

## Anne Arundel County Public Library FY 24-29 Facilities Master Plan

### Overview of the Library

[Anne Arundel County](#), Maryland, is a jurisdiction of approximately 593,300 residents (Census Bureau estimate as of July 2022) located in the Baltimore-Washington DC metropolitan area. Although predominantly suburban, northern sections of the County have an urban character, while the south is largely rural.

The [Anne Arundel County Public Library](#) (“AACPL”, or “the Library”) consists of sixteen branches organized into three administrative regions. Administrative offices are in a separate building. There is no central library. The operating budget for FY-2024 is \$33.6 million. The materials budget is \$4.5 million. In FY-2023, the Library circulated 5.4 million items and was visited 1.5 million times. The [AACPL Foundation](#), chartered in 2006, fosters philanthropic support from individuals, businesses, organizations, and foundations to enhance the Library’s strategic goals.

The Library’s physical plant consists of 269,000 gross square feet (GSF) in sixteen buildings constructed between 1965 and 2023. Two libraries have been scheduled and funded for new construction. In late 2023, the design process begins for replacing the existing Glen Burnie Library. In 2027, site selection and design processes begin for an entirely new library to serve the Millersville area. Two libraries, Discoveries and Mountain Road, operate in leased spaces in commercial shopping centers. See Appendix A for details on the Library’s physical plant.

### The Library in the Mid-21st Century

No longer just repositories of information, public libraries have transformed into full-service community centers that aim to meet a wide variety of civic and social needs.

21st Century libraries are valued in terms of the impact they have on the lives of people. The modern library achieves transformative outcomes – learning experiences – in its customers, such as improvements in skills, knowledge gained, changes in status (employment, educational achievement), or change in life conditions (better health, nutrition).

To meet expectations for memorable, high-quality customer learning experiences, new library buildings and renovations should strive to provide spaces focused on:

- PEOPLE – The public library is a hub of civic engagement, fostering new relationships and strengthening the human capital of the community. Librarians are actively engaged in the community. They connect individuals to a vast array of local and national resources

and serve as neutral conveners to foster civic health. They facilitate learning and creation for children and adults alike.

- **PLACE** – The public library is a welcoming space for a wide range of purposes: reading, communicating, learning, playing, meeting, and getting business done. Its design recognizes that people are not merely consumers of content but creators and citizens as well. Its physical presence provides an anchor for economic development and neighborhood revitalization and helps to strengthen social bonds and community identity. The library is also a virtual space where individuals can gain access to information, resources and all the rich experiences the library offers. In the creative design of its physical and virtual spaces the public library defines what makes a great public space.
- **PLATFORM** – The public library provides opportunities for individuals and the community to gain access to a variety of tools and resources with which to discover and create new knowledge. The library as platform enables the curation and sharing of the community’s knowledge and innovation. A great library platform is an interactive entity that can facilitate many people operating individually and in groups and supports the learning and civic needs of the community.

See Appendix B for a bibliography relating to the roles and expectations for 21st Century libraries in their communities.

The Library’s capital objectives, therefore, seek to align the Library’s physical plant with the needs of its customers through a deliberate and sustainable capital plan.

### The Library’s Capital Objectives and Strategy

To meet community needs for accessible and sustainable library services, the Library establishes these two capital objectives.

1. There should be a minimum of 0.5 GSF of library space per capita in the county overall and 0.5 GSF per capita in the planning regions where the population density exceeds 1,000 people per square mile. This standard is based on the performance and GSF comparison of our peer libraries nationwide and Maryland libraries overall.
2. New facilities and renovations are undertaken with these design goals:
  - a. Libraries are places for learning experiences, not just for transactions.
  - b. Libraries provide learning experiences in sustainable, responsive spaces that adapt to changing needs.

- c. Libraries are centers for community engagement, bringing people into welcoming spaces.
- d. Libraries are launch pads supporting staff outreach and engagement with their communities.
- e. Libraries reflect the character of individual neighborhoods while upholding the AACPL brand.

In defining a strategy to meet these objectives, a four-region grouping of AACPL libraries is established as shown in Appendix C. The regions are based on the census block group data derived from customer usage of the libraries. The block groups are grouped by “dominant library”, defined as the library most used by customers living in that block group. Regions 1, 2, and 3 have comparable shares of the county population – about 30% each – and share suburban characteristics. Region 4 is the largest geographically, has the smallest population, and has a distinctive rural environment.

### Capital Improvement Plan

The capital improvement plan (CIP) begins with examining library facility conditions and the effects of the current, funded library capital projects. Facility-related shortfalls in the libraries’ ability to meet strategic goals are identified. Finally, a set of projects is developed to remediate these shortfalls.

In 2023, the Library commissioned a Library Facilities Assessment to prioritize and estimate costs for renovations to library facilities. This assessment is incorporated into this Facilities Master Plan by reference. The facility condition index scores are shown in Appendix D and renovation cost estimates are shown in Appendix E.

Table 1 shows the Library’s current population, facility GSF, and GSF/capita disposition, reflecting the expected successful completion of the new Riviera Beach Library. Population estimates are from the 2023 Baltimore Metropolitan Council Region Traffic Analysis Zone Model.

Table 1: **July 2023**

Region	Population		GSF	GSF/Cap
1	193,935	32%	56,500	0.29
2	174,061	29%	89,800	0.52
3	180,713	30%	102,000	0.56
4	54,591	9%	20,700	0.38
Total	603,300		269,000	0.45

The Library does not have enough GSF to meet current population needs. Notably, the Northern region is particularly underserved. While the current population density in the Southern region is approximately 420 persons per square mile and below the capital objective threshold, a modest increase in library space can bring the GSF/capita ratio to within 15% of the capital objective, and so should be pursued.

Addressing the GSF shortage in the Northern region, two new libraries in the Northern region are on the Anne Arundel County CIP for FY 24-29. A new, joint-use facility will house the Glen Burnie Library and the County Cultural Resources Lab and Local History Resource Center.

Addressing the GSF shortage in the Southern region, a new CIP project request to renovate and add an additional 4,000 GSF to the Deale Library will be submitted in October 2023 for the FY-25 CIP preparation cycle. That project should be completed by mid-2028.

Table 2 shows the GSF/capita disposition reflecting the renovated, expanded Deale Library and the completion of the new Glen Burnie Library.

Table 2: **June 2028 Forecast**

Region	Population		SqFt	SqFt/Cap
1	199,497	33%	68,300	0.34
2	179,052	30%	89,800	0.50
3	185,895	31%	102,000	0.55
4	56,156	9%	24,700	0.44
Total	620,600		284,800	0.46

Even with a larger Glen Burnie Library replacement, a significant shortage of library space would still exist in the most populous region of the county. This shortfall validates the need to complete the planned Millersville Library. The planned Millersville Library includes an 8,000 GSF annex to house the Library's Materials Management Division, Technical Services Unit, Facilities Maintenance Division, and Delivery Unit, which will greatly relieve space shortages at Library Headquarters. Table 3 shows the resulting GSF/capita at the end of FY-2030.

Table 3: **June 2030 Forecast**

Region	Population		SqFt	SqFt/Cap
1	202,133	34%	104,400	0.52
2	181,418	30%	89,800	0.49
3	188,351	31%	102,000	0.54
4	56,898	9%	24,700	0.43
Total	628,800		320,900	0.51

The forecasted population growth in Table 3 shows Region 2 falling below the 0.5 GSF/capita objective. However, adding the Millersville Library will likely change the planning region

boundaries. Therefore, consideration for additional library space beyond FY-2030 is deferred to a future iteration of the Facilities Master Plan.

With completion of the planned Glen Burnie and Millersville libraries, the Library will have sufficient space to serve its customers and attain its capital objective.

However, several existing facilities need renovations to bring them up to modern expectations and code requirements.

For FY-25, the Library will submit renovation project requests to address the Priority 1 and 2 renovation needs at the Brooklyn Park, Linthicum, and Eastport-Annapolis Neck Libraries. Thereafter, the Library will prioritize remaining renovations with the goal of bringing all the libraries to a minimum overall facility condition score of 90. Cost estimates for these projects can be derived from the data in Appendix E.

During FY-25, the Library will submit a new project request to move the Mountain Road Library to a permanent, County-owned facility in a location suitable to all customers in the Lake Shore area.

During FY-24, most of the libraries' telephone and security system upgrades will be complete, which will relieve commitments in the standing Library Renovation project. Starting in FY-25, the Library will commence select, focused upgrades to facilities to improve the customer experience. These will be small projects, informed by the Library Facilities Assessment.

Throughout the building program outlined above, the Library should pursue grant and private-public partnership opportunities to ensure facilities meet 21st Century library expectations.

## Project Slate

These are the current and planned projects for FY 24-29 timeframe.

<b>Library</b>	<b>Funding FY</b>	<b>Project</b>	<b>Status</b>
Glen Burnie	2024	New Construction	CIP
All Libraries	2025	Restroom Upgrades	Planning
Deale	2025	Expansion	Planning
Brooklyn Park	2026	Renovation	Planning
Linthicum	2026	Renovation	Planning
Eastport-Annapolis Neck	2027	Renovation	Planning
Millersville	2028	New Construction	CIP
Mountain Road	2028	New Construction	Planning

## Appendix A – Library’s Physical Plant

Library	Region	FY-2024	FY-2027	FY-2028	FY-2030
Brooklyn Park	1	12,500	12,500	12,500	12,500
Glen Burnie	1	20,200	10,000	32,000	32,000
Millersville	1				30,000
Mountain Road	1	3,900	3,900	3,900	10,000
Riviera Beach	1	19,900	19,900	19,900	19,900
Broadneck	2	12,000	12,000	12,000	12,000
Busch Annapolis	2	32,500	32,500	32,500	32,500
Discoveries	2	12,700	12,700	12,700	12,700
Eastport Annapolis Neck	2	12,100	12,100	12,100	12,100
Severna Park	2	20,500	20,500	20,500	20,500
Crofton	3	25,000	25,000	25,000	25,000
Linthicum	3	11,100	11,100	11,100	11,100
Maryland City at Russett	3	15,200	15,200	15,200	15,200
Odenton	3	39,200	39,200	39,200	39,200
Severn	3	11,500	11,500	11,500	11,500
Deale	4	8,700	12,700	12,700	12,700
Edgewater	4	12,000	12,000	12,000	12,000
Totals		269,000	262,800	284,800	320,900

All figures are GSF, rounded to the nearest 100.

Orange highlighted figures show programmed and funded changes in the library’s physical plant.

Salmon highlighted figures show anticipated changes if CIP funding requests are approved.

## Appendix B – Bibliography: 21st Century Libraries

Hapel, Rolf. “*The Future(s) of Libraries and Library Work*,” 2019. Accessed July 6, 2023. <https://libraries.idaho.gov/wp-content/uploads/The-Futures-of-Libraries-and-Library-Work-by-Rolf-Hapel.pdf>.

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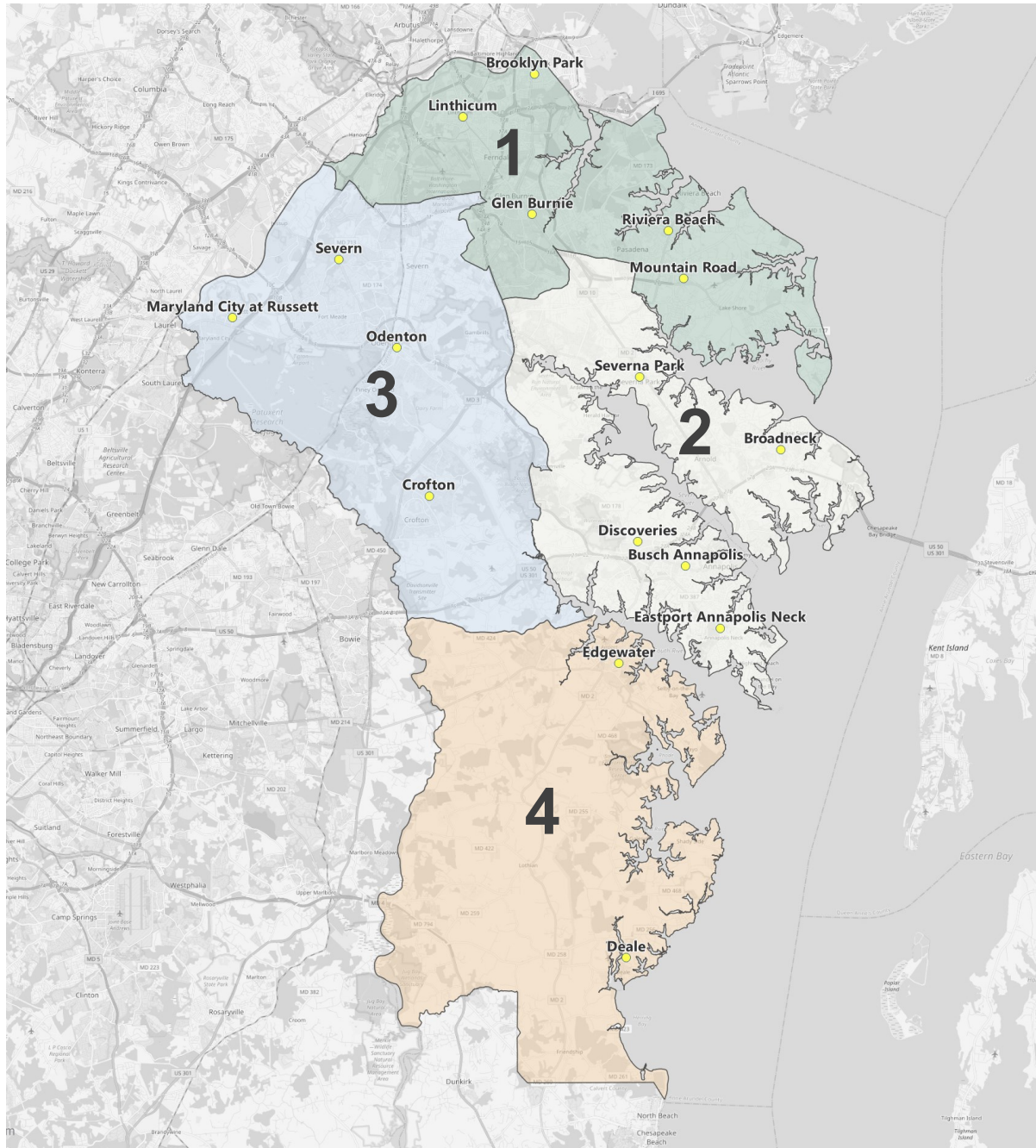
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Richland Library. “*Library As Studio*,” n.d. <https://www.learncreateshare.vision/>.

“*Rising to the Challenge: Re-Envisioning Public Libraries - the Aspen Institute*.” 2014. The Aspen Institute. October 14, 2014. <https://www.aspeninstitute.org/publications/rising-challenge-re-envisioning-public-libraries/>.

## Appendix C – Facilities Planning Regions



Region 1: Brooklyn Park, Linthicum, Glen Burnie, Riviera Beach, and Mountain Road

Region 2: Severna Park, Broadneck, Discoveries, Busch Annapolis, Eastport-Annapolis Neck

Region 3: Severn, Maryland City at Russett, Odenton, Crofton

Region 4: Edgewater, Deale



## Appendix D – Facility Condition Scores

Name	Priority 1	Priority 2	Priority 3	Priority 4	Overall
Brooklyn Park	55	28	99	85	57
Linthicum	96	37	80	86	75
Deale	94	87	78	33	78
Broadneck	93	88	97	41	81
Eastport-Annapolis Neck	92	67	92	87	84
Maryland City	86	83	91	84	85
Edgewater	91	86	63	86	86
Severna Park	90	85	99	74	86
Severn	92	95	99	85	92
Crofton	98	83	82	100	92
Odenton	99	91	99	81	93

Scores are based on the industry-standard Facility Condition Index which is the percentage of full-renovation costs divided by building replacement costs as detailed in Appendix E. Facility condition scores in Priorities 1 through 4 above are calculated as follows:

$$100 - \text{Facility Condition Index} \times 1,000 = \text{Facility Condition Score}$$

Priority 1: Immediate attention required or an ADA/code deficiency that should be addressed within 18 months.

Priority 2: Conditions that impact the function or diminish the Library mission and should be addressed within 36 months.

Priority 3: Conditions that should be addressed on a cyclical or periodic schedule depending on the degree of use or the need to upgrade the technology or enhance performance.

Priority 4: Major capital improvements that will address the long-term viability of the Library from a building or site standpoint or combination thereof.

Overall Score is the weighted sum of the priority scores calculated as follows:

$$\text{Priority 1} \times 0.4 + \text{Priority 2} \times 0.3 + \text{Priority 3} \times 0.1 + \text{Priority 4} \times 0.2 = \text{Overall Score}$$

## Appendix E – Facility Renovation Cost Estimates

Name	GSF	Replacement	Priority 1	Priority 2	Priority 3	Priority 4	Totals
Brooklyn Park	12,500	11,250,000	506,420	811,666	15,500	170,000	1,503,586
Linthicum	11,100	9,990,000	40,875	624,398	198,300	136,000	999,573
Deale	8,700	7,830,000	47,875	98,893	173,550	527,000	847,318
Broadneck	12,000	10,800,000	79,616	124,702	36,900	637,000	878,218
Edgewater	12,000	10,800,000	96,320	152,150	403,750	150,000	802,220
Maryland City	15,200	13,680,000	185,977	236,325	120,800	225,000	768,102
Eastport-Annapolis Neck	12,100	10,890,000	83,975	357,000	84,471	140,000	665,446
Severna Park	20,500	18,450,000	179,630	284,950	20,000	487,000	971,580
Severn	11,500	10,350,000	82,913	52,300	11,700	159,550	306,463
Crofton	25,000	22,500,000	48,767	373,093	401,550	0	823,410
Odenton	39,200	35,280,000	25,050	320,500	37,700	653,515	1,036,765
Discoveries	12,700	11,430,000	4,835	129,550	1,250	0	135,635
Busch Annapolis	32,500	29,250,000					
Mountain Road	3,900	3,510,000					
Glen Burnie	20,200	18,180,000					
Riviera Beach	19,900	17,910,000					
	269,000	242,100,000	1,382,253	3,565,527	1,505,471	3,285,065	9,738,315

“Replacement [Cost]” is  $GSF \times \$900$ , based on current new construction block estimates, in U.S. Dollars.

“Priority” and “Totals” figures are in U.S. Dollars.

No renovations are shown for Busch Annapolis, Mountain Road, Glen Burnie, or Riviera Beach as these are new facilities.