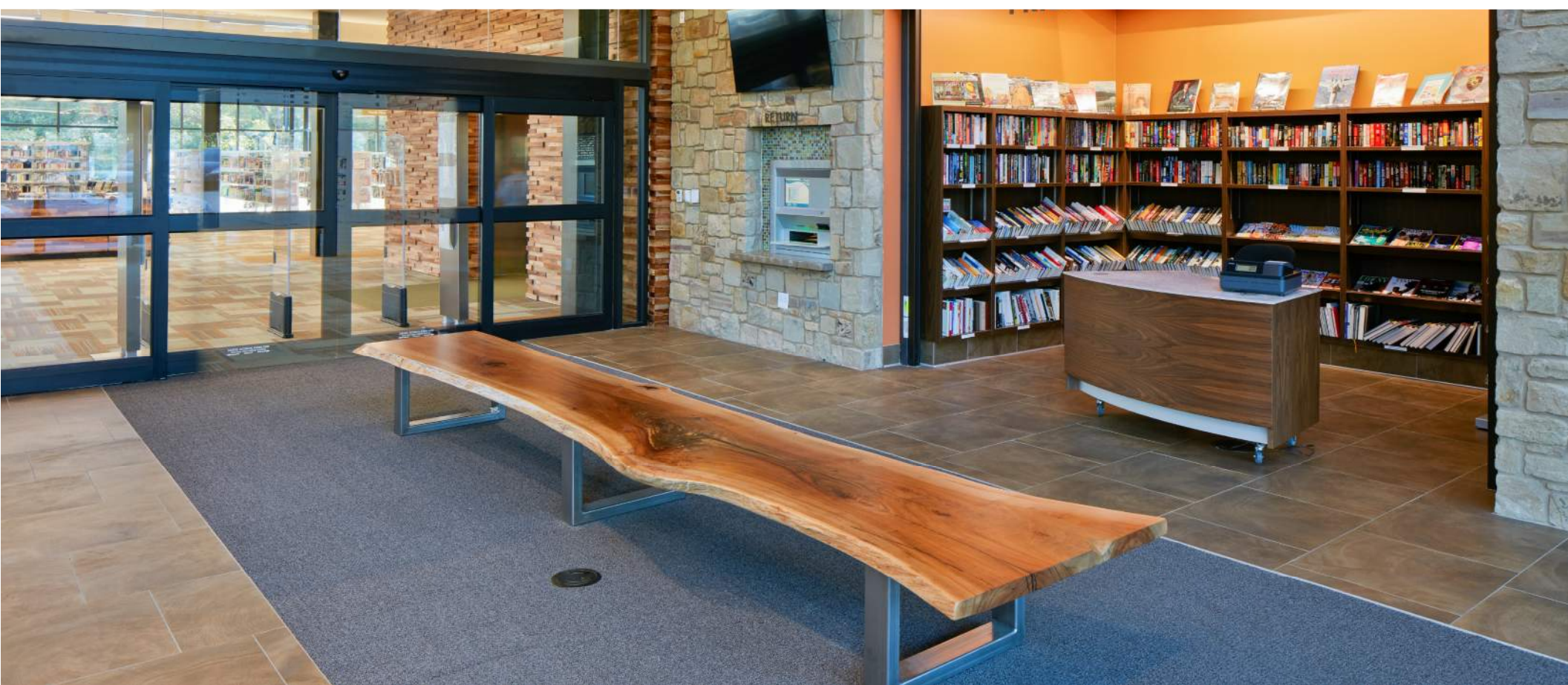




City of Dallas 6th Floor
Innovation/Entrepreneur
space/Workforce Development



03 Facility Master Plan Update



LIBRARIES ARE ECONOMIC DRIVERS



TEXAS STATE LIBRARY AND ARCHIVES COMMISSION RETURN ON INVESTMENT STUDY 2017

LIBRARIES OF THE FUTURE

**No
Shushing!**



**People
Spaces**



**Learning &
Community**



New classes –
literacy depot
and study space,
and civic spaces -
partnerships

**Interactive
STE(A)M**



STE(A)M
programming

**Technology
Innovation**



Maker space

UNIQUE OPPORTUNITIES

**No
Shushing!**



Encourage
community
connections

**People
Spaces**



Intergenerational
Programming

Shared Spaces

**Learning &
Community**



Intergenerational
Programming

Shared Spaces

**Interactive
STE(A)M**



STE(A)M
programming

Workforce
Development

**Technology
Innovation**



Maker space

Innovation/Entrepreneur
space

NEEDS ASSESSMENT

PART 1

ACTIONABLE ITEMS

- Update an aging collection
- Identified the need for additional space
- Update an aging collection
- Staffing Plan
 - RFID and Self Service
- Increase Reader Seating
- Increase Technology connections
 - Website
 - Public Access Computers
 - eMaterials
 - Maker Space opening soon!
- Facility Condition Assessment
- Increase meeting and study spaces
 - Currently off-site (short term solution)

Year	Population Served	Existing Gross Square Feet	Gross Square Feet Per Capita
2006	13,169	9,500	0.72
2015	47,000	9,500	0.20
2020	57,182	9,500	0.17
2030	83,297	9,500	0.11

STANDARDS ANALYSIS

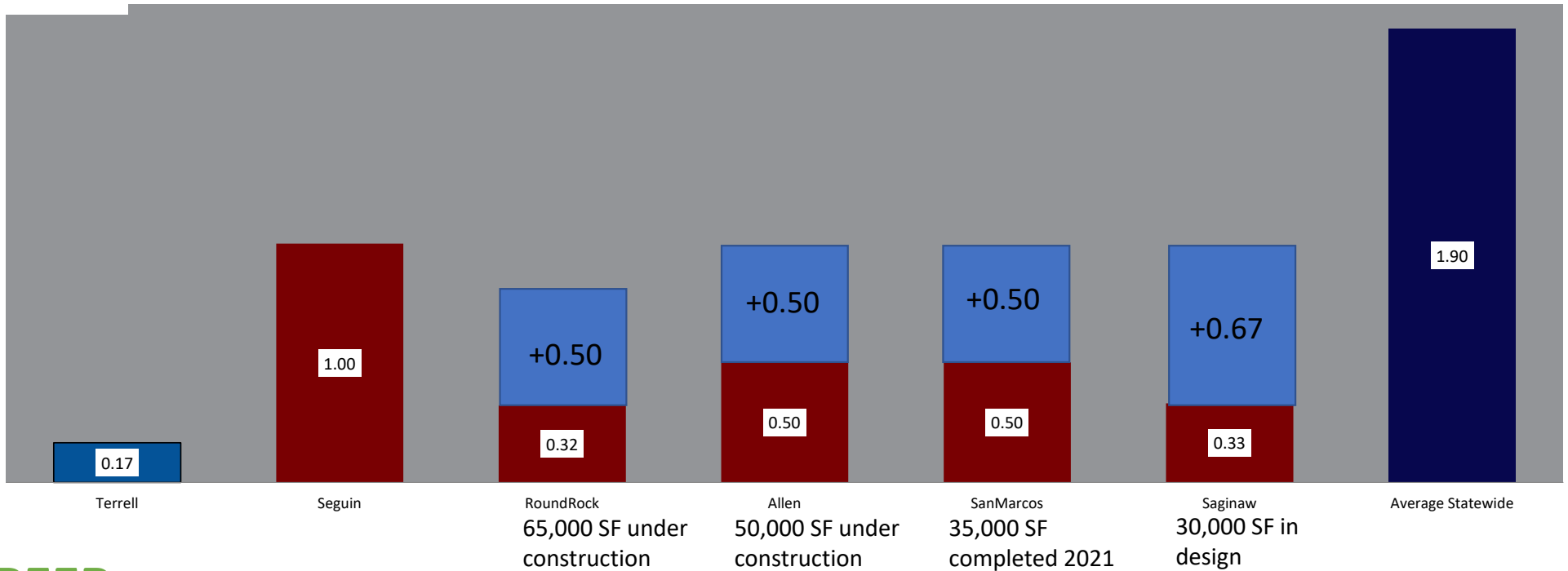
PART 1

Year	Population-State Service Area	Square Feet @ 0.8 SF Per Capita for City of Terrell	Square Feet @ 1 SF Per Capita for City of Terrell (Exemplary)
1984	13,169	10,535	13,169
2015	47,000	37,600	47,000
2020	57,114	45,691	57,114
2030	83,297 (estimated)	66,638	83,297

STANDARDS ANALYSIS

PART 1

Library Square Footage Per Capita LFY 2020



PEER BENCHMARK

PART 1

Population	Current Library Print Collection	Collection Format	Collection Size at 2.79 items per capita (Exemplary)	Space required (66" high shelving @ 8 volumes per SF)*
1984	65,000		36,742	
13,169		print	31,965	4,593
		digital	4,155	
2015	65,000		131,130	
47,000		print	114,083	16,391
		digital	14,831	
2020	100,000		159,348	
57,114	78,000	print	138,633	19,919
	22,000 digital	digital	18,022	
Build Out*			232,399	
83,297		print	202,187	29,050
		digital	26,284	
* Per 2017 Comprehensive Plan				

COLLECTION NEEDS

PART 1

Year	Population-City of Terrell	Current Reader Seats	4 per 1,000	SF Requirement
1984	13,169	52	53	1,580
2015	19,443		78	2,333
2020	29,291		117	3,515
Build Out	83,297		333	9,996

Year	Population-City of Terrell	Current Technology Seats	1 per 2,000	SF Requirement
1984	13,169	30	13	395
2015	19,443		19	583
2020	29,291		29	879
Build Out	83,297		83	2,499

SEATING NEEDS

PART 1

SPACE NEEDS @ BUILD OUT

PART 1

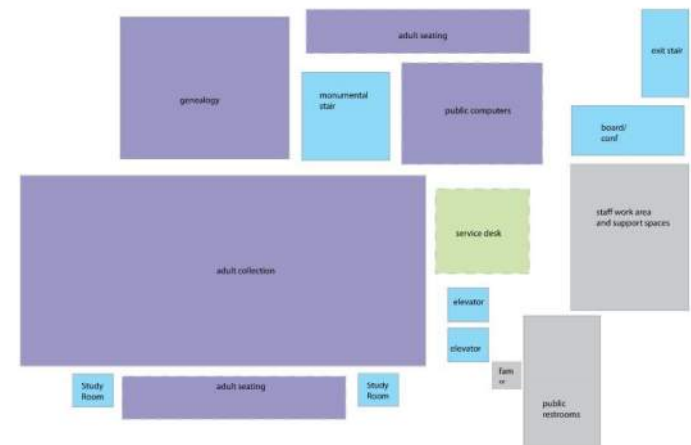
SPACE	COLLECTION	MEETING SPACE	PUBLIC SEATING	TECHNOLOGY	SQUARE FOOTAGE
Public/Common Areas, Lobby, 24 hour area, book vending, sale area or lockers					2,000
Library Café (vending and bistro seats)			8	1	30
Library Customer Service and New Book/Browsing			2	2	2,060
Classrooms		50			2,000
Conference Rooms		32			640
Study Rooms for 4-6 people		30			600
Dedicated Youth Program Space		60			900
Seating			311		9,330
Quiet Reading			12		360
Collection	202,187				25,273
Technology				40	1,600
Multi-purpose Meeting / Event Space		180			2,500
Staff work areas (approximately 25%)					11,823
Non Assignable (approximately 25%)					11,823
TOTAL	5 items per capita	352	333	43	70,940
	vols	space for meeting	public seats	tech seats	Square Feet

KEY POINTS

- The design must be flexible for changing short term and long-term needs.
 - Operable walls and mobile shelving
 - Phased construction until build out
- The library must be efficient for library staffing needs:
 - Great Visibility
 - Maximum two stories
 - Functional workspace
- The cost to operate the building must be efficient and incorporate green strategies to reduce utility costs.
- Provide an Exemplary 21st Century Library/Community Center for the City of Terrell

FACILITY PLAN

PART 2



720

April 12, 2018

RITER C. HULSEY LIBRARY
ADJACENCY DIAGRAM - two floor

- Update Master Plan (what has changed in 4 years)?
- Solicit Community Feedback
- Verify Space Needs Plan for Library, Senior Center, Community Center
- Identify Ideal Location in new Town Square
 - Test Fit site and building
 - Determine Probable Costs
- Concept Design

NEXT STEPS

PART 3





The heart of the community