

## **Frequently Asked Questions about the Upper Dublin Public Library Proposed Move to 520 Virginia Drive**

### **1. How will a new library benefit the community?**

A transformed, state-of-the-art library will be at the center of this newly developed community hub, an intergenerational facility where all are welcome. Highlights of the new building include:

- An expanded children's area focused on providing developmentally-appropriate areas for ages birth-12 years, to inspire a love of reading, imagination, and discovery
- Quiet study spaces and flexible collaborative work spaces
- Increased accessibility to more books and other materials
- Opportunities for additional township programs, including spaces that support lifelong learning through classes, lectures, and special events
- Much-needed public meeting space
- Modern technology to provide the community with the tools they need for success
- Ample parking to accommodate peak times

### **2. Why does the library need to move to offer these services?**

- The current library operates in 15,000 sq. feet, the same as 1992, when usage and collections were a fraction of what they are in 2019.
- [A 2009 study](#) indicated that the library should be in 40,000 sq. feet, and programmatic and public usage of the floor space has increased exponentially in the ten year period since that study was conducted; in line with the study results, the new library is proposed to be 37,000 square feet in the new building.

### **3. How does the library move impact other township services?**

- A [2016 Township master plan](#) and [2018 Township Steering Committee](#) identified the need for additional space for all township departments, including Administration, Finance, Code Enforcement, Engineering, Parks & Recreation, Police, and Public Works to better serve the community.
- The library move will free-up much needed space at the Township Building to accommodate other township departments.
- Expanding the library and keeping all other departments together at the Township Building was not feasible due to limited space for site expansion, inadequate parking, unsuitable site conditions, and increased project cost.
- This library as a community hub at 520 Virginia Drive will be a part of a proposed mixed-use development future for the office park, which provides the framework for a "live-work-play" lifestyle that also helps diversify the tax base and ease the financial burden on residents.

### **4. Why would 520 Virginia Drive be considered a desirable building for the relocated Library?**

- Immediately adjacent to township-owned wooded parklands and playing fields
- Convenient connections to existing parks, walking paths and neighborhood sidewalks.
- Geographically located closer to the center of the Township.
- 57,000 square foot building (37,000 of which is earmarked for the library) will provide opportunities for leasing space to offset operating costs and/or for future expansion of community services.
- Facility is in excellent structural condition, and includes a bonus 300-seat auditorium.
- Aesthetically, the building offers natural light and higher ceilings, offering a modernized feel to the library.

## **5. What does relocating the Library mean for high school students?**

The goal of the new library is to create a welcoming space, better suited to serve modern learners using Chromebooks and virtual tools in a collaborative environment. The envisioned Library at 520 Virginia Drive will provide students with:

- Collegiate-style study spaces
- An expanded Teen Space and improved computer stations
- Group meeting spaces
- An enhanced STEAM lab with up-to-date technology and expanded space allowing for more teen programs.
- Powerful Wi-Fi
- A place to enjoy an after-school snack
- 1.5 miles from UDHS, the new library will be a 20-minute walk or even shorter bike or car ride. The library is also exploring other ways to help UD students access the new library after school.

## **5. What will the new library provide for the children of UD Township?**

The number one role of the library, according to a 2018 Library Survey, is to “connect children with books and instill in them a love of reading and learning.” With this vital directive from the community in mind, the new library will provide the following for UD children:

- A separate children’s library that will have developmentally-appropriate areas for all children ages birth-12 years.
- A larger space for children’s storytimes, where all learning begins.
- A space that encourages imagination, discovery, and learning through active use of books, technology, and other resources.
- Access to a proposed future children’s garden and outdoor play space.

## **6. Wasn’t the library recently renovated? Didn’t that renovation solve the space issues?**

- The Library received minor modifications that did not expand square footage 6+ years ago (2012).
- At the time, the stated purpose of the renovation was to extend the current usability of the facility for 5-10 years while decisions could be made about future necessary expansion.

## **7. How do I get to 520 Virginia Drive from the UD Township Building?**

- 520 Virginia Drive is less than 1.5 miles from the Township Building.
- It is surrounded by sidewalk/trail connected neighborhoods and is seamlessly connected by sidewalk from the Township Building; a pedestrian entrance from the sidewalk on Highland Avenue is proposed.
- Currently under construction, the Cross County Trail will provide direct pedestrian and bike access from Virginia Drive.
- Traffic studies and additional access points are under consideration.

## **8. How does the township intend to fund this building project?**

The building was purchased for just over \$5 million dollars in late 2017, and current renovation costs are estimated at \$10 million. The capital costs will be covered by:

- A \$750,000 Keystone Grant already awarded by the PA Department of Education; other grants are being investigated, and there is a \$1 million application pending response.
- Proposed fundraising goal of more than \$1 million, with several major donors already identified.
- Financial support from the Friends of UDPL, the Library’s non-profit, fundraising arm.
- Sale of underutilized township assets.
- Expiration of past capital debt to avoid a tax increase.

**9. Are there additional potential costs beyond the capital expenses?**

The operating budget for 520 Virginia Drive currently stands at an added \$600,000, which is a reduction from what was previously reported. Operating expenses include utilities, building maintenance and staffing.

- With this reduction of operating expenses, the estimated tax increase for the average household is now \$43, down from the first proposed \$68.
- Commissioners, staff and consultants will continue to work on minimizing these costs by identifying further efficiencies and revenue sources.

**10. How can residents stay informed?**

- Attend or watch on UDTV-GOV – Verizon/Comcast channel 21/22 the Upper Dublin Township Board of Commissioners monthly stated meetings ([See meeting minutes and upcoming agendas here](#)).
- Subscribe to Township, Library and other department communications. [Sign up here](#).
- Follow [UD Township](#) and [Upper Dublin Public Library](#) on [Facebook](#) and [Twitter](#).