

720 Design Master Plan Presentation

City Council Regular Meeting

February 17, 2026





Kyle Public Library

Master Plan Presentation

February 17, 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



02

Introduction, Methodology, and Community Input

Discovery Tours: Cedar Park Public Library & Round Rock Library



02

Introduction, Methodology, and Community Input

- Open House
- 148 In Person Attendees

Community Engagement



Community's Top Ten



Community's Top Ten



#5 STEAM/Music Garden



#6 Art/Craft/Display



#7 (Tie) Reading Niches



#7 (Tie) Study/Work/Reading Porch

Community's Top Ten



02 Introduction, Methodology, and Community Input

- 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.

Online Survey – 628 Responses!

Including 20 Spanish Language responses!

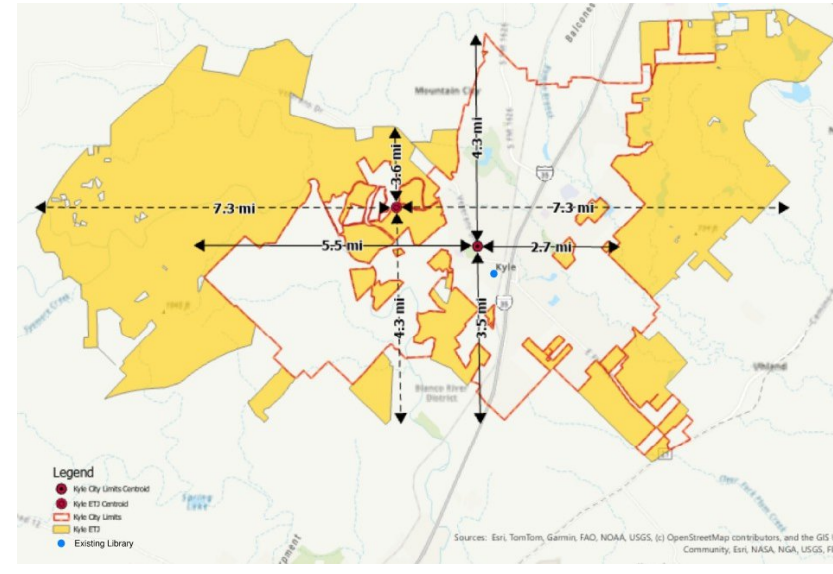


02 Introduction, Methodology, and Community Input

- 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.

Barriers to Use



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

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.

Online Survey – 628 Responses!



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



OPTIONS

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

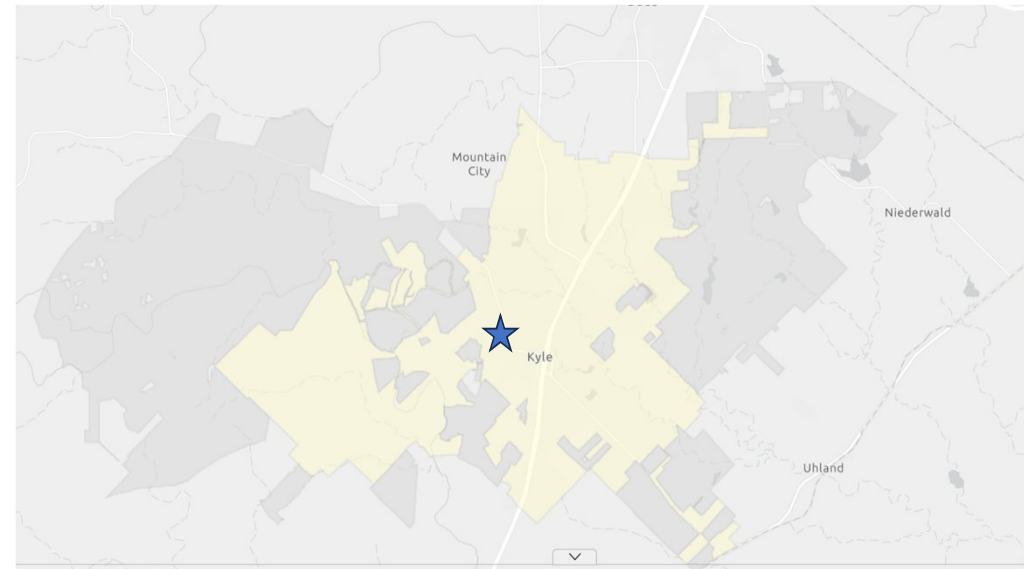
Leadership Interviews

- 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

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

Leadership Interviews: Emerging Themes



02 Introduction, Methodology, and Community Input

Amazing Participation!

Over 800 City of Kyle Citizens Engaged in the Process!



02 Introduction, Methodology, and Community Input

Environmental Scan

- 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

Up and Coming Families

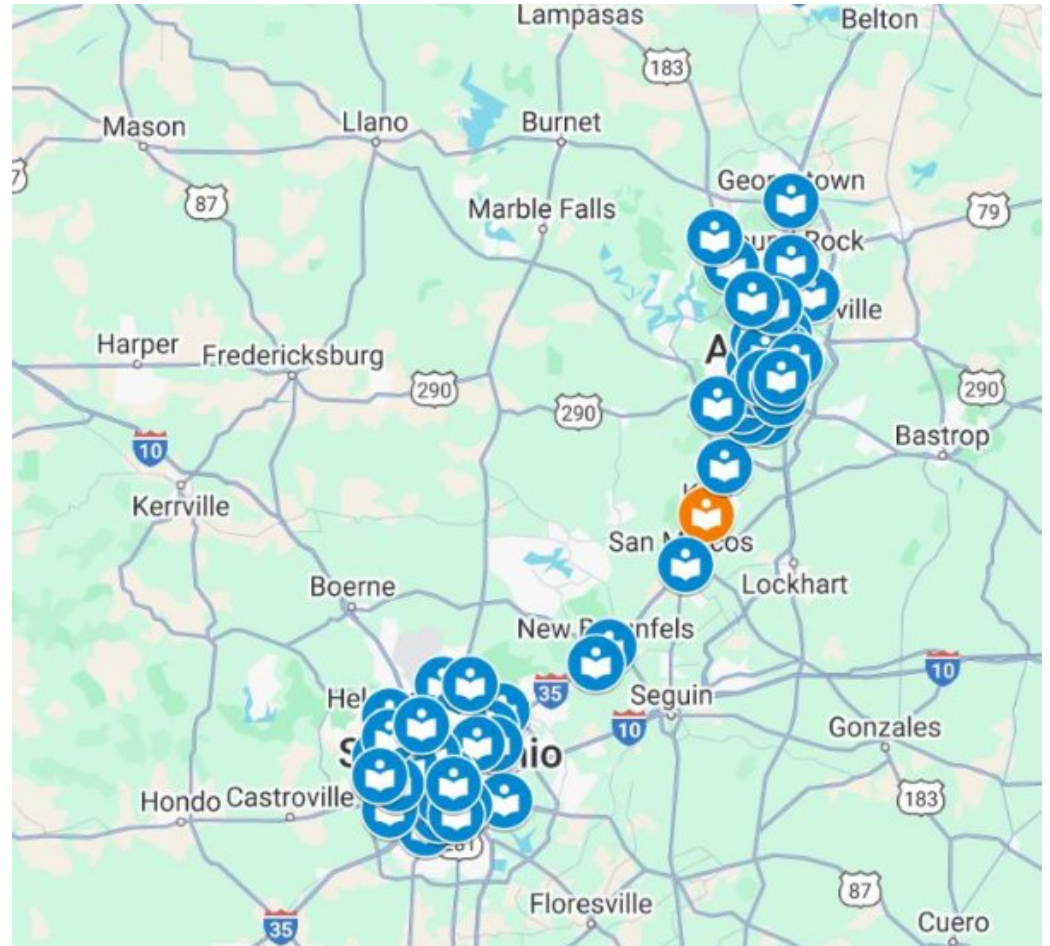
87.5%

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



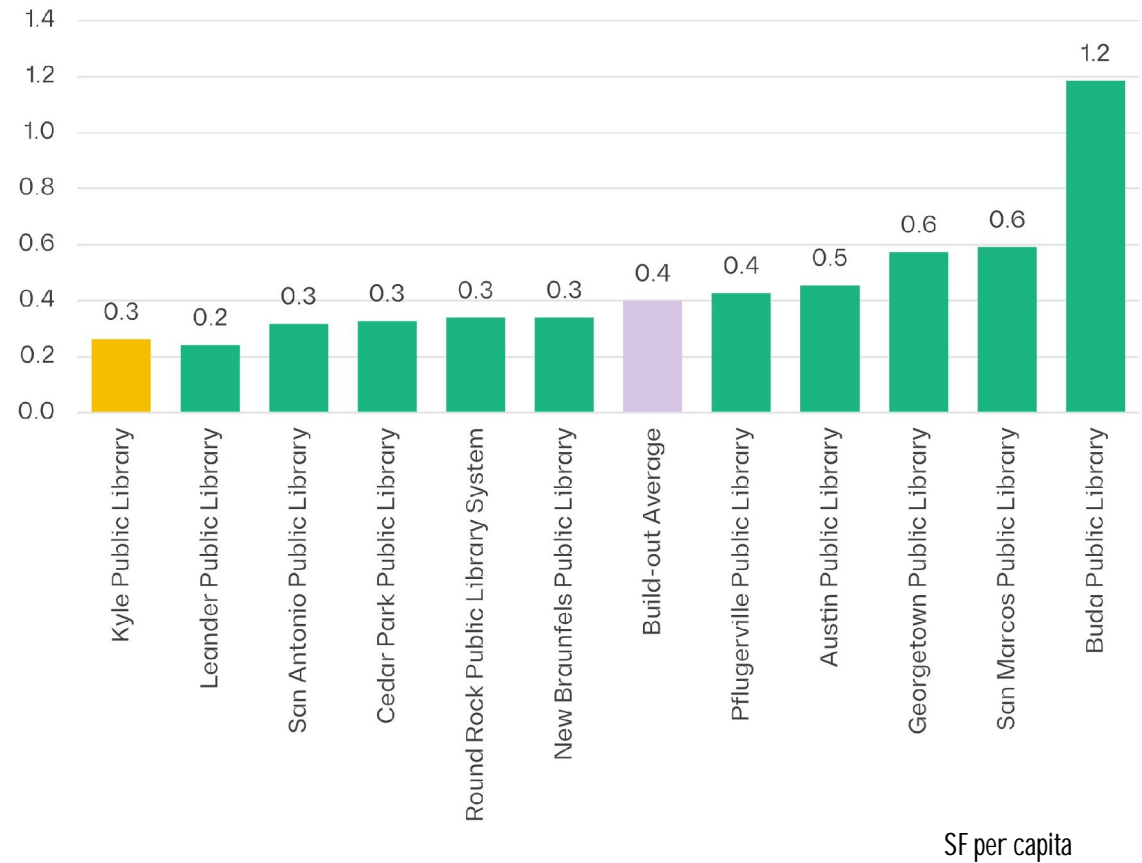
03 BENCHMARKS

- 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.

Library Size



03 BENCHMARKS

Collections

- 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



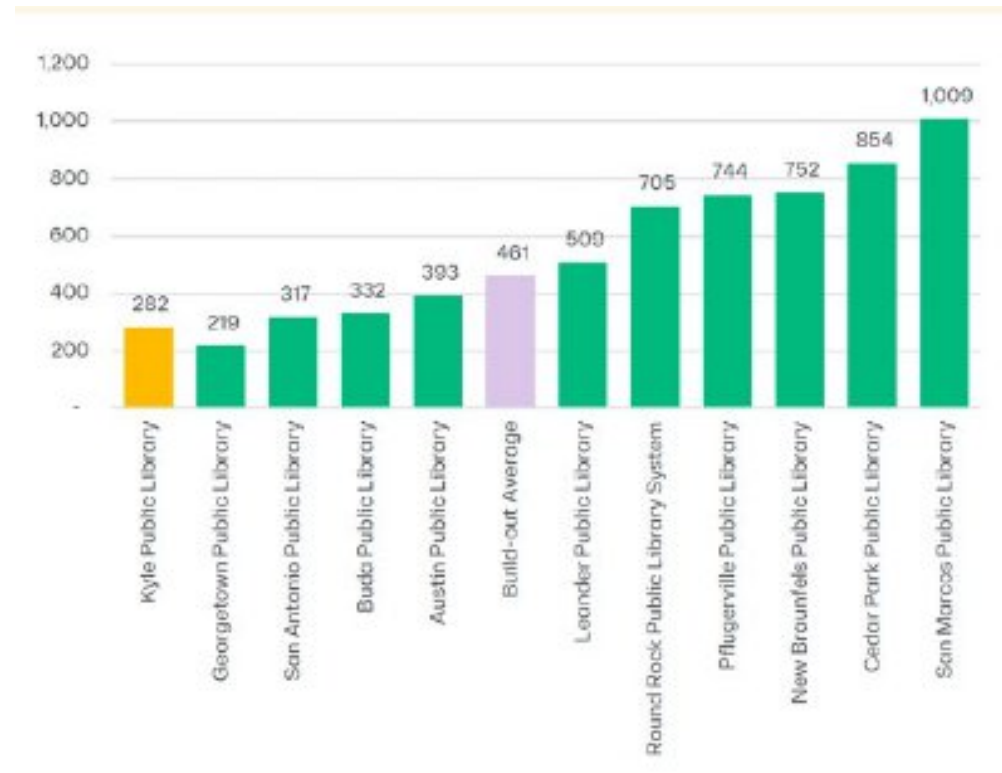
03 BENCHMARKS

Technology

- 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.



Use per computer

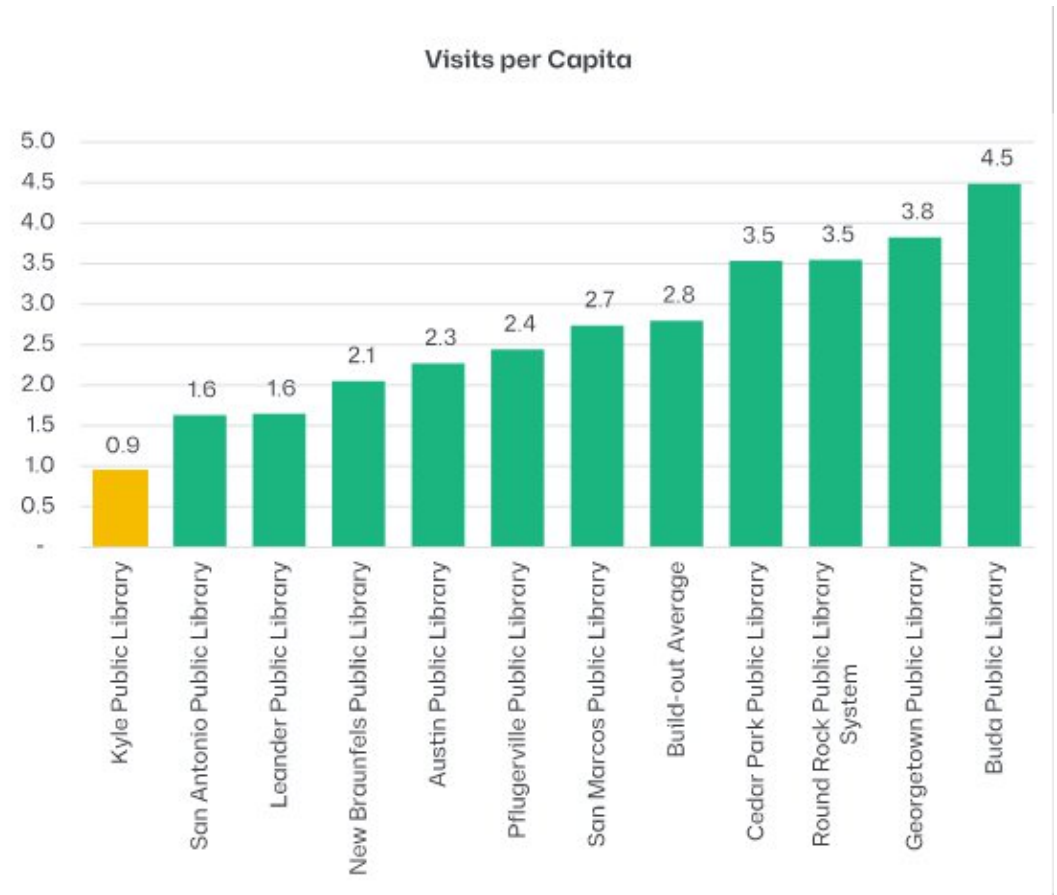
03 BENCHMARKS

- 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



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:

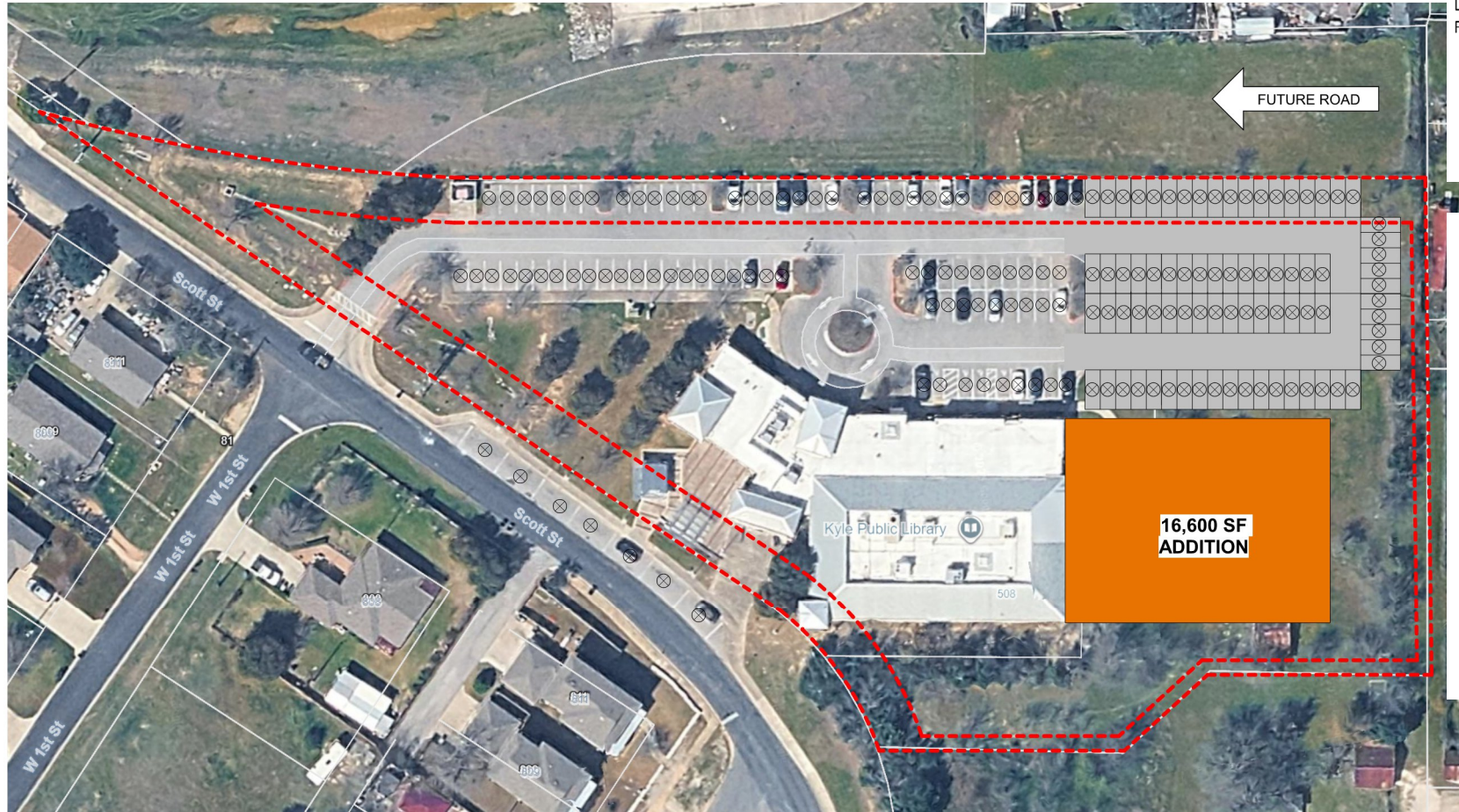
IMPERVIOUS COVERAGE: 65%
 MAX BUILDING HEIGHT: 35'-0"

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

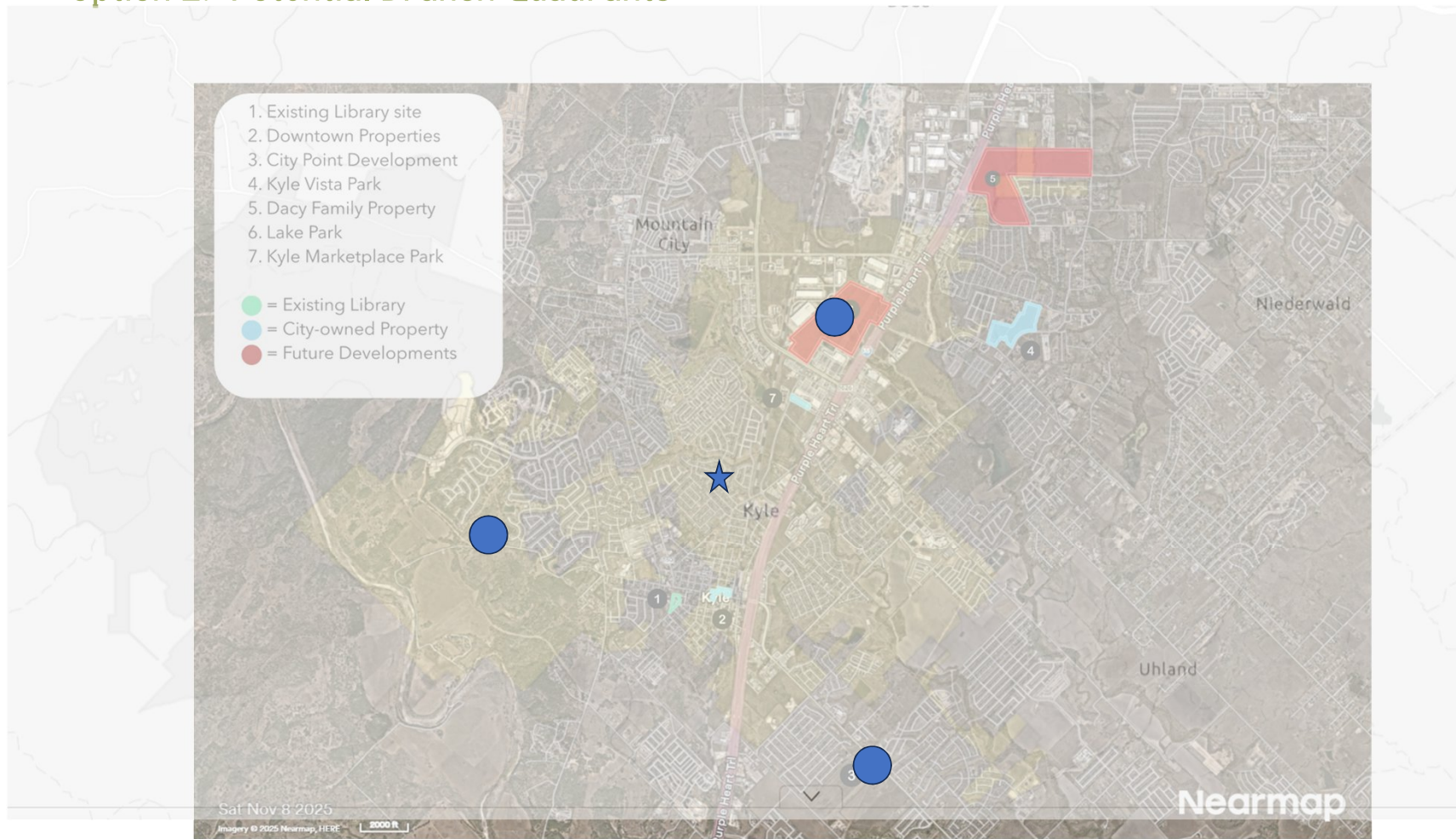
Pros:

- 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

04 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 of new branch)
- 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 50,000 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

04

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 of new location)
- Most services and materials are in two locations
 - 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 the branch or 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

04 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 of new central library)
- 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:

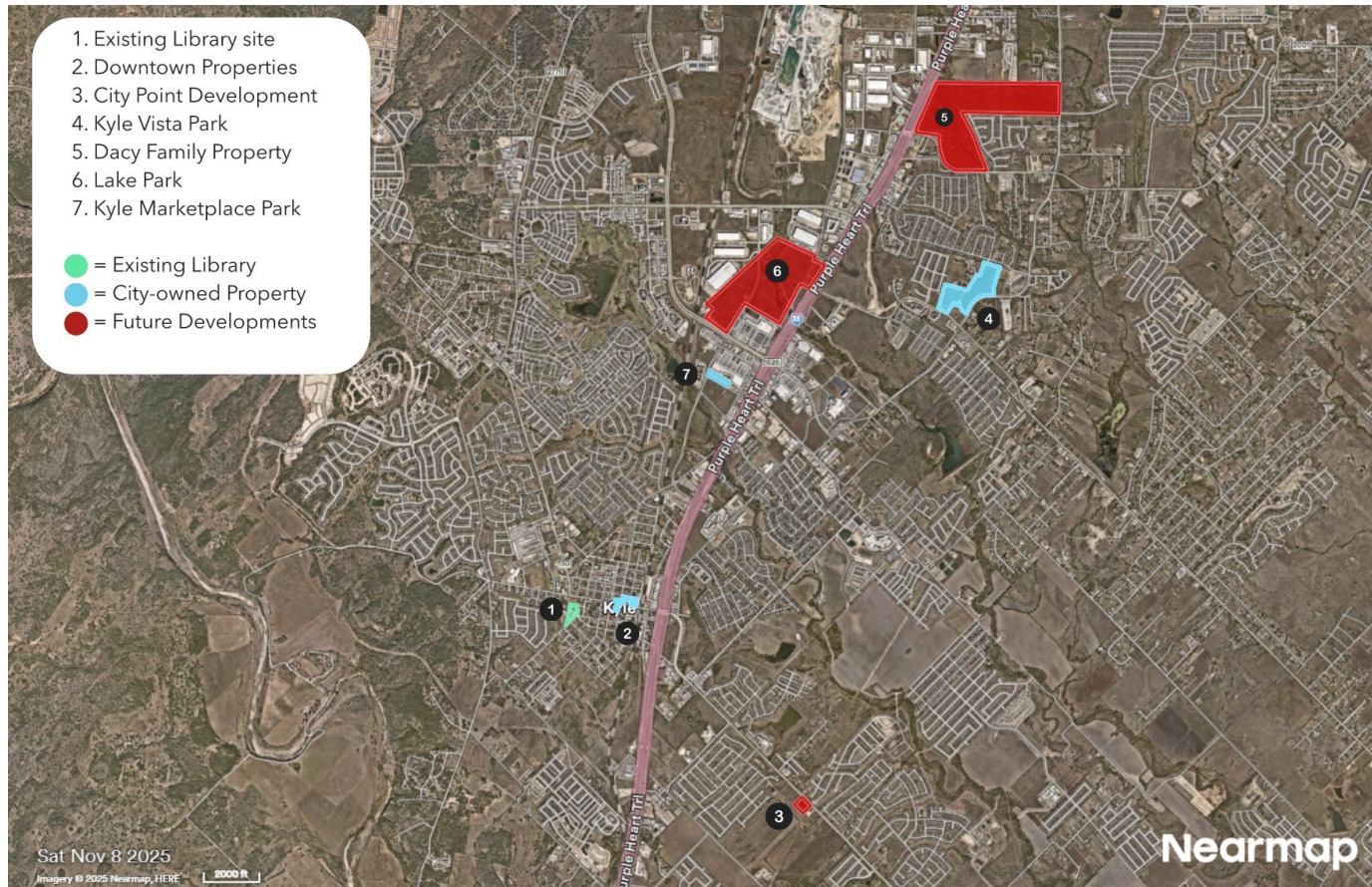
- Requires a large property, centrally located for up to 180,000 SF and 540 parking spaces (3/1000 SF based on typical city ordinances)
- Significant first cost (but overall savings over time – construction prices will continue to increase)
- If the city/library service area grows beyond 226,000 population,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

04 Recommendations: Potential Sites – All Kyle



04 Recommendations: Potential Sites - Downtown



04 Recommendations: Celina Case Study

Day 1 Plans



Basement



Level 1



Level 2

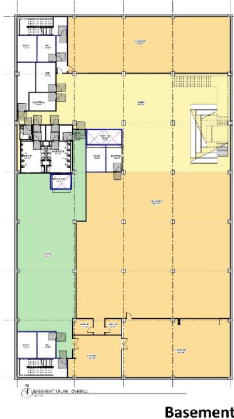


Level 3



Roof Level

10 Year Plans



Basement



Level 1



Level 2



Level 3



Roof Level

Celina Public Library: Updated 10 Year Floor Plans

02/22/2024

04 Recommendations: Celina Case Study

Construction Cost Data

Celina Government Center:

\$59 million

110,218 SF

Celina Parking Garage:

\$19.3 m

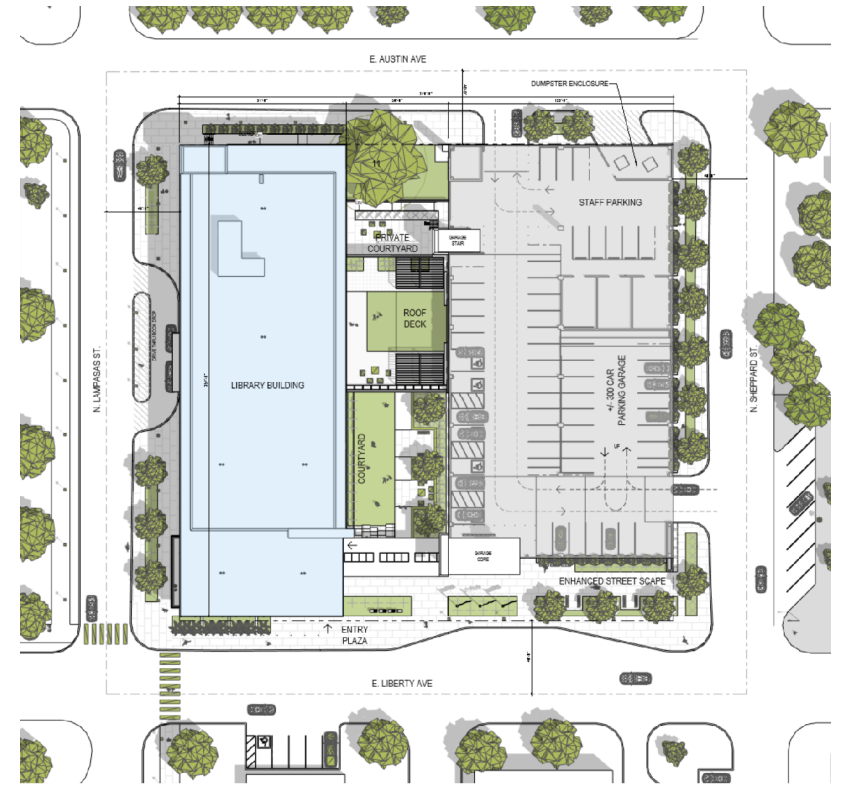
Spaces: 400

GMP January 2025

TOTAL PROJECT COST: \$102 Million



04 Recommendations: Round Rock Downtown Library Case Study



04 Cost Estimate: Comparative Costs

Comparative Construction 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

Variations reflect differences in project scope, quality of materials, etc.

***Round Rock cost per SF includes a 300 space parking garage

04 Cost Estimate: \$/SF and Comparative Costs

OPTION 1: Kyle Public Library Total Project Cost

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

Expansion: **Estimated \$20.5 million**

Finish Out for Branch: **Estimated \$5 million**

04 Cost Estimate: \$/SF and Comparative Costs

OPTION 2: Kyle Public Library Total Project Cost

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

First 50,000 sf new:
Estimated \$42 million

Or 16,600 sf addition:
Estimated \$20.5 million

Future: Two or Three more branches

04 Cost Estimate: \$/SF and Comparative Costs

OPTION 3: Kyle Public Library Total Project Cost

Option 3 : One Centrally located, large, full-service library with a branch (approximately 106,600 - 143,400 SF if existing library expanded and is used) to projected population of 200,000:

Estimated 50,000 SF Branch
\$42 million

Estimated 106,000 – 143,400 SF:
\$88 - \$118 million

04 Cost Estimate: \$/SF and Comparative Costs

OPTION 4 Kyle Public Library Total Project Cost

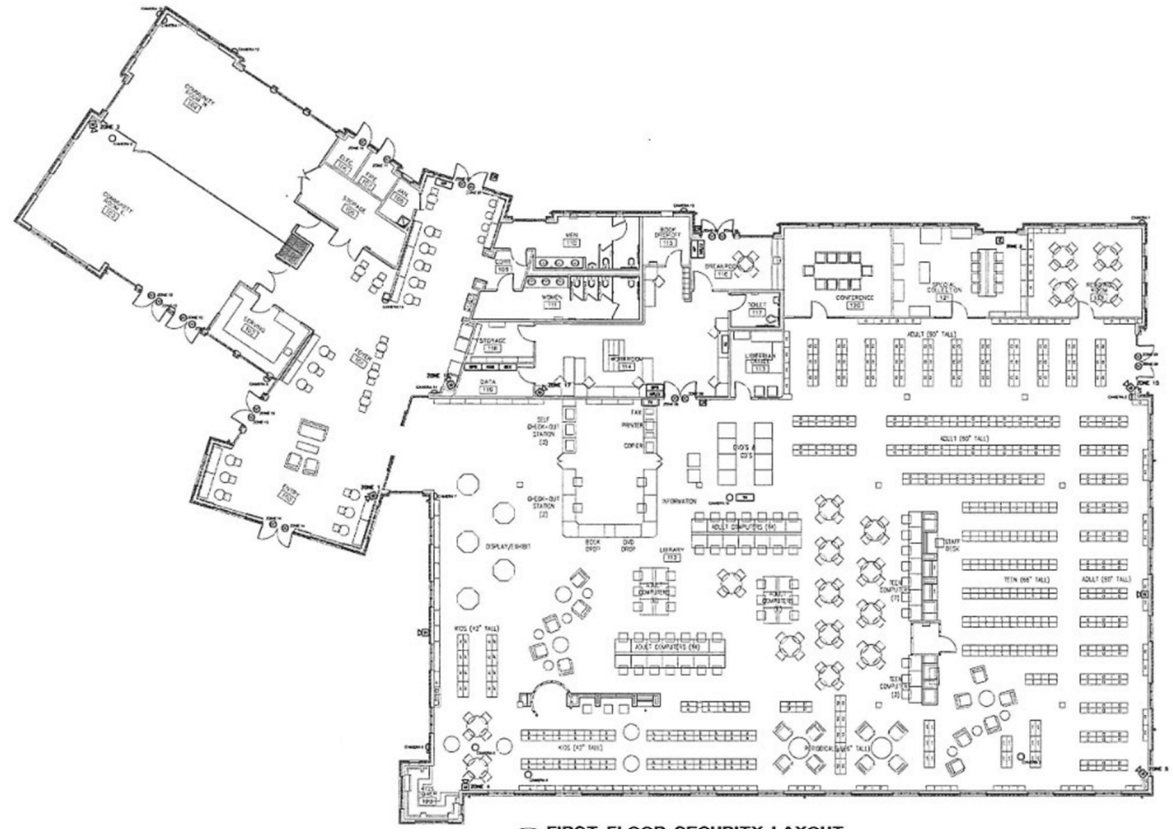
Option 4: One, Centrally Located, large, full-service library 135,000
- 180,000 SF to projected population of 200,000

Estimated 135,000 SF:
\$110 million

Estimated 180,000 SF:
\$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



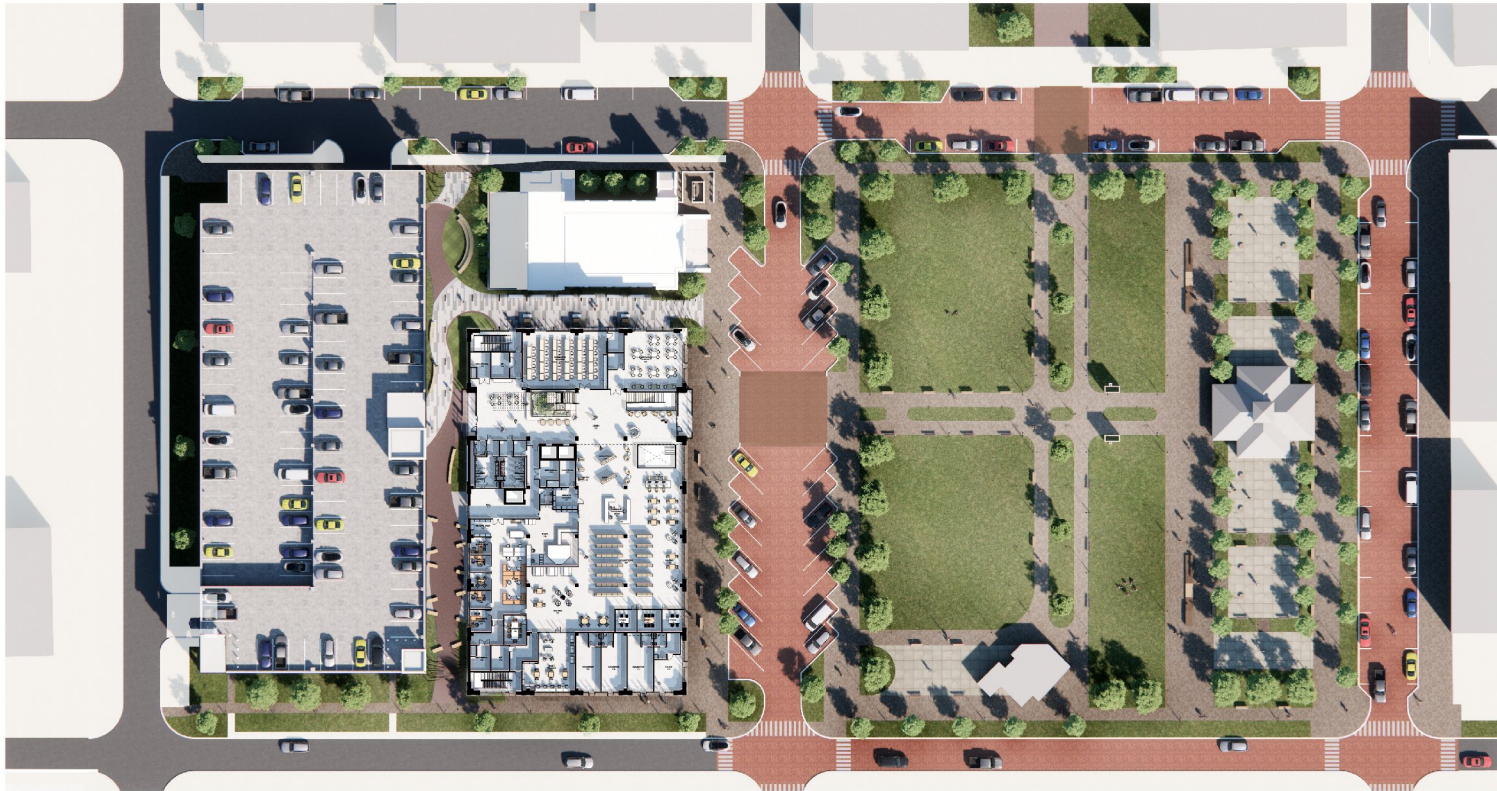
06 QUESTIONS



04 Recommendations: Celina Case Study



04 Recommendations: Celina Case Study



Questions and Discussion

KYLE



Thank you!

