

**THE PUBLIC LIBRARY ASSOCIATION of ANNAPOLIS
and ANNE ARUNDEL COUNTY, INC.**

**RESOLUTION OF THE BOARD OF TRUSTEES
APPROVING THE "ANNE ARUNDEL COUNTY PUBLIC LIBRARY
FY-2020 FACILITIES MASTER PLAN"**

A meeting of the Board of Trustees of the Public Library Association of Annapolis and Anne Arundel County, Inc. ("the Library") was held at the Mountain Road Library on May 16, 2018 at 4:00 p.m. A quorum of the Trustees was present. A majority of the members of the Board of Trustees adopted the following resolution:

RESOLVED: That a majority of the entire Board of Trustees of the Library does hereby approve and adopt the attached "Anne Arundel County Public Library FY-2020 Facilities Master Plan"; and it is further

RESOLVED: That all Library employees are hereby authorized and directed to and on behalf of the Library to do and perform any and all other necessary and proper acts incident to the authority stipulated in the "Anne Arundel County Public Library FY-2020 Facilities Master Plan."

This resolution of the Board of Trustees, on motion duly made, seconded and carried, is approved.

Dated: May 16, 2019

/s/ Donald E. Roland
Chairman of the Board of Trustees

/s/ James Harle
Secretary

Anne Arundel County Public Library FY-2020 Facilities Master Plan

Overview of the Library

[Anne Arundel County](#), Maryland, is a jurisdiction of approximately 555,280 residents (2017 Census Bureau estimate) 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 fifteen branches organized into three regions. Administrative offices are in a separate building. There is no central library. The operating budget for FY-2019 is \$26.2 million. The materials budget is \$4.0 million. In FY-2018, the Library circulated 5.3 million items and was visited 2.9 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 267,037 square feet in sixteen buildings constructed between 1965 and 2004. Two branches have been scheduled and funded for replacement. In 2018, the existing [Annapolis Library](#), 20,900 square feet built in 1965, was demolished and construction begun on a 32,500 square feet replacement. In late 2019, the [Riviera Beach Library](#), 10,500 square feet built in 1971, will be demolished and construction begun on a 20,000 square feet replacement. The Mountain Road Library has operated in a leased, 8,900 square feet storefront since 1994. See Appendix A for details on the Library’s physical plant.

The Library's Strategic Environment

The Library has recently completed several extensive assessments of its strategic environment.

- A [*Facilities Master Plan Study*](#) was completed in December 2017. This document was developed to assess the current state, customer usage and expectations, and future needs for the Library’s physical plant. The study also compiled information on the County’s demographics and projected growth profiles for the next 10 years. See Appendix B for the *Study*’s assessment of the library’s buildings.
- The Library commissioned an in-depth customer survey of both library users and non-users. This survey was conducted during November 2017 by the Anne Arundel Community College [Center for the Study of Local Issues](#). This survey examined

customer satisfaction with current library services as well as expectations for future library services and improvements.

- The architectural programming effort for the rebuilding of the Annapolis Library produced [*Creating Pathways for the Community*](#) in May 2016. This document is Library's first architectural program developed in over 12 years and reflects changes in customer expectations for libraries in the Internet Age.
- In addition, the Aspen Institute's October 2014 report, [*Rising to the Challenge: Re-Envisioning Public Libraries*](#), provides a nation-wide strategic context for the role of the modern public library.

These assessments independently arrived on a unifying theme: libraries in general – and AACPL in particular – need to meet new expectations for service in the 21st Century. Traditionally, library services have been valued on outputs or transactions, such as the number of items circulated, the number of questions answered and the number of books on the shelf. But 21st Century libraries are valued in terms of the impact the library has in 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).

The Library's physical plant must be transformed accordingly. In order to meet these new 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 is user-centered. It 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 platform enables the curation and sharing of the community’s knowledge and innovation. A great library platform is a “third place” – an interactive entity that can facilitate many people operating individually and in groups – and supports the learning and civic needs of the community.

Taken together, these three elements – people, place, and platform – call for a library building that differs substantially from most of the Library’s current buildings. The Library’s capital objectives, therefore, seek to realign 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 0.55 gross square feet (GSF) of library space per capita the county overall and at least 0.5 GSF in each geographical region of the county. This standard is based on the performance and GSF comparison of our peer libraries and Maryland libraries overall. This standard was also defined in the 2017 *Facilities Master Plan Study*.
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. At the same time, libraries are launch pads supporting staff outreach and engagement with their communities.
 - d. Libraries reflect the character of individual neighborhoods while upholding the AACPL brand.

In defining a strategy to meet these objectives, this plan establishes a four-region grouping of AACPL libraries (see Figure 1). The regions are based on the census block group data provided by the *Facilities Master Plan Study*. The block groups are grouped by “dominant library”, i.e., the library most used by customers living in that block group. Three of these

regions have comparable shares of the county population – about 30% each – and share suburban characteristics. The remaining region is the largest geographically and has the smallest population, but has a distinctive rural environment.

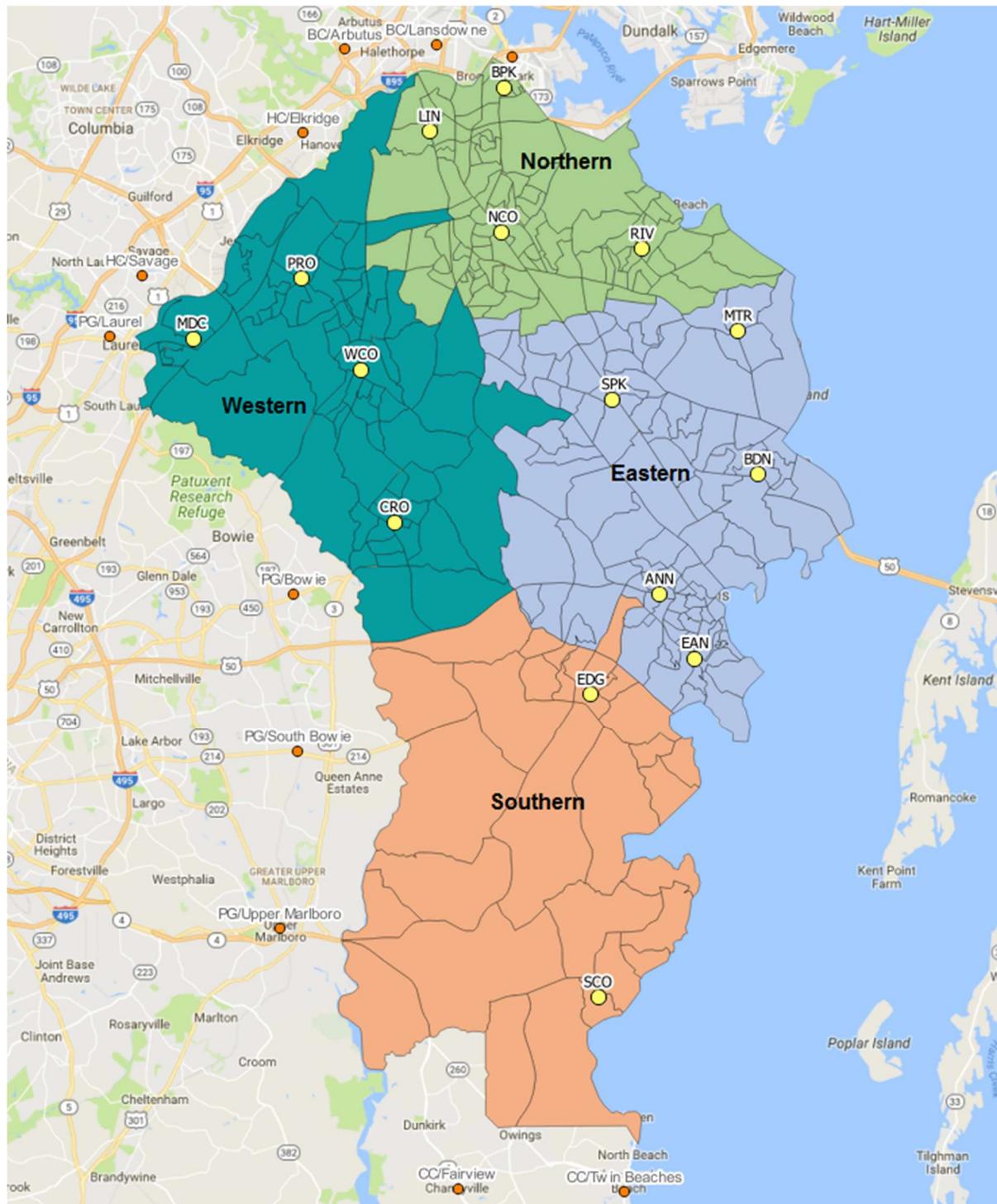


Figure 1: Facilities Master Plan Regions

This plan next examines the Library's current status and the effects of the current, funded library capital projects.

Table 1 shows the Library's current population, facility GSF, and GSF/capita disposition.

Table 1: 2017 - Current

Region	Population		SqFt	SqFt/Cap
Northern	172,395	31%	54,300	0.31
Eastern	171,862	31%	73,550	0.43
Western	152,591	27%	90,950	0.60
Southern	58,432	11%	20,750	0.36
Total	555,280		239,550	0.43

The Library does not have enough GSF to meet current population needs. Notably, the Northern region is particularly underserved. Only the Western region is above the minimum 0.5 GSF/capita standard.

Table 2 shows that after the new Annapolis Library is built, the Eastern region is almost at 0.5 GSF/capita. These population estimates are specific to each region, and were provided in the *Facilities Master Plan Study*.

Table 2: 2020 - New Annapolis

Region	Population		SqFt	SqFt/Cap
Northern	177,100	31%	54,300	0.31
Eastern	179,000	32%	85,950	0.48
Western	151,500	27%	90,950	0.60
Southern	60,100	11%	20,750	0.35
Total	567,700		251,950	0.44

Table 3 shows that the new Riviera Beach Library improves the situation in the Northern region, but is still far short of ideal. (Population estimates after FY-2021 are linear projections, and based on overall county growth [not by region].)

Table 3: 2021 - New Riviera Beach

Region	Population		SqFt	SqFt/Cap
Northern	178,142	31%	64,300	0.36
Eastern	180,053	32%	85,950	0.48
Western	152,391	27%	90,950	0.60
Southern	60,454	11%	20,750	0.34
Total	571,040		261,950	0.46

Both the overall and regional GSF disposition indicate a need to add library space, most critically in the Northern region as the first part of the strategy to achieve the Library's capital objectives.

Tables 2 and 3, taken together, validate the Library's FY-2020 capital project request for a new Glen Burnie Library. This proposed project would replace the existing, 1965-era building with a new, modern 35,000 GSF library. If approved, this new library could be completed by FY-2024. Table 4 shows the resulting GSF disposition.

Table 4: 2024 - New Glen Burnie

Region	Population	SqFt	SqFt/Cap
Northern	180,226 31%	79,100	0.44
Eastern	182,159 32%	85,950	0.47
Western	154,174 27%	90,950	0.59
Southern	61,161 11%	20,750	0.34
Total	577,720	276,750	0.48

Even with a larger Glen Burnie Library replacement, a significant shortage of library space would still exist in the two most populous regions of the county. This shortfall indicates a need for an entirely new, 30,000 GSF library in the mid-county region. As Table 5 shows, this new library would achieve 0.54 GSF/capita in the county overall and in three of the four regions.

Table 5: 2025 - Mid-County

Region	Population	SqFt	SqFt/Cap
Northern	182,310 31%	94,100	0.52
Eastern	184,266 32%	95,950	0.52
Western	155,957 27%	95,950	0.62
Southern	61,868 11%	20,750	0.34
Total	584,400	306,750	0.52

In Table 5, the new mid-county library's GSF is distributed among the three regions it would serve. Most of the new usage is anticipated to be in the Northern region (15,000 GSF) and Eastern region (10,000 GSF). Some usage from the Western region is also likely, but not to the same extent (5,000 GSF).

The new mid-county library also presents an opportunity to relieve critical space shortages for the Library's headquarters facility. A "headquarters annex" to house the library's technical, maintenance, and distribution services should be co-located with this new library. The existing headquarters facility would then be renovated and maintain the library's presence in the Anne Arundel County Government Park.

The next part of the strategy concerns the Southern region. As shown in the preceding tables, this region is also short of library space. The *Facility Master Plan Study* also indicates a need to replace the nearly 50-year old Deale Library and expand the Edgewater Library. Table 6 shows the effects of replacing the Deale Library with a new 17,000 GSF library and adding 3,000 GSF to the Edgewater Library. These projects could be completed by FY-2027.

Table 6: 2027 - South County

Region	Population	SqFt	SqFt/Cap
Northern	183,845	94,100	0.51
Eastern	185,817	95,950	0.52
Western	157,270	95,950	0.61
Southern	62,389	32,000	0.51
Total	589,320	318,000	0.54

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

Current Capital Projects

The Library currently has four capital projects underway:

- **New Annapolis Library.** This \$24.3 million project will build a new, 32,500 square-foot library to replace, on the same site, the existing 20,900 square-foot facility which was built in 1965. Programming and design for the new facility was completed in FY-2018. The existing library closed on March 31, 2018. Demolition and site preparation began in August 2018. Construction began in October 2019. The new library is expected to open in early 2020.
- **New Riviera Beach Library.** This \$16.1 million project will build a new, 20,000 square-foot library to replace, on the same site, the existing 10,500 square-foot facility which was built in 1971. Programming and design for the new facility is currently underway. Design is expected to be complete in late 2018. Construction of the new library is expected to last from Fall 2019 through Spring 2021.
- **Severn Library Renovation.** This project is funded by a one-time \$850,000 distribution of the Video Lottery Impact Aid Fund. The Severn Library is the only eligible library facility within the *Maryland Live!* Casino impact aid area. This project will renovate the public spaces, providing improved meeting and study rooms and new furnishings-fixtures throughout the library's public spaces.

- **Library Repair and Renovation.** This is a recurring project consisting of minor repairs and upgrades to all library facilities. This project covers items such as exterior signage, structural repairs, window replacements, carpet replacements, restroom renovations, lighting upgrades, staff workspace renovations, and fire security system improvements. This project is funded at \$350,000 for FY-2019. The same funding level is requested for FY-2020.

Capital Program Timeline

Figure 2 below depicts the timeline for the strategy to achieve the Library's capital objectives.

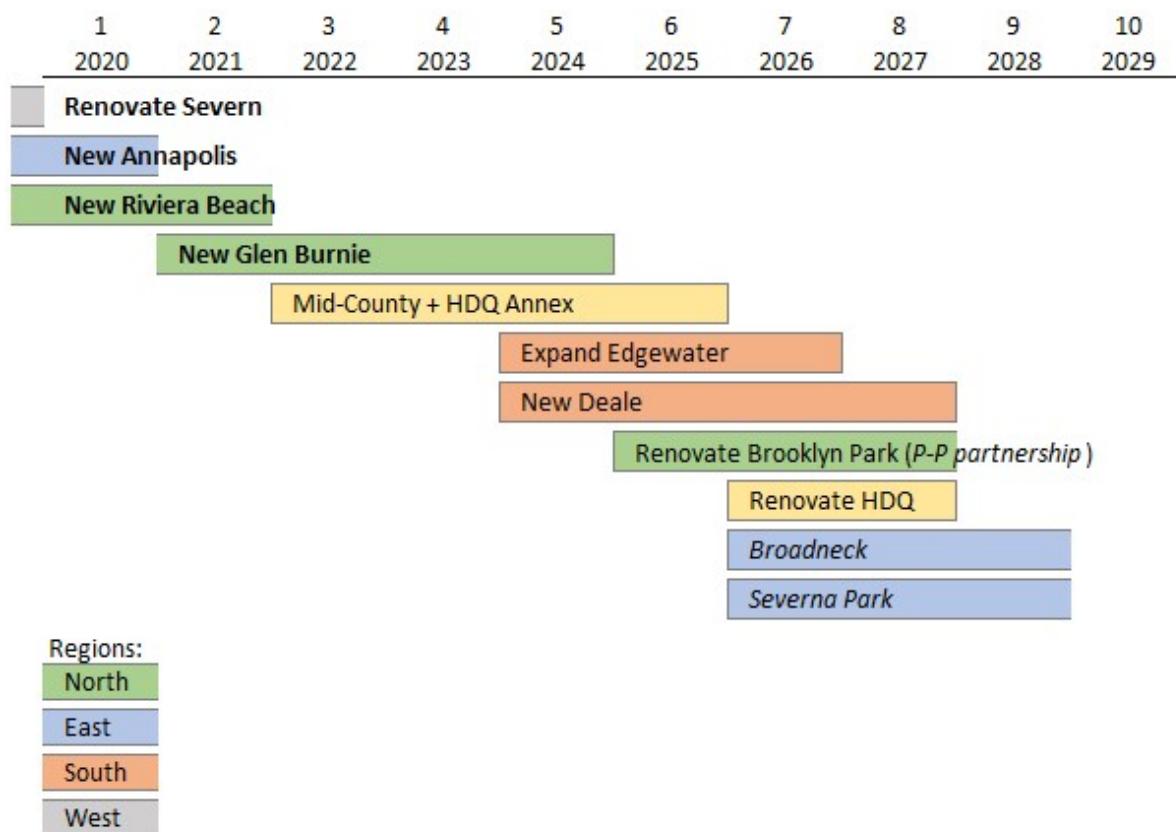


Figure 2: Capital Program Timeline

Appendix A – Library’s Physical Plant

Library	FY 2018	FY 2020	FY 2025
Annapolis	20,900	32,500	32,500
Broadneck	11,950	11,950	11,950
Brooklyn Park	12,500	12,500	12,500
Crofton	25,000	25,000	25,000
Deale	8,750	8,750	8,750
Eastport	12,100	12,100	12,100
Edgewater	12,000	12,000	12,000
Glen Burnie	20,200	20,200	20,200
Linthicum	11,090	11,100	11,100
Maryland City	15,250	15,250	15,250
Mountain Road	8,900	8,900	8,900
Odenton	39,150	39,200	39,200
Riviera Beach	10,500	10,500	20,500
Severn	11,500	11,500	11,500
Severna Park	20,500	20,500	20,500
Total	240,290	251,950	261,950

All figures are gross square feet. Highlighted figures show programmed and funded changes in the library’s physical plant.

Appendix B – Facilities Master Plan Building Assessments

Library	Condition Score	Functionality Score	Technology Score	Site Score	Combined Score	Rating
	37%	35%	17%	11%		
Glen Burnie	62	57	47	77	59	Unsat
Broadneck	71	63	47	83	65	
Brooklyn Park	73	66	47	61	65	
Linthicum	70	62	47	85	65	
Mountain Road	77	71	48	42	66	Poor
Maryland City	77	71	50	51	68	
Deale	76	71	48	74	69	
Severn	81	68	55	71	71	
Edgewater	79	76	58	53	72	
Severna Park	64	76	72	84	72	Fair
Eastport	85	66	50	88	73	
Crofton	87	79	82	66	81	
Odenton	82	87	93	81	86	Good