

Hessen Cassel



The area east of Fort Wayne before reaching New Haven was an influential industrial area. The opening of the International Harvester plant in 1921 spurred the settlement of a large number of workers, who lived in neighborhoods built just before and after World War II. With the population growing, the need for library services increased. In 1970, the library Board purchased a two-acre tract in the area of South Anthony Boulevard, Hessen Cassel Road, and Paulding Road. Citizens of the Village Woods community had supported the plan for a southeastern branch and gave it strong support. The board chose the architectural firm of Schenkel, Shultz, and Hodge to design the building, which opened in October 1972 at 3030 East Paulding Road. The building underwent remodeling in 1989 and again with a more substantial upgrade in 2004. Although the Harvester plant later closed in the 1980s, the branch has proven popular especially for African American and other ethnic groups, many from Burma, that live in the area.

GENERAL INFORMATION

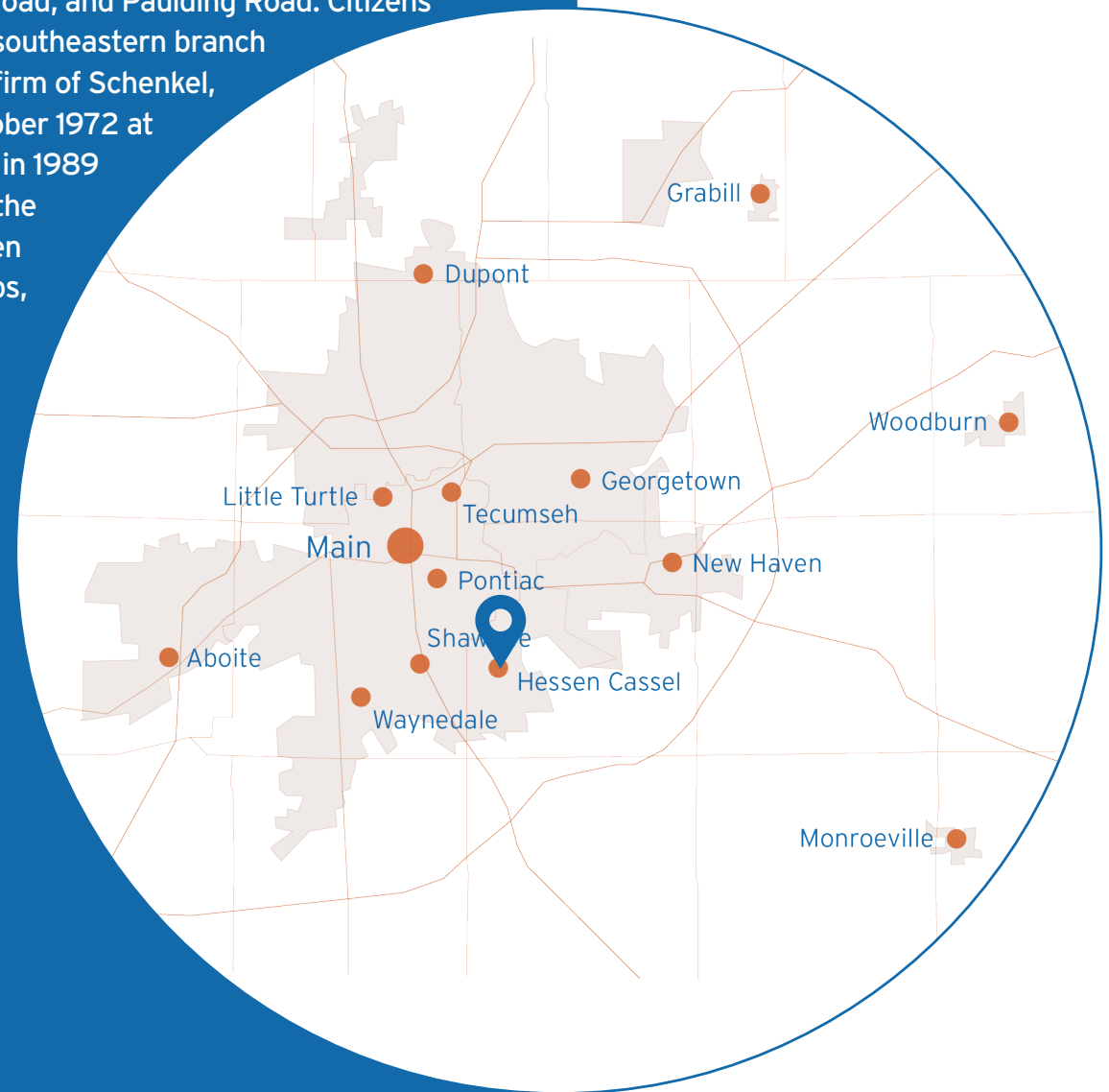
Address	3030 E Paulding Rd Fort Wayne, IN 46816
Building Size	11,973 SF
Site Area	1.83 Acres
On Site Parking	44
Year Built	1972, Renovation 2004
Original Architect	Schenkel Schultz & Hodge

MANAGEMENT INFORMATION

Population Served (1 mile)	10,546
Days Open	6 / week
Hours Open	57 / week
Full Time Staff	5

STATISTICS 2020

Door Count	26,370
Programs	28
Program Attendance	193
Collection Size	28,852
Circulation	20,008
Computer Usage	23



Regional Location Map

Adequately sized for current service demands

Yes No

Overall building condition

1 2 3 4 5

Scale: 1 = Poor to 5 = Good

Site allows for future expansion

Yes No

Renovation and/or expansion can meet 10-year service demand

Yes No

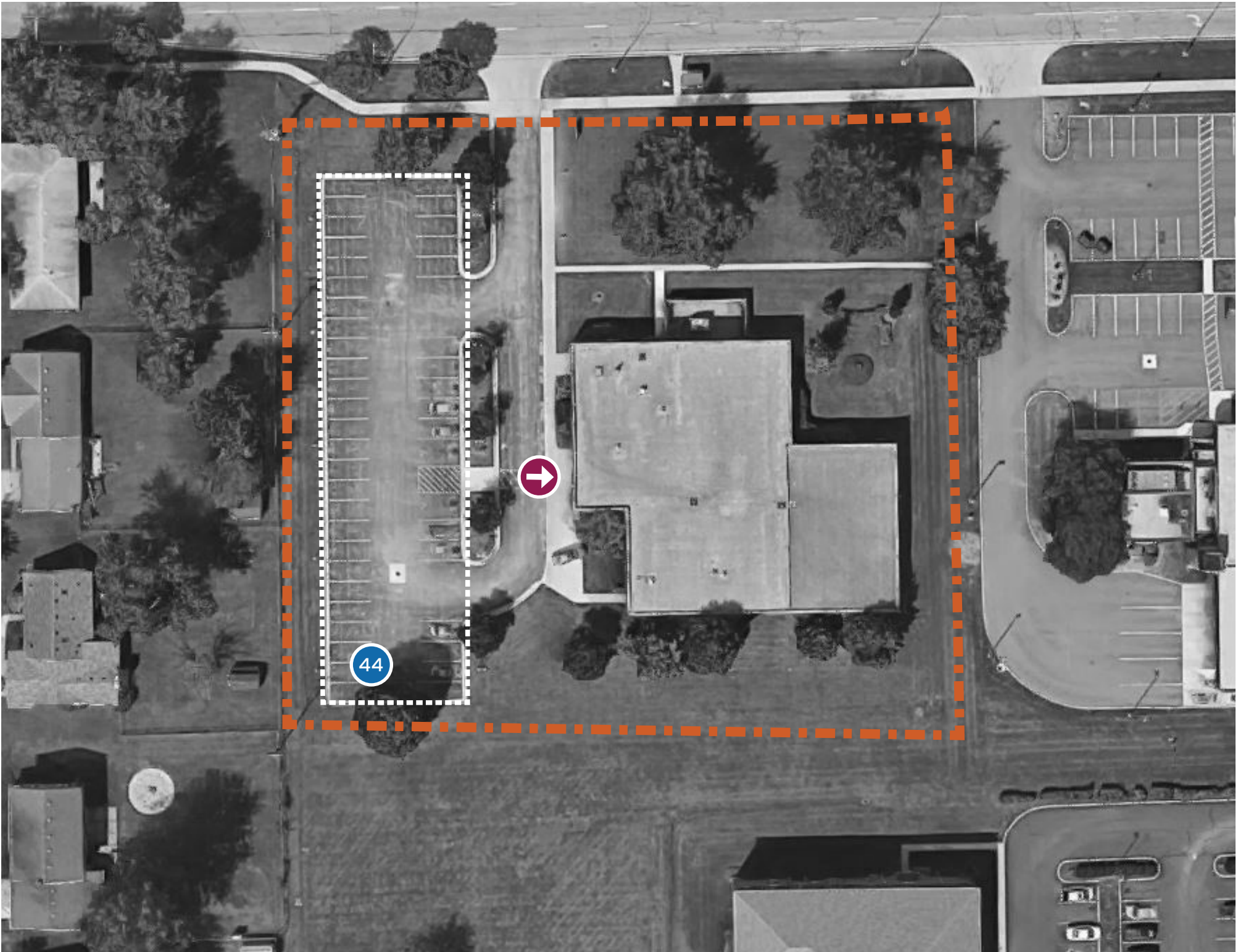
SITE




The branch has good visibility from East Paulding Road, and the building signage is clear. The building design does not project any presence as a library.

The parking lot includes 44 spaces, easily accessed and obvious from the street, however all parking spots are separated from the entrance by the access drive, including ADA spaces.

The site includes green space that could easily be improved for exterior programming or outdoor seating for library patrons.

The property could accommodate expansion in several locations, and original drawings specifically noted expansion capability to the south.



-  main entrance
-  number of parking spaces
-  property line



⊕ Site Plan

BRANCH CONDITION

The library was completed in 1972, with interior renovations in 2006, but 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 fair condition.
- The system includes central DX VAV air handling units served by boilers.
- Water heater is 17 years into a 15 year expected useful life and needs to be replaced.
- The boiler is 17 years into a 25 year expected useful life.
- The split system is 17 years into a 15 year expected useful life and needs to be replaced.
- The motor for the air handling unit is 14 years 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 exterior masonry in several areas is cracking, and water infiltration has caused masonry, lintel, and exterior soffit damage at several overhangs. This condition has been noted by ACPL as a concern to be addressed.
- Doors and windows are showing signs of age and some are not functioning appropriately.
- Finishes were updated in 2006 which are showing signs of age. Where original finishes remain they are in fair condition.
- The original building pre-dates the Americans with Disabilities Act, and a survey prepared by Huntington University identified conditions that are non-compliant with the current applicable law.



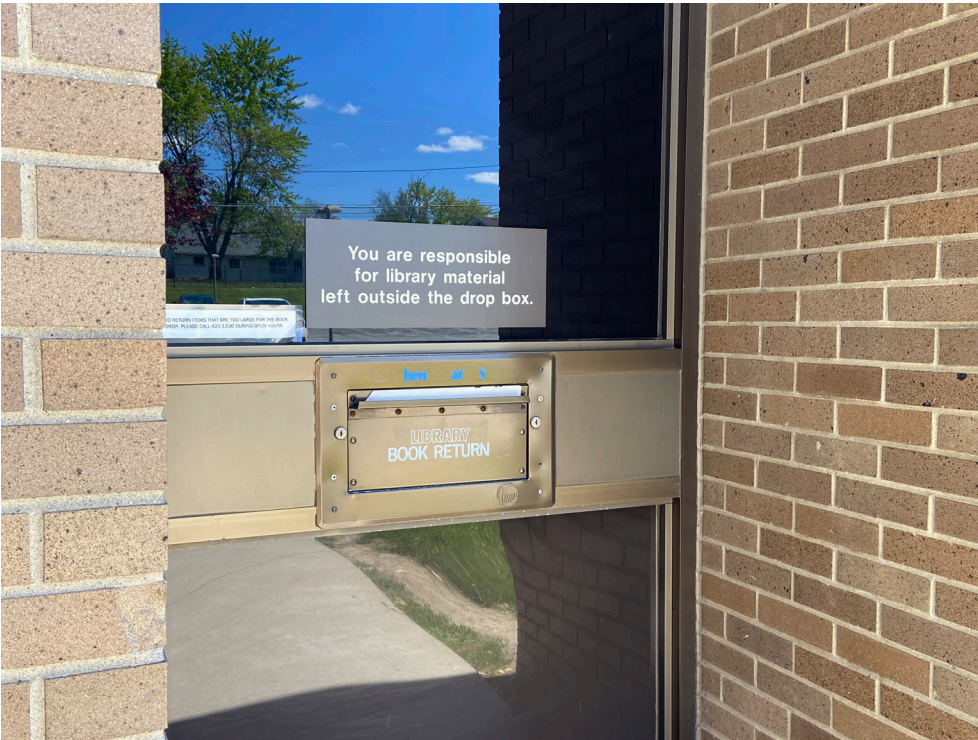
"An old building with a lot of old systems in it, and small for the community needs."

Public Survey Response

"The HC certainly needs renovated and I hope an outdoor natural play area is added. I would be so sad to have a library not within walking distance. Plus, there is a charter school being built in Village Woods and I'm sure they would love that resource."

Public Survey Response

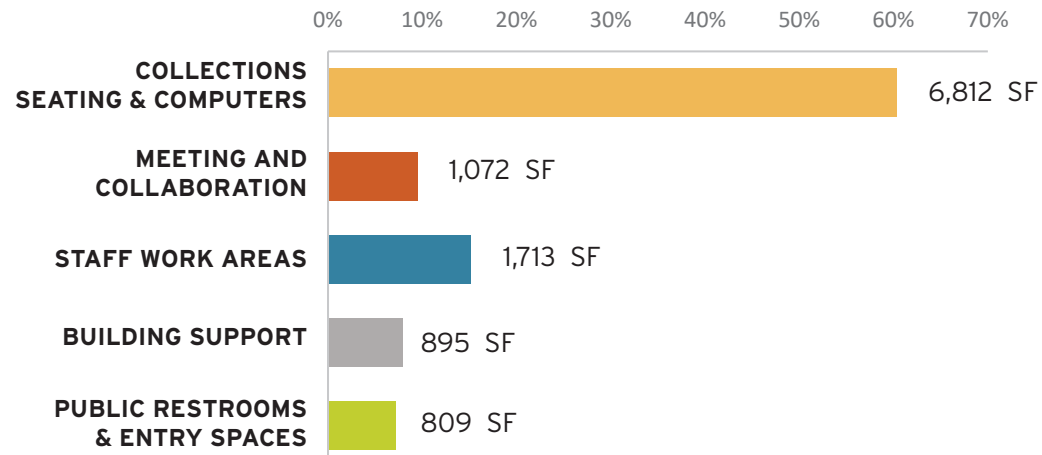




"This branch has felt dated since I was a kid. Could be exciting to see Shawnee and this property go away for something new. Would be good for the south side of town."
Public Survey Response



SPACE ALLOCATION





FUNCTIONALITY

Hessen Cassel is adequately sized for the community served and volume of use. The entrance vestibule is oversized for the need, and creates an awkward, undersized, and mostly invisible entrance to the meeting room and restrooms.

- The branch layout is a simple and straightforward combination of rectangular spaces, and generally flexible except for limits of the age of the building.
- The meeting room is approximately 830 SF. It lacks adequate storage and technology integration.
- The building was designed to accommodate after-hours meetings with restroom access.
- The children's space is adequately sized and located well, although its separation creates sightline concerns. It includes boys and girls restrooms which is plus, although lines of sight could be improved to this area. A lack of additional exit from this space has been noted as a safety concern.
- There is a young adult space which is clear and well defined, but not acoustically separated from the rest of the service areas.
- A small vending area is poorly located in an otherwise quiet area, and not well used.
- The study rooms are small and underutilized. One study room adjacent to the vending area is completely invisible to the public and staff. There are no medium sized meeting rooms.
- The layout of the branch does not adequately separate quiet and loud spaces.



EFFICIENCY

- The circulation service point is oversized and not ADA accessible.
- The building is an open and simple floor plan, but the construction limits flexibility for lack of adequate access to power.
- The staff work area is comparatively large relative to other branches, but poorly configured with outdated furniture, and has limited storage.
- Sight lines are poor to most areas of the library, given the height and location of collections shelving.
- The open book return directly into the work space should be enclosed for sound and safety.

"I would love to create a third meeting room space back by meeting room B. Our meeting rooms are in high demand and the current seating provided in this space goes largely unused."

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.
- The existing power outlets are easy/comfortable for patrons to access.

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 does not have collaborative computing space for caregivers and children.

Staff Computing

- There are adequate computers or devices for all staff members.
- The existing printers/scanners/photocopiers are adequate.
- The existing phones are adequate for work needs

FF&E

- Patrons experience a short (5-15 minute) wait during peak demand-times.
- There is adequate space at computer stations for patrons' items .
- There are no collaborative computing spaces.
- The Children's area has space for adult caregivers to work while supervising children in their care.
- There is no assistive listening technology in public meeting room.
- The audio/visual in meeting/study rooms meets patron needs.

Other/Additional Technology

- The library would like to add: Video games; Mobile lab; Music recording; portable kitchenette; Hotspots for checkout; "Library of Things



"I want my staff to be able to easily explain how stuff works to library patrons, and to be able to do everything they expect to be able to do to get their job done."

Staff Survey Response

"There is also tension between kids playing games who want to look over each others' shoulders and adults who want quiet and the illusion of more privacy - physical distance between the computers and types of computer needs would be better."

Staff Survey Response





“It’s really hard that we don’t have good quiet areas vs noisy areas. Learning can be noisy with good reason, and also studying and reading often needs quiet spaces.”

Staff Survey Response

AMBIANCE

- The site has lots of green space which is a plus, but is very underdeveloped and could support landscaping and opportunities for beautification and programming.
- The building feels solidly constructed, but has an institutional, dated appearance.
- The exterior entrance includes a large overhang which is positive, but the amount of concrete and masonry without landscaping does not feel welcoming.
- Finishes are aging, and in high traffic areas are showing signs of wear and tear.
- The acoustics are problematic; loud and quiet spaces are not separated properly.
- Except for unacceptable access to the meeting room, the wayfinding is straightforward given the open nature of the building and clear delineation of children’s area, but signage is minimal in supporting navigation.
- Interior finishes lack color, there is no differentiation between adult and children’s spaces.

“I love that there’s a clearly defined kids room, a lot of branches don’t have that.”

Staff Survey Response

