



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

Presentation, December 7, 2021





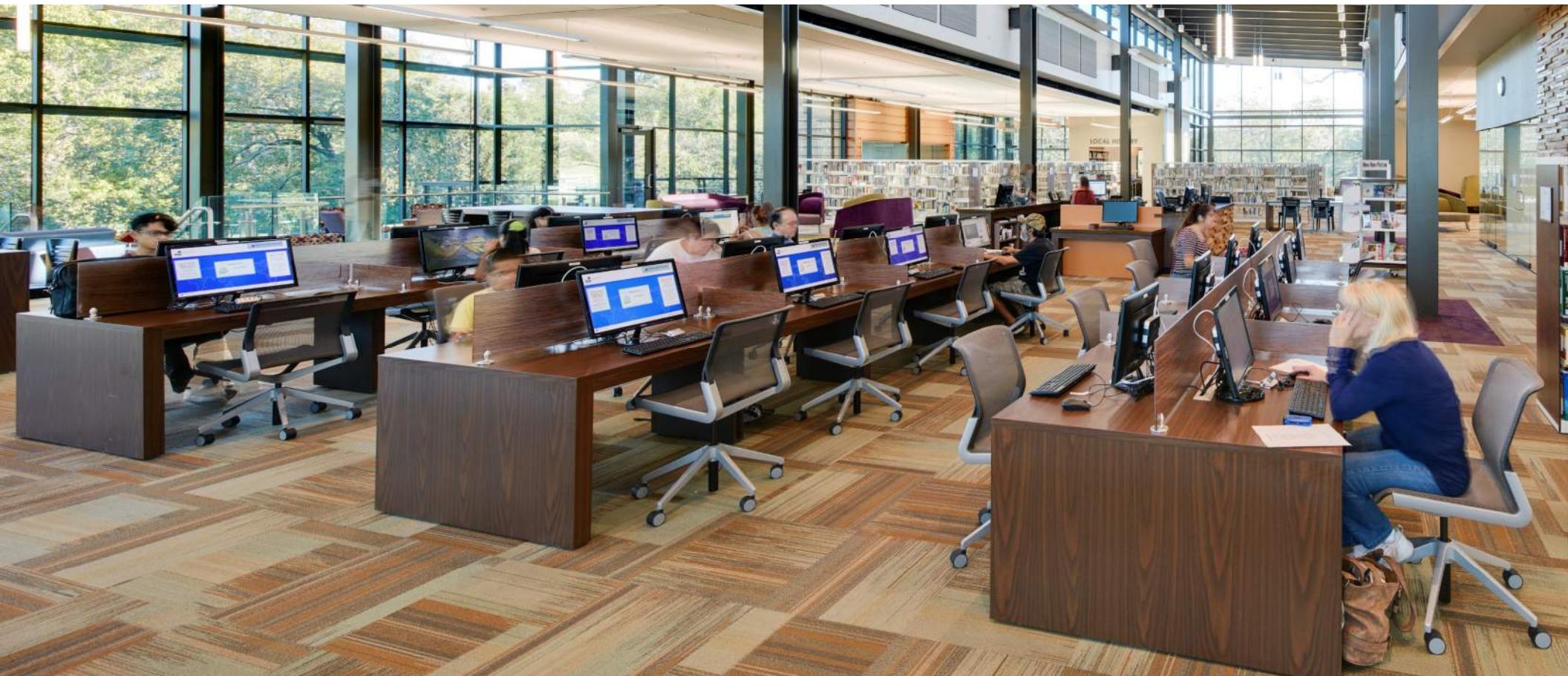
MAIN ENTRANCE PLAZA



## TALKING POINTS

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

# 01 Team Introductions



## ABOUT THE DESIGN TEAM

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### 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

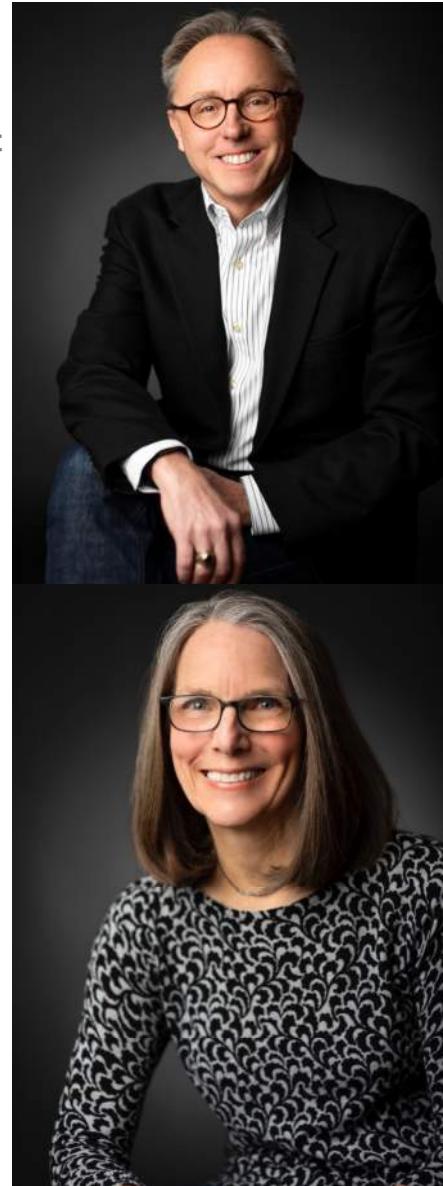


## DOUG GALLOW

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

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### 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

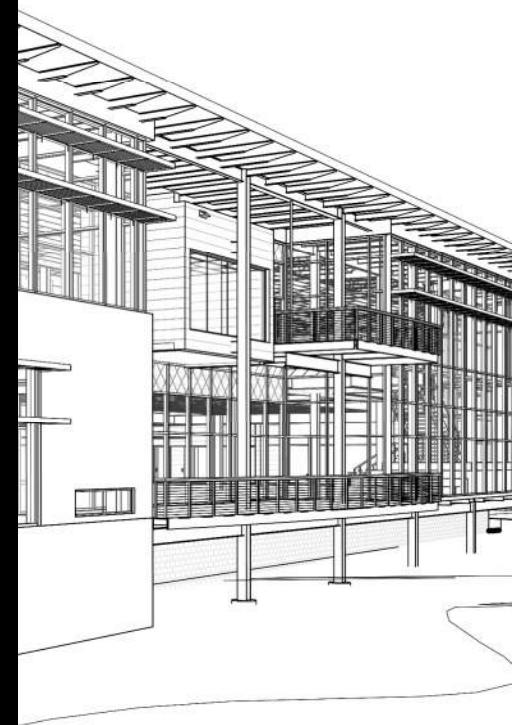
## Seguin Public Library Virtual Tour



## **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



**720** design  
[www.720design.net](http://www.720design.net)







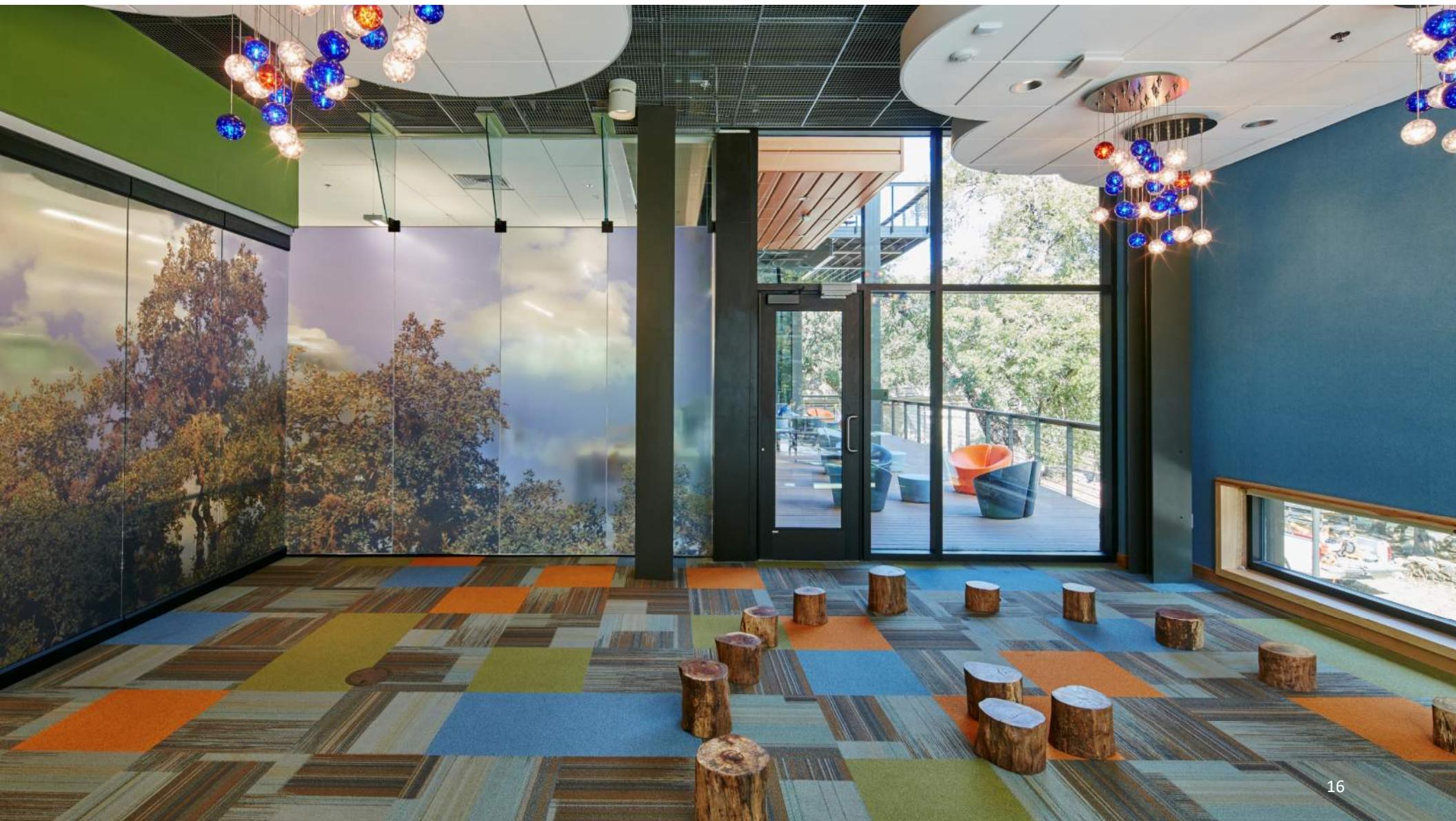




















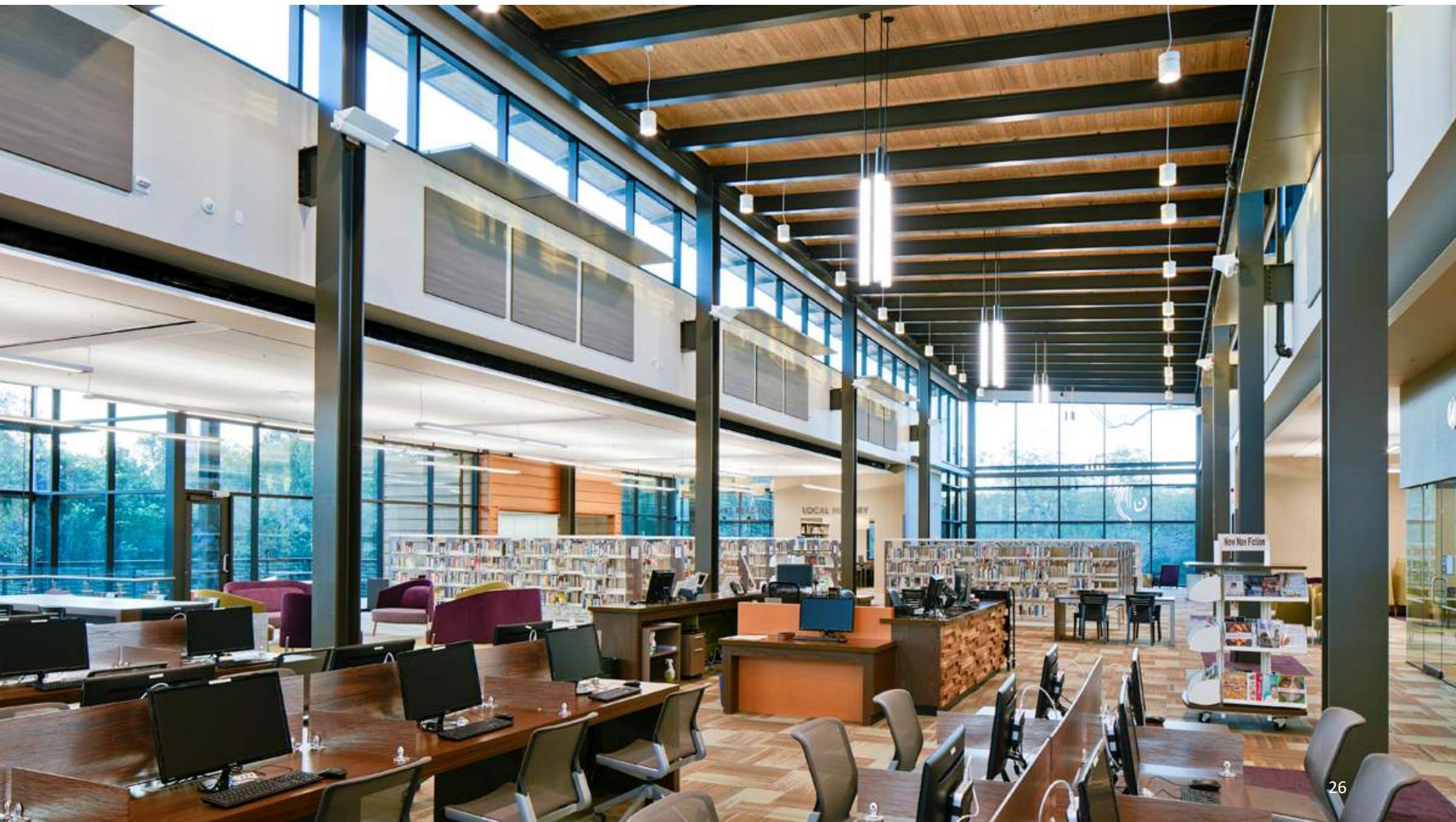




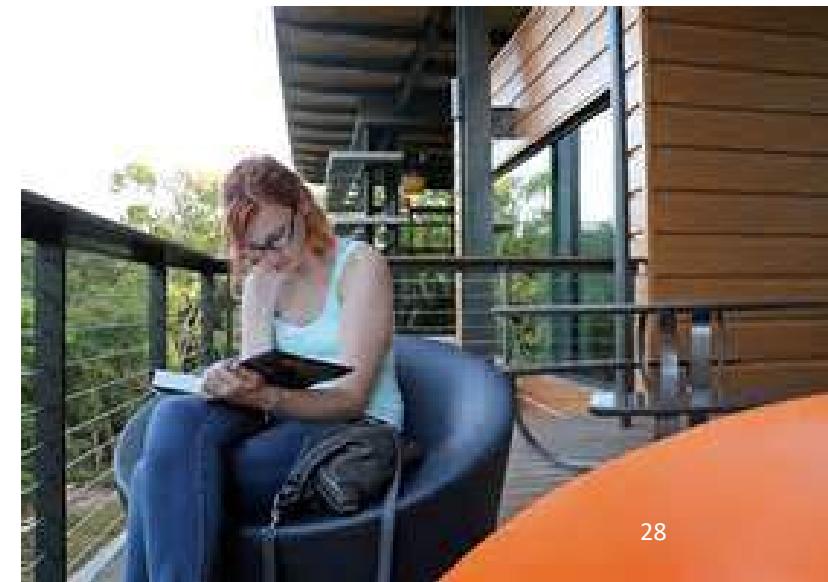






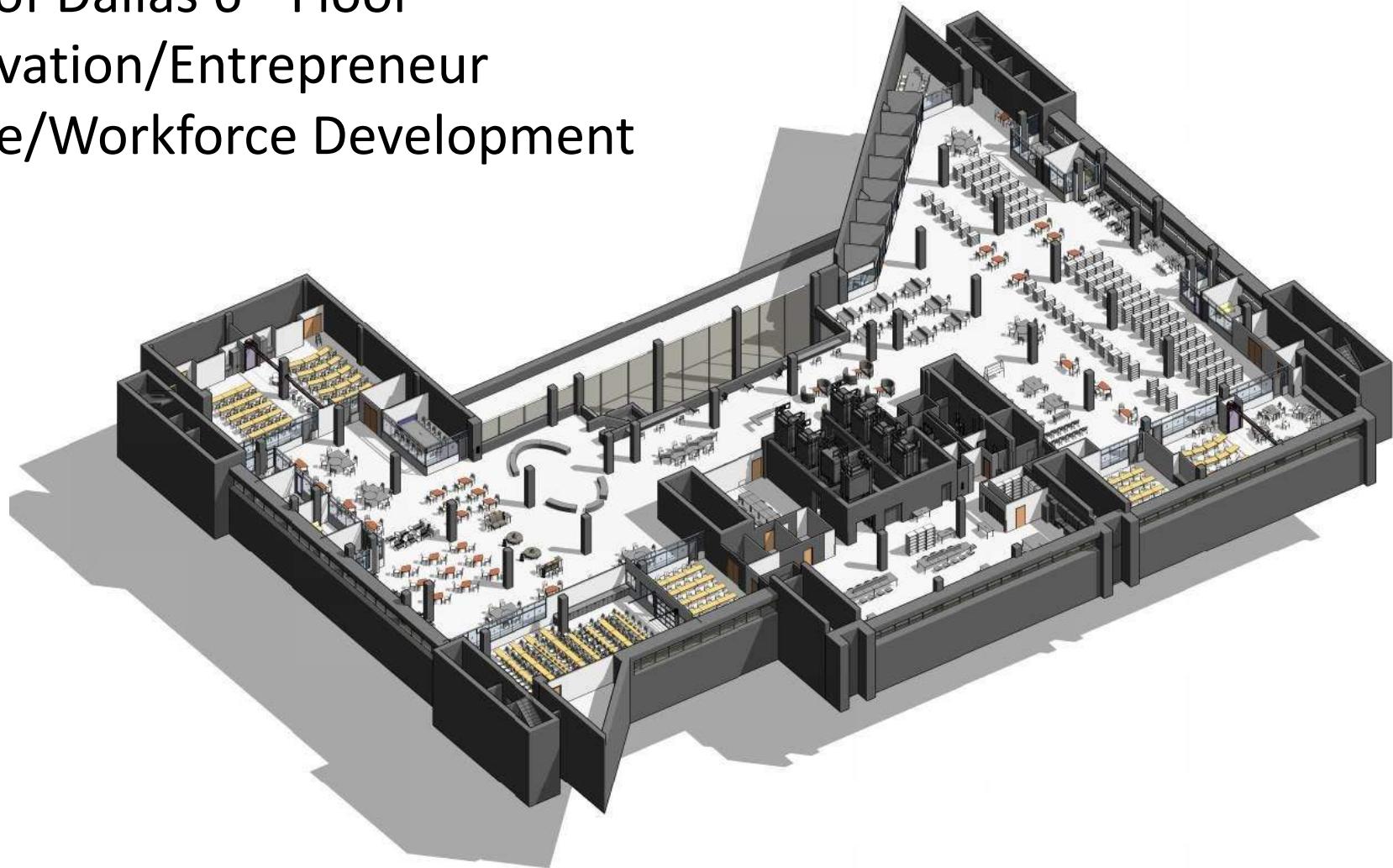




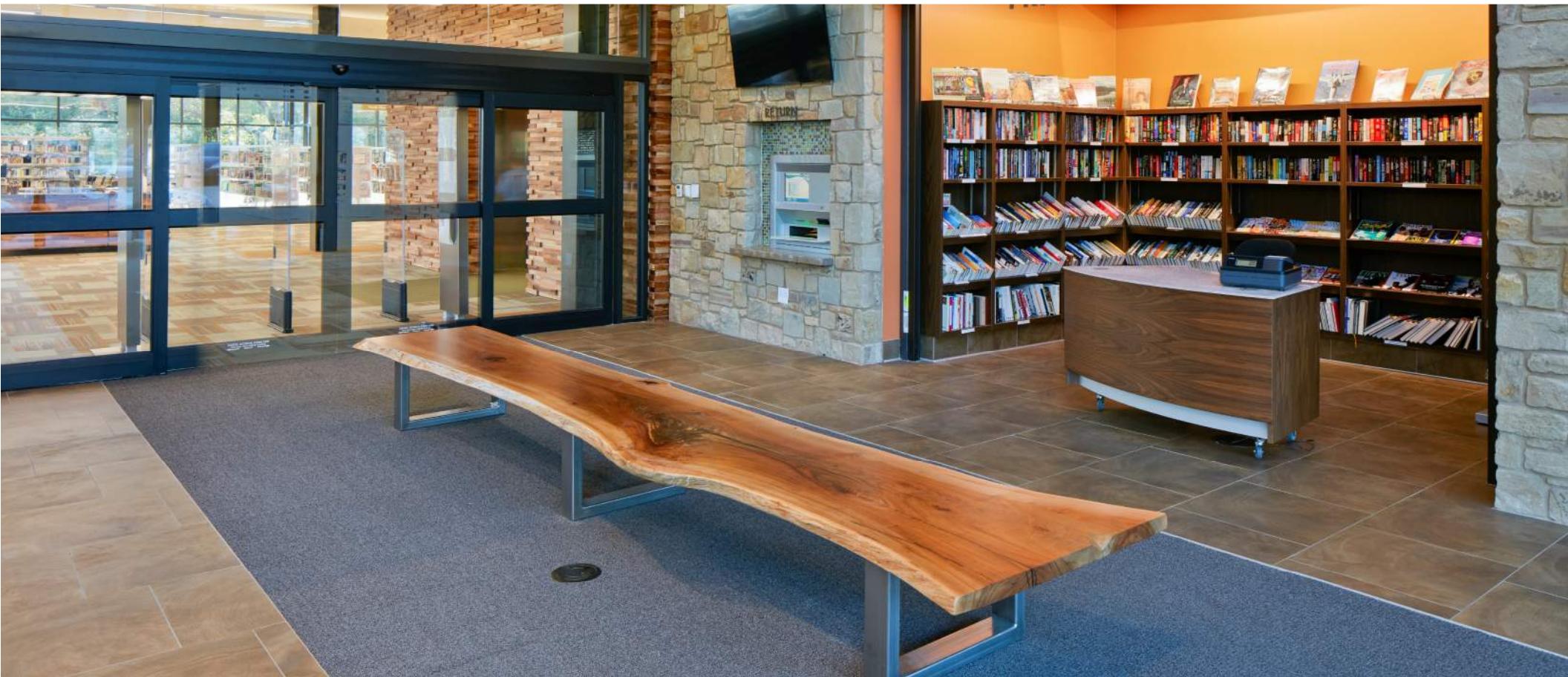




City of Dallas 6<sup>th</sup> Floor  
Innovation/Entrepreneur  
space/Workforce Development



# 03 Facility Master Plan Update



# LIBRARIES ARE ECONOMIC DRIVERS



# LIBRARIES OF THE FUTURE

No  
Shushing!



People  
Spaces



Learning &  
Community



Interactive  
STE(A)M



Technology  
Innovation



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

STE(A)M  
programming

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

## 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!

## NEEDS ASSESSMENT

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### PART 1

- 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

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### PART 1

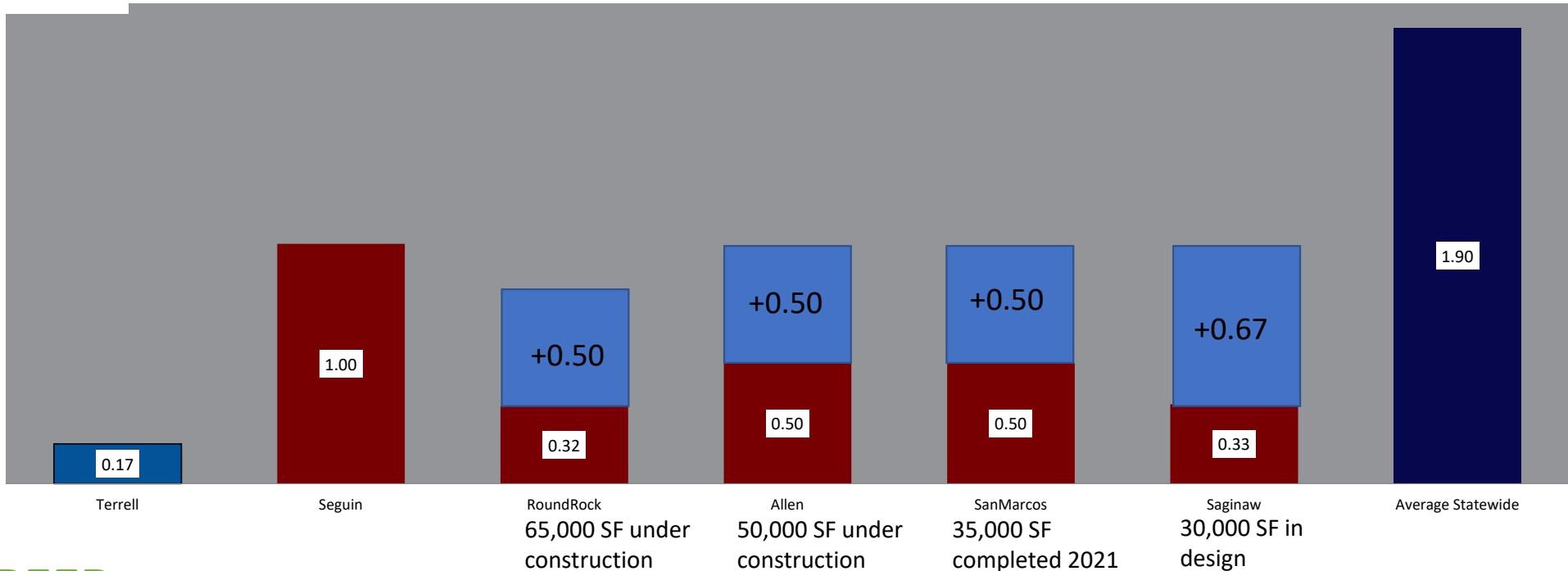
Year	Population-State Service Area	Square Feet @ 0.8 SF Per Capita for City of Terrell	Square Feet @ 1 SF Per Capita for City of Terrell (Exemplary)
1984	13,169	10,535	<b>13,169</b>
2015	47,000	37,600	<b>47,000</b>
2020	57,114	45,691	<b>57,114</b>
2030	83,297 (estimated)	66,638	<b>83,297</b>

## STANDARDS ANALYSIS

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### 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 13,169	65,000		36,742 31,965 4,155	
2015 47,000	65,000	print digital	131,130 114,083 14,831	<b>4,593</b> <b>16,391</b>
2020 57,114	100,000 78,000 22,000 digital		159,348 138,633 18,022	
Build Out* 83,297		print digital	232,399 202,187 26,284	<b>19,919</b> <b>29,050</b>

\* 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

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### PART 1

# SPACE NEEDS @ BUILD OUT

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## 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	<b>70,940</b>
	vols	space for meeting	public seats	tech seats	Square Feet

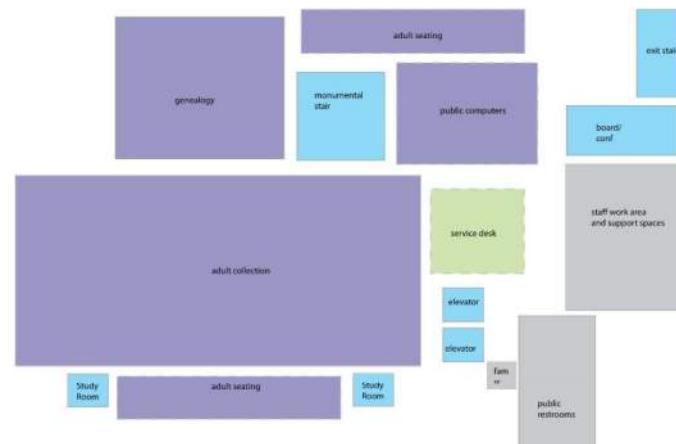
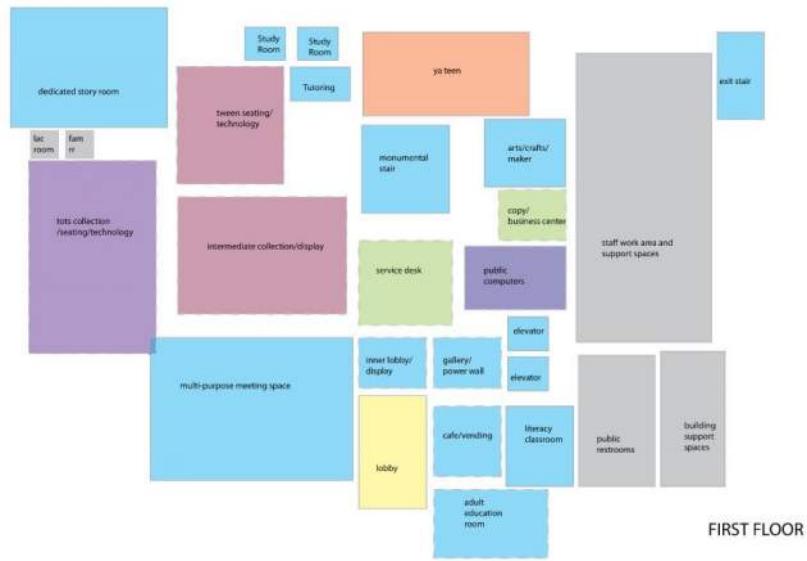
## KEY POINTS

- 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 21<sup>st</sup> Century Library/Community Center for the City of Terrell

## FACILITY PLAN

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### PART 2



**SECOND FLOOR**



720

April 12, 2018

RITTER 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

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### PART 3





The heart of the community