

Georgetown



St. Joseph Township was originally a rural area north of Fort Wayne, and the intersection of East State Street and Maplecrest the site of a small grocery store. The first deposit station opened in the township in 1921. During the 1960s, after the opening of Coliseum Boulevard, the township became the focus of rapid neighborhood development and suburban expansion. In 1970, Head Librarian Fred Reynolds and the Board of Trustees recognized the need for establishing a permanent branch that would serve the township's growing population. Accordingly, the library purchased a lot in the Georgetown Square Shopping Center for \$35,000. The new Georgetown Branch, under the design of the architectural firm of Bradley & Bradley, opened in November 1972. At 14,750 square feet, it was the largest branch after the Main Library. It proved immediately popular for both adults and students, the latter frequenting it after school to do homework. Georgetown underwent a significant remodeling in 1989, and it was replaced with a new building that opened in 2004.

GENERAL INFORMATION

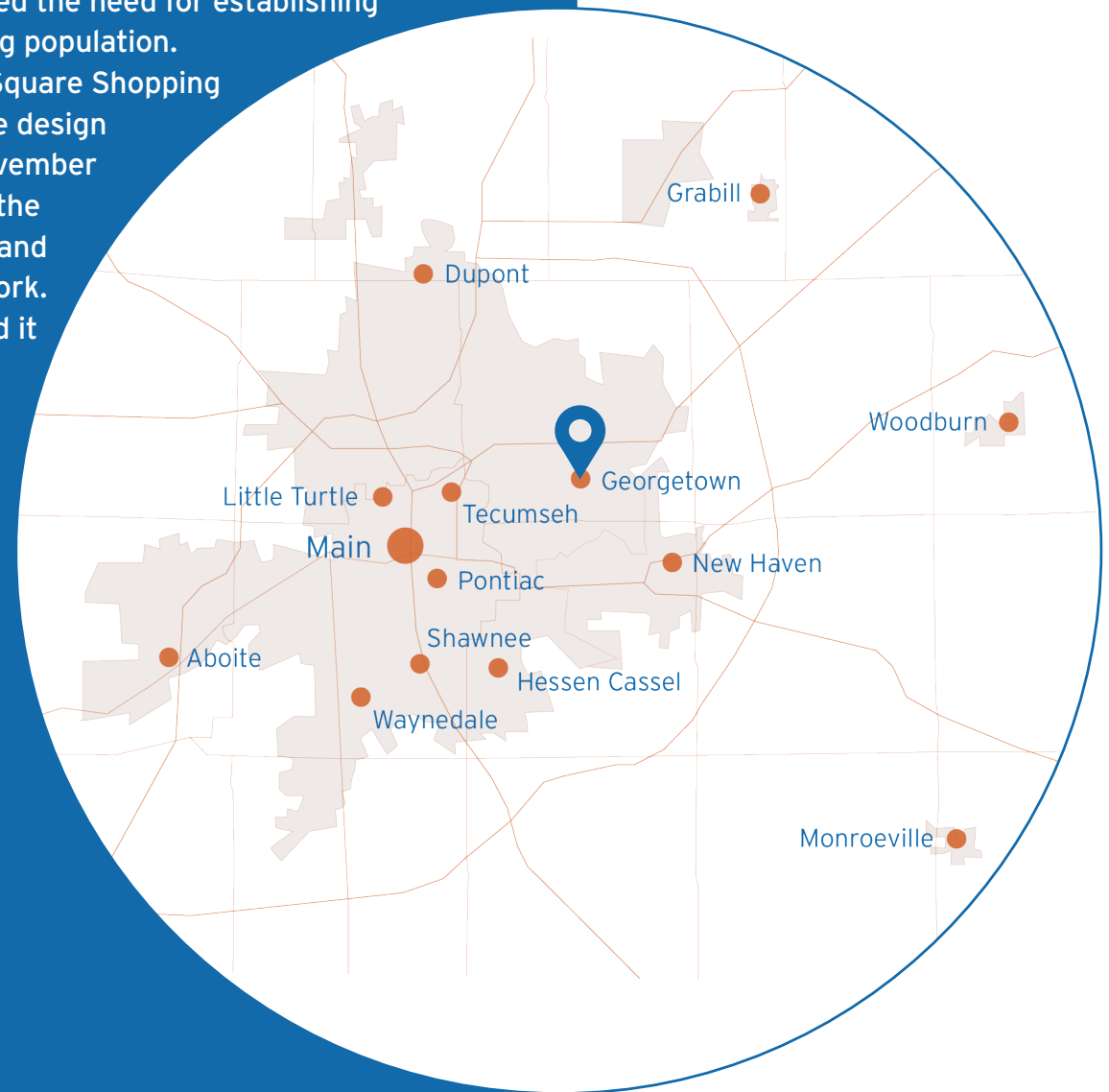
Address	6600 E State Blvd Fort Wayne, IN 46815
Building Size	19,500 SF
Site Area	1.62 Acres
On Site Parking	48
Year Built	2004
Original Architect	Moake Park Group

MANAGEMENT INFORMATION

Population Served (3 mile)	62,693
Days Open	6 / week
Hours Open	60 / week
Full Time Staff	12.1

STATISTICS 2020

Door Count	104,528
Programs	168
Program Attendance	2002
Collection Size	87,659
Circulation	254,898
Computer Usage	28



Regional Location Map

Adequately sized for current service demands	Yes	No
Overall building condition <i>Scale: 1 = Poor to 5 = Good</i>	1 2 3 4 5	
Site allows for future expansion	Yes	No
Renovation and/or expansion can meet 10-year service demand	Yes	No



Site Plan

SITE

The branch has good visibility from East State Road, a primary thoroughfare in the community, and the building design projects some presence as a library. The standard blue ACPL signage is easily visible and well-located at the entrance to the mixed-use retail that surrounds the library on three sides. The library location is considered convenient by the patrons who use it.




The parking lot is small and challenging to navigate, and the largest concern to survey respondents. The configuration and access from a busy retail development can be hazardous given competition with non-library traffic, including the difficulty of access from the lower level of parking on the south side of the site. The lot includes only one dedicated ADA spot, inadequate for this site.

After school the exterior and entrance area become overcrowded with school age patrons, creating noise, congestion, and hazards with arriving and departing vehicles. There are no sidewalks for students to walk safely.

The surrounding traffic patterns and slope of green spaces leave no viable outdoor public programming, although a few areas of seating could be added within green spaces along the east side of the building.

The property has no viable space for any significant building expansion. A possibility exists to enclose spaces under the sunshades along curved sections of the building, which could add minimal square footage but at a relatively high cost.

The location of the materials drop is hard to find

-  main entrance
-  number of parking spaces
-  property line



BRANCH CONDITION

The library was completed in 2004, with no major capital improvements since the original construction.

Major systems notes are informed by a January 2020 Trane Energy Contracting systems audit, as amended by ACPL facilities staff where applicable:

- The major equipment is in good condition.
- The system includes central chillers and boiler feeding VAV air handling units
- Water heater is 16 years into a 15 year expected useful life, and requires replacement.
- The boilers are 15 years into a 25 year expected useful life. Rework for reliability underway now.
- The chiller is 8 years into a 23 year expected useful life.
- The motors for both air handling units are 15 years into their 18 year expected useful life. ACPL has entered into a maintenance agreement to attend to these.
- Lighting is fluorescent throughout, no LED upgrades to date.

Additional observations:

- The building envelope is generally in good shape, however roof leaks and a window leak in the Teen area have been reported.
- The HVAC system does not work consistently, and does not adequately heat the Teen Area.
- Many finishes are original, but well maintained and aging well.
- Some areas the carpet has been repaired with duct tape.
- An information desk in the rotunda was removed, leaving an awkwardly placed outlet above floor in a high traffic area.
- A survey prepared by Huntington University identified a few minor and correctable conditions that are non-compliant with the current applicable Americans with Disabilities Act.
- The front doors occasionally do not close completely, and the staff door gets out of alignment on occasion complicating the ability to lock the door.



“Georgetown is in need of space. Especially space that is specific to ages and community needs. The meeting room is currently split between after school teenagers, storytimes, free lunches, library programs, meetings, job fairs for USPS, and more. If there could be a space just for public, just for children, just for teens, and just for programming, that could alleviate some of the issues.”

Public Survey Response

“The parking lot of the Georgetown library branch is uncommonly terrible, and the building doesn’t have the capacity or adequate services to reach the daily overflow of afterschool traffic from the nearby schools.”

Public Survey Response

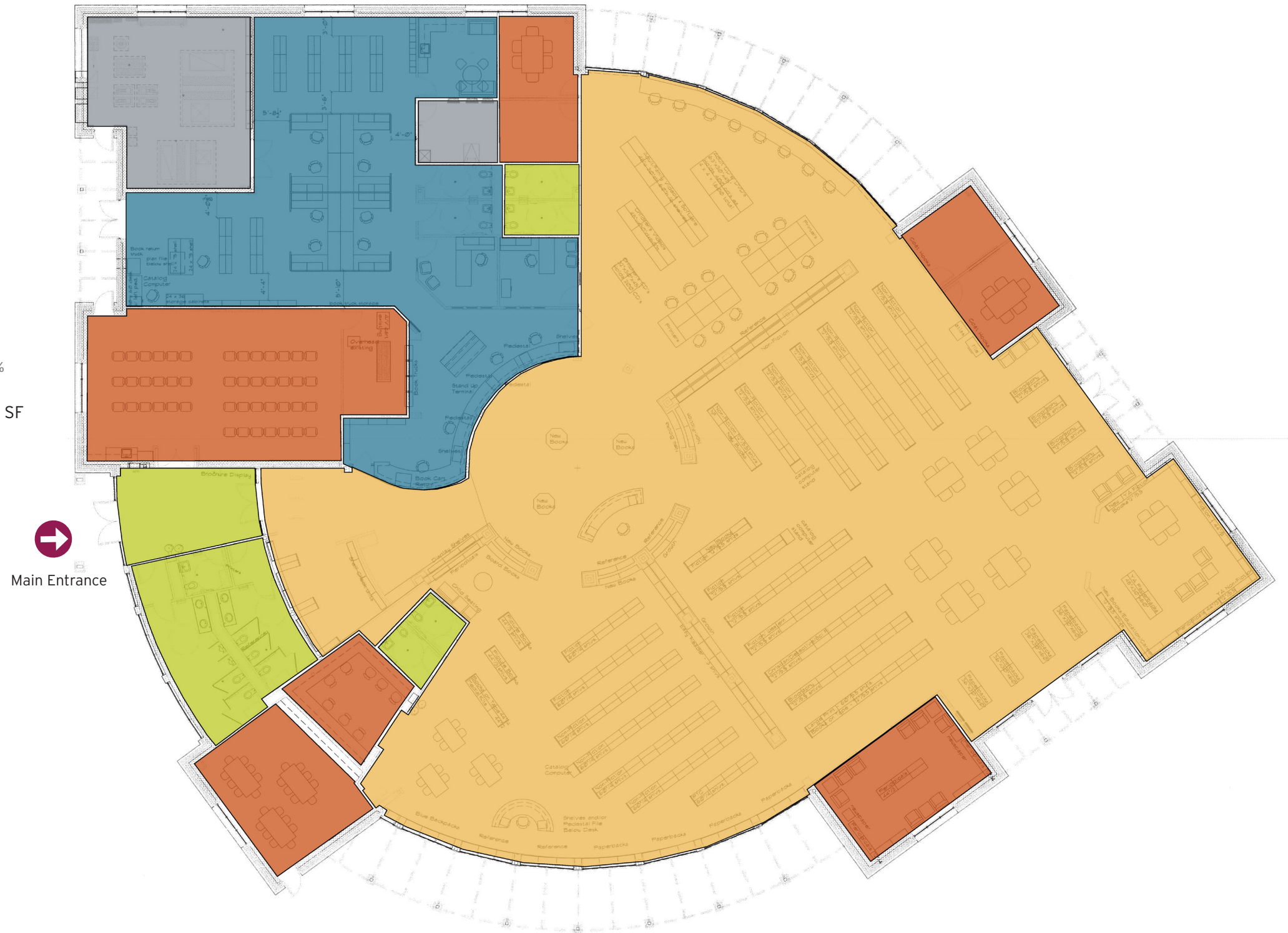
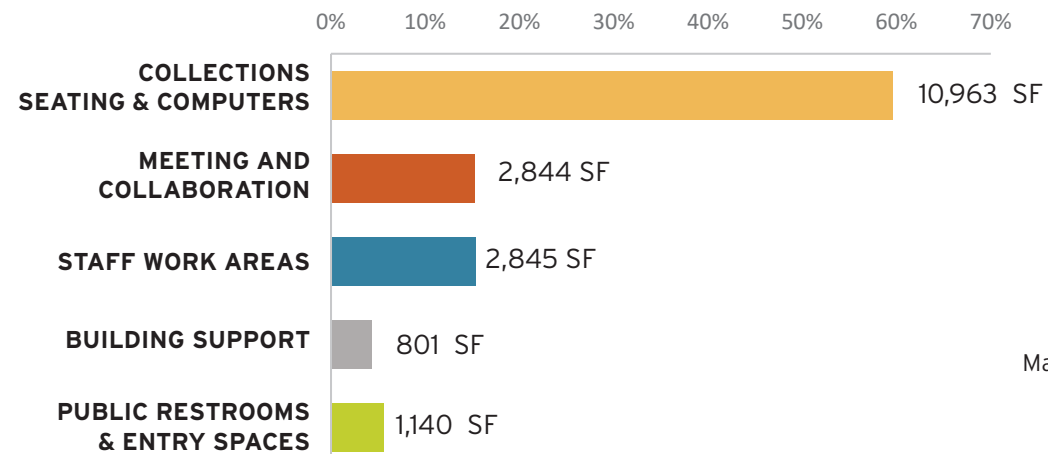




"I am concerned about the air quality. The heating ducts do not extend into the teen room so that area is always freezing in winter."
Staff Survey Response



SPACE ALLOCATION





FUNCTIONALITY

In 2020, Georgetown saw the highest number of visits per SF of any of the branches in the system. Georgetown is small for the current size of community served and volume of use. Anticipated population growth in NE Fort Wayne will continue to add stress on the facility.

- The branch is a combination of round and rectilinear spaces, with built-in shelving dividers that separate the public area into a rotunda entrance area and three public services areas which significantly limits flexibility.
- The computer workstations along the west curved window are not visible from service points and occupy a space better suited for quiet reading.
- The meeting room is approximately 950 SF with a capacity of 63 on the original documents, and up to 139 based on a 7 person per SF calculation. The room is functional with decent storage, but undersized for community needs.
- The building was designed to accommodate after-hours meetings with restroom access.
- The children's space is conveniently located, but space dedicated to collections leaves little room for any other activities or programming, including no separate area for children's computers. The program room and computer room are positive amenities but poorly placed into a corner of the space.
- There is not adequate space to serve young adults, which is also located far from any service points and difficult to serve or monitor. There is also not adequate power located here for teens to power devices.
- The branch includes a maker space which is a positive and unique amenity among the branches. The space was repurposed from its original function, but it is not well-located or adequately sized to be a maker space.
- There are several study rooms which are adequate but not visible from service points.
- There is an unusually high number of restrooms to serve this branch, which offer convenience but takes space from other functions.
- The building does not acoustically separate loud and quiet areas, and there is no designated quiet space. After school the building fills with children, sometimes up to 75-100 at a time.



EFFICIENCY

- The entrance sequence is narrow and congested given the traffic that this library experiences. After school this space becomes a loud bottleneck.
- The circulation service point is oversized but inflexible to adjust to changing needs. The circulation desk curved and built around columns in a way that limits functionality and blocks sightlines.
- The information desk is too close to circulation and not easily identifiable as a place for assistance.
- The children's area is well located but undersized to provide the level of service the community requires.
- Study rooms are difficult to monitor, based on location and lack of windows.
- The staff work areas are undersized given the volume of work to serve this branch, and the space between circulation and staff work areas can be a bottleneck, especially for moving programming supplies from the work area to the meeting room or elsewhere. There is inadequate space for boxes, book trucks, tables/chairs not in use, etc.
- The shelving height and configuration limits views to perimeter areas.
- The branch manager's office is disconnected from all other staff work areas.
- The open book return directly into the workspace should be enclosed for sound and safety.

"The teen space is at the back of the building, which doesn't work well for our teen customers waiting for rides. They move back and forth from the front door to the back of the building. And there is no comfy hang out space (even when we had more furniture out pre-covid). Also the Maker's space is at the back of the building, so many people don't know where it is/what it does."

Staff Survey Response

TECHNOLOGY

Building Technology Infrastructure

- There are enough wired network connections for all library computers.
- There are not enough power outlets for charging mobile devices such as laptops and cell phones, and power is not easy to access.
- The existing space cannot accommodate expansion of power access needs.

WiFi

- The existing WiFi covers: bandwidth needs for the library's computers; the physical space of the library for current usage; and the needs of users outside the library building.

Patron Computing

- There are no public computer stations with capabilities to support those with visual, auditory, or physical impairments.
- The Children's area has collaborative computing for caregivers and children.

Staff Computing

- There are adequate computers or devices for all staff members.
- The existing printers/scanners/photocopiers are not adequate for use by staff.
- The existing phones are not sufficient for work needs.

FF&E

- Patrons experience a short (5-15 minute) wait during peak demand-times.
- There is a dedicated public computer lab.
- There is not adequate space at computer stations for patrons' items.
- There are collaborative computing spaces in the library.
- The library does not have at least one (1) ADA compliant public computer workstation.
- The Children's area does not have space for adult caregivers to work while supervising children in their care.
- There is no assistive listening technology in public meeting room.

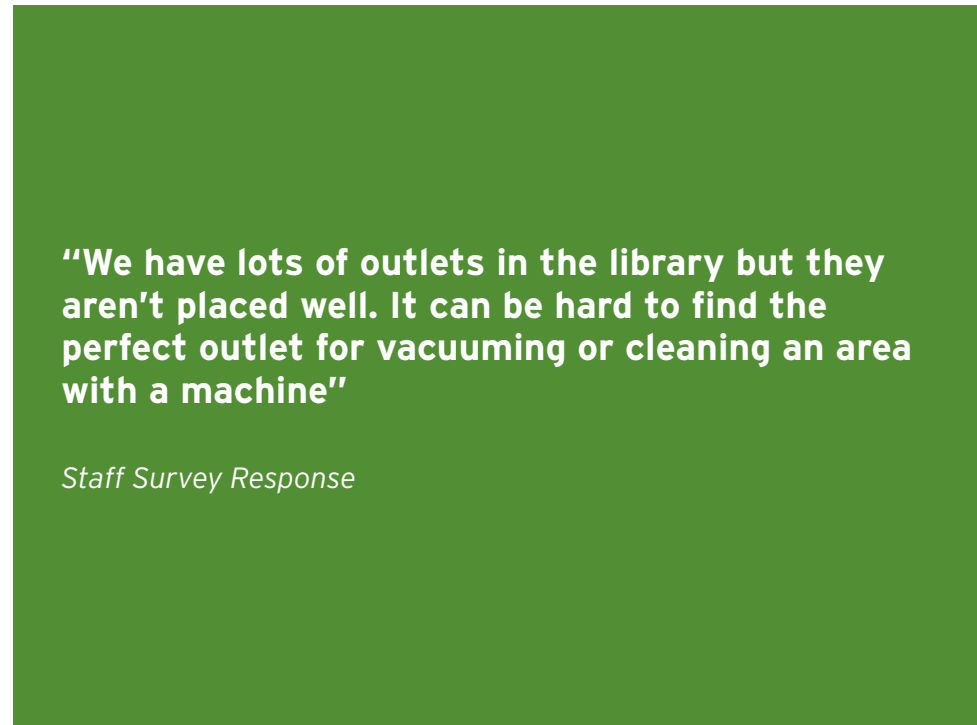
Other/Additional Technology

- The library would like to add: a "roaming" service model; WiFi Hotspots; Diagnostic coding device; Laptops to circulate to patrons; LCD projector.
- The library would like to add staff technology access to include:
 - An iPad with songs for storytime for children's programs.
 - The library would like updates in sound and AV capabilities for staff.



"No self check in Children's Area, No power or technology in the Teen Area, Cannot Wifi Print from Mobile Devices most of the time, Cannot Wifi Print in color, Cannot pay for printing with credit card, Cannot borrow laptops or mobile devices, No Video Display Screens."

Staff Survey Response





“The acoustics make it difficult to communicate with customers at the help desk while other staff next to us are communicating. We all end up practically yelling over each other.”
Staff Survey Response

AMBIANCE

- The building interior is generally well-kept with good access to natural light.
- The acoustics at the entry area major concern especially during peak hours after school. The rotunda is loud and echoey especially when the library is busy.
- Once at the rotunda, the building is fairly easy to navigate, however the tall shelving limits visibility to some areas.
- Except for the meeting room, the quality of interior finishes is good but uninteresting and dated - there is little color in the branch to help highlight services or spaces.
- The furnishings are aging and many in need of replacement. Cloth is stained and fraying, wood is faded, and all is outdated for emerging needs and flexibility.

Because Georgetown is located near schools, students can walk there, but there seems limited space + staff to help control youth needs when using the branch services
Public Survey Response

