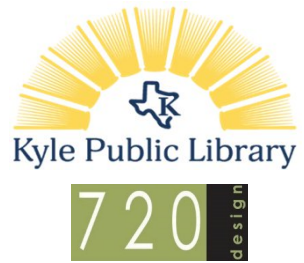


720 Design Master Plan Presentation

*Library Board Regular Meeting
January 14, 2026*





Kyle Public Library

Master Plan Presentation

January 14, 2026





Agenda

- 01 Introductions
- 02 Methodology & Community Input
- 03 Benchmarking & Standards
- 04 Future Space & Facility Requirements
- 05 Next Steps
- 06 Questions

01 INTRODUCTION



Leslie Scott,
Library
Director



Maureen Arndt,
Principal 720 design



02 METHODOLOGY & COMMUNITY INPUT



02 Goals & Criteria for Success

- Create a road map
- Community-Driven Approach
- Data-Rich Analysis
- Innovative and Flexible Solutions
- Facilities and Location Strategy
- Inclusive Planning with Action Steps
- Coordination Across City Initiatives
- Support for Lifelong Learning



02 Align with City of Kyle's 2030 Comprehensive Plan

- **Thriving & Prosperous Economy:** According to the Texas State Library, the return on investment for libraries in Texas is \$4.64 for every dollar spent on library services. Several factors were considered in this analysis: cost savings, workforce development, educational outcomes, and increased property values.
- **Sustainable & Resilient Infrastructure:** The future library has the opportunity to be designed with water conservation and strategic growth to meet the needs the residents long term.
- **Excellent & Accountable City Government:** Over the last year, the library has implemented new and innovative services and engaged the community to ensure this Master Plan reflects the communities desire for 21st century library services.
- **Safe & Welcoming Community:** The library is a place for community connections and new and expanded library services will create a sense of belonging for all.
- **Vibrant & Fun Destination:** The library represents a community destination for education, entertainment and innovation. An expanded library that meets library standards and community expectations enhances the quality of life for all residents.

02 Introduction, Methodology, and Community Input

- Built 2011
- 20,000 Square Feet

Existing Conditions



The Existing Building

02 Introduction, Methodology, and Community Input

Discovery Tours: Cedar Park Public Library



02 Introduction, Methodology, and Community Input

Discovery Tours: Round Rock Public Library



02 Introduction, Methodology, and Community Input

- Open House
- 148 In Person Attendees

Community Engagement



Community's Top Ten



Community's Top Ten



Top Ten List from Community

Community's Top Ten



Top Ten List from Community

02 Introduction, Methodology, and Community Input

Online Survey - 628 Responses!
Including 20 Spanish Language responses!

- **97.5%** live, work, or attend school in Kyle/Hays County.
- **Age:** A majority (**54.5%**) are ages 25-39, aligning closely with Kyle's median age of 33.5. Only 6.4% were below the age of 24.
- **Households:** **53.7%** represent families with young children; **20.1%** represent families with teens—indicating a strong youth-oriented demographic.
- **Library engagement:**
 - **74%** are library users (3+ visits/year).
 - **26%** are non-users, providing valuable insight into barriers to participation.



02 Introduction, Methodology, and Community Input

Barriers to Use

- Children's area too small (19.7%)
- Lack of time (15.6%)
- Doesn't occur to me to go (13.4%)
- Hours not convenient (9.1%)
- Library doesn't have what I need (6.8%)
- Building doesn't feel comfortable (5.3%)

Open-ended comments cite frustrations with crowding, insufficient children's space, low collection depth, unclear communication, and the need for more diverse programming.



02 Introduction, Methodology, and Community Input

Online Survey - 628 Responses!

Children's Spaces:

- 76.3% rated a children's space as "very important."
- In open-ended responses, children's space was the #1 request (25.1% of all comments).
- Many families travel to Buda and San Marcos for larger, more engaging children's areas.
- Respondents want:
 - A separate, more spacious, acoustically buffered children's zone
 - Interactive play, hands-on learning, STEM elements
 - More programs with better capacity and scheduling
 - Indoor and outdoor play/learn spaces



02 Introduction, Methodology, and Community Input

Online Survey - 628 Responses!

Space for Physical Collections

Even in a digital era, collections matter deeply.

- **76.6%** rated space for physical materials as “very important.”
- Many open-ended comments expressed concern about limited selection, empty shelves, and the need for more books, periodicals, and DVDs.



02 Introduction, Methodology, and Community Input

Online Survey - 628 Responses!

Quiet Reading + Study Space

Kyle's current facility struggles to balance family activity with quiet study.

61.8% rated quiet space as "very important."

Respondents requested dedicated quiet rooms, more study rooms, acoustically separate areas, and small reading nooks.



02 Introduction, Methodology, and Community Input

Meeting, Collaboration + Program Space

Residents want spaces that foster community connection.

Meeting room needs:

- 45.5% desire rooms for 6-8 people
- 45.1% desire rooms for up to 25
- 40% want video conferencing/projection capabilities

Program requests: more adult learning, homeschool programs, craft/maker activities, and multilingual offerings.

Online Survey - 628 Responses!



02 Introduction, Methodology, and Community Input

Outdoor Spaces

Outdoor Space

Respondents envision outdoor areas as essential extensions of library use. Top outdoor priorities include:

- Children's outdoor space (66.1%)
- Interactive experiences (62.4%)
- Porch for studying/reading (57.2%)
- Shaded areas and nature-based play



Q14. Preference for Library Location Service Level

All	Responses
46.4%	One centrally located, large, full-service library
28.1%	One centrally located, large, full-service library and a small branch with limited services and offerings
25.5%	Multiple libraries throughout the city, each specializing in different programs and rotating collections

02 Introduction, Methodology, and Community Input

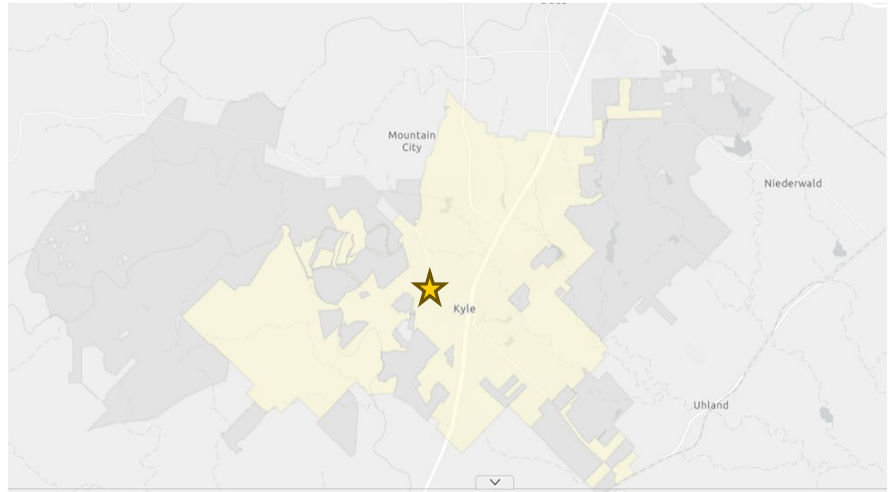
Leadership Interviews

- City Manager & Assistant City Manager
- City Staff across Parks, IT, Purchasing, and other departments
- Multiple City Council Members (three separate sessions)
- Library Board leadership
- Library Director & Assistant Director
- Library staff team (children's, circulation, programming, technology)

02 Introduction, Methodology, and Community Input

Leadership Interviews: Emerging Themes

1. The Library Is Critically Undersized
2. Geographic Equity & Access Are Major Issues
3. Children, Teens, and Families Are the Highest Community Need
4. Demand for Community Gathering & Multi-Use Spaces
5. Technology & Digital Access Are Core Services
6. Workforce, Business, and Adult Education Are Growing Priorities
7. Community Identity, History & Cultural Life Should Be Reflected
8. Staffing, Operations & Internal Culture Need Support
9. Safety, Parking & Site Constraints Are Major Considerations
10. Enthusiasm for Partnerships & Innovation



02 Introduction, Methodology, and Community Input

Amazing Participation!

Over 800 City of Kyle Citizens Engaged in the Process!



Community Input

02 Introduction, Methodology, and Community Input

- Plan for a build out population of 200,000
- Goal for .8 SF per capita
- Include 26,000 for Hays County Population
- State Library System determines service area. 2023 was 13,000 more than city population
- 2nd fastest growing city in the NATION by percentage

Community Input

Environmental Scan

Up and Coming Families

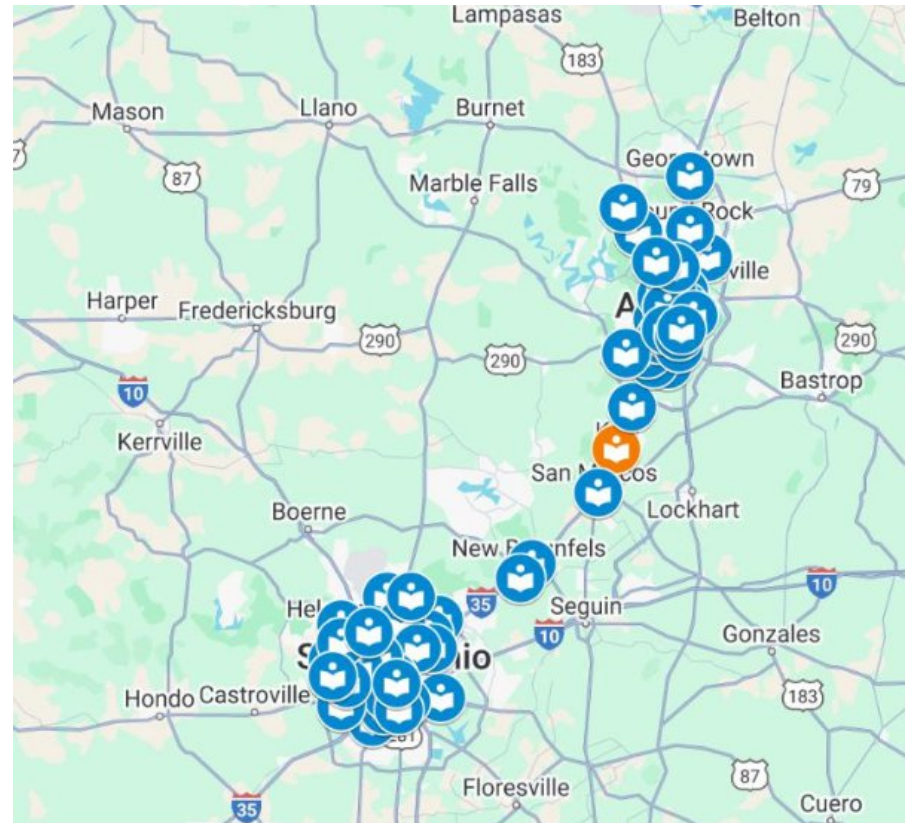
87.5%

Up and Coming Families is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. This is one of the fastest growing markets in the country.

AVERAGE HOUSEHOLD SIZE	3.12
MEDIAN AGE	31.4
MEDIAN HOUSEHOLD INCOME	\$72,000

03 Identifying Benchmark Cities

- Compares 11 Benchmark Cities:
 - Texas Cities
 - Larger/Growing Population
 - Some aspirational cities as Kyle grows
 - Cities that Kyle typically compares itself to

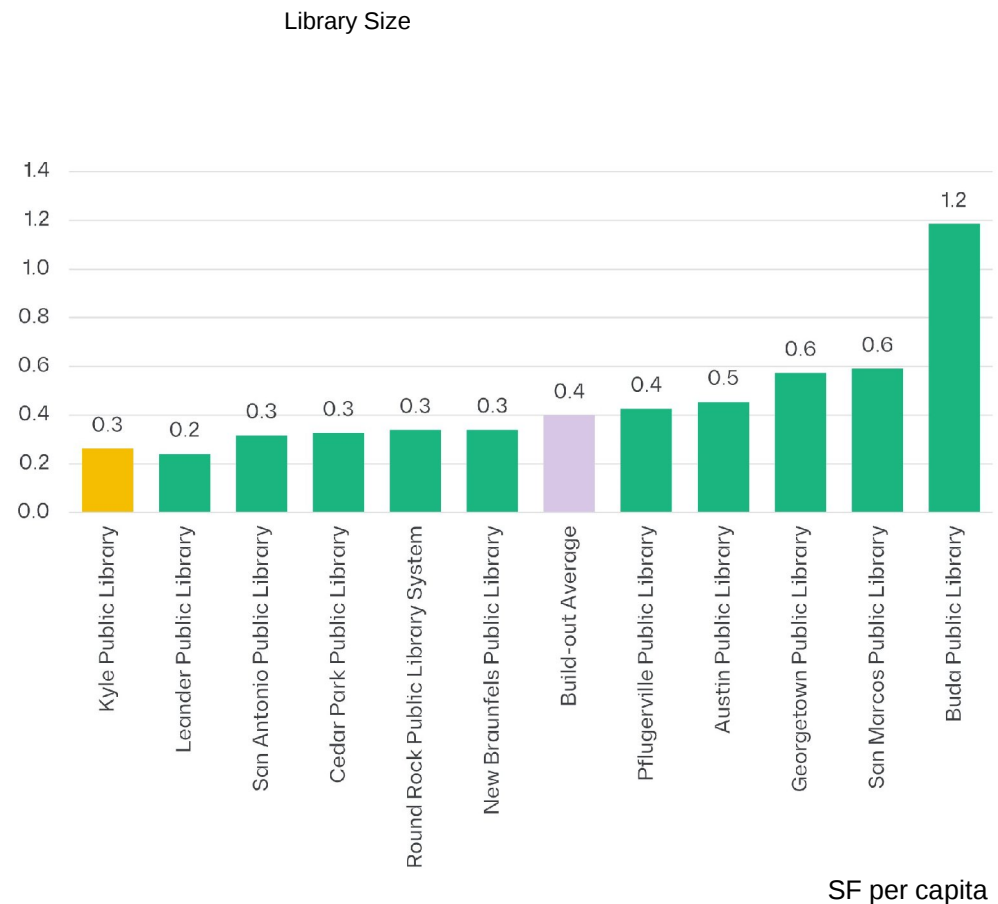


03 BENCHMARKS

- Planning Target of .8 SF per capita (middle national standard)
- 0.47 SF per capita is State Average
- Currently at 0.3 SF per capita

What this means:

Kyle's Library services are undersized for current and future populations.



03 BENCHMARKS

- Among the largest in physical items and circulation
- Turnover rate is low - weeding is underway
- Digital Collection is lowest in peer group but with new membership to consortium the library is now exceeding expectations

What this means:

Library staff recognized this early and have been addressing

Collections



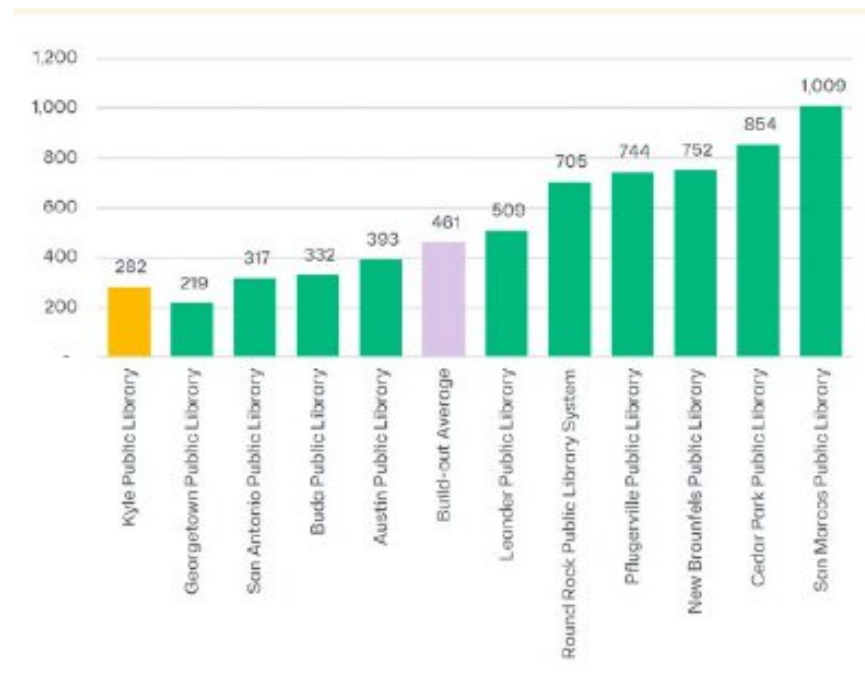
03 BENCHMARKS

- Higher than average demand
- WiFi is lower than average
- There is a need for more outlets

What this means:

City IT is currently replacing and expanding public PC offerings and boosting WiFi.

Technology



Use per
computer

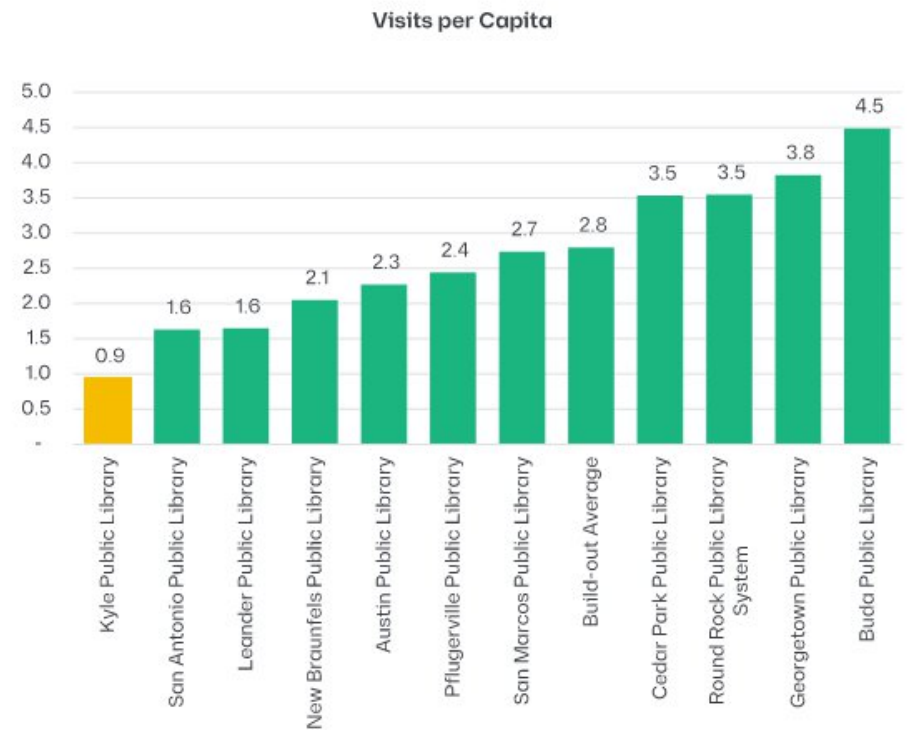
03 BENCHMARKS

- Lowest usage from peer set
- Geographic Divide complicates

What this means:

Facility size, location, and hours all play a role here.

Library Use and Visitors



03 BENCHMARKS

The benchmarking analysis makes one message clear:

The Library outperforms what its building, staffing levels, and square footage should allow.

Community demand is outpacing capacity on nearly every metric.

A new, future-ready facility is essential to meeting the needs of a growing and thriving Kyle community.

Conclusion



03 STANDARDS

The Texas State standards outline two advanced levels of service:

Enhanced Level: Building upon the foundational services, focusing on continuous improvement.

Exemplary Level: Representing the highest standard of progressive service development and excellence.

National Space standards include three levels:

Standard: 0.6 SF per capita

Enhanced : 0.8 SF per capita

Exemplary : 1.0 SF per capita

Average for State of Texas: .47 SF per capita

03 STANDARDS

Square Feet per Capita

- If no action is taken on library space by 2040 there will be 0.16 SF per capita

SQUARE FEET PER CAPITA PROJECTIONS:			
Year	City Population	Existing Gross SF	Gross SF Per Capita
2024	76,059	20,000	0.26
2030	102,059	20,000	0.20
2040	128,059	20,000	0.16
Mid-build out	226,000	20,000	0.09
Build Out	400,000	20,000	0.05

03 STANDARDS

Square Feet per Capita

SQUARE FEET PER CAPITA PROJECTIONS TO MEET .8 SF PER CAPITA GOAL:			
Year	Population	Gross Square Feet	Gross Square Feet Per Capita
2024	76,059	60,847	0.80
2030	102,059	81,647	0.80
2040	128,059	102,447	0.80
Mid-Build Out	226,000	180,800	0.80
Build Out	400,000	320,000	0.80

Planning Goal for 0.80 SF per capita = 180,800 SF

03 STANDARDS

Square Feet per Capita

SQUARE FEET PER CAPITA BASED ON STANDARDS AND AVERAGES					
Year	Population	Square Feet @ .47 SF Per Capita (Texas Average)	Square Feet @ 0.6 SF Per Capita (ALA "Standard")	Square Feet @ 0.8 SF Per Capita	Square Feet @ 1 SF Per Capita
2024	76,059	35,748	45,635	60,847	76,059
2030	102,059	47,968	61,235	81,647	102,059
2040	128,059	60,188	76,835	102,447	128,059
Mid-Build Out	226,000	106,220	135,600	180,800	226,000
Build Out	400,000	188,000	240,000	320,000	400,000

Consider all standards = a range of 106,220 SF - 180,800 SF

03 STANDARDS

Collections

COLLECTION ANALYSIS AT EXEMPLARY LEVEL					
Population	Current Library Print Collection 1.65 Items Per Capita	Collection Format	Collection Size at Exemplary Level	Space Required (66" High Shelving @ 8 Volumes Per SF)*	Notes
2024	1,039,100 (Total)	TOTAL	212,205		
76,059	50,518 (Physical)	70% Physical	148,543	18,568	@ Exemplary Level
	988,582 (Digital)	30% Digital	63,661		
2030		TOTAL	245,962		
102,059		70% Physical	172,174	21,522	@ Exemplary Level
		30% Digital	73,789		
2040		TOTAL	308,622		
128,059		70% Physical	216,036	27,004	@ Exemplary Level
		30% Digital	92,587		
Mild-Build Out		TOTAL	482,000		
200,000		70% Physical	337,400	42,175	@ Exemplary Level
		30% Digital	144,600		

03 STANDARDS

Seating

SEATING AT 3 PER 1,000 POPULATION

Year	Pop.	Current Reader Seats	3 per 1,000	SF Req.
2024	76,059	103	228	6,845
2030	102,059		510	15,309
2040	128,059		384	11,525
Mid-Build Out	226,000		678	20,340
Build Out	400,000		1,200	36,000

TECH SEATING AT 1 PER 2,000 POPULATION @ ENHANCED LEVEL

Year	Pop.	Current Tech. Seats	1 per 2,000	SF Req.
2024	76,059	24	38	1,521
2030	102,059		51	1,531
2040	128,059		64	2,561
Mid-Build Out	200,000		100	4,000
Build Out	400,000		200	8,000

04

STRATEGY FOR FUTURE SPACE & FACILITY REQUIREMENTS



Recomm

04 Recommendations: Completed



What We've Already Accomplished:

- Improved website, program calendar, and signage
- Added additional quiet study rooms or furniture solutions
- Created lounge zones and reading nooks
- Built and furnished Maker Space
- Promoting Maker Space, Bookmobile, and new services
- Increasing Bookmobile service east of I-35

04 Recommendations: In Progress



What's Currently In Progress:

- Adding acoustic separation between active/quiet zones
- Incrementally increase FTEs to reduce workload and meet benchmark goals
- Reconfiguring circulation desk and workspace layout
- Continuing collection reorganization and catalog cleanup
- Weeding and curating the collection
- Improving browsability, discovery tools, and signage
- Adding hotspots, check out laptops
- Updating Public Computers

04 Recommendations: Now - 12 months



Short-term Actions:

- Prepare for new ILS implementation
- East Side Options:
 - Explore Book Lockers on East Side
 - Explore Book Vending on East Side
 - Explore an Eastside Hub: Tech outreach – business area, reference area and small roaming collection, small meeting rooms with tech
- Complete Part 2 of the Master Plan: Concept Design
- Research funding sources for project
- Research Potential Sites for New Buildings

04 Recommendations: 1 - 3 years



Mid-term Actions:

- Select Option for expanding library services
- Identify and Finalize Funding
- New Building Design Process approximately 12-16 months
- Bidding and Construction 12-20 months

04

Recommendations: Option 1: Potential for Existing Site

ALLOWABLE BUILDING AREA BASED ON PARKING:

36,000 SF TOTAL
19,400 SF EXISTING
16,600 SF ADDITION

*ASSUMES 5% BICYCLE RACK WAIVER
**COUNCIL MAY PROVIDE ADDITIONAL WAIVER -
MAX BUILDING AREA ~40,400 SF

SITE DRAINAGE NOTES:

ABILITY FOR WATER RETENTION ON SITE IS
LIMITED AND WILL NEED TO BE STUDIED
FURTHER. SOLUTIONS MAY INCLUDE:

1. EVALUATE THE EXISTING POND FOR STORAGE
POTENTIAL
2. UTILIZE PERVIOUS PARKING
3. UTILIZE ON-SITE STORAGE TANKS
4. TIE IN TO ADJACENT DRAINAGE WAY
5. REQUEST A WAIVER FROM ENGINEERING

SITE FACTS:

3.2 ACRES
19,400 EXISTING SF LIBRARY

ZONING (CBD-1) REQUIREMENTS:

IMPERVIOUS COVERAGE: 65%

MAX BUILDING HEIGHT: 35'-0"

REQUIRED SETBACKS:

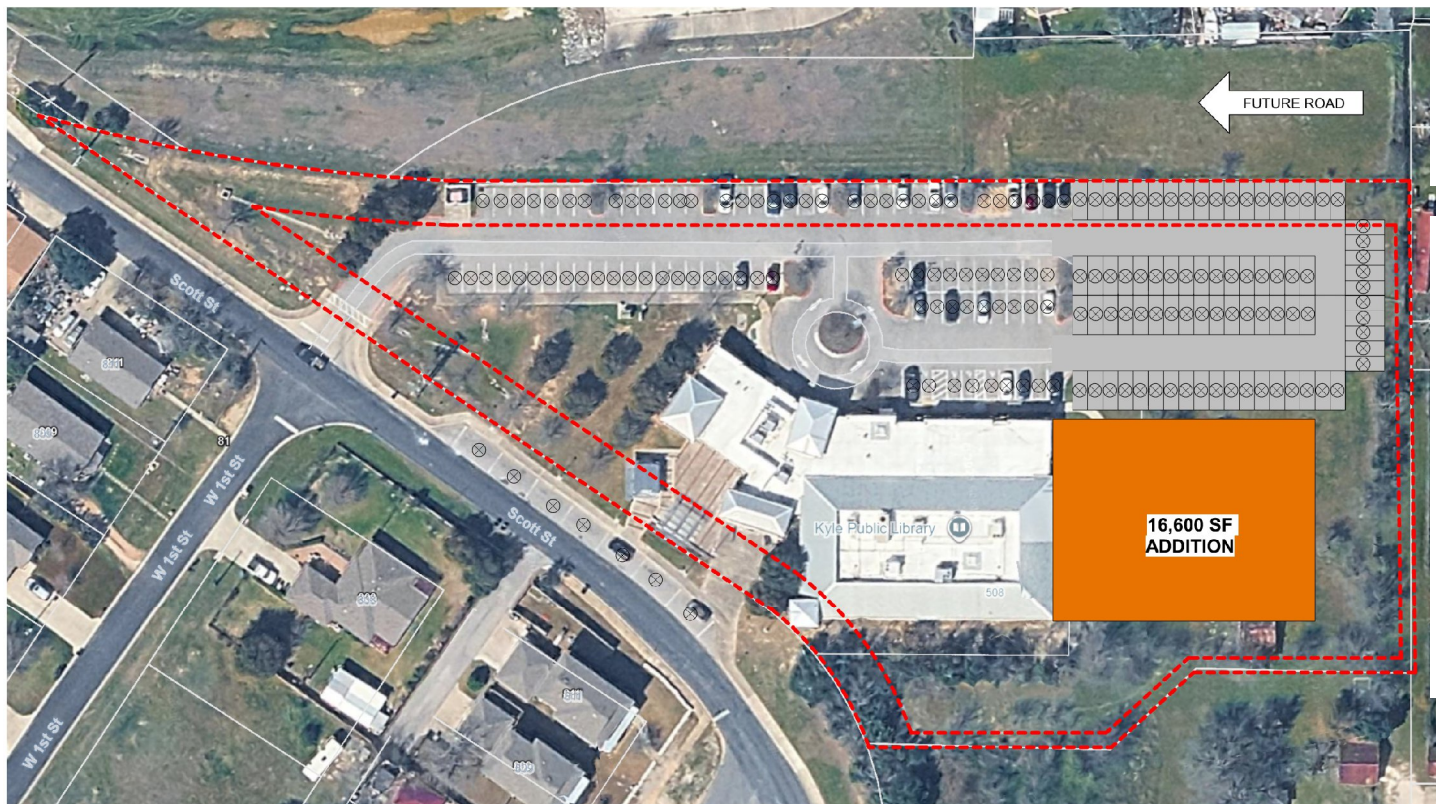
FRONT: 25'-0"
REAR/SIDE: 8'-0"

REQUIRED PARKING:

CBD-1, 1 SPACE PER 200 SF

MAX SPACES ON SITE: 167

7 STREET (EXISTING)
82 LOT (EXISTING)
78 LOT (NEW)



OPTION 1: Renovate and Expand the Existing Library
20,000 SF Renovation + 16,600 SF Expansion
and add 10,000 SF Storefront on East Side

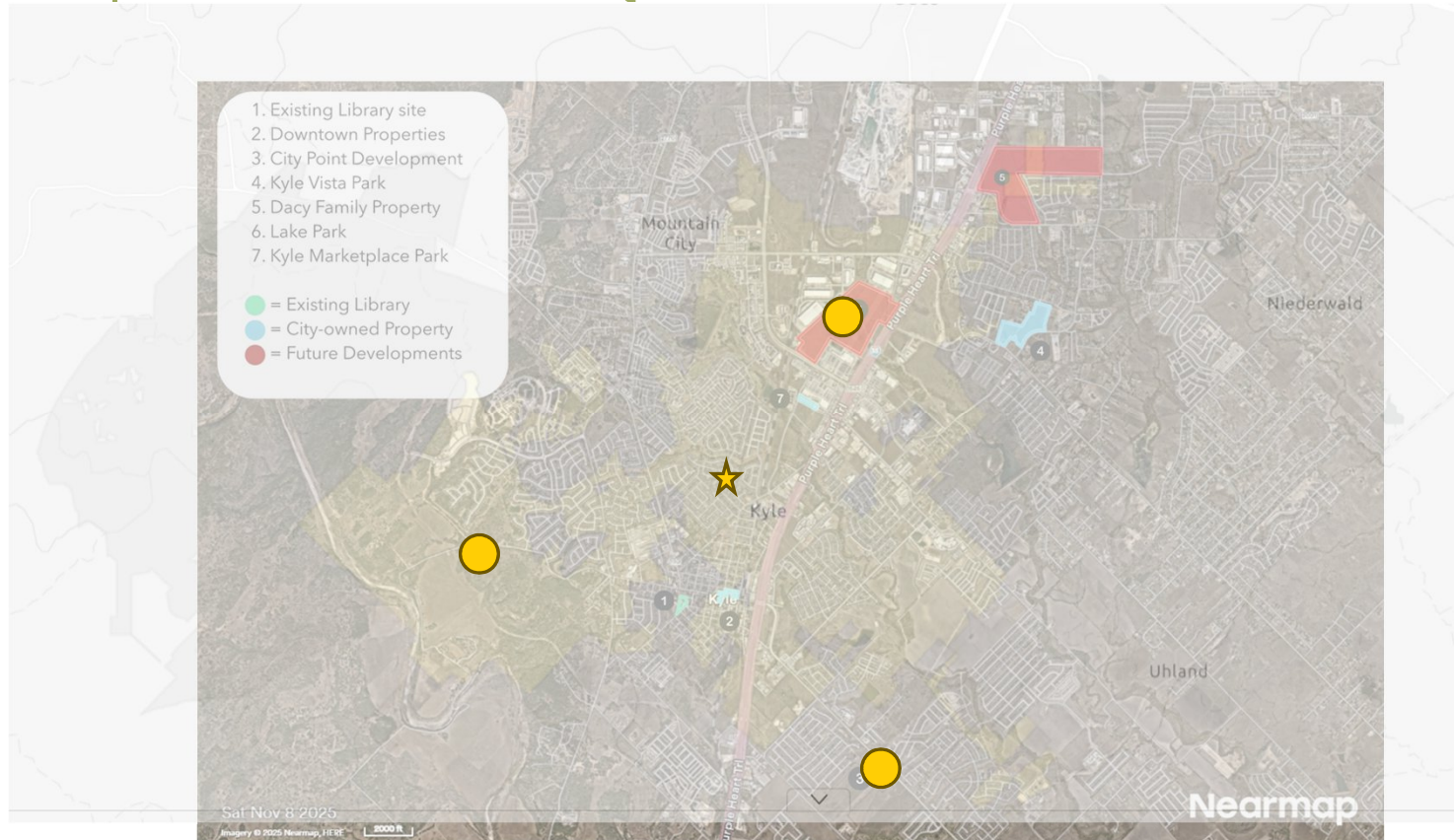
Pros:

- Builds on existing library on city owned site
- Expands services to East Side of Kyle
- Matches the Texas Average per capita for library services through 2030 (.47 SF per capita)
- Expands space for potential existing library for other city purposes (community center, parks and recreation, city offices)

Cons:

- Some interruption of services
- No centralized library services
- Existing library is not ideally located
- Operational and maintenance inefficiencies
- Does not provide an anchor to Downtown Kyle
- Does not meet target national standard of .8 SF of library space per capita

Recommendations: Option 2: Potential Branch Quadrants



OPTION 2: Multiple libraries throughout the city, each specializing in different programs and rotating collections.

Pros:

- Continuous Library Services (existing library can remain open during design and construction)
- Easiest option to phase the project with proper planning
- Lower first cost for the first new build and renovation/expansion of the existing library
- Located close to the growing population
- Can use the existing library for other city purposes (community center, parks and recreation, city offices) or as the second location if downtown library is desired

Cons:

- Library services and materials are duplicated or only available in one of four locations.
 - Less efficient and user friendly for the public
 - Not efficient for operations or maintenance
 - Many duplications of materials, programs, offerings
- Requires four properties, located in quadrants of the city, sized for up to 45,000 SF and 135 parking spaces
- Everything is divided by four (smaller collection, technology, meeting spaces)
- If the city grows beyond 226,000 population, will still need additional locations or, ideally, purchasing sites that allows future expansion at each location

04

OPTION 2: Multiple libraries throughout the city, each specializing in different programs and rotating collections.

Space Program:

- Includes nine of the communities top ten but smaller
- Enhanced Collection (1.52 items per capita) - essentially no increase
- Enhanced Technology Offerings (1/2000) divided by four regional branches
- Standard Seating (3/1000) = 808 less seats than option 4
- More Activity Rooms and Group Study Spaces than existing

OPTION 3: One Centrally located, large, full-service library with a branch (approximately 106,000 - 143,400 SF if existing library expanded and is used) to projected population of 200,000

Pros:

- Continuous Library Services (existing library can remain open during design and construction)
- Most services and materials are not in one location
 - Fairly efficient for the public
- Can phase the project with proper planning
 - Shell/future space can be used by other departments
- Can use the existing library for other city purposes (community center, parks and recreation, city offices) or as the second location

Cons:

- Not efficient for operations
- Not efficient for maintenance
- Requires a large property, centrally located for up to 143,400 SF and 432 parking spaces
- Significant first cost for a new build and renovation/expansion of the existing
- If the city/library service area grows beyond 226,000 population, will still need additional locations

04

OPTION 3: One Centrally located, large, full-service library with a small branch (approximately 164,000 SF if existing library is used)

Space Program Highlights:

- Includes all the communities top ten
- Exemplary Collection (2.14 items per capita)
- Standard Technology Offerings (1/2000)
- Standard Seating (3/1000) = 322 less seats than option 4
- Expanded Meeting Spaces

OPTION 4: One, Centrally Located, large, full-service library
135,000 - 180,000 SF to projected population of 200,000

Pros:

- Continuous Library Services (existing library can remain open during design and construction)
- One stop shop - all services and materials are in the one location
 - Efficient for the public
 - Efficient for operations
 - Efficient for maintenance
- Can phase the project with proper planning
 - Shell/future space can be used by other departments
- Can use the existing library for other city purposes (community center, parks and recreation, city offices)

Cons:

- Requires a large property, centrally located for up to 180,000 SF and 540 parking spaces (3/1000 SF based on typical city ordinances)
- Significant first cost (but overall savings over time - construction prices will continue to increase)
- If the city/library service area grows beyond 226,000 population, additional locations may be required

04

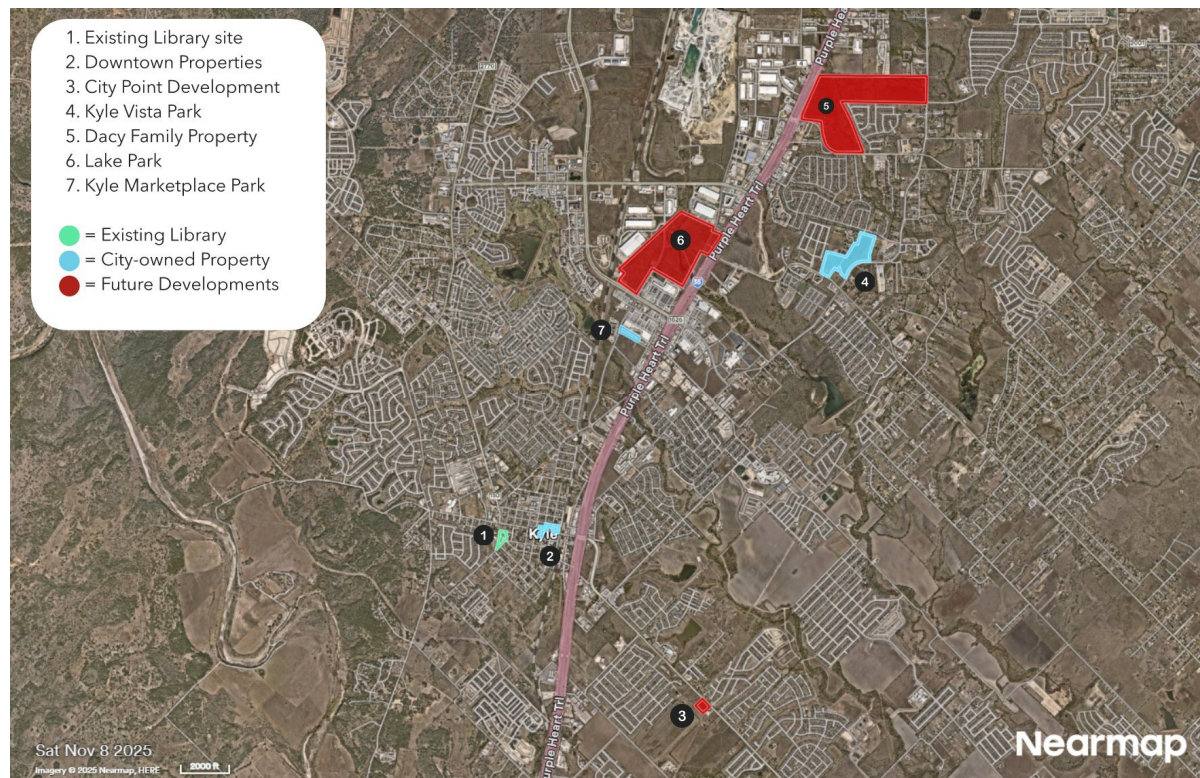
OPTION 4: One, Centrally Located, large, full-service library
200,000 SF

Space Program:

- Includes all the communities top ten
- Exemplary Collection (2.14 items per capita)
- Enhanced Technology Offerings (1/2000)
- Exemplary Seating (5/1000)
- Expanded Meeting Spaces

Library
Lockers/Vending

Recommendations: Potential Sites - All Kyle



Recommendations: Potential Sites - Downtown



Recommendations: Celina Case Study

Day 1 Plans



10 Year Plans



Celina Public Library: Updated 10 Year Floor Plans

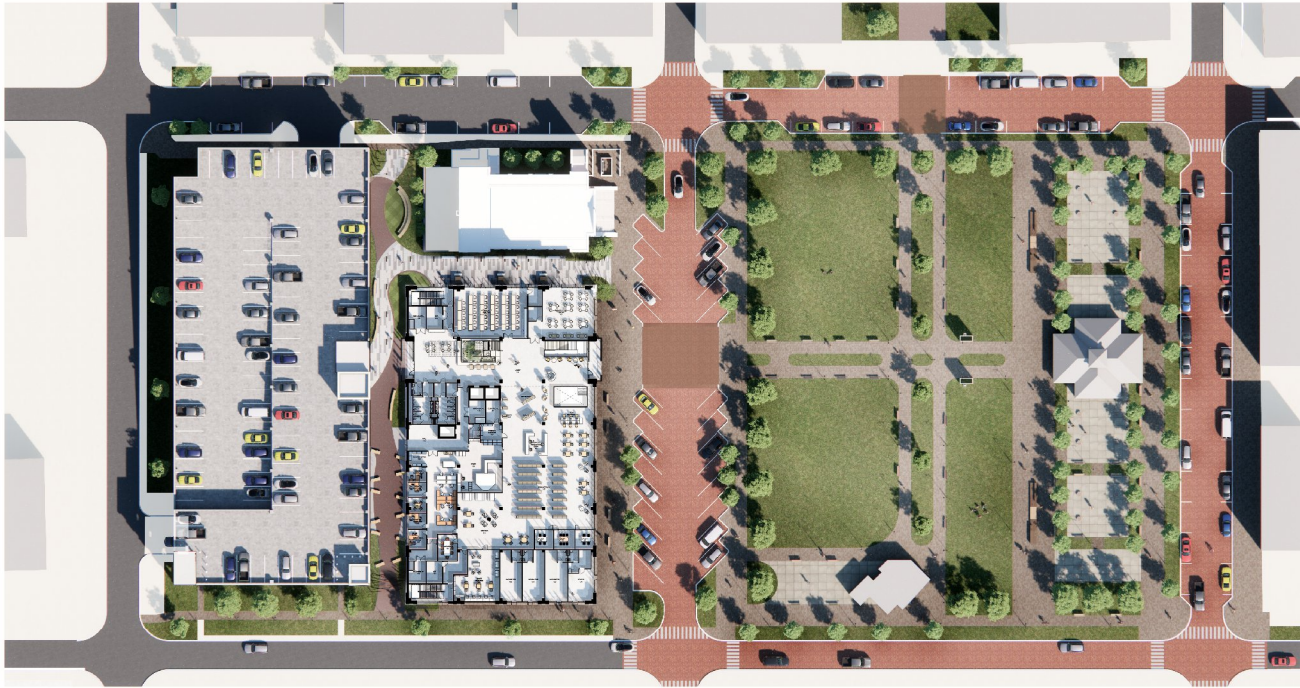
02/22/2024

04

Recommendations: Celina Case Study



Recommendations



04

Construction Cost Data

Recommendations: Celina Case Study

Center:

\$59 million

110,218 SF

Celina Parking

Garage:

\$19.3 m

Spaces:

400

GMP

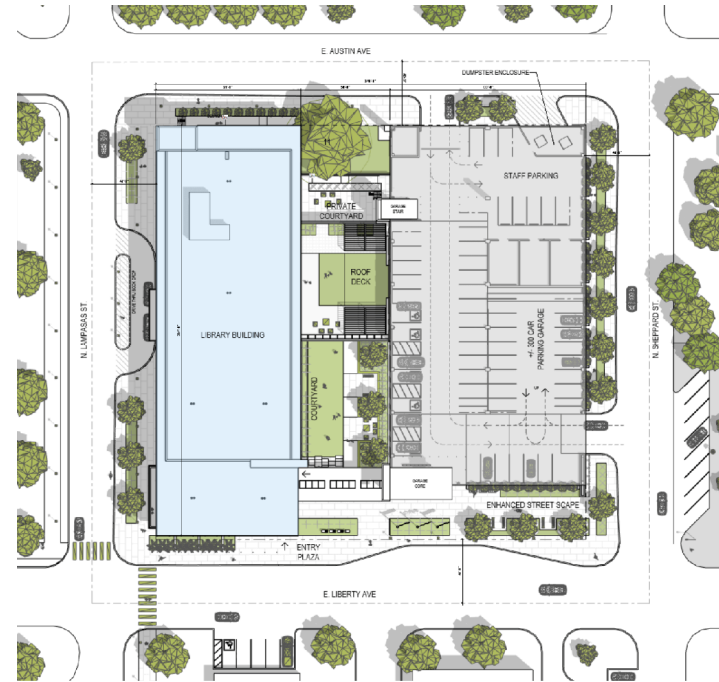
January 2025

TOTAL PROJECT COST: \$102 Million



04

Recommendations: Round Rock Downtown Library Case Study



Recommendations

04 Cost Estimate: \$/SF and Comparative Costs

	Anna*:
	\$795/sf*
	Dripping Springs:
	\$1080/sf
	Cedar Hill*:
	\$840/sf*
	Seguin**:
	\$808/sf
	Cedar Park*:
\$851/sf*	
	Round Rock:
\$766/SF	
*Site work and parking were a separate budget	
**Escalated to 2025 costs assuming 6% increase per year	

Proposed Kyle Public Library Total Project Cost

Option 1 (expanded library sf, Eastside branch):

Estimated \$20.5 million

Option 2 (50,000 sf new + 16,600 sf addition):

Estimated \$60 million

Option 3 (branch and Central Library):

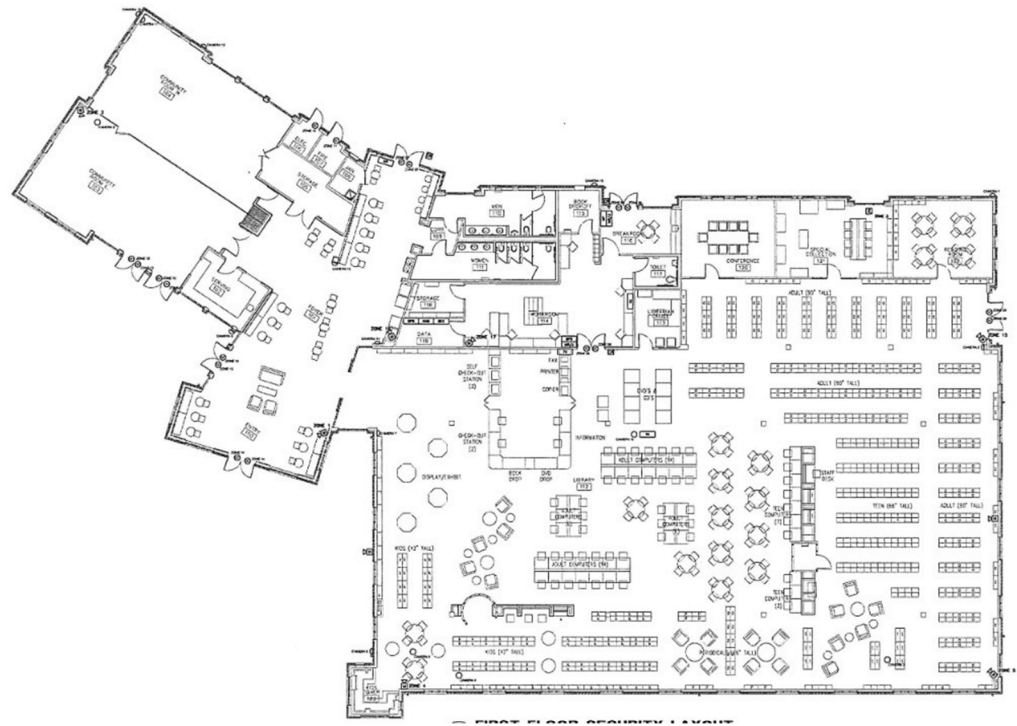
Estimated \$49 - \$112 million

Option 4 (New Central Library)

Estimated \$130 million

05 NEXT STEPS

- Discuss direction for future library services
 - Expansion
 - Branch System
 - Central Single Location
- Develop concept for selected direction
- Refine costs and timeline



06

QUESTIONS



Options

- Approve
- Approve with modifications

Recommendation

- Library staff recommends approving the Master Plan to be presented to City Council for official approval.