

Prosper Community Library

Master Plan Presentation

January 2025





Agenda

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

01 METHODOLOGY & COMMUNITY INPUT



01 Goals & Criteria for Success

- From Long Range Plan: **Build a Library for the Future**
- Undertake analysis to begin the development of a Master Plan which would establish:
 - **Goals and Priorities** for a new facility
 - **Build Community Awareness** of, and excitement about, a new library
 - **Craft a Longer-Term Strategy** which considers future community growth and library facility needs
 - Consider the potential feasibility of **establishing a foundation** or other separate entity
 - Mechanism to assist in **supporting future library-related projects or plans**

01 Introduction: Local Context

Goals for the Master Plan

- **Integrated into the Town of Prosper's Core Values:**
 - Teamwork
 - Heart
 - Respect
 - Integrity
 - Vision
 - Excellence
 - Service
- **Strategic Visioning Priorities:**
 - Accelerate infrastructure growth to match Prosper's rapid expansion
 - Develop downtown Prosper
 - Provide excellent Municipal Services
 - Identify Synergies with Parks Plan



01 Introduction: Current Context

Existing Conditions

- Built in 2018
- 9,600 Square Feet
- Off-Site Storage needed to meet State accreditation criteria



01 Methodology: Discovery Tours

Arlington George W. Hawkes Central Library



01 Methodology: Discovery Tours

Traphene Hickman Public Library in a Park, Cedar Hill



01 Methodology: Discovery Tours

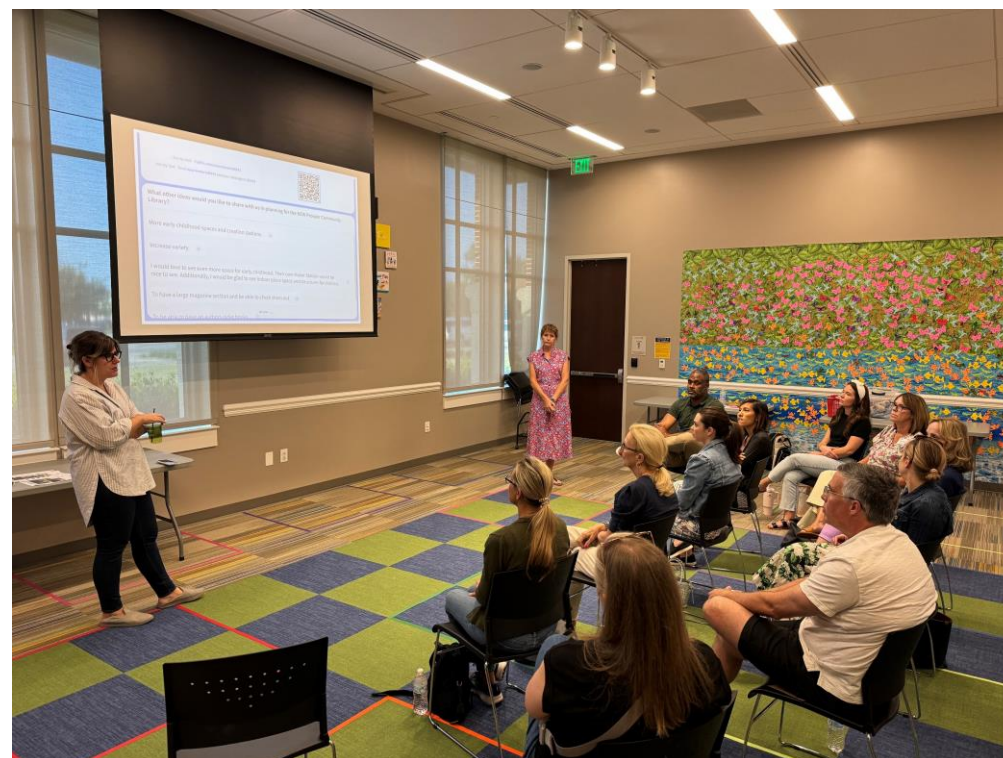
Wylie Public Library



01 Methodology: Community Input

Focus Groups

- Nearly 50 attendees
- (4) Four in-person
 - Library Staff
 - Library Power Users
 - Prosper Historical Society
 - PISD Library Director and Board Member
 - Homeowners Association
 - CEC
 - Citizen's Academy
 - Homeschool Representatives
- (1) Mayor's Youth Advisory virtual



Community's Top Ten



#1 Café Vending



#2 Study Rooms



#3 (tie) Quiet Reading



#3 (tie) Study Pods

#5 High Tech Maker Space



Community's Top Ten



01 Methodology: Community Input

Online Survey – 565 Responses!

BARRIERS TO LIBRARY USE:

- Half of respondents noted lack of space as the biggest reason they did not use the library:
 - Overcrowded
 - Limited seating
 - No quiet space for study
- Another 42% indicated the size of the collection is too small – also related to space.
- 36% suggested that operating hours do not meet their needs (Library is working on this now!)



01 Methodology: Community Input

Online Survey – 565 Responses!

FREQUENCY OF USE:

- 61% used the library 3 or more times in the last year
- 39% used the library less than three times or not at all

Q12. Which description best fits your household?

Responses	Count	Percentage
Family with young children in the household	318	56.3%
Family with teens in the household	176	31.1%
Family/adults without children in the household	142	25.1%
Single person household	12	2.1%
Prefer not to answer	4	0.7%
Total Unique Responses	565	
Total Responses	652	



01 Methodology: Community Input

Online Survey – 565 Responses!

TOP REQUESTED SPACES:

- 60%: Expand the collection
- 54%: Need for designated teen and children's spaces
- 47%: Flexible programming and event areas
- 45%: Technology and Maker Spaces
- 40%: Outdoor reading areas and reading decks



01 Methodology: Community Input

Leadership Interviews

- Community Hub
- Flexible Multi-use Spaces
- Focus on Technology and Digital Literacy
- Inclusivity and Accessibility
- Safety and Security
- Youth engagement
- Outdoor Spaces and Sustainable Design



Amazing Community Participation!

- Nearly **50** people came to the library focus groups sessions
- **565** participated in the online survey
- Nearly **20** community leaders gave input and advice
- Over **630** Prosper residents provided input!



02 BENCHMARKS & STANDARDS



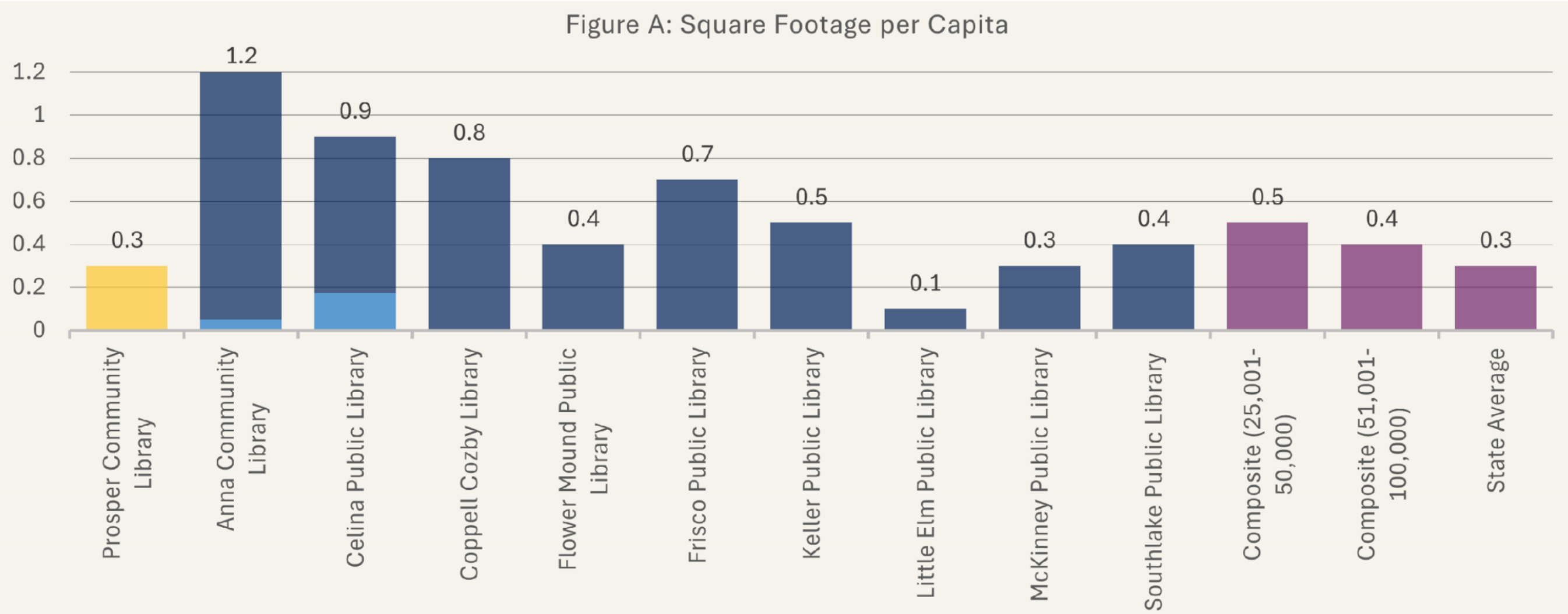
02 Identifying Benchmark Cities

- Who are your benchmark cities?
 - Who does the town typically compare itself to?
 - Libraries with single location
 - Rapidly growing populations
 - Composite

LIBRARIES
MCKINNEY PUBLIC LIBRARY SYSTEM (TEXAS)
ANNA COMMUNITY LIBRARY (TEXAS)
CELINA (TEXAS)
COZBY LIBRARY & COMMUNITY COMMONS, COPPELL (TEXAS)
FLOWER MOUND PUBLIC LIBRARY (TEXAS)
FRISCO (TEXAS)
KELLER PUBLIC LIBRARY (TEXAS)
LITTLE ELM PUBLIC LIBRARY (TEXAS)
SOUTHLAKE PUBLIC LIBRARY (TEXAS)

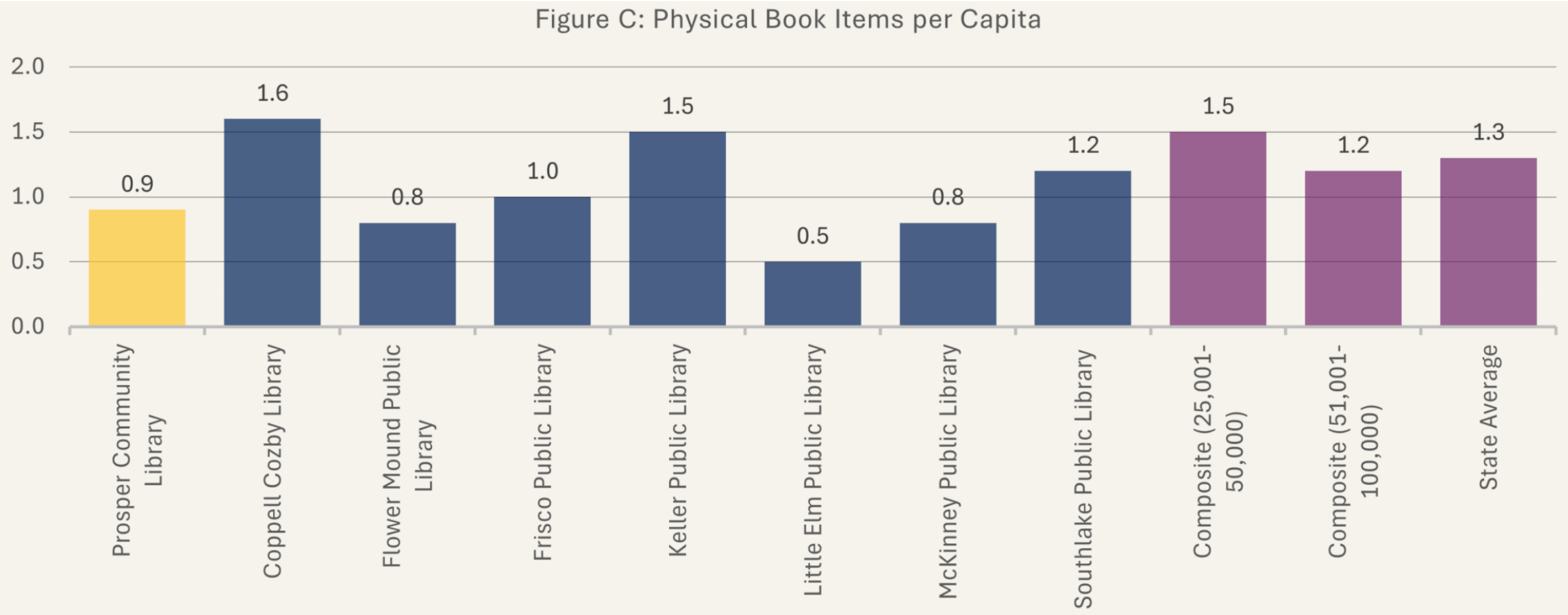
02 Service Population and SF/Capita

- 2023 State Determined Service Population: **37,746**



- Celina and Anna include “planned” SF under construction

02 Collection



- Off-site storage for Prosper consists of less-circulated physical items

02 Collection

A closer look at the collection:

Two Levels of Standards recognized by the State of Texas: **Exemplary** (highest) and **Enhanced** (minimum).

Current collection: 71,367

Artesia (MUD) is a significant user of the Prosper Community Library.

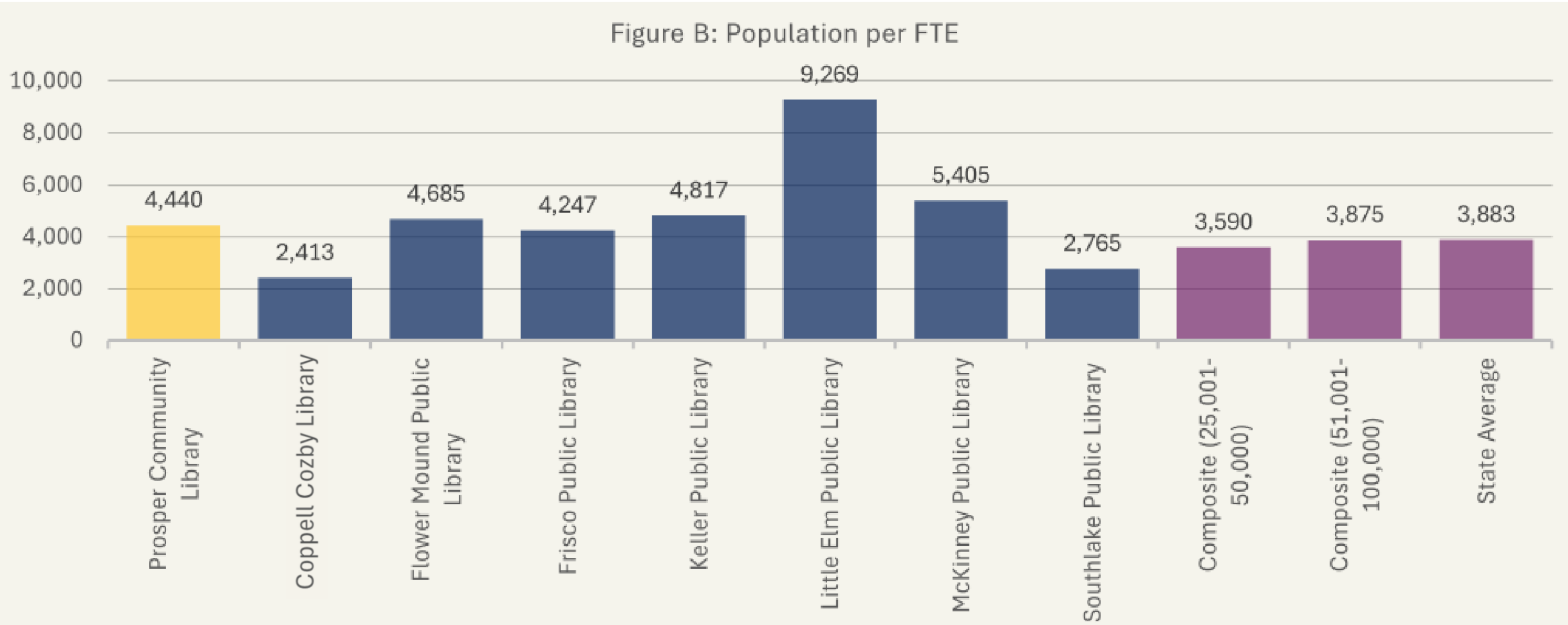
COLLECTION REQUIREMENTS FOR TEXAS LIBRARIES

Population Size	Exemplary Collection/Capita	Enhanced Collection/Capita
25-49,999	2.46	1.95
50-99,999	2.79	2.04

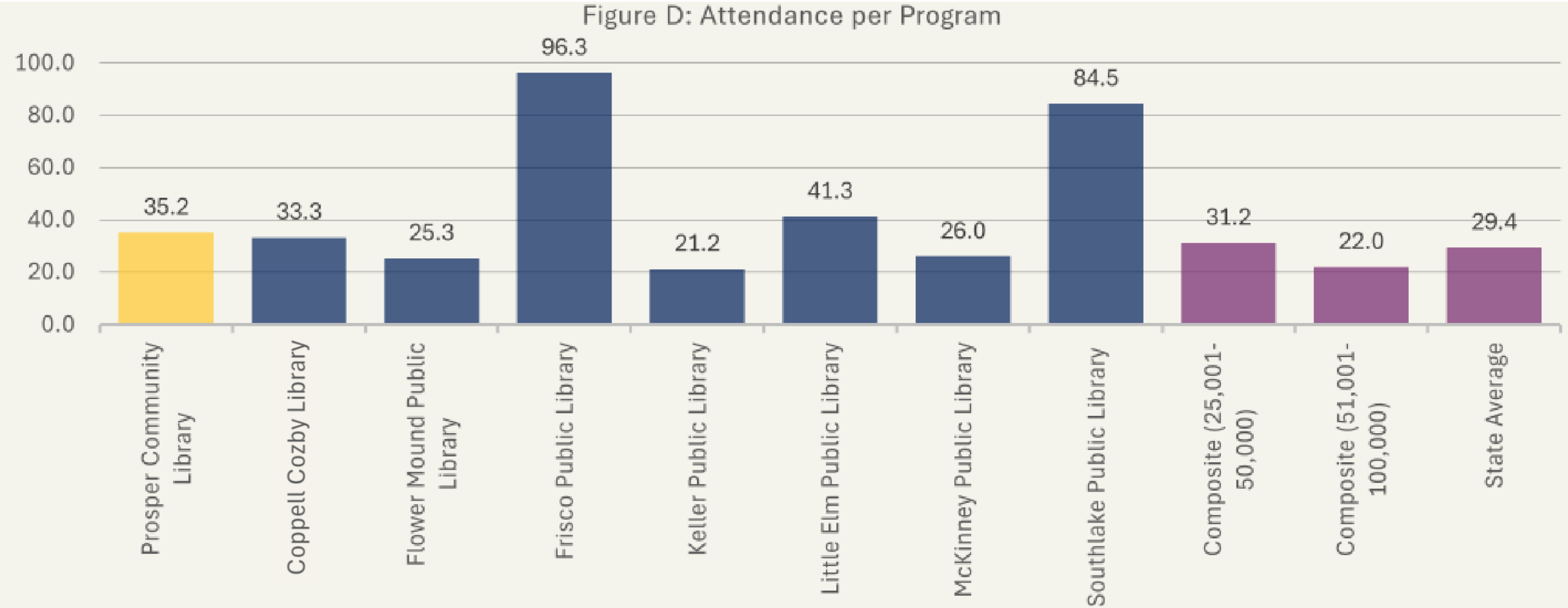
STANDARDS: COLLECTION ANALYSIS AT ENHANCED LEVEL

Population	Current Library Print Collection	Collection Format	Collection Size at Enhanced Level	Space required (66" high shelving @ 8 volumes per SF)*	Notes
2023	71,367 Total	TOTAL	73,739		
37,815	28,913 Physical	70% physical	51,617	6,452	@ enhanced level
	33,029 Digital	30% digital	22,122		
2029		TOTAL	116,171		
59,575		70% physical	81,320	10,165	
		30% digital	34,851		
2033		TOTAL	129,434		
63,448		70% physical	90,604	11,325	
		30% digital	38,830		
2055 Build Out		TOTAL	157,080		
77,000		70% physical	109,956	13,745	@ enhanced level
		30% digital	47,124		
w/Artesia		TOTAL	173,400		
85,000		70% physical	121,380	15,173	@ enhanced level
		30% digital	52,020		

02 Staffing



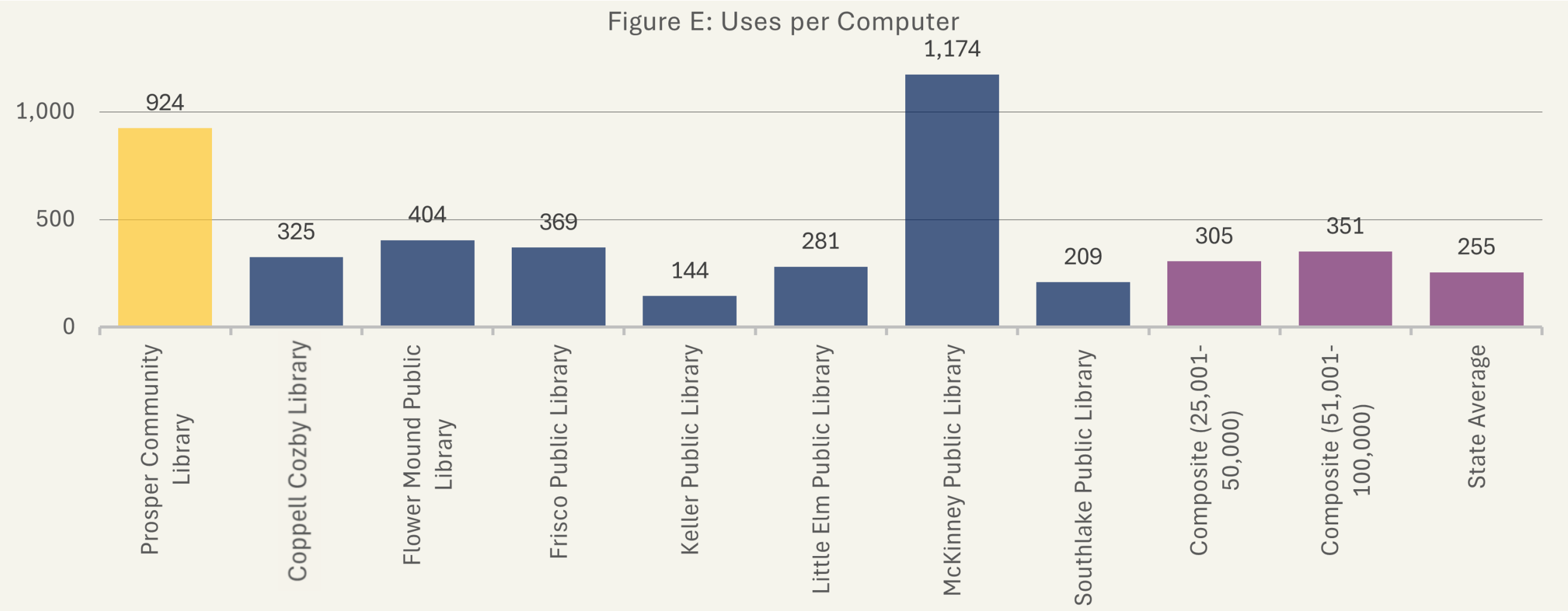
02 Programs



02 Seating

TECH SEATING AT 1 PER 2000 POPULATION AT ENHANCED LEVEL

Year	Population	Current Tech. Seats	1 per 2,000	SF Req
2018	28,825	15	14	555
2023	38,312	15	19	752
2029	59,575		30	1,192
2033	63,448		32	1,269
2055 Build Out	77,000		39	1,540
w/Artesia	85,000		43	1,700



02 Seating

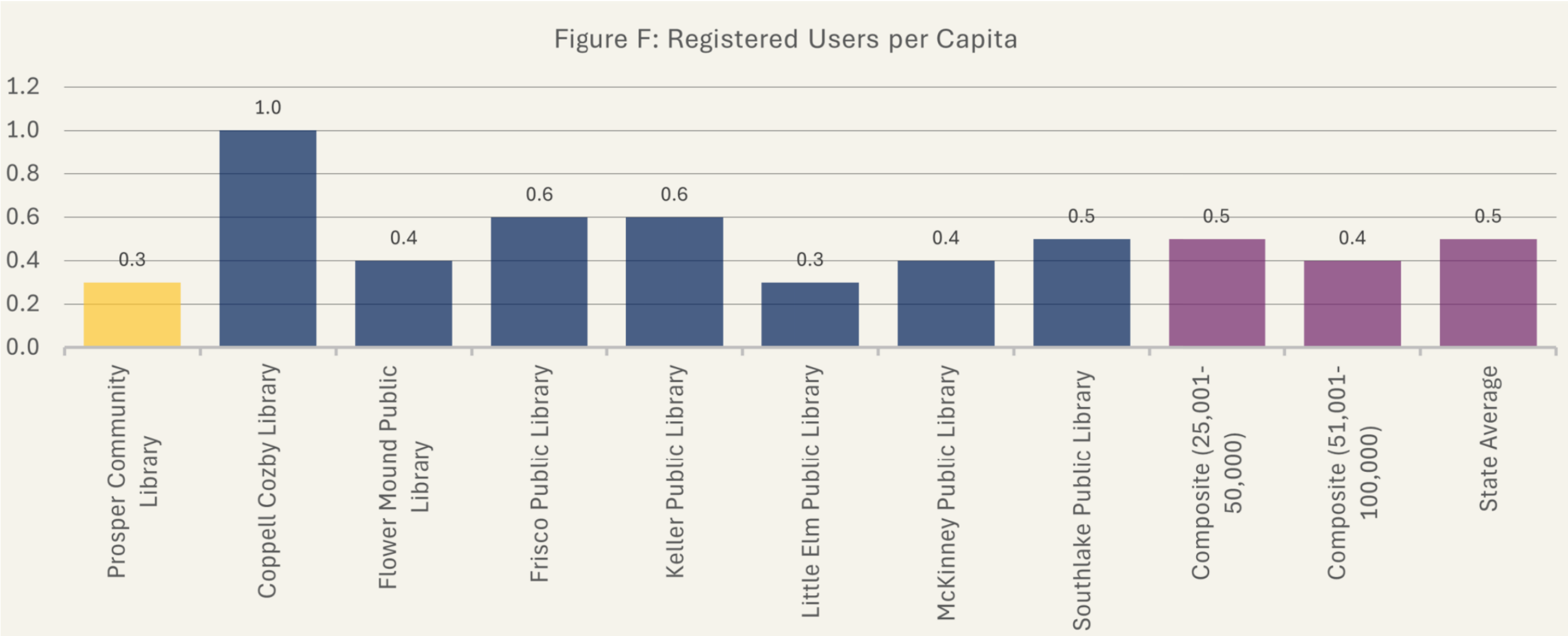
Reader Seats: **SEATING AT 5 PER 1000 POPULATION**

Year	Population	Current Reader Seats	5 per 1,000	SF Req
2018	28,825	130	144	4,324
2023	38,312	130	192	5,747
2029	59,575		298	8,936
2033	63,448		317	9,517
2055 Build Out	77,000		385	11,550
w/Artesia	85,000		425	12,750



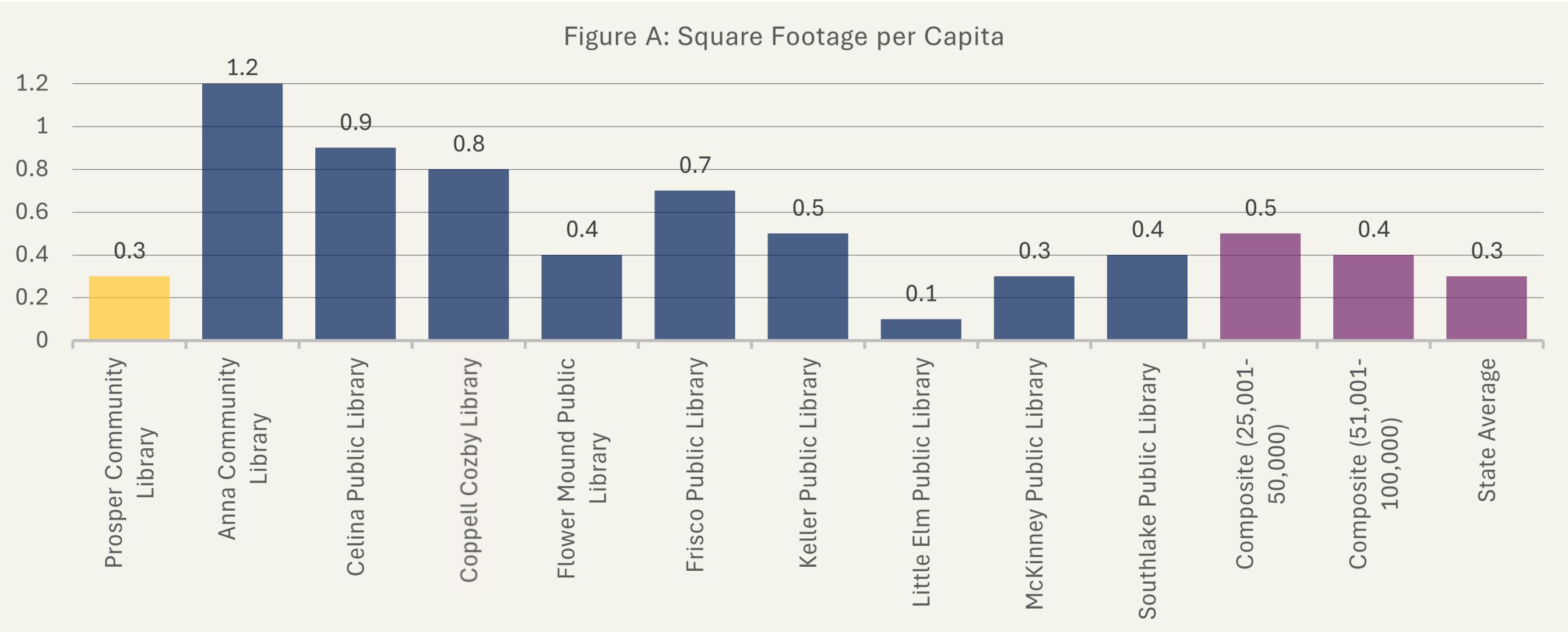
02 Users

Untapped Potential!



02 SF Per Capita

SF per Capita Looking at Today's Population



02 SF Per Capita

SF per Capita Looking Forward to 2033 and Beyond

Year	Population	Square Feet @.52 SF Per Capita (Texas Average)	Square Feet @ 0.6 SF Per Capita (ALA “Standard”)	Square Feet @ 0.8 SF Per Capita (ALA “Enhanced”)	Square Feet @ 1 SF Per Capita (ALA “Exemplary”)
2018	28,825	14,989	17,295	23,060	28,825
2023	38,312	19,922	22,987	30,650	38,312
2029	59,575	30,979	35,745	47,660	59,575
2033	63,448	32,993	38,069	50,758	63,448
2055 Build Out	77,000	40,040	46,200	61,600	77,000
w/Artesia	85,000	44,200	51,000	68,000	85,000

03 STRATEGY FOR FUTURE SPACE & FACILITY REQUIREMENTS



03 Recommendations: Space, Service, And Collections



SHORT TERM ACTIONS:

- **Form a Foundation**
- **Expand Access and Programming**
 - Collection size and digital holdings
 - Mobile outreach
 - Extend library hours
- **Upgrade Technology**
 - Laptop vending
- **Operational Enhancements**
 - Self Check
 - Holds Locker

03 Recommendations: Space, Service, And Collections



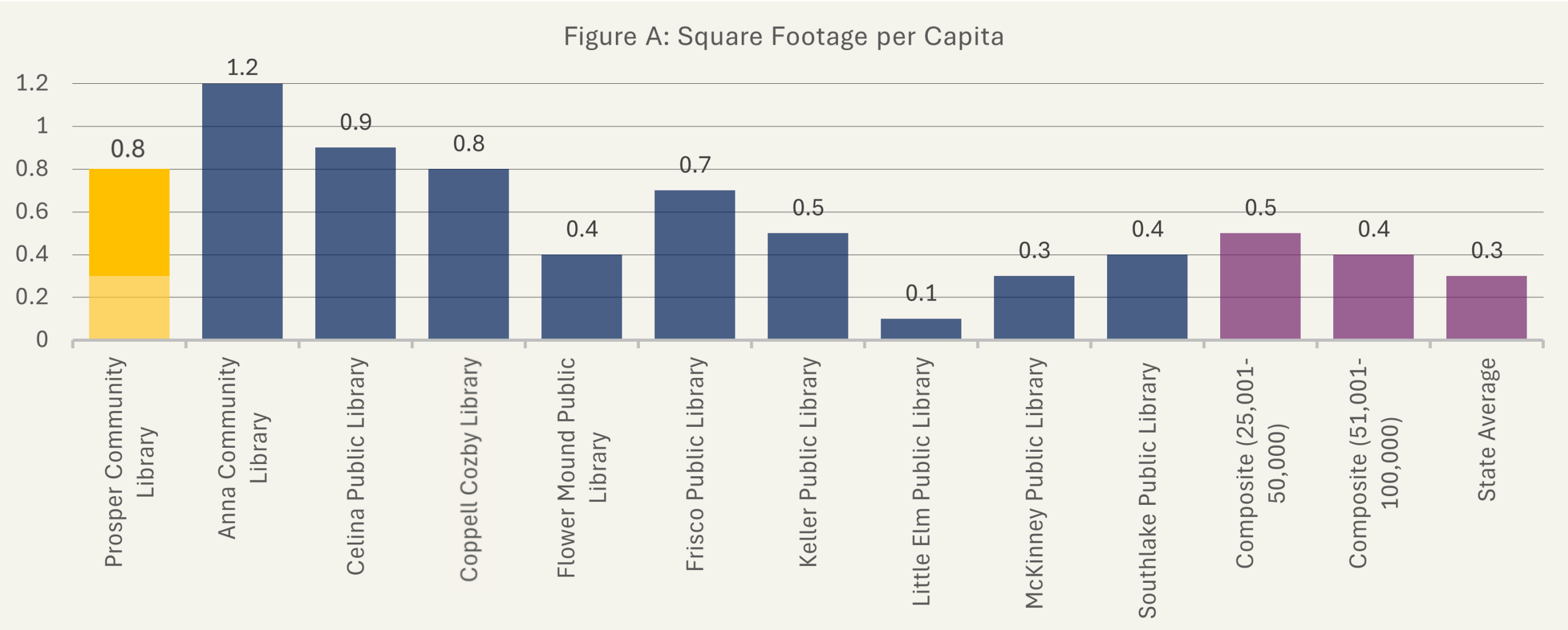
LONG TERM PLANS:

- **Facility Expansion**
 - **Option 1**: 72,000 sf facility for full build out at .8 sf/capita
 - **Option 2**: 50,000 sf facility at .8 sf/capita with phased expansion to 2033
- **Site Selection**
- **Flexibility for Future**

03 Recommendations: Space, Service, And Collections

Option 1 maintains .8 sf/capita to build out

Option 2 provides .8 sf/capita to 2033 (future phased expansion will be needed)



03 Recommendations: Space, Service, And Collections

OPTION 1: BUILD NOW FOR 100% OF BUILD OUT 2055 BUILD OUT TOTAL SPACE REQUIRED	COLLECTION ITEMS	MEETING SPACE	PUBLIC SEATING	TECH SEATS	SF
Public/Common Areas, Lobby, Booksale area, restrooms (public, family, comfort)					2,000
Vending café/tutoring #1					1,000
Library Prefunction Area					1,000
20 person Board Rooms - (1)		20			800
6 person Study/Homework/Homeschool Rooms - (4) #2		12			800
2-4 person Study Rooms - (8) #2		32			1,280
Audio/Video Media Lab					400
High Tech Maker Space #5		24			960
Low Tech Craft Space #7		24			960
Quiet Reading Room #3			12		360
Collection - EXEMPLARY	166,005				20,751
Adult Reader/Comfortable Seats/Pods #3			160		4,800
Children's Reader Seats/Niches #6			160		3,200
Children's Arts & Crafts Area		24			480
Children's Interactive Learning #9					200
Teen Reader Seats			33		660
Gaming Space #9			20		800
Technology Seats				43	1,720
Story Time Room		50			2,000
Multi-purpose Meeting / Class rooms		180			3,600
Teaching/learning Kitchen					200
Staff work areas (approximately 25%) inlcudes offices, workstations, storage, conference, amh					11,993
Non-Assignable (approximately 25%) storage, support					11,943
TOTAL	2.04 items per capita 2025	366	385	43	71,906
	enhanced vols	space for meeting	public seats 5/1000	tech seats 1/2000 (2025)	Square Feet

03 Recommendations: Space, Service, And Collections

OPTION 2: PHASE THE BUILDING AND PLAN FOR EXPANSION IN THE FUTURE 2033 YEAR TOTAL SPACE REQUIRED	COLLECTION ITEMS	MEETING SPACE	PUBLIC SEATING	TECH SEATS	SF
Public/Common Areas, Lobby, Booksale area, restrooms (public, family, comfort)					2,000
Vending café/tutoring #1					1,000
Library Prefunction Area					1,000
20-person Board Rooms - (1)		20			800
6-person Study/Homework/Homeschool Rooms - (2) #2		2			800
2–4-person Study Rooms - (8) #2		32			1,280
Audio/Video Media Lab					400
High Tech Maker Space #5		20			600
Low Tech Craft Space #7		20			600
Quiet Reading Room #3			16		480
Collection - ENHANCED	90,604				11,326
Adult Reader/Comfortable Seats/Pods #3			100		3,000
Children's Reader Seats/Niches #6			100		2,000
Children's Arts & Crafts Area - Phase 2		20			800
Children's Interactive Learning #9					200
Teen Reader Seats			12		360
Gaming Space #9			6		240
Technology Seats				12	480
Story Time Room		50			2,000
Multi-purpose Meeting / Classrooms		180			3,600
Teaching/learning Pantry					200
Staff work areas (approximately 25%) includes offices, workstations, storage, conference, amh					8,291
Non-Assignable (approximately 25%) storage, support					8,241
TOTAL	2.04 items per capita 2025	344	234	12	49,698
	enhanced vols	space for meeting	public seats 3/1000 (2033)	tech seats 1/2000 (2025)	Square Feet

03 Cost Estimate: \$/SF and Comparative Costs

Comparative Construction Costs

Prosper (<i>Proposed</i>):	~\$714/sf - \$782/sf
Anna*:	\$508/sf*
Dripping Springs:	\$789/sf
Cedar Hill*:	\$620/sf*
Seguin**:	\$462/sf
Cedar Park*:	\$757/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.

03

Cost Estimate: Option 1 & 2

Total Project Cost

Option 1: Estimated costs in 2024-2025 dollars:

Land:	not included
Construction:	\$50.7m
Furniture Fixtures and Equipment:	\$3.9m
Design and Pre-construction fees:	\$5.8m
Owner Direct Costs*:	\$4m
Estimated Total Project Cost:	\$64.4m
Addtl. Cost of Collection Expansion:	\$3.5m

**Owner direct costs include AV, Security, Technology, Testing, Collection and other items required for a functional library.*

Note: Construction costs typically increase by approximately 6% per year.

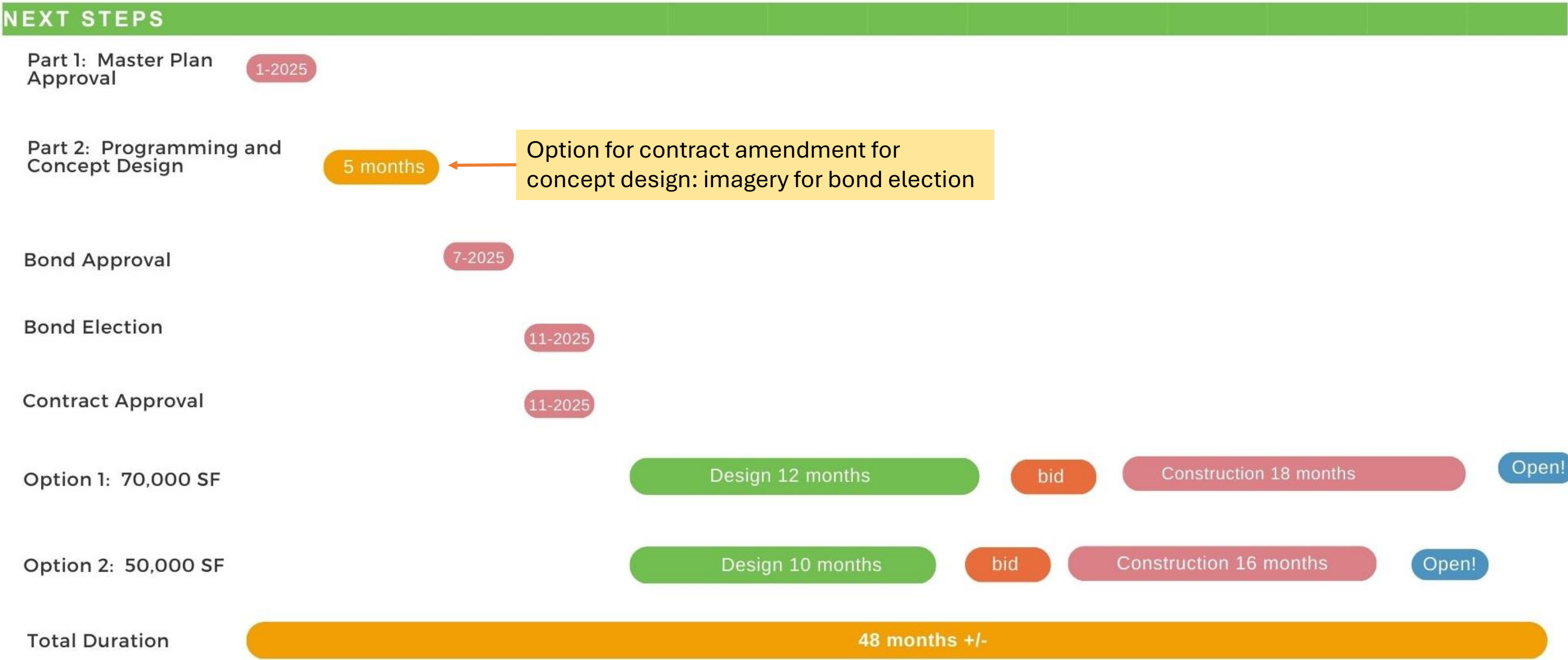
Option 2: Estimated costs in 2024-2025 dollars:

Land:	not included
Construction:	\$39.1m
Furniture Fixtures and Equipment:	\$3.0m
Design and Pre-construction fees:	\$4.2m
Owner Direct Costs*:	\$3.4m
Estimated Total Project Cost:	\$49.9m
Addtl. Cost of Collection Expansion:	\$2.3M

**Owner direct costs include AV, Security, Technology, Testing, Collection and other items required for a functional library.*

Note: Construction costs typically increase by approximately 6% per year.

04 NEXT STEPS



If Option 2, Start Designing Addition

05 QUESTIONS?

